
MEMORANDUM

DATE: March 7, 2008
TO: City Council Members
FROM: Russell Weeks
RE: Briefing: Proposed Ordinance Vacating a Portion of Air Space over Main Street
CC: Cindy Gust-Jenson, David Everitt, Lyn Creswell, Esther Hunter, Mary De La Mare-Schaefer, Ed Rutan, Jennifer Bruno, Lynn Pace, Joel Paterson, Sarah Church, Janice Jardine

This memorandum pertains to a proposed ordinance that would vacate a portion of air space above Main Street at about 50 South Main, to the extent necessary to build a skybridge as part of the City Creek Center, pursuant to Petition No. 400-06-38. Adoption of the proposed ordinance would constitute final design approval of the structure.

The City Council is scheduled to hear a briefing on the proposed ordinance at its March 13 work session. The Council also is scheduled to hold a public hearing on the proposed ordinance at its April 1 meeting. The Council will confirm the date of the April 1 public hearing when it adopts the consent agenda at the March 13 formal City Council meeting.

This memorandum contains several attachments including a copy of Ordinance No. 13 of 2007, and Planning Commission minutes, graphics and a chronology taken from the Administration transmittal and a binder titled *Overview of City Creek Center Project* that was provided by the Administration on February 5 this year. Council Members may wish to reference the binder further for a thorough overview of the project.

OPTIONS

- Adopt the proposed ordinance.
- Do not adopt the proposed ordinance and deny Petition No. 400-06-38.
- Amend the proposed ordinance.

POTENTIAL MOTIONS

Council staff will prepare potential motions after the March 13 briefing.

KEY POINTS

- The last paragraph of Ordinance No. 13 of 2007 appears to give the City Council fairly wide latitude to require a developer to meet Council goals for “specific project and skywalk related design or other urban planning policy elements, criteria or conditions as part of the related street vacation action.”

- The Planning Commission has recommended approval of the proposed ordinance.
- The petitioner appears to indicate that it has met the conditions of Planning Commission recommendations.

ISSUES/QUESTIONS FOR CONSIDERATION

- Given the last paragraph of Ordinance No. 13 of 2007, if Council Members have concerns about the project that the proposed skybridge is part, consideration of the proposed ordinance probably is the last opportunity to raise them.
- The proposed ordinance calls for the leasing of airspace for the proposed bridge. Leasing is an option that the City Council has discussed, but sale of the airspace remains an option. The Council may wish to discuss any potential legal issues involving either option in a closed session.
- The proposed ordinance includes three conditions recommended by the Planning Commission:
 - The approved plan for the skybridge shall use transparent glass in lieu of the applicant's proposal ... to minimize the visual impacts of the etched glass.
 - The permit for the City Creek project shall require that the amount of Main Street retail, as represented in the applicant's most recent plan, be maximized to encourage the use of the crosswalk at ground level; and that all four restaurant retail spaces adjacent to the skybridge have one primary ingress on Main Street.
 - The approved plan for the interior of the skybridge shall be designed to include design elements and/or furniture to create a destination focal point.

The City Council may wish to evaluate those conditions in its consideration of the ordinance.

DISCUSSION/BACKGROUND

The proposed ordinance would authorize the leasing of part of the airspace above Main Street to build a "skybridge" across it. The ordinance also would vacate part of the airspace and declare the part "no longer needed or available as a public street." The ordinance would limit the amount of airspace that would be leased "only to the extent necessary to construct a skybridge across Main Street." Generally, municipalities are stewards of public streets. Ownership of streets includes the streets themselves and what is below and above them.

THE BRIDGE

The proposed bridge would link two parts of the City Creek Center development which is bordered by South Temple, State 100 South and West Temple streets. The bridge would be about 130 feet long and 28 feet wide.¹ The bottom of the bridge would clear electrical catenary wire and poles that are part of the Utah Transit Authority light rail station, roughly 25 feet. Representatives of the petitioner estimate that the enclosed bridge would rise roughly 16-feet to 18-feet above the actual walkway.

The petitioner depicts the enclosed bridge as having glass etched to suggest wetland reeds except for a space in the bridge's center. That area would be clear to provide a space for viewing.² According to representatives of the petitioner, the bridge would have a v-shaped, gull-wing roof that would do two things. The middle of the roof will provide water drainage that won't spill onto the UTA rail station or equipment below it, and the "wings" can be raised to ventilate the enclosed bridge.

THE ISSUE

On April 17, 2007, the City Council adopted Ordinance No. 13 of 2007. The ordinance amended the Salt Lake City Downtown Master Plan and Urban Design Element to allow the City Council to authorize exceptions to the Master Plan's prohibition of "skywalks or other obstructions that would block view corridors Main, State, West Temple, South Temple, 100 South, 200 South, 300 South and 400 South streets." The ordinance allows the City Council to grant "up to one exception per view corridor" – if the City Council finds the exception is justified under "extenuating circumstances and minimum requirements." The circumstances and requirements are a favorable recommendation by the Salt Lake City Planning Commission and:

- 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.

As the last paragraph of the ordinance indicates, the City Council appears to have fairly wide latitude to require a developer to meet Council goals for “specific project and skywalk related design or other urban planning policy elements, criteria or conditions as part of the related street vacation action.”

The issue before the City Council then, is not only to determine whether the proposed skybridge meets requirements outlined in Ordinance No. 13 of 2007 but to determine whether there are “specific project and skywalk related design or other urban planning policy elements, criteria or conditions” related to the proposed street vacation that the City Council may choose to add.

It should be noted that the Planning Commission on January 9, 2008, adopted a motion to grant limited planned-development approval of building footprints for the project and the issuance of building permits for underground improvements. It also adopted a motion to grant a conditional-use to allow additional building setback for property located at about 50 East 100 South.³

In addition, the Planning Commission on January 23, 2008, granted planned development approval for the City Creek Center project, declared the air-rights at about 50 South Main Street as surplus property, recommended City Council approval of the partial street closure requested in Petition No. 400-06-38, and recommended that the City Council approve the final design for the proposed skybridge.⁴

THE ORDINANCE

- The proposed ordinance would vacate a portion of the airspace above Main Street at about 50 South Main Street, “to the extent necessary” to build a skybridge as part of the City Creek Center project.
- The City would retain “all portions of the subsurface, surface, and airspace of Main Street located on all sides of the partial street closure ...”
- The City would convey the vacated property “by separate lease.” The term of the lease “shall be tied to the life of the retail portion” of the project.
- The ordinance contains several conditions including the following three recommended by the Planning Commission:
 - The approved plan for the skybridge shall use transparent glass in lieu of the applicant’s proposal ... to minimize the visual impacts of the etched glass.
 - The permit for the City Creek project shall require that the amount of Main Street retail, as represented in the applicant’s most recent plan, be

maximized to encourage the use of the crosswalk at ground level; and that all four restaurant retail spaces adjacent to the skybridge have one primary ingress on Main Street.

- The approved plan for the interior of the skybridge shall be designed to include design elements and/or furniture to create a destination focal point.

PETITIONER

In presentations to the Planning Commission and in discussions, the petitioner has indicated the following items about the proposed skybridge:

- The proposed bridge is a single element and not a part of a skywalk system like those that are found in Minneapolis, Minnesota; Des Moines, Iowa; or Spokane, Washington.
- The proposed bridge is an integral part of the City Creek Center development and is key to successfully retaining retail business now and in the future.
- The proposed bridge should be enclosed because UTA has raised concerns about the safety of pedestrians on the bridge and below as well as potential adverse problems with facilities and equipment due to throwing items off an open bridge.
- The petitioner also contends that Salt Lake City has enough bad weather to argue against having an open bridge. (It should be noted that, according to the National Weather Service, Salt Lake City receives between 1.23 inches and 2.09 inches of precipitation each month between September 1 and June 1; has on average 140 days per year of cloudy skies; and 127 days per year where the temperature is 32 degrees or lower, mostly December through February.)
- The proposed etched items in the glass on the bridge are meant to repeat a pattern that will appear throughout the project.⁵
- The petitioner has designed a number of features along Main Street to encourage pedestrian traffic. The petition also plans to develop “mini-anchors” of retail that connect directly to public streets but not to the retail “galleria” to encourage street-level pedestrian traffic.⁶

PLANNING COMMISSION

The proposed ordinance is based on a motion adopted by the Planning Commission after a January 23 public hearing. The Commission adopted the motion 6-3.

The motion found that there is a compelling public interest to allow an exception to the Downtown Master Plan and Urban Design Element to allow construction of a skybridge above Main Street. The motion included a favorable recommendation to the City Council to approve a partial street vacation to allow the leasing of air rights at fair market value for the life of the retail portion of the project. The Commission also recommended three conditions:

- The approved plan for the skybridge shall use transparent glass in lieu of the applicant’s proposal ... to minimize the visual impacts of the etched glass.
- The permit for the City Creek project shall require that the amount of Main Street retail, as represented in the applicant’s most recent plan, be maximized to encourage the use of the crosswalk at ground level; and that all four restaurant retail spaces adjacent to the skybridge have one primary ingress on Main Street.

- The approved plan for the interior of the skybridge shall be designed to include design elements and/or furniture to create a destination focal point.

Much of the Planning Commission discussion was based on the following findings by the Planning Division staff. (It should be noted that the staff's findings were contained in a staff report written on January 18, 2007. The petitioner on January 23, 2007, presented the Planning Commission designs that attempted to address some concerns Planning Division staff raised in the findings.) The staff's findings are below in standard type after the italicized portions of Ordinance No. 13 of 2007:

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.

The project meets the criteria because the City Creek Center site has more than 7.5 acres on each of Blocks 75 and 76. There are no other proposed skywalks across any other public right-of-way fronting the City Creek Center.⁷

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*

All other reasonable alternatives were reviewed and appeared not to be feasible. The east and west portions of the planned project's galleria do not align with a (street-level) crosswalk which may create a safety concern if pedestrians choose to jaywalk (to cross Main Street or reach a UTA light rail station) instead of following the Main Street sidewalk north to the crosswalk. ... The integration of the east and west sides of the complex is diminished by the lack of alignment with the crosswalk.

The staff report said safety "is still a concern because of the off-setting crosswalk" and that "the project needs better integration on both sides of the development via the proposed at-grade link."⁸

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.*

The proposed skybridge met the criteria because it has elevators and escalators at the Main Street entries on both sides of the street and that the project "needs greater connection" (to the street-level corridor) because of the project's proposed second level of retail.⁹

2. *The skywalk would be designed such that impacts on an identified view corridor would be minimal.*

The staff report said that although the skybridge appeared to add to existing obstructions on the Main Street view corridor, “with further refinement, additional impacts to the view corridor can be minimized.”

The report said that the City Creek Center project is designed as an open-air or semi-open-air development, so having an “enclosed element may be incongruent” with the project. The report also said that “art glass could be integrated into other areas of the project (other than the skybridge) if it is found that the art glass further reduces the transparency of the skybridge.”

The report said the view corridor “already may be compromised by the existence of TRAX and other street improvements.” The report noted that Ensign Peak “is not readily identifiable from the street level and that “the view corridor is further impacted by the existence of telecommunication towers on the ridgeline.”¹⁰

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.

The staff report said the project aligns well with adjacent street blocks except for the crosswalk on Main Street. The report recommended that “extra measures are needed to guide pedestrians to the crosswalk.”¹¹

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.*

The staff report said the applicant had “maximized visual permeability and commercial activity on all block spaces except Main Street.” It said the design for Main Street needed additional work to maximize retail frontage there, in part because escalators cut into retail frontage.

According to the staff report:

The level of activity on Main Street should take priority over the activity of the galleria, particularly since the crosswalk and the galleria do not align and extra measures are needed to guide pedestrians to the crosswalk. This perhaps could be accomplished by turning the escalators perpendicular to Main Street (impacting galleria retail frontage rather than Main Street, considering the use of spiral escalators

that have a smaller footprint, or some other appropriate design solution.¹²

PETITIONER RESPONSE

At the January 23 public hearing representatives of the petitioner told the commission that the petitioner had complied with a number of issues raised by the Planning Division including:

- Re-evaluating safety issues along Main Street. The petitioner indicated that it had plans to plant an 18-inch-high hedge, bollards, a water feature to help guide people north and south along Main Street and a sculptural element which could be illuminated to guide pedestrians to the Main Street crosswalk.¹³
- Determining that repositioning escalators would result in a 22-foot by 40-foot space that would be “impossible” to lease to tenants the petitioner sought and that stairs and escalators would make “vertical transportation” visible and would allow for activity and animation on the street.¹⁴
- Some conditions in the Planning Division staff report seemed open-ended, and that the petitioner already had addressed them.¹⁵
- Four restaurants on Main Street “all would most likely have significant entrances from Main Street.”¹⁶

OTHER ISSUES

- According to the petitioner’s representatives, the City Creek Center project is part of a pilot program that follows criteria from the Green Building Council that may lead to a silver level of LEED certification for the entire project.¹⁷
- Planning Commissioner Prescott Muir raised concerns about the absence of display windows on the north side of the planned building that would house the Nordstrom department store.¹⁸
- Commissioner Muir also indicated Ordinance No. 13 of 2007 contained a contradiction in clauses C-1 and D-1-c.¹⁹

The clauses read:

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.*

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:*

c) *Maximize outward facing retail on all block faces.*

Commissioner Muir said the Planning Commission's charge was to determine whether one clause or the other should predominate in the project.

¹ Excerpt: Planning Commission Minutes, January 9, Page 5.

² Please see attached graphics.

³ Please see attached chronology from Administration.

⁴ Ibid.

⁵ Planning Commission meeting minutes, January 23, 2008, Pages 5 and 11.

⁶ Ibid. Page 14.

⁷ Planning Division staff report, January 18, 2007, Page 2.

⁸ Ibid. Pages 2 and 3.

⁹ Ibid. Page 3.

¹⁰ Ibid. Page. 3.

¹¹ Ibid. Page 4.

¹² Ibid. Page 4.

¹³ Planning Commission meeting minutes, January 23, 2008, Page 5.

¹⁴ Ibid. Pages 5 and 9.

¹⁵ Ibid. Pages 5 and 6.

¹⁶ Ibid. Page 14.

¹⁷ Ibid. Page 6.

¹⁸ Ibid. Page 9.

¹⁹ Ibid. Page 13.

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SALT LAKE CITY ORDINANCE

No. 13 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:

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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.

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--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 17th day of April, 2007.

Bill No. 13 of 2007.

Published: May 14, 2007.

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, January 9, 2008**

Present for the Planning Commission meeting were Commissioners Tim Chambless, Babs De Lay, Robert Forbis, Peggy McDonough, Susie McHugh, Prescott Muir, Kathy Scott, Chairperson Matthew Wirthlin and Vice Chairperson Mary Woodhead. Commissioner Frank Algarin was excused from the meeting.

Present from the Planning Division were George Shaw, Planning Director; Doug Dansie, Senior Planner; Michael Maloy, Principal Planner; Joel Paterson, Planning Programs Supervisor, and Cecily Zuck, Senior Secretary. Lynn Pace, City Attorney; Orion Goff, Building Official; Lisa Shaffer, Development Review Administrator; and Kevin Young, Transportation Engineer were also present.

Chairperson Wirthlin called for a ten minute recess at 6:38 p.m.

City Creek Center-The Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Four. The specific requests to be considered by the Planning Commission include:

- a. Petition 410-06-38-a request for a Conditional Use Planned Development approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting conceptual planned development approval for building footprints, up to the podium level, of the proposed development and the locations of entrances to the proposed parking structures for Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Planned Development Approval. Final design approval for the overall project, including the proposed skybridge, will be considered at a future Planning Commission public hearing.
- b. Petition 410-07-44-a request for a Conditional Use approval to Increase Building Height and to allow Additional Building Setback for property located at approximately 50 East 100 South in the D-1 Central Business District to:
 - i. Allow construction of a building that would be approximately two hundred sixty-five feet (265') tall, which would exceed the D-1 Central Business District maximum building height regulation of one hundred feet (100') for amid-block building. This request is in addition to the previous Planning Commission approvals to allow adjustments in building height at other locations within the City Creek Center development; and
 - ii. Allow a portion of the building façade to be setback approximately fifteen feet (15') from the front property line which would exceed the D-1 Central Business District maximum front yard setback regulation of five feet (5') (Staff-Joel Paterson 535-6141 or joel.paterson@slcgov.com and Doug Dansie 535-6182 or doug.dansie@slcgov.com).

(These items were heard concurrently at 6:48 p.m.)

Chairperson Wirthlin noted that there would be no final recommendation regarding the skybridge during the hearing. He then recognized Doug Dansie as staff representative.

Mr. Dansie noted that the staff report was broken into four sections; the first of which reviewed Conditional Use Standards; the second reviewed standards for Planned Developments; the third reviewed the City's skybridge policy as well as what issues remained for the Commission and Staff regarding the applicant's skybridge proposal; and the fourth section listed additional Commission and Staff questions.

Mr. Dansie noted that the staff report included a section addressing all issues raised at the last Planning Commission Meeting on December 12, 2007.

Mr. Dansie stated that, as a point of reference, there was data within the staff report exploring retail model alternatives to the two-story retail concept proposed by the applicant. He noted that staff had also included policy opinion on the skybridge and whether it should be enclosed or not. He stated that staff had issues with the Main Street interface; the applicant had done an excellent job of interfacing with other block faces, but not on Main Street. Mr. Dansie stated that staff felt that as proposed, architecturally speaking, there was nothing to distinguish the existing set crosswalk as part of the development.

Mr. Dansie stated that staff proposed the inclusion of a grand stairway into the main galleria. He noted that currently, the only way to access second level retail was to travel across the galleria to escalators on Main Street. Mr. Dansie noted that there were arguments against the grand staircase, that it would block views within City Creek as well as blocking retail frontage.

Mr. Dansie noted that staff recommended the Planning Commission grant preliminary approval of the Planned Development for construction to the podium level and approve Petition 410-07-44, additional building height, and setback modification for the building located at 50 East 100 South.

He noted that the Planning Commission should also give direction to the applicants and staff as how to address the Main Street crosswalk and façade, skybridge alternatives and treatment of the ZCMI façade.

Vice Chairperson Woodhead noted her concern regarding the language of the Staff Recommendation and asked for clarification regarding the difference between 'conceptual' and actual approval.

Mr. Dansie noted that it was simply a matter of approving the project to the ground, or 'podium', level and final approval for development details would be considered at the next Planning Commission Meeting.

Lynn Pace, City Attorney, noted that the Commission was being asked to approve specific portions of the development so that the applicant may pull a building permit on these aspects. He noted that conceptual approval would denote that the Commission was comfortable enough with the overall project to allow the applicant to receive a building permit and begin construction on the structural aspects of the development.

Mr. Dansie noted that if the Commission had particular concerns regarding building footprints or the location of a particular building, they may wish to hold off on approving this request.

Lisa Shaffer, Development Review Administrator, noted that staff was asking for approval of the underground elements and building footprints could be modified somewhat at a later date if necessary.

Mr. Pace noted that this was true, however, footings would be created and buildings could not be moved from their current locations after this approval was granted.

Chairperson Wirthlin noted that 'partial approval' might be a better term for the staff recommendation.

Mr. Shaw noted that the location of Tower 1 had already been approved by the Planning Commission, but they could reaffirm that approval during the current hearing. He stated that the intent of staff during this hearing was to ensure that the Commission was comfortable with locations of the buildings and moving forward, but wanted to address the Commission's concerns raised on December 12, 2007, and staff felt they could not come forward with a full planned development approval, including a recommendation on the skybridge, until those issues were resolved.

Commissioner De Lay noted that there were pictures of The Grove, a shopping center in Los Angeles, included in the staff report and wondered what the reason for this was.

Mr. Dansie noted that one of the criteria of the skybridge proposal was that other development layout alternatives had been explored. He noted that there was not enough space on the two blocks for a single level retailer and The Grove, was an example of a very successful mall, but many of the retailers were multi-level retail stores. He noted that it was given to the Commission as a point of information.

Chairperson Wirthlin invited the applicant forward to comment at 7:08 p.m.

Mr. Gibbons gave an overview of the presentation schedule stating that they would give a statement in terms of the process, present a video fly through of the development and then allow for a slow review of that presentation, with time for Commission comments and questions.

Mr. Williams noted that they felt there were four matters before the Commission. He stated that the first was the Planned Development application, second, the Conditional Use Application for additional building height and setbacks, third, the recommendation to City Council with regards to the projects compliance with the downtown plan amendments relating to the skybridge design, and fourth, a recommendation to City Council concerning the vacation of air rights over Main Street

Mr. Williams noted that the presentation was tailored as a response to rather specific questions presented by the Planning Commission on December 12, 2007. He noted that the applicants hoped to walk away with approval for the below grade construction as well as receive a finite list of issues, concerns and conditions from the Planning Commission so questions so that there might be an end to the process.

Mr. Locke gave a four minute video presentation of what the development would look like as currently proposed.

Mr. Locke then gave a PowerPoint presentation reviewing particular concerns of the Planning Commission including; ADA accessibility, crosswalks, block porosity, building elevations from slides included in the staff report and green roofs within the development.

Mr. Sullivan reviewed alternatives to the skybridge including retail all on one level, retail on a single block and the creation of an underground tunnel. He also reviewed shadow studies of Main Street, views of Ensign Peak and the skybridge as well as views of Ensign Peak from the proposed skybridge. He reviewed other skybridges in the area and a statement from UTA requesting that the skybridge be enclosed. Mr. Sullivan then reviewed the food court schematics, water features and proposed pet amenities.

Mr. Sullivan noted that he would slowly review the project video for the Commission and would welcome any questions from the Commission at this time.

Commissioner Scott stated that she would like to know how many retailers the project would encompass.

Mr. Williams noted that there was space for 125 retailers.

Commissioner Chambless inquired how many meters in length would the water be visible.

Mr. Williams noted that the water features would be visible for about 1200 feet (1200') in total.

Commissioner McDonough inquired about the arches framing the retractable roof skylight on the end wall and if the concept shown was indeed close to the desired end result.

Mr. Locke noted that they had worked a long time to try and eliminate some of the stronger lines in order to make the arch more transparent but had settled upon the current design, as it enabled the mechanical elements of the retractable roof and the proposed geometry allowed these retractable portions of the roof to seal when closed.

Commissioner Muir noted that the Westside Pavilion in Los Angeles had a several story complex with walkways facing the shops and a center galleria with escalators that tie levels together, and he inquired as to why that concept would not work in the proposed development.

Mr. Heckman noted that the applicants considered this to be a deadly environment to retail and that particular development in Los Angeles was experiencing difficulty with the format. He also noted that this arrangement would create retail and walkability impediments as well as block views inside and outside the development.

Mr. Williams noted that they had sacrificed frontage to put in the escalators, but felt that it was the best decision to balance the development.

Commissioner Forbis noted his concern that the underside of the bridge was very close to the top of the UTA station on Main Street and people might easily be able to tag the underside of the bridge with graffiti. He also wondered whose responsibility it would be to remove graffiti.

Mr. Williams noted that it would be their responsibility to remove that graffiti.

Mr. Locke noted that he was not certain as to what the exact difference in height between the two structures was, but noted that the dimension that TRAX had been concerned about was the proximity of the pantograph and cables to the underside of the bridge.

Commissioner Wirthlin stated that the applicant may want to approach UTA about modifying the roof of the station in some way to prevent people from trying to climb out and tag the underside of the bridge.

Commissioner De Lay noted that none of the overhead TRAX wires were shown in the rendering.

Mr. Williams noted that a concern raised by the City Council had been that creating a staircase parallel to the bridge at the Main street entrance would force people further into the block, away from Main Street, and by rotating that 90 degrees, they were more comfortable as it gave easy access to Main Street and the Downtown frontage beyond City Creek.

Mr. Sullivan noted that the proposed design was the culmination of several meetings with the City Council.

Vice Chairperson Woodhead inquired if the escalators could be stairs.

Mr. Locke and Mr. Sullivan noted that the proposal had started with stairs.

Mr. Locke noted that the Council insisted that people were concerned with convenience and felt that escalators were necessary.

Vice Chairperson Woodhead noted her concern regarding how long the development might last.

Mr. Williams noted that the intention by CCRI was for this to be a 50 to 100 year undertaking.

Mr. Gibbons noted that they were not intending to create a shopping mall, but rather improve the Downtown area. He noted that it was a bit of a hybrid, as it did connect into the City, but did include elements which made it more attractive to retailers. He noted that this proposal would accommodate several new concepts and allow them the frontage they deemed necessary.

Vice Chairperson Woodhead noted that it might be prudent for the City to lease air rights to the applicant in regards to the skybridge so the City may remove it once the use is no longer viable.

Mr. Sullivan noted that the City could impose a condition subsequent to the title in which the air rights would terminate if there was an abandonment of the use on either side of the street.

Commissioner Chambless noted that he felt stairs to be a more permanent and viable option than the escalators.

Mr. Gibbons noted that the applicants wanted the development to be a regional draw and if it didn't feel convenient for them, they wouldn't shop there.

Commissioner Chambless inquired how quickly a broken escalator might be fixed.

Mr. Heckman noted that a broken escalator was a functioning stairway.

Mr. Locke noted that there would also be elevators adjacent to all escalators.

Mr. Forbis inquired what would be unique about the proposed skybridge.

Mr. Sullivan noted that the applicant was designing it to vent and allow fresh air to flow through the bridge. It also would include unique art glass and add new perspectives to the view corridor from the bridge.

Commissioner Muir stated that he would like more information regarding the ZCMI façade and how the second-story windows would be utilized by Macy's. He noted that he would like to see alternatives to the proposed spandrel glass.

Mr. Williams noted that they would address this question a little later in the presentation.

Vice Chairperson Woodhead inquired how wide the skybridge would be.

Mr. Sullivan noted that it would be about 28 feet (28') wide and about 130 feet (130') long.

Vice Chairperson Woodhead inquired if there might be any outdoor food vendors within the development, such as taco carts.

Commissioner De Lay noted that this would be a very high-end development and that there would likely not be very many small businesses able to afford the lease.

Mr. Gibbons noted that having outdoor food vendors in the summer had actually been a suggestion made previously, and they would take that suggestion under advisement.

Commissioner Forbis inquired if the applicant intended to incorporate any xeriscaping into the development.

Mr. Sullivan noted that they did not intend to do any xeriscaping; however they did intend to use as many native plants as possible and would use drip irrigation.

Commissioner McDonough noted her concern that there was no sight line included from the food court to the State Street entrance in the presentation.

Mr. Locke noted that there would be a skylight that was not depicted in the renderings above the food court and an escalator and staircase leading out to State Street.

Mr. Sullivan noted that they had not animated the lighting yet on State Street, but the street frontage would include ample lighting and be very safe.

Commissioner Chambless noted that he would like to see this development connect with the Gateway Development in terms of walkability.

Mr. Sullivan noted that the intent was to expand this use down Main Street and increase the walkability in the area.

Commissioner Muir noted his concern regarding the design for the north face of Nordstrom's.

Mr. Locke noted that while it had not been addressed in the rendering, Nordstrom's intended to create more interest and glass entries and that it would not be a blank wall.

Mr. Williams noted that they could review that Nordstrom's wall later in the presentation.

Mr. Sullivan reviewed the Macy's façade. He noted that the blade signs would not be attached to the façade and would in fact be etched glass. He stated that the canopy would also be free-standing from the façade. Mr. Sullivan stated that the first floor would be comprised of all vision glass and pedestrians would be able to see into the actual store, with intermittent show windows.

Mr. Locke reviewed the ramp and stair access to the front of Macy's.

Mr. Sullivan noted that if the building were to be comprised entirely of transparent glass, the floors would not match the apertures of the façade.

Chairperson Wirthlin inquired about the first floor level retail and how it would interact with the outside streetscape.

Mr. Sullivan noted that there were several grade change challenges which made this option with below grade ramps and stairs the best option to still enliven the street level.

Mr. Williams noted that this was not a new addition with the plan.

Chairperson Wirthlin noted that "with the ZCMI development as he recalled, you entered the building and then stepped down, whereas here, you would step down outside and then enter the building.

Bob Corcoran, with Macy's, noted that the store floor levels were completely different. He stated that the structure would start as a level of the actual parking garage and in order to accommodate the façade, they pulled the wall out front and created the outdoor entrance. He noted that he was pleased with the fact that pedestrians entering from this side could survey the interior of the first floor before entering. Mr. Corcoran noted that the entrance would be very well lit and cleaned or cleared of snow on a regular basis, as well as covered by a canopy and accessible to everyone by the use of stairs or a ramp.

Grant Thomas, construction manger with CCRI, noted that they had discussed building placements previously with the Planning Commission and stated that they had felt the Commission was comfortable with these placements. He noted that the applicants were now requesting that they be allowed to continue this construction process up to the podium level.

Chairperson Wirthlin opened the hearing for public comment at 8:52 p.m.

Chairperson Wirthlin read a comment card from Jay Christianson, 1334 East 100 South, which stated that if the skybridge were built it should be open, and Taubman should at least make this compromise because of public outcry and the controversial nature of the skybridge.

Jim Webster, former chair of the Yalecrest Community Council, wondered why there were not more people present at the hearing. He stated that as a landscape architect he was encouraged to see the progress which had been made on the water feature aspects of the project and that he was also pleased to see that the concept of an open skybridge had been explored by the applicants.

Chairperson Wirthlin, seeing no further comments, closed the public portion of the hearing at 8:56 p.m.

Mr. Pace noted that the decision tonight would deal with the footprints of the buildings only and cosmetic details could be decided upon later.

Ms. Shaffer noted that the footings would determine that there would be buildings in those positions; however, there would be some flexibility as to the structures themselves afterwards.

Vice Chairperson Woodhead noted her concern that the Commission might shortchange the public in their due process to comment on the project by approving the below ground construction.

Mr. Pace noted that he was not concerned about there being a lack of public comment. He stated that below grade construction would dictate, to some extent, the building to be built above ground and if the Commission felt that this approval was tantamount to an approval of the overall project itself, or had issues with the site plan, they may wish to table it until the next meeting.

Ms. Shaffer noted that she believed staff felt that this request was not new in that there had been no objection previously to building locations and the things that the Commission was still seeking clarification on did not deal with the below ground construction.

Chairperson Wirthlin invited the applicants forward to respond at 9:01 p.m.

Commissioner McHugh noted that she would like to approach the two items to be voted upon one at a time and afterwards address the recommendations sought by staff regarding the concerns of the Commission.

Chairperson Wirthlin noted that he had thought the Commission would discuss everything and then make the decision at the end.

Commissioner Scott noted that a decision made that would impact the Main Street interface and a radical change to the plans would be necessary could affect the footprints of particular buildings, and stated that the Commission might be better off waiting to make a final decision on January 23, 2008.

Mr. Gibbons noted that there were elements of flexibility within the development; however, there were other elements with no flexibility. He stated that the positioning of the Social Hall Avenue corridor was an enormous undertaking and would not be at all easily realigned with the crosswalk. He noted that two weeks would be a significant hiccup for the applicants. He noted that there was enormous momentum which would be broken at this point if they ended up waiting for an approval.

Chairperson Wirthlin noted that the Commission didn't have to make a decision tonight, it was the applicant's risk, however, he stated that he felt it would be a mistake to delay the decision two more weeks.

Commissioner De Lay noted that the Commission's directions to staff were a separate issue which they could discuss later. She noted that the two issues before the Commission requiring a vote were straightforward as no one seemed to take issue with the placement of structures or the request for additional building height. She noted that she felt the Commission could make a motion on these issues.

Commissioner Forbis made a motion regarding Petition 410-06-38, based upon the testimony and findings of fact, to grant preliminary planned development approval as outlined in staff recommendation one of the staff report;

- 1 Grant preliminary planned development approval for building footprints, up to the podium level of the proposed development and the locations of entrances to the proposed parking structures on Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 1,6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Plan Development approval.

Commissioner McHugh seconded the motion. All voted 'Aye'. The motion carried unanimously.

Commissioner Forbis made a motion to approve petition 410-07-44, based upon the testimony and findings of fact; requesting additional building height to allow the proposed building located at approximately 50 East and 100 South to be constructed to a height of approximately two hundred and sixty-five feet (265') and to allow a portion of the front façade to be setback approximately fifteen feet (15') from the front property line. Commissioner McHugh seconded the motion. All voted 'Aye'. The motion carried unanimously.

Discussion of remaining issues:

Mr. Shaw noted that the remaining issues that he noted during the hearing had been the grand staircase, the skybridge design, the crosswalk and design of the Main Street plaza area.

Vice Chairperson Woodhead noted that she was opposed to the idea of a straw vote on the planned development.

Commissioner Forbis noted that Commissioner Woodhead and Mr. Sullivan had raised the idea of conditioning the title upon the air rights being vacated at the time of the abandonment of the use of the skybridge.

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Mr. Pace noted that if it was the Commission's intention to grant use of the air space only as long as the project was viable, the City Attorney's Office could figure out the legal language to achieve that.

Chairperson Wirthlin noted that there were therefore no other issues regarding the vacation of the air rights.

Commissioner McHugh noted that she would like to see venting of some sort on the skybridge and allow the sound of Main Street onto the bridge.

Commissioner Muir noted that this was not a vote and therefore might not be consensus on all of the issues. He stated that the applicant should put their best foot forward and see what prevails in two weeks. Commissioner Muir noted that he felt the bridge should be an open bridge and he was not convinced of the liability issue.

Commissioner Forbis noted his concern regarding the distance between the top of the TRAX station on Main Street and the bottom of the bridge. He stated that this issue needed to be addressed by the applicant.

Commissioner Scott noted that they would need to look at the Main Street crosswalk and wanted a rendering or graphic with obstructions. She also stated that she would like to see the crosswalk moved.

Mr. Shaw noted that there was no real way to move the crosswalk. He stated that his intent was to create a sense of arrival for the project and for the downtown area with pedestrian amenities and surrounding features.

Commissioner Scott noted that the applicant should then explore how to make the crosswalk more palatable to the pedestrian.

Commissioner Muir noted that he did not think the Commission should revisit the realignment of the main concourse and would rather see the barriers along the street removed.

Commissioner De Lay stated that she would like to see more public art incorporated into the development and encouraged the applicant to include this next time. She also noted that she would like to see more visuals regarding the expanded view corridors throughout the project.

Commissioner Scott noted that she was not yet convinced that the skybridge was entirely necessary.

Mr. Heckman noted that the project would not reach the critical mass necessary to remain viable unless the whole project were connected. He noted that The Grove, an example presented in the staff report was a very unique example, heavily subsidized by the City of Los Angeles and most of the retail uses were actually fake façades at the second level, only twenty percent of the retailers within that development had two levels of retail.

Mr. Gibbons noted that they had looked at a number of such centers in their research. He stated that the Grove was an inwardly oriented center and did not connect to its surroundings; it was not mixed use and did not include living space.

Commissioner Scott noted that the limited number of apertures within the development was not convenient for pedestrians who may have to walk several feet in order to access the second level of retail. She also noted that the skybridge might be so interesting as to keep pedestrians on the second level of retail and not travel downwards to the first level and onto Main Street.

Mr. Williams noted that the applicant's intent in the beginning was to bisect the large Salt Lake City blocks to create a more pedestrian friendly environment, more commensurate with other Western cities. He noted that they felt comfortable dividing the project into eight blocks.

Commissioner Scott noted that she did not feel the applicant needed to make the blocks smaller, but rather look at the access problem of getting into the stores, which still did not seem very inviting to the pedestrian.

Commissioner McHugh noted that there were entrances to all of the outward facing stores.

Mr. Heckman noted that this was true and many of these stores had entrances and exits on the interior of the development as well. He noted that the development was also introducing large stores to become anchor stores to the City.

Mr. Locke reviewed where store and residential entries would be located.

Commissioner Forbis noted that he would also like to see more porosity along Main Street for pedestrians.

Commissioner McDonough noted that she felt a grand staircase on Main Street would block views within the development and stated that she felt the escalators were well executed.

Commissioner Muir noted that he would like to see a better rendering of the North side of Nordstrom's.

Vice Chairperson Woodhead noted that she would like to see more stairs within the development.

Commissioner De Lay noted that there weren't a lot of two story retail uses around, however, this was their investment without any tax money and that they would want it to work. She therefore thought that they Commission should defer to them on what would work.

Mr. Locke noted that the demand for two story retail was very low, specifically due to the tremendous expense involved.

Mr. Williams noted that they had spent four years and thousands of hours to ensure that they were not building a 'mall'. He noted that a mall was inward facing and rather tried to create a facsimile of a street not involved with the public way.

Mr. Shaw noted that the concept of having one project means that it has to be connected in a better way than past attempts in the downtown area.

Commissioner McDonough noted that she would like to see a better interface between the design of the skybridge and the façade expression of the main entry of the two blocks. She stated that it had to do with the architectural detailing and expression and if it could be graceful and convincing in space and the vertical connections, it could be quite successful.

Commissioner Forbis stated that he requested more information about the project's LEED certification and what level of certification the applicant was seeking. He noted that he would also like to see some data on what types of alternative energy solutions the development would be seeking with Rocky Mountain Power.

Mr. Shaw noted that there was still the issue of what was visible on the facades when at the crosswalk on Main Street.

Mr. Dansie noted that pedestrian walkability near the crosswalk could be promoted in two ways; one would be to encourage pedestrians by modifying the sidewalks and adding trees and plantings, the other would be to activate the street front so that they would be walking by a use. Mr. Dansie noted that he felt the best answer would be to do both, but it may be possible that there should be some sort of visual cue, even if it's an art piece or architectural detail.

Mr. Locke reviewed the Main Street crossing facades.

Commissioner Scott noted that she would like to see more architectural articulation of these facades.

Mr. Sullivan noted that there would be a restaurant with outdoor dining at the crosswalk.

Mr. Locke reviewed the façade of Macy's.

Commissioner Scott inquired if there was a way to make the stair towers on either end more attractive.

Mr. Locke reviewed the stair tower treatment.

Commissioner Scott noted that she did not like the idea of spandrel glass on the Macy's building as it interacted with the ZCMI façade in a negative way.

Commissioner McHugh noted that there was a concern regarding light pollution to surrounding neighbors at night, so spandrel glass might be a positive solution.

Commissioner McDonough noted that she noted that she would like to see a rendering of the project's interface perpendicular to Main Street.

Mr. Shaw noted three main points in summary which related to the staff concerns:

- The idea of a grand staircase on Main Street was not feasible
- The bridge should be open to air flow; by vents, louvered windows or some other means
- The Commission would like to see more enlivened, accurate renderings of the Main Street crosswalk with fewer barriers to pedestrians.

Chairperson Wirthlin closed the hearing at 10:07 p.m.

Commissioner Muir noted that during the work session discussion earlier in the evening, it was brought up that when the Commission approved a conditional use they should clearly define what the advantages or remediation measures would be for the City to mitigate any negative connotations or offsets. He inquired if the Commission should then begin articulating what those remediation measures would be.

Mr. Shaw noted that as new planned developments - mostly residential, came forward, staff would include more scrutiny in their review and would approach the Planning Commission with a more detailed recommendation.

UNFINISHED BUSINESS

There was no unfinished business.

The meeting adjourned at 10:08 p.m.

Cecily Zuck, Senior Secretary

WHY AN ENCLOSED BRIDGE?

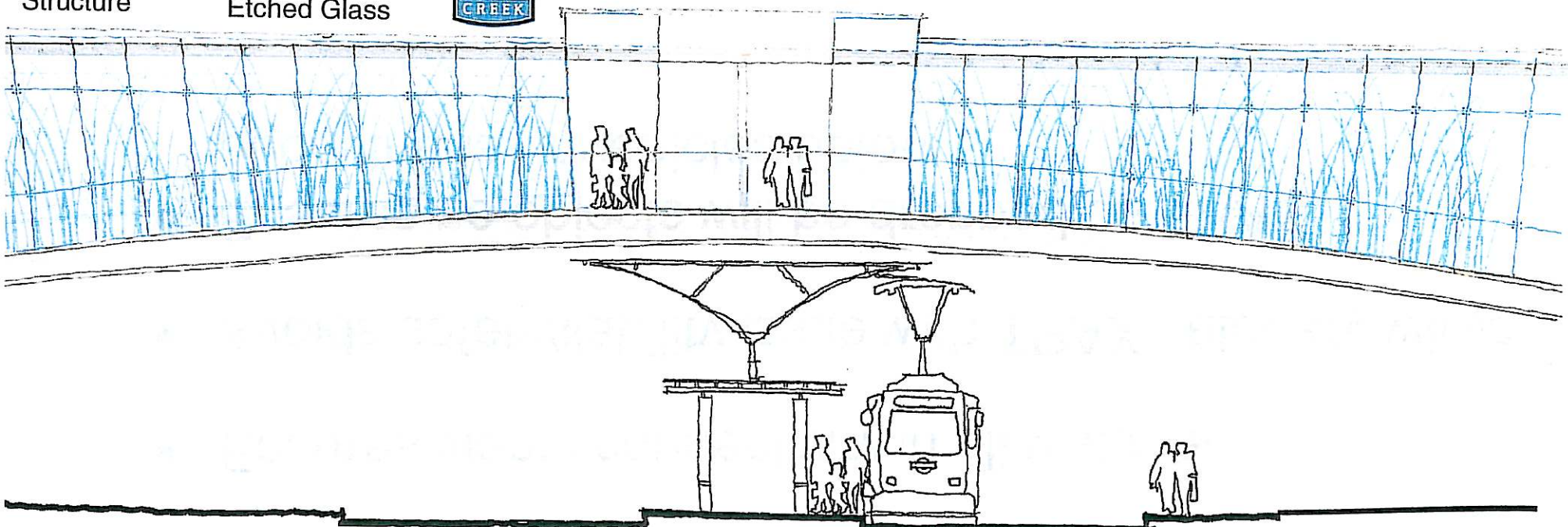
- Protects from severe wind/weather exposure in 130' span across main street and sidewalks
- Ensures viable connectivity in all weather
- Avoids safety/liability issue with TRAX catenary wires
- Ensures no objects will be dropped on TRAX, pedestrians or vehicles below



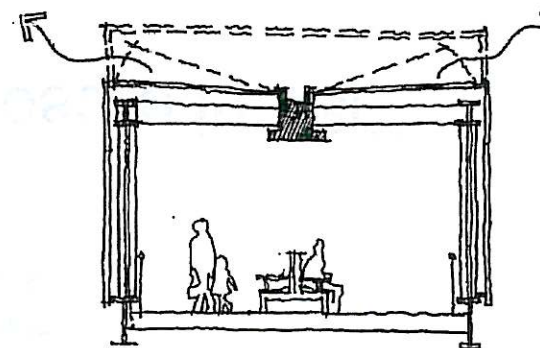
Structure



Etched Glass



- Clear span box truss
- Glass is external
- Etched glass pattern
- Central viewing room
- Natural ventilation







Chronology of Public Process & Planning Commission Actions

| Date | Action |
|---|---|
| October 25, 2006 | Issues Only Public Hearing (No decisions made) |
| November 1, 2006 | Open House |
| November 11, 2006 | Issues Only Public Hearing (No decisions made) |
| November 29, 2006 | Planning Commission Public Hearing Petition 400-06-27 <u>Decision</u> – Recommended partial street closures on South Temple, Social Hall Avenue, West Temple and 100 South Petition 400-06-38 <u>Decision</u> – Recommended amendments to the Downtown Master Plan and the Urban Design Element |
| December 13, 2006 | Planning Commission Issues Only Public Hearing (No decisions made) |
| January 10, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) Planning Commission Public Hearing Petition 410-06-41 <u>Decision</u> – Approved additional building height for parking structure on Social Hall Avenue |
| January 24, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) |
| February 6, 2007 | Open House |
| February 14, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Approved additional building height for towers on South Temple and 100 South and modified setback for tower on South Temple |
| August 20, 2007 | Open House |
| August 22, 2007 | Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Modified prior approval for additional building height for towers on South Temple and 100 South |
| November 29, 2007 | Open House |
| December 12, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) |
| January 9, 2008 | Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Granted limited Planned Development approval of the building footprints and to allow the issuance of building permits for the below grade improvements. Petition 410-07-44 <u>Decision</u> – Granted Conditional Use approval to allow increased building height and to allow additional building setback for property located at approximately 50 East 100 South. |
| January 23, 2008 (pending ratification of the minutes, anticipated on February 13, 2008) | Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Granted planned development approval for the City Creek Center project. Petition 400-06-38 <u>Decision</u> – Declared surplus the air-rights at approximately 50 South Main Street, and Recommended that the City Council approve the requested partial street closure. <u>Decision</u> – Recommended that the City Council grant final design approval for the proposed sky bridge. |

Communication to the Planning Commission



Salt Lake City Planning Division

To: Salt Lake City Planning Commission

From: Doug Dansie, Senior Planner
Joel Paterson, Planning Programs Supervisor

Date: January 18, 2008

Re: January 23, 2008 Planning Commission Agenda
City Creek Center—the Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Four. The specific request to be considered by the Planning Commission includes:

Petition 400-06-38—a request for a **Partial Street Closure** to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge and the proposed design of the skybridge to be located at approximately 50 South Main Street.

Overview

On January 23, 2008, the Planning Commission will hold a public hearing to consider a request by City Creek Reserve, Inc. (CCRI) to vacate a portion of the air rights above Main Street and to permit the construction of a skybridge as part of the City Creek Center development proposal.

Attached is the staff report of January 9, 2008. Further analysis and recommendation of the skybridge and street closure are as follows:

Skybridge

SALT LAKE CITY ORDINANCE No. 13 of 2007 amended the Salt Lake City Downtown Master Plan and the Urban Design Element to accommodate skybridges under certain circumstances.

The following is the amended text of the Downtown Master Plan and Urban Design Element and associate analysis of the criteria for approving a skybridge with attached staff analysis and findings:

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.**

Analysis: The City Creek Center site has more than 7.5 acres on both Blocks 75 and 76. There are no other proposed skywalks across any other public right-of-way fronting the City Creek Center.

Finding: The project meets these criteria.

- 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**

Analysis: The skybridge is proposed to be across Main Street. Main Street accommodates both auto and rail traffic. The existing crosswalk is signalized and does not create a safety hazard for pedestrians. However, the east and west portions of the galleria do not align with the crosswalk which may create a safety concern if pedestrians choose to jaywalk instead of following the Main Street sidewalk north to the crosswalk. The Main Street traffic lanes and the TRAX line act as physical barriers. The integration of the east and west sides of the complex is diminished by the lack of alignment with the crosswalk.

Findings: All other reasonable alternatives have been reviewed and appear not to be feasible. However, safety is still a concern because of the off-setting

crosswalk. The Staff continues to have concern that the project needs better integration on both sides of the development via the proposed 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.**

Analysis: The skybridge has both elevators and escalators at the Main Street entry on both sides of the street. The project needs greater connection based upon the proposed second level retail.

Finding: The skybridge meets these criteria.

- 2. The skywalk would be designed such that impacts on an identified view corridor would be minimal.**

Analysis: The view corridor up Main Street focuses on the Brigham Young Monument, the Daughters of Utah Pioneers Museum at the head of Main Street and Ensign Peak. The view corridor may already be compromised by the existence of TRAX and other street improvements. The skybridge design could be modified to be more open. The art glass could be integrated into other areas of the project (other than the skybridge) if it is found that the art glass further reduces the transparency of the skybridge. The City Creek Center project is designed as an open air or semi-open air development, except for the skybridge; therefore the proposed design as an enclosed element may be incongruent with the larger development.

Finding: From the street-level, Ensign Peak is not readily identifiable from the street level. The view corridor is further impacted by the existence of telecommunication towers on the ridgeline. The enclosed nature of the preliminary designs of the skybridge and the use of art glass increase the visual intrusion of the skybridge on the Main Street view corridor, however, from the skybridge-level the view may be enhanced. Although the skybridge appears to add to the existing obstructions to the Main Street view corridor, with further refinement, additional impacts to the view corridor can be minimized.

- 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.**

Analysis: The overall project aligns its major corridors with crosswalks, view corridors and major elements of all major blocks surrounding the project with the exception of the east/west galleria and the Main Street crosswalk. Therefore, extra measures are needed to guide pedestrians to the crosswalk.

Finding: The project aligns well with all adjacent blocks but does not align well with the crosswalk on Main Street.

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.**

Analysis: The applicant has maximized visual permeability and commercial activity on all block faces except Main Street. Main Street needs additional design work to maximize the Main Street retail frontage. The use of escalators along the Main Street frontage, as opposed to the galleria, indicates a prioritizing of the galleria over Main Street. The level of retail activity on Main Street should be maximized in order to create the activity that will encourage pedestrian travel outside the direct travel path from east to west galleria to use the fixed location of the crosswalk.

The Main Street frontage design needs to better highlight the crosswalk.

Finding: The level of activity on Main Street should take priority over the activity of the galleria, particularly since the crosswalk and the galleria do not align and extra measures are needed to guide pedestrians to the crosswalk. This perhaps could be accomplished by turning the escalators perpendicular to Main Street (impacting galleria retail frontage rather than Main Street), considering the use of unique spiral escalators that have a smaller footprint, or some other appropriate design solution.

More architectural detailing or art should be used to highlight the ground level walking path from the east/west galleria via Main Street and the crosswalk.

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.

The Salt Lake City Urban Design Element was also 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.*

Finding: The Urban Design Element refers to the criteria outlined in the Downtown Master Plan. Analysis and findings are included above.

Partial Street Closure

The Planning Commission must review the proposed partial street closure requests subject to the following Salt Lake City Council Policy Guidelines for Street Closures and Findings.

- 1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.**

Discussion: The proposed partial street closures will not deny access to other properties in the general area and is designed to improve access between the east and west portion of City Creek Center. The proposed partial closure on Main Street involves air-rights only and will have little effect on the physical street level improvements. The Petitioner maintains that the Main Street proposal is required to provide sufficient pedestrian access between Blocks 75 and 76.

Finding: The proposed partial street closures will not deny access to adjacent properties.

- 2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.**

Discussion: The Petitioner, CCRI, intends to purchase the property in question for each partial street closure. CCRI will negotiate with the City to determine the fair market value of the property.

Finding: The subject property will be sold or leased for fair market value.

- 3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.**

Discussion: If the Planning Commission finds that exceptions to the Downtown Plan and the Urban Design Element are justified by evaluation of the listed criteria, it follows that the Planning Commission can make a finding that there is sufficient public policy reason to justify the partial street closure and recommend that the City sell air-rights over Main Street for the Skybridge.

Finding: If the Planning Commission finds that there is a compelling public interest to allow an exception for a skybridge, it would follow that there are sufficient public policy reasons to justify the sale or lease of the air-rights over Main Street.

4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

Discussion: The public policy reasons supporting the partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue are discussed under City Council Policy Guideline 3 above. The alternative to these partial street closures would maintain the status quo but would eliminate the benefits created by the proposed closures; such as improved access to parking structures with a reduction in traffic and pedestrian conflicts. The public policy reasons for the proposed partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue outweigh the alternatives. If the Planning Commission finds that an exception to the Downtown Plan and the Urban Design Element is justified by evaluation of the three listed criteria, it follows that the Planning Commission can make a finding that there are sufficient public policy reasons that outweigh alternatives to the proposed partial street closure and recommend that the City sell air-rights over Main Street for the Skybridge.

Finding: The public policy reasons for the proposed partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue outweigh the alternatives and comply with this standard. If the Planning Commission finds that there is a compelling public interest to allow an exception for a skybridge, it would follow that the stated public policy reasons outweigh the alternatives to the partial closure of Main Street.

RECOMMENDATION:

Based on the analysis and findings presented in this report: If the Planning Commission finds that there is a compelling public interest to allow an exception to the Downtown Plan and the Urban Design Element to allow for the construction of a skybridge over a portion of Main Street, the Planning Division recommends that the Planning Commission declare the subject portion of the air-rights over Main Street as surplus property and forward a favorable recommendation to the City Council to approve the partial street closure on Main Street to allow the lease or sale of the air right at fair-market value to the Petitioners. Planning Commission approval is subject to the following conditions:

1. That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.
2. That the street closure ordinance be conditioned upon payment to the City of fair market value for the street property, consistent with Salt Lake City Code 2.58.
3. The term of sale/lease is tied to the life of the retail portion of the project.

Recommended Design considerations:

The staff recommends that if the skybridge is approved, the following recommendations be considered:

1. The skybridge is designed to be substantially open to the air on the sides to minimize visual impacts to the Main Street view corridor and be consistent with the open air design of the center.
2. The skybridge use transparent glass to minimize visual impact.
3. The skybridge be designed to be consistent with the architecture of the adjacent complex.
4. The escalators from the skybridge to the Main Street level be designed to minimize their impact on the retail frontage of Main Street.
5. Main Street retail is maximized to encourage the use of the crosswalk at ground level.
6. Interior of the skybridge be designed to include design elements and/or furniture to create a destination focal point.

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, January 23, 2008**

Present for the Planning Commission meeting were Chair Matthew Wirthlin, Vice Chair Mary Woodhead, Commissioners Tim Chambless, Babs De Lay, Robert Forbis, Peggy McDonough, Frank Algarin, Prescott Muir, Susie McHugh, and Kathy Scott,

Present from the Planning Division were George Shaw, Planning Director; Doug Wheelwright, Deputy Planning Director; Cheri Coffey, Deputy Planning Director; Joel Paterson, Planning Programs Supervisor; Katia Pace, Associate Planner, and Tami Hansen, Planning Commission Senior Secretary; and Lynn Pace, City Attorney.

The meeting reconvened at 6:39 p.m.

City Creek Center—the Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Four. The specific requests to be considered by the Planning Commission include:

- a. **Petition 410-06-38**—a request for a **Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting final planned development approval for the overall project, including the proposed skybridge at approximately 50 South Main Street.
- b. **Petition 400-06-38**—a request for a **partial street closure** at approximately 50 South Main Street to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com and Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

(This item was heard at 6:40 p.m.)

Commissioner Muir brought to the attention of the Commission that his company was hired by the Downtown Alliance to do a cultural master plan of the two blocks south of the City Creek project, which was being funded by forty property owners, one of which was CCRI. He inquired if the rest of the Commission felt that was an issue.

The Commission agreed that they felt there were no conflicts.

Mr. Shaw noted that because of some issues brought up at the December 12 Planning Commission meeting, and additional questions about the Main Street plaza and skybridge, staff felt that CCRI and the Commission needed additional time to fully explore some of these issues, but staff felt that after CCRI's presentation tonight the Commission had enough information to make a motion.

Chairperson Wirthlin recognized Joel Paterson as staff representative.

Mr. Paterson stated that the Commission's approval tonight would include Blocks 75 (ZCMI) and 76 (Crossroads Mall) and would not include Block 74 (Social Hall). He stated that Planning Staff recommended that the Commission grant planned development approval for the City Creek Center with the following conditions:

1. All windows are actual windows; no imitation/false windows are permitted. Spandrel glass is limited to "bridge" pieces that connect transparent or translucent glass together; it is not acceptable as a glass/window substitute. Instead of false windows, architectural detailing

and lighting is encouraged. Required ground level glass should be in the form of transparent windows or transparent display windows.

Mr. Paterson noted that staff's concern with the use of spandrel glass was with Macey's and the use of the old ZCMI façade; it was proposed that at the ground level all of the glass along the front of Macey's would be see through glass and would provide views into the store, on the upper levels there would be a few display windows; however, significant use of spandrel glass was being proposed. He noted that staff's concern was that using large amounts of spandrel glass could convey an image of dead space. He noted that the ZCMI façade was a historic Landmark site, therefore the Historic Landmark Commission would have final design approval for the reuse of the façade, but any recommendations by the Commission could be forwarded on to them. Mr. Paterson stated that the applicants expressed concern with the conditions broad nature.

Chair Wirthlin inquired if any recommendations made by the Planning Commission for the Historic Landmark Commission should be included in the motion.

Mr. Shaw noted that the conditions listed in the staff report were somewhat open ended because of some of the information that CCRI would be presenting later in the meeting, so the Commission should review them after the presentation and streamline or delete the conditions.

2. Main Street retail be maximized and designed to stimulate walking from east/west galleria/mall corridor to the crosswalk, rather than rely solely on the design of the sidewalk/paving to guide pedestrians.
3. The public way be designed at the Main Street entry to facilitate and encourage pedestrians to use the crosswalk. This may be accomplished by the addition of water features, or other design items to highlight the importance of the crosswalk.
4. The Main Street façade is highlighted at the crosswalk with art and/or architectural features to physically highlight the location and importance of the crosswalk.
5. All public way improvements conform to Salt Lake City standards, including paving materials, venting, public furniture, signage and tree and lighting spacing. Final design of the public way improvement shall be delegated to the Planning Director to ensure conformance with the planned development approval.
6. The Planning Director has final approval over details of the plan to ensure conformance with the planned development approval. Major changes or alterations will be returned to the Planning Commission or Planning Commission subcommittee for consideration.

Mr. Paterson stated that the applicants had mentioned in previous meetings that the Main Street crosswalk would lead into a restaurant space on the east side of the street and would align with a residential lobby on the west side. He stated that as the Commission received additional information from the applicant tonight, conditions three and four would need to be modified.

Mr. Paterson stated that some of the criteria adopted by the City Council for consideration of skybridges based upon the following extenuating circumstances and minimum requirements included:

- 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.*

Analysis: The City Creek Center site has more than 7.5 acres on both Blocks 75 and 76. "There are no other proposed skywalks across any other public right-of-way fronting the City Creek Center.

Finding: The project meets these criteria.

- 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*

Analysis: The skybridge is proposed to be across Main Street. Main Street accommodates both auto and rail traffic. The existing crosswalk is signalized and does not create a safety hazard for pedestrians; however, the east and west portions of the galleria do not align with the crosswalk, which may create a safety concern if pedestrians choose to jaywalk instead of following the Main Street sidewalk north to the crosswalk. The Main Street traffic lanes and the TRAX line act as physical barriers. The integration of the east and west sides of the complex is diminished by the lack of alignment with the crosswalk.

Mr. Paterson noted that the applicants and staff had gone through many alternatives in order to connect the project without a skybridge; however, due to the size of the project and the amount of retail, the applicant needed a critical mass to make the project viable, and if these blocks function independently that critical mass will not be reached. Staff also raised some concern about the alignment of the crosswalk and the east/west galleria, and possible safety concerns that might arise from that.

- 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.*

Analysis: The skybridge has both elevators and escalators at the Main Street entry on both sides of the street. The project needs greater connection based upon the proposed second level retail.

Mr. Paterson noted that the developers had shown on many occasions how they plan to connect the second level to Main Street and the galleria; and locations for the escalators, stairways, and elevators at either end of the skybridge were previously discussed throughout the past year. He stated that staff and the Commissioner have looked at alternatives for placement of these amenities.

2. *The skywalk would be designed such that impacts on an identified view corridor would be minimal.*

Analysis: The view corridor up Main Street focuses on the Brigham Young Monument, the Daughters of Utah Pioneers Museum at the head of Main Street and Ensign Peak. The view corridor may already be compromised by the existence of TRAX and other street improvements. The skybridge design could be modified to be more open. The art glass could be integrated into other areas of the project (other than the skybridge) if it is found that the art glass further reduces the transparency of the skybridge. The City Creek Center project is designed as an open air or semi-open air development, except for the skybridge; therefore the proposed design as an enclosed element may be incongruent with the larger development.

Mr. Paterson stated that as the Commission had observed from many field trips, the Main Street view corridor had already been somewhat impacted by the streetscape improvements, like trees and the TRAX development. He noted that the skybridge would definitely have somewhat of an impact, but staff had agreed that it would depend on the design of the skybridge if these impacts could be improved and minimized.

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.*

Analysis: The overall project aligns its major corridors with crosswalks, view corridors and major elements of all major blocks surrounding the project with the exception of east/west galleria and the Main Street crosswalk. Therefore, extra measures are needed to guide pedestrians to the crosswalk.

Mr. Paterson stated that as staff reviewed this project they felt that the project connected positively to other parts of downtown, and retained views of important landmarks throughout the City as well as the view of the mountains. He stated that the biggest concern was the east/west galleria crosswalk connection, and the applicant agreed to incorporate a streetscape design that would help with those connections.

- 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. *Landscape 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.*

Analysis: The applicant has maximized visual permeability and commercial activity on all block faces except Main Street. Main Street needs additional design work to maximize the Main Street retail frontage. The use of escalators along the Main Street frontage, as opposed to the galleria, indicates a prioritizing of the galleria over Main Street. The level of retail activity on Main Street should be maximized in order to create the activity that will encourage pedestrian travel outside the direct travel path from east to west galleria to use the fixed location of the crosswalk.

Mr. Paterson stated that staff and the Commission had seen the project evolve over the past year and the applicant met and exceeds the street level glass requirements, the entrances into the retail spaces and the entrances into the project.

He stated that if the Planning Commission found that there was a compelling public interest to allow an exception to the Downtown Plan and the Urban Design Element and allow for the construction of the skybridge over the portion of Main Street, then the Commission should declare the subject portion of the air rights over Main Street as surplus property, and forward a favorable recommendation to the City Council to approve the partial street closure on Main Street and allow the lease or sale of air rights for fair market value to the petitioners.

Chair Wirthlin invited the representatives from CCRI to the table.

Mark Gibbons (President of City Creek Reserve Inc.) introduced Ron Locke (Taubman Company), Bill Williams (CCRI), Allan Sullivan (Counsel), and Bruce Heckman. He stated that numerous members of the Taubman Company and CCRI were present at the meeting, as well as Bob Corchran with Macy's.

He noted that they were grateful to staff and the Commission for their laborious review and input, and for public input, which had defiantly made the project better.

Mr. Locke presented a PowerPoint presentation that reviewed Main Street activity, the skybridge, glass requirements. He noted that safety and pedestrian friendly solutions were reevaluated at the Main Street level, and there would be a low hedge planted along Main Street that would be eighteen inches (18") high, and bollards for sitting which were very comfortable and would cater to the pedestrian traffic rather than the vehicular traffic. He stated that there would also be a water feature that would help guide people north/south along Main Street. There would also be a sculpture element at either end of the crosswalk on Main Street which would be illuminated and easily seen by pedestrians to follow as a guide to the crosswalk placement.

Mr. Locke noted that they had changed the position of the escalator to allow pedestrians to move to and from the skybridge onto Main Street without being corralled deep into the project, and pedestrians would never lose sight of Main Street during this movement, creating a constant experience of the activity on the street. He noted that the only requirement was that the structural engineer of the project required brace framing, which was for seismic activity control for the entire eastern half of Block 76 (Crossroads Mall). He stated that the space gained from repositioning the escalators would be impossible to lease because its dimensions of 22 feet by approximately 40 feet, would not fit most fashion tenants.

Mr. Locke stated that the developers decided on an enclosed skybridge because of the change of seasons Utah experiences, and safety precautions due to the TRAX station that would run down Main Street and under the skybridge. He stated that as far as the actual bridge structure, it would include a ventilation system where the roof could be opened up to allow heat to escape, and to allow the air and sounds of Main Street into the structure. There would also be an observation deck in the center of the skybridge, for people to be able to sit and appreciate the view corridor up and down Main Street.

He noted that up close the skybridge would be a piece of art that would include etched glass that would feature the same environmental graphic system which would be found throughout the entire project. Mr. Locke stated that from far away the skybridge would appear rather transparent and not effect the view corridor. A box truss system would be used to allow for a clear span, no column support that would minimize the structure and allow it to be open. The glass would be clad on the exterior and allow the structure to be a more subtle feature.

Mr. Locke discussed how the skybridge would structurally connect to the end wall. There would be a natural slope and a spine down the center that would support drainage, and act as a hinge to allow the glass roof to open. There would also be stone clad columns below and decorative elements that would help visually support the skybridge itself. In the even of poor weather or for security reasons the roof would be able to close and still allow pedestrians to access doors along the structure to the viewing decks. Mr. Locke stated that as far as graffiti concerns underneath the skybridge, even if someone were able to get on top of the TRAX station structure, there would still be a 12 foot (12') clearing.

Mr. Williams stated that in regards to the spandrel glass, which is an opaque piece of glass that has a black surface behind it, the objective was to carry on the rhythms of a window surface where there structurally could not be a window. He noted that it was still the intent of the developers to meet the City's ordinance, which required 60 percent of see through glass on the ground floor. He noted that condition 1 from the staff report seemed very broad and it would preclude the use of spandrel glass which in many instances would be deemed appropriate.

Mr. Williams also noted that this caused concern in regards to the use of the ZCMI façade, which at the Historic Landmark Commissions request, Macy's should engage the architecture of the façade with the store design. He stated that on the ground floor of Macy's the 60 percent requirement would be met, but spandrel glass would be used as well.

Mr. Williams mentioned that the Commission had requested that the developers research and address alternative energy sources, and they spoke with Rocky Mountain Power, who suggested energy modeling to ensure that the project would contain the most efficient systems possible. Mr. Williams mentioned that as far as LEED credit, energy modeling and the reduction of energy use gave the

project more LEED points versus onsite generation. A central plant was reviewed for the entire project; however, the space requirements and the capital cost mandated that the project be divided into smaller plants across the site.

Mr. Williams stated that they received criteria to follow from the Green Building Council, and each time the developers follow one of the criteria they receive one LEED point for it, the challenge of the system was the developer would not find out what level they had certified for; either silver, gold, or platinum, until the project was completed and the Green Building Council reviewed it. He stated that it was the applicant's goal on neighborhood development and new construction to certify, and currently they had more points than necessary for silver certification. He also mentioned that the City Creek project was chosen as one of fifty national projects to be supported as a pilot project, and as far as the certification of new buildings, each would be reviewed by the Green Building Council individually.

Mr. Gibbons stated that historically LEED certification was a building by building analysis; however, the pilot program, which CCRI was one of the first in the country to participate in, was a LEED certification for the project as a whole, which currently the City Creek project as a whole would achieve the silver level of certification after it was completed.

Mr. Williams mentioned that another concern that was addressed by the Commission was that of art integration, which could come in a variety of different mediums. He noted that memorable fountains types varied and would be placed through out the project, as well as interactive elements.

Mr. Sullivan asked that the Commission carefully consider the conditions in relation to the three petitions separately, so that the conditions do not mix, but are appropriately related to each specific petition. He stated that the applicant felt that staff had done a good job separating those conditions in the staff report. He asked that the conditions also relate to legal requirements and not to personal preferences, and that the Commissioners identify a requirement in the standards that should govern the deliberations before imposing the condition. He requested that those conditions be as specific as possible and not open ended, so the applicant was aware of specific points of compliance.

Mr. Sullivan referenced the six conditions on page 2 of the staff report, and stated that the applicant agreed with the spandrel glass restrictions mentioned in condition 1, because of the last sentence which read, *Required ground level glass should be in the form of transparent windows or transparent display windows, and reflects what the zoning ordinance for the D-1 zone required.* He noted that this however, was an example of a general prohibition on the use of spandrel glass, because there were areas in the project where this type of glass would be required not only in Macy's, but in the condominium towers as well.

Mr. Sullivan stated that condition 2 also seemed ambiguous, and the applicant felt that they had already met this requirement, but if the Commission felt that the condition needed to be more fully met then they should be more specific. He also noted that the applicant felt that they had complied with conditions 3 and 4, that the public way be designed at the Main Street entry to facilitate and encourage pedestrian to use the crosswalk, and the Main Street façade be used at the crosswalk with art or architectural features to highlight the importance and location.

Mr. Sullivan noted that the applicant felt that the Commissions recommendations to the Historic Landmark Commission should be more clearly stated to read that the conditions are suggestions for the HLC, rather than based upon planned development approval.

Mr. Sullivan commented on Petition 410-06-38 (Street closure/skybridge) and stated that the applicant found it difficult to differentiate between concerns, items for discussion, and conditions. He stated that on page 3, Condition C, 2. *The skywalk would be designed such that impacts on an identified view corridor would be minimal.* He read from paragraph two, *The enclosed nature of the preliminary designs of the skybridge and the use of art glass increase the visual intrusion of the skybridge on the Main Street view corridor, however, from the skybridge-level the view may be enhanced. Although the skybridge appears to add to the existing obstructions to the Main Street view corridor, with further refinement, additional impacts to the view corridor can be minimized.* He concluded that if that was intended to be a condition of approval, the applicant felt they had satisfied it with the designs presented tonight, and asked that it be removed.

Mr. Sullivan referenced page 4, Condition D, reading from the analysis, *Main Street needs additional design work to maximize the Main Street retail frontage*. He stated that this was an example of an open-ended condition, and the applicant felt they had already complied with this; however, if the Commission chooses to keep this condition the applicant asked that they be more specific. He read the finding under Condition D, *[Pedestrian activity on Main Street] could be accomplished by turning the escalators perpendicular to Main Street (impacting galleria retail frontage rather than Main Street), considering the use of unique spiral escalators that have a smaller footprint, or some other appropriate design solution*. He noted that the applicant felt they had addressed this matter tonight.

Mr. Sullivan also pointed out that the applicant felt that some of the conditions of recommendation on page 8, needed to be removed or updated by the Commissioners. The conditions of recommendation are as follows:

1. *The skybridge is designed to be substantially open to the air on the sides to minimize visual impacts to the Main Street view corridor and be consistent with the open air design of the center.*

Which the applicant felt they had addressed and mitigated.

2. *The skybridge use transparent glass to minimize visual impact.*
3. *The skybridge be designed to be consistent with the architecture of the adjacent complex.*

The applicant felt they had satisfied this condition as well.

4. *The escalators from the skybridge to Main Streets level be designed to minimize their impact on the retail frontage of Main Street.*

Mr. Sullivan stated that the applicant felt they had shown tonight that the orientation of escalators on Main Street would maximize retail frontage and the vitality of Main Street.

5. *Main Street retail is maximized to encourage the use of the crosswalk at ground level.*
6. *Interior of the skybridge be designed to include design elements and/or furniture to create a destination focal point.*

Mr. Sullivan stated that this project was a collaborative process and had evolved over the past year plus from the ideas and input of city staff and citizens, and it was much better for it.

Commissioner Scott inquired about the east/west pedestrian crosswalk on Main Street, and where it led on either side of the street. She was concerned that the crosswalk on the west side of the street led pedestrians into a residential lobby.

Mr. Heckman noted that it was an entrance to a residential tower, but not the lobby which was located more south; however, there was retail space on either side of the crosswalk.

Commissioner Scott inquired if the applicants had spoken with the City Transportation Department; because it seemed from the drawings that Main Street did not have the appearance of a street, but more of a plaza.

Mr. Williams stated that there would be pavement color changes and scores that would be aesthetically pleasing, yet allow to keep TRAX operable.

Chair Wirthlin opened up the public portion of the hearing.

Jim Webster (938 Military Avenue) stated that he supported UTA's position on being concerned about having an open skybridge. He stated that it seemed that the barriers down Main Street had been mitigated to produce a more vibrant urban environment.

Cindy Cromer (816 East 100 South) stated she was thrilled to see that the orientation of the escalator had been changed, she complimented the Commission, the applicant, and all those who had had input on the project, saying that it had come a long, positive way since the beginning of the project. She stated that a lease of the air rights would be better for the City's interest long term, rather than the sale of the air rights for the skybridge, and there are enough property owners downtown that control enough acreage that they could qualify for a skybridge under the revised ordinance, so a lease agreement would discourage other applicants from petitioning for a skybridge. Ms. Cromer stated that a lease option would give the City completely defensible authority over any designs for future skybridges, and a lease agreement would also allow the City in the future to change the technology of mass transit on Main Street.

Commissioner McDonough inquired of Ms. Cromer what about the orientation of the escalators on Main Street she was happy about.

Ms. Cromer stated that she was happy to see that the developers had made a fair skybridge that allowed people to change levels without getting coerced into the project, and kept pedestrian traffic close to Main Street.

Commissioner Chambless inquired if she knew how often escalators exposed to the elements broke down, and if she had talk to lawyers about the difference between the lease and sale of the air rights.

Ms. Cromer stated that after review of the project plans she had not seen any escalators that were susceptible to the elements, they seemed rather protected. She noted that as far as talking to lawyers she had not, but was sure that Lynn Pace, City attorney would be able to help the Commission with that.

Kathleen Hill (1138 East 400 South) stated that she had studied skybridges for six months and wanted to point out that her research showed that they took life off of the street. She also said that safety was a concern because accidents tended to go up where a skybridge was built, because motorists were expecting pedestrians to be on the bridge and not on the street.

Commissioner De Lay inquired what type of development was under the skybridges that Ms. Hill studied.

Ms. Hill stated it was a mix of retail, restaurants, and businesses.

Mary Young (3260 Wasatch Pines, Granite UT 84092) stated that there were already a lot of TRAX/pedestrian related accidents, and with the increased numbers of people downtown pedestrians would increase. She stated that the skybridge was a great idea, but needed to be covered to protect TRAX, as well as the public from the elements. She also stated that she felt that the City Creek Center itself would enliven the downtown area astronomically. She stated that the skybridge design should be such that it was a major attraction and would enliven Main Street. Ms. Young also stated that the view corridor was not very strong, and an artistic design for the skybridge would actually enhance the view.

Alex Churchward (938 East 100 South) stated that the LDS church had been very generous with this development and he was happy with the potential of this project, but he was not convinced that the skybridge was needed.

Jay Christianson (1334 East 100 South) stated that he was opposed to an enclosed skybridge and displayed a rendering of a skybridge that would allow for it to be open. He stated that if in the future the skybridge was proven to create economic injustice and was hindering Main Street revitalization, the Taubman Company and CCRI should have to take it down at their own expense.

Richard Markosian (764 Wilson Avenue) stated he did not think the skybridge was necessary.

Commissioner Chambless inquired of Mr. Markosian how he thought the City Creek and Gateway projects could be linked.

Mr. Markosian stated that if the goal of the City Creek project was to obtain a critical mass of retail there was no way there could be a connection, and the City Creek development should consist of mainly residential spaces for those who want to live downtown in walkable communities.

Carla Wiese (Downtown Alliance) stated that the Downtown Alliance had previously gone on record expressing their support and encouragement for the City Creek project. This kind of density, energy, and concentration of people and activity was certainly a requisite to energize and animate the downtown area. The Alliance encouraged the Planning Commission to view the skybridge as an element that would help with the retail aspect and goal of the overall project, and if the skybridge was found to be a critical element to move this project forward, then it should be included.

David Hoza (209 West 200 North #306) stated that the project was great as far as bringing people in, but if there was a way that the City could remove the concentration of additional incoming traffic that this project would generate it would help with the already astounding amount of pollution we already experience in the valley. He suggested HUB transportation centers at different parts of the valley that would help mitigate the pollution from concentrated traffic.

Chair Wirthlin closed the public portion of the hearing, and declared a short break at 8:25 p.m.

The meeting was reconvened at 8:37p.m.

Chair Wirthlin invited the applicant back to the table.

Mr. Gibbons stated that the debate of a skybridge or no skybridge occurred over a year ago and the discussion tonight really related to the conditions as articulated in the amendment.

Commissioner Muir stated that he was afraid that the City Council and staffs obsession with connectivity between the second level of the project and Main Street at the skybridge juncture had led the Commission to this point. He stated that typically an outside corner of retail in a project like this was very valuable, and he had reviewed a diagram of Richards Street, where there was a vertical connection that was inline with the face of the stores and not aligned with the project intersection corners. He inquired, from a retail prospective how this functioned.

Mr. Heckman stated that stairs and escalators would now make the vertical transportation visible, and would also allow for activity and animation on the street.

Commissioner Muir stated that he had thought about how the Main Street connection could be more like the plaza like feel of Richards and Regents streets, where there were balconies that overlook the activities below, and where the escalators were freed up from any of the retail and was really tied to the plaza.

Mr. Heckman stated that on either side of the skybridge there would be glass overlooks in the center of the skybridge, which would be safe and enclosed.

Commissioner Muir stated that it seemed that everyone involved wanted it both ways, they wanted the connectivity at the juncture of the skybridge and Main Street, but also retail exposure that followed the pedestrians as they moved to and from the skybridge, and he felt the applicant was put in a double bind.

Mr. Locke noted that as the plan has evolved over the past four years, a lot had to be taken into consideration, which was more than just what do the retailers want and it is final. Currently, where the escalators were located was where the developers wanted them and what really worked the best.

Commissioner Muir inquired about the north façade, and stated that it was obvious that Nordstrom did not have a lot of display windows. They had followed the ordinance on West Temple, but the north side of the façade does not really engage pedestrians.

Mr. Locke noted that one of the practical considerations here was that Nordstrom wanted to do show windows where they would be appreciated because they were expensive to do, so they focused on West Temple, on the south side it would be less visible and quieter.

Mr. Heckman stated that there was a lot of discussion with the tenants at square one that the Commissioners have not had a lot of exposure to, but the developers have spent a lot of time with Nordstrom to not allow just a blank wall.

Commissioner Muir suggested that as for the ZCMI façade the voids that were filled with spandrel glass still looked like voids, and maybe the original fenestration and window character of the original façade should be looked at and added in to break the scale down.

Commissioner McDonough stated that because it was the Historic Landmark Commissions purview to decide on that, she suggested that the Commission craft their preferences and concerns into the motion, particularly involving the use of spandrel glass, and the developers design team needed to propose a very specific detailing on how this interface would occur with each glazing panel. She stated that the developers should be careful with their use of spandrel glass.

Commissioner Scott stated that the spandrel glass and the ZCMI façade did not seem to fit together. She inquired about the change of grade happening outside and inside of the store, because the grade change so close to the sidewalk almost looked like a mistake that was fixed with the use of ramps.

Mr. Locke stated that there were discussions with Macy's and they were comfortable with the grade change the way it occurred, and they were not in favor of taking the ramps and stairs inside the store because it would interfere with customer circulation and viewed as lost space.

Commissioner Algarin stated that he was impressed with what the developers have been able to do, as far as how they had negotiated with potential retailers to allow for window space, which was very valuable space and viewed as dollars per square foot. He stated that he felt the retailers were not going to give up any more space.

Commissioner De Lay stated that part of the LEED certification for a mixed use project becomes a major tourist attraction by virtue of this certification. She stated that part of that is being extremely sensitive to the landscaping throughout the entire project and especially how it synchronizes with the Riparian Overlay.

Mr. Gibbons noted that the developers were looking at that and one way to obtain LEED points was to use water conserving, native plants.

Commissioner De Lay stated that City Creek in the project is not the real City Creek, but a water feature and wanted to know how that was following the LEED precedence.

Mr. Locke stated that there were choices a developer could make to become LEED certified, so there might be certain points the developer would focus on and still obtain that certification even though other areas of the development might not meet LEED criteria.

Mr. Heckman noted there was a very sophisticated group of people working through the challenges of the landscaping of this project, including finding plants that could grow indoors and outdoors and have a local genesis, so there was a lot of behind the scenes research and work going on.

Commissioner De Lay inquired about Mr. Sullivan's comments on the conditions of recommendation, and wondered why the developers had a hard time with condition 3.

Mr. Williams stated that it seemed too broad because the developer was not sure as far as keeping the skybridge consistent with the rest of the project, what the Commission and City Council wanted it to be consistent with—the brick and stone, or glass and metal architecture.

Vice Chair Woodhead inquired about the underside of the skybridge.

Mr. Locke stated that the designers had recently tried to symbolically tie the bridge in with both blocks and the idea that the skybridge could be used artfully to suggest the flow of City Creek was looked at. He stated that the developers have tried to depict that using etched designs of grasses that might be found along the creek into the sides of the glass and having the floor of the skybridge contain a strip of glass that would represent the creek. To the sides of the glass strip would be artistic carvings and shapes, which would also allow light and color through to Main Street underneath the skybridge.

Vice Chair Woodhead inquired of Mr. Sullivan if he thought it was possible for the Commission to affirmatively vote for the planned development and not allow the skybridge.

Mr. Sullivan stated that if the Commission voted negatively for the skybridge, then they would have to craft language for the City Council that the planned development only be approved depending on the Council's affirmative decision for a skybridge.

Chair Wirthlin inquired of Mr. Lynn Pace (City Attorney) on how he felt the Commission should vote.

Mr. Pace stated that the Commission's decision on the planned development would significantly depend on whether or not the Commission approved the skybridge, so he suggested that the Commission vote on the skybridge first and then depending on whether or not it was approved would in turn effect the decision on the planned development.

Commissioner Scott inquired what the developers found while researching skybridges.

Mr. Heckman stated that one of the key points that should be focused on was that it served as a pedestrian connector and not a total skybridge system that extended throughout the entire downtown area.

Chair Wirthlin thanked the applicants and brought the discussion back to the Commission.

Commissioner McDonough stated that as far as the recommended condition 5, that the applicant had been concerned about, *Main Street retail is maximized to encourage the use of the crosswalk at ground level.* She stated she still felt torn between the dilemma of having the developers activate Main Street via vertical connection, and the Commissioners should be taking into account condition C...*a compelling interest exists through substantial demonstration 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.*

Commissioner McDonough inquired about the distinction between people moving throughout the project and vibrancy, and wondered if seeing people moving to and from on the street established a vibrant streetscape. She stated that when she looked at the plan she saw forty plus lineal feet of skybridge that was essentially impenetrable, which the developers had suggested that if people could be viewed from Main Street inside the skybridge, it meant that there was vibrancy.

Commissioner McDonough stated that though there were renderings of tables and chairs along Main Street, she did not find that a believable use and she would like more actual connection.

Commissioner Scott stated she felt that went back to different apertures, and penetrable store fronts and office use on Main Street, which would be her definition of vibrancy, not just watching but being able to penetrate the project.

Mr. Heckman stated that the developers have done their best to show the Commissioners how permeable the project would be, one of the unique aspects of this project was that there will be bigger stores than there are elsewhere and most of them were concentrated along the Main Street frontage along with many entrances, so that it would not be a long, isolated wall.

Chair Wirthlin noted that he would like the Commission to review the text in the staff report, and try to work with the language that the City Council had given to the Commission to work with. He stated that the objective was not to create an active vibrant streetscape, but to see how the language already told how it would be accomplished. The City Council had already determined that creating an active vibrant

streetscape was done by connecting people from the upper levels to the street level, and the Commission was somewhat stuck with that judgment that the Council had already made.

Commissioner Algarin agreed with Chair Wirthlin that the way the City Council had addressed the skybridge had created an either/or scenario and the Commission had done the best that they could. He stated that he would rather see the action of pedestrians moving throughout the project up and down in clear visual sight so that people coming into the project knew there was that access to and from the skybridge to the other side of Main Street or just to the upper levels of the development.

Commissioner De Lay noted that as she had observed from being a resident downtown that Main Street in the summer time was already a very vibrant and energetic place, and now with the new development it would enhance that atmosphere. She stated that for a year the Commission had deliberated this and not once had any business on Main Street come to cry out that this project would not work for them.

Vice Chair Woodhead disagreed with Chair Wirthlin's reading of the text. She read on page 2, *The City Council, after recommendation by the Planning Commission, may authorize exceptions to the policy of prohibiting skywalks...if they find justification based upon the following extenuating circumstances and minimum requirements.* She felt that the Commission did have some leeway, and if the Commission made a recommendation to the City Council based on the fact that the Commission found elements in the plan that would create a less than vibrant streetscape, then they were entitled to do that.

Chair Wirthlin went through the conditions, and stated that as far as Condition A on page two, he did not feel that there were many applicants that could meet this requirement as Ms. Cindy Cromer had suggested, because this ordinance was created for this project.

Commissioner Scott disagreed that this ordinance was only developed for this project, that there would be other situations in the future.

Chair Wirthlin focused on Condition B.

Commissioner Muir stated that he disagreed with the staff's findings, and thought that the safety issues were self-imposed and that the most viable argument for this was Condition B, 3, *Insufficient integration of both sides of the development via an at-grade link.*

Commissioner Scott noted that in regards to Conditions B, 1 and 2, the skybridge would probably exacerbate the safety and physical barrier concerns, due to the fact that motorists would view the streetscape, especially with the skybridge in the area, with the perception that the pedestrians were using the skybridge and not crossing the street. She suggested that there needed to be heavy demarcation of the pavement on the street, because it looked too much like a plaza, and the pedestrians may not be very wise and lulled into a sense of false safety.

Commissioner McHugh inquired if there was a traffic light there.

Mr. Gibbons noted there was.

Commissioner McHugh stated that a traffic light should be significant enough to alert motorists and pedestrians of pertinent traffic laws in the area.

Commissioner Forbis noted that UTA along with the City Police Department do a great job when new areas like this open up as far as patrolling and notification, and he felt people would quickly adapt to the new surroundings.

Vice Chair Woodhead stated that as far as Condition B, 1 and 2, she was not convinced there was a problem with those, and pedestrians have been crossing streets for a long time and the notion that the presence of TRAX and traffic suggests crossing the street would be unfeasible does not make sense.

She noted that as far as the skybridge being used as an east/west connection as part of the plan, there could have been attention paid to making that link work better and the developers made a choice not

to do that. She stated that the fact that previously two large malls existed across from each other and were successful for a long time proves that the skybridge was not vital to have this work.

Commissioner Algarin stated that all the Commission had to do was agree that one of the conditions proved that this was feasible not all three of Condition B, 1-3, which he stated had been done.

Chair Wirthlin focused the Commissions attention to Condition C, 2.

Commissioner De Lay stated that she had spent sometime on Main Street and found that the view corridor was already significantly compromised by TRAX, and what was really interesting was that she felt that the skybridge would become the number one place to stand to get a good picture of the view corridor, which would elevate them above the TRAX lines, so in a way it was going to open up the view.

Commissioner Scott stated that she felt that a skybridge would still impact the view corridor greater than a couple of TRAX lines and cables.

Commissioner Algarin stated that it did not seem significant to focus on a view corridor which was only wide enough to have ten people look at it at a time, where as to get the area invigorated by using a skybridge it seemed to not be a very impressive view, and did not make sense.

Mr. Shaw stated that he too had walked Main Street to see what was really visible and what was not and the only time that the view corridor was visible all the way to Ensign Peak was when you were in the middle of the crosswalk in the line of traffic.

Commissioner Scott stated that she still struggled with the fact that there would be an observation deck on the skybridge to observe the view corridor, and felt it hindered the view even more.

Commissioner Chambless stated that a view was in the eye of the beholder, he realized TRAX was a problem, but in the summertime there was also the obstruction of the trees, so why compromise these two things with a skybridge. He stated that what was being done was creating art in the center of the street, rather than a façade and it was an obstruction that the public would be living with for decades.

Commissioner McHugh stated that the deconstruction of the word minimal in the language seems to be what some of the Commissioners are hung up on.

Commissioner Muir agreed, and noted that with prescribed language from the City Council there was already built in contradictions, so it was the Commissioners role to decide what was the most in compliance with that language, and then argued the fact that the language stated that there should be no artistry effect, it should be as transparent as possible, and that staff's recommendations suggest that it should be a gathering place, and though he agreed with that, it did not comply with the language that was given by the City Council. He stated that if the skybridge were to be created as a gathering place it would require a bigger, wider bridge which was also less minimal.

He stated that he felt the City Council had put the Commission in a box, and felt they just wanted the Commission to hand it back to them, which created lost opportunities and only they were empowered to adjust the language. Commissioner Muir stated that Condition C, 1 was in contradiction with Condition D, 1, C. *which stated that retail frontage would be maximized and the vertical transportation* and he felt that one came at the expense of the other. He stated that he felt that the Commission was only charged with making a guesstimate about what should predominate.

Commissioner Scott stated that the Commission was boxed in, but the City Council had asked for input and recommendations, and whether they take it into consideration or not was their choice.

Chair Wirthlin directed the discussion to Condition C, 3.

Commissioner Scott stated that the project did not line up on Main Street as it did on Reagents and Richards street.

Mr. Heckman stated that there were impediments with alignment throughout the project with underground parking and other elements that had to be taken into consideration.

Chair Wirthlin directed the discussion to Condition D.

Vice Chair Woodhead stated that it seemed that the applicant had tended to make the skybridge connector a far more pleasant way to move through the project than the street level, which she felt was one of the fundamental problems because during bad weather people would not be inclined to leave the enclosed areas.

Commissioner Algarin agreed that it seemed it was the developers intent to keep people inside the project, but to recognize that people will want to go down to Main Street to access those outside stores, otherwise the whole thing will fail.

Chair Wirthlin stated that the main TRAX station for downtown will be dropping off hundreds of people in the middle of Main Street, and he did not feel that the retail that was not enclosed or connected by the skybridge would be ignored.

Commissioner De Lay stated that she did not agree with Vice Chair Woodhead because 4 million people are already visiting Temple Square across from the development year round and there was no way that people would not circulate through this project, it was a place where people would walk around downtown.

Mr. Heckman stated that part of the design was that the mini-anchors do not open into the retail galleria, people would have to go out on Main Street to get to them, and they were designed to draw people up and down that street.

Commissioner McDonough inquired about the four restaurant spaces.

Mr. Heckman noted the one on the northwest side did not open into the mall, but the other three did, but all would most likely have significant entrances from Main Street.

Vice Chair Woodhead stated that she did not think people would be trapped in the project, but would people's perception be let's go downtown today, or let's go to City Creek today, and she was worried that people would say let's go to City Creek, not let's go to Macey's and walk down Main Street, despite the fact there are external features, the retail was largely directed internally.

Commissioner McHugh disagreed with Vice Chair Woodhead.

Commissioner Forbis stated that a year ago the Commission had this discussion on whether or not the City Creek development would revitalize the area. He stated that Salt Lake City was never going to have a downtown where people could go from bar to bar to bar, so this was the best shot for a reemerging vibrancy of downtown and he hoped that smaller and locally ran business would locate there, and based on private conversations with people there was already the intent to do that.

Commissioner Muir inquired about what should predominate, the vertical circulation between the two levels, or the continuity of the retail at the interface with Main Street. He stated he was leaning toward the continuity of retail, because if this existed people would progress along that edge, which was Main Street.

Commissioner Algarin disagreed, saying it was the ability to move up and down that was important and that the continuity of the retail space was built around traffic flow and exposure to the retail.

Chair Wirthlin stated that he felt that they were both important, but the City Council had already made a strong point about the connectivity and both had to be taken into consideration and made successful.

Commissioner Muir stated that it was appropriate to point out the built in contradiction that the City Council had created. For example you could not have a minimal skybridge with art elements that call attention to it; it is either one or the other.

Commissioner Chambless agreed.

Commissioner De Lay stated that she was getting the sense that each member of the Commission had already made up their mind, but the air rights have not been discussed on whether they are leased or sold. She stated she would like to see a lease with an end date, because if the skybridge did not work, the applicant would have to remove it at their own cost.

Commissioner Algarin stated that the leasing should be tied to the length of the project.

Mr. Pace stated that the Commission should make sure they do not convey away the air rights over the street for a longer period of time than the development, so it would make sense to tie the length of the two together.

Commissioner McHugh inquired about Vice Chair Woodhead's idea from a previous meeting that if at some point the project dies the air rights would revert back to the City.

Vice Chair Woodhead stated that it does make sense to make that part of the recommendation and that Mr. Sullivan and Mr. Pace should discuss that.

Commissioner Forbis made a motion regarding Petition 400-06-38 a request for a partial street closure to allow the sale or lease of air rights over a portion of Main Street for the construction of a skybridge and the proposed design of the skybridge to be located at approximately 50 South Main Street. Based on the analysis and findings as well as testimony presented this evening and the staff report, the Planning Commission finds that there is a compelling public interest to allow an exception to the Downtown plan and the Urban Design Element to allow for the construction of a skybridge over a portion of Main Street. The Planning Commission forwards the recommendation that the subject portion of the air rights over Main Street is surplus property, and a favorable recommendation be forwarded to the City Council to approve the partial street closure at Main Street to allow the lease of the air right at fair market value to the petitions, subject to the following conditions, with changes to condition 2 and 3:

1. That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.
2. That the street closure ordinance be conditioned upon payment of the City of fair market value for the lease of street property, consistent with Salt Lake City Code 2.58.
3. The term of the lease is tied to the life of the retail portion of the project

The Planning Commission recommends that if the skybridge is approved, the following recommendations 2, 5, and 6, be considered as found in the staff report on page 8:

~~The skybridge is designed to be substantially open to the air on the sides to minimize visual impacts to the Main Street view corridor and be consistent with the open air design of the center.~~

1. The skybridge use transparent glass to minimize visual impact.

~~The skybridge be designed to be consistent with the architecture of the adjacent complex.~~

~~The escalators from the skybridge to the Main Street level be designed to minimize their impact on the retail frontage of Main Street.~~

2. Main Street retail is maximized to encourage the use of the crosswalk at ground level.
3. Interior of the skybridge be designed to include design elements and/or furniture to create a destination focal point.

Commissioner De Lay seconded the motion.

Commissioner McDonough inquired why Commissioner Forbis had not included condition 4.

Commissioner Forbis stated that during the discussion he came to the conclusion that that criteria had already been met and did not need to be included.

Commissioner McDonough then inquired why he was including condition 5 because they tend to go hand in hand.

Commissioner Muir stated that the language still seemed ambiguous, and was the Commission approving this or not.

Commission Muir amended the conditions of the motion to read:

2. The skybridge use transparent glass in lieu of the applicant's proposal to minimize the visual impacts of the etched glass.

Commissioner McHugh inquired if that meant no grass or other art effects on the skybridge.

Commissioner Muir stated he thought that staff was saying they wanted to see purely transparent glass.

Mr. Shaw stated that as the applicant presented the skybridge proposal tonight, it looked as if the glass could still be transparent with etching.

Commissioner Muir amended condition 2 to state that the skybridge use transparent glass as represented by the applicant's most current depiction.

Commissioner McHugh seconded the amendment to condition 2.

Commissioner Muir inquired if condition 5 should be stricken or changed.

Commission Muir amended condition 5 to read, Main Street retail as represented in the applicant's most recent plan.

Commissioner McDonough stated she would like to add to condition 5; all four restaurant retail spaces adjacent to the skybridge must have one primary ingress at the Main Street face.

Commissioner Forbis agreed.

Chair Wirthlin asked if that would fit better into the conditions for the planned development.

Commissioner McDonough said it would fit, but it also has to do with Main Street vibrancy.

Commissioner De Lay seconded the amendment to condition 5.

Commissioners De Lay, Forbis, Algarin, McHugh, McDonough, and Muir voted, "Aye". Commissioners Chambless, Scott, and Vice Chair Woodhead voted, "No". The motion passed and a positive recommendation was forwarded to the City Council.

Chair Wirthlin inquired of the Commissioners what they wanted to discuss in regards to the planned development before a motion was voted on.

Commissioner McDonough inquired if the Commission wanted to send a more specific message to City Council about the dilemma of the language, rather than letting them discover it.

Commissioner Muir stated that the minutes of the meeting should be detailed, which would be sufficient enough to include the contradictions that the City Council should pay attention to. He stated

that obviously the developer had taken a position relevant to these conflicts, and the City Council needed to decide if it was the appropriate response.

Chair Wirthlin stated that another option discussed would be to have himself or another member of the Commission represent their decisions at the City Council hearing to clarify discussion from this meeting in the minutes, which might help them interpret the suggestions and ideas of the Commission.

Commissioner Forbis stated that was a good idea or the Chair could also send a letter.

Commissioners De Lay felt that was a good idea to go in person. She also stated that she was fine with the planned development, but inquired of Commissioners Muir and McDonough if they wanted to address their concerns with spandrel windows. She stated that on the bottom of page 2 of the staff report it stated, *The approval does not constitute approval of the Macy's/ZCMI façade, which, as a Landmark Site, must be reviewed by the Historic Landmark Commission under a separate application. Condition 1...does not apply to [this façade] and will be forwarded to the Historic Landmark Commission.* She stated she was okay with that paragraph ending there to add as a condition 7, and inquired if for environmental purposes the Commission would be willing to add as a condition 8 stating that the applicant will try for the minimum LEED certification as promised.

Mr. Cochran stated that the choices that Macy's is looking at in regards to condition 1, the use of spandrel glass could be removed if the Planning Commission liked and have just a concrete façade. He stated that Macy's has made a huge attempt to try to bring the façade back to life, and spandrel glass in the stairwells that are showing glass that are earthquake proof, which could be removed as well to read architecturally as a window, but was only a blank concrete panel. He stated that as far as the entrances, ramps, and ceilings, Macy's has made a huge attempt to bring the façade back to life, and to come back and say that the Commission will not approve this or would like the retailer to start over seems a bit confusing.

Commissioner Forbis stated that given the tone of the conversation in the meeting, the Commission would not be asking for a concrete background.

Mr. Chocran stated that by taking away the spandrel glass that is what the Commission would be doing.

Commissioner De Lay stated that was not the Commission's intent, the design is fine and the Commission felt like the applicant would continue to work on that design with the Historic Landmark Commission, the Commission was trying to clarify the spandrel glass for the entire project at this time.

Mr. Chocran stated that spandrel glass does have a use within this entire project.

Commissioner Forbis stated that this is the reason Mr. Sullivan was commenting on condition one, and why the Commission was discussing the spandrel glass issues.

Commissioner Muir noted that going through the conditions it seemed that the Commission could eliminate some of them and reference the applicant's presentation tonight. He stated that he agreed with the applicant and he felt that limiting spandrel glass throughout the project would not be appropriate, especially for the high rises.

Commissioner De Lay inquired if Commission Muir was suggesting that they strike condition 1.

Commissioner Muir stated that he would strike conditions 1 and 2.

Commissioner Forbis inquired if condition 1 should be completely taking out or just keep the last sentence.

Commissioner De Lay stated the applicant still had to follow the ordinance to get a building permit and the last line of condition 1, *required ground level glass should be in the form of transparent windows or transparent display windows*, is already part of the ordinance.

Commissioner Muir stated that conditions 2, 3, and 4 were already positively shown in the plan presented by the applicant tonight, so either the Commission accepts the plan or they need to designate specifically why it was rejected.

Commissioner Muir stated that conditions 5 and 6 should be included and 7 is only a condition of approval that the Historic Landmarks Commission was capable of reviewing.

Commissioner Forbis stated that he would support Commissioner De Lay on her recommendation that the applicant agree to meet the minimum LEED certification.

Commissioner Scott stated that these are recommendations and not conditions and it is important that the Historic Landmarks Commission receive this.

Commissioner De Lay disagreed.

Commissioner Scott stated that this does not affect approval or disapproval it was merely a recommendation.

Vice Chair Woodhead stated they were conditions.

Chair Wirthlin stated that the last paragraph was not a condition, but just a recommendation to the Historic Landmark Commission, but it seemed that Commissioner Muir did not want to add that.

Commissioner McDonough inquired if in regards to condition 1 the language, *required ground level glass should be in the form of transparent windows or transparent display windows*, were left in, it seemed to be worded a little differently than what the ordinance required, because right now the ordinance allowed spandrel glass at ground level in some cases.

Mr. Paterson stated that the ordinance required that percentage along the Main Street corridor and that 60 percent of the ground level façade should be done in transparent glass, or visibly have some type of display window that showed activity at the street level.

Commissioner McDonough stated that it seemed condition 1 was asking for more transparent glass than the ordinance.

Chair Wirthlin stated that according to the ordinance 40 percent of the ground level could be spandrel glass.

Commissioner McDonough stated that the applicant had stated that they would deliver more than the ordinance required on the ground level.

Mr. Heckman stated that currently in the plan there was spandrel glass at ground level, especially on the stair towers to cover the structural bracing.

Mr. Paterson stated that staff would like some direction from the Commission to pass onto the Historic Landmark Commission, other designs, alternatives, backlighting the spandrel glass, etc. which would show some type of activity and not just a black piece of spandrel glass.

Commissioner De Lay inquired if the Commission wanted condition one included.

Commissioner McDonough stated that it is not bad to keep the last sentence that was mentioned.

Chair Wirthlin stated that the Commission could also add clarifying language that stated, *as per the applicant's most recent presentation*.

Commissioner De Lay made a motion regarding Petition 410-06-38 that the Planning Commission approve the City Creek Center Planned Development with the following conditions:

1. Required ground level glass should be in the form of transparent windows or transparent display windows as shown tonight in the applicant's most recent presentation, but no less than what the ordinance requires.

Main Street retail be maximized and designed to stimulate walking from the east/west galleria/mall corridor to the crosswalk, rather than rely solely on the design of the sidewalk/paving to guide pedestrians.

The public way be designed at the Main Street entry to facilitate and encourage pedestrians to use the crosswalk. This may be accomplished by the addition of water features, art or other design items to highlight the importance of the crosswalk.

The Main Street facade is highlighted at the crosswalk with art and/or architectural features to physically highlight the location and importance of the crosswalk.

2. All public way improvements conform to Salt Lake City Standards, including paving materials, venting, public furniture, signage and tree and lighting spacing. Final design of the public way improvement shall be delegated to the Planning Director to ensure conformance with the planned development approval.
3. The Planning Director has final approval over details of the plan to ensure conformance with the planned development approval. Major changes or alterations will be returned to the Planning Commission or Planning Commission sub-committee for consideration.
4. The applicant agrees, as presented, to try to meet the minimum LEED standard certification for the project.
5. Clarification that the Planning Commission's approval does not constitute approval for the Macy's ZCMI facade due to it's designation as a Landmarks site, and must be reviewed by the Historic Landmark Commission under a separate application, and therefore Condition 1 does apply to the Macy's ZCMI facade and will be forwarded to the Historic Landmark Commission along with all of the minutes from the Planning Commission hearings and recommendations from the past year plus.

Commissioner Algarin seconded the motion.

Mr. Pace inquired about the language of the motion, which stated that condition 1 be based on the applicant's presentation, which he felt had not been that specific, so he suggested that Commissioner De Lay craft the language to read, as per the applicant's presentation, but no less than what the ordinance requires.

Commissioner De Lay agreed with Mr. Pace.

Commissioner McDonough suggested re-crafting the recommendation in number 5, and inquired if the Commissioner could make a formal recommendation to suggest how they would like to see the Macy's ZCMI facade treated, which was what the Historic Landmark Commission had requested.

Mr. Shaw stated that if the Commission had input they wanted the Historic Landmarks Commission to consider it should be crafted into the motion.

Commissioner De Lay and McDonough suggested that this input was made separately from the motion.

Commissioner Scott inquired why Commissioner De Lay had eliminated conditions 2, and 3, because she felt that the design of the project would force pedestrians to travel 80 feet north to cross the street and then travel 80 feet south again to get back into the project, and she felt the burden should be on the developer to not just rely on sidewalk paving, but to have other guides along the way to enhance

the pedestrian experience on Main Street. She also noted that condition 3 was important to make sure the applicant encourages pedestrians to use the crosswalk, not necessarily barriers.

Mr. Shaw stated that condition 2 has been settled, but he would agree with Commissioner Scott on condition 3, because he felt that the applicant had addressed safe pedestrian crossing in their presentation, but they might be able to come back with something more efficient.

Commissioner De Lay stated she would not be willing to reflect those changes in the motion.

Commissioner Muir stated that the Commission had an obligation to the developers to be specific, he stated that condition 6 stated that their compliance with the Commissions directives is subject to the final interpretation of the Planning Director, but he felt that the Commission should atleast signal the applicants if they are on the right track or not, and if not then what do they need to do.

Mr. Shaw stated that Commissioner Muir should make it clear also for the City Council that the reason two of the conditions were removed was because it was clear in the applicants presentation that those conditions were adequately taken care of.

Chair Wirthlin stated that the City Council did not have final approval.

Mr. Shaw stated, they were not the decision making body, but they would be reviewing it.

Commissioner McDonough proposed an amendment to the motion that all of the entrances that have been shown on the perimeter of the blocks are strictly ingress and not used only as emergency egress only and locked.

Commissioner De Lay stated she would accept that amendment.

Mr. Williams stated that as far as residential uses, there are several entrances that are locked for security purposes unless a resident has clearance to be let in.

Commissioner McDonough stated she was only refereeing to retail uses, and in the interest of permeability and connectivity, a pedestrian could feasibly access retail shopping from Main Street as well as having access from interior of the project.

Commissioner Scott stated that she understood the arrows shown on the PowerPoint presentation indicated ways to leave Main Street and move into the development.

Mr. Williams stated that the arrows represented a combination of uses, including residential and retail, of which the residential would be locked and the resident would need a card to enter.

Commissioner Scott stated then they were not entrances.

Mr. Williams stated they were permeable.

Commissioner De Lay stated that whether those entrances were locked or not they still functioned as ingress and egress.

Commissioner McDonough stated she was only trying to stop a situation where a retail door on Main Street is used only for emergency egress.

Mr. Williams stated that there are exit doors from retail facilities onto Main Street because a mini anchor has to be able to get out onto a public way.

Mr. Heckman noted that this includes the caveat that where the ingress/egress arrows are located on the diagram they might move ten or fifteen feet depending on the retailer.

Vice Chair Woodhead stated that she had been struggling with whether or not she could vote against the skybridge and vote for the planned development, but her inclination is that she will vote positively

for the planned development because she felt it is a really good project and can be incredibly successful exactly as it is without the skybridge.

Commissioner Chambless expressed his appreciation to the developers for the fountains, the sidewalk art, the native plants and trees, the green roofs, and creative lighting.

Commissioner Forbis seconded the amendment.

All in favor voted, "Aye", the motion carried unanimously.

Commissioner De Lay expressed her appreciation for the applicant working with the Commission the past year.

Mr. Gibbons thanked the Commission for their input.

The meeting adjourned at 10:27 p.m.

Tami Hansen, Planning Commission Secretary

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

CITY COUNCIL TRANSMITTAL

TO: David Everitt, Chief of Staff

DATE: February 26, 2008

FROM: Mary De La Mare-Schaefer, Acting Community Development Director

RE: **Petition 400-06-38** by City Creek Reserve, Inc. for:

1. Partial street closure to allow the sale of air-rights over a portion of Main Street at approximately 50 South, to allow for the construction of a skybridge; and
2. Final design approval of the proposed skybridge

STAFF CONTACTS: Joel Paterson, Planning Programs Supervisor, at 535-6141 or joel.paterson@slcgov.com

Doug Dansie, Senior Planner, at 535-6182 or doug.dansie@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: Property Management must determine the value of the air-rights over Main Street at approximately 50 South. City Creek Reserve, Inc. has agreed to purchase the air-rights from Salt Lake City for fair-market value.

DISCUSSION:

Issue Origin: City Creek Reserve, Inc. (CCRI) is requesting to purchase air-rights over a portion of Main Street to build a skybridge that would connect Block 75 (on the east side of Main Street) and Block 76 (on the west side of Main Street) as part of the City Creek Center project. This project will create a new mixed-use development on approximately 18 acres that will replace the Crossroads and ZCMI malls located on the blocks between South Temple and 100 South, from West Temple to State Street. The proposed mixed-use development includes:

- Approximately 674 condominiums and apartments;
- Refurbished office towers;

- National department stores anchoring retail areas that will include a variety of merchants and restaurants fronting the existing streetscapes along Main Street, South Temple, West Temple, 100 South, and State Street, and proposed pedestrian ways; and
- An open air extension of Regent Street (40 East) and a pedestrian expression of Richards Street (approximately 40 West). An east/west galleria acting as a pedestrian extension of Social Hall Avenue will traverse Blocks 75 and 76. Portions of this space will be covered by a retractable roof and is proposed to be connected to the existing at-grade Main Street crosswalk and the proposed skybridge.

The City Council has the authority to close public streets. The disposition of City-owned real property is an administrative function under the authority of the Mayor and requires the Planning Commission to declare the subject property surplus.

On November 29, 2006, the Planning Commission held a public hearing to consider five partial street closures for the City Creek Center development and then forwarded positive recommendations to the City Council on four of the requests: partial street closures on South Temple, West Temple, 100 South, and Social Hall Avenue.

The Planning Commission tabled consideration of the partial street closure on Main Street until the City Council acted on Petition 400-06-37 regarding the amendments to the Downtown Master Plan and the Urban Design Elements related to exceptions to allow skybridges in certain situations. The Council adopted the Master Plan amendments on April 17, 2007, and subsequently adopted an ordinance for the partial street closures on South Temple, West Temple, and 100 South on February 19, 2008. (CCRI withdrew the request for the partial street closure to allow the extension of the Social Hall Avenue pedestrian tunnel prior to the City Council public hearing on the request.)

Analysis: The proposed Main Street partial street closure is necessary to allow the sale of air-rights to the applicant to accommodate the construction of a skybridge (renderings of the skybridge are in Section 8 of the binder). This request does not affect the right-of-way at street level. Automobile traffic, TRAX, and pedestrian mobility along Main Street will be preserved.

The Planning Commission reviewed the proposed partial street closure using the following Salt Lake City Council Policy Guidelines for Street Closures:

1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.
2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial, or industrial.
3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street, and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.
4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

Discussions of these guidelines are included in the Planning Commission staff reports for November 29, 2006 (pages 19 and 20) and January 23, 2008 (pages 6 and 7). Both of these staff reports are included in the binder submitted to the City Council by the Administration on February 5, 2008.

Master Plan Considerations: The Planning Commission staff reports (see staff reports from November 29, 2006, and January 9, 2008, which are in the binder provided to the City Council on February 5, 2008) provide a detailed discussion of the Master Plan considerations relevant to the development of the City Creek Center. Most importantly, the City Council adopted amendments to the Downtown Master Plan and the Urban Design Element that provide criteria to measure a proposed exception to the City policy discouraging skybridges over certain streets within the Central Business District. Ordinance 13 of 2007, adopted on April 17, 2007, is included in Section 2 of the February 5, 2008, binder.

The staff report for the January 23, 2008, Planning Commission public hearing includes an analysis of the criteria adopted by the City Council (see February 5, 2008 Binder, Section 5, pages 1-5). During the review process, the applicant modified the proposed design of the skybridge; subsequently, the analysis and findings listed in the staff report were fine-tuned by the Planning Commission. The January 23, 2008, Planning Commission minutes, attached as Exhibit 5c-v, provide insight into the process of reviewing the proposed project.

The Downtown Master Plan, adopted in 1995, has a stated purpose of articulating the vision of Downtown by formulating public policies, identifying needed public facilities, and involving the necessary public commitment to achieve the vision, goals, and objectives. The Downtown Master Plan, in addition to the recently adopted amendments concerning exemptions for skybridges, includes the following goals relevant to the development of the City Creek Center:

Plan to develop a critical mass of political commitment, implementation strategies, public capital investment, private investment and people to establish Downtown as the growth center of the region (page 6).

Establish Downtown as a well-planned, desirable and diverse activity center serving the needs of a sizable 24-hour population (page 8).

Preserve and reuse our existing physical environment while providing for orderly transition of certain land uses and creating a new expectation of uncompromising quality for future Downtown developments (page 10).

Promote the physical connection and compatibility of the built environment with the natural environment and maximize the opportunities created by Downtown's unique proximity to nature (page 11).

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 (page 30). Ordinance 13 of 2007 clarifies this provision by incorporating the following language:

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.

The Transportation Master Plan (1996) includes the following guiding principles which provide the basis upon which present and future transportation issues will be evaluated and decisions made:

- *Salt Lake City's transportation system will support and encourage the viability and quality of life of its residential and business neighborhoods.*
- *Salt Lake City will encourage a multi-modal transportation system.*
- *Dependence on the automobile as our primary mode of transportation will be reduced by emphasizing other modes. The transportation system will be designed to move people, not just automobiles.*
- *Salt Lake City will take a leading role in addressing regional land use issues affecting Salt Lake City and their link to transportation impacts along the Wasatch Front.*
- *Salt Lake City will consider the impact of various transportation modes on the environment and the community.*
- *Salt Lake City will develop funding mechanisms which are equitable and adequate to meet the capital and operational needs of the transportation system.*
- *Salt Lake City will educate citizens about transportation issues and impacts, and encourage public involvement in the decision-making processes (page 1).*

The Transportation Master Plan's Functional Street Classification Map indicates that Main Street is a City-owned arterial. The Rail Transit Corridors Map identifies Main Street as a light rail corridor.

PUBLIC PROCESS:

City ordinance does require obtaining input regarding street closure requests from affected Community Councils. However, the Planning Division hosted a public Open House on November 29, 2007, to allow the applicants to make a presentation on the changes that have been made to the project, introduce details regarding the conceptual design of the proposed skybridge, and discuss the new conditional use petition. Although only eight people signed the attendance role, 20 to 30 people attended the Open House. Attendees submitted no written comments. The following list is a summary of the public comments that were made at the Open House relating to the skybridge proposal:

- There was confusion regarding UTA's request that the skybridge be enclosed for safety reasons when this was not required for the pedestrian bridge crossing East Campus Drive over the University TRAX line. (This bridge was allowed to have an open structure.)
- The project appears to be transparent (lots of glass at street-level) but would benefit from additional doors/entryways for pedestrians.
- Some retailers to the south of City Creek Center are opposed to the skybridge because it will not encourage pedestrians to walk north and south of the project.
- Emphasis seems to be on east-west alignment of retail along the galleria.

- Eliminate the skybridge and use a grand staircase to encourage pedestrians on the second level to descend to Main Street.
- Skybridges seem more successful in much larger urban centers and not as successful in smaller urban centers such as Salt Lake City.
- Use of escalators and the skybridge is exciting and will be successful. The Gateway was used as an example of the application of these uses.
- Generally positive comments regarding the design of the facades and street-level.
- Will the project include space for small (local) retailers along the street frontages?
- Need to ensure that the housing actually contributes to 24-hour activity. Concern that new residents will be older and lack diversity.
- Keep galleria and other pedestrian access through the project open 24-hours.
- Will “branding” or signage be allowed on the skybridge?
- Concern that an enclosed skybridge and galleria will discourage pedestrian activity on the adjacent public streets.

Prior to the most recent public open house noted above, the Planning Division hosted three other open houses focusing on various aspects of the proposed City Creek Center development. The first was held on November 1, 2006, when an overview of the entire project was presented by the applicants. Other open houses were held on February 6, and August 20, 2007, to gather input on requests to modify the maximum mid-block building height and the maximum front yard setback standard for buildings on South Temple and 100 South.

Planning Commission Hearings

The Planning Commission has held seven Issues Only Public Hearings and six Public Hearings where various development decisions were made regarding City Creek Center (see the project chronology attached as Exhibit 1).

At the Planning Commission meeting on January 23, 2008, the following issues were raised during the public hearing:

- The skybridge should be enclosed for safety reasons.
- The skybridge should be open, not enclosed.
- The City should consider leasing the air-rights for the skybridge.
- Positive improvements have been made to the overall design of City Creek Center based on the suggestions from the public, the Planning Commission, and the Planning Staff.
- The density, energy, and concentration of people and activity that the City Creek Center project will create will energize and animate the Downtown area.
- Skybridges take life away from the street and contribute to safety concerns.
- The skybridge is necessary for the successful development of City Creek Center.
- The skybridge is not necessary for the successful development of City Creek Center.
- City Creek Center will bring many people to the Downtown area but efforts need to be made to reduce air pollution from cars.

The Planning Commission, with a vote of six in favor and three against, passed the following motions recommending the City Council approve the partial street closure to allow the City Administration to lease the air-rights above Main Street to CCRI and to approve the final design of the proposed skybridge:

PARTIAL STREET CLOSURE

Motion: Based on the analysis and findings as well as testimony presented this evening and the staff report, the Planning Commission finds that there is a compelling public interest to allow an exception to the Downtown Plan and the Urban Design Element to allow for the construction of a skybridge over a portion of Main Street. The Planning Commission declares the air-rights over Main Street as surplus property, and forwards a favorable recommendation to the City Council to approve the partial street closure at approximately 50 South Main Street to allow the lease of the air-rights at fair market value to the petitioners, subject to the following conditions:

1. That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.
2. That the street closure ordinance be conditioned upon payment to the City of fair market value for the lease of right-of-way property, consistent with Salt Lake City Code 2.58.
3. The term of the lease is tied to the life of the retail portion of the project.

SKYBRIDGE DESIGN

Motion: The Planning Commission recommends that the City Council consider the following design considerations for the proposed skybridge:

1. The skybridge use transparent glass to minimize visual impact.
2. Main Street retail is maximized to encourage the use of the crosswalk at ground level.
3. Interior of the skybridge be designed to include design elements and/or furniture to create a destination focal point.

RELEVANT ORDINANCES:

Utah State Code, Title 10-9a-609.5: Vacating or Altering a Street or Alley

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 - c. Minutes**
 - i. October 25, 2006**
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 - iii. November 29, 2006**
 - iv. January 9, 2008**
 - v. January 23, 2008**
- 6. MISCELLANEOUS DOCUMENTATION**
 - a. October 19, 2006 Agenda for a Joint meeting of the City Council, Planning Commission and Transportation Advisory Board**
 - b. Binder – City Creek Center Application Materials, submitted November 15, 2007 (not attached to this transmittal. A copy has been submitted to the City Recorder)**
 - c. Binder – City Creek Center Appendix to the Planned Development Application, submitted November 15, 2007 (not attached to this transmittal. A copy has been submitted to the City Recorder)**
- 7. PUBLIC COMMENT**
- 8. ORIGINAL PETITION**

EXHIBIT 1

CHRONOLOGY

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

| CHRONOLOGY CITY CREEK CENTER PETITION 400-06-38 | |
|--|---|
| October 10, 2006 | <ul style="list-style-type: none"> • PRI submitted Petition 400-06-38 requesting partial street closures for the City Creek Center project. • Notice of the October 25, 2006 Planning Commission public hearing was mailed. |
| October 19, 2006 | The Planning Commission and the Transportation Advisory Board held a joint work session regarding the City Creek Center development proposal. |
| October 25, 2006 | The Planning Commission held an issues only hearing regarding the City Creek Center development petitions, including the proposed master plan amendments and the proposed partial street closures. |
| November 1, 2006 | The Planning Division hosted a public open house at the Salt Lake City Library. |
| November 14, 2006 | <ul style="list-style-type: none"> • A public notice was published in the Salt Lake Tribune and the Deseret News regarding the Planning Commission public hearing on November 29, 2006, to consider amendments to the Downtown Master Plan and the Urban Design Element. • Notice of the November 29, 2006 Planning Commission public hearing was mailed. |
| November 28, 2006 | Notice of the December 13, 2006 Planning Commission Issues Only Public Hearing was mailed. |
| November 29, 2006 | Planning Commission Public Hearing Petition 400-06-27 <u>Decision</u> – Recommended partial street closures on South Temple, Social Hall Avenue, West Temple and 100 South. Petition 400-06-38 <u>Decision</u> – Recommended amendments to the Downtown Master Plan and the Urban Design Element. |
| December 13, 2006 | Planning Commission Issues Only Public Hearing (No decisions made). |
| December 20, 2006 | Request for Ordinance sent to the City Attorney's Office. |
| December 22, 2006 | Notice of the January 10, 2007 Planning Commission Issues Only Public Hearing was mailed. |
| January 9, 2007 | Notice of the January 24, 2007 Planning Commission Issues Only Public Hearing was mailed. |
| January 10, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) Planning Commission Public Hearing Petition 410-06-41 <u>Decision</u> – Approved additional building height for parking structure on Social Hall Avenue. |
| January 24, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) |
| January 30, 2007 | Notice of the February 14, 2007 Planning Commission Public Hearing was mailed. |
| February 6, 2007 | Open House |

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street

| | |
|--------------------|---|
| February 14, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Approved additional building height for towers on South Temple and 100 South and modified setback for tower on South Temple. |
| April 17, 2007 | The City Council adopted Ordinance 13 of 2007 amending the Downtown Master Plan and the Urban Design Element. |
| May – July 2007 | CCRI worked to further refine project plans. No Planning Commission hearings were held during this period of time. |
| August 7, 2007 | Notice of the August 22, 2007 Planning Commission Public Hearing was mailed. |
| August 20, 2007 | Open House |
| August 22, 2007 | Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Modified prior approval for additional building height for towers on South Temple and 100 South. |
| September 18, 2007 | The City Council held a public hearing on Petition 400-06-38 regarding the proposed partial street closures on South Temple, West Temple and 100 South. The Council closed the hearing and tabled consideration to a future date. |
| November 29, 2007 | Open House |
| November 30, 2007 | Notice of the December 12, 2007 Planning Commission Issues Only Public Hearing was mailed. |
| December 12, 2007 | Planning Commission Issues Only Public Hearing (No decisions made) |
| December 21, 2007 | Notice of the January 9, 2008 Planning Commission Public Hearing was mailed. |
| January 8, 2008 | Notice of the January 23, 2006 Planning Commission Public Hearing was mailed. |
| January 9, 2008 | Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Granted Planned Development approval only for the building footprints and to allow the issuance of building permits for the below grade improvements. Approval of the entire project was scheduled for January 23, 2008. Petition 410-07-44 <u>Decision</u> – Granted Conditional Use approval to allow increased building height and to allow additional building setback for property located at approximately 50 East 100 South. |
| January 23, 2008 | Planning Commission Public Hearing Petition 410-06-38 <u>Decision</u> – Granted planned development approval for the City Creek Center project. Petition 400-06-38 <u>Decision</u> – Declared surplus the air-rights at approximately 50 South Main Street, and recommended that the City Council |

| | |
|-------------------|--|
| | <p>approve the requested partial street closure.</p> <p><u>Decision</u> – Recommended that the City Council approve the final design of the proposed skybridge.</p> |
| February 19, 2008 | <p>The City Council adopted an ordinance partially closing portions of South Temple, West Temple and 100 South to allow for the construction and/or expansion of mid-street parking ramps as part of Petition 400-06-38.</p> |

EXHIBIT 2

ORDINANCE

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

SALT LAKE CITY ORDINANCE
No. _____ of 2008

(Vacating a portion of the airspace over Main Street at approximately 50 South Main Street, to the extent necessary to construct a skybridge as part of the new City Creek Center, with conditions and sunset provision.)

AN ORDINANCE VACATING A PORTION OF THE AIRSPACE OVER MAIN STREET, AT APPROXIMATELY 50 SOUTH MAIN STREET, TO THE EXTENT NECESSARY TO CONSTRUCT A SKYBRIDGE AS PART OF THE NEW CITY CREEK CENTER, PURSUANT TO PETITION NO. 400-06-38.

WHEREAS, the City Council of Salt Lake City, Utah, finds after public hearings that:

- A. The City owns Main Street in fee simple absolute.
- B. This ordinance relates only to the specified portion of the airspace over main street, specifically indicated herein, which is more particularly described below and in Exhibit A attached hereto. The City otherwise retains all portions of the subsurface, surface and airspace of Main Street located on all sides of the partial street vacation described herein.
- C. It is in the public interest to vacate the use by the general public of the specified portion of the airspace of Main Street because:
 - 1. Such portion is not necessary for use by the general public as a street;
 - 2. The partial vacation of the Main Street airspace has been requested in order to enhance pedestrian circulation within the new City Creek Center;
 - 3. The enhanced pedestrian circulation accomplished through this partial vacation of the Main Street airspace is in the best interest of the public;

4. This partial vacation of the Main Street airspace will not be adverse to the general public's interest;
5. This partial vacation of the Main Street airspace is subject to the reservations, disclaimers, limitations and other conditions as set forth below.

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

SECTION 1. A portion of the airspace above Main Street, at approximately 50 South Main Street, which is more particularly described on Exhibit A attached hereto, shall be, and the same hereby is, vacated and declared to be no longer needed or available as a public street, but only to the extent necessary to construct a skybridge across Main Street as set forth in Exhibit A attached hereto.

SECTION 2. Reservations and disclaimers. The above partial vacation of the Main Street airspace is expressly made subject to all existing rights of way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the City's water and sewer facilities. Said partial vacation of the Main Street airspace is also subject to any existing rights of way or easements of private third parties.

SECTION 3. Conveyance of property interest. The conveyance of the property interest from the City for the vacated portion of the above-referenced Main Street airspace shall be by separate lease from the City confirming the transfer of the leasehold interest as indicated in Exhibit A attached hereto. The term of that lease shall be tied to the life of the retail portion of the new City Creek project.

SECTION 4. Conditions. This ordinance and the resulting transfer are hereby expressly conditioned upon the following:

a. Payment to the City of fair market value of the vacated portion of the Main Street airspace and title to that portion of the Main Street airspace shall remain with the City until payment for fair market value, or the receipt of equivalent value, in accordance with Salt Lake City Code Chapter 2.58; and

b. All existing public and private utility infrastructure must be maintained in a manner acceptable to the City's Public Utilities Department; and

c. The approved plan for the skybridge shall use transparent glass in lieu of the applicant's proposal, in order to minimize the visual impacts of the etched glass; and

d. The permit for the City Creek project, shall require that the amount of Main Street retail, as represented in the applicant's most recent plan, be maximized to encourage the use of the crosswalk at ground level; and that all four restaurant retail spaces adjacent to the skybridge have one primary ingress on Main Street; and

e. The approved plan for the interior of the skybridge shall be designed to include design elements and/or furniture to create a destination focal point.

SECTION 5. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake City Recorder. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City Public Utilities Department, the Salt Lake City Property Manager, and the Salt Lake City Planning Director.

SECTION 6. Sunset Provision. If the payment required as a condition above has not been made within one year after adoption, or if the plans required as conditions above have not been approved within one year after adoption, this ordinance shall become null and void. The City Council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2008.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 2-29-08

By [Signature]

Att, Planning Division
2/29/08

Published: _____.

HB_ATTYY-#3309-v1-Ord_City_Creek_Center__Main_Street_Closure__Skybridge_Approval.DOC

EXHIBIT 3

CITY COUNCIL HEARING NOTICE

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing concerning Petition 400-06-38 by City Creek Reserve, Inc. (CCRI) requesting:

- 1. Partial Street Closure** to allow the sale of air-rights over a portion of Main Street at approximately 50 South, to allow for the construction of a skybridge; and
- 2. Final Design Approval** of the proposed skybridge.

These requests are part of the overall City Creek Center development proposal located on the two blocks located between South Temple and 100 South from West Temple to State Street.

The City Council will hold a public hearing:

Date:

Time: 7:00 p.m.

Place: Room 315 (City Council Chambers)
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

Please enter the building from the east side

You are invited to attend this hearing, ask questions or provide input concerning the topics listed above. If you have any questions, contact Joel Paterson at 535-6141 between the hours of 8:00 a.m. and 5:00 p.m., or send e-mail to joel.paterson@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this Public Hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at 535-7971; TDD 535-6021.

EXHIBIT 4

MAILING LABELS

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

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CEUC LLC
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ROBERT E CRANDALL PR LLC
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JOMAR2 LLC
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| VICKY ORME FAIRPARK CHAIR 159 NORTH 1320 WEST SALT LAKE CITY UT 84116 | MIKE HARMAN POPLAR GROVE CHAIR 1044 WEST 300 SOUTH SALT LAKE CITY UT 84104 | RANDY SORENSON GLENDALE CHAIR 1184 SOUTH REDWOOD DR SALT LAKE CITY UT 84104 |
| POLLY HART CAPITOL HILL CHAIR 355 NORTH QUINCE STREET SALT LAKE CITY UT 84103 | WAYNE F GREEN GREATER AVENUES CHAIR 371 E 7TH AVENUE SALT LAKE CITY UT 84103 | D. CHRISTIAN HARRISON DOWNTOWN CHAIR 336 WEST BROADWAY, #308 SALT LAKE CITY UT 84101 |
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| JIM FISHER LIBERTY WELLS CHAIR PO BOX 522318 SALT LAKE CITY, UT 84152 | JON DEWEY YALECREST CHAIR 1724 PRINCETON AVE SALT LAKE CITY UT 84108 | DANIEL JENSEN WASATCH HOLLOW CHAIR 1670 EAST EMERSON AVE SALT LAKE CITY UT 84105 |
| DIANE BARLOW SUNNYSIDE EAST CHAIR 859 SOUTH 2300 EAST SALT LAKE CITY UT 84108 | ELLEN REDDICK BONNEVILLE HILLS CHAIR 2177 ROOSEVELT AVENUE SALT LAKE CITY UT 84108 | MICHAEL AKERLOW FOOTHILL/SUNNYSIDE CHAIR 1940 HUBBARD AVE SALT LAKE CITY UT 84108 |
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| OAK HILLS CHAIR Vacant | BRUCE COHNE EAST BENCH CHAIR 2384 SOUTH SUMMIT CIRCLE SALT LAKE CITY, UT 84109 | |
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Suite N/A
PARK CITY UT 84060 7033

TOBLER, D LEE
Address: 153 W 1360 N
Suite N/A
PLEASANT GROVE UT 84062

G S FINMAR INC
Address: P.O. BOX 10
Suite N/A
PROVIDENCE UT 84332 9657

PETIT, YANN; ET AL
Address: 828 W 1430 S
Suite N/A
PROVO UT 84601

ASHTON, ALAN C & KAREN; TRS
Address: 251 RIVER PARK DR
Suite 350
PROVO UT 84604

MADSEN, TRUMAN G
Address: 360 SUMAC LN
Suite N/A
PROVO UT 84604 1831

ZUJOVICH, ALEXANDER GIBBONS, JOYCE F
Address: PO BOX 597
Suite N/A
RIVERTON UT 84065 0597

MCARTHUR; H REED & S
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Suite N/A
SAINT GEORGE UT 84771

ROMAN CATHOLIC BISHO LAKE CITY
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Suite N/A
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MARTIN, ROBERT A; TR
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CHATWIN, BRIAN P
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Suite D7
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DRYSDALE, DANIEL & BRITTE; JT
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Suite C5
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DRYSDALE, DANNY B & BRITTE L S; TC
Address: 234 E 100 S
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GLENN, ROSE MARIE Y
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GROUTAGE, FREDERICK
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HOLT, ELIZABETH A
Address: 234 E 100 S
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HUFF, BRENT
Address: 234 E 100 S
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JONES, LIZ
Address: 234 E 100 S
Suite A4
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LEGER, MONICA
Address: 234 E 100 S
Suite C2
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MITCHELL, CARLEY D & SANDRA; TC
Address: 234 E 100 S
Suite B4
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NAGY, RYAN C
Address: 234 E 100 S
Suite A2
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PAINTER, RYAN H
Address: 234 E 100 S
Suite B3
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PARKER, RACHEL R
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Suite D2
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PAWAR, SIDDHARTHA B
Address: 234 E 100 S
Suite A5
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PETERSON, SHAN
Address: 234 E 100 S
Suite B2
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ROBINSON, EMILY A
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VALLEJOS, VANESSA & AMBURGEY, JON
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1ST SOUTH PROPERTIES
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Suite N/A
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DE CONDE, KENNETH B DBA: DE CONDE'S
Address: 270 E 100 S
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SALT LAKE CITY UT 84111 1605

WASATCH CAPITAL CORP
Address: 59 W 100 S
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KWON, YOUNG
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Suite N/A
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DOWNTOWN PROPERTIES,
Address: 663 W 100 S
Suite N/A
SALT LAKE CITY UT 84104 1001

HOWA PROPERTIES INC
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Suite N/A
SALT LAKE CITY UT 84104 1001

BRELSFORD, GREGG B & PUYONG K; JT
Address: 1064 S 1100 E
Suite N/A
SALT LAKE CITY UT 84105 1521

EBT LTD
Address: 242 S 1200 E
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SALT LAKE CITY UT 84102 2651

BRENNAN, WILLIAM J;
Address: 1093 S 2000 E
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VISTOLY, LLC
Address: 675 E 2100 S
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SALT LAKE CITY UT 84106 1827

DEE'S INC
Address: 777 E 2100 S
Suite N/A
SALT LAKE CITY UT 84106 1829

~~DEE'S INC
Address: 777 E 2100 S
Suite N/A
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TAPPEN, MARSHALL F
Address: 2438 E 2900 S
Suite N/A
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ANDERSON, A BRENT
Address: 150 S 300 E
Suite 409
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AYAZ, AKHTAR
Address: 150 S 300 E
Suite 212
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BARROWS, RICHARD G & SALLY F; JT
Address: 150 S 300 E
Suite 202
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BATES, JAMES Q
Address: 150 S 300 E
Suite 407
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BENEDICT, SUSAN L
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Suite 205
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BESAW, NICOLE
Address: 150 S 300 E
Suite 309
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Suite 406
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Suite 410
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FRIEDLAND, MARVIN L;
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Suite 304
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GARN, GABRIEL J & ELIZABETH; TC
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HOOK, JO ANNE
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IBARRA, DAVE & MERILEE; JT
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IBARRA, DAVID R & MERILEE; JT
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Suite 402
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JONES, JANAE A
Address: 150 S 300 E
Suite 415
SALT LAKE CITY UT 84111 2005

JONES, LOWELL M
Address: 150 S 300 E
Suite 208
SALT LAKE CITY UT 84111 2005

MEYER, FRANK G & SHARON; JT
Address: 150 S 300 E
Suite 404
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MIHALEK, HEATHER
Address: 150 S 300 E
Suite 302
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~~MIHALEK, HEATHER J
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NELSON, RICHELLE L
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Suite 401
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OTERO, LORI
Address: 150 S 300 E
Suite 307
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REHNWALL, POLLY
Address: 150 S 300 E
Suite 201
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RENNER, DAVID R; TR
Address: 150 S 300 E
Suite 317
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SMITH, ALFRED N & RAWLEY, LEE ANN; TR
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SORENSEN, CHRISTIAN CAROLYN S; TC
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STEPHENSON, GARY M & JEAN L; JT
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THOMPSON, TONY J & DESANTIS, CHARLE
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THOMPSON, TONY J & SHARON S; TRS
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SAB ENTERPRISES LLC
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39/42 LLC
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VMM ARROW PRESS LLC
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VMM LLC
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WILLIAMS, STEVE; ET
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KEARNS-TRIBUNE LLC
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K C S CORPORATION
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CEUC LLC
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VELO HOLDINGS LLC
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ODEKIRK, SHARON
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ROBERT E CRANDALL PR LLC
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JOMAR2 LLC
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Suite 600
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POWELL, ROGER K; ET
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STANDARD LIFE & CASU INSURANCE CO
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Suite 5
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KEARNS BUILDING JOIN
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WEBER, STEVEN & CLEVES D; JT
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GOFF, BRIAN
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BAMBERGER CO
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SIMANTOB, JACK & EDM
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STRATFORD CONDOMINIUM OWNERS ASSO
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ROCK, DOROTHY J & FRY, LINDA R; JT
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~~CORP OF PRESIDING BI OF JC OF LDS
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~~CORP OF PRESIDING BI OF JC OF LDS
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~~CORP OF PRESIDENT O JC OF LDS
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HOPE PROPERTIES, LLC
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115 SOCIAL HALL LLC
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ZIONS FIRST NATIONAL
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SALT LAKE CITY UT 84130 0709

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Address: PO BOX 30709
Suite N/A
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Address: PO BOX 30709
Suite N/A
SALT LAKE CITY UT 84130 0709~~

~~ZIONS FIRST NATIONAL
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Suite N/A
SALT LAKE CITY UT 84130 0709~~

~~INTERSTATE LAND CORP
Address: PO BOX 45433
Suite N/A
SALT LAKE CITY UT 84145 0433~~

~~INTERSTATE LAND CORP
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Suite N/A
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~~INTERSTATE LAND CORP
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~~HOLLYWOOD CONDOMINIUM COMMON AREA
Address: PO BOX 510006
Suite N/A
SALT LAKE CITY UT 84151 0006~~

~~CHRISTIENSEN ENTERPR
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Suite N/A
SALT LAKE CITY UT 84151 1196~~

~~CITY CREEK RESERVE I
Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84150~~

~~DESERET TITLE HOLDIN
Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84151 1196~~

~~PROPERTY RESERVE INC
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Suite N/A
SALT LAKE CITY UT 84151 1196~~

~~PROPERTY RESERVE INC
Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84151 1196~~

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Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84151 1196~~

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Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84151 1196~~

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Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84151 1196~~

~~PROPERTY RESERVE, IN
Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84151 1196~~

~~PROPERTY RESERVE, IN
Address: PO BOX 511196
Suite N/A
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~~TRIBE, ROYAL L, TR;
Address: PO BOX 511196
Suite N/A
SALT LAKE CITY UT 84151 1196~~

~~UTAH WOOLEN MILLS
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Suite N/A
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Suite N/A
SALT LAKE CITY UT 84152 6184~~

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Suite N/A
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~~LAWRENCE, PATRICK K
Address: PO BOX 62
Suite N/A
SALT LAKE CITY UT 84110 0062~~

~~TATUM, KARIN L
Address: PO BOX 9124
Suite N/A
SALT LAKE CITY UT 84109 0124~~

~~BROWN, NANCY A
Address: 336 N QUINCE ST
Suite N/A
SALT LAKE CITY UT 84103 1640~~

~~MM&G INVESTMENTS LLC
Address: 165 S REGENT ST
Suite N/A
SALT LAKE CITY UT 84111 1903~~

~~OVERALL, PAUL & SARAH; JT
Address: 128 E SECOND AVE
Suite N/A
SALT LAKE CITY UT 84103 4726~~

CITY CREEK RESERVE I
Address: 15 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1006

~~CITY CREEK RESERVE,
Address: 15 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1006~~

~~CITY CREEK RESERVE, ET AL
Address: 15 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1006~~

ALTA CLUB
Address: 100 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111

AMERICAN CONTRACT FOR PROFIT SHARING
Address: 174 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1102

PRICE SOUTH TEMPLE I LLC
Address: 230 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1205

~~PRICE-SOUTH TEMPLE C
Address: 230 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1205~~

LAWSON, RENFRO C
Address: 239 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1205

MERIDITH APARTMENTS
Address: 239 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1205

LARKIN MORTUARY
Address: 260 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1205

LOMOND PROPERTIES LL
Address: 283 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84111 1205

LEUCADIA PROPERTIES
Address: 529 E SOUTHTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84102 1005

ANDREWS, LINDA E; TR
Address: 40 N STATE ST
Suite 2K
SALT LAKE CITY UT 84103 2059

CALLISTER, REED E & NORINNE R; TRS
Address: 40 N STATE ST
Suite 5E
SALT LAKE CITY UT 84103 2059

FAUST, JAMES E & RUTH W; TRS
Address: 40 N STATE ST
Suite 6F
SALT LAKE CITY UT 84103 2059

HANKS, EVELYN N
Address: 40 N STATE ST
Suite 3C
SALT LAKE CITY UT 84103 2059

KELLY, CHRISTINE E;
Address: 40 N STATE ST
Suite 3J
SALT LAKE CITY UT 84103 2059

LUNCEFORD, KATHRYN W
Address: 40 N STATE ST
Suite 4J
SALT LAKE CITY UT 84103 2059

RICHARDSON, RUTH
Address: 40 N STATE ST
Suite 1B
SALT LAKE CITY UT 84103 2059

SEEDALL, JOHN R & MA JT
Address: 40 N STATE ST
Suite 4C
SALT LAKE CITY UT 84103 2059

WEILENMANN, MILTON L DIANE N; JT
Address: 40 N STATE ST
Suite 2J
SALT LAKE CITY UT 84103 2059

UTAH STATE BUILDING AUTHORITY
Address: 410 N STATE ST
Suite 4110
SALT LAKE CITY UT 84114 9000

ANDERSON, P CHRISTIA
Address: 29 S STATE ST
Suite 817
SALT LAKE CITY UT 84111 1518

BELVEDERE CONDOMINIUM AMEN COMMON AREA
Address: 29 S STATE ST
Suite 103
SALT LAKE CITY UT 84111 1518

BRAVO, MIRIAM F
Address: 29 S STATE ST
Suite 105
SALT LAKE CITY UT 84111 1518

BREEZE, JAMES H
Address: 29 S STATE ST
Suite 308
SALT LAKE CITY UT 84111 1518

BURTON, JULIE A
Address: 29 S STATE ST
Suite 712
SALT LAKE CITY UT 84111 1518

CALL, FRANK N
Address: 29 S STATE ST
Suite 811
SALT LAKE CITY UT 84111 1518

CAMPORREALES, HANS S
Address: 29 S STATE ST
Suite 518
SALT LAKE CITY UT 84111 1518

CHILD, GREGORY D; TR
Address: 29 S STATE ST
Suite 508
SALT LAKE CITY UT 84111 1518

CHRISTIAN, N DANIEL
Address: 29 S STATE ST
Suite 110
SALT LAKE CITY UT 84111 1518

CHRISTOFFERSON, GAYE JILL; JT
Address: 29 S STATE ST
Suite 801
SALT LAKE CITY UT 84111 1518

CONDIE, BRANDON E
Address: 29 S STATE ST
Suite 510
SALT LAKE CITY UT 84111 1518

DAVIS, BONNIE J
Address: 29 S STATE ST
Suite 311
SALT LAKE CITY UT 84111 1518

DAVIS, MICHELLE R
Address: 29 S STATE ST
Suite 716
SALT LAKE CITY UT 84111 1518

DELL'OSSO, PAOLA
Address: 29 S STATE ST
Suite 412
SALT LAKE CITY UT 84111 1518

DIAMOND, KEN E; TR
Address: 29 S STATE ST
Suite 507
SALT LAKE CITY UT 84111 1518

DUTKOWSKI, STEFAN
Address: 29 S STATE ST
Suite 709
SALT LAKE CITY UT 84111 1518

FLANDRO, HELEN R; TR
Address: 29 S STATE ST
Suite 112
SALT LAKE CITY UT 84111 1518

FRAGA, LARRY F & ATKINSON, DWAYNE W
Address: 29 S STATE ST
Suite 813
SALT LAKE CITY UT 84111 1518

FRAGAN, LARRY F; ET
Address: 29 S STATE ST
Suite 813
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GARBETT, JOAN W; TR
Address: 29 S STATE ST
Suite 805
SALT LAKE CITY UT 84111 1518

GASSER, STEVEN D
Address: 29 S STATE ST
Suite 407
SALT LAKE CITY UT 84111 1518

GIBSON, THOMAS M & CINDY F; JT
Address: 29 S STATE ST
Suite 317
SALT LAKE CITY UT 84111 1518

GONZALES, RICHARD
Address: 29 S STATE ST
Suite 514
SALT LAKE CITY UT 84111 1518

GRAY, KAREN
Address: 29 S STATE ST
Suite 202
SALT LAKE CITY UT 84111 1518

HERBERT, HOWARD S & JOY P; TRS
Address: 29 S STATE ST
Suite 116
SALT LAKE CITY UT 84111 1518

HILTON, PHYL N & EVELYN K; TC
Address: 29 S STATE ST
Suite 404
SALT LAKE CITY UT 84111 1518

HINTZE, ELIZA
Address: 29 S STATE ST
Suite 417
SALT LAKE CITY UT 84111 1518

HOLLEY, SCOTT J
Address: 29 S STATE ST
Suite 816
SALT LAKE CITY UT 84111 1518

JENSE, SARA A
Address: 29 S STATE ST
Suite 718
SALT LAKE CITY UT 84111 1518

JOHNSON, EVA M
Address: 29 S STATE ST
Suite 408
SALT LAKE CITY UT 84111 1518

KELLY, JACOB COLIN
Address: 29 S STATE ST
Suite 114
SALT LAKE CITY UT 84111 1518

KNUDSEN, CURTIS
Address: 29 S STATE ST
Suite 313
SALT LAKE CITY UT 84111 1518

KRUSKOP, KERRY L
Address: 29 S STATE ST
Suite 512
SALT LAKE CITY UT 84111 1518

LATERZA, KRISTENE
Address: 29 S STATE ST
Suite 807
SALT LAKE CITY UT 84111 1518

LEES, BECKY P
Address: 29 S STATE ST
Suite 103
SALT LAKE CITY UT 84111 1518

LIBERTAS LLC
Address: 29 S STATE ST
Suite 007
SALT LAKE CITY UT 84111 1518

MATTHEWS, WILLIAM F KATHLEEN A; JT
Address: 29 S STATE ST
Suite 515
SALT LAKE CITY UT 84111 1518

MCLAUGHLIN, NANCY L;
Address: 29 S STATE ST
Suite 117
SALT LAKE CITY UT 84111 1518

MORE, NICHOLAS D
Address: 29 S STATE ST
Suite 717
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NAYLOR, VIRGINIA
Address: 29 S STATE ST
Suite 207
SALT LAKE CITY UT 84111 1518

NELSON, CAROL E; TR
Address: 29 S STATE ST
Suite 416
SALT LAKE CITY UT 84111 1518

NIELSON, NORMAN S & MARY L; JT
Address: 29 S STATE ST
Suite 517
SALT LAKE CITY UT 84111 1518

NIKOLOVA, LOLITA P
Address: 29 S STATE ST
Suite 206
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OLGUIN, MARIA A
Address: 29 S STATE ST
Suite 108
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~~OLGUIN, MARIA A
Address: 29 S STATE ST
Suite 108
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ORULLIAN, MATT & BLAISDELL, LOREN; TC
Address: 29 S STATE ST
Suite 607
SALT LAKE CITY UT 84111 1518

PETTERSON, MARLYS E
Address: 29 S STATE ST
Suite 301
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RADCLIFFE, CLARA L
Address: 29 S STATE ST
Suite 205
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RASMUSSEN, BRAD
Address: 29 S STATE ST
Suite 204
SALT LAKE CITY UT 84111 1518

REED, KAREN
Address: 29 S STATE ST
Suite 101
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REED, THERESA
Address: 29 S STATE ST
Suite 318
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REIGHARD, JOSHUA W
Address: 29 S STATE ST
Suite 703
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REITER, TESS E
Address: 29 S STATE ST
Suite 618
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ROBINSON, KENT J L;
Address: 29 S STATE ST
Suite 213
SALT LAKE CITY UT 84111 1518

ROMERO, JUSTIN A
Address: 29 S STATE ST
Suite 106
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ROSS, ERIC J
Address: 29 S STATE ST
Suite 210
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SAFFOLD, MICHAEL
Address: 29 S STATE ST
Suite 118
SALT LAKE CITY UT 84111 1518

SAPPINGTON, CAROL J
Address: 29 S STATE ST
Suite 614
SALT LAKE CITY UT 84111 1518

SAPPINGTON, JONAS I DANIELLE K; JT
Address: 29 S STATE ST
Suite 615
SALT LAKE CITY UT 84111 1518

SMITH, JASON D
Address: 29 S STATE ST
Suite 702
SALT LAKE CITY UT 84111 1518

STEINER, DONALD L
Address: 29 S STATE ST
Suite 216
SALT LAKE CITY UT 84111 1518

STEPHENS, DAN H & AMBER; JT
Address: 29 S STATE ST
Suite 803
SALT LAKE CITY UT 84111 1518

TAYLOR, JARED R & JACIB W; TC
Address: 29 S STATE ST
Suite 102
SALT LAKE CITY UT 84111 1518

TOWNSEND, MARTIN E & WARD, DENISE E
Address: 29 S STATE ST
Suite 710
SALT LAKE CITY UT 84111 1518

TUTTLE, STEVEN
Address: 29 S STATE ST
Suite 616
SALT LAKE CITY UT 84111 1518

WALKER, WARREN & CAMIE; JT
Address: 29 S STATE ST
Suite 808
SALT LAKE CITY UT 84111 1518

WILKEY, JONATHAN E
Address: 29 S STATE ST
Suite 506
SALT LAKE CITY UT 84111 1518

WISE, MICHAEL J
Address: 29 S STATE ST
Suite 406
SALT LAKE CITY UT 84111 1518

BENEFICIAL LIFE INSU
Address: 36 S STATE ST
Suite N/A
SALT LAKE CITY UT 84111 1518

FEDERAL RESERVE BANK FRANCISCO
Address: 120 S STATE ST
Suite N/A
SALT LAKE CITY UT 84111 1506

THE UNITED STATES OF
Address: 125 S STATE ST
Suite 2202
SALT LAKE CITY UT 84111 1506

UNITED STATES OF AME
Address: 125 S STATE ST
Suite 2205
SALT LAKE CITY UT 84111 1506

KLC, GENEVA W; LIFE,
Address: 156 S STATE ST
Suite N/A
SALT LAKE CITY UT 84111 1506

M N V HOLDINGS
Address: 158 S STATE ST
Suite N/A
SALT LAKE CITY UT 84111 1506

185 SOUTH STATE COND COMMON AREA M
Address: 185 S STATE ST
Suite 960
SALT LAKE CITY UT 84111 1506

SUN LIFE ASSURANCE C CANADA
Address: 185 S STATE ST
Suite 960
SALT LAKE CITY UT 84111 1506

REDEVELOPMENT AGENCY SALT LAKE (I
Address: 451 S STATE ST
Suite 418
SALT LAKE CITY UT 84111 3101

SALT LAKE CITY CORPO
Address: 451 S STATE ST
Suite 225
SALT LAKE CITY UT 84111 3101

O C TANNER COMPANY
Address: 1930 S STATE ST
Suite N/A
SALT LAKE CITY UT 84115 2311

SALT LAKE COUNTY
Address: 2001 S STATE ST
Suite 4500
SALT LAKE CITY UT 84115 2314

~~SALT LAKE COUNTY
Address: 2001 S STATE ST
Suite N4500
SALT LAKE CITY UT 84115 2314~~

~~SALT LAKE COUNTY
Address: 2001 S STATE ST
Suite N4500
SALT LAKE CITY UT 84115 2314~~

JAMESON COMMERCIAL PROPERTIES, L
Address: 2505 S STATE ST
Suite N/A
SALT LAKE CITY UT 84115 3110

PROPERTY RESERVE INC
Address: 5 N TRIAD CEN TER
Suite 650
SALT LAKE CITY UT 84103

~~PROPERTY RESERVE INC
Address: 5 N TRIAD CEN TER
Suite N/A
SALT LAKE CITY UT 84103~~

PAULINE DOWNS LLC
Address: 1776 S WESTTEMPLE ST
Suite N/A
SALT LAKE CITY UT 84115 1816

RICHARDSON, LON R JR
Address: 872 S WOODRUFF WY
Suite N/A
SALT LAKE CITY UT 84108

FINLINSON, DAVID E & THELMA A; TRS
Address: 11220 S 1000 E
Suite N/A
SANDY UT 84094 5430

MILLER FAMILY REAL E
Address: 9350 S 150 E
Suite 1000
SANDY UT 84070 2701

RSM PROPERTIES OF UT
Address: 8121 DANISH RD
Suite N/A
SANDY UT 94063 6509

LEE, VIVIEN W
Address: 9110 S QUAIL RUN DR
Suite N/A
SANDY UT 84093 2757

MITCHELL, ANDREW J & MABEL M; JT
Address: PO BOX 294
Suite N/A
SANTA CLARA UT 84765

PORTER, MARCA L; TR
Address: 1617 W TEMPLE LN
Suite 2204
SOUTH JORDAN UT 84095 4525

JAMESON COMMERCIAL PROPERTIES, LLC
Address: 2505 S STATE ST
Suite N/A
SOUTH SALT LAKE UT 84115 3110

PAULINE DOWNS LLC
Address: 1776 S WESTTEMPLE ST
Suite N/A
SOUTH SALT LAKE UT 84115 1816

BASSIST, LAWRENCE & CAROL; JT
Address: 1611 E 450 S
Suite N/A
SPRINGVILLE UT 84663 2927

CARLTON HOTEL LLC
Address: 2241 S 1950 E
Suite N/A
ST GEORGE UT 84790

SNARR, WAYNE C & RUTH L; TRS
Address: 2368 E 240 S
Suite N/A
ST GEORGE UT 84790

HAWES, GARY T & SUZAN S; JT
Address: 3019 BIRCH CIR
Suite N/A
ST GEORGE UT 84790 8203

IPSON, DON L
Address: 539 W DIAGONAL
Suite N/A
ST GEORGE UT 84770 2632

ATKIN, LEE C & CLEO R; TRS
Address: 103 N DON LEE DR
Suite 8
ST GEORGE UT 84770

HERBERT, HOWARD S & JOY P; TRS
Address: 1958 POINT DR
Suite N/A
ST GEORGE UT 84790

CARLTON HOTEL LLC
Address: 2241 S 1950 E
Suite N/A
ST. GEORGE UT 84790

ALLEN, RONALD C & DELIA A; JT
Address: 835 LAKEVIEW
Suite N/A
STANBURY PARK UT 84074

THACKER, RANDALL S
Address: 1806 W EL CAMINO CIR
Suite N/A
TAYLORSVILLE UT 84119 5510

BAGLEY, CATHLEEN
Address: PO BOX 750009
Suite N/A
TORREY UT 84775

PIEDMONT CONSTRUCTIO
Address: 6728 S 1520 W
Suite N/A
WEST JORDAN UT 84084 2419

LASSIG, GREG M & JENNY L; JT
Address: 4362 S HAWARDEN CIR
Suite N/A
WEST VALLEY UT 84119

CHRISTENSEN, KENNETH CHARLOTTE R; J
Address: PO BOX 697
Suite N/A
COUPEVILLE WA 98239

MONSON, LAURENCE C, ANN S; JT
Address: 2838 42 AVE WE ST
Suite N/A
SEATTLE WA 98182

BRIDGER DEVELOPMENT
Address: 1301 4TH AVE
Suite 602
SEATTLE WA 98101

DIAMOND PARKING INC
Address: 605 FIRST AV
Suite 600
SEATTLE WA 98104

CALL, KATHLEEN W; ET
Address: P O BOX 437
Suite N/A
AFTON WY 83110

WHEELER, RICHARD E;
Address: 5940 S CHESTNUT ST
Suite N/A
CASPER WY 82601

RAVEN ONE LLC
Address: PO BOX 4902
Suite N/A
JACKSON WY 83001

Joel Paterson
Planning Div.
P.O. Box 145480
SLC, UT 84104-5480

Joel Paterson
2450 E Lambourn Ave
SLC, UT 84109

Mark G. Gboms
CCRE
15 South Temple Plm 800
SLC, UT 84150-4650

EXHIBIT 5

PLANNING COMMISSION

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

EXHIBIT 5A

PLANNING COMMISSION

HEARING NOTICE AND POSTMARK

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

EXHIBIT 5a-i

PLANNING COMMISSION

HEARING NOTICE AND POSTMARK

OCTOBER 25, 2006

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**AMENDED
AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 25, 2006, at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. **APPROVAL OF MINUTES** from Wednesday, October 11, 2006.
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC NOTICE AGENDA** Salt Lake City Property Conveyance Matters (Staff – Doug Wheelwright at 535-6171 or doug.wheelwright@slcgov.com or Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com)
 - a. **1500 South SLC LLC and Salt Lake City Public Utilities Department**—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the requested easement adjustment/eliminations as requested.
 - b. **Four Square Properties and Salt Lake City Public Utilities Department**—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.

5. **PUBLIC HEARINGS**



Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, a twenty acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

1. **Petition 410-06-38** –A planned development/conditional use request to allow a planned development for more than one principle building per lot and a conditional use to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
 2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City (1995) Downtown Master Plan and the (1990) Urban Design Element relating to view corridors and vistas along Main Street. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
 3. **400-06-38 – A request for a partial street closure to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge.** (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
- b. **Petition 410-775 and 490-06-42** – A request by Our Lady of Guadalupe Church, located at approximately 715-725 West 300 North, requesting conditional use approval to demolish the Church Rectory and replace it with landscaped open space. The project also includes a subdivision request to allow consolidation of three parcels into a single parcel larger than the maximum lot size allowed in the R-1/5,000 Zoning District. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com)
 - c. **Petition 410-06-33** – A request by David Hurst for conditional use approval to change the status of Head's Up tavern, located at approximately 1330 South State Street, from a "Class C" beer establishment to a private club. There is no construction or other redevelopment associated with this petition. The subject property is in the Commerical Corridor (CC) Zoning District (Staff – Nick Britton, 535-7932 or nick.britton@slcgov.com)

6. **UNFINISHED BUSINESS**

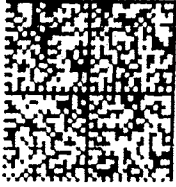
NOTICE OF HEARING

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Mailed From 84111

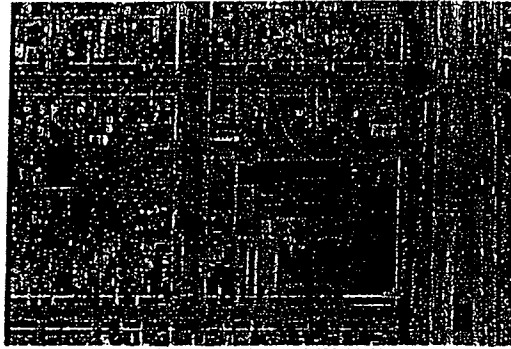
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Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City UT 84111



Petition #410-06-33 and 490-06-42

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to three (3) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:
Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

The next Planning Commission meeting will be held on November 8, 2006. For additional information, please visit <http://www.slccgov.com/ced/planning>

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EXHIBIT 5a-ii

PLANNING COMMISSION

HEARING NOTICE AND POSTMARK

NOVEMBER 8, 2006

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING**
In Room 326 of the City & County Building at 451 South State Street
Wednesday, November 8, 2006, at 5:45 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. APPROVAL OF MINUTES from Wednesday, October 25, 2006.
2. REPORT OF THE CHAIR AND VICE CHAIR
3. REPORT OF THE DIRECTOR
4. PUBLIC NOTICE AGENDA

- a. 1500 South SLC LLC and Salt Lake City Public Utilities Department—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the easement adjustment/eliminations as requested.
- b. Four Square Properties and Salt Lake City Public Utilities Department—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.
- c. Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities grant standard utility permits to allow various utility, bridging, and the installation of a new public street crossing of the Jordan and Salt Lake City Canal at approximately 11200 South Auto Mall Drive. Public Utilities staff intends to approve the request.
- d. Utah Transit Authority and Salt Lake City Property Management—UTA is requesting various encroachments into the City owned right of way for 600 West Street at approximately 300 South 600 West and 617 West 600 South in Salt Lake City. These encroachments consists of certain existing improvements at the Intermodal Transit Hub facility, involving building canopies and other surface improvements, constructed as part of the Intermodal Hub facility and the temporary Amtrak station. The granting of these encroachments is a necessary addendum to the transfer agreement for the Intermodal Hub facilities to UTA for long term operations, which was previously approved by the City Council. Salt Lake City Property Conveyance Matters (Staff Doug Wheelwright at 535-6171; doug.wheelwright@slcgov.com or Karryn Greenleaf at 483-6769; karryn.greenleaf@slcgov.com or Matt Williams at 535-6447; matt.williams@slcgov.com).

5. PUBLIC HEARINGS

- a. **Petition No. 400-06-20** -- a request by Vectra Management Group, represented by Cooper Roberts Simonsen Architects, to place the Walker Bank Building, located at approximately 175 South Main Street on the Salt Lake City Register of Cultural Resources. This property is zone D-1 (Staff -- Janice Lew at 535-7625 or janice.lew@slcgov.com).



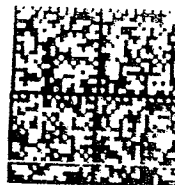
ISSUES ONLY HEARING The Planning Commission will not make final decisions on the following petitions at this meeting:

- a. Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:
 1. **Petition 410-06-38** --A planned development/conditional use request for:
 - a. Planned Development approval for more than one principal building per lot;
 - b. Conditional Use approval to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District;
 - c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
 - d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue (Staff-- Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 2. **Petition 400-06-37** -- Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge. (Staff --Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 3. **Petition 400-06-38** -- A request for the following partial street closures on:
 - Main Street to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge;
 - Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
 - West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures. Staff -- Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

The next Planning Commission meeting will be held on November 29, 2006. For additional information, please visit www.slocgov.com/cced/planning

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451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
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Alt Lake City Planning Division
1 South State Street , Room 406
Alt Lake City UT 84111



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PUBLIC HEARING NOTICE

TAMI HANSEN
PLANNING DIVISION

EXHIBIT 5a-iii

PLANNING COMMISSION

HEARING NOTICE AND POSTMARK

NOVEMBER 29, 2006


**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING**
In Room 326 of the City & County Building at 451 South State Street
Wednesday, November 29, 2006, at 5:45 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. APPROVAL OF MINUTES from Wednesday, November 8, 2006.
2. REPORT OF THE CHAIR AND VICE CHAIR
3. REPORT OF THE DIRECTOR
4. PUBLIC NOTICE AGENDA

- Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities approve a proposed property trade with an adjacent property owner to allow for the realignment of the proposed public street extension of South Auto Mall Drive and a previously approved bridge crossing of a portion of the Jordan and Salt Lake City Canal. The utility permits and bridge crossing portions of this project were approved by the Planning Commission at the November 8, 2006 meeting. The realignment issue was identified subsequently. Public Utilities staff intends to approve the land trade as requested.
- REAL Salt Lake Stadium and Salt Lake City Public Utilities—REAL Salt Lake is requesting approval of a long term lease from Public Utilities to install and maintain a storm drainage easement in conjunction with the new soccer stadium proposed in Sandy City. The location of the Public Utilities owned property used for the Jordan and Salt Lake City Canal, which will be impacted by the proposed utility easement lease, is approximately 9400 South 174 West in Sandy, Utah. Public Utilities staff intends to approve the utility easement lease as requested.
- Dale E. Anderson and Salt Lake City Public Utilities—Mr. Anderson is requesting that he be issued a standard revocable permit to continue to maintain existing landscaping and a sprinkler system located on Public Utilities owned property at the rear of his residential property at 657 East 18th Avenue. The City owned property is part of an existing culinary drinking water reservoir site and is zoned Open Space OS. Public Utilities staff intends to approve the revocable permit as requested.
- Dave Loyens and Salt Lake City Public Utilities—Mr. Loyens is requesting approval from Public Utilities to construct two roadway bridges over and a possible relocation of a portion of the Jordan and Salt Lake City Canal located at approximately 1300 West and 14600 South in Bluffdale City. Approval would consist of long term leases for the bridge structures and possible land or easement trades for the relocation of the canal. Public Utilities staff intends to approve the leases and possible property or easement trades as requested.
- Mike Polich and SLC Public Utilities—Mr. Polich is requesting approval of a long term lease from Public Utilities to landscape and maintain the existing open space area adjacent to a proposed mixed use development at approximately 1234 S. 1100 E. (Harvard Yard). The property is zoned R-1/5,000 and will be left open for public use and access to the trail way.

5. PUBLIC HEARINGS

- a. **Petition 490-03-32 — Bean Subdivision (Koneta Court)** — Request by Mr. James Bean, requesting preliminary subdivision plat approval for a 2-lot residential subdivision located at approximately 518 and 524 South Koneta Court in an SR-3 Special Development Pattern Residential Zoning District. (Staff — Ray McCandless 535-7282 or ray.mccandless@slcgov.com)
- b. **Petition 410-06-36 — Harvard Yard Planned Development (Conditional Use)** — Request by Mike Polich, applicant, to redevelop the property located at 1234 South 1100 East. The proposal is for a mixed-use development on the subject site consisting of a commercial retail space and six residential units. The subject parcel is zoned CN (Neighborhood Commercial District). The applicant is requesting the Planning Commission approve a modification to the side yard setback and building height (Staff—Lex Traugbber 535-6184 or lex.traugbber@slcgov.com).
 - a. **Petition 400-02-22** — Revision to the proposed Ordinance for said petition which relates to amending the Zoning Ordinance relating to the definition of "restaurant", and the associated parking requirements for retail goods establishment, retail service establishments, and restaurants, as well as a re-evaluation and expansion of alternative parking solutions and an expansion of "off-site" and "shared" parking possibilities. The City Council held a briefing on September 7, 2006, and remanded the petition back to Planning Staff for the purpose of adding language to the proposed ordinance amending parking standards for properties located in the UI (Urban Institutional) and D-1 (Central Business District) Zones (Staff— Lex Traugbber 535-6184 or lex.traugbber@slcgov.com).
 -  b. **Property Reserve Inc. and the Taubman Company** requesting approval for certain design elements for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The requests to be considered by the Planning Commission include:
 1. **Petition 400-06-37**— Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge; and, to consider whether a compelling public interest exists to allow the construction of a skybridge connecting Blocks 75 and 76 (Staff— Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 2. **Petition 400-06-38**— A request for the following partial street closures on:
 - a. Main Street between South Temple and 100 South to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge;
 - b. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
 - c. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
 - d. 100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and
 - e. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp. (Staff — Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
- c. **Petition 410-777** — A request by RTTA, LLC for planned development approval for new construction within the Community Shopping (CS) Zoning District at approximately 137 N. Redwood Road. The applicant proposes to construct a retail service establishment / financial institution, a permitted use. The Planning Commission took action to deny this case on June 14, 2006. The Salt Lake City Land Use Appeals Board has remanded the case back to the Planning Commission to reconsider its motion regarding the conditions of denial. Specifically requested is to reconsider and identify that either anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated with the imposition of reasonable conditions or approve the request with or without conditions of approval. (Staff — Everett Joyce 535-7930 or everett.joyce@slcgov.com).

6. UNFINISHED BUSINESS

7. OPEN FOR COMMENTS ON CITY CREEK

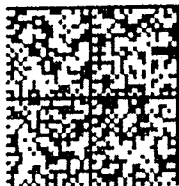
PUBLIC HEARING NOTICE

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Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City UT 84111

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EXHIBIT 5a-iv

PLANNING COMMISSION

HEARING NOTICE AND POSTMARK

January 9, 2008

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 9, 2008 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. This portion of the meeting is open to the public for observation.

WORK SESSION

The Commission will have a briefing/discussion concerning the Planned Development Ordinance. They may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, December 12, 2007

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

ISSUES ONLY HEARING

1. **Petition 410-07-39, Gateway Hyatt Place Hotel Conditional Use**—a request by the Boyer Company, for a planned development at 55 North 400 West. This property is zoned Gateway Mixed Use (GMU) and is located in City Council District Four (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

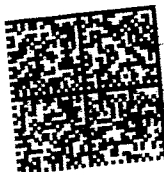
PUBLIC HEARING

1. **Petition 400-07-26, 728-766 North Redwood Road Zoning Map Amendment**—a request by Thomas T. Phung, represented by Fred Cox, architect, to rezone the parcels located at 728 – 766 North Redwood Road from Single Family Residential (R-1/5,000) to Commercial Business (CB.) The request proposes to demolish three residential dwellings and build a community shopping center of approximately 35,000 square feet of walkable retail, and other community oriented services. This property is located in City Council District One (Staff—Katia Pace at 535-6354 or katia.pace@slcgov.com).
2. **Petition 490-07-34, Hemingway, Stanley Subdivision Amendment**—a request by Mr. and Mrs. Stanley represented by Gary Evershed of Lowell Construction Company for a subdivision amendment to amend the lot dimensions and the size and location of the buildable areas of lots 306 and 307. The two lots are located at 589 and 607 Capitol Park Avenue (295 East). The proposed amendment is in the Foothills Residential (FR-3) Zoning District in Council District Three (Staff—Mike Maloy at 535-7118 or mike.malov@slcgov.com).
3. **City Creek Center**—The Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Three. The specific requests to be considered by the Planning Commission include:
 - a. **Petition 410-06-38**—a request for a **Conditional Use Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting conceptual planned development approval for building footprints, up to the podium level, of the proposed development and the locations of entrances to the proposed parking structures for Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Planned Development Approval. Final design approval for the overall project, including the proposed skybridge, will be considered at a future Planning Commission public hearing.
 - b. **Petition 410-07-44**—a request for a **Conditional Use** approval to **Increase Building Height and to allow Additional Building Setback** for property located at approximately 50 East 100 South in the D-1 Central Business District to:
 - i. Allow construction of a building that would be approximately two hundred sixty-five feet (265') tall, which would exceed the D-1 Central Business District maximum building height regulation of one hundred feet (100') for amid-block building. This request is in addition to the previous Planning Commission approvals to allow adjustments in building height at other locations within the City Creek Center development; and
 - ii. Allow a portion of the building façade to be setback approximately fifteen feet (15') from the front property line which would exceed the D-1 Central Business District maximum front yard setback regulation of five feet (5') (Staff—Joel Paterson 535-6141 or joel.paterson@slcgov.com and Doug Dansie 535-6182 or doug.dansie@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

NOTICE

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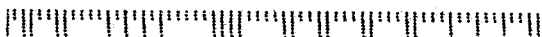


TAMI HANSEN
PLANNING DIVISION
451 SO. STATE ST. ROOM 406
SALT LAKE CITY UT 84111

Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 84111

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EXHIBIT 5a-v

PLANNING COMMISSION

HEARING NOTICE AND POSTMARK

JANUARY 23, 2008

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 23, 2008 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—a brief introduction to the Salt Lake City Zoning Ordinance. The Planning Commission may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation

APPROVAL OF MINUTES FROM WEDNESDAY, January 9, 2007

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

1. **Petition 400-07-26 located at 728-766 North Redwood Road for a Zoning Map Amendment and Planned Development**—a request by Thomas T. Phung, to rezone the parcels at approximately 728, 732, 752 and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Commercial Business (CB) and to approve a Planned Development to address frontage, and setback issues on the site. This proposal includes demolishing three residential dwellings to building a shopping center of approximately 35,000 square feet of retail and community oriented services. This property is located in City Council District One (Staff—Katia Pace at 535-6354 or katia.pace@slcgov.com).
2. **City Creek Center**—the Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Four. The specific requests to be considered by the Planning Commission include:
 - a. **Petition 410-06-38**—a request for a **Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting final planned development approval for the overall project, including the proposed skybridge at approximately 50 South Main Street (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com and Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 - b. **Petition 400-06-38**—a request for a **partial street closure** at approximately 50 South Main Street to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com and Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

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PUBLIC HEARING NOTICE

Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 84111

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451 South State Street, Room 406
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UNITED STATES POSTAGE

EXHIBIT 5B

PLANNING COMMISSION

STAFF REPORTS

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

EXHIBIT 5b-i

PLANNING COMMISSION

STAFF REPORT

OCTOBER 25, 2006

Communication to the Planning Commission



Salt Lake City Planning Division

To: Salt Lake City Planning Commission

From: Doug Dansie, Principal Planner

Date: October 16, 2006

Re: October 25 Planning Commission Agenda
Petitions 410-06-38, 400-06-37, 400-06-38: City Creek Center

Salt Lake City has received **petitions 410-06-38, 400-06-37, 400-06-38** from Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The petitions have been placed upon the October 25, 2006 Planning Commission agenda to provide a preliminary review of the project and to discuss the basic issues that will need City approval before construction. **The Planning Commission is not being asked to take action on October 25, 2006.** The items will be on future agendas for more discussion and a final decision.

The specific request includes:

1. **Petition 410-06-38** -A planned development/conditional use request to allow a planned development for more than one principle building per lot and a conditional use to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District.
2. **Petition 400-06-37** - Master Plan Amendment to the Salt Lake City (1995) Downtown Master Plan and the (1990) Urban Design Element relating to view corridors and vistas along Main Street.
3. **Petition 400-06-38** -A request for a partial street closure to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge.

Items for discussion include:

1. **Petition 410-06-38** – The site is proposed to have multiple buildings that are interconnected and of various heights.
 - Are multiple buildings appropriate for the site?
 - Does this qualify as multiple buildings since many are interconnected?
 - The proposed project has 4 buildings that exceed the mid-block height. Are the heights appropriate? The City has allowed moving height off the corner when historic buildings are involved. The City has allowed additional height when the building has a positive impact on the skyline.
2. **Petition 400-06-37** – The proposed master plan amendments would modify or eliminate existing policies regarding view corridors and overhead obstruction along major streets. Both the Downtown Master Plan and the Urban Design Element identify major streets which have prominent scenic views that are endemic to the City or represent a significant asset to the community. Main Street is listed as a prominent view corridor in both master plans. These view

corridors specifically apply to the concept of a sky bridge and its impact on the visual aspect of the City.

Issues include:

- Are existing policies still applicable?
- Does Main Street still qualify as a major view corridor?
- What affect would compromising this corridor have on other corridor decisions?
- Are there alternatives that would maintain the visual corridor?

3. **Petition 400-06-38** - The construction of a skybridge requires a Planning Commission recommendation to the City Council regarding the sale and/or long-term encumbrance of public property.

Issues include:

- Is the skybridge necessary for retail success?
- Are there methods of eliminating retail "dead ends" without a bridge?
- Does the bridge impact the catenary wires of the light rails system?
- Does the catenary system allow a second level to second level crossing, or must the bridge be raised to clear the wires?
- How much clear space is required around the catenary?
- Do UTA's legal agreements with the City affect the bridge?
- Do technical issues regarding the interface with light rail make the bridge more or less visible?
- The property owner of the proposed project presently owns underground portions of Main Street; therefore are there other alternatives to a skybridge such as pedestrian tunnel that would not necessarily require further City sale of property or air rights?
- Would an underground corridor lined with retail be a valid alternative?
- There is presently an underground connection beneath State Street connecting Social hall to the existing ZCMI Center, which will become the City Creek Center. Is this an appropriate role model for cross street connection? (The present below grade connection is approximately three times wider than it appears to the pedestrian because there is room for two traffic lanes behind the walls under the street).

Other issues that have been identified:

- Extension of an underground tunnel on Social Hall to connect the proposed City Creek Center with the new Harmon's Grocery Store.
- A replacement parking structure on Social Hall Avenue without the required minimum glass or retail at the ground level.

At the October 25, 2006 meeting, the Planning Commission is requested to take comment, review options, raise issues, provide direction to staff and hold the public hearing open until a future date. No immediate action is requested or expected.

Attachments: Excerpts from the Downtown Master Plan, Excerpts from the Urban Design Element

1995 Downtown Master Plan

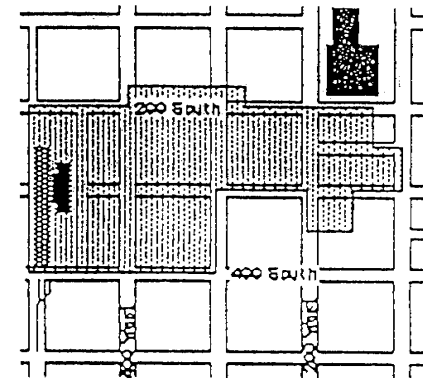
* Mixed-use zoning should be applied to the area adjacent to Pioneer Park. Previous plans have called for the enhancement of existing residential and the introduction of new residential populations into this underutilized area. This zoning does not need to require residential as the host use, but it should retain a residential component.

* Warehouse Historic District: The historical survey for the area surrounding the Rio Grande Depot and Pierpont areas has been done and indicates a potential for an important Historic District. Such designation would enhance the existing character of the area, providing architectural protection and insuring compatibility of new development. Importantly, historical designation provides a "theme" for the area, inviting reinvestment capital and providing an "Avant-Garde" area for the arts to thrive.

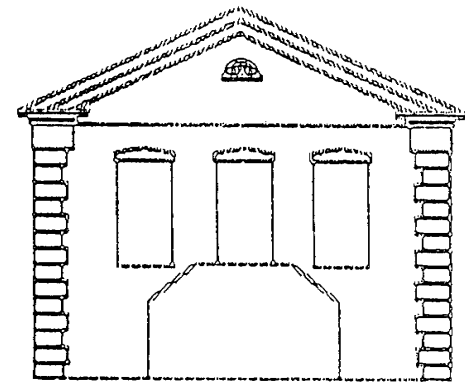
* Temple Square/City-County Building/Cathedral of the Madeleine/State Capitol View Corridors: These buildings represent the most architecturally and historically significant buildings in the City. They provide an immediately recognizable image to residents and tourists. A view corridor would "red flag" new construction that interferes with significant views and subject it to design review. This will insure the continued view amenity of these important buildings.

* 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.

* Gateways: Changes in zoning should be made to enhance the entry into Downtown on major streets. These changes include landscaped setbacks, land use controls and prohibition of billboards.



WAREHOUSE
HISTORIC DISTRICT



Historic Social Hall

1990 Urban Design Element

VIEW CORRIDORS AND VISTAS

A view is a visual image having aesthetic beauty worth preserving. A "view corridor" frames a view of a building or natural feature from either a short or a long distance. View corridors are most often associated with streets or pedestrian walkways. The buildings adjacent to the street often frame a view of a prominent feature of the city. A vista, on the other hand, suggests a wider perspective or panoramic view. It may encompass an entire city, a sunset over the Great Salt Lake, or the Wasatch Mountain backdrop.

While views are an important part of a city's urban form, their value is often overlooked. They can easily be destroyed before the loss is realized leaving an environment of monotonous development and further damaging the city's identity.

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 Utah Pioneers Museum
- 200 South east to the University of Utah Park Building
- 300 South Street 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
- Ensign Peak
- Oquirrh Vista
- Wasatch foothills



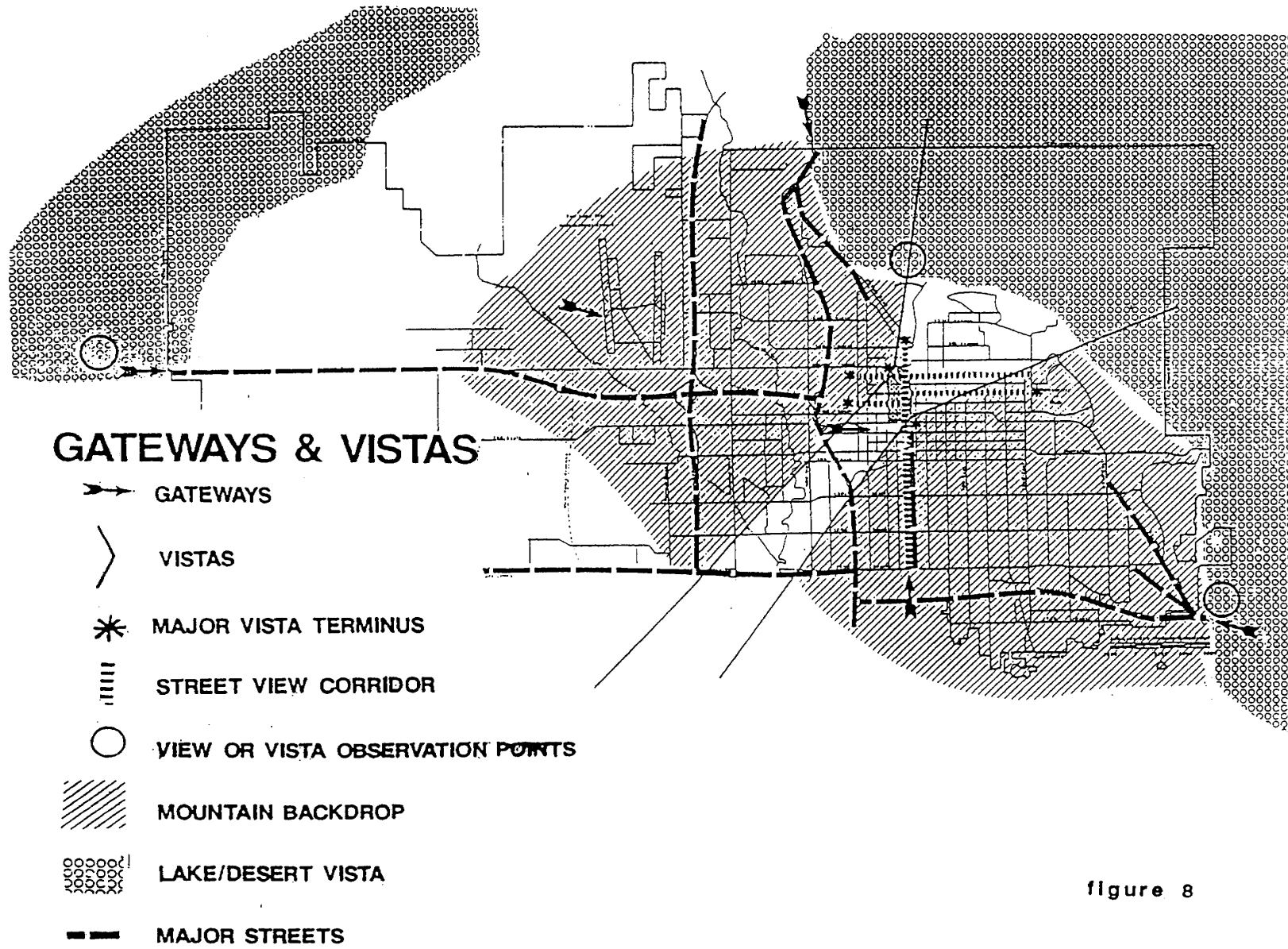


figure 8

In addition, the Vista Protection Map identifies prominent buildings and landforms whose views should be preserved. These include:

- North Temple at State Street-a community gateway statement into the Capitol Hill and Avenues communities
- Social Hall Avenue-creating a visual terminus to the street.
- Regent Street-enhancing the southern entrance to Z.C.M.I and creating a termination point at the south end of the street
- First South at West Temple Street-enhancing Salt Palace entrance
- Pierpont Avenue

POLICY CONCEPTS

- o Preserve prominent view corridors and city vistas. Prominent land forms, buildings, and monuments should remain clearly visible as city landmarks. Special attention should be given to the design of buildings adjacent to prominent street and vista corridors.
- o Use buildings along street vistas to properly frame view corridors. This is particularly important along the prominent view corridors.
- o Conserve vistas to and from city parks, open space areas and landmarks.

Strategies (also see Gateways)

- Establish view easements to protect existing and potential vistas of prominent buildings, natural features and parks. Building height, scale, and mass should be used as tools to properly frame major vistas.
 - Require building facades, street landscaping, and utility equipment along prominent streets and vista corridors to frame or enhance the vista.
-

-
- Acquire lands now for future vista or view parks in the city's foothill areas.

The use of skybridges should be carefully planned. Skybridges on streets identified as "major view corridors" should be prohibited.

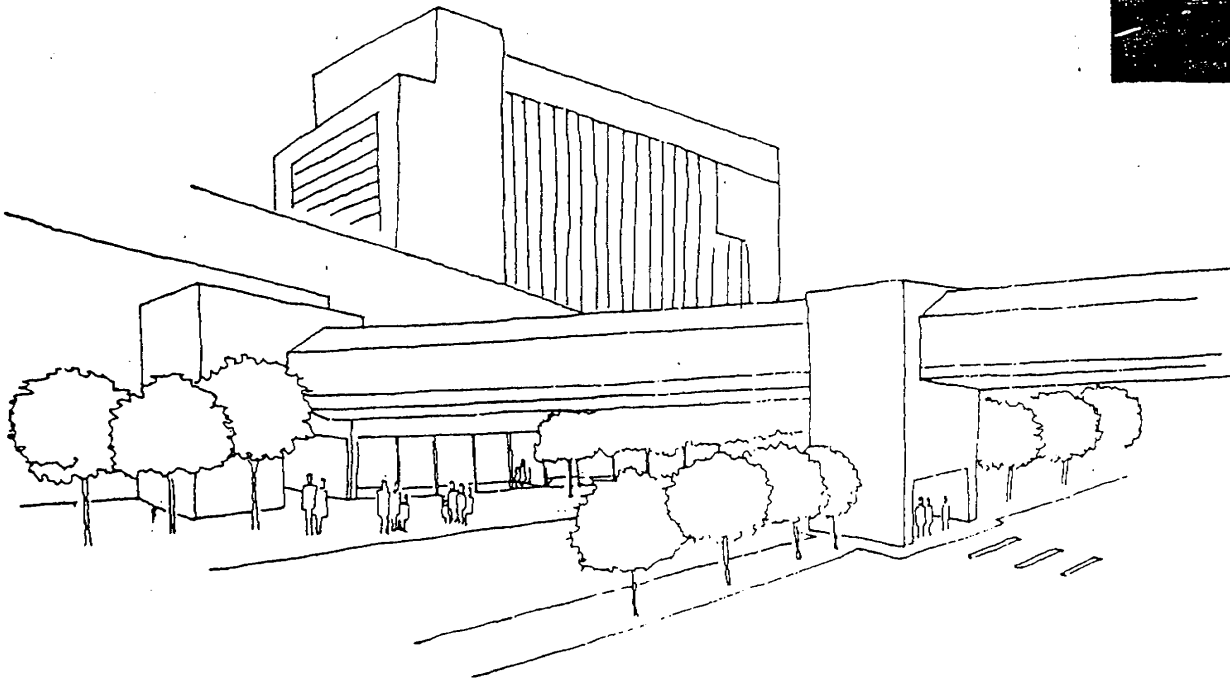
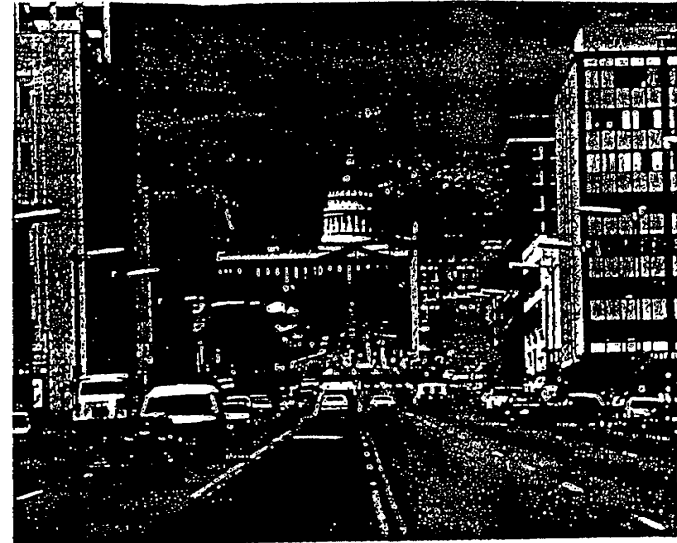


EXHIBIT 5b-ii

PLANNING COMMISSION

STAFF REPORT

NOVEMBER 8, 2006

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

Communication to the Planning Commission



Department of Community Development
Office of the Director

To: Salt Lake City Planning Commission

From: Joel Paterson, Planning Programs Supervisor

Date: November 2, 2006

Re: November 8, 2006 Planning Commission Agenda
City Creek Center: Petitions 410-06-38, 400-06-37, 400-06-38

On November 8, 2006, the Planning Commission will continue its Issues Only Hearing of the City Creek Center petitions. During the Issues Only Hearing the following issues will be discussed:

- **Traffic Circulation:** The Planning Commission has invited the Salt Lake City Transportation Advisory Board and Transportation Division Staff to attend this meeting. PRI and Taubman will present detailed information regarding traffic circulation, ingress and egress to and from City Creek Center, median parking ramps, and parking.
- **Pedestrian Circulation System:** PRI and Taubman will describe the overall pedestrian circulation system and describe how the proposed system will enhance pedestrian activity on Main Street and support current retail.
- **Sky Bridge and other Alternatives:** PRI and Taubman will present detailed information regarding the proposed Master Plan amendments and the proposed sky bridge over Main Street. All alternatives that have been considered to provide a pedestrian link between Blocks 75 and 76 will be discussed along with the reasons why each of the alternatives explored, other than the sky bridge, have been rejected. The Applicant has submitted draft language for the proposed Master Plan Amendment (Attachment 1). The Planning Staff has prepared an alternate proposal for the Master Plan Amendment which includes criteria for the Planning Commission and the City Council to consider when reviewing requests for sky bridges (Attachment 2).
- **Social Hall Avenue:** PRI and Taubman will describe the proposed extension of the Social Hall Avenue underground pedestrian walkway and its connection to the proposed Social Hall parking structure and the proposed Harmons's grocery store. The applicants will also present

detailed information regarding the request to modify the D-1 urban design standards requiring forty percent (40%) glass and retail, office, or restaurant uses on the ground level adjacent to the street.

Attachment 3 includes public comments regarding the City Creek Center development proposal that have been submitted to the Planning Division.

As this is an Issues Only Hearing, no decisions or recommendations will be made by the Planning Commission during the meeting on November 8, 2006.

Attachments:

- 1 Proposed Master Plan Amendment language submitted by PRI
2. Alternate Master Plan Amendment language prepared by the Planning Division.
3. Public Comments

ATTACHMENT 1

**PROPOSED MASTER PLAN AMENDMENT
LANGUAGE SUBMITTED BY PRI**

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Suite 1200
Gateway Tower West
Salt Lake City, UT 84101
801.257.1900
801.257.1800 (Fax)
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Alan L. Sullivan
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DENVER
LAS VEGAS
ORANGE COUNTY
PHOENIX
SALT LAKE CITY
TUCSON

October 31, 2006

A. Louis Zunguze
Director Community Development
Salt Lake City Corporation
City and County Building, Room 418
Salt Lake City, Utah 84111

HAND-DELIVERED

Re: Property Reserve, Inc. Application for Master Plan Amendment

Dear Mr. Zunguze:

As you know, this office represents Property Reserve, Inc. ("PRI") in relation to zoning issues on the City Creek Center project in downtown Salt Lake City. This letter is sent in support of PRI's Master Plan Amendment Application, dated October 9, 2006, bearing No. 400-06-37.

PRI respectfully requests adoption of the following text amendment to page 30 of the Downtown Plan (1995):

"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. 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."

PRI seeks the adoption of a comparable amendment to the relevant portions of the Salt Lake City Urban Design Element (1990).

PRI asks the Planning Commission for a recommendation approving the proposed text amendment, as set forth in this letter, and for a recommendation that PRI's proposal for a pedestrian connector over Main Street qualifies as an "extenuating circumstance" within the meaning of the proposed amendment, subject to design review by the Planning Commission.

A. Louis Zunguze
October 31, 2006
Page 2

I would appreciate your forwarding this letter to the chair and members of the Planning Commission in advance of our next hearing on this project, which is scheduled for November 8, 2006. Thanks for your assistance.

Very truly yours,

Snell & Wilmer

A handwritten signature in black ink, appearing to read 'ALS', followed by a long horizontal flourish.

Alan L. Sullivan

ALS:ksb

cc: Mr. Mark B. Gibbons (*via email*)
Mr. Bruce Heckman (*via email*)
✓ Mr. Joel Patterson (*via hand-delivery*)

ATTACHMENT 2

**ALTERNATE MASTER PLAN AMENDMENT
LANGUAGE PREPARED BY THE PLANNING
DIVISION.**

Master Plan Amendments
Downtown Master Plan and the Urban Design Element
Planning Division Proposal

“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. 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 either:

1.
 - a. All other alternatives for creating a successful link between major development on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and
 - b. The design of a skywalk is such that it would not negatively impair or impact a view corridor; and
 - c. A skywalk would not detract from pedestrian and commercial activity at the street level; or
2. The view corridor has been significantly changed or impacted by prior development such that the designation of “view corridor” has become obsolete.

ATTACHMENT 3
PUBLIC COMMENTS

**Public comments received by the Planning
Commission have been placed in Exhibit 7 of
the Transmittal Packet**

EXHIBIT 5b-iii

PLANNING COMMISSION

STAFF REPORT

NOVEMBER 29, 2006

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

See February 5, 2008 Binder, Section 3

EXHIBIT 5b-iv

PLANNING COMMISSION

STAFF REPORT

JANUARY 9, 2008

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

See February 5, 2008 Binder, Section 4

EXHIBIT 5b-v

PLANNING COMMISSION

STAFF REPORT

JANUARY 23, 2008

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

See February 5, 2008 Binder, Section 5

EXHIBIT 5C

PLANNING COMMISSION

MINUTES

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

EXHIBIT 5c-i

PLANNING COMMISSION

MINUTES

OCTOBER 25, 2006

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, October 25, 2006**

Present for the Planning Commission meeting were: Frank Algarin, Tim Chambless, Babs De Lay, Robert Forbis, Peggy McDonough (Chairperson), Susie McHugh, Prescott Muir, Kathy Scott, Matthew Wirthlin (Vice Chairperson) and Mary Woodhead.

Present from the Planning Division were: Alexander Ikefuna; Planning Director; Cheri Coffey; Deputy Planning Director, Doug Wheelwright; Deputy Planning Director, Joel Patterson; Planning Program Supervisor, Louis Zunguze; Community Development Director, Nick Britton; Principal Planner, Tami Hansen; Planning Commission Secretary, and Cecily Zuck; Senior Secretary.

ISSUES ONLY HEARING

(This item was heard at 6:21 p.m.)

Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, a twenty acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

1. **Petition 410-06-38** – A planned development/conditional use request to allow a planned development for more than one principle building per lot and a conditional use to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District.

Specifically Planned development conditional use is required for:

- a. Approval for more than one principle building per lot.
 - b. Approval to exceed height regulations of 100 feet from mid-block buildings in the central business district (D-1).
 - c. To waive the requirement that retail goods, service establishment, and offices/restaurants be provided on the first floor, adjacent to the front property line on Social Hall Avenue.
 - d. To waive the minimum glass requirement on Social Hall Avenue.
2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City (1995) Downtown Master Plan and the (1990) Urban Design Element relating to view corridors and vistas along Main Street.
 3. **Petition 400-06-38** – A request for a partial street closure to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge.
 - a. Closure of Social Hall Avenue to allow the sale of sub-surface rights to construct an extension of the Social Hall underground pedestrian corridor.
 - b. Partial closure of West Temple and 100 South to allow expansion of the existing median parking ramps, and to provide access to existing sub-surface parking structures.

Chairperson McDonough asked that commentary specifically include the following above three petitions.

Chairperson McDonough recognized that staff member Doug Dansie was absent at the meeting; and Staff member, Joel Paterson would be filling in as Staff representative. She reminded the public this is an ongoing hearing, and certainly not the last hearing on this issue; which will be open in future meetings to take additional public testimony.

Commissioner Muir made note that his architectural firm is involved in the project by doing some tenant improvements, but not in the actual construction aspect. He noted his perspective is not compromised because of this.

Mr. Ikefuna reiterated that this is one of many issues only hearings that the Planning Commission will be conducting until they have received all of the necessary comments pertaining to this project. There will be a link created on the Planning Division website, available to interested citizens who cannot attend the Planning Commission meetings, as a means to provide comments to the Planning Commission. He also noted that before there is a final decision made, all comments will be taken into consideration as a final report is prepared for the final Planning Commission action.

Mr. Paterson noted as a reminder that no decisions will be made by the Planning Commission at this time. Mr. Paterson gave a brief overview of the public process that is required for some of the requests that are being made for the redevelopment of the Main Street malls, known as the City Creek Center. Several requests have been received by the Planning Commission, including Conditional Use applications for:

- a. Additional building height on four sites within the project, which exceed the maximum 100 ft. height limit, in the mid-block area in the D-1 district.
- b. Four residential towers; proposed to be built on South Temple. Two are located between West Temple and Main Street, one located on South Temple between Main Street and State Street, and one on 100 South between Main Street and West Temple.
- c. Multiple buildings on a single parcel.
- d. Modifications/waivers of urban design standards that are incorporated in the D-1 zone:
 1. Waive the requirement of a minimum of 40% glass on street level, along Social Hall Avenue and potentially other areas.
 2. Waive the requirement that the fronts of buildings at street level have retail office space, or restaurant use. (In regards to the parking structure on Social Hall Avenue that will be demolished and rebuilt).
 3. Amend the Downtown Master Plan, and Urban Design Element, relating to view corridors in the Downtown area, as well as skybridge use.

Mr. Paterson reminded the Planning Commission that they are the final decision makers on these requests, however, regarding the Master Plan Amendment and the partial street closures; the Planning Commission will make a recommendation to the City Council who has the final approval authority on these issues.

The transfer of property is an administrative function that rests with the Mayor.

- e. Proposed extension towards the east, for the underground pedestrian walkway underneath State Street into Social Hall Avenue to make a connection with the new parking structure.
- f. New median parking ramps in the center of the streets and expansion of existing ones:
 1. New: South Temple between State Street and Main Streets.
 2. Existing: West Temple that would be expanded, and 100 South between State Street and Main Streets.
- g. Subdivision issues will need to be addressed. Condominium approval will be required, but can be processed administratively.
- h. Relocation request to the Historic Landmark Commission, to remove the historic façade off the ZCMI building, store it, and relocate it in approximately the same area after construction.
- i. Encroachment permit requests for underground vaults.

Mr. Paterson introduced the developers: Property Reserve, Inc. and The Taubman Corporation.

Allan Sullivan (Attorney representing Property Reserve Inc.); Mark Gibbons (President of Property Reserve Inc.), Bruce Heckman (Vice President of development for Taubman Centers), and Ron Lock (Vice President of Planning and Design). Mr. Sullivan asked for a first priority to be given consideration for a skybridge, and final approval for the Social Hall parking structure.

Mr. Gibbons gave an overview of Blocks 74, 75, and 76 (referring to graphics given to Commissioners and Staff in the Staff report packet). Block 74 is also referred to as the Social Hall block; Block 75, the ZCMI Center block; and Block 76 the Crossroads block.

Changes to the above Blocks are as follows:

1. Block 75 and 76
 - a. Reduced office space by, 300,000 square feet.
 - b. Reduce retail space by, 300,000 square feet.
 - c. Add residential component, which would include 480 units not presently in existence.
 - d. Increase parking stall count by 700 stalls, however, current parking will remain at 4,000 stalls during construction.
2. Phase 1 of Block 74 (Social Hall Avenue) would include:
 - a. 55,000 square foot grocery store (Harmon's).
 - b. 50-100 residential units.
 - c. 300 parking stalls, to accommodate specific development in that area.

Demolition proposed on Block 76 would begin in November 2006 and would be completed by mid-year 2007. Demolition on Block 75 would be scheduled to start in the spring of 2007, and would be completed by early 2008.

Graphics found in the Staff packet show the demolition progress as follows:

- a. Crossroads Mall Block (76):
 1. The Inn at Temple Square.
 2. Crossroads Mall Parking Structure.
 3. Crossroads Mall
 4. Key Bank Tower
- b. ZCMI Center Block (75):
 1. Around the base of the former Beneficial Financial Group Tower, to be renamed the new Key Bank Tower.
 2. Buildings surrounding the former, First Security Bank Building on the corner. (Not proposing at this time to demolish the First Security Bank building; that decision will be reserved for a future date when a re-use plan has been prepared for that corner).
 3. ZCMI Center Mall.
 4. Current food court on the ZCMI center block.
- c. Excavation and Parking Program will include:
 1. Four levels of below grade parking, which will be built on both blocks to an approximate depth of 50 ft.
 2. Six access points on the perimeter of each block, with the exception of Main Street.

3. Retain and enlarge two existing street ramps; 100 South and West Temple and add a third mid-street ramp on South Temple.

Mr. Heckman noted that once the parking had been completed the construction would move back to grade and landscaped. Open corridors would be constructed and would include a representation of the historic City Creek through the project. Mr. Heckman pointed out that a major contribution to being able to install the open spaces on ground level would be to put one-hundred percent of the parking below grade. He noted that currently seventy-five percent of parking is above grade.

d. Retail Program includes:

1. Three department stores, totaling 424,000 square feet of shop space.
2. Additional shop space, which would include areas at the base of office and residential towers, totaling 476,000 square feet.

Mr. Heckman noted that approval would be required for the construction of the skybridge, as well as the removal of the ZCMI Center façade.

e. Office Program includes:

1. Demolishing the Key Bank Tower, but retaining the remaining four towers that constitute 1.4 million square feet of office space; additional office space on Social Hall Avenue which is not included in that figure.

f. Residential Program:

1. Includes 405 units in five new towers (unit count may vary based upon the size that is finally decided upon by the builders).
2. 75 units being proposed in town homes above the retail space.

Mr. Heckman noted that approval would be required for increased height, mid-block, on four out of five towers that would be constructed.

- a. 315 foot tall, a twenty-six story high tower on the Corner of South Temple and West Temple; which would be compliant with the existing D-1 zoning ordinances.
- b. 124 foot tall, ten story high tower, between State Street and Main Street on South Temple
- c. 120 Foot, eight story, twin towers between Main Street and West Temple. Residential units above the retail, only on the Crossroads Mall side of the block.

g. Social Hall Avenue (Block 74) Phase one:

1. Full-service Harmon's Grocery Store; 55,000 square feet.
2. 50-100 residences will be constructed by Cowboy Partners.
3. 300 parking stalls will be built below the grocery store/below grade.
4. Replace above grade parking structures on the north side of Social Hall Avenue. Developers are also seeking the Planning Commission's approval, to waive the requirement to have retail or office storefronts along the ground floor of that parking structure.
 - a. The structure sits mid-block on the north side of Social Hall Avenue, east of the Belvedere Condominiums;

and would be extremely important to Harmon's grocery store.

5. Developers are also seeking approval to build the tunnel connector from this parking structure, which will connect from the existing tunnel under State Street, to the Social Hall monument, providing access to employees of Eagle Gate tower and the Former Beneficial Financial Group tower.
6. Harmon's building will be built one floor above street level on 100 South, but at grade on Social Hall Avenue.
 - a. A small amount of retail space will be proposed below the store to allow customers of Harmon's grocery store to access the building from 100 South.
 - b. Above Harmon's would be a 175 ft. residential unit tower.

Mr. Heckman noted that the Developers would be leaving open three key sites for future development. First, a residential site for a proposed tower on 100 South between West Temple and Main Street; Second, a mixed-use tower located on the corner of State Street and 100 South, and finally, a residential tower on the corner of 200 East and 100 South.

The first is proposed to exceed the 100 foot, maximum height for mid-block use, and could be as much as 400 feet tall. The second is proposed as a mixed-use tower, including office and residential spaces; the developers are petitioning for an increase above the 375 foot height maximum for corner buildings. The final site would be an additional residential tower which would comply with the D-1 zoning.

Mr. Heckman indicated the importance of the developer's contributions towards the vibrancy of Main Street including:

1. Two new department stores that would be designed to access directly from Main Street between South Temple and 100 South.
2. Restaurants and retail space would be added to the area, and have storefronts and access to and from Main Street.

Mr. Heckman noted that the developer's philosophy of additional property would be a major benefit to the vibrancy of Main Street in adding round-the-clock activity into that area.

1. The project will break two very large blocks into eight blocks, by the pedestrian corridors that would be placed throughout the area. This would create a vibrant pedestrian neighborhood.
2. New connections to the City would be created from all four directions of these blocks.

Mr. Heckman noted that throughout the planning phase there has been careful consideration not to have a "backside" to the proposed project, but to have open, inviting spaces on all sides with the reintroduction of pedestrian green pathways through the blocks at the historic locations of Richards Street, Regent Street, Social Hall Avenue, and Main Street.

Mr. Heckman noted that the Developers have been asked by City Staff about their parking requirements and compliance with parking ratios; accommodating both through the construction period, as well as with the completion of the overall project. During the reconstruction period 4,500 existing parking stalls, a ratio of 3.1 stall/ 1000 square feet, will be available; exceeding the minimum standards the City requires. In the Long-term; 3,500 stalls, a ratio of 2 ½ /1,000 square feet, will exceed the minimum City standard. For

retail use there will be 2,700 stalls, a ratio of 3/1,000 square feet, available; and finally, for residential use 720 stalls, a ratio of 1.5 stalls per unit. After complying with those ratios, there will still be 2,380 stalls extra; a total of 9,300 parking stalls.

Developers proposed schedule is to:

1. Continue to take public comment through October and November 2006.
2. Start Demolition during the month of November 2006.
3. Finish architectural drawings in the fall of 2007.
4. Complete project mid-year 2011.

Mr. Sullivan summarized the priority of the issues the applicants are facing:

1. To obtain the mid-block height approvals concerning the residential towers along South Temple and 100 South.
2. Approvals for the Social Hall parking structure.
3. The pedestrian connector over Main Street.
4. Median parking ramps.
5. Preserve the ZCMI center façade.

Mr. Sullivan noted that the approvals sought could be broken down into several different areas:

1. Filed Conditional Use planned development applications.
2. Filed Master Plan Amendment application for pedestrian connector over Main Street.
3. Filed a partial street closure application, which will enable PRI to obtain air rights for that pedestrian connector over Main Street, and to obtain sub-surface rights for the underground walkways eastern extension, as well as to create the median driveways.
4. Future filings will include: administrative applications for encroachment permits for the Main Street connector, and miscellaneous encroachments.
5. File Historic Landmark application to permit the removal and replacement of the ZCMI façade.

Mr. Sullivan commented that one of the main decisional priorities is the approval of the pedestrian connector, which will wholly determine the shape, size, and participation of all other entities in the project. He noted that consideration early in the process would be vital to the continuation of planning.

Mr. Heckman presented a PowerPoint proposal in favor of the pedestrian connector over Main Street. The main points of this presentation were to identify the benefits of a pedestrian connector (skybridge) including the following points:

1. Benefit of city retail interconnectedness, by providing proximity and synergy throughout the downtown area.
2. Provide and anchor, as well as a link to the rest of Downtown SLC.
3. Link to and through the project: including walkable distances, and accessible pedestrian walks throughout Downtown
4. The City Creek plan has to contain a relative mass of retail stores to make it successful.
5. Total amount of retail would be cut down from what currently exists today.
6. Would allow function of a regional draw to the area.

Mr. Ron Locke gave a presentation on inspirations for the design process. Local, regional, and international inspiration all are being considered for this project. Developers will be trying to maintain view, compliment the surrounding area, and find a good personality for the design.

Mr. Sullivan noted that one of the ideas that had been suggested by the Planning Staff would be an explanation of the priority of the decisions that the Planning Commission would be making. There are two particular decisions that would require higher priority earlier in the process; First, conceptual approval of

the pedestrian connector. The second group of issues they prioritize as equally important are the parking structure on Social Hall Avenue, and pedestrian walkway underneath State Street.

Chairperson McDonough closed the applicant's presentation, once it was completed. 11/1/2006 3:29 PM

Chairperson McDonough asks the Commissioners if there were any questions or comments for the developers; specifically pertaining to the approval process of the priority items.

Commissioner De Lay wanted to know what the difference in height is from 100 South to South Temple. It was noted that it's a total of about 40 feet difference.

Ms. Coffey noted that the North view corridor looking up Main Street is of the Daughters of the Utah Pioneers museum.

Commissioner Chambless inquired how many pedestrian connectors had the developer constructed in the past.

Mr. Heckman and Mr. Lock noted about four or five amongst numerous large projects. There are many design issues that are being analyzed relating to the 132 foot span over Main Street; they are also addressing issues with vertigo, and investigating other technologies and types of construction for this type of connector.

Commissioner Muir noted that one of the challenges involved with the bridge concept is impediments that will be created within the project. He consulted the developers on the need to press some of the more serious issues first. He inquired about the importance of the stated pressing priorities, and inquired if the Planning Commission could also start working on less controversial and challenging issues. He also wanted to look at the project more topically; including transportation issues, building massing, height related issues, retail issues, and pedestrians at the street levels.

Mr. Heckman noted again that the skybridge is an essential element to the project. If the skybridge is not there the type of retail projects they are presenting within the plan cannot succeed. He noted that this is a threshold issue.

Mr. Lock noted that the pathway store relies on the anchor stores to be connected. Small shops cater to impulse purchases and the departments stores are a destination. People are drawn to the whole, but there must be a link between the two blocks to make it function.

Chairperson McDonough opened the Public Hearing and requested that public cards to be completed with personal information, and handed to the Commissioners in order to be able to speak in the meeting. She also reminded the public there is a two minute time limit, and to address the issues that appear on the agenda.

Cindy Cromer (Former member of the Planning Commission) noted the proposed plan is an undoing of the adopted master plans and is an undoing of close to thirty-years of planning for our community. She believes these will be the most important petitions that will be heard within the next several years. Relieved the petition was moved to an issue only hearing, she addressed the issues of a skybridge, walkable communities, and the benefits of having the tallest buildings on the corners. She believes the skybridge is a means to entrap and hoard the consumer, which also keeps them from getting to any smaller business that might be trying to compete along Main Street.

Robert L. Bliss raised concern about the project being so huge, that it would set a new pattern for the city. He inquired of the applicant to know if they had before done any project of this scale.

Mr. Heckman noted that this project is approximately 729,000 square feet, and that these developers are used to building projects of approximately a Million square feet.

Mr. Bliss was concerned about the future of the City, and wanted to make sure that the entire concept had been discussed. He was extremely disappointed about the amount of funds going into the urban design, as well as other aspects of this project, and thought that it did not follow the core pattern of Salt Lake City.

Ms. Coffey noted that there is a public open house concerning this project at the main library, on the 4th floor, Wednesday, Nov. 1, 2006 from 5:30-7:00 p.m.

Shane Carlson (Representing the Avenues housing committee) was pleased to hear that the First Security Bank building will not be demolished at this time. He suggested that the main view corridor down Main Street that he was concerned about was Ensign Peak. He wanted to make sure that the preservation of the link between the city's natural mountain environment and surrounding natural areas were preserved. He also was concerned this might set a precedent for future view corridor blockages. He wanted the developers and Commissioners to consider different possibilities. He noted a possibility would be to close Main Street to traffic and just have it accessible by foot.

Commissioner De Lay noted that might cause problems for Trax.

Mr. Carlson clarified that Trax would still run down Main Street.

Jim Christopher (Architect) supported present Downtown and Urban plans. He mentioned that Main Street is a significant view corridor and a sky bridge would be an elitist and damaging decision. He urged the Planning Commission to uphold existing Urban Design policies and plans.

Ira Hinckley (Home owner in the Avenues) expressed general support for the City Creek plan. He suggested the skybridge should be delicate and transparent. He is concerned also about parking, and the difficulty of left turns downtown.

Steve Winters expressed interest in a telegraph monument in front of the current ZCMI mall location. He would like to keep this historic site preserved, and also would like to see the First Security Bank building kept as a preserved historic site.

Chairperson McDonough asked if anyone else wished to speak.

Cindy Cromer wanted to know about transfer of development rights. She wanted to have Chairperson McDonough ask Commissioners about the air rights over Main Street.

Mr. Ikefuna noted that there is a petition discussing the air rights, but it could be discussed at a future meeting.

Chairperson McDonough requested that the applicant be seated back at the table.

Mr. Heckman noted there are other national pedestrian corridors that have supported a very vibrant street line. He noted that the applicant appreciated the view points of the public and that the urban design of this project would create additional view corridors that presently are not in existence, by taking whole blocks and creating additional corridors and areas that hold more of a sense of context within the design of the project. He noted that they had been exploring alternatives for three years and the applicant is prepared to share their line of thinking of how they reached this option, at the appropriate time.

Mr. Ikefuna inquired if dead streets, from lack of pedestrian activity, would be produced along Main Street if the skybridge were to be built.

Mr. Heckman noted that the whole point of the project is to enliven the streets via restaurants, department stores, and smaller retailers.

Commissioner Algarin inquired about more concrete plans and visuals and inquired about elements of designs that would be the core drive of business to the area of Main Street.

Mr. Heckman noted that the skybridge would be transparent, would have elevators at both sides of the bridge, and the project as a whole would create a seamless pedestrian network that would allow flow in multiply ways in and out of the project.

Mr. Lott noted that the whole idea of the project is to become a top five tourist attraction—a regional pull into the center of the city.

Commissioner De Lay noted that the Planning Commission is used to seeing more visuals and specific designs; and she inquired about more available visuals to view.

Vice Chair Wirthlin inquired about additional access to the levels from Main Street that would be made available besides an elevator.

Mr. Heckman noted that stairs in the area would be intimidating because the second story is 18 feet higher than the street level.

Commissioner McHugh inquired about Main Street under the skybridge area.

Mr. Heckman commented that the area would be very open, inviting, and transparent.

Commissioner De Lay noted that she felt the Planning Commission was in a very closed box, and would like to see more options as far as what was reviewed through the planning phase of this project.

Mr. Heckman noted that this plan could be thought of as a very complex Rubik cube and that you can't change part of it without having it ripple throughout the rest of the plan design. He noted he would be willing to explore with the Planning Commission and public to see what would work best for the community, but from the options they have looked at, this was the best layout they have found.

Chairperson McDonough noted that the Planning Commission was not aware of the need to make a prompt decision on the issues presented tonight. She commented that submitting more details for the Commission to review would be most helpful and she would like to see more of the mechanics of the project, rather than the proposed intent.

Mr. Heckman noted that what the applicants are looking for is a two-step process. They would like a conceptual approval, with the applicants returning and verifying they are meeting the standards the Planning Commission is setting.

Commissioner Woodhead inquired about the Planning Commission's authority in text amendment approval, and whether a skybridge would be a conditional or permitted use.

Ms. Coffey noted that the issue is whether the master plan should be amended including the closure and sell of the air rights over Main Street.

Commissioner Woodhead expressed concern that if the text amendment was approved, then later there would be no control over the design.

Mr. Sullivan noted there would be suggested language for the amendment presented to staff in the future. One possible text amendment could be to prevent skybridges on any main corridors, "except in extenuating circumstances", which would allow some discretion.

Commissioner Muir stated that the applicant must understand how important it is for the Planning Commission to receive more concrete information, by receiving further design information. He suggested that this project does not go before a subcommittee, but rather is heard by the Planning Commission to ensure all Commissioners review it and the public be present at the meetings to hear the discussions.

Chairperson McDonough noted that the Commission needed to discuss the issue of parking.

Commissioner Forbis inquired about the congestion in the Downtown area, and commented that he would not be inclined to waive the parking and access regulations for the applicant's, because it might cause additional traffic problems.

Mr. Gibbons noted that the waiver would not be used to increase parking stalls, but rather to accommodate the future customers of Harmon's grocery store. The issue is having ground level parking immediately adjacent to the store. It has been an issue to bring a grocery tenant into a full service facility in the downtown area, because of regulations requiring the view of the parking obstructed which could cause perceptions of being an unsafe area.

Commissioner Forbis noted that because of the placement of Harmon's in the downtown area, the customers would most likely be within walking distance or use mass transit; He also inquired about the project's ability to alleviate the traffic congestion in the downtown area, when the proposed plan is increasing the number of parking stalls by 2,380. He wondered how proximity and synergy will factor in.

Mr. Gibbons noted that the actual number of stalls that are being increased is 70, due to additional residential units that require dedicated 24/7 stalls, which are not able to be used by office workers during the day time. He also suggested that representatives from Harmon's speak directly to the Planning Commission in regards to the concern with parking issues in the proposed store.

Commissioner De Lay commented on a past retailer (Keith O'Brien's) that did not have access to this type of parking and consequently failed.

Commissioner Algarin noted that the Planning Commission should consider the balance of parking vs. Downtown synergy.

Mr. Wheelwright noted that there might still be an impression amongst those present that the First Security Bank building is still part of the project. He asked the Developers to explain that the building had been taken out of the first phase of demolition for this project.

Mr. Gibbons noted that all parties involved had agreed to reevaluate each part of the project. At this point no plans have been proposed for the future development of that specific corner, but at some future date plans for that corner will be submitted to the Planning Commission.

Commissioner Chambless noted that the Green Trails and Parks committee of the Downtown Rising project would like to meet personally with the contractor/developer to exchange informal ideas and proposals for the First Security Bank building in particular.

Chairperson McDonough inquired about any additional question.

Commissioner De Lay noted to Staff that she personally did not want to be one of ten people that decided three blocks with so little public input. She noted that she would like to see more community outreach done for the open house on November 1, 2006 to obtain more public input. She also noted that the longevity and design of the city is paramount to the community.

Mr. Ikefuna noted that Staff would be doing all that was necessary to solicit public input. He noted that the website would be modified to include a link that citizens, who cannot attend public meetings and open houses, could access and thereby provide the Planning Commission their comments.

Commissioner Chambless noted that there have been more citizens that have shown up to contend the closing of a local saloon, or contend with the proposition to partially close streets by the Salt Palace then there are here tonight.

Commissioner Scott noted that she would like to see taken into account parameters for green building.

Mr. Gibbons noted that as many elements of sustainable design that could be incorporated into this project would be.

Commissioner Scott inquired about this type of information being provided to the Planning Commission.

Mr. Gibbons affirmed the request.

Commissioner Scott inquired about the ramping project and noted that she was concerned about ramps obstructing the Downtown streets, impeding traffic flow and destroying the outlay of the streetscapes.

Mr. Heckman noted that the applicants were not fully prepared to make a complete presentation on this issue, but that the balancing of traffic issues was being taken in consideration.

Mr. Gibbons noted that the density and intensity of development in a downtown area, must take into consideration the mix of pedestrians and traffic, which is a very important issue in design criteria and has been looked at.

Commissioner Scott noted that this issue is exactly why a skybridge would be beneficial with the new development layout.

Mr. Heckman noted that the ramps would permit citizens to enter the parking spaces from all directions. He noted that the six ramps within the 8 block area would help with flow and not overload any particular area. He noted that the applicants have studied this particular area and decided that this would be the best decision.

Commissioner Scott noted that part of the vibrancy of a city is the merging of pedestrian traffic and vehicular traffic.

Mr. Heckman agreed that this balance is a vital part of the city environment.

Chairperson McDonough inquired if Staff had any more questions.

Mr. Ikefuna noted that PRI had submitted a demolition application to the Permits Office. He noted that the applicant has submitted a re-use plan in the form of several applications including: a master plan amendment, conditional use and planned development, among other things. The Planning Division is currently reviewing the application for the re-use plan.

Chairperson McDonough noted that the approval of the demolition is contingent upon the acceptance of the re-use plan once it is completely revealed to the appropriate Committees.

Louis Zunguze noted in summary, to the applicant and the Planning Commission, that this hearing is part of a process to keep this project moving forward. He also informed the Planning Commission that from a demolition standpoint, Staff is currently reviewing demolition plans, and the approval process is administrative. He noted, however, the permit to proceed with the demolition process requires that there be an approved re-use plan. He further noted that since the actual approval of the entire re-use plan would take some time; he inquired if the applicant would be allowed to proceed with the demolition process with a condition that the re-use plans would be required to reflect all of the Planning Commission's approvals in order to obtain a building permit.

Mr. Zunguze also noted that this approach was used when the Planning Commission was reviewing the Salt Palace expansion project. It is a process often used to ensure timely completion of complexes, and phased projects. He inquired whether the Planning Commission was comfortable with Staff moving forward with issuing demolition permits; and if all the administrative requirements had been met including, a condition that a building permit would only be issued if the re-use plans fully complied with Planning Commission conditions.

The Planning Commission indicated that they were comfortable with that approach. He noted that Chairperson McDonough should give the developers a sense of how the Planning Commission wishes to proceed. He inquired about what information, regarding the Master Plan amendment, would the Commission need from the developers for future meetings."

Chairperson McDonough noted that the developers should bring more details to future meetings on:

1. Flow of circulation
2. Mechanics of how things work
3. How the street is going to be activated.
4. Proposed language for the text amendment
5. As many visuals as possible, as much detailed information as they could produce.
6. An overview of alternatives that have been reviewed in the past three years.

Commissioner De Lay noted that she would also like visuals regarding the parking on Social Hall Avenue (Block 74) in regards to how Harmon's will incorporate into the parking scheme.

Chairperson McDonough noted that in terms of procedure for subsequent hearings, there would be value in inviting the Transportation Advisory Board, and Transportation Staff give a more detailed presentation on the project.

Commissioner Muir commented on concerns about building character. He noted that there is already a lot of character in the development area and urged the developers to be careful not to lose that. The Master Plan calls for the corners to be significant buildings, which puts considerable pressure on those corner lots. He noted not to eradicate all of the character and then have to totally recreate it. He requested they look to what Salt Lake City already has, not import something from outside, don't use cheap materials in place of expensive ones, or be afraid to let new buildings look new. He noted that the juxtaposition of historic building with the new is more meaningful than the replication of them.

Commissioner McDonough adjourned the meeting.

UNFINISHED BUSINESS

There was no unfinished business.

The meeting adjourned at 8:44 p.m.

Cecily Zuck, Senior Secretary

Tami Hansen, Planning Commission Secretary

EXHIBIT 5c-ii

PLANNING COMMISSION

MINUTES

NOVEMBER 8, 2006

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 8, 2006**

Present for the Planning Commission meeting were Tim Chambless, Babs De Lay, Peggy McDonough (Chairperson), Prescott Muir, Kathy Scott, Matthew Wirthlin (Vice Chairperson) and Mary Woodhead.

Present from the Planning Division were Cheri Coffey, Deputy Planning Director; Doug Wheelwright, Deputy Planning Director; Janice Lew, Principal Planner; Joel Patterson, Principal Planner, and Tami Hansen Planning Commission Senior Secretary.

Present from the Traffic Division were Randy Dixon and Joe Perrin. Community Development Director; Louis Zunguze was present.

Issues Only Hearing

(This item heard at 6:16 p.m.)

Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

1. Petition 410-06-38 –A planned development/conditional use request for:
 - a. Planned Development approval for more than one principal building per lot;
 - b. Conditional Use approval to exceed the height regulations of 100 feet for mid-block buildings in the Central Business (D-1) District;
 - c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
 - d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue.
2. Petition 400-06-37 – Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge.
3. Petition 400-06-38 – A request for the following partial street closures on:
 - a. Main Street to allow the sale of air-rights over a portion of Main Street to allow the construction of a skybridge;
 - b. Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
 - c. West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures.

Chairperson McDonough recognized Joel Paterson as staff representative.

Mr. Paterson noted that following the Issues Only portion of the hearing held on October 25, 2006, the Planning Commission had asked that the applicant return with a more detailed description of the project. He noted that at the meeting the applicant was prepared to present additional details concerning traffic circulation around the project; ingress and egress from the proposed City Creek Center, and proposed median parking ramps. He noted that there would be discussion about the design of pedestrian circulation within the project and how it would support the rebuilding of Main Street. There would also be discussion about the proposed Master Plan Amendments and the Urban Design element in relationship to the proposed skybridge that would link Block 75 and Block 76. The applicants would also present

alternatives that have been analyzed for the project, and why they believe those alternatives do not work for this project.

He noted that the applicant would also present the plan for the eastern extension of the underground walkway under Social Hall Avenue, and modifications to the D-1 Urban Design standard for the minimum forty-percent glass and retail or restaurant uses to front the ground floor of all buildings.

Mr. Paterson noted that the Planning Commissioners had reviewed the applicant's proposed language amendments for the Downtown Master Plan; which would allow consideration of skybridges when certain extenuating circumstances were found.

He also noted that a proposal by the Planning Division had been included for alternate language that the Planning Commission might consider for the allowance of skybridges; when its construction would provide a successful link to the developments on either side of the street which reads, "*all other alternatives for creating a successful link between major development on both sides of the street had been evaluated and conclusively found not feasible or effective*". He noted that this would include the consideration that, the design of a skywalk would not negatively impair or impact a view corridor, and that a skywalk would not detract from pedestrian and commercial activity at the street level. Also, that the view corridor had already been significantly changed, altered, or impacted by prior development, such that the designations of the view corridor had become obsolete.

Mr. Paterson introduced Mark Gibbons, President of Property Reserve Inc. (PRI). Chairperson McDonough noted that two members from the Transportation Advisory Board; Joe Perrin, and Randy Dixon, were present and would be commenting on the presentations relating to traffic circulation throughout the project.

Mr. Gibbons introduced guests of the applicant present at the meeting that would be involved in the presentation including: Allan Sullivan, from the Law firm of Snell & Wilmer; Bill Williams, Director of Architecture; Kerry Neilson, Director of Technical Services; Dave Giles, FFKR Architects; Dave Goeres, from Fehr and Peers Transportation Engineers; Andrew Fineberg; from ZGF Architects; and Dean Peterson, President of Harmon's grocery stores.

Mr. Bruce Heckman, Vice President of Development for the Taubman Company; introduced Ron Locke, Vice President of Planning and Design for the Taubman Company; and representatives from both Macey's and Nordstrom department stores, who had been working on aspects of putting the project together. He noted that David Lindsay, Vice President of Store Planning for Nordstrom, Brooke White, Vice President of Communications for Nordstrom; and Debbie Cotter, General Manager of the Nordstrom Store in Salt Lake City were also present. He also introduced Carl Gordemiller, Operating Vice President of Real Estate for Macy's and Harry Kohler, Vice President for site planning for Macy's.

Mr. Gibbons noted that he was appreciative of the outline sent to the applicant that outlined the areas that the Planning Commission wished to be addressed at the meeting. He noted that they were prepared to address those particular issues and answer questions the Planning Commission and the public might have.

Mr. Bill Williams introduced Kerry Nielsen from PRI, Vice President of Technical Services; and Dave Goeres from Fehr and Peers.

He noted that the presentation would cover Blocks; 76, 75, and 74 in regards to access points and circulation issues. He noted the first proposal was on West Temple, to enlarge the existing ramp that currently is within the street, to accommodate both ingress and egress traffic. He proposed the elimination of some of the present curb cuts on West Temple to accommodate one egress from the first level under Nordstrom's.

Mr. Williams proposed on South Temple to have an ingress and egress adjacent to the Temple View Center (an existing office building housing Utah Woolen Mills), which would be the only curb cut on that

street. He proposed a break in the existing median at 100 South to have east and west bound ingress into the parking garage.

On Block 75 (ZCMI Block), Mr. Williams proposed that there would be no parking access from Main Street, all of the curb cuts on South Temple would be eliminated, and an in-street ramp would be introduced to serve both ingress and egress traffic, which would also accommodate U-turns. He noted that one of the benefits of the new structure would be to eliminate the curb cut that exists presently next to the Joseph Smith Memorial building.

Mr. Williams proposed that on State Street there would be ingress and egress flow onto a proposed, new private street, though it would only accommodate one way flow toward the east. He noted that on South Temple the base of the in-street ramp would be reconstructed to allow space for a pedestrian drop-off area, as well as access into the parking garage.

On Block 74 (Social Hall Avenue), Mr. Williams proposed that the northbound access onto State Street would be maintained, but that ingress and egress access to the rebuilt parking garage would be added. He noted that ingress and egress from 100 South would be added for access to the proposed Harmon's Grocery store's parking structure.

Mr. Williams visually showed how all of the parking levels would be connected. Noting that underground parking on Block 75 would intersect under the Joseph Smith Memorial building to compensate for the removal of the curb cut on street level. A series of ramps would provide different underground accesses, including access to lower levels for service trucks.

Vice Chair Wirthlin inquired how the curb cuts would affect the number of current lanes on the streets.

Mr. Goeres noted that the only modifications would be on South Temple between State Street and Main Street, and on West Temple. He stated that currently on South Temple there were three lanes that carried traffic flow in each direction, including a turn lane, making it essentially a seven lane cross-section. He noted that this provides a significantly higher capacity than what is required in that area. He noted that there would be two lanes on either side of the ramp system, which would occupy the middle lanes—resulting in a loss of an outside travel lane. However, the on-street parking and the loading zones would not be modified along Blocks; 76, 75, and 74.

He also noted that currently on West Temple, there were two lanes that were southbound, which would remain and the southbound ramp would become the third lane. Northbound there are currently three lanes, the outside lane serves as access to the Marriot Hotel and also as ingress and egress from the parking garages; which would be narrowed down to two lanes. In front of the Marriot Hotel there would still be three lanes. As they narrow down to two lanes there would not be any problems because of the proposed curb cuts.

Mr. Goeres noted that there would be no modifications to the lanes on Main Street, State Street, or 100 South, except to shift them on 100 South.

Commissioner Muir inquired about changes to existing curb lines and sidewalks and if delivery trucks on all three blocks would go into the parking structures and not be backing in from the public right of way.

Mr. Goeres noted there would be no changes to sidewalks and that service/delivery trucks would stay out of the public right-of-way, definitely on Blocks 75, and 76, however, the developers are still working through the loading issues on Block 74 and how to best accommodate the Harmon's grocery store.

Vice Chair Wirthlin inquired about how the South Temple ingress and egress will facilitate U-turns.

Mr. Goeres noted that this is already an existing condition on 100 South, with U-turns made prior to the intersection. This condition will be installed on Main Street, so that vehicles exiting from the parking structure would be able to make a U-turn.

Boardmember Perrin inquired if the same restrictions would be created on South Temple which exists currently on Main Street; that of not being able to make a left turn to go westbound.

Mr. Goeres noted that traffic coming from the parking garage on Block 75 (ZCMI Block) would be able to make a left turn on Main Street, but South Temple traffic would not be able to turn left onto Main Street.

Boardmember Perrin noted that that would be an elimination of movement which is currently available. He also inquired if the developer had carefully thought through the issue of 100 South carrying far less traffic than South Temple for making U-turns, and he inquired if that would be an issue because U-turns currently are notoriously inefficient.

Mr. Goeres noted that the efficiency of this plan is that the U-turn occurs before the intersection, so if the stop light is red, a U-turn would be permitted.

Boardmember Perrin inquired about reducing the size of the median island on site C to make a left turn possible.

Mr. Goeres noted that there is a raised divided landscape median, a section of which will be eliminated to create a protected left turn lane.

Commissioner De Lay inquired about truck delivery parking, due to increased residential areas within the project; which could create additional, unpleasant, noise. She inquired if there would be additional street parking, and yellow areas, and also noted that on Block 75 (ZCMI Block) late night truck deliveries might be tempted to use that entrance as access to some of the stores that might be in that area.

Mr. Williams noted that the curb lines and all of the existing loading zones would generally remain the same as they currently exist.

Commissioner De Lay inquired about truck parking on the internal road on Block 75.

Mr. Goeres noted that the intent was a pedestrian vehicular access for the Block and would not be dedicated to loading. He also noted that adjacent to that area was the loading access on the street, but preferably all the trucks would deliver below street level.

Commissioner Scott inquired if the parking areas were self-contained by block.

Mr. Goeres noted that they were and there is an existing parking structure bellow Main Street, but it contains slopes which would make easy navigation impossible. He noted that possible connections to get into the Main Street garage from adjoining parking garage would be possible, but it would not be encouraged to pass from one garage to another.

Commissioner Muir inquired if the developers' traffic analysis of the area, and the increased demand it would bring would put pressure to have to bury the light rail system line in the future.

Mr. Williams noted that the analysis of the system, suggested that it would function well, therefore modifications to the TRAX system Downtown have not been included in this plan.

Commissioner Scott inquired if the total number of spaces between the two Blocks 75 and 76; totaled 2,300 stalls.

Mr. Williams noted it was 5,300 stalls; which would be replacing 4,200 existing parking spaces.

Commissioner Chambless inquired about the anticipated posted speed limit in the area, and if there would be any one- way streets added into the area.

Mr. Williams noted that the posted speed limits would remain as they are currently today, and there would be an additional street added between the Qwest building and the new project, which would be a one-way street.

Mr. Goeres noted that it would be easy to navigate the drop off areas and then move onto State Street to easily access the underground ramps; providing easy circulation and access to parking, minimizing conflicts on the street.

Mr. Dixon inquired how the project will affect Area C on 100 South and Area D on South Temple, relating to pedestrian mid-block crossings.

Mr. Williams noted that the projects intent was to enhance the mid-block crossings, easing the pedestrian connection. He noted that the success of Downtown was dependent upon the pedestrian quality and accessibility. And that the finished areas would be similar to mid-block crossings that currently exist between the City Creek project, Abravanel Hall, and the Salt Palace. The ramp would be at grade and would contain a pedestrian safety refuge in the center.

Commissioner Muir noted that he hoped that there would be improvements, because the designs near the Gallivan Center make pedestrians virtually invisible due to the cement guard railing being very high.

Chairperson McDonough inquired how the developers had worked with the Transportation Master Plan that is currently being developed. She noted that the amount of parking being provided seems high, though there is a huge regional draw expected to the area, there seems to be a lack of understanding for the future encouragement and use of public transportation.

Mr. Goeres noted that they had been in contact with the team that is devising the Downtown Transportation Master Plan, and were doing studies to try and mesh both plans in the best way possible. He noted that there is an optimal shared parking concept, which would be used for Abravanel Hall and other after hour activities. He noted that it would also serve as public parking for the retail areas.

Mr. Williams noted that the parking areas for residential uses did need to be separated and enclosed for privacy reasons; this being one piece of the project that does drive the number of stalls higher.

Mr. Louis Zunguze noted that this was an important point to rise, and he asked Mr. Tim Harpst, Transportation Division Director, to share the City's perspective on the issue, since it had been a major undertaking that had been dealt with in the last several months.

Mr. Harpst noted that there had been great communication and sharing of information amongst the City's consulting team and the developers. He noted that from the collaborated information, no fatal flaws had been discovered in terms of the preparation of the Downtown Transportation Master Plan. He noted that the shared parking use is critical within the City; but it is important to have separate parking for residential uses. This block currently and in the future will provide parking for other areas, such as Abravanel Hall and the Salt Palace.

Mr. Goeres noted that there has not been in-depth discussion with the developers in considering use of the parking in the area, but it could be assumed so. The concept would be similar to the way that it has been in the past few years.

Mr. Williams noted that with the exclusion of the residential parking; the parking is open to the public as paid parking.

Mr. Bruce Heckman introduced Ron Locke and noted that the presentation tonight would give an expanding view of the project, and an idea of circulation throughout the City Creek Center project, including ties to the pedestrian connector.

Mr. Locke noted that the developers thought it would be important to identify the stakeholders involved in the project including: PRI, Taubman, Nordstrom, Macey's, Salt Lake community, central business district

and the adjacencies. He noted that another piece of the project to understand was the retail design principles. Since department stores created a regional draw to the area, then two to three are necessary to create a critical mass. He noted the project would need to contain the following pieces to be successful:

- Great sight lines, from the street level, as well as throughout both levels of the project.
- Comfortable walking distances.
- Convenient vertical circulation.
- The ability to bring as many customers past all retail locations multiple times during a visit to the City Creek Center.

Mr. Locke noted that these were basic guiding principles for all contemporary retail design, whether it was urban or suburban. He noted that an understanding of retail evolution and history was important; to grasp the layout of the current project plan, and that because of the magnitude of consumers that this would produce, it would allow other retailers in the area to succeed by proximity.

Mr. Locke noted that consumer circulation throughout the contemporary project is the key to its success. He noted that by creating two levels to the original suburban shopping layout, consumers were circulating throughout the structure more efficiently seeing all of the retail in half of the walking time. He noted that without the skybridge, "dead ends" would be created in the synergy of circulation, preventing easy movement for the consumer and forcing them to back track to find alternative crossing between the two blocks.

Mr. Locke noted that the City Creek Center project would eliminate a dominate flow and create better pedestrian synergy from all directions, by making the area very porous. He noted that customers would be able to approach any area of the project from a variety of directions using the pedestrian connector, and always have easy access back to Main Street. Without the pedestrian connector there would be no encouragement to be on Main Street. Not only is it a goal to enliven Main Street and existing surrounding areas, but also open up the city blocks and create new vistas and new sight lines throughout the project.

It is important to create:

- Smaller blocks.
- Shorter walking distances for residents and office workers.
- Easy access to Main Street and adjacent streets.
- Strengthened connectivity.
- Remove any physical barriers that currently exist throughout the project.

Mr. Locke noted that currently Main Street is a secondary movement; the project would allow it to become a primary movement area for pedestrians.

Mr. Locke showed that entries to the galleria area would be opened on both ends, but the galleria would be covered overhead, which would enable a weather protected area to draw in the flow of pedestrian traffic coming from Block 74 to Main Street, and continuing to West Temple; demonstrating a strong east/west movement toward Main Street.

Mr. Locke showed a photograph that had been taken between 100 and 200 South that demonstrated how a skybridge would still retain the view corridor looking north towards Ensign Peak and the Daughters of Utah Pioneers museum. He noted that this corridor could also be used to frame the view of Ensign Peak. A number of studies were performed to generate ideas for the project layout. Some of the alternatives for the City Creek Project included:

- Closing Main Street
- One-Level retail throughout the project.
- Remodeling only Block 76 (Crossroads Mall Block).
- Underground tunnel connection in place of a skybridge, which would replicate the current situation.

- Not having retail other than the two department stores on Main Street, which would not generate a connection or critical mass.
- Retail only on one block to make use of open spaces and gardens. He noted that the proposed City Creek Project in two levels created a better use of open and retail spaces.
- Architecturally the ideas for the project included:
 - Local architecture; contemporary, classic, beautiful proportions, and very high quality.

Other elements the developers wanted to express throughout the project include:

- A world-class shopping experience
- Natural light throughout the galleries will clear views of the city's presence.
- Weather protection with use of awnings and canopies.
- Landscape gardens
- The expression of City Creek
- The creation of the unexpected; nice surprises.
- Urban Park environment.
- Street-side dining on Main Street.
- Twenty-four/seven activity; packed streets.
- Quiet spaces.
- Children's play area.
- Active night life
- Upscale Food Court

Mr. Heckman noted that the amount of retail being proposed is less than what exists currently at 1.2 million square feet (about 850,000 square feet). This is the smallest critical mass that the City Creek Project can viably function at, and is all compacted onto Main Street.

Chairperson McDonough inquired about the vertical circulation philosophy on Main Street, besides the elevators that would be on either side of the skybridge.

Mr. Heckman noted that alternatives had been looked at including: stairs, which would be at an eighteen foot grade, which could be intimidating and hard to navigate for pedestrians. However, because of building codes stairs were required to be built, but they would not be a large, grand staircase. Escalators were also discussed, the problem being they have long runs and there were no open areas to put them without ruining access and views to the storefronts.

Chairperson McDonough inquired about the placement of the food court.

Mr. Locke noted that the food court would be on the street level on the east end of Block 75 (ZCMI Block).

Commissioner Muir inquired if the mall would be enclosed or open.

Mr. Locke noted that the galleria would serve more as a glass canopy, open at the base to allow the flow of natural air throughout. He also noted that studies were currently being conducted to test if heating and cooling methods could be used throughout the space, to make it more comfortable during seasonal weather changes.

Commissioner Muir noted that in cold weather pedestrians would most likely be walking around adjoining blocks and have their coats with them; so why would the skybridge need to be enclosed. He noted that no matter how much transparency the developers proposed for the skybridge, the view would still be impacted.

Mr. Locke noted that the goal was to keep the area as comfortable as possible 365 days a year. The cover would allow an element of protection. By leaving the connecting bridge without any cover would be

the only place in the project where pedestrians would be exposed—which the developers felt would be a mistake.

Mr. Heckman noted that by leaving the pedestrian connector uncovered the basic purpose of continuity would be defeated.

Commissioner Muir noted that there would not be coverage over the focus of the project; up and down the Main Street level. He noted that the alternatives that had been reviewed and dismissed by the developers did not include any discussion about north/south movement throughout the project, and inquired if the pedestrian connector could be placed across 100 South as opposed to Main Street.

Mr. Gibbons noted that the ability to connect the skybridge to the south was contingent upon property ownership, those already owned and those that can reasonably be acquired. He noted that those issues have been reviewed and worked with for the past three years, and had the developers been able to acquire sites, it would simplify many issues.

Commissioner Muir inquired about the Main Street alignment being solved by a street level crosswalk where it interfaces with TRAX.

Mr. Heckman noted that the placement of the station relates to the length of trains that have to queue there.

Commissioner Muir inquired if the developers had considered whether it would be possible to create a convex curve instead of a concave curve, to straighten out the alignments.

Mr. Heckman stated that in order to have the layout of the galleria, with retail on either side, there is not much room; therefore a skybridge would solve that issue. He noted that the developers had tried a layout plans which moved the anchor stores in different locations; however, there was not enough room.

Commissioner Chambless inquired about the desire for openness and the utilization for water treatments. He inquired if the fountains the developers were considering were like those that currently exist at Abravanel Hall and those in Centennial Park in Chicago.

Mr. Heckman noted that the fountains were not yet designed; however, there would be input from the SWA Group who would help with designs of water features on Block 76 (Crossroads Mall Block), also water features in the courtyards in front of Nordstrom, and in front of the food court.

Commissioner Chambless noted that he would like to see more families and children coming into the downtown area, where time could be utilized in a relaxing manor.

Commissioner Woodhead inquired if the shopping galleria and the pedestrian connector would be open, even when the retail was closed, and access to the restaurants would be available.

Mr. Heckman commented that currently that was the plan, but that might be changed due to the leases with retail stores. Regardless, it would be navigable at anytime.

Commissioner Woodhead also inquired if the developers had planned where the elevators would be placed, and where they would lead within the retail areas.

Mr. Locke noted that there would be escalators going down into the parking areas, which would be located by Nordstrom and Macey's. Those department stores would have inner elevators that would lead into the parking structures. There would be other locations not determined yet, but most likely mid-block or closer to Main Street. He noted the developers would like to also have natural light flowing into the parking structures along with other means of illumination.

Commissioner Woodhead inquired if parts of the presentation shown would be available to be publicly viewed and commented on via the web.

Mr. Heckman noted that because the plan is still in design evolution, only as much information that had been approved would be put on the web to view.

Commissioner Scott inquired if the actual City Creek expression of the project would be treated water.

Mr. Heckman noted that it would be.

Commissioner De Lay inquired again, why the bridge needed to be enclosed. She noted that an incredible view corridor exists looking north on Main Street. She also noted that she would like to see the possibility of closing Main Street down at night and allowing the restaurant seating to flow out onto the street, maybe even making that a condition in the approval of the project. She also noted that she would like to see play areas, such as playgrounds, other than just water areas, and inquired about how environmentally sound the idea is for heating and cooling elements throughout the Galleria.

Mr. Heckman commented that local architecture would be incorporated, including the materials used to construct existing buildings. He noted also, that finalizations are still in the works, because the department stores will be designing and building their own stores and therefore need to have a chance to work out appropriate designs for their needs.

Vice Chair Wirthlin inquired if there were alternatives to covering the pedestrian connector, besides glass enclosures, which would still allow the natural flow of air throughout.

Mr. Heckman noted that the pedestrian connector was currently in the design process, so there would be other considerations and alternatives to consider in the future. He noted, however, that because the pedestrian corridor is in the air it would most likely become a wind tunnel if not covered, and pedestrians would be more vulnerable to the elements.

Chairperson McDonough moved the meeting to discuss the change of language in the text amendment, and asked that the Planning Commissioners summarize what the developers should come prepared to present at the next Planning Commission meeting. She also noted that the portion of the presentation for the proposed Social Hall Avenue would be moved to the next meeting.

Mr. Sullivan noted that he had sent a letter to the Planning Commissioners, and the Planning Staff, which was addressed to Mr. Louis Zunguze indicating the developers proposed text amendment. He noted that the proposition was general enough to allow the legislative body of the City discretion to act according to circumstances. He noted that their proposed language read, "*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. 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*".

He noted that one of the important things to notice about that suggestion was the determination of whether an extenuating circumstance exists.

He also noted that the other proposal that were prepared by The Planning Staff was more specific, and that the developers found it acceptable with one exception. He read,

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 either:

1.

- a. *All other alternatives for creating a successful link between major development on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and*
- b. *The design of a skywalk is such that it would not negatively impair or impact a view corridor; and*

- c. *A skywalk would not detract from pedestrian and commercial activity at the street level; or*
- 2. *The view corridor has been significantly changed or impacted by prior development such that the designation of "view corridor" has become obsolete.*

Mr. Sullivan noted that the only problem they had was with the word 'negatively' found in 1 b. He proposed that instead of using the word 'negatively', to substitute the word 'unreasonably' in its place. The reason for this suggestion is arguably that any skybridge no matter how carefully designed, or how respectful the structure is of the view corridor, may still have a negative impact on the view corridor. He noted that there needs to be a balancing of interest in having the skybridge, and conceiving its design will be an impediment to the view.

Commissioner De Lay inquired why Mr. Sullivan was not reading item number 2.

Mr. Sullivan noted that they agreed with number 2. He noted that his understanding of it was that it was a basis for allowing a skybridge that would be alternative to 1a, b, and c.

Vice Chair Wirthlin noted that he also did not agree with the use of the word 'negatively' and had talked with staff about alternatives. He noted that he also had considered the word 'substantially', so it would read, "*The design of a skywalk is such that it would not substantially impair or impact a view corridor*".

Mr. Sullivan commented that 'substantially' had also been considered, and either would be appropriate. He also noted that it was important for the Planning Commission to understand what the Developers were expecting from them at this point. He noted that a series of decisions have been presented to the Planning Commission, and the Developers are asking for a positive recommendation for the adoption of the text amendment that would change the Downtown Plan of 1995 and the Urban Design Element. He noted that the second thing the Commissioners needed to provide the applicant with was a positive recommendation that the skybridge project presented was an extenuating circumstance that would qualify, under the exception that a recommendation would be forwarded to the City Council to adopt; subject to the review of the design in the future.

Mr. Louis Zunguze, Community Development Director, agreed with the text amendment modifications. He noted that it was important for the Planning Commissioners to let the Developers know whether the Commission was satisfied from an argumentative standpoint, whether there was sufficient cause to consider sending some recommendation to the City Council, with respect to the Master Plan itself. He noted that regarding the design of the skybridge, the recommendation to the City Council would be dependent upon the Planning Commission approving the final design of the skybridge. He also noted to the applicant that as Staff, there would need to be time to review the design and how it would impact the rest of the issues, with respect to the workability of the project and City as a whole.

Chairperson McDonough inquired if the Developers expected that if the Commissioners forwarded a positive recommendation to the City Council, in relation to the proposed text changes to the Master plan, would it be assumed that the skybridge portion of the project was approved as well.

Mr. Sullivan noted the Developers were asking for conceptual approval of the skybridge, subject to the Planning Commission's later review of the design.

Commissioner Woodhead inquired if the Planning Commission had the authority to make conceptual approval prior to the amendment being adopted, noting that they would be acting contingent upon the possibility that in the future the Planning Commission would have authority.

Chairperson McDonough noted that the decision would be contingent on the adoption, and would become effective when approval occurred.

Mr. Zunguze noted to the Planning Commissioners that if a positive recommendation was forwarded to the City Council, then the Planning Commission would be consenting that they agreed with the language

for the text amendment; if certain conditions were proven to be correct. Following, would be the consideration for a skybridge to be installed; however, the actual approval of the designs were being withheld at this time.

Commissioner Muir inquired about item number 2 in the Staff's proposed language. He was concerned if the Planning Commission approved that portion of the language, it would be opening the possibility for additional bridges up and down Main Street.

Mr. Zunguze noted that there would need to be substantial demonstration from a future applicant, or within any existing or future projects in the community, which would have to meet the threshold of substantial circumstances that the view corridor had already been altered, as noted in item 2. He noted that this would be a stipulation for other fundamental guidelines, and that whoever would propose construction of future skybridges would still need to go through the approval process to determine if their project worked with the same criteria.

Commissioner Muir inquired if the proposed text amendment, number 1 a, b, and c would be sufficient enough without part 2.

Mr. Zunguze noted that it would be possible not to include the second number, but that realistically Salt Lake City is a growing community, and therefore there needs to be reason in the future to ask Developers to provide proof of adherence to the text amendment.

Commissioner Muir noted that with recent State interpretations of conditional uses, the Planning Commission had found that unless there was insurmountable, mitigating circumstances, these types of projects tended to move forward. He noted that the power of the Planning Commission to be able to diminish or resist certain circumstances, which in the past have been entitled by precedent, was a tough measure.

Mr. Zunguze noted that in respect to conditional uses, he suspected that a different interpretation for State Law was being perceived by the City's attorneys office; therefore it would definitely be something that could be discussed in the future, however, he noted that by including item 2 in the text amendment, it would help in preventing future projects having to revisit the Master Plan. It was realistic to put language in the amendment that could potentially be used as a review, instead of going through the horrendous process of revisiting the structure of the State. He also noted that for him that was exactly what a Master Plan was.

Vice Chair Wirthlin agreed that by leaving item 2 in place, it would make it impossible to go back and amend the Master Plan in the future. He noted that the criteria set forth in item 1 seemed solid enough to stand in the future, and that he was not clear on what benefits item 2 would bring as far as future flexibility.

Mr. Zunguze noted that it could be proven that the reason why item 2 was added, was because there are possibly structures already in place that are impacting the 'view corridor', which circumstances would not be covered by item 1.

Commissioner Chambless noted that the reason this ordinance was created in the first place was because of the view of the mountains, which is what makes Salt Lake City such a jewel compared to other cities around the country. He inquired if by positively recommending the proposed Master Plan Amendment if the Commissioners would be allowing negative precedence that could later be regretted.

Chairperson McDonough announced a ten minute break before the public comment portion of the meeting.

Vice Chair Wirthlin called the meeting back to order, announcing that Chairperson McDonough had left for personal reasons, and he would finish conducting the last portion of the meeting. He then opened the Public Hearing portion of the meeting.

Steve Winters noted he was concerned about construction of a telegraph monument on Main Street. He proposed that the skybridge should be covered only in the wintertime, and shared his idea of removable pods over the bridge. He also inquired about saving the façade from The Inn on Temple Square.

Shane Carlson (Avenues Community Housing Committee Chair) noted that changes to the Master Plan should be done with the consideration that no additional bridges would be allowed in the area; especially across State Street. He proposed that the language asking to amend the plan should be denied.

Vice Chair Wirthlin read comments by Margaret Miller stating she was concerned about changes to the Master Plan, demolition to the First Security Building, and the lack of details for the new structures in the project. She inquired if the buildings would be architecturally compatible. Also, how would snow be removed from the glass ceilings, and how are they cleaned.

Rob White (Utah Heritage Foundation) inquired about the ZCMI façade being removed and then replaced. He encouraged that it be used in such a way that would highlight it as a dignified feature by itself and not replaced on a new building.

Ms. Coffey noted that the façade is an issue of the Historic Landmark Commission and not the Planning Commission.

Kirk Huffaker (Utah Heritage Foundation) noted that the granting of taller mid-block building heights should be linked to historic preservation. He noted that it is important for the community to know that the First Security Bank Building has been carefully analyzed for the right preservation options. He commented that a sincere attempt to save this building would include details of how PRI had analyzed building issues and what studies have concluded about its viability for continued use. He noted he would like to see the Public comment portion of this project be extended to allow more time for ideas and input.

Mr. Zunguze commented that the Planning Commission, the City Council, and the Developers, have committed to the most extensive process possible, and there is no attempt in any way to short circuit the process at all. He noted this project would be on the agenda for every Planning Commission Meeting until the Commission felt that they had received enough input from the public.

Vice Chair Wirthlin read comments from Cindy Cromer that stated she wanted to express her concern that the demolition is preceding before the Commission has even given conceptual approval to the complete project.

Jim Tozer commented that he was happy to see the Planning Commission unanimously support the tower on the Walker Center. He commented concerning the views from Main Street should not be blocked, with respect to the skybridge, he noted that it should not be covered. He noted that a bridge with an airy look would provide a physical connection. He would like to see it have heated floors, or courtesy umbrellas that could be used for advertising as well.

Ralph Evans (architect; Avenues resident) noted that he would like to see the ambience of Temple Square magnified through the City Creek Project. He noted that the design of the parking garage tunnels, feels inadequate. He would like to see an option of direct access as well as underground parking. He would like to see the State Street and Social Hall Avenue be one the main anchors of the project, and that the image of City Creek should be at a grander scale, possibly flowing down State Street. He also noted that instead of a skybridge he would like to see a more sturdy "real" bridge that looked down Main Street and up toward Ensign Peak, which is not a very active view in town and one of the least important views in his opinion.

Dave Richards (architect) noted that this project seemed very reclusive and inward looking, and did not address the community at large.

Earl Miller noted that he was glad to see that something was being done with the space. It is long over due. He noted that no visual were displays at the open house on November 1st. He also noted that he wanted to keep the First Security Building and would like to see the older buildings protected.

Vice Chair Wirthlin invited the applicant back up and closed the public hearing portion of the meeting for the evening.

Mr. Gibbons expressed appreciation for the opportunity to hear public perspective through the Planning Commission meetings, open houses, and Community Council presentations.

Commissioner De Lay inquired about the number of public open houses that have been available for the public to attend.

Mr. Paterson commented that a model of the proposed City Creek Center would be displayed at libraries throughout the community and noted that there were approximately thirty people that attended the November 1st open house. Three people submitted written comments at the meeting. Those comments were included in the mailed packets along with the Staff Reports. He noted that there is encouragement for more public input and as comments are submitted on the website, they will be summarized and given to the Planning Commission.

Commissioner De Lay commented that she would like more advertising in regards to Planning Commission meetings and open houses. She inquired if the newspapers had been alerted and noted that she does not think that the word is getting out to the community.

Mr. Paterson noted that the press had been notified of meetings and agenda's were sent to newspapers and local libraries for the public to view.

Commissioner Chambless noted that he attended the Open House on November 1st and that there were many empty chairs.

Commissioner De Lay inquired about outreach efforts to minority newspapers and communities.

Mr. Paterson noted that approximately 30 people attended open house. He noted that there have been efforts to get the word out to the public.

Mr. Zunguze noted that efforts to get information out to the public would be re-doubled.

Vice Chair Wirthlin noted that the word has gone out to the public and he does not understand what more could be done to get people involved with the decision making process.

Commissioner Woodhead noted that she was surprised that the small business community was not at the Planning Commission meeting to comment. She was worried that the existing small businesses on Main Street would suffer.

Commissioner Muir noted that he is sure the Downtown Alliance and Retail Merchants Association knows about this project.

Mr. Gibbons noted the Chamber of Commerce and the Downtown Alliance have been involved in an enormous way with the entire process. He noted that they were supportive in their efforts of involvement by the business community.

Commissioner De Lay requested the applicant submit letters of support by those groups to the Commission.

Mr. Gibbons noted that the applicants would be happy to document anything they have received.

Commissioner Muir noted that prior to making a decision about Social Hall Avenue, a public hearing would be held.

Vice Chair Wirthlin noted that the Planning Commission was ready to move forward, and that at the Planning Commission Meeting on November 29, 2006, the Commission will be prepared to make decisions concerning petitions discussed at the meeting.

Mr. Gibbons noted that if the public hearing portion and decision were made at the November 29th meeting, that would be acceptable.

Mr. Zunguze noted that for the November 29th meeting the Commission will not be looking at the design aspects, but rather the subsurface and air rights and the expansion of the median parking ramps, and detailed information needed to be given to the Planning Commissioners to review before a decision could be made.

Vice Chair Wirthlin noted that at the next meeting after the presentations the Planning Commission would be making decisions of items 1 and 2 on the agenda, which are petitions 400-06-37, and 400-06-38.

Mr. Sullivan noted that is what the understanding of the applicant is and noted that if there are additional pieces of information the Planning Commission needs, it will certainly be provided as quickly as possible.

UNFINISHED BUSINESS

There was no unfinished business.

The meeting adjourned at 9:26 p.m.

Tami Hansen Planning Commission Senior Secretary

EXHIBIT 5c-iii

PLANNING COMMISSION MINUTES

NOVEMBER 29, 2006

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 29, 2006**

Present for the Planning Commission were Peggy McDonough (Chairperson), Matthew Wirthlin (Vice Chair) Susie McHugh, Robert Forbis, Mary Woodhead, Tim Chambless, Kathy Scott, and Prescott Muir. Babs De Lay and Frank Algarin were excused from the meeting.

Present from the Planning Division were Doug Wheelwright, Deputy Planning Director; Cheri Coffey, Deputy Planning Director; Joel Paterson, Planning Programs Supervisor; Ray McCandless, Senior Planner; Lex Traughber, Principal Planner; and Tami Hansen, Planning Commission Secretary.

Chairperson McDonough noted for public benefit, that the entire City Creek project was a series of petitions and not one large decision; therefore there would be future opportunities to comment on the project.

(This item was heard at 7: 19 p.m.)

Property Reserve Inc. and the Taubman Company requesting approval for certain design elements for the proposed City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The requests to be considered by the Planning Commission include:

- 1. Petition 400-06-37—** Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge; and, to consider whether a compelling public interest exists to allow the construction of a skybridge connecting Blocks 75 and 76.

Chairperson McDonough recognized Joel Paterson as Staff Representative.

Mr. Paterson noted that on November 8, 2006 PC meeting; Staff and the applicant had proposed language for the Planning Commissions consideration. He noted that based on the input from that meeting new language was being proposed that was included in the Staff Report on Pg. 11.

He also noted that the Downtown Master Plan and the Urban Design Plan contained language that prohibit skybridges on Main Street, South Temple, 200 South, 300 South, and State Street. He also noted the proposal would have to include criteria for the City Council and the Planning Commission to consider in determining whether a skybridge was feasible and should be considered in those locations.

Commissioner Muir inquired about the language which stated, "*There is a compelling public interest need for the skywalk*". He noted that he did not feel there was ever a compelling public interest, but rather a development of both general public interest and benefit in the overall project as offset against the skybridge.

Mr. Pace explained to the Planning Commission that there were two separate petitions before them that were subject to different standards for decision making. The first, a proposed amendment to the Master Plan was of discretionary nature and policy oriented and was not specific to any location. Therefore the language should be able to work for any location within the City. The second petition involved a request for partial street closures at a number of specific locations, one of which was Main Street. He noted that because it was site specific it was subject to a very different standard of review and would include, making findings that would support a partial street closure at each of the locations. He noted that specifically at Main Street the Commission would have to make findings not only for the street closure standards, but for the Master Plan standards.

Mr. Paterson noted that based on a discussion by the Planning Commission during the diner briefing the proposed language has been amended to included the following factor:

- 1. There is a compelling public interest need for the skywalk, the magnitude of which outweighs the anticipated detrimental impact to the view corridor and the anticipated detrimental impact to pedestrian and commercial activity at the city street level: and*

Mr. Paterson noted that this factor would balance the public interest need for the development with the skywalk, with knowledge of the possibility that the view corridor may be impacted as described in the Master Plans, and would also keep pedestrians within commercial activity at the street level.

He noted the following two factors were already included in the Staff Report as follows:

2. *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*
3. *the design of a skywalk has been designed in a manner such that it would not substantially impair or impact a view corridor; and*

He noted, number four was new and was proposed through a memo that came from the City Council office.

4. *There have been exemplary urban design considerations incorporated into both the major development of the skywalk, so that the skywalk will not detract from pedestrian and commercial activity at the City street level.*

He also noted a concluding statement which included:

The City shall have significant design input and/or control of the final design of the skywalk, and will conduct public hearing before the Planning Commission and the City Council prior to approving any exception and prior to the approval of any design.

Commissioner Muir noted that in factor one a substitution be made for the phrase, *There is a compelling public interest need for the skywalk.* He suggested substituting; *there is a compelling public interest need, as demonstrated by the overall project that necessitates a skywalk, the magnitude of which outweighs the anticipated detrimental impact.*

Commissioners Woodhead and Chambless noted that the word *need* could be eliminated altogether.

Mr. Pace inquired if the Commissioners were assuming the necessity of the skywalk per their suggestive language changes, or was the suggestion including the overall project as designed with a skywalk.

Commissioner Muir noted that the project would necessitate a skywalk, however, the overall public benefit was in the project, not the skywalk and that the skywalk was essential to the project.

Mr. Pace inquired if Commission Muir was suggesting that an applicant would have to demonstrate the necessity of the skywalk, which is different than implying it as an assumption. He noted that Commissioner Muir's language suggestion could be criteria number one, and that the second criteria could be that once that need had been demonstrated, that the need for the skywalk had to outweigh the anticipated detrimental impact.

Chairperson McDonough inquired if factor number 2 overlapped the idea of the project demonstrating necessity for a skywalk. She noted that it suggests that all other alternatives without a link had been examined.

Mr. Pace noted that yes they did overlap, but there were two different concepts to notice. One, was that there needed to be a connection and two, all other alternatives would not work. He noted that paragraph 2 alone did not demonstrate the necessity of the skybridge.

Chairperson McDonough inquired if there were anymore questions on the first petition. Seeing none, she requested Staff proceed with the next presentation.

(This item was heard at 7:38 p.m.)

2. Petition 400-06-38— A request for the following partial street closures on:

- a. Main Street between South Temple and 100 South to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge;
- b. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a

- portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
- c. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
- d. 100 for the enlargement of an existing median parking ramp; and South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median ramp; and
- e. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp.

Mr. Paterson noted that as Staff had reviewed the potential street closures, they were recommending approval of four at this time; including: Social Hall Avenue, South Temple, 100 South, and West Temple. He noted that the Staff Report included descriptions of each of these closures, as well as potential impacts to the roadway. He noted that in no case would the right-of-way be narrowed; however, in some cases there were modifications to the existing lanes.

Mr. Paterson noted that the Transportation Division had reviewed the proposal, as well as a draft of traffic impact analysis that was prepared by consultants Fehr and Peers, and did not find any significant issues in review of the proposed changes. He noted that Staff was recommending that the Planning Commission make a finding that there was a surplus property for each of the proposals, and that a positive recommendation be forwarded to the City Council.

Mr. Paterson noted that the Main Street closure would allow for the construction of the skybridge if approved. He explained that the Planning Commission would need to review the potential impacts including the view corridor and the design of the City Creek development. He also noted in regards to the proposed language for the Master Plan amendment the Planning Commission could defer a decision on the partial street closure for Main Street, until the City Council had considered the proposed amendments to the Master Plan language; requested additional information, or forward a recommendation to the City Council.

Chairperson McDonough inquired if there were any questions from the Commissioners. She invited the applicant up to the table.

Mark Gibbons (President of Property Reserve Inc. (PRI)) introduced those sitting at the table; Bill Williams (Director of Architecture for PRI), Mr. Ron Locke (Vice President of the Taubman Company), Mr. Bruce Heckman (Taubman Company), and Allan Sullivan (Attorney; Snell & Wilmer).

Mr. Gibbons noted that the applicants had decided to withdraw the portion of the application to waive the D-1 Central Business District urban design standards on Social Hall Avenue. He noted that the applicant would now be complying with there requirements.

He presented a summary of requested actions including the following:

- Approval of a Master Plan text amendment, establishing a process to evaluate a pedestrian connector.
- Determine that the proposed connector complies with the proposed text amendment criteria, subject to design approval.
- Approval for the street closure on Social Hall Avenue, which will allow for the extension of the underground tunnel, underneath State Street.

Mr. Gibbons presented a summary of responses that had been received through the City Creek Center website over the past sixty-four days. He noted that there had been 30,000 unique visitors to the City Creek Center Website and 980 had submitted written comments. Only 36 comments were absolutely opposed to the project proposal and 53 comments were related to the pedestrian connector and keeping pedestrian activity at the street level.

He also noted that a significant amount of press coverage had been done. Over the last 65 days he noted that there had been 60 stories in newspapers, radio, and television; noting also, that new stories had been seen, heard, or read over 6.5 million times by the public in the Salt Lake City area. Mr. Gibbons also noted that presentations had been made at; the Salt Lake City Library, the Avenues Community Council, Salt Lake AIA chapter, local real estate community, and have been schedule with the Downtown Community Council, Vest Pocket Business Alliance, Downtown Merchants Association, the Community Council Chairs, and the Chamber Board of Governors.

Mr. Williams again summarized issues of traffic circulation that had been discussed in previous Planning Commission meetings.

Commission Muir inquired about the expansion of the ramps becoming visual implications and noted he would like to see more information about the closures at street level and how it would affect the streetscape and the continuity of retail.

Mr. Williams noted that it would be in the best interest of the project if the street faces have vital retail activities. He also noted the ramps would provide some pedestrian protection, and would be built as low as possible for traffic and pedestrians to have visual connection across the streets. He also noted that it would be vital to extend the underground tunnel under Social Hall Avenue, beneath State Street.

Mr. Locke noted that the following few items needed more clarification and information, and were included in the Staff Report:

- Pedestrian connector is critical to the retail success of the project and Main Street pedestrian traffic is enhanced and not deterred.
- Multiple department stores is key to making downtown a powerful destination.
- Great sight line, comfortable walking distances, and convenient vertical transportation.
- Create constant orientation to Main Street within the project.
- Encourage connectivity for future growth.
- Restaurant growth on and south of Main Street.
- Large open spaces.

Mr. Allan Sullivan noted in regards to the language of the Master Plan Amendment that one concern with the draft was that it is complicated, unclear, and unnecessarily subjective. He noted that one of the efforts that the applicant was trying to accomplish through the submitted drafts was to strive for a measure of simplicity and objectivity.

He noted that the applicant was concerned with the term found in paragraph 4 that stated, "*exemplary urban design considerations*". They were also concerned with the phrase in the last paragraph, "*input and/or control*", noting that there was a significant difference between the meanings of input and control. Mostly, the concerns involve the complication of the task in presenting additional information to Staff and the Commissioners.

Mr. Sullivan passed out a Proposed Findings and Recommendation submitted by Property Reserve, Inc. that read:

1. The proposed amendment submitted to the Planning Commission by petitioner Property Reserve, Inc. on November 29, 2006, should be adopted as an amendment to the Downtown Master Plan (1995) and the Urban Design Element (1990).
2. All alternatives, other than the proposed skybridge, for creating a successful link between the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 have been evaluated and conclusively found not to be feasible or effective.
3. Subject to the Planning Commission's review and approval of specific designs to be submitted by the petitioner, the design of the skywalk may not substantially impair or impact the Main Street view corridor.
4. The skywalk proposed by petitioner linking the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 will not detract from pedestrian and commercial activity at the street level.
5. The subsurface partial street closure on Social Hall Avenue requested by petitioner should be granted because:
 - a. The proposed partial street closure will not deny access to adjacent properties, but will enhance such access;
 - b. The closed subsurface property may be sold for fair market value;
 - c. Public policy reasons justify the partial street closure; and

- d. The public policy reasons for the partial street closure outweigh alternatives.

He stated that based on the foregoing findings, the Planning Commission should:

- a. recommend that petitioner's proposed text amendment be adopted;
- b. subject to review and approval of the skybridge design, conclude that the proposed skybridge at the City Creek Center Project complies with the requirements of the proposed text amendment; and
- c. declare that the portions of Social Hall Avenue proposed for closure are surplus and the partial closure should be approved.

Mr. Sullivan noted that number 3 would be an essential finding because it would be subject to specific design review. He also noted that the last paragraph included the findings the applicant expected the Planning Commission to make that night.

Chairperson McDonough opened the public portion of the hearing.

Jim Christopher noted that he did not feel that the skybridge design respected or conformed to local conditions. He felt that the developers had only shared their view of how the skybridge would benefit the project and not the community. He noted he felt that a skybridge would affect the Main Street level activity in a negative way.

Cynthia Ruiz (student) inquired if the closure of the Main Street would affect TRAX.

Ms. Coffey noted it would not; the closure related to air rights.

Robert Bliss noted that the most critical proposal from the developers was that of a skybridge. He felt that the developers only represented the shopping industry. He noted that a viable downtown could not out mall the mega suburban versions. Downtown must provide a unique urban experience and a city that offers much more than mindless shopping. He would like to see a full reconsideration of the entire project.

Steven Goldsmith noted he was in opposition of the skybridge, suggesting that the view corridors were pertinent. The view corridors are the connective tissue that makes Salt Lake City sacrosanct. He noted that there are design solutions that could take the place of the skybridge.

Lane Beattie (President of the Salt Lake Chamber of Commerce) noted he was excited about the project and felt it would strengthen the Downtown area. He noted that he represented those in favor of the skybridge, and believed that it would enhance the view corridor for many who presently cannot see down Main Street. He also noted that a positive effect of the skybridge would be to bring more people into the area of Main Street. He noted that it was time for a change and this project was one of vision and had the capacity to turn the City into a much more impressive place for people to learn, live, work and play.

Elizabeth Mitchell (Executive Director of the American Institute of Architects of Utah (AIA)) noted that the AIA had a lot of past involvement in the development of Downtown. She noted that there was much excitement about the development of Downtown itself. She felt that there was a weak connection to connect with other blocks north/south and east/west of the project. She noted that the intention to support the rest of the City was trumped by the goal of capturing and keeping as many people as possible to linger within the borders of the City Creek Center. She noted that there seemed to be many pedestrian barriers throughout the project, and that the center of the project seemed to lie on the east/west shopping corridors and not on Main Street itself. She noted that she supported the alternative language the Staff presented for the Master Plan. She also noted that the AIA submitted language suggestions to the Commissioners as well.

Commissioner Chambless noted that it was possible for a skywalk to become architectural art and not blighted.

Brandon Wilhemsen (student) noted that the skybridge would provide unity to the development that would be lost otherwise by the interruption of Main Street. Secondly, the skybridge could enhance Main Street by becoming a charming landmark, while also providing variety in the downtown architecture.

Kat Kivett submitted the following comments: My concern is reduced TRAX ridership with the convenience of the skybridge and parking garages. More people will drive which equals more traffic and reduced parking availability.

Cindy Cromer noted she concurred with Ms. Mitchell and the AIA. She also noted she was happy to see that for the time being the First Security Bank building would not be demolished. She stated the interfaces to the project from the east, west, and south needed to be addressed by the Community. She did not see a compelling need to extend the tunnel underneath Social Hall Avenue. Ms. Cromer also noted that the City could retain the air rights and create its own public walkway insisting upon a design that is fair to the view corridors as well as other merchants' south on Main Street.

Chairperson McDonough inquired what would represent a fair skywalk.

Ms. Cromer noted that a fair skywalk in her terms would mean that if she were on the second floor of the proposed development that there would be easy access and encouragement in the design to go down instead of straight across the skybridge.

Kirk Huffaker (Utah Heritage Foundation) noted again that the U.H.F. would like the applicant to review the preservation of the First Security Bank Building. He noted that he would like to see the City be a mix of old and new buildings, that designed connection from inside the City Creek Center to the outside connections of downtown, could only create a better economic future for the City Creek Center and the downtown that surrounds it.

Shane Carlson (Avenues Housing Compatibility Committee) noted that he sent a survey to 70 people to gather information on what the communities' opinions of the City Creek project are. Most of the 22 respondents said they agreed with the project, but that actual public comment seemed to be unobtainable.

Commissioner McHugh questioned the significance of the unscientific survey.

Karla Wheezing (Economic Development Manager; Downtown Alliance) noted that they supported the effort and investment that is being put into the revitalization of downtown. She noted that they would like to see this project quickly move forward.

Steve Scott (Director of Community Development for Zions Bank) noted that from his experience and from the office workers around the downtown area the collective feeling was long overdue excitement. He noted that he fully supported the skybridge, and believed it would be a tourist attraction.

Mr. Gibbons thanked the public and the Commissioners for their comments. He noted that many experts had taken the time over the past three years to analyze numerous options and possibilities for the proposed project.

Commissioner Muir complimented the applicant on their outreach efforts to the public.

(This item was heard at 10:27p.m.)

Mr. Pace noted that the language of the Master Plan was such that exceptions would be made on a case-by-case basis by the City Council with the normal input by Planning Commission required by City ordinance.

Chairperson McDonough closed the public hearing.

After much debate the Commissioners decided to stay with the original version of the proposed Master Plan Language Amendment as listed in the Staff Report, with some modifications.

Vice chair Wirthlin move that regarding Petition 400-06-37 the Planning Commission forward to the City Council a positive recommendation with the following amendments to the Salt Lake City Downtown Master Plan 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, and 300 South, and are discouraged on other streets ~~except in extenuating circumstances.~~ 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:

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.**

The City shall have significant design input and final design approval of the skywalk.

;

Seconded by Commissioner McHugh.

All in favor Vice Chair Wirthlin, Commissioner Chambless, Commissioner Woodhead, Commissioner Muir, Commissioner Forbis, and Commissioner McHugh voted, "Aye". Commissioner Scott opposed. The motion passed.

Chairperson McDonough noted that she did not feel that the other two actions required by the Planning Commission, as stated in the summary of actions presented by the applicant PRI, had been significantly reviewed in order to call for a vote.

Commissioner Woodhead agreed.

Commissioner Forbis noted that the other actions needed to wait depending on what the City Council decided regarding the forwarded Master Plan amendment language.

Chairperson McDonough recognized that the Planning Commission could not yet evaluate whether or not the actions on a skybridge complies with the elements of the proposed language, until the Master Plan amendment was approved in final form.

Chairperson Woodhead noted she agreed because of lack of a design for the skybridge. She noted a decision could not be made to satisfy the proposed Master Plan amendment without making a finding on the amendment as a whole.

Chairperson McDonough noted that substantial demonstration had not been given for part 3 of the amendment.

Vice Chair Wirthlin noted that he felt that there was substantial information provided by the applicant for the Planning Commission to decide on criteria 1 and 3.

Commissioner Forbis noted that he did not feel comfortable approving the skybridge in parts, but would rather approve it as a whole decision.

Mr. Pace noted that the Planning Commission just needed to make a recommendation on item 2. The decisions would follow concerning whether the project met the Master Plan Amendment. He also noted that it would not be productive for the City Council to receive only a partial recommendation on items 1, 2, and 3.

Commissioner Forbis noted that by crafting the language, a message was being sent to the applicant/developer to proceed.

Mr. Wheelwright noted that the Planning Commission should consider that the City Council might significantly amend the proposed language, and if a general go ahead had already been given to the applicant, there was a possibility that the criteria could be changed.

Chairperson McDonough noted that the Planning Commission should also vote on the Social Hall Avenue request.

Regarding Petition 400-06-38 Commissioner Forbis made a motion pertaining to A request for the following partial street closures, with the exception of a. under Petition 400-06-38 which will be continued.

- b. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
- c. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
- d. 100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and
- e. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp recommending the Planning Commission forward a favorable recommendation to the City Council with conditions:
 - 1. That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.
 - 2. That the street closure ordinance be conditioned upon payment to the city of fair market value of the street property, consistent with Salt Lake City Code 2.58.
 - 3. Above grade level structures be minimized and any visual obstructions to pedestrian and pedestrian crossing's be minimized.

Seconded by Commissioner McHugh.

All in favor voted "Aye". The motion passed unanimously.

Chairperson McDonough noted there was no unfinished business.

(The meeting adjourned at 11:01 p.m.)

Tami Hansen, PC Senior Secretary

EXHIBIT 5c-iv
PLANNING COMMISSION
MINUTES
JANUARY 9, 2008

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, January 9, 2008**

Present for the Planning Commission meeting were Commissioners Tim Chambless, Babs De Lay, Robert Forbis, Peggy McDonough, Susie McHugh, Prescott Muir, Kathy Scott, Chairperson Matthew Wirthlin and Vice Chairperson Mary Woodhead. Commissioner Frank Algarin was excused from the meeting.

Present from the Planning Division were George Shaw, Planning Director; Doug Dansie, Senior Planner; Michael Maloy, Principal Planner; Joel Paterson, Planning Programs Supervisor, and Cecily Zuck, Senior Secretary. Lynn Pace, City Attorney; Orion Goff, Building Official; Lisa Shaffer, Development Review Administrator; and Kevin Young, Transportation Engineer were also present.

Chairperson Wirthlin called for a ten minute recess at 6:38 p.m.

City Creek Center-The Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Four. The specific requests to be considered by the Planning Commission include:

- a. **Petition 410-06-38-a request for a Conditional Use Planned Development approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting conceptual planned development approval for building footprints, up to the podium level, of the proposed development and the locations of entrances to the proposed parking structures for Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Planned Development Approval. Final design approval for the overall project, including the proposed skybridge, will be considered at a future Planning Commission public hearing.**
- b. **Petition 410-07-44-a request for a Conditional Use approval to Increase Building Height and to allow Additional Building Setback for property located at approximately 50 East 100 South in the D-1 Central Business District to:**
 - i. **Allow construction of a building that would be approximately two hundred sixty-five feet (265') tall, which would exceed the D-1 Central Business District maximum building height regulation of one hundred feet (100') for amid-block building. This request is in addition to the previous Planning Commission approvals to allow adjustments in building height at other locations within the City Creek Center development; and**
 - ii. **Allow a portion of the building façade to be setback approximately fifteen feet (15') from the front property line which would exceed the D-1 Central Business District maximum front yard setback regulation of five feet (5') (Staff-Joel Paterson 535-6141 or joel.paterson@slcgov.com and Doug Dansie 535-6182 or doug.dansie@slcgov.com).**

(These items were heard concurrently at 6:48 p.m.)

Chairperson Wirthlin noted that there would be no final recommendation regarding the skybridge during the hearing. He then recognized Doug Dansie as staff representative.

Mr. Dansie noted that the staff report was broken into four sections; the first of which reviewed Conditional Use Standards; the second reviewed standards for Planned Developments; the third reviewed the City's skybridge policy as well as what issues remained for the Commission and Staff regarding the applicant's skybridge proposal; and the fourth section listed additional Commission and Staff questions.

Mr. Dansie noted that the staff report included a section addressing all issues raised at the last Planning Commission Meeting on December 12, 2007.

Mr. Dansie stated that, as a point of reference, there was data within the staff report exploring retail model alternatives to the two-story retail concept proposed by the applicant. He noted that staff had also included policy opinion on the skybridge and whether it should be enclosed or not. He stated that staff had issues with the Main Street interface; the applicant had done an excellent job of interfacing with other block faces, but not on Main Street. Mr. Dansie stated that staff felt that as proposed, architecturally speaking, there was nothing to distinguish the existing set crosswalk as part of the development.

Mr. Dansie stated that staff proposed the inclusion of a grand stairway into the main galleria. He noted that currently, the only way to access second level retail was to travel across the galleria to escalators on Main Street. Mr. Dansie noted that there were arguments against the grand staircase, that it would block views within City Creek as well as blocking retail frontage.

Mr. Dansie noted that staff recommended the Planning Commission grant preliminary approval of the Planned Development for construction to the podium level and approve Petition 410-07-44, additional building height, and setback modification for the building located at 50 East 100 South.

He noted that the Planning Commission should also give direction to the applicants and staff as how to address the Main Street crosswalk and façade, skybridge alternatives and treatment of the ZCMI façade.

Vice Chairperson Woodhead noted her concern regarding the language of the Staff Recommendation and asked for clarification regarding the difference between 'conceptual' and actual approval.

Mr. Dansie noted that it was simply a matter of approving the project to the ground, or 'podium', level and final approval for development details would be considered at the next Planning Commission Meeting.

Lynn Pace, City Attorney, noted that the Commission was being asked to approve specific portions of the development so that the applicant may pull a building permit on these aspects. He noted that conceptual approval would denote that the Commission was comfortable enough with the overall project to allow the applicant to receive a building permit and begin construction on the structural aspects of the development.

Mr. Dansie noted that if the Commission had particular concerns regarding building footprints or the location of a particular building, they may wish to hold off on approving this request.

Lisa Shaffer, Development Review Administrator, noted that staff was asking for approval of the underground elements and building footprints could be modified somewhat at a later date if necessary.

Mr. Pace noted that this was true, however, footings would be created and buildings could not be moved from their current locations after this approval was granted.

Chairperson Wirthlin noted that 'partial approval' might be a better term for the staff recommendation.

Mr. Shaw noted that the location of Tower 1 had already been approved by the Planning Commission, but they could reaffirm that approval during the current hearing. He stated that the intent of staff during this hearing was to ensure that the Commission was comfortable with locations of the buildings and moving forward, but wanted to address the Commission's concerns raised on December 12, 2007, and staff felt they could not come forward with a full planned development approval, including a recommendation on the skybridge, until those issues were resolved.

Commissioner De Lay noted that there were pictures of The Grove, a shopping center in Los Angeles, included in the staff report and wondered what the reason for this was.

Mr. Dansie noted that one of the criteria of the skybridge proposal was that other development layout alternatives had been explored. He noted that there was not enough space on the two blocks for a single level retailer and The Grove, was an example of a very successful mall, but many of the retailers were multi-level retail stores. He noted that it was given to the Commission as a point of information.

Chairperson Wirthlin invited the applicant forward to comment at 7:08 p.m.

Mr. Gibbons gave an overview of the presentation schedule stating that they would give a statement in terms of the process, present a video fly through of the development and then allow for a slow review of that presentation, with time for Commission comments and questions.

Mr. Williams noted that they felt there were four matters before the Commission. He stated that the first was the Planned Development application, second, the Conditional Use Application for additional building height and setbacks, third, the recommendation to City Council with regards to the projects compliance with the downtown plan amendments relating to the skybridge design, and fourth, a recommendation to City Council concerning the vacation of air rights over Main Street

Mr. Williams noted that the presentation was tailored as a response to rather specific questions presented by the Planning Commission on December 12, 2007. He noted that the applicants hoped to walk away with approval for the below grade construction as well as receive a finite list of issues, concerns and conditions from the Planning Commission so questions so that there might be an end to the process.

Mr. Locke gave a four minute video presentation of what the development would look like as currently proposed.

Mr. Locke then gave a PowerPoint presentation reviewing particular concerns of the Planning Commission including; ADA accessibility, crosswalks, block porosity, building elevations from slides included in the staff report and green roofs within the development.

Mr. Sullivan reviewed alternatives to the skybridge including retail all on one level, retail on a single block and the creation of an underground tunnel. He also reviewed shadow studies of Main Street, views of Ensign Peak and the skybridge as well as views of Ensign Peak from the proposed skybridge. He reviewed other skybridges in the area and a statement from UTA requesting that the skybridge be enclosed. Mr. Sullivan then reviewed the food court schematics, water features and proposed pet amenities.

Mr. Sullivan noted that he would slowly review the project video for the Commission and would welcome any questions from the Commission at this time.

Commissioner Scott stated that she would like to know how many retailers the project would encompass.

Mr. Williams noted that there was space for 125 retailers.

Commissioner Chambless inquired how many meters in length would the water be visible.

Mr. Williams noted that the water features would be visible for about 1200 feet (1200') in total.

Commissioner McDonough inquired about the arches framing the retractable roof skylight on the end wall and if the concept shown was indeed close to the desired end result.

Mr. Locke noted that they had worked a long time to try and eliminate some of the stronger lines in order to make the arch more transparent but had settled upon the current design, as it enabled the mechanical elements of the retractable roof and the proposed geometry allowed these retractable portions of the roof to seal when closed.

Commissioner Muir noted that the Westside Pavilion in Los Angeles had a several story complex with walkways facing the shops and a center galleria with escalators that tie levels together, and he inquired as to why that concept would not work in the proposed development.

Mr. Heckman noted that the applicants considered this to be a deadly environment to retail and that particular development in Los Angeles was experiencing difficulty with the format. He also noted that this arrangement would create retail and walkability impediments as well as block views inside and outside the development.

Mr. Williams noted that they had sacrificed frontage to put in the escalators, but felt that it was the best decision to balance the development.

Commissioner Forbis noted his concern that the underside of the bridge was very close to the top of the UTA station on Main Street and people might easily be able to tag the underside of the bridge with graffiti. He also wondered whose responsibility it would be to remove graffiti.

Mr. Williams noted that it would be their responsibility to remove that graffiti.

Mr. Locke noted that he was not certain as to what the exact difference in height between the two structures was, but noted that the dimension that TRAX had been concerned about was the proximity of the pantograph and cables to the underside of the bridge.

Commissioner Wirthlin stated that the applicant may want to approach UTA about modifying the roof of the station in some way to prevent people from trying to climb out and tag the underside of the bridge.

Commissioner De Lay noted that none of the overhead TRAX wires were shown in the rendering.

Mr. Williams noted that a concern raised by the City Council had been that creating a staircase parallel to the bridge at the Main street entrance would force people further into the block, away from Main Street, and by rotating that 90 degrees, they were more comfortable as it gave easy access to Main Street and the Downtown frontage beyond City Creek.

Mr. Sullivan noted that the proposed design was the culmination of several meetings with the City Council.

Vice Chairperson Woodhead inquired if the escalators could be stairs.

Mr. Locke and Mr. Sullivan noted that the proposal had started with stairs.

Mr. Locke noted that the Council insisted that people were concerned with convenience and felt that escalators were necessary.

Vice Chairperson Woodhead noted her concern regarding how long the development might last.

Mr. Williams noted that the intention by CCRI was for this to be a 50 to 100 year undertaking.

Mr. Gibbons noted that they were not intending to create a shopping mall, but rather improve the Downtown area. He noted that it was a bit of a hybrid, as it did connect into the City, but did include elements which made it more attractive to retailers. He noted that this proposal would accommodate several new concepts and allow them the frontage they deemed necessary.

Vice Chairperson Woodhead noted that it might be prudent for the City to lease air rights to the applicant in regards to the skybridge so the City may remove it once the use is no longer viable.

Mr. Sullivan noted that the City could impose a condition subsequent to the title in which the air rights would terminate if there was an abandonment of the use on either side of the street.

Commissioner Chambless noted that he felt stairs to be a more permanent and viable option than the escalators.

Mr. Gibbons noted that the applicants wanted the development to be a regional draw and if it didn't feel convenient for them, they wouldn't shop there.

Commissioner Chambless inquired how quickly a broken escalator might be fixed.

Mr. Heckman noted that a broken escalator was a functioning stairway.

Mr. Locke noted that there would also be elevators adjacent to all escalators.

Mr. Forbis inquired what would be unique about the proposed skybridge.

Mr. Sullivan noted that the applicant was designing it to vent and allow fresh air to flow through the bridge. It also would include unique art glass and add new perspectives to the view corridor from the bridge.

Commissioner Muir stated that he would like more information regarding the ZCMI façade and how the second-story windows would be utilized by Macy's. He noted that he would like to see alternatives to the proposed spandrel glass.

Mr. Williams noted that they would address this question a little later in the presentation.

Vice Chairperson Woodhead inquired how wide the skybridge would be.

Mr. Sullivan noted that it would be about 28 feet (28') wide and about 130 feet (130') long.

Vice Chairperson Woodhead inquired if there might be any outdoor food vendors within the development, such as taco carts.

Commissioner De Lay noted that this would be a very high-end development and that there would likely not be very many small businesses able to afford the lease.

Mr. Gibbons noted that having outdoor food vendors in the summer had actually been a suggestion made previously, and they would take that suggestion under advisement.

Commissioner Forbis inquired if the applicant intended to incorporate any xeriscaping into the development.

Mr. Sullivan noted that they did not intend to do any xeriscaping; however they did intend to use as many native plants as possible and would use drip irrigation.

Commissioner McDonough noted her concern that there was no sight line included from the food court to the State Street entrance in the presentation.

Mr. Locke noted that there would be a skylight that was not depicted in the renderings above the food court and an escalator and staircase leading out to State Street.

Mr. Sullivan noted that they had not animated the lighting yet on State Street, but the street frontage would include ample lighting and be very safe.

Commissioner Chambless noted that he would like to see this development connect with the Gateway Development in terms of walkability.

Mr. Sullivan noted that the intent was to expand this use down Main Street and increase the walkability in the area.

Commissioner Muir noted his concern regarding the design for the north face of Nordstrom's.

Mr. Locke noted that while it had not been addressed in the rendering, Nordstrom's intended to create more interest and glass entries and that it would not be a blank wall.

Mr. Williams noted that they could review that Nordstrom's wall later in the presentation.

Mr. Sullivan reviewed the Macy's façade. He noted that the blade signs would not be attached to the façade and would in fact be etched glass. He stated that the canopy would also be free-standing from the façade. Mr. Sullivan stated that the first floor would be comprised of all vision glass and pedestrians would be able to see into the actual store, with intermittent show windows.

Mr. Locke reviewed the ramp and stair access to the front of Macy's.

Mr. Sullivan noted that if the building were to be comprised entirely of transparent glass, the floors would not match the apertures of the façade.

Chairperson Wirthlin inquired about the first floor level retail and how it would interact with the outside streetscape.

Mr. Sullivan noted that there were several grade change challenges which made this option with below grade ramps and stairs the best option to still enliven the street level.

Mr. Williams noted that this was not a new addition with the plan.

Chairperson Wirthlin noted that with the ZCMI development as he recalled, you entered the building and then stepped down, whereas here, you would step down outside and then enter the building.

Bob Corcoran, with Macy's, noted that the store floor levels were completely different. He stated that the structure would start as a level of the actual parking garage and in order to accommodate the façade, they pulled the wall out front and created the outdoor entrance. He noted that he was pleased with the fact that pedestrians entering from this side could survey the interior of the first floor before entering. Mr. Corcoran noted that the entrance would be very well lit and cleaned or cleared of snow on a regular basis, as well as covered by a canopy and accessible to everyone by the use of stairs or a ramp.

Grant Thomas, construction manager with CCRI, noted that they had discussed building placements previously with the Planning Commission and stated that they had felt the Commission was comfortable with these placements. He noted that the applicants were now requesting that they be allowed to continue this construction process up to the podium level.

Chairperson Wirthlin opened the hearing for public comment at 8:52 p.m.

Chairperson Wirthlin read a comment card from Jay Christianson, 1334 East 100 South, which stated that if the skybridge were built it should be open, and Taubman should at least make this compromise because of public outcry and the controversial nature of the skybridge.

Jim Webster, former chair of the Yalecrest Community Council, wondered why there were not more people present at the hearing. He stated that as a landscape architect he was encouraged to see the progress which had been made on the water feature aspects of the project and that he was also pleased to see that the concept of an open skybridge had been explored by the applicants.

Chairperson Wirthlin, seeing no further comments, closed the public portion of the hearing at 8:56 p.m.

Mr. Pace noted that the decision tonight would deal with the footprints of the buildings only and cosmetic details could be decided upon later.

Ms. Shaffer noted that the footings would determine that there would be buildings in those positions; however, there would be some flexibility as to the structures themselves afterwards.

Vice Chairperson Woodhead noted her concern that the Commission might shortchange the public in their due process to comment on the project by approving the below ground construction.

Mr. Pace noted that he was not concerned about there being a lack of public comment. He stated that below grade construction would dictate, to some extent, the building to be built above ground and if the Commission felt that this approval was tantamount to an approval of the overall project itself, or had issues with the site plan, they may wish to table it until the next meeting.

Ms. Shaffer noted that she believed staff felt that this request was not new in that there had been no objection previously to building locations and the things that the Commission was still seeking clarification on did not deal with the below ground construction.

Chairperson Wirthlin invited the applicants forward to respond at 9:01 p.m.

Commissioner McHugh noted that she would like to approach the two items to be voted upon one at a time and afterwards address the recommendations sought by staff regarding the concerns of the Commission.

Chairperson Wirthlin noted that he had thought the Commission would discuss everything and then make the decision at the end.

Commissioner Scott noted that a decision made that would impact the Main Street interface and a radical change to the plans would be necessary could affect the footprints of particular buildings, and stated that the Commission might be better off waiting to make a final decision on January 23, 2008.

Mr. Gibbons noted that there were elements of flexibility within the development; however, there were other elements with no flexibility. He stated that the positioning of the Social Hall Avenue corridor was an enormous undertaking and would not be at all easily realigned with the crosswalk. He noted that two weeks would be a significant hiccup for the applicants. He noted that there was enormous momentum which would be broken at this point if they ended up waiting for an approval.

Chairperson Wirthlin noted that the Commission didn't have to make a decision tonight, it was the applicant's risk, however, he stated that he felt it would be a mistake to delay the decision two more weeks.

Commissioner De Lay noted that the Commission's directions to staff were a separate issue which they could discuss later. She noted that the two issues before the Commission requiring a vote were straightforward as no one seemed to take issue with the placement of structures or the request for additional building height. She noted that she felt the Commission could make a motion on these issues.

Commissioner Forbis made a motion regarding Petition 410-06-38, based upon the testimony and findings of fact, to grant preliminary planned development approval as outlined in staff recommendation one of the staff report;

- 1 Grant preliminary planned development approval for building footprints, up to the podium level of the proposed development and the locations of entrances to the proposed parking structures on Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 1,6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Plan Development approval.**

Commissioner McHugh seconded the motion. All voted 'Aye'. The motion carried unanimously.

Commissioner Forbis made a motion to approve petition 410-07-44, based upon the testimony and findings of fact; requesting additional building height to allow the proposed building located at approximately 50 East and 100 South to be constructed to a height of approximately two hundred and sixty-five feet (265') and to allow a portion of the front façade to be setback approximately fifteen feet (15') from the front property line. Commissioner McHugh seconded the motion. All voted 'Aye'. The motion carried unanimously.

Discussion of remaining issues:

Mr. Shaw noted that the remaining issues that he noted during the hearing had been the grand staircase, the skybridge design, the crosswalk and design of the Main Street plaza area.

Vice Chairperson Woodhead noted that she was opposed to the idea of a straw vote on the planned development.

Commissioner Forbis noted that Commissioner Woodhead and Mr. Sullivan had raised the idea of conditioning the title upon the air rights being vacated at the time of the abandonment of the use of the skybridge.

Mr. Pace noted that if it was the Commission's intention to grant use of the air space only as long as the project was viable, the City Attorney's Office could figure out the legal language to achieve that.

Chairperson Wirthlin noted that there were therefore no other issues regarding the vacation of the air rights.

Commissioner McHugh noted that she would like to see venting of some sort on the skybridge and allow the sound of Main Street onto the bridge.

Commissioner Muir noted that this was not a vote and therefore might not be consensus on all of the issues. He stated that the applicant should put their best foot forward and see what prevails in two weeks. Commissioner Muir noted that he felt the bridge should be an open bridge and he was not convinced of the liability issue.

Commissioner Forbis noted his concern regarding the distance between the top of the TRAX station on Main Street and the bottom of the bridge. He stated that this issue needed to be addressed by the applicant.

Commissioner Scott noted that they would need to look at the Main Street crosswalk and wanted a rendering or graphic with obstructions. She also stated that she would like to see the crosswalk moved.

Mr. Shaw noted that there was no real way to move the crosswalk. He stated that his intent was to create a sense of arrival for the project and for the downtown area with pedestrian amenities and surrounding features.

Commissioner Scott noted that the applicant should then explore how to make the crosswalk more palatable to the pedestrian.

Commissioner Muir noted that he did not think the Commission should revisit the realignment of the main concourse and would rather see the barriers along the street removed.

Commissioner De Lay stated that she would like to see more public art incorporated into the development and encouraged the applicant to include this next time. She also noted that she would like to see more visuals regarding the expanded view corridors throughout the project.

Commissioner Scott noted that she was not yet convinced that the skybridge was entirely necessary.

Mr. Heckman noted that the project would not reach the critical mass necessary to remain viable unless the whole project were connected. He noted that The Grove, an example presented in the staff report was a very unique example, heavily subsidized by the City of Los Angeles and most of the retail uses were actually fake façades at the second level, only twenty percent of the retailers within that development had two levels of retail.

Mr. Gibbons noted that they had looked at a number of such centers in their research. He stated that the Grove was an inwardly oriented center and did not connect to its surroundings; it was not mixed use and did not include living space.

Commissioner Scott noted that the limited number of apertures within the development was not convenient for pedestrians who may have to walk several feet in order to access the second level of retail. She also noted that the skybridge might be so interesting as to keep pedestrians on the second level of retail and not travel downwards to the first level and onto Main Street.

Mr. Williams noted that the applicant's intent in the beginning was to bisect the large Salt Lake City blocks to create a more pedestrian friendly environment, more commensurate with other Western cities. He noted that they felt comfortable dividing the project into eight blocks.

Commissioner Scott noted that she did not feel the applicant needed to make the blocks smaller, but rather look at the access problem of getting into the stores, which still did not seem very inviting to the pedestrian.

Commissioner McHugh noted that there were entrances to all of the outward facing stores.

Mr. Heckman noted that this was true and many of these stores had entrances and exits on the interior of the development as well. He noted that the development was also introducing large stores to become anchor stores to the City.

Mr. Locke reviewed where store and residential entries would be located.

Commissioner Forbis noted that he would also like to see more porosity along Main Street for pedestrians.

Commissioner McDonough noted that she felt a grand staircase on Main Street would block views within the development and stated that she felt the escalators were well executed.

Commissioner Muir noted that he would like to see a better rendering of the North side of Nordstrom's.

Vice Chairperson Woodhead noted that she would like to see more stairs within the development.

Commissioner De Lay noted that there weren't a lot of two story retail uses around, however, this was their investment without any tax money and that they would want it to work. She therefore thought that they Commission should defer to them on what would work.

Mr. Locke noted that the demand for two story retail was very low, specifically due to the tremendous expense involved.

Mr. Williams noted that they had spent four years and thousands of hours to ensure that they were not building a 'mall'. He noted that a mall was inward facing and rather tried to create a facsimile of a street not involved with the public way.

Mr. Shaw noted that the concept of having one project means that it has to be connected in a better way than past attempts in the downtown area.

Commissioner McDonough noted that she would like to see a better interface between the design of the skybridge and the façade expression of the main entry of the two blocks. She stated that it had to do with the architectural detailing and expression and if it could be graceful and convincing in space and the vertical connections, it could be quite successful.

Commissioner Forbis stated that he requested more information about the project's LEED certification and what level of certification the applicant was seeking. He noted that he would also like to see some data on what types of alternative energy solutions the development would be seeking with Rocky Mountain Power.

Mr. Shaw noted that there was still the issue of what was visible on the facades when at the crosswalk on Main Street.

Mr. Dansie noted that pedestrian walkability near the crosswalk could be promoted in two ways; one would be to encourage pedestrians by modifying the sidewalks and adding trees and plantings, the other would be to activate the street front so that they would be walking by a use. Mr. Dansie noted that he felt the best answer would be to do both, but it may be possible that there should be some sort of visual cue, even if it's an art piece or architectural detail.

Mr. Locke reviewed the Main Street crossing facades.

Commissioner Scott noted that she would like to see more architectural articulation of these facades.

Mr. Sullivan noted that there would be a restaurant with outdoor dining at the crosswalk.

Mr. Locke reviewed the façade of Macy's.

Commissioner Scott inquired if there was a way to make the stair towers on either end more attractive.

Mr. Locke reviewed the stair tower treatment.

Commissioner Scott noted that she did not like the idea of spandrel glass on the Macy's building as it interacted with the ZCMI façade in a negative way.

Commissioner McHugh noted that there was a concern regarding light pollution to surrounding neighbors at night, so spandrel glass might be a positive solution.

Commissioner McDonough noted that she noted that she would like to see a rendering of the project's interface perpendicular to Main Street.

Mr. Shaw noted three main points in summary which related to the staff concerns:

- * The idea of a grand staircase on Main Street was not feasible
- * The bridge should be open to air flow; by vents, louvered windows or some other means
- * The Commission would like to see more enlivened, accurate renderings of the Main Street crosswalk with fewer barriers to pedestrians.

Chairperson Wirthlin closed the hearing at 10:07 p.m.

Commissioner Muir noted that during the work session discussion earlier in the evening, it was brought up that when the Commission approved a conditional use they should clearly define what the advantages or remediation measures would be for the City to mitigate any negative connotations or offsets. He inquired if the Commission should then begin articulating what those remediation measures would be.

Mr. Shaw noted that as new planned developments - mostly residential, came forward, staff would include more scrutiny in their review and would approach the Planning Commission with a more detailed recommendation.

UNFINISHED BUSINESS

There was no unfinished business.

The meeting adjourned at 10:08 p.m.

Cecily Zuck, Senior Secretary

EXHIBIT 5c-v

PLANNING COMMISSION

MINUTES

JANUARY 23, 2008

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, January 23, 2008**

Present for the Planning Commission meeting were Chair Matthew Wirthlin, Vice Chair Mary Woodhead. Commissioners Tim Chambless, Babs De Lay, Robert Forbis, Peggy McDonough, Frank Algarin, Prescott Muir, Susie McHugh, and Kathy Scott,

Present from the Planning Division were George Shaw, Planning Director; Doug Wheelwright, Deputy Planning Director; Cheri Coffey, Deputy Planning Director; Joel Paterson, Planning Programs Supervisor; Katia Pace, Associate Planner, and Tami Hansen, Planning Commission Senior Secretary; and Lynn Pace, City Attorney.

The meeting reconvened at 6:39 p.m.

City Creek Center—the Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Four. The specific requests to be considered by the Planning Commission include:

- a. **Petition 410-06-38**—a request for a **Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting final planned development approval for the overall project, including the proposed skybridge at approximately 50 South Main Street.
- b. **Petition 400-06-38**—a request for a **partial street closure** at approximately 50 South Main Street to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com and Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

(This item was heard at 6:40 p.m.)

Commissioner Muir brought to the attention of the Commission that his company was hired by the Downtown Alliance to do a cultural master plan of the two blocks south of the City Creek project, which was being funded by forty property owners, one of which was CCRI. He inquired if the rest of the Commission felt that was an issue.

The Commission agreed that they felt there were no conflicts.

Mr. Shaw noted that because of some issues brought up at the December 12 Planning Commission meeting, and additional questions about the Main Street plaza and skybridge, staff felt that CCRI and the Commission needed additional time to fully explore some of these issues, but staff felt that after CCRI's presentation tonight the Commission had enough information to make a motion.

Chairperson Wirthlin recognized Joel Paterson as staff representative.

Mr. Paterson stated that the Commissions approval tonight would include Blocks 75 (ZCMI) and 76 (Crossroads Mall) and would not include Block 74 (Social Hall). He stated that Planning Staff recommended that the Commission grant planned development approval for the City Creek Center with the following conditions:

1. All windows are actual windows; no imitation/false windows are permitted. Spandrel glass is limited to "bridge" pieces that connect transparent or translucent glass together; it is not acceptable as a glass/window substitute. Instead of false windows, architectural detailing

and lighting is encouraged. Required ground level glass should be in the form of transparent windows or transparent display windows.

Mr. Paterson noted that staff's concern with the use of spandrel glass was with Macey's and the use of the old ZCMI façade; it was proposed that at the ground level all of the glass along the front of Macey's would be see through glass and would provide views into the store, on the upper levels there would be a few display windows; however, significant use of spandrel glass was being proposed. He noted that staff's concern was that using large amounts of spandrel glass could convey an image of dead space. He noted that the ZCMI façade was a historic Landmark site, therefore the Historic Landmark Commission would have final design approval for the reuse of the façade, but any recommendations by the Commission could be forwarded on to them. Mr. Paterson stated that the applicants expressed concern with the conditions broad nature.

Chair Wirthlin inquired if any recommendations made by the Planning Commission for the Historic Landmark Commission should be included in the motion.

Mr. Shaw noted that the conditions listed in the staff report were somewhat open ended because of some of the information that CCRI would be presenting later in the meeting, so the Commission should review them after the presentation and streamline or delete the conditions.

2. Main Street retail be maximized and designed to stimulate walking from east/west galleria/mall corridor to the crosswalk, rather than rely solely on the design of the sidewalk/paving to guide pedestrians.
3. The public way be designed at the Main Street entry to facilitate and encourage pedestrians to use the crosswalk. This may be accomplished by the addition of water features, or other design items to highlight the importance of the crosswalk.
4. The Main Street façade is highlighted at the crosswalk with art and/or architectural features to physically highlight the location and importance of the crosswalk.
5. All public way improvements conform to Salt Lake City standards, including paving materials, venting, public furniture, signage and tree and lighting spacing. Final design of the public way improvement shall be delegated to the Planning Director to ensure conformance with the planned development approval.
6. The Planning Director has final approval over details of the plan to ensure conformance with the planned development approval. Major changes or alterations will be returned to the Planning Commission or Planning Commission subcommittee for consideration.

Mr. Paterson stated that the applicants had mentioned in previous meetings that the Main Street crosswalk would lead into a restaurant space on the east side of the street and would align with a residential lobby on the west side. He stated that as the Commission received additional information from the applicant tonight, conditions three and four would need to be modified.

Mr. Paterson stated that some of the criteria adopted by the City Council for consideration of skybridges based upon the following extenuating circumstances and minimum requirements included:

- 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.*

Analysis: The City Creek Center site has more than 7.5 acres on both Blocks 75 and 76. There are no other proposed skywalks across any other public right-of-way fronting the City Creek Center.

Finding: The project meets these criteria.

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*

Analysis: The skybridge is proposed to be across Main Street. Main Street accommodates both auto and rail traffic. The existing crosswalk is signalized and does not create a safety hazard for pedestrians; however, the east and west portions of the Galleria do not align with the crosswalk, which may create a safety concern if pedestrians choose to jaywalk instead of following the Main Street sidewalk north to the crosswalk. The Main Street traffic lanes and the TRAX line act as physical barriers. The integration of the east and west sides of the complex is diminished by the lack of alignment with the crosswalk.

Mr. Paterson noted that the applicants and staff had gone through many alternatives in order to connect the project without a skybridge; however, due to the size of the project and the amount of retail, the applicant needed a critical mass to make the project viable, and if these blocks function independently that critical mass will not be reached. Staff also raised some concern about the alignment of the crosswalk and the east/west Galleria, and possible safety concerns that might arise from that.

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.*

Analysis: The skybridge has both elevators and escalators at the Main Street entry on both sides of the street. The project needs greater connection based upon the proposed second level retail.

Mr. Paterson noted that the developers had shown on many occasions how they plan to connect the second level to Main Street and the Galleria; and locations for the escalators, stairways, and elevators at either end of the skybridge were previously discussed throughout the past year. He stated that staff and the Commissioner have looked at alternatives for placement of these amenities.

- 2. The skywalk would be designed such that impacts on an identified view corridor would be minimal.*

Analysis: The view corridor up Main Street focuses on the Brigham Young Monument, the Daughters of Utah Pioneers Museum at the head of Main Street and Ensign Peak. The view corridor may already be compromised by the existence of TRAX and other street improvements. The skybridge design could be modified to be more open. The art glass could be integrated into other areas of the project (other than the skybridge) if it is found that the art glass further reduces the transparency of the skybridge. The City Creek Center project is designed as an open air or semi-open air development, except for the skybridge; therefore the proposed design as an enclosed element may be incongruent with the larger development.

Mr. Paterson stated that as the Commission had observed from many field trips, the Main Street view corridor had already been somewhat impacted by the streetscape improvements, like trees and the TRAX development. He noted that the skybridge would definitely have somewhat of an impact, but staff had agreed that it would depend on the design of the skybridge if these impacts could be improved and minimized.

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.*

Analysis: The overall project aligns its major corridors with crosswalks, view corridors and major elements of all major blocks surrounding the project with the exception of east/west galleria and the Main Street crosswalk. Therefore, extra measures are needed to guide pedestrians to the crosswalk.

Mr. Paterson stated that as staff reviewed this project they felt that the project connected positively to other parts of downtown, and retained views of important landmarks throughout the City as well as the view of the mountains. He stated that the biggest concern was the east/west galleria crosswalk connection, and the applicant agreed to incorporate a streetscape design that would help with those connections.

- 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. *Landscape 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.*

Analysis: The applicant has maximized visual permeability and commercial activity on all block faces except Main Street. Main Street needs additional design work to maximize the Main Street retail frontage. The use of escalators along the Main Street frontage, as opposed to the galleria, indicates a prioritizing of the galleria over Main Street. The level of retail activity on Main Street should be maximized in order to create the activity that will encourage pedestrian travel outside the direct travel path from east to west galleria to use the fixed location of the crosswalk.

Mr. Paterson stated that staff and the Commission had seen the project evolve over the past year and the applicant met and exceeds the street level glass requirements, the entrances into the retail spaces and the entrances into the project.

He stated that if the Planning Commission found that there was a compelling public interest to allow an exception to the Downtown Plan and the Urban Design Element and allow for the construction of the skybridge over the portion of Main Street, then the Commission should declare the subject portion of the air rights over Main Street as surplus property, and forward a favorable recommendation to the City Council to approve the partial street closure on Main Street and allow the lease or sale of air rights for fair market value to the petitioners.

Chair Wirthlin invited the representatives from CCRI to the table.

Mark Gibbons (President of City Creek Reserve Inc.) introduced Ron Locke (Taubman Company), Bill Williams (CCRI), Allan Sullivan (Counsel), and Bruce Heckman. He stated that numerous members of the Taubman Company and CCRI were present at the meeting, as well as Bob Corchran with Macy's.

He noted that they were grateful to staff and the Commission for their laborious review and input, and for public input, which had defiantly made the project better.

Mr. Locke presented a PowerPoint presentation that reviewed Main Street activity, the skybridge, glass requirements. He noted that safety and pedestrian friendly solutions were reevaluated at the Main Street level, and there would be a low hedge planted along Main Street that would be eighteen inches (18") high, and bollards for sitting which were very comfortable and would cater to the pedestrian traffic rather than the vehicular traffic. He stated that there would also be a water feature that would help guide people north/south along Main Street. There would also be a sculpture element at either end of the crosswalk on Main Street which would be illuminated and easily seen by pedestrians to follow as a guide to the crosswalk placement.

Mr. Locke noted that they had changed the position of the escalator to allow pedestrians to move to and from the skybridge onto Main Street without being corralled deep into the project, and pedestrians would never lose sight of Main Street during this movement, creating a constant experience of the activity on the street. He noted that the only requirement was that the structural engineer of the project required brace framing, which was for seismic activity control for the entire eastern half of Block 76 (Crossroads Mall). He stated that the space gained from repositioning the escalators would be impossible to lease because its dimensions of 22 feet by approximately 40 feet, would not fit most fashion tenants.

Mr. Locke stated that the developers decided on an enclosed skybridge because of the change of seasons Utah experiences, and safety precautions due to the TRAX station that would run down Main Street and under the skybridge. He stated that as far as the actual bridge structure, it would include a ventilation system where the roof could be opened up to allow heat to escape, and to allow the air and sounds of Main Street into the structure. There would also be an observation deck in the center of the skybridge, for people to be able to sit and appreciate the view corridor up and down Main Street.

He noted that up close the skybridge would be a piece of art that would include etched glass that would feature the same environmental graphic system which would be found throughout the entire project. Mr. Locke stated that from far away the skybridge would appear rather transparent and not effect the view corridor. A box truss system would be used to allow for a clear span, no column support that would minimize the structure and allow it to be open. The glass would be clad on the exterior and allow the structure to be a more subtle feature.

Mr. Locke discussed how the skybridge would structurally connect to the end wall. There would be a natural slope and a spine down the center that would support drainage, and act as a hinge to allow the glass roof to open. There would also be stone clad columns below and decorative elements that would help visually support the skybridge itself. In the even of poor weather or for security reasons the roof would be able to close and still allow pedestrians to access doors along the structure to the viewing decks. Mr. Locke stated that as far as graffiti concerns underneath the skybridge, even if someone were able to get on top of the TRAX station structure, there would still be a 12 foot (12') clearing.

Mr. Williams stated that in regards to the spandrel glass, which is an opaque piece of glass that has a black surface behind it, the objective was to carry on the rhythms of a window surface where there structurally could not be a window. He noted that it was still the intent of the developers to meet the City's ordinance, which required 60 percent of see through glass on the ground floor. He noted that condition 1 from the staff report seemed very broad and it would preclude the use of spandrel glass which in many instances would be deemed appropriate.

Mr. Williams also noted that this caused concern in regards to the use of the ZCMI façade, which at the Historic Landmark Commissions request, Macy's should engage the architecture of the façade with the store design. He stated that on the ground floor of Macy's the 60 percent requirement would be met, but spandrel glass would be used as well.

Mr. Williams mentioned that the Commission had requested that the developers research and address alternative energy sources, and they spoke with Rocky Mountain Power, who suggested energy modeling to ensure that the project would contain the most efficient systems possible. Mr. Williams mentioned that as far as LEED credit, energy modeling and the reduction of energy use gave the

project more LEED points versus onsite generation. A central plant was reviewed for the entire project; however, the space requirements and the capital cost mandated that the project be divided into smaller plants across the site.

Mr. Williams stated that they received criteria to follow from the Green Building Council, and each time the developers follow one of the criteria they receive one LEED point for it, the challenge of the system was the developer would not find out what level they had certified for; either silver, gold, or platinum, until the project was completed and the Green Building Council reviewed it. He stated that it was the applicant's goal on neighborhood development and new construction to certify, and currently they had more points than necessary for silver certification. He also mentioned that the City Creek project was chosen as one of fifty national projects to be supported as a pilot project, and as far as the certification of new buildings, each would be reviewed by the Green Building Council individually.

Mr. Gibbons stated that historically LEED certification was a building by building analysis; however, the pilot program, which CCRI was one of the first in the country to participate in, was a LEED certification for the project as a whole, which currently the City Creek project as a whole would achieve the silver level of certification after it was completed.

Mr. Williams mentioned that another concern that was addressed by the Commission was that of art integration, which could come in a variety of different mediums. He noted that memorable fountain types varied and would be placed through out the project, as well as interactive elements.

Mr. Sullivan asked that the Commission carefully consider the conditions in relation to the three petitions separately, so that the conditions do not mix, but are appropriately related to each specific petition. He stated that the applicant felt that staff had done a good job separating those conditions in the staff report. He asked that the conditions also relate to legal requirements and not to personal preferences, and that the Commissioners identify a requirement in the standards that should govern the deliberations before imposing the condition. He requested that those conditions be as specific as possible and not open ended, so the applicant was aware of specific points of compliance.

Mr. Sullivan referenced the six conditions on page 2 of the staff report, and stated that the applicant agreed with the spandrel glass restrictions mentioned in condition 1, because of the last sentence which read, *Required ground level glass should be in the form of transparent windows or transparent display windows*, and reflects what the zoning ordinance for the D-1 zone required. He noted that this however, was an example of a general prohibition on the use of spandrel glass, because there were areas in the project where this type of glass would be required not only in Macy's, but in the condominium towers as well.

Mr. Sullivan stated that condition 2 also seemed ambiguous, and the applicant felt that they had already met this requirement, but if the Commission felt that the condition needed to be more fully met then they should be more specific. He also noted that the applicant felt that they had complied with conditions 3 and 4, that the public way be designed at the Main Street entry to facilitate and encourage pedestrian to use the crosswalk, and the Main Street façade be used at the crosswalk with art or architectural features to highlight the importance and location.

Mr. Sullivan noted that the applicant felt that the Commissions recommendations to the Historic Landmark Commission should be more clearly stated to read that the conditions are suggestions for the HLC, rather than based upon planned development approval.

Mr. Sullivan commented on Petition 410-06-38 (Street closure/skybridge) and stated that the applicant found it difficult to differentiate between concerns, items for discussion, and conditions. He stated that on page 3, Condition C, 2. *The skywalk would be designed such that impacts on an identified view corridor would be minimal.* He read from paragraph two, *The enclosed nature of the preliminary designs of the skybridge and the use of art glass increase the visual intrusion of the skybridge on the Main Street view corridor, however, from the skybridge-level the view may be enhanced. Although the skybridge appears to add to the existing obstructions to the Main Street view corridor, with further refinement, additional impacts to the view corridor can be minimized.* He concluded that if that was intended to be a condition of approval, the applicant felt they had satisfied it with the designs presented tonight, and asked that it be removed.

Mr. Sullivan referenced page 4, Condition D, reading from the analysis, *Main Street needs additional design work to maximize the Main Street retail frontage*. He stated that this was an example of an open-ended condition, and the applicant felt they had already complied with this; however, if the Commission chooses to keep this condition the applicant asked that they be more specific. He read the finding under Condition D, *[Pedestrian activity on Main Street] could be accomplished by turning the escalators perpendicular to Main Street (impacting galleria retail frontage rather than Main Street), considering the use of unique spiral escalators that have a smaller footprint, or some other appropriate design solution*. He noted that the applicant felt they had addressed this matter tonight.

Mr. Sullivan also pointed out that the applicant felt that some of the conditions of recommendation on page 8, needed to be removed or updated by the Commissioners. The conditions of recommendation are as follows:

1. *The skybridge is designed to be substantially open to the air on the sides to minimize visual impacts to the Main Street view corridor and be consistent with the open air design of the center.*

Which the applicant felt they had addressed and mitigated.

2. *The skybridge use transparent glass to minimize visual impact.*
3. *The skybridge be designed to be consistent with the architecture of the adjacent complex.*

The applicant felt they had satisfied this condition as well.

4. *The escalators from the skybridge to Main Streets level be designed to minimize their impact on the retail frontage of Main Street.*

Mr. Sullivan stated that the applicant felt they had shown tonight that the orientation of escalators on Main Street would maximize retail frontage and the vitality of Main Street.

5. *Main Street retail is maximized to encourage the use of the crosswalk at ground level.*
6. *Interior of the skybridge be designed to include design elements and/or furniture to create a destination focal point.*

Mr. Sullivan stated that this project was a collaborative process and had evolved over the past year plus from the ideas and input of city staff and citizens, and it was much better for it.

Commissioner Scott inquired about the east/west pedestrian crosswalk on Main Street, and where it led on either side of the street. She was concerned that the crosswalk on the west side of the street led pedestrians into a residential lobby.

Mr. Heckman noted that it was an entrance to a residential tower, but not the lobby which was located more south; however, there was retail space on either side of the crosswalk.

Commissioner Scott inquired if the applicants had spoken with the City Transportation Department; because it seemed from the drawings that Main Street did not have the appearance of a street, but more of a plaza.

Mr. Williams stated that there would be pavement color changes and scores that would be aesthetically pleasing, yet allow to keep TRAX operable.

Chair Wirthlin opened up the public portion of the hearing.

Jim Webster (938 Military Avenue) stated that he supported UTA's position on being concerned about having an open skybridge. He stated that it seemed that the barriers down Main Street had been mitigated to produce a more vibrant urban environment.

Cindy Cromer (816 East 100 South) stated she was thrilled to see that the orientation of the escalator had been changed, she complimented the Commission, the applicant, and all those who had had input on the project, saying that it had come a long, positive way since the beginning of the project. She stated that a lease of the air rights would be better for the City's interest long term, rather than the sale of the air rights for the skybridge, and there are enough property owners downtown that control enough acreage that they could qualify for a skybridge under the revised ordinance, so a lease agreement would discourage other applicants from petitioning for a skybridge. Ms. Cromer stated that a lease option would give the City completely defensible authority over any designs for future skybridges, and a lease agreement would also allow the City in the future to change the technology of mass transit on Main Street.

Commissioner McDonough inquired of Ms. Cromer what about the orientation of the escalators on Main Street she was happy about.

Ms. Cromer stated that she was happy to see that the developers had made a fair skybridge that allowed people to change levels without getting coerced into the project, and kept pedestrian traffic close to Main Street.

Commissioner Chambless inquired if she knew how often escalators exposed to the elements broke down, and if she had talk to lawyers about the difference between the lease and sale of the air rights.

Ms. Cromer stated that after review of the project plans she had not seen any escalators that were susceptible to the elements, they seemed rather protected. She noted that as far as talking to lawyers she had not, but was sure that Lynn Pace, City attorney would be able to help the Commission with that.

Kathleen Hill (1138 East 400 South) stated that she had studied skybridges for six months and wanted to point out that her research showed that they took life off of the street. She also said that safety was a concern because accidents tended to go up where a skybridge was built, because motorists were expecting pedestrians to be on the bridge and not on the street.

Commissioner De Lay inquired what type of development was under the skybridges that Ms. Hill studied.

Ms. Hill stated it was a mix of retail, restaurants, and businesses.

Mary Young (3260 Wasatch Pines, Granite UT 84092) stated that there were already a lot of TRAX/pedestrian related accidents, and with the increased numbers of people downtown pedestrians would increase. She stated that the skybridge was a great idea, but needed to be covered to protect TRAX, as well as the public from the elements. She also stated that she felt that the City Creek Center itself would enliven the downtown area astronomically. She stated that the skybridge design should be such that it was a major attraction and would enliven Main Street. Ms. Young also stated that the view corridor was not very strong, and an artistic design for the skybridge would actually enhance the view.

Alex Churchward (938 East 100 South) stated that the LDS church had been very generous with this development and he was happy with the potential of this project, but he was not convinced that the skybridge was needed.

Jay Christianson (1334 East 100 South) stated that he was opposed to an enclosed skybridge and displayed a rendering of a skybridge that would allow for it to be open. He stated that if in the future the skybridge was proven to create economic injustice and was hindering Main Street revitalization, the Taubman Company and CCRI should have to take it down at their own expense.

Richard Markosian (764 Wilson Avenue) stated he did not think the skybridge was necessary.

Commissioner Chambless inquired of Mr. Markosian how he thought the City Creek and Gateway projects could be linked.

Mr. Markosian stated that if the goal of the City Creek project was to obtain a critical mass of retail there was no way there could be a connection, and the City Creek development should consist of mainly residential spaces for those who want to live downtown in walkable communities.

Carla Wiese (Downtown Alliance) stated that the Downtown Alliance had previously gone on record expressing their support and encouragement for the City Creek project. This kind of density, energy, and concentration of people and activity was certainly a requisite to energize and animate the downtown area. The Alliance encouraged the Planning Commission to view the skybridge as an element that would help with the retail aspect and goal of the overall project, and if the skybridge was found to be a critical element to move this project forward, then it should be included.

David Hoza (209 West 200 North #306) stated that the project was great as far as bringing people in, but if there was a way that the City could remove the concentration of additional incoming traffic that this project would generate it would help with the already astounding amount of pollution we already experience in the valley. He suggested HUB transportation centers at different parts of the valley that would help mitigate the pollution from concentrated traffic.

Chair Wirthlin closed the public portion of the hearing, and declared a short break at 8:25 p.m.

The meeting was reconvened at 8:37p.m.

Chair Wirthlin invited the applicant back to the table.

Mr. Gibbons stated that the debate of a skybridge or no skybridge occurred over a year ago and the discussion tonight really related to the conditions as articulated in the amendment.

Commissioner Muir stated that he was afraid that the City Council and staffs obsession with connectivity between the second level of the project and Main Street at the skybridge juncture had led the Commission to this point. He stated that typically an outside corner of retail in a project like this was very valuable, and he had reviewed a diagram of Richards Street, where there was a vertical connection that was inline with the face of the stores and not aligned with the project intersection corners. He inquired, from a retail prospective how this functioned.

Mr. Heckman stated that stairs and escalators would now make the vertical transportation visible, and would also allow for activity and animation on the street.

Commissioner Muir stated that he had thought about how the Main Street connection could be more like the plaza like feel of Richards and Regents streets, where there were balconies that overlook the activities below, and where the escalators were freed up from any of the retail and was really tied to the plaza.

Mr. Heckman stated that on either side of the skybridge there would be glass overlooks in the center of the skybridge, which would be safe and enclosed.

Commissioner Muir stated that it seemed that everyone involved wanted it both ways, they wanted the connectivity at the juncture of the skybridge and Main Street, but also retail exposure that followed the pedestrians as they moved to and from the skybridge, and he felt the applicant was put in a double bind.

Mr. Locke noted that as the plan has evolved over the past four years, a lot had to be taken into consideration, which was more than just what do the retailers want and it is final. Currently, where the escalators were located was where the developers wanted them and what really worked the best.

Commissioner Muir inquired about the north façade, and stated that it was obvious that Nordstrom did not have a lot of display windows. They had followed the ordinance on West Temple, but the north side of the façade does not really engage pedestrians.

Mr. Locke noted that one of the practical considerations here was that Nordstrom wanted to do show windows where they would be appreciated because they were expensive to do, so they focused on West Temple, on the south side it would be less visible and quieter.

Mr. Heckman stated that there was a lot of discussion with the tenants at square one that the Commissioners have not had a lot of exposure to, but the developers have spent a lot of time with Nordstrom to not allow just a blank wall.

Commissioner Muir suggested that as for the ZCMI façade the voids that were filled with spandrel glass still looked like voids, and maybe the originally fenestration and window character of the original façade should be looked at and added in to break the scale down.

Commissioner McDonough stated that because it was the Historic Landmark Commissions purview to decide on that, she suggested that the Commission craft their preferences and concerns into the motion, particularly involving the use of spandrel glass, and the developers design team needed to propose a very specific detailing on how this interface would occur with each glazing panel. She stated that the developers should be careful with their use of spandrel glass.

Commissioner Scott stated that the spandrel glass and the ZCMI façade did not seem to fit together. She inquired about the change of grade happening outside and inside of the store, because the grade change so close to the sidewalk almost looked like a mistake that was fixed with the use of ramps.

Mr. Locke stated that there were discussions with Macy's and they were comfortable with the grade change the way it occurred, and they were not in favor of taking the ramps and stairs inside the store because it would interfere with customer circulation and viewed as lost space.

Commissioner Algarin stated that he was impressed with what the developers have been able to do, as far as how they had negotiated with potential retailers to allow for window space, which was very valuable space and viewed as dollars per square foot. He stated that he felt the retailers were not going to give up any more space.

Commissioner De Lay stated that part of the LEED certification for a mixed use project becomes a major tourist attraction by virtue of this certification. She stated that part of that is being extremely sensitive to the landscaping throughout the entire project and especially how it synchronizes with the Riparian Overlay.

Mr. Gibbons noted that the developers were looking at that and one way to obtain LEED points was to use water conserving, native plants.

Commissioner De Lay stated that City Creek in the project is not the real City Creek, but a water feature and wanted to know how that was following the LEED precedence.

Mr. Locke stated that there were choices a developer could make to become LEED certified, so there might be certain points the developer would focus on and still obtain that certification even though other areas of the development might not meet LEED criteria.

Mr. Heckman noted there was a very sophisticated group of people working through the challenges of the landscaping of this project, including finding plants that could grow indoors and outdoors and have a local genesis, so there was a lot of behind the scenes research and work going on.

Commissioner De Lay inquired about Mr. Sullivan's comments on the conditions of recommendation, and wondered why the developers had a hard time with condition 3.

Mr. Williams stated that it seemed too broad because the developer was not sure as far as keeping the skybridge consistent with the rest of the project, what the Commission and City Council wanted it to be consistent with—the brick and stone, or glass and metal architecture.

Vice Chair Woodhead inquired about the underside of the skybridge.

Mr. Locke stated that the designers had recently tried to symbolically tie the bridge in with both blocks and the idea that the skybridge could be used artfully to suggest the flow of City Creek was looked at. He stated that the developers have tried to depict that using etched designs of grasses that might be found along the creek into the sides of the glass and having the floor of the skybridge contain a strip of glass that would represent the creek. To the sides of the glass strip would be artistic carvings and shapes, which would also allow light and color through to Main Street underneath the skybridge.

Vice Chair Woodhead inquired of Mr. Sullivan if he thought it was possible for the Commission to affirmatively vote for the planned development and not allow the skybridge.

Mr. Sullivan stated that if the Commission voted negatively for the skybridge, then they would have to craft language for the City Council that the planned development only be approved depending on the Council's affirmative decision for a skybridge.

Chair Wirthlin inquired of Mr. Lynn Pace (City Attorney) on how he felt the Commission should vote.

Mr. Pace stated that the Commission's decision on the planned development would significantly depend on whether or not the Commission approved the skybridge, so he suggested that the Commission vote on the skybridge first and then depending on whether or not it was approved would in turn effect the decision on the planned development.

Commissioner Scott inquired what the developers found while researching skybridges.

Mr. Heckman stated that one of the key points that should be focused on was that it served as a pedestrian connector and not a total skybridge system that extended throughout the entire downtown area.

Chair Wirthlin thanked the applicants and brought the discussion back to the Commission.

Commissioner McDonough stated that as far as the recommended condition 5, that the applicant had been concerned about, *Main Street retail is maximized to encourage the use of the crosswalk at ground level*. She stated she still felt torn between the dilemma of having the developers activate Main Street via vertical connection, and the Commissioners should be taking into account condition C...*a compelling interest exists through substantial demonstration 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*.

Commissioner McDonough inquired about the distinction between people moving throughout the project and vibrancy, and wondered if seeing people moving to and from on the street established a vibrant streetscape. She stated that when she looked at the plan she saw forty plus linear feet of skybridge that was essentially impenetrable, which the developers had suggested that if people could be viewed from Main Street inside the skybridge, it meant that there was vibrancy.

Commissioner McDonough stated that though there were renderings of tables and chairs along Main Street, she did not find that a believable use and she would like more actual connection.

Commissioner Scott stated she felt that went back to different apertures, and penetrable store fronts and office use on Main Street, which would be her definition of vibrancy, not just watching but being able to penetrate the project.

Mr. Heckman stated that the developers have done their best to show the Commissioners how permeable the project would be, one of the unique aspects of this project was that there will be bigger stores than there are elsewhere and most of them were concentrated along the Main Street frontage along with many entrances, so that it would not be a long, isolated wall.

Chair Wirthlin noted that he would like the Commission to review the text in the staff report, and try to work with the language that the City Council had given to the Commission to work with. He stated that the objective was not to create an active vibrant streetscape, but to see how the language already told how it would be accomplished. The City Council had already determined that creating an active vibrant

streetscape was done by connecting people from the upper levels to the street level, and the Commission was somewhat stuck with that judgment that the Council had already made.

Commissioner Algarin agreed with Chair Wirthlin that the way the City Council had addressed the skybridge had created an either/or scenario and the Commission had done the best that they could. He stated that he would rather see the action of pedestrians moving throughout the project up and down in clear visual sight so that people coming into the project knew there was that access to and from the skybridge to the other side of Main Street or just to the upper levels of the development.

Commissioner De Lay noted that as she had observed from being a resident downtown that Main Street in the summer time was already a very vibrant and energetic place, and now with the new development it would enhance that atmosphere. She stated that for a year the Commission had deliberated this and not once had any business on Main Street come to cry out that this project would not work for them.

Vice Chair Woodhead disagreed with Chair Wirthlin's reading of the text. She read on page 2, *The City Council, after recommendation by the Planning Commission, may authorize exceptions to the policy of prohibiting skywalks...if they find justification based upon the following extenuating circumstances and minimum requirements.* She felt that the Commission did have some leeway, and if the Commission made a recommendation to the City Council based on the fact that the Commission found elements in the plan that would create a less than vibrant streetscape, then they were entitled to do that.

Chair Wirthlin went through the conditions, and stated that as far as Condition A on page two, he did not feel that there were many applicants that could meet this requirement as Ms. Cindy Cromer had suggested, because this ordinance was created for this project.

Commissioner Scott disagreed that this ordinance was only developed for this project, that there would be other situations in the future.

Chair Wirthlin focused on Condition B.

Commissioner Muir stated that he disagreed with the staff's findings, and thought that the safety issues were self-imposed and that the most viable argument for this was Condition B, 3, *Insufficient integration of both sides of the development via an at grade link.*

Commissioner Scott noted that in regards to Conditions B, 1 and 2, the skybridge would probably exacerbate the safety and physical barrier concerns, due to the fact that motorists would view the streetscape, especially with the skybridge in the area, with the perception that the pedestrians were using the skybridge and not crossing the street. She suggested that there needed to be heavy demarcation of the pavement on the street, because it looked too much like a plaza, and the pedestrians may not be very wise and lulled into a sense of false safety.

Commissioner McHugh inquired if there was a traffic light there.

Mr. Gibbons noted there was.

Commissioner McHugh stated that a traffic light should be significant enough to alert motorists and pedestrians of pertinent traffic laws in the area.

Commissioner Forbis noted that UTA along with the City Police Department do a great job when new areas like this open up as far as patrolling and notification, and he felt people would quickly adapt to the new surroundings.

Vice Chair Woodhead stated that as far as Condition B, 1 and 2, she was not convinced there was a problem with those, and pedestrians have been crossing streets for a long time and the notion that the presence of TRAX and traffic suggests crossing the street would be unfeasible does not make sense.

She noted that as far as the skybridge being used as an east/west connection as part of the plan, there could have been attention paid to making that link work better and the developers made a choice not

to do that. She stated that the fact that previously two large malls existed across from each other and were successful for a long time proves that the skybridge was not vital to have this work.

Commissioner Algarin stated that all the Commission had to do was agree that one of the conditions proved that this was feasible not all three of Condition B, 1-3, which he stated had been done.

Chair Wirthlin focused the Commissions attention to Condition C, 2.

Commissioner De Lay stated that she had spent sometime on Main Street and found that the view corridor was already significantly compromised by TRAX, and what was really interesting was that she felt that the skybridge would become the number one place to stand to get a good picture of the view corridor, which would elevate them above the TRAX lines, so in a way it was going to open up the view.

Commissioner Scott stated that she felt that a skybridge would still impact the view corridor greater than a couple of TRAX lines and cables.

Commissioner Algarin stated that it did not seem significant to focus on a view corridor which was only wide enough to have ten people look at it at a time, where as to get the area invigorated by using a skybridge it seemed to not be a very impressive view, and did not make sense.

Mr. Shaw stated that he too had walked Main Street to see what was really visible and what was not and the only time that the view corridor was visible all the way to Ensign Peak was when you were in the middle of the crosswalk in the line of traffic.

Commissioner Scott stated that she still struggled with the fact that there would be an observation deck on the skybridge to observe the view corridor, and felt it hindered the view even more.

Commissioner Chambless stated that a view was in the eye of the beholder, he realized TRAX was a problem, but in the summertime there was also the obstruction of the trees, so why compromise these two things with a skybridge. He stated that what was being done was creating art in the center of the street, rather than a façade and it was an obstruction that the public would be living with for decades.

Commissioner McHugh stated that the deconstruction of the word minimal in the language seems to be what some of the Commissioners are hung up on.

Commissioner Muir agreed, and noted that with prescribed language from the City Council there was already built in contradictions, so it was the Commissioners role to decide what was the most in compliance with that language, and then argued the fact that the language stated that there should be no artistry effect, it should be as transparent as possible, and that staff's recommendations suggest that it should be a gathering place, and though he agreed with that, it did not comply with the language that was given by the City Council. He stated that if the skybridge were to be created as a gathering place it would require a bigger, wider bridge which was also less minimal.

He stated that he felt the City Council had put the Commission in a box, and felt they just wanted the Commission to hand it back to them, which created lost opportunities and only they were empowered to adjust the language. Commissioner Muir stated that Condition C, 1 was in contradiction with Condition D, 1, C. *which stated that retail frontage would be maximized and the vertical transportation* and he felt that one came at the expense of the other. He stated that he felt that the Commission was only charged with making a guesstimate about what should predominate.

Commissioner Scott stated that the Commission was boxed in, but the City Council had asked for input and recommendations, and whether they take it into consideration or not was their choice.

Chair Wirthlin directed the discussion to Condition C, 3.

Commissioner Scott stated that the project did not line up on Main Street as it did on Reagents and Richards street.

Mr. Heckman stated that there were impediments with alignment throughout the project with underground parking and other elements that had to be taken into consideration.

Chair Wirthlin directed the discussion to Condition D.

Vice Chair Woodhead stated that it seemed that the applicant had tended to make the skybridge connector a far more pleasant way to move through the project than the street level, which she felt was one of the fundamental problems because during bad weather people would not be inclined to leave the enclosed areas.

Commissioner Algarin agreed that it seemed it was the developers intent to keep people inside the project, but to recognize that people will want to go down to Main Street to access those outside stores, otherwise the whole thing will fail.

Chair Wirthlin stated that the main TRAX station for downtown will be dropping off hundreds of people in the middle of Main Street, and he did not feel that the retail that was not enclosed or connected by the skybridge would be ignored.

Commissioner De Lay stated that she did not agree with Vice Chair Woodhead because 4 million people are already visiting Temple Square across from the development year round and there was no way that people would not circulate through this project, it was a place where people would walk around downtown.

Mr. Heckman stated that part of the design was that the mini-anchors do not open into the retail galleria, people would have to go out on Main Street to get to them, and they were designed to draw people up and down that street.

Commissioner McDonough inquired about the four restaurant spaces.

Mr. Heckman noted the one on the northwest side did not open into the mall, but the other three did, but all would most likely have significant entrances from Main Street.

Vice Chair Woodhead stated that she did not think people would be trapped in the project, but would people's perception be let's go downtown today, or let's go to City Creek today, and she was worried that people would say let's go to City Creek, not let's go to Macey's and walk down Main Street, despite the fact there are external features, the retail was largely directed internally.

Commissioner McHugh disagreed with Vice Chair Woodhead.

Commissioner Forbis stated that a year ago the Commission had this discussion on whether or not the City Creek development would revitalize the area. He stated that Salt Lake City was never going to have a downtown where people could go from bar to bar to bar, so this was the best shot for a reemerging vibrancy of downtown and he hoped that smaller and locally ran business would locate there, and based on private conversations with people there was already the intent to do that.

Commissioner Muir inquired about what should predominate, the vertical circulation between the two levels, or the continuity of the retail at the interface with Main Street. He stated he was leaning toward the continuity of retail, because if this existed people would progress along that edge, which was Main Street.

Commissioner Algarin disagreed, saying it was the ability to move up and down that was important and that the continuity of the retail space was built around traffic flow and exposure to the retail.

Chair Wirthlin stated that he felt that they were both important, but the City Council had already made a strong point about the connectivity and both had to be taken into consideration and made successful.

Commissioner Muir stated that it was appropriate to point out the built in contradiction that the City Council had created. For example you could not have a minimal skybridge with art elements that call attention to it; it is either one or the other.

Commissioner Chambless agreed.

Commissioner De Lay stated that she was getting the sense that each member of the Commission had already made up their mind, but the air rights have not been discussed on whether they are leased or sold. She stated she would like to see a lease with an end date, because if the skybridge did not work, the applicant would have to remove it at their own cost.

Commissioner Algarin stated that the leasing should be tied to the length of the project.

Mr. Pace stated that the Commission should make sure they do not convey away the air rights over the street for a longer period of time than the development, so it would make sense to tie the length of the two together.

Commissioner McHugh inquired about Vice Chair Woodhead's idea from a previous meeting that if at some point the project dies the air rights would revert back to the City.

Vice Chair Woodhead stated that it does make sense to make that part of the recommendation and that Mr. Sullivan and Mr. Pace should discuss that.

Commissioner Forbis made a motion regarding Petition 400-06-38 a request for a partial street closure to allow the sale or lease of air rights over a portion of Main Street for the construction of a skybridge and the proposed design of the skybridge to be located at approximately 50 South Main Street. Based on the analysis and findings as well as testimony presented this evening and the staff report, the Planning Commission finds that there is a compelling public interest to allow an exception to the Downtown plan and the Urban Design Element to allow for the construction of a skybridge over a portion of Main Street. The Planning Commission forwards the recommendation that the subject portion of the air rights over Main Street is surplus property, and a favorable recommendation be forwarded to the City Council to approve the partial street closure at Main Street to allow the lease of the air right at fair market value to the petitions, subject to the following conditions, with changes to condition 2 and 3:

1. **That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.**
2. **That the street closure ordinance be conditioned upon payment of the City of fair market value for the lease of street property, consistent with Salt Lake City Code 2.58.**
3. **The term of the lease is tied to the life of the retail portion of the project**

The Planning Commission recommends that if the skybridge is approved, the following recommendations 2, 5, and 6, be considered as found in the staff report on page 8:

~~The skybridge is designed to be substantially open to the air on the sides to minimize visual impacts to the Main Street view corridor and be consistent with the open air design of the center.~~

1. **The skybridge use transparent glass to minimize visual impact.**

~~The skybridge be designed to be consistent with the architecture of the adjacent complex.~~

~~The escalators from the skybridge to the Main Street level be designed to minimize their impact on the retail frontage of Main Street.~~

2. **Main Street retail is maximized to encourage the use of the crosswalk at ground level.**
3. **Interior of the skybridge be designed to include design elements and/or furniture to create a destination focal point.**

Commissioner De Lay seconded the motion.

Commissioner McDonough inquired why Commissioner Forbis had not included condition 4.

Commissioner Forbis stated that during the discussion he came to the conclusion that that criteria had already been met and did not need to be included.

Commissioner McDonough then inquired why he was including condition 5 because they tend to go hand in hand.

Commissioner Muir stated that the language still seemed ambiguous, and was the Commission approving this or not.

Commission Muir amended the conditions of the motion to read:

2. The skybridge use transparent glass in lieu of the applicant's proposal to minimize the visual impacts of the etched glass.

Commissioner McHugh inquired if that meant no grass or other art effects on the skybridge.

Commissioner Muir stated he thought that staff was saying they wanted to see purely transparent glass.

Mr. Shaw stated that as the applicant presented the skybridge proposal tonight, it looked as if the glass could still be transparent with etching.

Commissioner Muir amended condition 2 to state that the skybridge use transparent glass as represented by the applicant's most current depiction.

Commissioner McHugh seconded the amendment to condition 2.

Commissioner Muir inquired if condition 5 should be stricken or changed.

Commission Muir amended condition 5 to read, Main Street retail as represented in the applicant's most recent plan.

Commissioner McDonough stated she would like to add to condition 5; all four restaurant retail spaces adjacent to the skybridge must have one primary ingress at the Main Street face.

Commissioner Forbis agreed.

Chair Wirthlin asked if that would fit better into the conditions for the planned development.

Commissioner McDonough said it would fit, but it also has to do with Main Street vibrancy.

Commissioner De Lay seconded the amendment to condition 5.

Commissioners De Lay, Forbis, Algarin, McHugh, McDonough, and Muir voted, "Aye". Commissioners Chambliss, Scott, and Vice Chair Woodhead voted, "No". The motion passed and a positive recommendation was forwarded to the City Council.

Chair Wirthlin inquired of the Commissioners what they wanted to discuss in regards to the planned development before a motion was voted on.

Commissioner McDonough inquired if the Commission wanted to send a more specific message to City Council about the dilemma of the language, rather than letting them discover it.

Commissioner Muir stated that the minutes of the meeting should be detailed, which would be sufficient enough to include the contradictions that the City Council should pay attention to. He stated

that obviously the developer had taken a position relevant to these conflicts, and the City Council needed to decide if it was the appropriate response.

Chair Wirthlin stated that another option discussed would be to have himself or another member of the Commission represent their decisions at the City Council hearing to clarify discussion from this meeting in the minutes, which might help them interpret the suggestions and ideas of the Commission.

Commissioner Forbis stated that was a good idea or the Chair could also send a letter.

Commissioners De Lay felt that was a good idea to go in person. She also stated that she was fine with the planned development, but inquired of Commissioners Muir and McDonough if they wanted to address their concerns with spandrel windows. She stated that on the bottom of page 2 of the staff report it stated, *The approval does not constitute approval of the Macy's/ZCMI façade, which, as a Landmark Site, must be reviewed by the Historic Landmark Commission under a separate application. Condition 1...does not apply to [this façade] and will be forwarded to the Historic Landmark Commission.* She stated she was okay with that paragraph ending there to add as a condition 7, and inquired if for environmental purposes the Commission would be willing to add as a condition 8 stating that the applicant will try for the minimum LEED certification as promised.

Mr. Cochran stated that the choices that Macy's is looking at in regards to condition 1, the use of spandrel glass could be removed if the Planning Commission liked and have just a concrete façade. He stated that Macy's has made a huge attempt to try to bring the façade back to life, and spandrel glass in the stairwells that are showing glass that are earthquake proof, which could be removed as well to read architecturally as a window, but was only a blank concrete panel. He stated that as far as the entrances, ramps, and ceilings, Macy's has made a huge attempt to bring the façade back to life, and to come back and say that the Commission will not approve this or would like the retailer to start over seems a bit confusing.

Commissioner Forbis stated that given the tone of the conversation in the meeting, the Commission would not be asking for a concrete background.

Mr. Chocran stated that by taking away the spandrel glass that is what the Commission would be doing.

Commissioner De Lay stated that was not the Commissions intent, the design is fine and the Commission felt like the applicant would continue to work on that design with the Historic Landmark Commission, the Commission was trying to clarify the spandrel glass for the entire project at this time.

Mr. Chocran stated that spandrel glass does have a use within this entire project.

Commissioner Forbis stated that this is the reason Mr. Sullivan was commenting on condition one, and why the Commission was discussing the spandrel glass issues.

Commissioner Muir noted that going through the conditions it seemed that the Commission could eliminate some of them and reference the applicant's presentation tonight. He stated that he agreed with the applicant and he felt that limiting spandrel glass throughout the project would not be appropriate, especially for the high rises.

Commissioner De Lay inquired if Commission Muir was suggesting that they strike condition 1.

Commissioner Muir stated that he would strike conditions 1 and 2.

Commissioner Forbis inquired if condition 1 should be completely taking out or just keep the last sentence.

Commissioner De Lay stated the applicant still had to follow the ordinance to get a building permit and the last line of condition 1, *required ground level glass should be in the form of transparent windows or transparent display windows*, is already part of the ordinance.

Commissioner Muir stated that conditions 2, 3, and 4 were already positively shown in the plan presented by the applicant tonight, so either the Commission accepts the plan or they need to designate specifically why it was rejected.

Commissioner Muir stated that conditions 5 and 6 should be included and 7 is only a condition of approval that the Historic Landmarks Commission was capable of reviewing.

Commissioner Forbis stated that he would support Commissioner De Lay on her recommendation that the applicant agree to meet the minimum LEED certification.

Commissioner Scott stated that these are recommendations and not conditions and it is important that the Historic Landmarks Commission receive this.

Commissioner De Lay disagreed.

Commissioner Scott stated that this does not affect approval or disapproval it was merely a recommendation.

Vice Chair Woodhead stated they were conditions.

Chair Wirthlin stated that the last paragraph was not a condition, but just a recommendation to the Historic Landmark Commission, but it seemed that Commissioner Muir did not want to add that.

Commissioner McDonough inquired if in regards to condition 1 the language, *required ground level glass should be in the form of transparent windows or transparent display windows*, were left in, it seemed to be worded a little differently than what the ordinance required, because right now the ordinance allowed spandrel glass at ground level in some cases.

Mr. Paterson stated that the ordinance required that percentage along the Main Street corridor and that 60 percent of the ground level façade should be done in transparent glass, or visibly have some type of display window that showed activity at the street level.

Commissioner McDonough stated that it seemed condition 1 was asking for more transparent glass than the ordinance.

Chair Wirthlin stated that according to the ordinance 40 percent of the ground level could be spandrel glass.

Commissioner McDonough stated that the applicant had stated that they would deliver more than the ordinance required on the ground level.

Mr. Heckman stated that currently in the plan there was spandrel glass at ground level, especially on the stair towers to cover the structural bracing.

Mr. Paterson stated that staff would like some direction from the Commission to pass onto the Historic Landmark Commission, other designs, alternatives, backlighting the spandrel glass, etc. which would show some type of activity and not just a black piece of spandrel glass.

Commissioner De Lay inquired if the Commission wanted condition one included.

Commissioner McDonough stated that it is not bad to keep the last sentence that was mentioned.

Chair Wirthlin stated that the Commission could also add clarifying language that stated, *as per the applicant's most recent presentation*.

Commissioner De Lay made a motion regarding Petition 410-06-38 that the Planning Commission approve the City Creek Center Planned Development with the following conditions:

1. Required ground level glass should be in the form of transparent windows or transparent display windows as shown tonight in the applicant's most recent presentation, but no less than what the ordinance requires.

Main Street retail be maximized and designed to stimulate walking from the east/west galleria/mall corridor to the crosswalk, rather than rely solely on the design of the sidewalk/paving to guide pedestrians.

The public way be designed at the Main Street entry to facilitate and encourage pedestrians to use the crosswalk. This may be accomplished by the addition of water features, art or other design items to highlight the importance of the crosswalk.

The Main Street façade is highlighted at the crosswalk with art and/or architectural features to physically highlight the location and importance of the crosswalk.

2. All public way improvements conform to Salt Lake City Standards, including paving materials, venting, public furniture, signage and tree and lighting spacing. Final design of the public way improvement shall be delegated to the Planning Director to ensure conformance with the planned development approval.
3. The Planning Director has final approval over details of the plan to ensure conformance with the planned development approval. Major changes or alterations will be returned to the Planning Commission or Planning Commission sub-committee for consideration.
4. The applicant agrees, as presented, to try to meet the minimum LEED standard certification for the project.
5. Clarification that the Planning Commission's approval does not constitute approval for the Macy's ZCMI façade due to it's designation as a Landmarks site, and must be reviewed by the Historic Landmark Commission under a separate application, and therefore Condition 1 does apply to the Macy's ZCMI façade and will be forwarded to the Historic Landmark Commission along with all of the minutes from the Planning Commission hearings and recommendations from the past year plus.

Commissioner Algarin seconded the motion.

Mr. Pace inquired about the language of the motion, which stated that condition 1 be based on the applicant's presentation, which he felt had not been that specific, so he suggested that Commissioner De Lay craft the language to read, as per the applicant's presentation, but no less than what the ordinance requires.

Commissioner De Lay agreed with Mr. Pace.

Commissioner McDonough suggested re-crafting the recommendation in number 5, and inquired if the Commissioner could make a formal recommendation to suggest how they would like to see the Macy's ZCMI façade treated, which was what the Historic Landmark Commission had requested.

Mr. Shaw stated that if the Commission had input they wanted the Historic Landmarks Commission to consider it should be crafted into the motion.

Commissioner De Lay and McDonough suggested that this input was made separately from the motion.

Commissioner Scott inquired why Commissioner De Lay had eliminated conditions 2, and 3, because she felt that the design of the project would force pedestrians to travel 80 feet north to cross the street and then travel 80 feet south again to get back into the project, and she felt the burden should be on the developer to not just rely on sidewalk paving, but to have other guides along the way to enhance

the pedestrian experience on Main Street. She also noted that condition 3 was important to make sure the applicant encourages pedestrians to use the crosswalk, not necessarily barriers.

Mr. Shaw stated that condition 2 has been settled, but he would agree with Commissioner Scott on condition 3, because he felt that the applicant had addressed safe pedestrian crossing in their presentation, but they might be able to come back with something more efficient.

Commissioner De Lay stated she would not be willing to reflect those changes in the motion.

Commissioner Muir stated that the Commission had an obligation to the developers to be specific, he stated that condition 6 stated that their compliance with the Commissions directives is subject to the final interpretation of the Planning Director, but he felt that the Commission should atleast signal the applicants if they are on the right track or not, and if not then what do they need to do.

Mr. Shaw stated that Commissioner Muir should make it clear also for the City Council that the reason two of the conditions were removed was because it was clear in the applicants presentation that those conditions were adequately taken care of.

Chair Wirthlin stated that the City Council did not have final approval.

Mr. Shaw stated, they were not the decision making body, but they would be reviewing it.

Commissioner McDonough proposed an amendment to the motion that all of the entrances that have been shown on the perimeter of the blocks are strictly ingress and not used only as emergency egress only and locked.

Commissioner De Lay stated she would accept that amendment.

Mr. Williams stated that as far as residential uses, there are several entrances that are locked for security purposes unless a resident has clearance to be let in.

Commissioner McDonough stated she was only refereeing to retail uses, and in the interest of permeability and connectivity, a pedestrian could feasibly access retail shopping from Main Street as well as having access from interior of the project.

Commissioner Scott stated that she understood the arrows shown on the PowerPoint presentation indicated ways to leave Main Street and move into the development.

Mr. Williams stated that the arrows represented a combination of uses, including residential and retail, of which the residential would be locked and the resident would need a card to enter.

Commissioner Scott stated then they were not entrances.

Mr. Williams stated they were permeable.

Commissioner De Lay stated that whether those entrances were locked or not they still functioned as ingress and egress.

Commissioner McDonough stated she was only trying to stop a situation where a retail door on Main Street is used only for emergency egress.

Mr. Williams stated that there are exit doors from retail facilities onto Main Street because a mini anchor has to be able to get out onto a public way.

Mr. Heckman noted that this includes the caveat that where the ingress/egress arrows are located on the diagram they might move ten or fifteen feet depending on the retailer.

Vice Chair Woodhead stated that she had been struggling with whether or not she could vote against the skybridge and vote for the planned development, but her inclination is that she will vote positively

for the planned development because she felt it is a really good project and can be incredibly successful exactly as it is without the skybridge.

Commissioner Chambless expressed his appreciation to the developers for the fountains, the sidewalk art, the native plants and trees, the green roofs, and creative lighting.

Commissioner Forbis seconded the amendment.

All in favor voted, "Aye", the motion carried unanimously.

Commissioner De Lay expressed her appreciation for the applicant working with the Commission the past year.

Mr. Gibbons thanked the Commission for their input.

The meeting adjourned at 10:27 p.m.

Tami Hansen, Planning Commission Secretary

EXHIBIT 6

MISCELLANEOUS DOCUMENTATION

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

EXHIBIT 6A

OCTOBER 19, 2006 AGENDA

FOR A JOINT MEETING OF THE CITY COUNCIL,

PLANNING COMMISSION AND

TRANSPORTATION ADVISORY BOARD

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

Posted: October 17, 2006

SALT LAKE CITY COUNCIL WORK SESSION MEETING
THIS WILL BE A JOINT MEETING WITH
THE PLANNING COMMISSION AND THE TRANSPORTATION ADVISORY BOARD

4:45 p.m., Some Council Members, Planning Commissioners and Transportation Advisory Board Members may dine together in Room 125 at the City & County Building. (The room is open to the public.)

DATE: October 19, 2006

TIME: 5:30 p.m.

PLACE: City & County Building
451 South State Street, Room 326
Salt Lake City, Utah

AGENDA ITEMS

1. The Council will receive a presentation regarding the proposed Mountain View Corridor from a representative of the Utah Department of Transportation (UDOT).
2. The Council will receive a presentation regarding the proposed West Bench General Plan from representatives of the Salt Lake County Planning and Development Services Division and representatives from Kennecott Land.
3. The Council will receive a presentation by Property Reserve Inc., a real estate investment arm of The Church of Jesus Christ of Latter-day Saints, regarding more detailed and technical aspects of construction of the mixed-use development project planned between West Temple, South Temple, State Street and 100 South streets.
4. Report of the Executive Director, including review of Council information items and announcements.

Access agendas at <http://www.slcgov.com/council/agendas/default.htm>. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of council meetings. We make every effort to honor these requests, and they should be made as early as possible. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City and County Building is an accessible facility. For questions or additional information, please contact the City Council Office at 535-7600, or TDD 535-6021. Assistive listening devices are available on Channel I; upon four hours advance notice. Please allow 72 hours advance notice for sign language interpreters; large type and #2 Braille agendas. After 5:00 p.m., please enter the City & County Building through the east entrance. Accessible route is located on the east side of the building. In accordance with State Statute, City Ordinance and Council Policy, one or more Council Members may be connected via speakerphone.

EXHIBIT 6B

BINDER – CITY CREEK CENTER
APPLICATION MATERIALS
SUBMITTED NOVEMBER 15, 2007

**The binder is not attached to this
transmittal. A copy has been submitted
to the City Recorder**

EXHIBIT 6C

**BINDER – CITY CREEK CENTER
APPENDIX TO PLANNED
DEVELOPMENT APPLICATION
SUBMITTED NOVEMBER 15, 2007**

**The binder is not attached to this
transmittal. A copy has been submitted
to the City Recorder**

EXHIBIT 7

PUBLIC COMMENT

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

January 20, 2008

MEMORANDUM

TO: Salt Lake Planning Commission
RE: SKY BRIDGE
FROM: Carol Dibblee, former Director of the Downtown
Merchants Association

The downtown Main Street merchants have been adversely affected for many months by the TRAX construction. This caused some merchants to relocate, Those who stayed have worked very hard to overcome this. Many, such as Sam Weller's Book Store have been innovative to improve and appeal to Main Street shoppers.

The construction of a sky bridge will further add to the problems, they have tried to alleviate.

The UTA expressed concerns, which are certainly valid as to the undesirable things, which could happen.

Downtown visitors and shoppers would most certainly dwindle causing more difficulties for the merchants, who are trying to resolve financial difficulties from the TRAX construction.

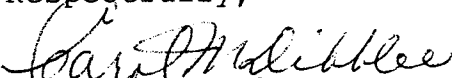
I hope the Salt Lake Planning Commission will address the many negative problems associated with the Sky Bridge, which I know you will.

Cosmetically speaking the Sky Bridge would be an eye sore in my opinion.

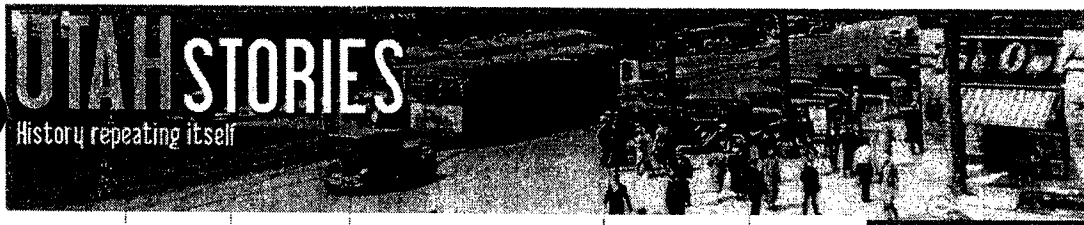
I am unable to attend the meeting Wednesday because of health problems. I will be kept updated by the DMA Board of Directors.

Thanks so much for this consideration.

Respectfully,


Carol M. Dibblee

Former Director of the DMA



[Sugarhouse](#)

[Utahns](#)

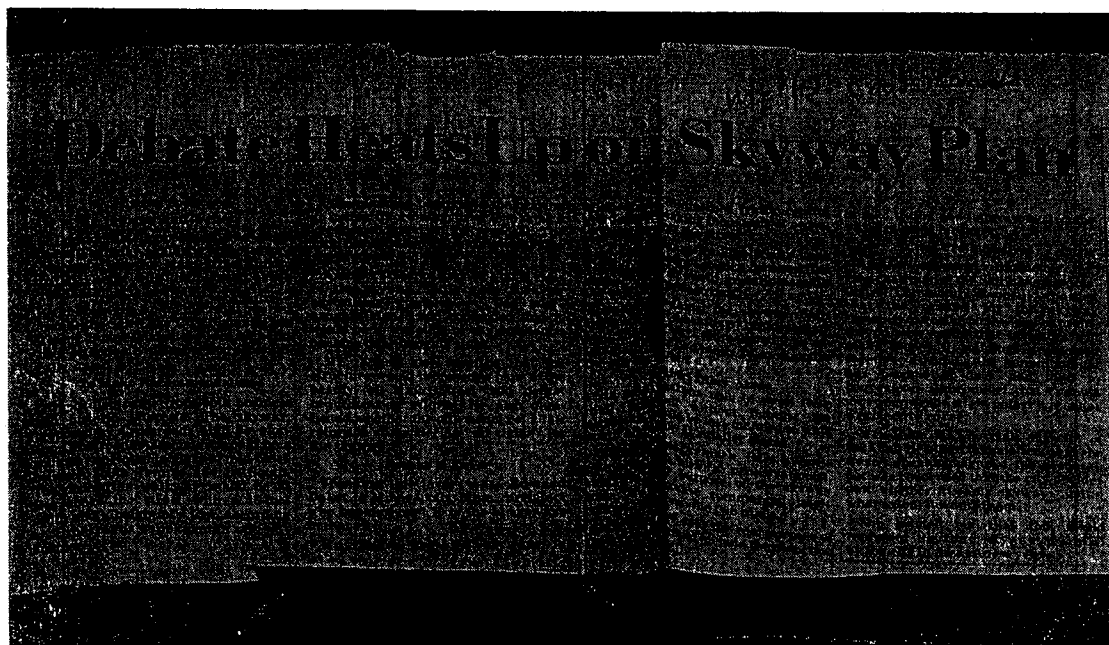
[Vouchers](#)

[Salt Lake City Redevelopment](#)

[Smart Growth](#)

[Home Page](#)

[TOP OF PAGE](#)



[<< back to skybridge debate](#)

found at www.utahstories.com - downtown SCC
why Main Street was
Traded for Malls
story

Plan Takes Plunge malls: CROSSROADS

Officials 'Torpedo' Skyway Proposal

By Hal Spencer

Tribune Staff Writer

A proposed pedestrian skyway linking ZCMI Center and the planned Crossroads Mall across Main Street was all but shot down Monday.

Meeting informally, the Salt Lake City Commission said the majority of its members are opposed to the idea, and that skyway developers have indicated they likely will withdraw the construction petition.

The proposal, already approved by the Planning and Zoning Board, requires ultimate approval of the City Commission.

Idea Offends Me

"The idea offends me from an esthetic viewpoint. I can't speak for other commissioners. But I wouldn't vote for it," said Finance Commissioner Jennings Phillips Jr.

Streets Commissioner Jess A. Agraz added that Water Commissioner Thomas L. Hall, not present at the meeting, has indicated opposition to the skyway, and Agraz, too, said he frowned on the idea. "So, I think you have a majority against it."

Mr. Phillips said he has been told privately by Skyway developers Crossroads Associates that their petition to

build probably will be withdrawn due to commission opposition. Crossroads spokesman Sid Feulner was out of town Monday and unavailable for comment.

Argues Against Skyway

The commission stance was revealed during a meeting with the Downtown Retail Merchants Association, which met with city fathers to argue against the skyway.

Group spokesman said the skyway, to be a glass-enclosed affair 35 feet above Main Street between South Temple and First South, would smother retail competition.

With the pedestrian link between two large malls, there would be "overwhelming economic power of 150 to 200 stores," knocking out business interests further south on Main, said Darrell Deem, of Juliette's, with one of its shops at 52 E. 300 South. Juliette also has a shop in the ZCMI Center.

Arnold Richer of Auerbach, State and Broadway, said the raised crosswalk would "destroy the southern end of the city."

Mr. Phillips said the only "good reason" for a skyway is to protect shoppers from cold weather. "That's the reason they're so popular in Minneapolis. But we don't have that kind of weather here," he said.

The proposed walkway was bitterly criticized over two weeks ago during a hearing before the Planning and Zoning Board. Opponents voiced essentially the same objections to the skyway now held by the commission.

Yesterday's Chuckle

The boss put a sign on the office bulletin board: "I thrive on criticism — write yours here."



**Downtown Alliance Statement
City Creek Project/Pedestrian Bridge
Planning Commission Hearing
Wednesday, January 23, 2008**

Members of the Planning Commission:

On behalf of the Board of Trustees of the Downtown Alliance and the 2,500 downtown businesses and property owners we represent, we thank you for holding this hearing, and allowing people to comment on the most important development, design, and planning opportunities in Salt Lake City, the City Creek Center project.

The Downtown Alliance has previously gone on record expressing our support and encouragement for the City Creek project as a transformative project for our community, retaining major department stores in the downtown core, adding another 300,000 square feet of specialty retail, a downtown grocery store, and the exciting new element of over 800 residential units. This kind of energy, density, and concentration of people and activity is certainly a requisite to further animate and energize our downtown.

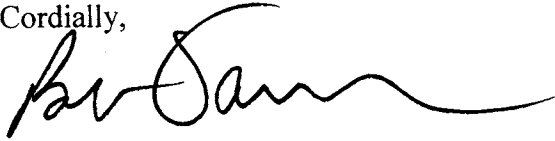
As the details of the project become more well known, including the design for a pedestrian bridge to integrate the two major blocks of the project, we encourage the Planning Commission to explore this concept with an open mind and fresh look, to see how the pedestrian bridge and other design enhancements can further the projects economic goals, as well as our downtown goals, of a lively and prosperous place for all people in the community.

We believe that the current plans for the City Creek Center will do the following for downtown Salt Lake City:

- . Enhance the economic viability of this project and others by attracting new businesses, retaining our existing downtown businesses, and cultivating and enticing customers that we are trying to attract to Downtown.
- . Create new and unique architectural features in Salt Lake City.
- . Complement and accelerate the pedestrian flow into and out of City Creek in many different ways, directions and methods.
- . Enhance the potential of the City Creek Center not only as a center for commerce, but also as a social magnet and activity generator for downtown, the surrounding neighborhoods, as well as the region.

We encourage the Planning Commission to approve the current plans for the City Creek Center. This will allow the project to move forward in an expeditious manner, meet the design and planning objectives of the City to achieve the best future for downtown, and will help ensure the success of this exciting new development.

Cordially,

A handwritten signature in black ink, appearing to read "Bob Farrington", with a long, sweeping horizontal line extending to the right.

Bob Farrington
Executive Director

January 20, 2008

MEMORANDUM

TO: Salt Lake Planning Commission
RE: SKY BRIDGE
FROM: Carol Dibblee, former Director of the Downtown
Merchants Association

The downtown Main Street merchants have been adversely affected for many months by the TRAX construction. This caused some merchants to relocate, Those who stayed have worked very hard to overcome this. Many, such as Sam Weller's Book Store have been innovative to improve and appeal to Main Street shoppers.

The construction of a sky bridge will further add to the problems, they have tried to alleviate.

The UTA expressed concerns, which are certainly valid as to the undesirable things, which could happen.

Downtown visitors and shoppers would most certainly dwindle causing more difficulties for the merchants, who are trying to resolve financial difficulties from the TRAX construction.

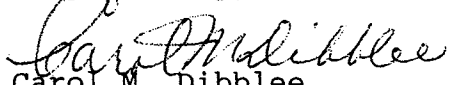
I hope the Salt Lake Planning Commission will address the many negative problems associated with the Sky Bridge, which I know you will.

Cosmetically speaking the Sky Bridge would be an eye sore in my opinion.

I am unable to attend the meeting Wednesday because of health problems. I will be kept updated by the DMA Board of Directors.

Thanks so much for this consideration.

Respectfully,


Carol M. Dibblee
Former Director of the DMA

LIVING UNDER BECKER'S PLANNING COMMISSION IS MORE TERRIFYING THAN LIVING IN BUSH'S BAGDAD IN IRAQ

Recently one of Becker's Planning Commission's rising stars said something like, "the City Creek's malls are too slick looking for local merchants to lease".

- 1. A few years ago some one spent \$\$\$\$ on a survey that among other things defined the following fact. "Seventy two percent of Salt Lake County had not gone downtown to shop during the last fifteen years.**
- 2. The ZCMI Mall was never successful. Over time a parade of local merchants sequentially failed. They were not successful in drawing Salt Lake County shoppers to come downtown to shop at the stores in the mall including Eddie Bauer which pulled out.**
- 3. Crossroads Mall was on a decline for years. The opening of the Gateway Mall let the last of the air out of the Mall's balloon. The stores in the Gateway had tough years. Some still struggle.**
- 4. Well run stores like the Gap couldn't make it in Crossroads. As they pulled out local merchants took their spaces. The locals couldn't get Salt Lake County shoppers to come downtown.**
- 5. Nordstrom has over one hundred successful stores. Their downtown SLC main street store was their poorest performing store. It lost money and they were going to close it.**
- 6. May Company lost big bucks operating their downtown store. If you asked the department managers where their customer's came from they would tell you it was people who worked downtown plus few a convention attendees. "We never have shoppers who come downtown to buy from us."**
- 7. THE SAM WELLER SYNDROM. The most powerful main street lobbyist is the Sam Weller gang. Seven years ago Dayton Hudson. owner of Target, sold their 204 B. Dalton Book Stores after Amazon.com and others started selling books big time. Additionally Sam Weller's has 40 to 50 suburban competitors who opened so suburban shoppers don't have to come down town to buy books. But the City Council remains responsible for Sam Weller's economic success.**
- 8. Taubman, the LDS Church's mall development firm is the 10th largest retail property development firm. One of the top three largest in the country looked at the potential parameters of the project. Privately they told me that they would convert the ZCMI Mall to office space and reduce the retail space by 30% or**

more. This remaining retail space would concentrate on downtown workers, tourists and convention goers with no major effort to bring shoppers back downtown.

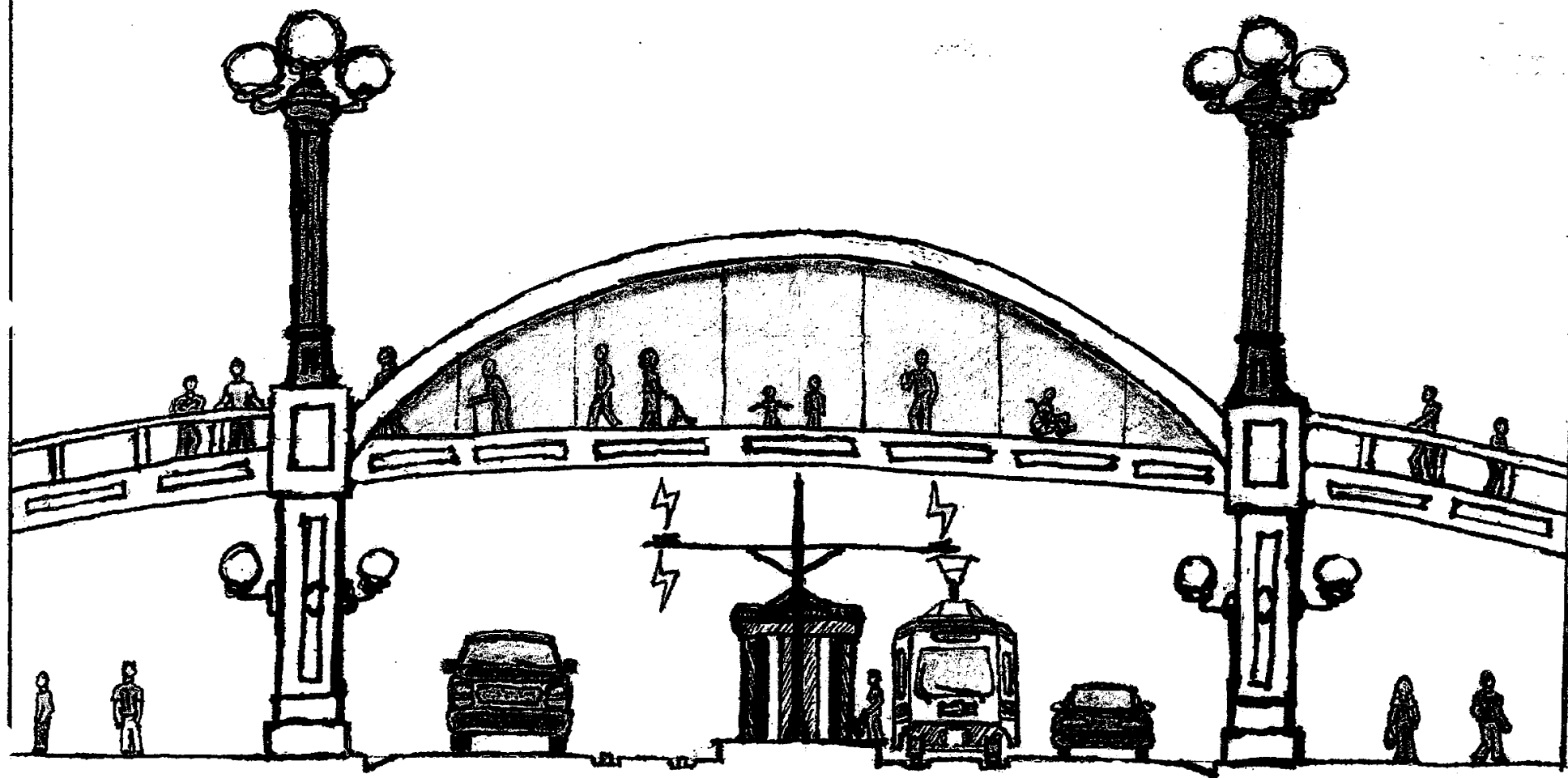
So what have we learned since the project was first publicly presented? Taubman has been very close mouthed. The failure of Cross Roads and the ZCMI Malls did not go unnoticed by successful national and local mall retailers. The opening of the Gateway Mall picked off successful mall retailers looking to expand in that time frame.

The fact that Taubman, after a number of years, has not publicized a laundry list of exciting tenants for the City Creek Mall says a lot. Additionally Taubman usually buys a piece of the mall projects they develop. Earlier on they didn't want a piece of City Creek.

A few months ago Taubman publicly stated that they couldn't lease the second floor of the ZCMI Mall if the tenants knew that there would not be a Sky Bridge.

But frighteningly, only in a democracy, in Salt Lake City, can Avenue liberal activists, in the name of Sam Weller, and other yet to be identified small store retailers, manipulate the system. But the most terrifying are the amateur electees and appointees who, by virtue of the chairs they sit in, over night know it all without ever having big time retail experience.

**cc Mayor
City Council
Planning Commission**



Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, May 01, 2007 11:46 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michele Andrus
Email: kinkokat@comcast.net

Comments: Not that it will make any difference now that the planning commission has voted, but I always wondered why the old malls couldn't be connected by a skybridge, and why such a stink is being raised about it by the mayor now. As long as TRAX runs along Main St, I feel much safer crossing above (even if Main St is made into a pedestrian mall with no car traffic). I've long had the impression that Rocky will oppose whatever LDS Church proposes, even if it makes perfect sense.

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, April 26, 2007 9:25 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rojon Q. Alexander
Email: rahface@msn.com
Comments: I think its a wonderful idea it will boost the job market in are city

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, April 25, 2007 2:55 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Erin Nielson
Email: erin.nielson@svn.com
Comments: I actually have a question about the amount of retail square footage there will be out of the 20 acres.

Thank you.
Erin Nielson

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, April 17, 2007 8:33 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Paul McAllister
Email: nospam1@slcunderground.com
Comments: Please be sure to invite an H&M store (including a mens department).
Fashionable Utah yuppies love it but we have to go to CA or the East coast to find one.
Thanks for passing this to the responsible party!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, April 06, 2007 1:02 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Kevin L Astle, M.D.

Email: klastle@msn.com

Comments: I am excited about proposed development downtown. A well done shopping development would do much to bring my family back to downtown more often for shopping and recreation. I grew up shopping "downtown" and have been sorry to see it decline. I am strongly in favor of a Main Street "skybridge" connecting the two halves of the development. I find voiced concerns about aesthetics and view impediments to be unfounded. A well designed structure could blend into the surrounding lines of downtown and be visually appealing or nearly invisible depending on its design. I do not visit downtown for views of the mountains- not that much view is possible anyway. At any rate a bridge would really only affect views, or impair sight lines in a fairly small area of the street below, a tiny fraction of the overall area of Main Street. I also find little value in arguments that a bridge would hurt ground level merchants. Second level stores typically fare worst in malls because shoppers start at ground level- which would still be true with a bridge. I believe easy movement within the development at all levels ultimately helps all merchants by attracting more shoppers. I particularly support a bridge for two very practical reasons. As a parent with still young children, having a way to cross Main Street without having to return to ground level and negotiate traffic, crosswalks, and stoplights is a huge plus for both safety and convenience reasons. Indeed, in past years, while shopping at ZCMI or Crossroads, I often avoided transiting between the two malls for precisely that reason. I think the commercial planners have a valid point when they posit that a bridge is vital to the commercial success of the project. I also support a bridge as a critical link for the elderly and the disabled. After knee surgery last year, I spent 6 weeks on crutches. Stairways became unsafe nightmares to navigate. Walking distances which before seemed trivial suddenly became endurance marathons. Yes, elevators can replace escalators and staircases for the disabled- but they usually involve detours and sometimes lengthy waits. Crossing streets at crosswalks is also much more difficult for both disabled and elderly populations with steps and bumps that impede easy travel. Many elderly persons move so slowly and haltingly that they fear crosswalks because they cannot travel the necessary distance in the time allowed. A bridge would shorten and simplify walking distances within the development which would benefit the elderly, the disabled, and those with young children immensely in both safety and convenience. I have read criticisms of a sliding walkway as anti-exercise. Such a walkway, if it can shorten walking distances for the populations I've mentioned, would be a huge and much appreciated asset. There will still be ample opportunity to walk for those physically able who seek exercise. I see clear benefits in both safety and convenience to a bridge. I believe the expert opinion of the developers should be heeded. I believe concerns voiced thus far over a bridge will prove to have little practical impact and seem vastly overblown once the project is completed. One other thought regarding views, I imagine the view from the bridge, looking down over Main Street, or up towards Temple Square, especially at Christmas time with all the lights and decorations, would be beautiful and unique. A view from such a perspective is currently unavailable. I might come downtown to shop just to see it.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, April 04, 2007 12:12 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Anonymous

Email: Anonymouse@yahoo.com

Comments: The sky bridge is nothing more than a lazy old retail device. It keeps people in the mall, that's it's sole purpose. If it was really to keep people off the street, they should propose building one to access every block in the area, not just the two mall blocks. Think of the entire downtown area as one "mall", or downtown experience. You want it to be easily navigated, not be forced subconsciously to shop more across the sky bridge. Closing the street to vehicle traffice accomplishes the same result... people can easily access across the street. It also creates a better street presence. You can plant greenery and add benches. People will still go across the street if the shop they want to shop is located there. Taubman points to Cherry Creek as a model for what they are doing. Cherry Creek is just a mall with a big attached garage! To see some interesting retail, look north of cherry creek and you will see a ton of furniture shops, integrated with housing. It's much livlier and a more interesting shopping experience. The Cherry Creek Mall is completely seperate from that experience. Imagine how much better it could have been if they had been integrated.

Paterson, Joel

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Email: Anonymouse@yahoo.com

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, March 21, 2007 6:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rob Eldredge
Email: robeldredge@gmail.com
Comments: Don't approve the sky bridge across Main Street! Sky bridges have a long history of removing pedestrian activity from the street, and would not enhance the vitality of downtown. The City Creek development instead of isolating itself from the city should attempt to ingrate itself into the whole by redesigning plans to accomadate the existing crossing at trax platform making it truely accessible to all modes.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, March 21, 2007 6:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rob Eldredge
Email: robeldredge@gmail.com

Comments: Don't approve the sky bridge across Main Street! Sky bridges have a long history of removing pedestrian activity from the street, and would not enhance the vitality of downtown. The City Creek development instead of isolating itself from the city should attempt to ingrate itself into the whole by redesigning plans to accomadate the existing crossing at trax platform making it truely accessible to all modes.

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, March 20, 2007 12:28 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: kay papulak
Email: kayp@burgoyne.com
Comments: I think skybridges are just fine.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, March 20, 2007 12:28 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: kay papulak
Email: kayp@burgoyne.com
Comments: I think skybridges are just fine.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, March 17, 2007 11:43 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: C. Dean Larsen

Email: cdlarsen70@yahoo.com

Comments: Concern has been expressed about the visual and related impact of the connecting walkway over Main St. as part of the proposed City Creek development. As a Capitol Hill resident, I know how critical the City Creek development is to the viability of downtown Salt Lake. The project needs to connect in every reasonable way in order to be successful. The walkway is important to the project. It will have minimal negative impact and should be approved. Once installed we will not particularly notice its presence. Thank you for your consideration of the matter.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, March 14, 2007 10:32 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rojon Quadir Alexander

Email: r2k4@optonline.net

Comments: I think its a great development and i'm hoping to be a resident soon to see the final finishing of it

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, February 27, 2007 11:31 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: replica handbags
Email: replica@handbags.com
Comments: <http://myurl.com.tw/jgro>

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, February 26, 2007 6:52 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: hydrocodone
Email: hydrocodone8@gmail.com
Comments: Thank you! Good site. [url=http://hydrocodone-sale.blogspot.com]
hydrocodone[/url], [url=http://you-casino-bonus.blogspot.com]casino bonus[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, February 26, 2007 2:11 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: mhjbnr nmdsfoiul
Email: rlgosei@mail.com
Comments: vkytjicho vwrdyij zfnuterwl mzvcqxw qyjwkip lkhsg wtyahfvdc

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, February 25, 2007 4:26 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: free ringtones
Email: freer58@gmail.com
Comments: Very good site. [url=http://people.clarkson.edu/~hartledw/tc442/perl/uploads/freeringtones.php]free ringtones[/url] and [url=http://people.clarkson.edu/~hartledw/tc442/perl/uploads/free-slots.php]free slots[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, February 24, 2007 6:14 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: levitra
Email: levitra48@gmail.com
Comments: You site is very good. These mine -
[url=http://www.quizilla.com/users/levitra/journal/]levitra[/url] and
[url=http://hometown.aol.com/youinderal/]inderal[/url] online.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, February 23, 2007 4:47 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: free slots
Email: freeapph46@gmail.com
Comments: Thanks you for good site! Casino [url=http://www.quizilla.com/users/free-slots/journal/]free slots[url] game, buy [url=http://www.quizilla.com/users/cheap-phentermine/journal/]cheap phentermine[url] online.

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 22, 2007 2:05 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Nicholas Bielaczyc
Email: nmbiela@xmission.com
Comments: There has been a lot of talk about open space. Are there any plans for playgrounds? Is there a requirement for playgrounds with so much residential space planned? Can it be required or least strongly suggested?
Thank you.
Nicholas Bielaczyc

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 22, 2007 2:04 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Nicholas Bielaczyc

Email: nmbiela@xmission.com

Comments: There has been a lot of talk about open space. Are there any plans for playgrounds? Is there a requirement for playgrounds with so much residential space planned? Can it be required or least strongly suggested?

Thank you.

Nicholas Bielaczyc

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 22, 2007 2:04 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Nicholas Bielaczyc
Email: nmbiela@xmission.com
Comments: There has been a lot of talk about open space. Are there any plans for playgrounds? Is there a requirement for playgrounds with so much residential space planned? Can it be required or least strongly suggested?
Thank you.
Nicholas Bielaczyc

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 22, 2007 4:04 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: cheap airfares
Email: chea46-fli2hw@msn.com
Comments: Thanks!!! You site is very good! [url=http://cheap-airfares-all.blogspot.com]cheap airfares[/url], [url=http://cheap-flight-all.blogspot.com]cheap flight[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, February 21, 2007 11:43 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chad Wasden

Email: chad.wasden@gmail.com

Comments: Please consider this compromise for the proposed City Creek skybridge. The problem with the skybridge is that it is COVERED. This glass enclosed tube will SEPARATE people from Main street. UNCOVER the skybridge, and problem solved. An uncovered bridge may even ADD people to the street scene. Design it with the proper materials and it could even become a landmark, one more reason to come shop downtown. An uncovered bridge will ADD people to Main street, be less intrusive on mountain views, and give the developer uninterrupted second floor foot traffic. If this compromise cannot be reached, it is in downtown's best interest to honor the masterplan by killing this and all future skybridge proposals.

cc:

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, February 21, 2007 2:20 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: ambien
Email: ambien45@msn.com
Comments: You site is very interesting! [url=http://ambien-all.blogspot.com]ambien[/url],
[url=http://thyroid-all.blogspot.com]thyroid[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, February 19, 2007 7:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: fioricet
Email: fioricet5@msn.com
Comments: You site is very good! My - [url=http://fioricet-all.blogspot.com]fioricet[/url], [url=http://cialis-xt.blogspot.com]cialis[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, February 13, 2007 2:55 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Samir Eiwaz
Email: splbrgmi@hotmail.com
Comments: I think this is wonderful developement and can greatly enhance our cities downtown. Please consider this project, as not many come around these days.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, February 13, 2007 2:55 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Samir Eiwaz
Email: splbrgmi@hotmail.com
Comments: I think this is wonderful developement and can greatly enhance our cities downtown. Please consider this project, as not many come around these days.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, February 11, 2007 10:40 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Tim Brown

Email: twbslcut@yahoo.com

Comments: Obviously this is an exciting project that will make a huge impact on Salt Lake City and the state of Utah. As a landmark development, future generations will assess the designs and decisions made. I highly encourage the development to be built with as small an ecological footprint as possible. LEED standards of at least gold should be met. The buildings should have green roofs, capture rain water, incorporate solar as well as ground source energy technologies, use reflective glass that reduces bird collisions, and incorporate energy efficient mechanical systems.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, February 09, 2007 10:43 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: free casino
Email: free-casino@yahoo.com
Comments: Good information! These mine - [url=http://www.quizilla.com/users/free-casino/journal/]free casino[url] and [url=http://you-phentermine.blogspot.com]phentermine[url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, February 07, 2007 9:14 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: propecia
Email: propeci23@msn.com
Comments: New Pharma clinic - order [url=http://hometown.aol.com/propeciashop/]propecia[/url] and [url=http://levitra-new.blogspot.com]levitra[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, February 06, 2007 9:41 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Brown Zundel

Email: b.zundel@comcast.net

Comments: The pedestrian overpass is a must to make this project work. Who sits on Main street looking at Ensign Peak anyway other than the smokers and Panhandlers who could care less. This project will fail unless those who disrupt the general public [panhandlers, smokers, skateboarders, etc] have restricted access to this area. The pedestrian overpass at Galvan Plaza is a good model where people in and under have a view with glass all around.

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, February 06, 2007 7:02 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Tramadol online
Email: tranma2d@msn.com
Comments: Good information on you site! [url=http://tramadol-fun.blogspot.com]tramadol[/url] and [url=http://hometown.aol.com/freeslotsfun/]free slots[/url] online.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, February 05, 2007 7:33 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Tramadol
Email: tradoer2d@yahoo.com
Comments: You site is very cool!
[url=http://www.thehair.com/discus/messages/8/tramadol.html]tramadol[/url] and
[url=http://freeslotsfun.blogspot.com]free slots[/url] games.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, February 04, 2007 6:13 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: free slots

Email: sdfgl2@msn.com

Comments: You site is good! [url=http://xoomer.alice.it/funfreeslots/]free slots[/url],
[url=http://carisoprodol-onl.blogspot.com]carisoprodol[/ur].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, February 03, 2007 1:18 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: free slots
Email: frtrol2@yahoo.com
Comments: Good information! Go and win - [url=http://slots-my-game.blogspot.com]slots[/url] - no download [url=http://freeslotstournaments.blogspot.com]free slots[/url] machines.

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 01, 2007 8:34 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: slot
Email: slotor@gmail.com
Comments: Thanks for you site! [url=http://slot-my-game.blogspot.com]slot[/url]
[url=http://www.quizilla.com/users/lipitors/journal/]lipitor[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 01, 2007 12:10 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: James Hogle
Email: hoglegroup@aol.com
Comments: Re. Skybridge

Having been both a summer and winter visitor to Minneapolis I can speak from first hand experience that skybridges are a delight and a comfort to use. As Minneapolis has several skybridges connecting its downtown buildings they are used extensively by office workers, shoppers and visitors alike. In the winter it is a pleasure to navigate downtown without being exposed to snow and winter temperatures, and in summer the heat and rainstorms. The argument that skybridges spoiled the streetscape and street level activities was not apparent in Minneapolis. The sidewalks are crowded with pedestrians and sidewalk cafes abound. Overall, with both skybridges and sidewalks working together, Minneapolis boasts a lively, convenient and comfortable downtown experience which Salt Lake City should wish to emulate.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, January 31, 2007 8:14 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: bad credit loan
Email: baddq@male.com
Comments: Cool site! [url=http://bad-credit-loan-all.blogspot.com]bad credit loan[/url],
[url=http://www.quizilla.com/users/hydrocodone/journal/]hydrocodone[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, January 30, 2007 10:25 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Meet people online
Email: meetodq@gmale.com
Comments: Thanks for your site! [url=http://meet-online.blogspot.com]Meet people online[/url] [url=http://xoomer.alice.it/myfreeslot/]free slot[/url].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, January 21, 2007 3:10 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Thomas W. Keen
Email: twklak2@aol.com

Comments: Prior to retiring in 2001 and moving to SLC I was a real property lawyer in Cleveland, Ohio. I also was co-developer and owner of an upscale shopping center. In my capacity as a lawyer I represented several major retail developers, and on occasion represented municipalities in regard to development issues. Because of my background I have had a special interest in the City Creek Center development. But more importantly, since moving here my wife and I have been patrons of many of the retail stores in the Cross Roads Mall, particularly Nordstrom's. I am concerned that too many of those opining on aspects of City Creek Center have lost sight of its need to be a business success, not just an architectural success. The local architectural community seems to be preoccupied with saving buildings which are functionally obsolete and fighting a proposed skyway designed to integrate the center for the convenience of its customers. In the process it appears insensitive to the need of this new facility to meet the expectations of contemporary consumers. Nostalgic retreats to the days when Main Street was an active retail strip are not helpful because they begin from a false premise (i.e., that nothing has changed in 60 years except the architecture of downtown. Cross Roads Mall failed because the world changed, not because of bad aesthetics. Since its development several suburban malls and the Gateway project were developed. Road systems improved. Automobile ownership and usage proliferated. The population spread. Internet retailing emerged. Retail competition became national and international, rather than merely local and regional. Consumer choice ceased being limited by physical proximity. Lifestyle retailing developed to bring focus and time convenience to busy two-income families. The historic Main Street will not come back because now the consumer has different needs and better retail options. Unless planners and decisionmakers for the property developer and the City respect and focus primarily on the needs and expectations of today's retail customers, City Creek Center is doomed to the same fate as Cross Roads Mall. The LDS Church has hired an excellent advisor. It has committed a very impressive amount of capital to this venture. I hope that the "life style" limitations the LDS Church has imposed on the center will not prevent it from attracting the kinds of tenants it will need to truly differentiate itself from its suburban and neighborhood competitors. City Creek Center's failure to attract a new upscale department store is not a hopeful sign. Unless Macy's, Dillard's and Nordstrom's produce facilities and product offerings in City Creek Center which are significantly superior to those present in Fashion Place Mall, City Creek Center will be nothing more than a short-term curiosity for regional shoppers and a convenience location for Salt Lake City shoppers. Between the development limitations coming from the City, the preservationist restrictions promoted by the architectural community and others, and the life style restraints imposed by the LDS Church, City Creek Center is already bearing a heavy burden which has nothing to do with conducting a successful retail business there. As powerful as the LDS Church, the special interest groups and the political leaders of Salt Lake City may be, there is something that is much more powerful and which will ultimately determine the success or failure of the project. That is the freedom of retail customers to decide where they will spend their money...in stand-alone big box stores, in suburban shopping centers, on the Internet, out of catalogs, in other cities with better retail facilities or in the numerous specialty retail stores scattered throughout the area. Someone needs to focus on the customer!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, January 17, 2007 6:44 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: slots
Email: slotsk@gmail.com
Comments: Good site! [url=http://slots-my-game.blogspot.com]slots[/url.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, January 17, 2007 5:03 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Jen

Email: batmanusdmychina@yahoo.com

Comments: I would prefer that the skybridge that is proposed for the new mall should not be built. Sure it will help crossing the street, but it will be bad for views and surrounding businesses on the street level.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, January 17, 2007 4:41 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: tramadol
Email: tramadolgk@gmail.com
Comments: Thanks for you site! [url=http://tramadol-gs.blogspot.com]tramadol[/url.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, January 15, 2007 9:33 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Russ Bishop
Email: utfence@gmail.com
Comments: NO above street bridges!! I dont care how light and airy the design may be.
Bridges are phrohibited for a reason.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, January 05, 2007 3:15 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Bob Day
Email: bday@utah.gov
Comments: January 5, 2007
To Whom It May Concern:

For many years I have enjoyed the location of the Pioneer Branch of the US Postal Service, first at the Wallace Bennett Federal Bldg and then in the ZCMI Mall. It has been close and convenient. I was rather dismayed to learn that there is no plan for a returning Pioneer Branch Post Office in the new City Creek Center. I am sure I am only one of many who would consider it wise and practical planning to include it once again in this prime and venerable location. Thank you for your consideration.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, January 02, 2007 10:56 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Carol Madsen

Email: ccmadsen@comcast.net

Comments: My concern and that of my avenue neighbors as well as those on the east bench is that with the closing of both malls at the same time we lose downtown shopping as well as downtown parking. Since Gateway was denied a major department store, we are obliged to travel long distances for shopping. I am surprised that some arrangements were not made to keep some parking and some shopping facilities available during the major part of the construction period. Moreover, five years is long enough to create new shopping loyalties and preferences with the downtown area becoming irrelevant to former customers. Does the planning commission have any suggestions or answers to these concerns?

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, January 01, 2007 2:51 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Susan Lyons

Email: susan.lyons@path.utah.edu

Comments: I am excited about the new downtown malls. I truly want our SLC downtown to be a lively, interesting place. I want to see lots of activity on the streets around the mall. For this reason, I am opposed to the skybridge connecting the two malls. I'm afraid this would take people off the streets and away from surrounding businesses.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, December 23, 2006 2:58 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: ysgjixul cjhrvqds
Email: oiukepng@mail.com
Comments: lfbtdi sypo arygkbli ilyshnf vkdtfb ektslhgyi vudpsigyw

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, December 22, 2006 5:50 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chad Wasden

Email: Chad.wasden@hsc.utah.edu

Comments: City Creek Center is a noble endeavour for the improvement of downtown Salt Lake City. I applaud the church in the decision to spare the First Security Building, as it will serve them well. I have a thought on the proposed skywalk. It is contrary to all the values spelled out by the planing comission. I understand the developer wants continuous second floor foot traffic throughout the mall, which is a logical desire. But I have a sugestion for designers: UN-COVER THE BRIDGE. An uncovered bridge is a compromise that works. More people on Main for the city and continuos second floor traffic for the developers. An uncovered bridge could be an icon creating a sense of "place," and a visual connector to "tie" the mall project together. An uncovered bridge is also less intrusive on view corridors to Ensign Peak and surrounding architecture. I would very much like to see a beautifully designed footbridge at that location, not a glass enclosed tube separating shoppers from the street.

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, December 22, 2006 5:50 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chad Wasden

Email: Chad.wasden@hsc.utah.edu

Comments: City Creek Center is a noble endeavour for the improvement of downtown Salt Lake City. I applaud the church in the decision to spare the First Security Building, as it will serve them well. I have a thought on the proposed skywalk. It is contrary to all the values spelled out by the planing comission. I understand the developer wants continuous second floor foot traffic throughout the mall, which is a logical desire. But I have a sugestion for designers: UN-COVER THE BRIDGE. An uncovered bridge is a compromise that works. More people on Main for the city and continuos second floor traffic for the developers. An uncovered bridge could be an icon creating a sense of "place," and a visual connector to "tie" the mall project together. An uncovered bridge is also less intrusive on view corridors to Ensign Peak and surrounding architecture. I would very much like to see a beautifully designed footbridge at that location, not a glass enclosed tube separating shoppers from the street.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, December 20, 2006 7:18 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Free Slots
Email: fr347@gmail.com
Comments: Very good site!! [URL=<http://xoomer.alice.it/youfreeslots/>]Free Slots[/URL].

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, December 19, 2006 11:08 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Paxil
Email: paxil45@gmail.com
Comments: Thank you for a very good site!! My - [URL=<http://paxil-buy-online.blogspot.com>]
Paxil[/URL] online.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, December 19, 2006 3:44 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Mike Hamilton

Email: mikelbarb@aol.com

Comments: I'm a former student at the University of Utah and still try and keep up with Salt Lake City news and politics although I now live out-of-state. After looking at the conceptual drawings for City Creek Center (CCC), I have a few comments:

the more connections that can be made between CCC and the surrounding downtown area, the better; integrating the center into the fabric of downtown will strengthen CCC and its surroundings.

Make sure parking is free; there is no way to compete with strip or enclosed suburban malls without this feature.

Make sure there are plenty of ramps/access for strollers and disabled

Not sure what I think about the sky bridge

A strong example of an integrated shopping complex is Country Club Plaza in Kansas city, as I'm sure you know.

What are some creative ways to use CCC to reach out toward other centers of activity in the area, rather than wall it off from them, e.g. Temple Square, Broadway/City County, and all the development taking place to the west?

I think it's important to maximize the number and variety of housing units offered

Some whimsy and fun should be incorporated for kids and adults alike

extend the re-surfaced City Creek as far as possible through CCC; could this be incorporated into larger revitalization plans for downtown? See Casper, WY, whitewater Park in-town on the N. Platte river. Constructing something like this would be a magnet for the area.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, December 16, 2006 11:50 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Lisette Gibson

Email: dmgib@xmission.com

Comments: It would be helpful to the people you are seeking comments from to outline exactly what decisions the Planning Commission and City Council are being asked to make and under what constraints. For example, how does the proposed sky bridge conflict with the Master Plan? What conditions would the sky bridge have to meet in order to be approved? This type of information should be on the Salt Lake City Downtown Mall Redevelopment web page in clear language. Links to staff reports and meeting summaries should be easily available also. The tiny box for comments is NOT user comment-friendly and does not encourage feedback. Please provide more information including meeting dates and time.

Lisette Gibson

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, December 16, 2006 11:50 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Lisette Gibson

Email: dmgib@xmission.com

Comments: It would be helpful to the people you are seeking comments from to outline exactly what decisions the Planning Commission and City Council are being asked to make and under what constraints. For example, how does the proposed sky bridge conflict with the Master Plan? What conditions would the sky bridge have to meet in order to be approved? This type of information should be on the Salt Lake City Downtown Mall Redevelopment web page in clear language. Links to staff reports and meeting summaries should be easily available also. The tiny box for comments is NOT user comment-friendly and does not encourage feedback. Please provide more information including meeting dates and time.

Lisette Gibson

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, December 14, 2006 8:53 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Anthony Arnason
Email: Aarnason@networld.com

Comments: How do you expect people to comment in such a tiny space- this is a fine example of what the powers-that-be want in terms of comment from the people and shoppers they are suppose to serve. No wonder people hesitate to come up to downtown slc to shop.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, December 13, 2006 10:15 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: john
Email: johnrenterprise@aol.com
Comments: "Bridges For Dollars"

To Whom it May Concern,

The following was printed or reported on recently by several publications albeit edited versions. I am provided the original for your information and the record with regards to another view on the subject.

Regards.

jmr

Letter to Editor:

Mayor Rocky Anderson is slipping but true to form in recent comments inviting more public input regarding the proposed main street sky bridge. Unfortunately, it's probably too late.

Call the political process special or preferential in terms of the treatment extended the L.D.S. Church's religious and commercial development projects in the city recently. But, whatever you don't want to call it is overwhelmingly fair, representative and beneficial to all except of course our Mormon community.

Forget the subsequent political wrangling, from the beginning promoting the main street takeover project as "a little bit of Paris" to woo popular support, L.D.S. leadership clearly misrepresented well hidden intentions restricting the general public's legal use and access. Now this religious enterprise wants to pump a billion dollars for a challenging commercial venture that closes on Sunday. So much for "bridging the religious divide" especially, when all the hype over a sky bridge above Main Street actually hinges on bridging exclusive profit margins favoring one downtown religious entrepreneur. Hmm.

A practicing Catholic, I would be even more critical and scrutinizing if our church hierarchy expended such exorbitant financial resources for commercial value rather than serving a religious purpose. Where is the Mormon laity on this and, more importantly, where is the I.R.S.?

John M. Renteria

801-323-3921

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, December 13, 2006 10:15 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: john
Email: johnrenterprise@aol.com
Comments: "Bridges For Dollars"

To Whom it May Concern,

The following was printed or reported on recently by several publications albeit edited versions. I am provided the original for your information and the record with regards to another view on the subject.

Regards.

jmr

Letter to Editor:

Mayor Rocky Anderson is slipping but true to form in recent comments inviting more public input regarding the proposed main street sky bridge. Unfortunately, it's probably too late.

Call the political process special or preferential in terms of the treatment extended the L.D.S. Church's religious and commercial development projects in the city recently. But, whatever you don't want to call it is overwhelmingly fair, representative and beneficial to all except of course our Mormon community.

Forget the subsequent political wrangling, from the beginning promoting the main street takeover project as "a little bit of Paris" to woo popular support, L.D.S. leadership clearly misrepresented well hidden intentions restricting the general public's legal use and access. Now this religious enterprise wants to pump a billion dollars for a challenging commercial venture that closes on Sunday. So much for "bridging the religious divide" especially, when all the hype over a sky bridge above Main Street actually hinges on bridging exclusive profit margins favoring one downtown religious entrepreneur. Hmm.

A practicing Catholic, I would be even more critical and scrutinizing if our church hierarchy expended such exorbitant financial resources for commercial value rather than serving a religious purpose. Where is the Mormon laity on this and, more importantly, where is the I.R.S.?

John M. Renteria

801-323-3921

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, December 12, 2006 10:18 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chris Davison

Email: cdavison@uofu.net

Comments: I suggest that we close off Main Street to cars for that one block area then we won't need a skybridge and we would have a wonderful pedestrian area.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, December 11, 2006 7:24 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Robert A. Lakin
Email: rlakin@infowest.com

Comments: Although from St. George, I have over 25 years planning experience in the midwest. I believe this is a rare opportunity to make a major impact on a central city. With a major single owner of property together with an experienced shopping center developer with a good track record, a multi-use concept the City should provide its maximum support. One of issues reported in the Tribune is the skyway connecting the two blocks. Although the vistas of the mountains can be encroached on to a small degree, the view from south of the bridge will be less impactive the further south you go. Careful design of the bridge, see through design elements can produce a product with minimum impact. I agree with the developers that to make the mixed uses work, the bridge tie is critical. If the development indeed produces downtown living opportunities, the ground level shops shold cater to those residents. If so, the fears of the Mayor as to creating ground level voids should be overcome. In summary, keep the bridge, keep housing and be aggressive in finding ground floor shops that support the housiing population. Good luck on what is an exciting project.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, December 11, 2006 1:11 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Maurine Bachman
Email: maurine.bachman@comcast.net
Comments: NO SKYBRIDGE. Traffic study. Look at what happened when the Main street blocked was sold. Keep people on the street, develop street level amenities. There are too many really tall buildings in the development. That creates artificial canyons and makes people feel uncomfortable.

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, December 10, 2006 9:49 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Sandra Overmoe

Email: sandyterry@aol.com

Comments: I read with interest the Salt Lake Tribune article this morning indicating that there has not been much public comment on the downtown mall project. As a resident of Capitol Hill, I am very concerned and interested in the proposed project and the accompanying construction period. I have already commented on the downtown rising website and intend to attend upcoming meetings. Crossroads Plaza and the ZCMI center have been my shopping centers of choice since they were built. It has been difficult for me to watch their decline and I certainly believe something must be done to replace them and to revitalize downtown Salt Lake. Although I watched the presentation at the 10/3 City Council meeting and have looked at the downtown rising website and have read every newspaper article I can find on the subject, I still don't have a clear sense of what is planned. For example, all I have seen of the skybridge is a highly stylistic drawing. Will this bridge be similar to bridges in the Minneapolis area? If so, I'm opposed. Will it be more like the structure which crosses the internal street in the Gateway? If so, then I don't see a problem with it. Will there be ample retail establishments on the ground level to draw people down to the street? Will there be restaurants on the street level with outdoor dining? Why di the option to close off that block of Main Street to automobile traffic not being considered? There is certainly not been much traffic there since the closing of the block to the north to create the Main Street Plaza. My point is that it is difficult to comment when so few details are known. I certainly hope that the Planning Commission will have these details in hand before moving forward.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, December 10, 2006 7:07 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chris Greenhalgh
Email: cgreenh2@yahoo.com

Comments: I am very concerned about the sky bridge that has been proposed as part of this project and its potential negative impacts on street level pedestrian traffic. I travel the country for work, including cold weather cities such as Chicago and New York, and not once when in those cities, even in -10 degree wind chill, did I wish there was a sky bridge available for navigating down town streets. To the contrary, what makes these cities appealing, and what is largely missing from downtown SLC, is street level pedestrian activity. Also, the mountains surrounding SLC are unique to any city in America, and further blocking views of the mountains from downtown with construction of a sky bridge would be a shame. While my first preference would be to have the sky bridge eliminated from this project, if it is determined that one is necessary, I propose it be required that pedestrians have access to the street levels on BOTH sides of the bridge through some combination of stairs, escalators, and/or elevators.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, December 06, 2006 6:13 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Randy Laub

Email: travelhaus@aol.com

Comments: I am opposed to the proposed skybridge over Main Street. I do believe it will take foot traffic away from Main Street. By its very physical nature, that will happen. People who would be walking on Main Street sidewalks would no longer be doing that.

Unless it can be demonstrated that the current physical setup is hazardous (whereby customers cross Main Street at street level), I feel that should be the method by which customers would travel from one block to the other in the City Creek Center.

Leaving traffic from block to block at street level, in our city, will enhance the overall flow of pedestrian traffic in downtown overall.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, December 05, 2006 3:55 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Anne Yeagle

Email: yeagle@economics.utah.edu

Comments: I am not fully aware of all the plans yet, but I am for the sky walk for the following reasons. I believe that efforts should be aimed at encouraging people to walk as much as possible. The elderly, especially need safe places to walk in all types of weather. Additionally, people with children certainly benefit from being away from car traffic. In general, I think money should be targeted to moving away from car travel to public transit, walking and biking accessibility.

Thank you,
Anne Yeagle

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, November 29, 2006 5:18 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Joshua Vel, AIA

Email: fahrenheit_451@comcast.net

Comments: I would like to offer the following observation regarding the pedestrian bridge over main street. The planning diagram clearly shows the path of pedestrians as a "self-contained" system within the Downtown malls. It is quite obvious that the intent is to capture the public from temple square, hold them hostage as they move west to east and then release them back to the church administrative block to the north. In my opinion, a pedestrian bridge is only a detriment if it has no interface with the main street at the sidewalk level. A meaningful connection to the street that is independent of the mall space proper would encourage the pedestrian to engage main street to points south of the mall development and re-energize main street. The issue of views is an important one, and in my opinion the idea of a pedestrian bridge could be considered if left as an open-air structure so as not to block the view corridor any more than necessary. The technology exists to deal with our inclement weather on such a bridge and deserves fair consideration.

In addition to this issue I believe that Richards Street presents an opportunity to further make a meaningful connection to the rest of downtown to the south, allowing for future access to structured parking at the interior portions of city blocks and ultimately to Gallivan Plaza.

The opportunity to better all of downtown exists with some compromise. It is the planning commission's duty to represent the larger good of the entire downtown area.

Regards,
Joshua Vel, AIA

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, November 29, 2006 2:38 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Myron Willson

Email: myron.willson@mhtn.com

Comments: i am an urban planner and architect by profession - and a salt lake city resident (136 E 4th Ave) i am in favor of the proposed project, with the following comments. bridge (if approved) should NOT be covered or glazed. make sure there is a strong connection between bridge level and main street (including fun and extensive stair connection between the levels which will draw pedestrians back and forth. one-way street in southeast corner (state and 100S) should be two-way, to enhance pedestrian drop-off zones on mall-side of the street. in addition, it is very important to align this new street with regent street to encourage development south to the gallivan center block.

thanks for opportunity to comment.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, November 28, 2006 10:32 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Lisette Gibson
Email: dmgib@xmission.com

Comments: After viewing the model of the City Creek Center and attending an open house, I have the following comments regarding the request for a sky bridge over Main Street. I worked for 12

years downtown at First Security Bank in offices on Main Street and on 100 South between Main and State Streets. Our office rear doors opened into the ZCMI Mall. Nearly every day on my lunch hour I walked and shopped at both the ZCMI, the Crossroads Mall or other nearby shops and restaurants on Main Street. I, along with many other coworkers and mall customers, had no trouble crossing Main Street. I strongly disagree that a sky bridge is imperative to the success of the mall project. A sky bridge will keep people off Main Street where we so desperately need them. We need to preserve and protect the character of our walkable downtown and try to keep the entire area vibrant.

This project needs more public involvement. The model is severely lacking building identification, information and intent. The sky bridge is in complete violation of the Downtown Master Plan and the Urban Design Element. I do not see any "compelling public interest" to allow an exception to the sky bridge policy - just "private development interest". That is not enough! I strongly urge the Planning Commission and City Council not to approve the sky bridge.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, November 25, 2006 7:34 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Brian Smith

Email: brianslc@gmail.com

Comments: I would like to comment on the downtown malls project. Here first of all is the one of the problems, is Salt Lake going to be a "Malls" Destination City. Where all we have to offer is a mall?

Also, why is Nordstroms not going to have an opening to the west towards Abravanal Hall? These are just a few...but please do not allow a SKY BRidge?! Its also called a funnel. It funnels people and keeps people shopping- excatly what Tanuamanbam wants!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, November 22, 2006 6:45 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Weston Clark
Email: westonclark@yahoo.com

Comments: I am excited about the downtown redevelopment project overall. I do have a few concerns. I am concerned that the "fortress" issue is not being resolved. It seems the focus of the project is inward instead of assisting the redevelopment of Main Street. It is hard to understand the flow of the project onto the street. The sky bridge only seems to solidify this problem.

Another issue is the lack of concern over old buildings. The Deseret building needs to be a part of the project. I'd prefer to have the Inn as well, but the Deseret building is skyline-defining.

Finally it seems that too many projects in our downtown area are using an excessive amount of colorful stucco. This is not the nature of our downtown and an urban area. The shopping centers in places like Draper have more of a downtown look than places like the Gateway which have no downtown character to them at all. We are not San Diego. Lets build buildings to look like our downtown.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, November 22, 2006 6:44 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Weston Clark
Email: westonclark@yahoo.com

Comments: I am excited about the downtown redevelopment project overall. I do have a few concerns. I am concerned that the "fortress" issue is not being resolved. It seems the focus of the project is inward instead of assisting the redevelopment of Main Street. It is hard to understand the flow of the project onto the street. The sky bridge only seems to solidify this problem.

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Finally it seems that too many projects in our downtown area are using an excessive amount of colorful stucco. This is not the nature of our downtown and an urban area. The shopping centers in places like Draper have more of a downtown look than places like the Gateway which have no downtown character to them at all. We are not San Diego. Lets build buildings to look like our downtown.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, November 20, 2006 11:26 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Jill Van Langeveld
Email: jill.van@hotmail.com

Comments: Overall I'm in favor of the City Creek Center proposal with two exceptions. Well there are three but the Inn at Temple Square is coming down. (1) If there is any way that the First Security Bank Building could be retro fitted to be part of the project I would be very happy. I love to go to Europe and see their beautiful old buildings. They save their heritage, not tear it down. (2) The other concern I have is the sky bridge. The only skybridge that I have used or seen first hand, was the one in Ogden which is no longer there. I was unimpressed. I would not like to see them spanning our wide streets in downtown Salt Lake City. From what I've read, Taubman hasn't given any figures for pedestrian flow and why it is so important to the project. When the traffic light was added to Main St. at 300 North, there were studies to show exactly how the flow of cars would be affected. I get the impression that they want to trap us on the second level and not let us down until we buy, buy, buy. Could something else be planned as a special "draw" to get people to want to go to the west development second floor like a special garden where we could sit, visit and relax after lots of walking/shopping? The LDS Church creates wonderful gardens.

My mother who is 83, thinks that the skybridge might be helpful in crossing our wide Main Street. She is still very spry but do you have plans for easy surface crossing from one side of Main Street to the other?

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, November 19, 2006 12:24 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: L. R. Gardiner, Jr/

Email: raygardiner@earthlink.net

Comments: I fully support the Downtown Malls project as presently presented and I STRONGLY support the proposed skybridge over main street between the two malls. It is absolutely necessary and a skybridge should have been installed between the present malls. Mayor Anderson's opposition is without any substantive basis. Further, I believe the mvovement to require retention of the old Deseret Building (First Security Bldg) is also wrong. We do not need another old building fowling up progress downtown! I live at the head of South Temple (Laurel Street) and downtown is my preferred shopping/business location. It needs updating and completely redoing and this new mall will be a marvelous improvement to Salt Lake. I am tired of having to drive out to Sandy to get what I want and look forward to this great improvement!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, November 19, 2006 12:12 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michael Hughes

Email: hesmichael@comcast.net

Comments: I do not believe a skybridge is necessary to this project, and would set a dangerous precedent. The sale of sky-rights is not something the City should allow. Changing the City's master plan to allow skybridges would have a negative net effect on a long term basis. The closure or privatization of any street in the downtown area is not necessary nor something the city should allow.

I believe the sale of Main Street from South Temple to North Temple to the LDS Church was unnecessary and has had a delitorious effect on downtown traffic flow and has taken away from the traditional downtown feel and added to the chism between the City's LDS and non-LDS populations. The allowance of a skybridge would also take away from a traiditional downtown feel, would impede traffic flow, and would be another example of the LDS church getting their way at the expense of the non-lds population of Salt Lake City which is actually the majority.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, November 16, 2006 5:41 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Pierre Langue
Email: plangue@axisarchitects.com
Comments: Why should the requirement for glass, retail or office be waived? Do we want
Downtown to be deserted even more?
Pierre Langue
Architect

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, November 10, 2006 8:22 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name:

Email:

Comments: I think the Downtown Malls Project will benefit us in different ways. I am sort of happy that it's being put into action. I think it will look nice when it is done.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, November 07, 2006 9:59 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michelle LeBaron

Email: lebaronm@gmail.com

Comments: I love the City Creek Project but feel it is short sighted in closing on Sunday for our out-of-town visitors. We cannot overcome the perception that Salt Lake is lacking in "things to do" if we shut down a two block area across from the convention center, one day each week. With thousands of out-of-town attendees requiring restaurants and shopping, this aspect needs to be re-addressed if we hope to attract additional business to Salt Lake to support all the restaurants, hotels, and shops that depend on out-of-state monies year round to keep them in business.

The area outside the designated "church buffer zone for alcohol" needs to be given consideration and if that means increasing the availability of restaurants that can serve both food/alcohol to the 200 west side, to make up for the lack thereof on the South Temple and City Creek project interior, we need to address this issue.

Thank you.

Thank you.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, November 02, 2006 10:23 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Brent Anderson of Arvada (Denver), CO

Email:

Comments: Good project. Outshines anything I've seen in Denver, Seattle or Minneapolis (cities I work in). The Deseret building needs to go. It's an eyesore and a deathtrap. The proposed WTC Salt Lake should go on West Temple between 1st and 2nd South if only 30 floors, or on the corner of Main and 2nd South. Shoot for 40+ stories there. Many shop in the ZCMI Center and Crossroads won't be able to afford Taubman after City Creek is built. They should relocate to the south side of 1st South and along Main between 1st and 2nd South as an extension of the shopping district.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, October 31, 2006 6:29 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: John V.

Email: makid1001@yahoo.com

Comments: I completely support the project and wish that it is only expanded upon. Increase the residential and increase the office buildings. This will increase the number of people downtown as well as increase the desireability of the city as a whole to new companies. I do think that the skywalk over main street needs to be put in. The view is not going to be obstructed by the bridge more then it will by any new construction in the area.

I think that all plans should be accepted and encouraged to be increased in size. We need more residential and we definately need a new tallest building for SLC.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 1:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Denise Chancellor
Email: tchancellor@comcast.net

Comments: City Creek Mall developer, Taubman, says it is "mandatory" that it be permitted to build a sky bridge "which it euphemistically calls "a people connector." First, neither the LDS church nor Taubman will walk away from this critically important Church project if the City adheres to its existing master plan and ordinances and disapproves the sky bridge. I urge the Planning Commission not to be bullied into giving Taubman and the Church an exemption. Second, as far as I am concerned, a "people connector" is a street level pedestrian crossing. This would be a connector that would not obscure corridor views, would be handicapped accessible, and would not create the animosity among Mormons and non-Mormons that the sale of Main Street engendered (i.e., selling the public short and giving into the Church's demands). The Planning Commission should take notice that sky bridges in other cities have not worked and are being removed. Finally, the design alone, as shown on Taubman's schematic (too cute and fussy), is reason enough to kill this sky bridge proposal.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 1:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Denise Chancellor

Email: tchancellor@comcast.net

Comments: City Creek Mall developer, Taubman, says it is "mandatory" that it be permitted to build a sky bridge "which it euphemistically calls "a people connector." First, neither the LDS church nor Taubman will walk away from this critically important Church project if the City adheres to its existing master plan and ordinances and disapproves the sky bridge. I urge the Planning Commission not to be bullied into giving Taubman and the Church an exemption. Second, as far as I am concerned, a "people connector" is a street level pedestrian crossing. This would be a connector that would not obscure corridor views, would be handicapped accessible, and would not create the animosity among Mormons and non-Mormons that the sale of Main Street engendered (i.e., selling the public short and giving into the Church's demands). The Planning Commission should take notice that sky bridges in other cities have not worked and are being removed. Finally, the design alone, as shown on Taubman's schematic (too cute and fussy), is reason enough to kill this sky bridge proposal.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 11:36 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Kevin L Astle, M.D.

Email: klastle@msn.com

Comments: I am a resident of Murray, I grew up in the Salt Lake Valley (Sandy). Some of my earliest memories are going "downtown" shopping (before malls existed). I am excited by the plans as I have reviewed them. I personally would anticipate bringing my family for shopping and entertainment frequently. I find the proposed plans to be a vast improvement over current facilities. I am strongly in favor of a sky bridge over Main Street. It would promote free movement between sides of the development. Without a bridge, visitors would be forced to take a lengthy detour to descend to street level, cross through traffic, then reascend. Such extra work would discourage the free flow of pedestrians between halves of the project. A skybridge crossing would offer a safety advantage- particularly for the elderly and for families with children (like mine), avoiding street level motor traffic. I believe concerns over "entrapping" visitors in the upper level and diminishing street level activity to be groundless. Any visitors to the second level would of course first have to travel the first level. The viability and vibrancy of street v. second level offerings will hinge on the attractiveness of each to visitors, not on the presence of a sky bridge. Visitors will seek out what interests them. Providing easy, convenient movement within the facility will only help all businesses involved. Indeed, without a connection, the two sides risk some of the same problems that commercially doomed the current facilities. If difficulty moving between portions of the development results in shoppers going elsewhere, the city will fail in its primary goal of restoring downtown as a focus of commercial and cultural interest. I agree with the developers in that I feel a skybridge to be vital to the viability of the project. If the project fails commercially, aesthetic beauty is worth little and Main Street level businesses (now slowly dying without a bridge) fail along with it. The developers (with vast experience in such assessments) have made clear their view that a skybridge link is vital to the commercial viability of the project. With regards to interrupted views, I find little merit in concerns about restricted views of the mountains. For the bridge to be a significant view impediment one would have to be standing at ground level immediately south of the structure. Anyone north of it would not be impeded at all; anyone further south would be see an ever smaller bridge with an open view of the street and mountains. Visitors on the bridge would see a currently unavailable birdseye view of Main Street and Ensign Peak. Regardless, may I suggest that visitors will not be drawn to Main Street to see the mountains, but to shop, visit, be entertained etc. Main street currently has no impediment to views of Ensign Peak and is dying commercially and culturally. The city's connection with the mountains, once all the erudite, theoretical dust has settled, will be unchanged by an aesthetically pleasing structure designed so as to complement to surrounding city. An aesthetically beautiful sky bridge might itself become a landmark and a distinctive part of downtown, providing unique overhead views of the Main Street panorama and possibly Temple Square if sight lines were planned carefully. Such a feature would increase the allure of the area independent of pedestrian traffic flow benefits. With regards to the First Security Building. If it can be brought structurally to seismic codes and remodeled into something useful and commercially viable (residential use?) for a reasonable cost, I would dearly love to see the landmark saved. I see it as a worthwhile link to the city's past.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, October 20, 2006 6:52 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michael Vermillion

Email: mlvermillion@cox.net

Comments: Our retirement and family home is in SLC - let the owners of the 1st Security bldg do what makes sense. An 87 yr old bldg is not an icon - let those who won't allow changes pay for the renovations and assume the liability - see how quickly they back away.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 19, 2006 1:09 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: KATHY
Email: kathy.schroeder@slcgov.com
Comments: testing

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 19, 2006 1:05 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: KATHY
Email: kathy.schroeder@slcgov.com
Comments: testing

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 19, 2006 1:05 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: KATHY
Email: kathy.schroeder@slcgov.com
Comments: testing

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 19, 2006 1:05 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: KATHY
Email: kathy.schroeder@slcgov.com
Comments: testing

Paterson, Joel

From: Paterson, Joel
Sent: Saturday, January 06, 2007 6:16 PM
To: 'bob@xpressionmedia.com'
Cc: Mayor; Coffey, Cheri
Subject: RE: Another option to the Sky Bridge
Categories: Program/Policy

Dear Mr. Murri:

Thank you for forwarding your thoughts about the City Creek Center development. The proposal for a skybridge connecting the east and west side of Main Street is controversial and has generated a significant amount of public comment. The Planning Commission has considered this issue and recommended criteria to the City Council for use when considering the City Creek Center skybridge proposal. Within the next couple of months, the City Council will hold a public hearing on the skybridge issue.

The Planning Commission and Property Reserve, Inc., the City Creek Center developer, have discussed the possible closure of Main Street between South Temple and 100 South as an alternative to the skybridge, but this option is not being pursued by either party. However, no discussion has taken place regarding your idea of closing South Temple between State Street and West Temple. South Temple is an important vehicular arterial and its closure would have a significant impact on traffic circulation within the Central Business District.

Public input plays a very important part in the development review process. Salt Lake City values your input and your e-mail will be forwarded to the Planning Commission and the City Council. The City Creek Center project is currently being reviewed by the Planning Commission and there will continue to be opportunities for the public to express their thoughts about this project.

Thank you for being involved in this important process.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

From: Mayor
Sent: Monday, December 18, 2006 10:12 AM
To: Paterson, Joel
Subject: FW: Another option to the Sky Bridge
Importance: High

Hi Joel,
Would you please respond to the constituent and cc your response to me at mayor@slcgov.com?

Thanks ☺

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone
801.535.6331 | Fax
stevie.chapman@slcgov.com

1/9/2007

"Dance like nobody's watching; love like you've never been hurt. Sing like nobody's listening; live like it's heaven on earth." - Mark Twain

From: Bob CEO [mailto:bob@xpressionmedia.com]
Sent: Sunday, December 17, 2006 11:25 PM
To: Mayor
Subject: Another option to the Sky Bridge

Dear Honorable Mayor:

There has been much controversy over the proposed Sky Bridge. After contemplating a better option than a sky bridge, I came upon a thought that might improve the area and avail better pedestrian flow.

An option to eliminate the proposed Sky Bridge between the two City Creek shopping malls on Main Street: This might be difficult, given the other Main Street closure problems; However, if the city retained ownership of Main Street and South Temple, but close Main Street between 100 South and South Temple and South Temple between State Street and West Temple to automotive traffic, except for approved "Green Hybrid or CNG" taxi cabs, mass transit and horse carriages would be allowed with special permits. Delivery trucks may use this area prior to business hours. Express delivery may also be permitted in special stop zones. At the intersection of 100 South and Main St. North bound traffic would enter a ramp to the underground parking for the malls. South bound would be the exiting traffic from the same underground parking. Identically, the same traffic ramps would be at the intersections of State St. & South Temple and West Temple & South Temple. All current surface parking on Main and South Temple in this area would be eliminated; however, some of the cut-ins would be used for transit stops, horse carriages stalls, express delivery stops, and taxi stands. Improved through traffic management would allow it to flow easily around this closed area. With Trax has already restricted traffic in this area and re-routing it around these two blocks would not have a major impact. West Temple, State St, and North Temple. It might even be advisable to make West Temple between North Temple and South Temple a one way north bound and make 200 West a one way south bound. That would more effectively manage the distribution of traffic from North Temple and West Temple. Expanded south bound turn lanes to east bound on 200 South would again direct traffic around this congested area. State Street between North Temple and 200 South would act as the other main flow lanes.

Hopefully the underground parking will be adequate to handle the need of the malls, Temple Square, Salt Palace, and patrons to retailers along Main Street between 100 South and 300 South. The restricted traffic along upper Main would benefit the development of the lower main areas with easier parking access routes.

Highly visible pedestrian "Do Not Cross" signs at the pedestrian crossing lanes across Main Street and South Temple would illuminate when a Trax train crosses, or when a permitted vehicle is passing through the crossing lane. Barriers along the Trax tracks would reduce pedestrian injuries from crossing at unauthorized points. By having very frequent crossing points, it can be very pedestrian friendly. The pedestrian crossing controls can easily be triggered by the same sensor as normal traffic signals are activated, and would be needed to control these permitted vehicles. With the limited vehicle traffic, the frequency of pedestrian retention would be low, as well as funnel Trax passenger to the enter pedestrian lane to the loaning ramps. These barriers can be constructed in a very attractive and complementary design to new development.

Just a thought.... -

Robert "Bob" Murri, CEO
Expression Media Group, LLC
bob@xpressionmedia.com
www.xpressionmedia.com
www.capta-vision.com

1/9/2007

Paterson, Joel

From: Paterson, Joel
Sent: Saturday, January 06, 2007 6:16 PM
To: 'bob@xpressionmedia.com'
Cc: Mayor; Coffey, Cheri
Subject: RE: Another option to the Sky Bridge
Categories: Program/Policy

Dear Mr. Murri:

Thank you for forwarding your thoughts about the City Creek Center development. The proposal for a skybridge connecting the east and west side of Main Street is controversial and has generated a significant amount of public comment. The Planning Commission has considered this issue and recommended criteria to the City Council for use when considering the City Creek Center skybridge proposal. Within the next couple of months, the City Council will hold a public hearing on the skybridge issue.

The Planning Commission and Property Reserve, Inc., the City Creek Center developer, have discussed the possible closure of Main Street between South Temple and 100 South as an alternative to the skybridge, but this option is not being pursued by either party. However, no discussion has taken place regarding your idea of closing South Temple between State Street and West Temple. South Temple is an important vehicular arterial and its closure would have a significant impact on traffic circulation within the Central Business District.

Public input plays a very important part in the development review process. Salt Lake City values your input and your e-mail will be forwarded to the Planning Commission and the City Council. The City Creek Center project is currently being reviewed by the Planning Commission and there will continue to be opportunities for the public to express their thoughts about this project.

Thank you for being involved in this important process.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

From: Mayor
Sent: Monday, December 18, 2006 10:12 AM
To: Paterson, Joel
Subject: FW: Another option to the Sky Bridge
Importance: High

Hi Joel,
Would you please respond to the constituent and cc your response to me at mayor@slcgov.com?

Thanks ☺

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone
801.535.6331 | Fax
stevie.chapman@slcgov.com

1/9/2007

Paterson, Joel

From: Paterson, Joel
Sent: Saturday, January 06, 2007 4:30 PM
To: 'Bob Day'
Cc: Coffey, Cheri
Subject: RE: Pioneer Station at City Creek Center

Categories: Program/Policy

Mr. Day,

Thank you for your comments regarding the Pioneer Branch of the US Postal Service. Although Salt Lake City is reviewing redevelopment plans for the City Creek Center, the City does not have direct control over the specific tenants that will occupy the development. The City does regulate land uses through the zoning ordinance and a post office would be permitted in the D-1 Central Business District. I would recommend that you forward comments to Property Reserve, Inc., the property owner and to the US Postal Service.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com
-----Original Message-----
From: Bob Day [mailto:bday@utah.gov]
Sent: Friday, January 05, 2007 3:25 PM
To: Paterson, Joel
Subject: Pioneer Station at City Creek Center

For many years I have enjoyed the location of the Pioneer Branch of the US Postal Service, first at the Wallace Bennett Federal Bldg and then in the ZCMI Mall. It has been close and convenient. I was rather dismayed to learn that there is no plan for a returning Pioneer Branch Post Office in the new City Creek Center. I am sure I'm only one of many who would consider it wise and practical planning to include it once again in this prime and venerable location. Thank you for your consideration.

Response to Robert Barth 1.5.07

From: Paterson, Joel
Sent: Saturday, January 06, 2007 5:29 PM
To: 'rgb Barth@comcast.net'
Cc: Mayor; Coffey, Cheri
Subject: RE: City Creek Project

Categories: Program/Policy

Dear Mr. Barth:

Thank you for forwarding your comments regarding the City Creek Center development project to Salt Lake City. The Mayor's Office forwarded the e-mail to me.

Salt Lake City recognizes the lasting importance of quality development and insisting on urban design excellence. Salt Lake City is working closely with Property Reserve, Inc. the developer of the City Creek Center, to ensure that the redevelopment of the Crossroads Mall and the ZCMI Center will have a positive impact on the Central Business District and beyond. We recognize that a development such as City Creek Center will have a tremendous impact on the City, its residents, employees and visitors for many years to come. It is vital that such redevelopment be designed in a way that enhances the surrounding area and is not oriented to the interior of the project. The City is stressing the importance of making sure that this development provides connections with other areas of the CBD and enhances the pedestrian experience downtown.

Salt Lake City is not allowing this project to rush through an approval process. Although the City is lucky to have a developer who is willing to invest over one billion dollars in the CBD, we do realize that the investment must be high in quality and benefit the entire community, not just the developer.

The project is currently being reviewed by the Planning Commission. There have been numerous opportunities for public input with more to come. Each Planning Commission agenda since October 25, 2006, has included a public hearing on City Creek Center. The Planning Commission envisions that this will continue for several more months.

Salt Lake City values your input and I will forward your comments to the Planning Commission and the City Council. Thank you for being involved in this important process. Public input plays a very important part the development review process.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

-----Original Message-----

From: Mayor
Sent: Monday, December 11, 2006 2:48 PM
To: Paterson, Joel
Subject: FW: City Creek Project
Importance: High

Hi Joel,
would you please respond to the constituent and cc your response to mayor@slcgov.com?

Thanks :)

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone

801.535.6331 | Fax
stevie.chapman@slcgov.com

"Dance like nobody's watching; love like you've never been hurt. Sing like nobody's listening; live like it's heaven on earth." - Mark Twain

-----Original Message-----

From: Robert Barth [mailto:rgb Barth@comcast.net]

Sent: Sunday, December 10, 2006 11:47 AM

To: Mayor

Subject: City Creek Project

Dear Mayor Anderson,

I have forwarded the following comments to the Salt Lake City Chamber of Commerce concerning the City Creek Project. I would like to bring them to your attention and hope you will have time to review them.

Thank you.

Robert Barth

Interested Parties:

I moved to Salt Lake City from North Carolina almost 10 years ago. Prior to living on the East Coast for 6 years I had lived and worked in and around San Francisco for about 15 years. In every one of the environments in which I have lived I have noticed that the level of architectural sophistication and the aspirations of urban planning are reflected in the quality of the lives and in the aspirations of those who inhabit the environment.

Cities that have encouraged timeless and elegant architecture, an organically-developing and ideosyncratic "human-oriented" residential and commercial milieu, and have promoted long-term development goals, enjoy stable environments, relatively stable economies, and attract residents who value civic integrity and are willing to make substantial economic and cultural investments in themselves and in their locales. Cities such as San Francisco, Portland, Palo Alto, CA, San Luis Obispo, CA, and Laguna Beach, CA represent good examples of this philosophy.

Cities that allow developers, individuals, organizations, and merchants to take the place of civic entities (planning commissions, zoning boards, architectural review committees, etc) and allow those vested parties to, essentially, design urban landscapes belonging to all citizens in the service of their own aims encourage, by default, trendy, slap-dash architecture, manufactured and coercive environments, an artificial and contrived commercial and residential milieu, and short-term "fixes" for complex social and economic problems attract residents who are unwilling or unable to make any substantial contribution to themselves or their locale. Examples of such cities are Reno, NV, San Jose, CA, Santa Clara, CA, Sunnyvale, CA, Anaheim, CA, Spokane, WA, Corte Madera, CA, and Albuquerque NM.

The cities in the first list, above, were willing to accept a more protracted time-line for expansion and development and were able to wait for the "slow nickel" instead of the first "fast penny" to be offered. The short- and long-term advantages of this approach are obvious: a stable, well educated, experienced, and creative population, reliable investment potential, and a safe and lively living and working environment that accommodates a broad range of socio-economic situations and pursuits.

The cities that instead opted for immediate solutions, or short-term development, placed themselves in direct competition with specialized, economically segregated, and isolated "ring-cities" that serve suburban and "ex-urban" monocultures, attracting only those who will support a narrow range of economic interest and

Response to Robert Barth 1.5.07

social endeavor. These cities currently suffer "core-rot." A good example of this phenomenon is the remains of the Crossroads and ZCMI malls in Salt Lake City.

In the City Creek Project, Salt Lake City faces a clear choice: Insist on quality, integrity, and broad-ranging economic and social objectives in its development and enjoy a remarkable, creative, and economically healthy inner-city environment. Or, proceed as fast as possible in the satisfaction of immediate solutions, and eventually tear the whole thing down twenty years later as the ultimate realization of economic failure and increasing civic embarrassment.

It is astounding to me that Salt Lake City would relinquish the title, "Everybody's Favorite City" to San Francisco in perpetuity. With considered and inspired planning Salt Lake City could become a remarkable, creative, economically healthy, and unforgettable city in which to live and work for centuries to come. Why would Salt Lake City not aspire to this goal?

Thank you for your attention.

Robert Barth
1139 East 900 South
Salt Lake City 84105

"Americans will always do the right thing, after they have exhausted all the alternatives," - Winston Churchill.

Comments to the Planning Commission 12/13/06
Proposed redevelopment at City Creek Center

The proposed City Creek Center will be located on private property and will develop without the infusion of public funds. So, what is the role of the Planning Commission in the approval process? First of all, you are the stewards of our adopted plans and ordinances. That stewardship extends to a broad consideration of the well-being of all of Downtown, not just the blocks involved in these petitions. Secondly, the Commission has a responsibility to the circulation on public streets and public sidewalks. That circulation must address the needs of all stakeholders in Downtown Salt Lake City: property owners, retail merchants, office workers, shoppers, convention visitors, diners, residents, mass transit users, bike riders, even people who never get out of their cars.

The public has a very significant investment in the City's plans and ordinances. How we manage our public rights of way—the connections—Downtown is critical to the future of our City.

You made some recommendations at your meeting on November 29. There are 3 remaining decisions on the horizon early in 2007:

- the connections between this project and the rest of Downtown,
- the developers' request for additional height at specific locations,
- the developers' request for a skybridge on Main Street.

There is a path through these requests that does not require the wholesale destruction of our existing master plans. I am urging you to take that path. Here's the direction that I think the Commission could provide.

Connections with the rest of Downtown: We need to see much more attention paid to Regent Street and Richards Street. We need to see how the entrances to the City Creek Center will line up with the redevelopment of adjacent blocks. Circulation is the public's business.

Height of mid-block buildings: We need an expanded ordinance dealing with transfer of development rights. You could initiate an amendment to the ordinance. You could do it tonight. These developers are offering housing, open space, and it appears, historic preservation. You don't need to exempt them from our existing ordinances; you need to give them full credit for what they are proposing to do voluntarily. By the time you add up the credits they should receive for housing, open space, and historic preservation, they shouldn't need an exemption.

Skybridge: Any skybridge, if demonstrated to be necessary, should remain a public walkway. Here's what a public walkway would accomplish

- the City would be in the front seat regarding the design,
- we would not have to revisit the wound caused by the closure and sale of Main Street,
- the number of skybridges would be solidly under the City's control.

Any skybridge needs to be fair to stakeholders outside of the City Creek Center. It can be "lacey," but more importantly it needs to be fair.

Cindy Cromer

Notes on Issues Only Discussion with the Planning Commission
City Creek Center 12/13/06

(Sometimes I was able to capture exactly what was said; sometimes not. I've tried to make it clear where I am quoting someone. Clarifications are in italics.)

Peggy (*chair*) indicated that the proposal was on the Commission's (*PC*) agenda to outline the process.

Joel Paterson (*staff*) summarized that the PC has yet to act on 3 requests:

the planned development,

the building heights including the height for the parking structure (*just requested*), and the skybridge.

The Landmarks Commission will consider the relocation of the ZCMI façade. Joel said that there may be additional petitions as designs are refined. At the last meeting, petitioners withdrew the petition regarding the ground level retail on Social Hall Avenue. Peggy asked how often the DRT is meeting.

Joel responded that the meetings are variable. The meetings with Transportation are regular.

Prescott inquired about the linkage between petitions: "Is there some interdependence?"

Joel: The petitions are separate but linked.

Prescott: Is the staff looking for direction from the PC? (Joel's response was "yes.")

Kathy: The letters (*included in the packet*) could be treated as public input.

Louis suggested getting a sense from the developers about where they are. He suggested that a piecemeal approach should be avoided.

3 developers presented (Allan, Grant, and ?)

Peggy reviewed the information from the City Council briefing last week indicating that the designs are 30% complete.

The developers responded that the 30% completion applied primarily to the retail portion. The residential and parking designs are still in progress. They anticipate that 100% of the retail will be complete in early March.

Peggy asked when elevations would be available.

Developers: *(There was information here that I didn't write down because I was distracted by the news about Nordstrom's design and timeline. I think the initial answer was "with the residential component.")* Nordstrom will produce its own plans. They will work backwards from opening day.

On 100 South frontage-future expansion site for a residential tower

Block 75 *(I clearly heard the developers mention Dillard's once and then never heard them say Dillard's again.)* will be presented when the tenant has agreed and brought forward plans.

State Street-replacement to the parking structure will be presented shortly

Main Street

Kathy asked about the Nordstrom streetscape.

Developers: They will lease the site and come forward with their own plan. The entry is determined. They will be the applicant for their store.

Peggy returned to the issue of the time line and asked, "How can we consider this project holistically?"

Developers: With respect to Nordstrom, their schedule will be determined by designing from the inside out. Macy's front will be the ZCMI façade. The third anchor has not been announced.

Prescott said that he assumed that requirements in the ordinance would be complied with (e.g., the percentage of glass).

Developers indicated that they could provide information sooner on mid-block heights.

Kathy asked about the availability of information on the ingress/egress from parking and the pedestrian amenities on ramps.

Developers responded that that information was easily to obtain. They asked what level of detail between 30 and 100% the PC would like to see.

Prescott: What are your recommendations on the 3 issues (*outlined by Joel earlier*)?

Developers: Somethings are very complex and we will submit it in bite size pieces. The prioritized items on the critical path: #1 adequate parking for ongoing use Social Hall has high priority as a result. The conditional use for the height on Social Hall to match the height of the adjacent structure. #2 retail services during reconstruction especially the food court. The Food court is at the base of the Beneficial Tower. Therefore, the demolition around the Tower is critical. #3 Approval of the pedestrian connector.

(*Here's exactly what I wrote down.*) Would like engage in design effort and take input from local architecture community during the City Council's consideration of amendment to master plan. Developers continued to say that the schematic design on the residential depends on the assumption of height. They would like to bring information to the PC asap. Allan (*developer*) indicated that they would like to be able to justify variances (*his word*) sooner rather than later. He said, "We think we know what you want to see but we'd like to hear it."

Bob Bliss and I made comments. Mine are available as an attachment. Bob's focused on mid-blocks heights and shadowing.

Prescott talked about the number of intersections we have with historic buildings and how granting mid-block height can relieve the development pressures on those buildings.

Peggy started to identify the issues the PC needed more information on:

- mid-block height (justify the housing trade, density concentration)

- shadow studies

- street elevations (not building elevations) including apertures related to big green arrows and weight (*or width?*)

- suggested materials would be great if possible

- Food Court: design drawings and links, circulation

Prescott interrupted and asked if the PC would be entitled to address the Food Court.

Developers: The Food Court will be partially in the former parking structure. It will be a permanent location. ...temporary and then expanded. It will have access off State Street.

Peggy indicated that it was therefore part of the conditional use.

- modeling of transit

Grant (*developer*) indicated that the traffic study was done as part of the ramps.

Peggy: Anything else?

Robert: modeling of the increase in traffic

Grant: We are reducing the amount of retail and office. Anchors require peak parking.

Robert: more information on parking ratios

Grant: understand the request

Kathy asked if the work had been done in conjunction with Transportation.

Louis (director) noted that the City has emphasized the concept of multiple uses for parking and of shared parking.

Kathy asked whether there would be a perception of increased traffic due to the decrease in lanes.

Frank suggested that the 3d model from the consultants would show that.

Peggy: The staff report would suggest how we might arrange topics until March. She asked about getting a handle on the department stores.

The developers estimated that the information on department stores would be a year or more from now.

Prescott: In summary, there is a reticence on the part of the PC to review the project piecemeal and the amended language for the master plan is pending.

(Source?) Could Social Hall Avenue height be separated from the PUD?

Developers: Yes, need to get underway now and need to demolish the old parking structure on Social Hall by the end of January.

Peggy: Is Harmons' area a separate PUD?

Developers: Harmons' now wants parking below the structure instead of across the street.

Joel: Petitioners could submit additional petition for the Social Hall portion.

Prescott made a comment about the burden of demonstration being on the developer.

Peggy indicated that a schedule would be available at the next PC meeting.

Paterson, Joel

From: Weeks, Russell
Sent: Wednesday, December 06, 2006 11:51 AM
To: Zunguze, Louis; Paterson, Joel; Wheelwright, Doug; 'peggy.mcdonough@gouldevans.com'
Cc: Gust-Jenson, Cindy; 'cindyc@vmh.com'; 'kirk@utahheritagefoundation.org'; Mumford, Gary; Saxton, Nancy; Richards, Sylvia; Simonsen, Soren
Subject: City Creek Center Issues and Items
Categories: Program/Policy

City Council staff has attached comments pertaining to Salt Lake City's process in its review of the City Creek Center proposal, and issues involved in the process and the project. The comments are from participants of a group organized by City Council Members Nancy Saxton and Søren Simonsen. The participants were encouraged to submit the comments before the City Council's extended briefing on Thursday.

Comments:

- The petitioner has made two major modifications to its request. The first was the reevaluation of the planned demolition of the First Security Bank Building. The second was the withdrawal of the petition to amend the Urban Design Element and the Walkable Communities ordinance regarding the retail space at ground level on Social Hall Avenue. The process could benefit from more of this kind of backing off by the petitioners.
- At the meeting on 11/29, the Planning Commission formulated criteria for evaluating amendments to the master plans regarding skybridges. The Commission had enough background from the petitioner and the Planning staff to recommend the criteria. The Commission clearly did not have data to address a specific skybridge. Even so, 2 members of the Commission seemed prepared to vote on the issue of the requested skybridge.
- At the meeting 11/29, the Commission also made recommendations regarding street closures. It is clear from the previous issues-only hearings that the ramps made possible by street closures will enhance pedestrian safety. It is not clear that the circulation of vehicular traffic will be adequate because the traffic impact study is not available. The closure on Social Hall Avenue is to extend a tunnel. Such an extension of a below grade pedestrian walkway appears less desirable based on the Urban Design Element (p. 87). The petitioners have failed to present data demonstrating that the existing tunnel and an above grade walkway could NOT work.
- The Planning Commission is spending a great deal of time reviewing the proposal, consistent with its importance in the redevelopment of Downtown.

Cindy Cromer

Transfer of Development Rights (TDR)

- TDRs have been in widespread use successfully in over 20 states since the late 1960s.
- TDR programs allow property owners to buy and sell development rights without actually

12/6/2006

exchanging any land.

- The basic concept is to compensate landowners who give up potential development rights in environmentally sensitive areas or preservation districts by directing development away from the sensitive areas and to more suitable places.
- Bonus density can also be provided in TDR programs for the following items:
 - a) restoration/rehabilitation of historic building;
 - b) inclusion of open space in private development;
 - c) donation of a conservation/preservation easement.
- Basic elements of a successful TDR program typically include:
 - a) A designated preservation zone (a sending area, zone, or property);
 - b) A designated growth area (a receiving area, zone, or property);
 - c) A pool of development rights that are legally severable from the land;
 - d) A procedure by which development rights are transferred from one property to another;
 - e) Recording of the development rights as a conservation easement.
- An example of where a TDR has been used in Salt Lake City was in the preservation of the former Continental Bank Building in its conversion to the Hotel Monaco. The development right was transferred to the adjacent parcel to the south allowing a taller building to be built on that property and the preservation of a landmark at 200 South and Main Street.
- Examples where successful TDR programs have been used include:

New York City

- a) City Council has final say on TDR
- b) Individual sites not in historic districts are allowed to sell to adjacent parcels
- c) The TDR is recorded as an easement that outlines the restoration requirements, which is then inspected by a local non-profit organization

Philadelphia

- a) Buildings qualify if they are classified as threatened by the Landmarks Commission.
- b) Requirement that sale proceeds from the TDR be spent on the building's maintenance.

c) TDR ratio is 4:1 floor area ratio

d) Transfer is not to adjacent parcels but to specifically identified target areas for new development.

San Francisco

a) TDR ratio is 1:1 in same zoning district; or 1.5-2:1 in special development districts

b) Includes a bonus transfer for building restoration

c) Prohibits demolition or significant alteration in the future – critical component of the program

Seattle

a) TDR is value of developable floor area plus bonuses

b) Development rights can be banked

c) Development occurs between sites designated by city as sending and receiving

d) Value negotiated between owners of sending and receiving properties

e) Banked value lasts forever until used

Costa Mesa, CA

Allows TDR as benefit of being listed on the local landmarks register

Atlanta, GA

Allows transfer in close proximity of lots by City Council action

Conclusion: How a Transfer of Development Rights can work at City Creek Center.

- A Transfer of Development Rights is not difficult to accomplish to protect a sensitive property and has been accomplished before in Salt Lake City.
- There should not be an exception needed to allow taller mid-block heights for buildings at all for City Creek Center; instead, the historic preservation and open space should be added together in TDRs and bonuses.
- By using a TDR, even in its simplest form, accrued development rights for a commitment to historic preservation can be transferred on the same block to other buildings that are to be constructed as part of the new development.
- If the city desires, the formation of full TDR program can formalize the method of

qualification, requirements, bonuses, and valuation of these rights.

Kirk Huffaker, deputy director, Utah Heritage Foundation

12/6/2006

Marelynn Zipser 12.5.06

From: Marelynn Zipser [ezipser@earthlink.net]

Sent: Tuesday, December 05, 2006 6:23 AM

To: Paterson, Joel

Subject: Underground shopping mall?

Good Morning,

If the stores were below ground (and connected under Main Street), there would be no need for skybridge. The parking could be above ground.

"Underground SLC" could become a world-class destination.

Marelynn Zipser

From: Paterson, Joel
Sent: Tuesday, December 05, 2006 1:51 PM
To: 'chedda23@yahoo.com'
Cc: Mayor; Coffey, Cheri; Wheelwright, Doug; Chapman, Stevie
Subject: RE: research paper on city creek development

Categories: Program/Policy
Attachments: DT and Urban Design Plans.pdf
Ali,

Page 30 of the Downtown Master Plan discusses the skybridge issue under the heading "View Corridors". Skybridges are discussed in more detail in the Urban Design Element on pages 20 through 23 under the heading "View Corridors and Vistas". I have attached copies of the noted pages. If you have any questions, please contact me using the information listed below.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

From: Mayor
Sent: Monday, December 04, 2006 10:24 AM
To: Paterson, Joel
Subject: FW: research paper on city creek development
Importance: High

Hi Joel,
Would you please respond to the constituent and cc your response to me at mayor@slcgov.com?

Thanks ☺

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone
801.535.6331 | Fax
stevie.chapman@slcgov.com

"Dance like nobody's watching; love like you've never been hurt. Sing like nobody's listening; live like it's heaven on earth." - Mark Twain

From: Ali Leaver [mailto:chedda23@yahoo.com]
Sent: Sunday, December 03, 2006 5:09 PM
To: Mayor
Subject: research paper on city creek development

Hello,
Recently in a newspaper article, Mayor Anderson was quoted as saying that the skybridge at the city creek center could be violating the terms of the 1995 Downtown Master Plan. I am doing a research paper on the city creek center and was wondering if you knew exactly what section of the Master Plan that was located in? If you could please get back to me as soon as possible, that would be wonderful, because time is a very pressing issue right now. Thank you so much.

-Ali Leaver
chedda23@yahoo.com

Everyone is raving about the all-new Yahoo! Mail beta.

Mike Stinson 12.4.06

From: mike stinson [mds429564@yahoo.com]

Sent: Monday, December 04, 2006 3:37 PM

To: Paterson, Joel

Subject: City Creek inputs

Hello Joel,

i found your name as a possible source for comments regarding City Creek. I more focused and have inputs on the Creek itself than the sky bridge. I live and walk the Avenues most days that I am home and really enjoy City Creek and the paths. As a fly fisherman/conservationist I am also looking at the creek as a valuable resource for the native cutthroat trout. It is always a pleasure to see a trout "rising" in one of the ponds or in the slack water behind a boulder. If the city could open up the creek and NOT cut off water to the lower part in the winter months it would extend the cutthroats habitat and would be quite a coup to have native trout in the downtown of a major "earth-friendly" city. I think an interpretive center sponsored by one of the fly shops or Trout unlimited would be a good partnership. As it is right now the city shuts off the water to the lower part of the park/creek and the native "protected" trout are trapped downstream with no water and no way to escape up stream because of the concrete falls.

Earlier in Nov I rescued about 15 trout ranging in size from 10" to 2" in the lower streams and carried them back upstream in buckets. With a little planning the city could celebrate the trout in the center of our city instead of killing them. And as a possible stopgap perhaps you or someone could publish the water shut off dates and a local Boy Scout troop or fishing group could do this annual rescue until a more trout friendly water policy is developed. And by the way I could not rescue the trout in the lowest pond as there was still too much water to corral the fish and I am hoping that tomorrow they will still be alive.

AND on my comments on a sky bridge..... I am for a sky bridge for Main street and also for North Temple. I have seen too many pedestrians darting through traffic and backing up the cars. And I think the pedestrian and vehicle traffic will both be increasing. And a fence in the median on Main street between North Temple and South Temple will force the jaywalkers from standing on a 12" median in traffic and to use the crosswalks.

On a final note. Is there any way to coordinate the traffic lights on North Temple?

I drive to the airport for my job (Delta pilot) and they all seem to be completely random. I have made every light but I have also had to stop at every single light. The cost of easing traffic and idling with exhaust might be a good incentive to coordinating the lights.

Thanks for taking my thoughts. If you have any questions I can be reached by email at mds429564@yahoo.com or by phone at 801-596-2334.

Cheers

Mike Stinson

787 3rd Ave
SLC UT 84103

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Salt Lake City Planning Commission Meeting
November 29, 2006

City Creek Center Comments

The AIA has a long tradition of involvement in Salt Lake City's downtown development from the Second Century Plan in 1962, the 1988 R/UDAT, Envision Utah, and now Downtown Rising.

First of all, thank you to the Planning Commission and city staff for allowing the requests related to the City Creek Center to be considered over several Planning Commission meetings so that additional information could be gathered and to hear more comment from the public. This gave our organization time to hear from our members and collect our thoughts as to what would be most important to convey to you. To that end, AIA Utah hosted a general meeting of interested architects in the community to see a presentation by the Church architect, and to deliberate the issues that are being considered here tonight.

You have specific items to decide upon. I will address a few of those within the following observations about the City Creek plan:

Connections with the rest of downtown.

We believe that PRI wants to be a good neighbor to the rest of the downtown with this development. The graphic that best illustrates that intention is the one that shows the bold, green arrows going north and south at mid-block as well as east-west across the two blocks. We commend this acknowledgment of the importance to Salt Lake City of opening those blocks so people can do what they like to do – take shortcuts through safe, attractive areas to get to where they're going. This strengthens the downtown overall.

But when you look at the subsequent images of the plan, this intention to connect to the rest of the city is much weaker in comparison with the internal connections east to west across the two blocks and to the north to Temple Square and the Church Office Building blocks. It looks like a shallow "U" rather than a grid-like diagram of pedestrian flow between city blocks. This east-west pathway mid-block is made most attractive to the pedestrian as a "necklace" of open space, plazas, gardens, and water features at the ground level, and the skywalk at the second level. In short, it seems that the intention to support the rest of the city is trumped by another goal: that of capturing and keeping as many people as possible, including Temple Square visitors, to eat, shop, and linger within the borders of the City Creek Center.



shopping developments. We believe the skywalk, as the shortest route between two points, would quickly become the preferred route across, leaving Main Street to those who come and go via TRAX and not to thousands of others who have arrived at City Creek Center by car.

Based on the current design of the City Creek Center and because of the long precedent of disallowing skywalks across Main Street because of their potential for reducing pedestrian activity on the street, our gathered AIA constituents tended to discourage the approval of this exception to the Master Plan.

Should, ultimately, the City approve a change in the master plan to allow the skywalk then we strongly recommend the following conditions be put in place:

"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. 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:

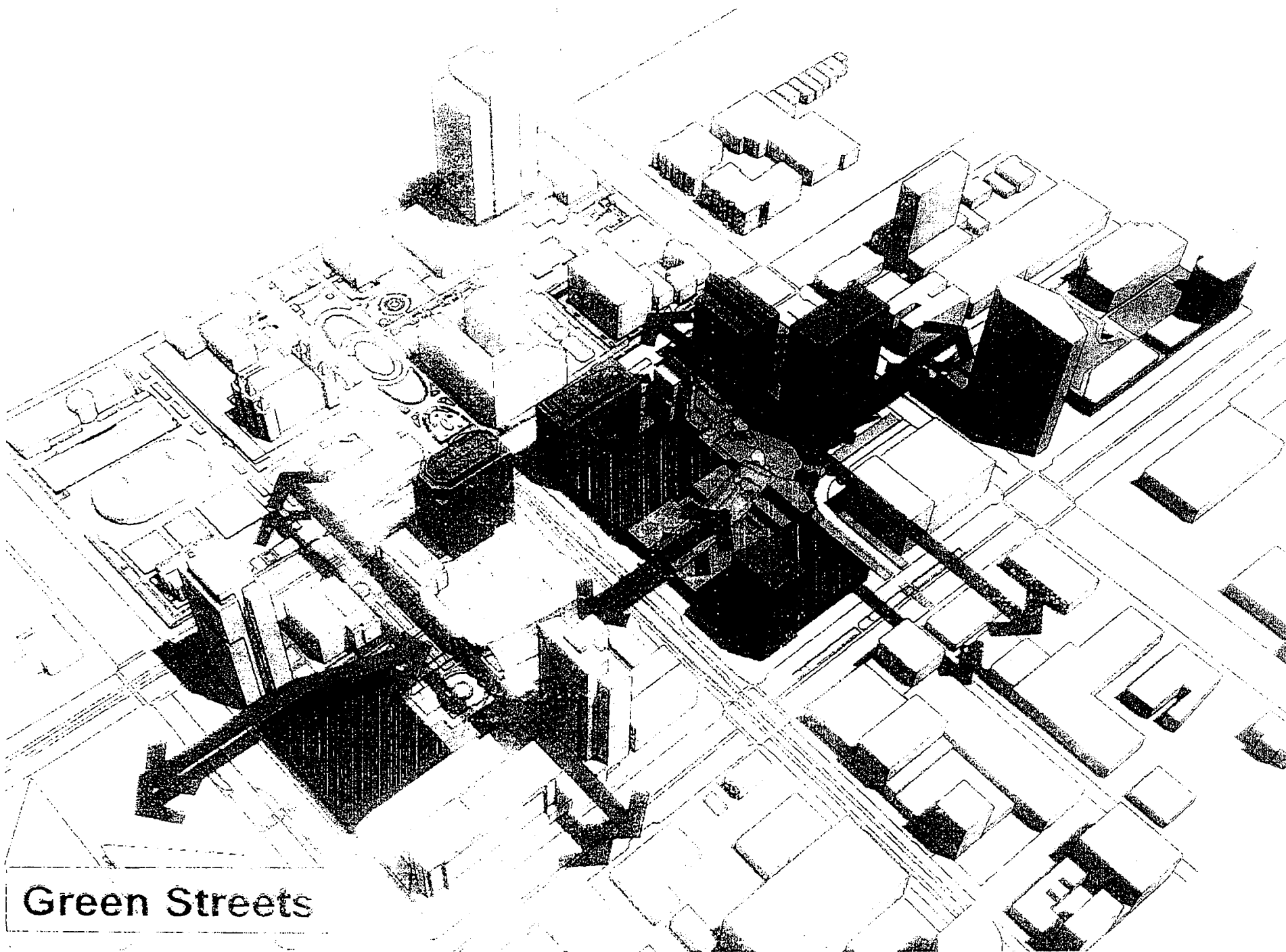
1. a. There have been exemplary urban design considerations incorporated into the major development such that the skywalk will not detract from pedestrian and commercial activity at the City street level.

b. The design of the skywalk would enhance the public's experience of the city in a significant view corridor.

c. All other options for creating the successful movement of pedestrians between both sides of the street have been explored and/or incorporated into the development such that a skywalk would be a convenient enhancement.

2. The City shall have significant design input and/or control of the final design of the skywalk and will invite significant public involvement in reaching a final design solution."

We believe that if a skywalk is allowed, that it rise to a higher design level than merely clearing the TRAX lines on Main Street. It should be so well designed that it becomes a public icon, one that the city would be proud to see on a postcard. We encourage a design that invites the sights, sounds, and climate of the street via creatively sheltered but otherwise part of the "street" environment – not the "mall" environment.



Green Streets

Submitted: 11/29/06

Before the Salt Lake City Planning Commission
Petition Nos. 400-06-37 and 400-06-38
Proposed Findings and Recommendation submitted by Property Reserve, Inc.
November 29, 2006

1. The proposed amendment submitted to the Planning Commission by petitioner Property Reserve, Inc. on November 29, 2006, should be adopted as an amendment to the Downtown Master Plan (1995) and the Urban Design Element (1990).

2. All alternatives, other than the proposed skybridge, for creating a successful link between the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 have been evaluated and conclusively found not to be feasible or effective.

3. Subject to the Planning Commission's review and approval of specific designs to be submitted by the petitioner, the design of the skywalk may not substantially impair or impact the Main Street view corridor.

4. The skywalk proposed by petitioner linking the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 will not detract from pedestrian and commercial activity at the street level.

5. The subsurface partial street closure on Social Hall Avenue requested by petitioner should be granted because:

- (a) The proposed partial street closure will not deny access to adjacent properties, but will enhance such access;
- (b) The closed subsurface property may be sold for fair market value;
- (c) Public policy reasons justify the partial street closure; and
- (d) The public policy reasons for the partial street closure outweigh alternatives.

Based on the foregoing findings, the Planning Commission:

- (a) recommends that petitioner's proposed text amendment be adopted;
- (b) subject to review and approval of the skybridge design, concludes that the proposed skybridge at the City Creek Center Project complies with the requirements of the proposed text amendment; and
- (c) declares that the portions of Social Hall Avenue proposed for closure are surplus and the partial closure should be approved.

November 29, 2006

Dear Planning Commissioners,

The following pages contain the text of an e-mail and a survey that was created by the Avenue's Housing Committee in an effort to help answer the question, "why so little public input on such a significant project." The survey was sent to a group of approximately 70 community representatives that in the past have been very involved with planning and zoning issues in Salt Lake City.

It was my intent to present you with a detailed review of the survey's findings. However, and perhaps fortuitously, on Tuesday evening my computer suffered a significant hardware failure and the final version of my presentation is temporarily entombed on my hard drive. As soon as possible, I would be happy to provide you with a complete set of results and analysis.

Until that time, I do think that several findings from the survey could prove useful to everyone involved in this discussion. I look forward to sharing those findings with you at this evening's Planning Commission meeting.

Sincerely,

Shane Carlson
Greater Avenue's Community Council
Housing Compatibility Committee, Chairperson
801-596-3939

Survey

1. Are you aware, at any level, of the proposed City Creek Center development?
2. Have you made a statement to the Planning Commission (in writing, through the Planning Office, or in person at a PC hearing) concerning any aspect of the City Creek Center proposal?
3. If not, please pick the three most important reasons you have for not making a statement, rating them from most important (#1) to third most important (#3) from the following list:
 - a) I wasn't aware the planning commission desired public input on this project.
 - b) I didn't feel I had enough information to make an informed comment.
 - c) I haven't known how or when to make a comment.
 - d) What happens with downtown development really doesn't interest me.
 - e) I'm just happy to see the investment in those blocks and that's the most important thing to me.
 - f) I'm happy to see the investment in those blocks and I'm afraid that public opposition to any aspect of the project will threaten much needed development.
 - g) The development is on private property and the developer should be able to do what they want.
 - h) I trust Property Reserve Inc. (the LDS church owned developer responsible for the business and residential development on this project) to propose and build something that is appropriate.
 - i) I trust Taubman Co. (the international commercial/retail developer) to propose and build something that is appropriate.
 - j) I don't feel that commenting would make a difference. The city is going to give the developers everything they ask for.
 - k) The Planning Commission process of taking comments on a limited subset of the possible issues at any one meeting is too complicated, time consuming and/or drawn out.
4. Are there any significant reasons for not commenting that were let off of the list in question three?

Thank you very much for your time.

Roadmap to Planning Commission Options for the City Creek Center Petitions

Petition 400-06-37

PC needs to determine what amendment language and recommendation they want to forward to the City Council.

Petition 400-06-38

The PC essentially has three options for Pet. 400-06-38 item A, sale of air-rights to allow construction of a skywalk based on existence of compelling public interest:

1. Defer decision on item 2A (the proposed skywalk and accompanying air-rights) until the amended Master Plan language is finalized by Council. This option would require the skywalk portion of this petition to be re-evaluated by the PC for findings after Council action determines final language.
2. Decline to make findings on item 2A regarding the proposed skywalk based on insufficient information. This option would require the skywalk portion of this petition be re-evaluated by the PC for findings after additional data is obtained.
3. Specify whether or not petitioner has conceptually met each finding of proposed Master Plan amendment language (from Pet. 400-06-37) regarding the skywalk. This option would enable the petition to move forward, and the PC would evaluate a petition specifying proposed sky bridge design and impacts on Main Street pedestrian activity once it is filed.

Should the PC utilize Option 1 or 2, item A of Pet. 400-06-38 cannot be acted on tonight; without the potential for a sky bridge, no discussion of air-rights can logically move forward. Only if the Commission opts to forward Master Plan language with findings would action on this item be reasonable. Therefore, if the PC determines not to make specific findings related to proposed amendment language, item A of Pet. 400-06-38 will need to be re-evaluated during future meetings. Items B-E could be moved on separately tonight.

Here are the issues presently being considered by the Planning Commission:

Property Reserve Inc. and the Taubman Company requesting approval for certain design elements for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The requests to be considered by the Planning Commission include:

1. **Petition 400-06-37**— Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a sky bridge; and to consider whether a compelling public interest exists to allow the construction of a sky bridge connecting Blocks 75 and 76 (Staff— Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
2. **Petition 400-06-38**— A request for the following partial street closures on:
 - a. Main Street between South Temple and 100 South to allow the sale of air-rights over a portion of Main Street for the construction of a sky bridge;
 - b. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
 - c. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
 - d. 100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and
 - e. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp. (Staff — Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

More information is available from the Planning Office at:
<http://www.slcgov.com/CED/planning/pages/CityCreekCenter.htm>

And comments can be submitted directly online at:
http://www.slcgov.com/ced/planningcomm_comments.aspx

Comments can also be submitted to the Planning Commission c/o Senior Planner, Joel Paterson at 535-6141 or joel.paterson@slcgov.com.

Or
Planning & Zoning Enforcement
Attn: Joel Paterson
451 South State Street, Room 406
Salt Lake City UT 84111

As of this mailing, to the best of our knowledge comments submitted to the developers (Taubman Co. and PRI Inc.) via their web-page (www.downtownrising.com) have not been made public nor have they been made available to the Planning Office or the Planning Commission.

Again, thank you for taking the time to get involved.

Regards,

Shane Carlson
Greater Avenues Community Council
Housing Compatibility Committee, Chairperson
596-3939

The Housing Compatibility Committee section of the Greater Avenues Community Council's web-page can be found at <http://www.slc-avenues.org/housing.htm>.

To be removed from the Avenues HCC e-mail list, send a message to AvenuesHCC@Comcast.net with "remove from e-mail list" as the subject.

From: City Council Office
To: Salt Lake City Planning Commission

Re: Forwarding of citizen suggestions regarding City Creek Center Development

On November 21, two City Council Members met on an informal basis with a number of citizens, representing a variety of organizations that have an interest in how the City Creek Center Development takes shape. The Council Members would like to express their appreciation for the willingness of the Planning Commission to take additional time to consider these issues, as this development will have a lasting impact on the development of the downtown. Some of these citizens will be at the Planning Commission meeting on Wednesday, November 28th, to bring up these issues in person.

The following bullet points summarize major issues raised by the citizens attending this informal meeting:

- Members of the group expressed concerns about allowing exceptions for exceeding of the maximum mid-block height. Those members wish to clarify when the issue of the mid-block height exceptions will be addressed (or if it is in the process of being resolved). If and when it is addressed, the group expressed that they would like to see the developer pursue the idea of transferal of developer rights (air rights), to protect historic corner buildings while at the same time preserving height development potential mid-block;
- The group suggested alternative master-plan language for the skybridge (see proposed language below). This group of citizens felt that neither PRI's suggested language nor the Administration's language is sufficient to protect the City from a possible proliferation of sky-bridges, and that the language also did not give enough protection that the one on Main Street, if constructed, would be a community asset;
- The group voiced strong concerns about the North/South mid-block connections with Regent and Richards Streets - particularly the alignment of Regent Street. Even though diagrams show these as strong connections, retail patterns suggest that the connections to the South will be weak. This is concerning in terms of the lasting impact the development will have on the blocks to the South.
 - The group suggested moving the u-shaped street connecting State Street and 100 South (north of the existing Regent Street) to the West, to allow it to line up with the existing Regent Street.
 - The group also suggested that if the street were located slightly further to the West, the space "left over" on the East between the street at the Qwest/ ATT building, could be used for smaller retail. The group feels

that this would be a better use of space, and would protect against that street becoming a "dead street."

- The group voiced concern that the design of the bridge is crucial, and that the City should be involved in ensuring that it is a community asset. Also, the design should incorporate connections that the bridge will have with Main Street (for example, escalators vs. elevators or both).
- The group voiced concern about Nordstrom's interface with West Temple.
 - Specifically - If the entrance is on an upper level, the group suggested a "grand staircase/escalator" idea - with room for smaller retail on the ground level facing West Temple.
 - This would increase the permeability of the West Temple façade of the project.
- The group voiced concern about the widened mid-street parking ramps, and the impact that these widened ramps will have on interrupting the pedestrian experience crossing 100 South, West Temple, and South Temple. If considered, the group would like the City to address mitigations to enhance the pedestrian experience despite the parking ramps, such as enhanced pedestrian crosswalks.

The following is the group's proposed master plan language regarding the skybridge issue (changes suggested by the Planning Division are **boldfaced and underlined**, changes suggested by the group are *underlined, boldfaced, and italicized*).

"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. **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:**

- a. All other alternatives for creating a successful link between major development on both sides of a street have been evaluated and conclusively found not to be feasible or effective**
- b. The design of the skywalk is such that it would not negatively impair or impact a view corridor; and**
- c. There have been exemplary urban design considerations incorporated into both the major development and the skywalk, so that the skywalk will not detract from pedestrian and commercial activity at the City street level**

The City shall have significant design input and/or control of the final design of the skywalk, and will invite significant public involvement in reaching the final design solution.

From: LeavesOfGrass4@aol.com [mailto:LeavesOfGrass4@aol.com]

Sent: Tuesday, November 28, 2006 7:42 AM

To: Mayor

Subject: (no subject)

I've been following the City Creek Development plans, I'd like to encourage you to continue your opposition to the sky bridge. It will keep people off the street. It will close in the street. Taubman Development uses threats to bully their way into getting what they want. I've listened to the City Council meetings on Channel 17 and have heard Taubman say they won't participate if they don't get their way. After spending 30 years in business their words are standard. No one is going to pull out of a multi billion dollar development. It's just business as usual for these guys. We love you Rocky. Keep up the good fight.

Eric Johnson Family

Avenues

Salt Lake City, Utah

November 28, 2006

Peggy McDonough, Chair
Salt Lake City Planning Commission
451 S State Street Room 406
Salt Lake City, Utah 84111

Dear Peggy:

I am writing today to express my strong support for the City Creek Center project planned for the blocks bordering Main Street and South Temple in Salt Lake City. This project is of significant importance to us at Zions Bank as it will surround and border our downtown properties.

As you are aware, Zions Bank is making a major investment in renovating and upgrading our headquarters building at One South Main. In addition, we just completed a major renovation of our historic First South Branch building, and are currently working on repairing and renovating the water clock tower in front of that building. Because of our recent investment, and our long-standing interest in downtown Salt Lake City, we are very eager to see the City Creek Center project move forward expeditiously.

Our commitment to move forward with our recent projects was made, in part, based on the understanding that the City Creek Center project would be moving forward. In my view, the Center will complement our investments, and will be a major statement about our capital city.

I have had the opportunity to personally review the plans for City Creek Center. I am extremely excited about the project and appreciate how it will raise up City Creek and have it run through the project. I admire how the project will incorporate walk-ways, green space, water features, and open space. And the presence of a mix of residential, commercial, and retail space will bring a vibrancy and economic stability to the project. I also support the plans for subsurface parking, which will not only provide sufficient parking for the tenants and users of the Center, but also will eliminate the unsightliness of above-ground parking structures.

I know there has been some controversy surrounding the inclusion of a pedestrian bridge over Main Street as part of the project. I want to express my support for this walkway. In my conversations with Blake Nordstrom, he sees this bridge as critical to the project from a retail point of view, as it will tie the blocks together and contribute greatly to the success of the Center. I do not agree with those who fear the bridge will take pedestrians off the street to the detriment of local retail businesses. Zions Bank has major retail branch operations on the corner of First

South and Main Street, as well as and Main Street and South Temple. Of all business on these two blocks, we should be worried about the impact of this bridge, and we have no concerns.

As we have researched pedestrian bridges, our view is that we expect the bridge to actually increase traffic, not decrease it. The walkway will make it easier to move from one block to the other and conduct business at retail establishments on both blocks. From my own personal experience, when the food court at Crossroads was up and running, we had employees walk underground through the parking structure at our building and up to the Gateway West Building, and then move to the food court. They would not have patronized the Crossroads food court if they had not been able to get to it without crossing Main Street.

At the same time, I do not believe the bridge will block the view corridor. I believe the bridge will enhance the view of the Church plaza, and that tourists will flock to the bridge to take pictures of the plaza and of Main Street looking south.

As an organization that has had a significant presence on Main Street for over 130 years, and with major recent investments on Main Street, we strongly support the City Creek Center plaza, including its pedestrian bridge. We also support the subsurface rights related to the parking that will enable the Center to develop approximately 5,200 parking stalls without having to break ground and take away from the green spaces, the water features, the open areas, and the walkways.

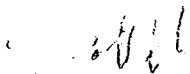
I should add that I am a resident of the Avenues, and I also support the project as a private citizen. My family's personal focus is on the downtown area – this is where we shop, this is where we eat, this is where we go for entertainment. The design of the Center, with its green spaces and water features, will be a beautiful enhancement to the area, one that as users will make our sojourns to downtown much more enjoyable.

As a "local" citizen, worker, and resident in the downtown area, I look forward to having underground parking, to having above ground creeks and water features and greenery, and to having a bridge linking both blocks together. It certainly will not detract from the ambiance of Main Street, nor block the north or south views of our city.

I encourage and urge the Planning Commission to support the City Creek Center project and the pedestrian bridge, subsurface rights related to parking, and the other features of the project.

If it would be helpful, I would be happy to meet with the Commission to answer any questions and personally express my support of this project.

Sincerely,



A. Scott Anderson



Questar Corporation

180 East 100 South
PO Box 45433
Salt Lake City, UT 84145-0433
Tel 801 324 5188 • Fax 801 324 5483
Keith.Rattie@Questar.com

Keith O. Rattie
Chairman, President &
Chief Executive Officer

November 28, 2006

Ms. Peggy McDonough
Planning Commission Chairperson
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear Peggy:

I'm writing this letter to convey Questar Corporation's strong support for the City Creek Center Project.

Questar Corporation, as you may know, is the second-largest public company headquartered in Utah, and the largest Utah-based NYSE-listed company. We operate in 11 states, but we choose to keep our headquarters in Salt Lake City despite growing commercial reasons to relocate. Our decision to remain here is based in part on our expectation that our capital city will remain a vibrant place suitable for a business that is becoming more national in scope.

As the current Chair of the Salt Lake Chamber Board of Governors I had the privilege to attend the unveiling of the City Creek Center Project at a recent City Council meeting. I am truly impressed by the LDS Church's plan and commitment to the revitalization of our capital city.

Clearly, a project of this scope will have adverse impacts in the short term. We will work with the other businesses that comprise the Salt Lake Chamber to minimize those impacts where practical.

Peggy, the City Creek Center project will transform Salt Lake City into one of the truly great places to live, work, raise a family and grow a business. As one of Utah's oldest and largest businesses, we urge the Planning Commission to support this project with a spirit of partnership.

Let's make it happen.

Sincerely,

cc: Salt Lake City Council

Paterson, Joel

From: Hansen, Tami
Sent: Tuesday, November 21, 2006 4:47 PM
To: Paterson, Joel
Subject: FW: City Creek Center
Categories: Program/Policy
Attachments: CityCreekCenterThoughts.wpd

Tami Hansen

From: Peggy McDonough [mailto:Peggy.McDonough@GouldEvans.com]
Sent: Tuesday, November 21, 2006 4:46 PM
To: Hansen, Tami
Subject: FW: City Creek Center

Tami,

Will you please make sure Joel Paterson gets this for the City Creek packet for the 29th of November?

Thanks!

Peggy

From: Tony Weller [mailto:tony@samwellers.com]
Sent: Tuesday, November 21, 2006 4:41 PM
To: Peggy McDonough
Subject: City Creek Center

Here you go, Peggy. I sent it to the Downtown Rising web site as well.

Pasted below and attached.

Thanks,

Tony

Dear Downtown Leaders:

I am pleased with nearly all of what i have heard about the City Creek Center and look forward to its completion eagerly. Below i have listed a few concerns i have:

Please ensure that construction is performed in a manner that prevents street closures and keeps TRAX

11/21/2006

running. I'd like to survive the construction to enjoy the final project. Don't permit urgent please from developers to cause deviation from the principle of preserving what is already here and working.

The design is a bit too inward. The nicest elements are internal and mostly shielded from surrounding properties by the proposed buildings.

I like that the stream will be brought up and urge you to design it as naturally as possible. Please minimize concrete and throw away rulers. Let it appear natural. Where natural water isn't available, please consider xeriscaping. This is a great opportunity to set a nice example for what is an increasingly water challenged community.

The skybridge seems to be a way to keep pedestrians in this development and away from surrounding areas. It contradicts the expressed idea that this development is designed to anchor the whole neighborhood. Please reject the skybridge. It is not "impossible" for this to work without the bridge

Thank you for getting Harmon's as the grocery store. Please consider the merits of local businesses and the principles behind local economies. As well as you are able, strive to give priority to locally owned companies. They are far better for the economy. Better than three times as much of what is spent in local businesses stays in the local economy, as compared to what remains when one shops at non-local businesses.

Please let the parking be inexpensive and make certain that the property owners do not limit access to parking validations the way it happened on block 57. There was a time when all citizens, businesses and parking lots used one validation. It worked really well. Malls were the first to opt out and to a large degree, mall owners are responsible for the loss of that effective system.

Don't strike any agreements anent leases with Gateway. That Gateway owners are even willing to express their fear that the City Creek Center might take a few of their retailers is hypocritical since that is exactly what they said they wouldn't do, but did, to Main Street. I call the money Gateway received corporate welfare but in the news they have spun it as though they're some subsidized charity deserving protection. What crap. At least the Church and Taubman are using their own money.

Last, though it goes against the grain of status quo beliefs about property but if this development drives up the cost of adjacent properties, it will damage many businesses. This is a difficult issue but it is property inflation that wrecks neighborhoods and eventually we will need to figure out how to address it if we ever hope to put an end to the demise and redevelopment of urban centers. This suggests new funding mechanisms for the municipalities that are all too prone to view property inflation as a good thing. Can't we tax out of state owners to induce more local property ownership? When will we decide to tax or fine those whose practices lead to blight? Maybe a special tax credit could be devised for owner occupancy.

Thanks for taking the time to consider these views.

Yours sincerely,

Tony Weller

11/21/2006

Paterson, Joel

From: altapac@aol.com
Sent: Tuesday, November 21, 2006 10:00 AM
To: Paterson, Joel
Subject: Sky Bridge

Joel,

I understand you want public comments on the City Creek development. I have discussed the sky bridge issue a little with Eric Jergensen. My first opinion was it wasn't a good idea because of the view corridor issue. But I was down at Gateway and saw how they dealt with the two level mall (?) with bridges and escalators and I think it works pretty well. I think if it were an open not enclosed sky bridge it would have less of an impact. I also think it would be better to be at an angle to the street, not perpendicular, would give it some interest. This all has a lot to do with whether the development is enclosed or not and I'm not sure they know that. They have made a presentation at the GACC in November and it was very well received. The issues seemed to be taking down the old buildings. I think people like the investment the church is making and want this to be attractive and succeed.

Phil Carroll
328-1050 ex 4

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11/21/2006

DATE: November 20, 2006

FILE CODE: 0-1-5

TO: Timothy P. Harpst, P.E., PTOE
Transportation Director
Salt Lake City Transportation Division
349 South 200 East, Suite 450 Salt Lake City, Utah 84111
email: tim.harpst@slcgov.com

CC: Joel Paterson, AICP, Planning Programs Supervisor
Salt Lake City Planning Division
email: joel.paterson@slcgov.com

Mick Crandall, UTA Planning
Ralph Jackson, UTA Major Program Development
Jim Webb, UTA Civil Engineering
Todd Provost, UTA Systems Engineering
Ron Benson, UTA Rail Services
Jeff Lamora, UTA Rail Services
Jordan White, Asst Corporate Counsel
Document Control

FROM: E. Gregory Thorpe, P.E.
Manager, Light Rail Engineering and Construction

SUBJECT: Salt Lake City Planning Commission Request
City Creek Mall Project relationship with TRAX line on Main Street

The following information is being provided at your request for input to a package being assembled to outline the approvals necessary for the Church's City Creek Mall project in relation to the impacts that the proposed project may have on UTA's TRAX line on Main Street. Your questions and our responses that you requested information on through Mick Crandall are as follows:

1. How much vertical clearance would be necessary between the proposed 2nd or 3rd level walkway between South Temple and 1st South on Main Street.

UTA Response: Our design criteria requires a vertical clearance above our overhead contact system (OCS) wire to the bottom of nearest girder or element of the overhead walkway to be a minimum of 5 feet or more. In this area on Main Street we have a single OCS trolley wire system which is generally 18 feet above the top of rail. Therefore the clearance in this stretch of downtown should be a minimum of 23 feet above top of rail; however the exact dimensions will need to be verified by field measurements. We also require a minimum horizontal clearance of 10 feet from any OCS wire. Coordination, approvals and safety precautions will need to be planned for during the design and exercised during construction for any work near to or

overhead of UTA's existing TRAX line. This coordination and approval will require detailed specifications, drawings, and details to be worked out with both our engineering and rail services groups. Any field investigations, design surveys or construction within or around the trackway envelope will be required to include, but not be limited to, having safety trained watchmen (in contact with UTA's Train Control Center) present anytime designers, surveyors, or workers are in close proximity of the track. This will include any work within or overhead of the trackway; or that could result in the possibility of debris blowing or falling into the trackway, possible interruption of trains or work as trains pass, and limitations of the allowed work time window to reduce safety concerns. The work time window could be limited to when the TRAX trains are not running and when the power to the system can be shut off. Costs for UTA's assistance with these activities will need to be coordinated with UTA and reimbursed as appropriate by the applicant seeking approval. Also, liability issues will need to be addressed and insurance provided for any work activities around our existing TRAX line.

2. Any concerns about moving the mid-block crosswalk in the same area.

UTA Response: We have concerns with shifting the crosswalk as it affects our train signaling system, train movements, and lengths of trains consists that can run now or in the future. Any movement will require coordination with our engineering and operations departments and payment of any costs for adjustment by the Mall developers or others. Shortening of the platform length is not an option as our current 4 car train consists barely fit on the existing platform. We suggest that UTA, the City, and Mall developers meet on site specifically about this issue to understand potential proposals.

3. Any air rights over Main Street that UTA thinks may exist.

UTA Response: The Public Way Use Agreement entered into between the City and UTA granted certain rights and privileges to UTA upon City streets and other property that UTA required and occupied for the construction, maintenance and operation of the TRAX system. UTA was authorized to use, on a non-exclusive basis, such portion of the City Property, including surface, subsurface and air space property, as necessary to accommodate the construction, operation and maintenance of the system. This agreement should be consulted for all terms, condition, limitations and restrictions therein.

4. The consequences to the rail line of any settlement or ground movement.

UTA Response: The TRAX system has a zero tolerance for ground settlement or movement. Any changes in track alignment or position cause a severe problem with our wheel/rail interface and could lead to derailments or excessive wear, noise and vibration. The trackway is embedded in concrete so correcting for any settlement or ground movement is very difficult and expensive. Also, liability issues will need to be addressed and insurance provided for any tunneling activities under our existing TRAX line.

Paterson, Joel

From: Art&Jaynie Brown [artandjayniebrown@gmail.com]
Sent: Monday, November 20, 2006 12:59 PM
To: Paterson, Joel
Subject: sky bridge

Dear Joel,

We are highly in favor of a sky bridge to connect the two malls, and feel it would be in everyone's best interest. We must keep downtown alive, and after listening to presentations at my Avenues Community Council feel that is a necessary element. I'm not worried about blocking the view. It is to be quite transparent, and I've lived here 20 years and never even thought of standing on Main Street and spending time gazing at Ensign Peak. So I urge you to vote to allow its construction. And I have no vested interest in the building of the sky mall -- just a concerned citizen who has seen other downtown cities deteriorate. Thanks, Jaynie Brown

11/20/2006

From: Shane Carlson [mailto:ComeBackShane@Comcast.net]

Sent: Sunday, November 19, 2006 2:01 AM

To: Beth Bowman; dmigib@xmission.com; Karen Williams McCreary; 'Jon Dewey'; Theresa Lowe; Alex Steckel; Bill Petrick; Bob Greely; Bob Lewis; Cevan LeSieur; David Richardson; Earl Miller; Jill Van Langeveld; Jim Jenkin; Judy Dencker; Kat Kivett; Kelly Q. Stevens; Kim Pilger; Kirk Huffaker; Lester Aoki; Lon Richardson; Marc Wintriss; Margaret Miller; Peter Von Sivers; Polly Hart; Scott Williams MD; Shane Carlson; Sonya Richins; Steve Mecham; Sydney Fannesbeck; Wynn Johnson; Aileen Olsen; AltaPac; Brooke Adams; Dave and Leigh Ann Jonsson; Denton Taylor; Francisca Blanc; Jaynie Brown; John Sittner; Judith Locke; Matthew Burnett; Michael Hughes; Richard Smiley; Shane; Thella Mae Christensen; Trish Orlando; Walter Jones; Wayne Green; Susan Stephenson; Andrea & Ben Phillips; Anne & John Milliken; Don Gruenewald; Donna & George Peters; Erica & Ben Dahl; Ethan Fisher; Gale Dick; Joan Coles; John & Lee Diamond; John & Lori McCoy; Karen Knudsen; Kathy Harvey; Katy Andrews; Kelly Fisher; Kevin & Alysse Morton; Krista Anderson; Margie Chan; Mary Lou Willbrand; Michelle & John McFarland; Nayra Atiya; Patty Hoagland; Phil & Janet Barnette; Preston Naylor; Ray & Janet Gardiner; Rick Rieke; Scott Lamb; Shannon & Brian Whisenant; Susan R Fisher; Ann Robinson; Dave Richards; Eric Jergensen; Joel Paterson; Maria Garcia; Michael Mahaffey; Mike Evertsen; Rob White; Sandi Secrest Hatch

Subject: Downtown City Creek Center Development - Comments to the Planning Commission? Why or why not?

Hi Everyone,

Just over a week ago at the November 8th Planning Commission meeting, commissioners voiced frustration and discomfort as they face what many present and former commissioners view as one of the most important decisions they will ever make. The Planning Commission's frustration and discomfort is born out of the nearly non-existent public comment on the proposed City Creek Center development, encompassing three key downtown blocks (West Temple to 200 East and South Temple to First South) or 25 acres, the equivalent of 18 city blocks in many large cities such as Portland, Oregon.

This e-mail is not an attempt to encourage support or opposition to any aspect of the proposed development. The following four questions are an attempt to gain a better understanding of why there has been so little public comment on such a significant project. I would also encourage everyone to let the Planning Commission know either how you view what has been proposed or that you need more information (see below).

All responses received before 5 pm on Tuesday, November 21 will be shared with the group (all identifying information will be removed) and then the data will be forwarded to the Planning Commission on Wednesday, November 22. Please, feel free to share this with anyone who would be interested and may be willing to provide their input (they should live in Salt Lake City but they don't have to live in the Avenues). Just ask that responses be sent to: AvenuesHCC@Comcast.net.

Kennecott *Land*

5295 South 300 West, Suite 475
Murray, Utah 84107
ph: (801) 743-4624
fax: (801) 743-4659
www.kennecottland.com

Peggy McDonough
Planning Commission Chairperson
451 South State Street, Room 406
Salt Lake City, Utah 84111

November 17, 2006

Dear Peggy:

Kennecott Land is deeply committed to a vibrant downtown as a key component of a prosperous region. We therefore wish to recognize the vision of the City Creek Center project. This plan holds great promise for revitalizing the heart of downtown. One of the things that particularly impresses us about the plan is its mixed use. We share the philosophy of downtown planners that the most livable cities are created by mixing commercial, residential and other uses, and by providing multiple transportation options.

The four key building blocks of a successful downtown have been identified through the Salt Lake Chamber of Commerce visioning effort. The vision of a downtown that is beautiful, prosperous, community focused and green is reflected well in the City Creek Center project.

Kennecott Land also believes in the importance of broad public engagement. We commend the Chamber of Commerce for its Downtown Rising process, which enables citizens to provide constant feedback on the City Center project through www.downtownrising.com.

Regards,



Vicki Varela
Vice President Public Policy

CC: Natalie Gochnour

LAW OFFICES OF
NELSON CHRISTENSEN & HELSTEN
A PROFESSIONAL CORPORATION

68 SOUTH MAIN STREET, 6TH FLOOR
SALT LAKE CITY, UTAH 84101
TELEPHONE (801) 531-8400

BRADLEY R. HELSTEN

FACSIMILE
(801) 363-3614

November 15, 2006

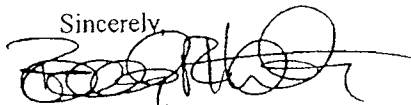
Peggy McDonough,
Chairperson
Salt Lake Planning Commission
451 South State Street, Room 406
Salt Lake City, Utah 84111

RE: City Creek Center Project

Dear Ms. McDonough and Commission:

My law firm, Nelson Christensen & Helsten, is located at 68 S. Main Street in Salt Lake City. My business will be significantly impacted by the proposed changes for downtown Salt Lake City as proposed in the City Creek Center Project. As one of the owners of property in the immediate vicinity of the Project, I am writing to express support for the Project. I urge the Commission's approval of the City Creek Center Project as presently proposed by the owner, Property Reserve, Inc. I have reviewed the plans and proposals for the Project as presently envisioned by the owner. I believe that the Project is necessary and important to the revitalization and preservation of a vibrant downtown Salt Lake City despite the short term inconveniences that it will impose upon me, my partners, employees, clients and to others similarly situated. Specifically, I support the proposed construction of a pedestrian bridge across Main Street. I have also considered its historic significance, but also support the demolition of the First Security Bank Building as proposed. Many colleagues of mine who occupied that building over the years have expressed relief that the seismically unsound and dysfunctional structure will be demolished and replaced with something more suitable to the inevitable event of earthquake. I believe the owner has carefully reviewed the economic feasibility of the Project. I respectfully urge the Commission to give deference to the expertise and plans of the owner in undertaking such a significant project for the benefit of the community.

Sincerely,



Bradley R. Helsten

cc: Salt Lake City Commission, room 304



**Salt Lake
Chamber**
Utah's Business Leader™

175 East 400 South, Suite 600
Salt Lake City, Utah 84111
801.364.3631 • Fax 801.328.5098
www.saltlakechamber.org

November 14, 2006

Peggy McDonough, Chairperson
Salt Lake City Planning Commission
451 South State Street, Rm. 406
Salt Lake City, Utah 84111

Dear Ms. McDonough:

The Salt Lake Chamber, Utah's largest and longest serving business association, enthusiastically supports the plans for City Creek Center. This premier, mixed-use development will revitalize the very heart of our great city. We urge your support.

For the past six months, the Chamber, in partnership with Salt Lake City, Corp. and others, has been guiding a business-led, regional visioning effort. This effort, called Downtown Rising, has reached out to the public via 220,000 newspaper inserts, a visual preference survey, and several community visioning workshops. Our Web site has received more than 2.2 million hits.

The vast majority of the comments on the Downtown Rising Web site have been directed to the City Creek Center project. These comments have been *overwhelmingly positive*. People love the project and welcome more retail, housing, and office space in Utah's capital city. They love plans for a full-service grocery store and to recreate a water feature in the heart of downtown. When issues of concern have been raised, they have focused on a desire to preserve historic buildings and an interest in keeping selected aspects of the project open on Sunday.

As you review the plans for City Creek Center, please know of the business community's support. We welcome this investment as a major catalyst for city renewal and plan to capitalize on this development to create a prosperous future for downtown. In addition to City Creek Center, we are working with other exiting projects – the 21-story high rise on Main Street, two new TRAX stops, a new federal courts complex, Fidelity Investments Building, numerous housing projects and many other developments – to unify downtown development toward a common theme. We are a city on the rise!

We thank the Planning Commission for your role in helping us to realize this vision. Together, we can build a downtown that is beautiful, prosperous, community-focused and green.

The business community stands ready to help make this vision a reality.

Sincerely,

Lane Beattie
President and CEO



SALT LAKE
Downtown Alliance
an affiliate of the Salt Lake Chamber

175 East 400 South, Suite 600
Salt Lake City, Utah 84111
t: 801.359.5118
f: 801.328.5098
www.downtownslc.org

November 13, 2006

Mayor Rocky Anderson
Mayor, Salt Lake City Corporation
451 South State Street
Salt Lake City, Utah 84101

Dear Mayor Anderson;

I am writing to communicate the enthusiastic support of the Board of Trustees of the Downtown Alliance regarding the proposed City Creek mixed-use development in downtown Salt Lake City.

We are immensely excited by the project and the transformative impacts it will have in the heart of our city and downtown. City Creek meets many of the long-held planning and development goals of our City such as opening up the blocks to pedestrian activity, anchoring the Main Street core with three department stores, adding over 250,000 square feet of specialty shops, creating a wide variety of new downtown living opportunities, bringing a full-service grocery store to the downtown core, placing the site parking underground, and adding dramatic and beautiful landscaping to our city center.

The project will certainly have a catalytic effect on other downtown developments that will add their personality and other uses to the downtown area. We believe that the City Creek project is an extraordinary mixed-use urban development that will set the course of downtown growth and progress for decades to come.

We pledge our support and resources to help with communicating this project and others to the public in a way that encourages people to continue patronizing downtown during the construction phase, as well as creating activities and opportunities for the public to enjoy downtown in this interim period.

Again, we congratulate the owners, developers and designers of the City Creek project, and look forward to learning more about the details of the project in the coming months.

Sincerely,

Tom Guinney
Chairman, the Downtown Alliance

cc: Salt Lake City Council
Salt Lake City Planning Commission

From: Brixen & Christopher [bcarch@infonetz.com]
Sent: Wednesday, November 08, 2006 4:05 PM
To: Paterson, Joel
Subject: City Creek Center comments
Name: Myron Richardson
Address: home: 76 "S" Street office: 252 South 200 East

Dear Joel,

As a downtown business owner, a city resident, and a professional architect, I urge you to not give blanket approval to petitions 410-06-38, 400-06-37, and 400-06-38 from City Creek Center.

1. 410-06-38: I believe the city currently has completely adequate mechanisms for height variations when appropriate. The 40% glass rule was put in for very good reasons - to not kill the street life of the city - and just because a grocery store doesn't like it is not adequate justification for a variance.

2. 400-06-37: The prohibition against sky bridges was thoroughly argued years ago and the Master Plan and Urban Design Element cite all the reasons why sky bridges are harmful to the city.

Just because department stores want them is not a reason to go against the ordinance.

Please deny this petition - its our city and we enacted these plans for a reason.

3. 400-06-38: This petition may not be damaging to the urban fabric of our city, but I believe more investigation is required and the Planning Dept. should see more precise design information before approving it.

I urge the staff and the Planning Commission to consider these petitions just as they would petitions from any private developer or builder and not to be swayed by who is behind the project.

The ordinances the city has enacted are there for the protection of all of us and our city. They should be enforced unless evidence of unusual hardship or real urban improvement (not just monetary) is shown.

I see no real urban improvement in these petitions and I see no unusual hardship. I see only economic interests.

Please deny these petitions.

Thank You,
Myron Richardson, AIA

November 8, 2006

Re: Petitions 410-06-38, 400-06-37, 400-06-38 (City Creek Center)

My name is Jim Christopher. I am unable to attend the November 8th Issues Only Hearing on the above petitions, but I want to urge the Planning Commission to gather all of the detailed information and to take whatever time is needed to fully analyze the specifics of the 3 petitions submitted by Property Reserve Inc.

It is extremely difficult (if not impossible) to fully understand the ramifications and community impacts of granting approval of these requests. All of these requests are site specific and cannot be fully analyzed without more detailed information - such as the impacts of above and below grade pedestrian circulation, blank walls on parking structures at street level, and access to underground parking from center-of-the-street ramps.

At the October 25th meeting, members of the Planning Commission made a plea for more public input on these requests. I agree that more public input is critical. Professional input is also critical to this process in the form of peer review by internationally recognized professionals in the disciplines of urban design and architecture. This is not a new, revolutionary concept. It has been, and continues to be, a very useful tool for many cities in their evaluation of major projects.

Blanket approval of these 3 petitions would be inappropriate at this time. The petitioners should provide additional information related to specific design solutions in order for the Planning Commission, a peer review panel, and the community at large to fully comprehend the impacts of granting these requests.

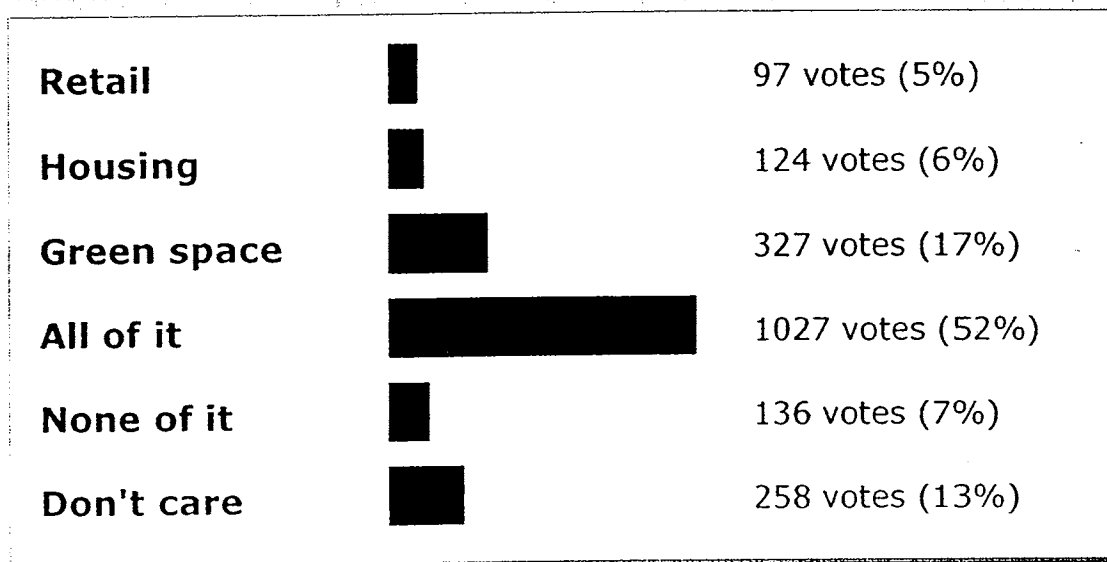
Jim Christopher
252 South 200 East
Salt Lake City, Utah 84111

364-4661

QUICK POLL

Thanks for voting!

Question: Downtown rebuild: What do you like most about the announced plans for City Creek Center?



This is not a scientific poll. The results represent only the responses of those who chose to participate, and do not necessarily reflect the views of the general public.

Previous poll results



[World & Nation](#) + [Utah](#) + [Sports](#) + [Business](#) + [Opinion](#) + [Front Page](#)

[Daily index](#)

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Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, January 05, 2007 3:15 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Bob Day
Email: bday@utah.gov
Comments: January 5, 2007

To Whom It May Concern:

For many years I have enjoyed the location of the Pioneer Branch of the US Postal Service, first at the Wallace Bennett Federal Bldg and then in the ZCMI Mall. It has been close and convenient. I was rather dismayed to learn that there is no plan for a returning Pioneer Branch Post Office in the new City Creek Center. I am sure I am only one of many who would consider it wise and practical planning to include it once again in this prime and venerable location. Thank you for your consideration.

Paterson, Joel

From: Cindy Cromer [CindyC@vmh.com]
Sent: Thursday, October 26, 2006 4:29 PM
To: Coffey, Cheri; Paterson, Joel; Wheelwright, Doug
Cc: Zunguze, Louis; Dansie, Doug
Subject: conversations since last night's hearing

All-After the hearing, I went up to one of the developers and asked if they understood the relationship between the demolition of historic buildings and the need for height at mid-block. He clearly did not. So I walked him through Cheri's example. (Thanks Cheri. You would be a great teacher.) He asked if the transfer could be from one block to another. I responded that I didn't know but that making that change would be a lot easier than the ones they were asking for.

Then this am at 6:11 the phone rang. It was Mary Richards wanting to interview me for Grant and Amanda's show re the sky bridge. I told Mary that I wanted to see how the developers digested what they had heard last night. And, secondly, that I didn't want to talk about the sky bridge; I wanted to talk about transfer of development rights before the demolitions start.

So, I am hoping that you are explaining to the developers that there is this possessed woman who will oppose with very good reasons their requests for additional height at mid-block. I would be great if they did the math for height on the whole project before they demolish anything.

I will be at the open house arguing that we need more than 4 stories on the north side of the imitation creek. I think the project is too low except where it is too high!

Best wishes and Louis please hire the consultant that Tim is using to relieve some of the pressure on staff. There ought to be some money from all the staff salaries that aren't being paid. c

10/26/2006

To Members of Salt Lake City's Planning Commission
From Cindy Cromer
Re Downtown Rising or Downtown Razing?
10/25/06

The proposals before you "undo" the past twenty years of work on view corridors, urban design, and pedestrian orientation. It is unlikely that I will be able to explain my major concerns in the time available. They are outlined here in hope that you will review them as you evaluate the proposals.

- The petitioners are requesting concessions from adopted plans and ordinances. The requested exceptions are huge in their impact and we have been working on the issues of view corridors, urban design, and pedestrian orientations for more than 20 years. It is as if these petitioners haven't been living here. Other developers have finally stopped asking for the exceptions requested by these petitioners.
- So, how will you justify these exceptions? What will you say to the next developers who want the same thing?
- Petition 410-06-38 Height at mid block: Salt Lake's pattern of development has been to anchor our large blocks with the tallest buildings. This pattern has served us extremely well. (1) The large expanses of asphalt at intersections are balanced by our tallest buildings. (2) With the tallest buildings on the corners, light penetrates into the center of our massive 10-acre blocks. (3) Views are protected both to and from the tallest buildings and through the 10-acre blocks. (4) The buildings on the corners establish a pattern or rhythm of structures along our broad streets. This pattern of locating the tallest buildings on the corners characterizes our Downtown. It also extends east through the East Downtown and into the residential area east of 700 East. The proposal is not compatible with the historic pattern or rhythm of buildings in Salt Lake.
Lack of retail or windows at ground level: The model and video suggest that Social Hall is to be a pedestrian corridor. It is far from pedestrian friendly currently. Why would you approve anything that would reduce its pedestrian orientation?
- Petition 400-06-37 and -38 Sky bridge: Calling this structure a "sky bridge" is a misnomer. It is no where near the sky, and that is the problem. By locating it only 1-2 stories above the ground, the developers propose maximum interference with the views of pedestrians walking up and down Main Street. It will remove pedestrians from street level and reduce pedestrian traffic up and down Main Street. The sky bridge keeps pedestrians hostage in the developers' project instead of directing them to the public street where they might wander to a shop not leased by the developers. The bridge would be less problematic if it were a tunnel or if it linked two high rise buildings above say the 10th floor. Again, the petitioners are asking that we undo over 20 years of effort to declutter our magnificent views.

Extension of the underpass: Extending the underpass can only reduce the number of people at ground level. We are undoing the effort of the Walkable Communities.

- Demolition of Historic Buildings: You are not being asked to address the proposed demolitions. BUT you do have authority over the requested exceptions. If you don't approve the requests under the conditional use, then perhaps the developers will rethink the demolitions.

The Inn: Unusual for its date of construction, the Inn will be gone in a matter of a couple of weeks, even before you vote on the petitions. We have very few structures from the Depression Era, for obvious reasons. This building does not compete with the delicate structure on the southwest corner of the Temple block and its subdued classical features offer an interesting contrast to Symphony Hall. Will the replacement building accomplish as much?

First Security Bank: This is the birthplace of economic development in Salt Lake and of course the entire region. It is ironic that the petitioners propose to revitalize Downtown by breaking this link with 150 years of financial history. The bank building itself is part of that pattern of important buildings at the corners that characterizes Downtown and it is significant architecturally.

So far, I have complained about what the petitioners want to *undo*. Salt Lake City has however failed to *do* what it promised in the City's Strategic Plan (1993). The City committed to "provide financial incentive and technical support for the preservation of historically significant commercial and residential properties" (p. 11). It hasn't done that except with transfer of development rights. Obviously, these petitioners think that they can get approval for their mid-block buildings **without preserving** the First Security Building or the Inn. So, my question is "What are we getting in exchange for what we are being asked to give up?"

Finally, an historical perspective: We have not been able to replace the sidewalks and add planter boxes Downtown without destroying small businesses. The construction of TRAX along Main Street occurred at the expense of more small businesses. We could not beautify Main Street or insert light rail without exterminating small businesses. How many small businesses will not survive the disruption required by the construction of City Creek Center?

NORDSTROM

October 24, 2006

Mr. Louis Zunguze
Director of Community Development
451 South State Street, Room 404
Salt Lake City, UT 84111

Re: Pedestrian Bridge Connector - City Creek Center - Salt Lake City, Utah

Dear Mr. Zunguze,

We understand that the city is considering the approval of a pedestrian bridge connector between Blocks 75 and 76 as part of the proposed downtown Salt Lake City Creek Center development. We wanted to take this opportunity to communicate our belief that the connection between the blocks will contribute greatly to the vitality and success of City Creek Center. The ability for shoppers to seamlessly walk stores on both levels of the development will create a natural flow of traffic benefiting the entire project. Without the pedestrian bridge, pedestrian activity will be severely limited on the second level resulting in an adverse affect on retail shopping activity.

It is our experience that multiple entrance opportunities on all levels of a project result in higher shopping activity for everyone involved. We are a part of projects which include pedestrian bridges. Our store in downtown Seattle is linked to Pacific Place Mall via a pedestrian bridge. Our top floors and the upper floors of Pacific Place would not achieve the sales per square foot that they do without such a link. In the Scottsdale Fashion Square project, our store is connected to the mall across a major boulevard by a pedestrian bridge that includes shopping. This is the best scenario of all as it provides a terrific shopping function between what would be essentially separate projects. We would hope the bridge at City Creek Center would include shops or dining.

Like you, we are interested in Salt Lake City Creek Center becoming a world-class shopping destination that will draw many visitors and residents to downtown. Based on our retail experience, creating an accessible and convenient shopping environment requires the addition of the proposed pedestrian bridge and is a critical element to the success of the project.

Thank you for the opportunity to share our thoughts with you.

Sincerely,



David P. Lindsey, FAIA
Vice President
Store Planning & Architecture
Nordstrom
(206) 303-4301

Federated
DEPARTMENT STORES, INC.

RECEIVED

OCT 25 2006

HARRY G. KOEHLER
OPERATING VICE PRESIDENT
SITE PLANNING & TRAFFIC

PHONE: 314-342-6465
FACSIMILE: 314-342-4374
E-MAIL: harry_koehler@May-Co.com

October 24, 2006

Mr. Louis Zunguze
Director of Community Development
451 South State Street, Room 404
Salt Lake City, UT 84111

Re: Pedestrian Bridge Connector – City Creek Center – Salt Lake City, Utah

Dear Mr. Zunguze:

We understand that you are deliberating the merits of a pedestrian bridge connector between Blocks 75 and 76 as part of the proposed downtown Salt Lake City Creek Center development. We believe a pedestrian bridge connector between Block 75 and Block 76 is a critical and essential element of the place we are all striving to create at City Creek Center.

The successful operation or chemistry between Block 75 and 76 will be predicated on the successful interrelationship of those spaces on both levels of the development. The shopper, visitor, resident or worker must have the ability to shop, browse or simply walk between the blocks on both levels in a seamless realm of shops, park areas and streetscapes; they should also have the ability to park on either block and be assured that they can navigate between the blocks on both levels of the development.

Failing to provide a pedestrian bridge connector between Blocks 75 and 76, terminates the second level pedestrian activity on both blocks at a wall on Main Street, and requires a vertical transition between the second level and the ground or main level. The advantage of entering the upper level of City Creek Center on South Temple Street and walking through the City Creek Center space across to the Nordstrom's store court is lost. Conversely, direct pedestrian connections to the main level of City Creek Center are provided along South Temple Street, Main Street and from points along South Street.

To that end, our experience has revealed that pedestrian activity on the upper level of an urban-shopping development is 60 - 65 percent of that observed on the ground or main level of the project due to the multiple entrance opportunities and ground level relationships with street level activity surrounding a typical project (as will be the case at the City Creek Center site). Additionally, we believe that once pedestrians have made the

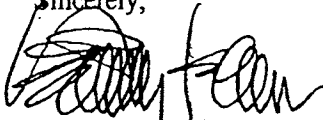
Mr. Louis Zunguze
October 24, 2006
Page Two

transition to the ground level, and in this case crossed Main Street, they will more than likely continue walking on the ground or main level of the project on the next block. This forced form of pedestrian movement will result in less activity at the second level Main Street end of the walkways on both blocks and have an adverse impact on retail shop activity in these areas of the project.

We cannot afford to isolate the upper level buildings and open spaces on Blocks 75 and 76 of City Creek Center; we must work to create an interconnected network of pedestrian walkways on both levels of the project. A delicate, high-quality architecture, pedestrian bridge connector, spanning between Blocks 75 and 76, will assure that both levels of City Creek Center will capture the pedestrian activity that we all desire.

Thank you for this opportunity to provide our comments. Please feel free to call if you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harry G. Krehler', written over a circular stamp or seal.

Harry G. Krehler
Operating Vice President
Site Planning & Traffic

Summary of Comments

Overview:

Nearly 30,000 unique visitors have viewed the City Creek Center section of the downtownrising.com website. To date, 980 comments have been submitted through the website.

Of these comments, 271 mentioned only positive things. The vast majority of the other responses were positive of the project but made some specific suggestion, or included a question (only 36 were opposed to the entire project or negative about the Church). Response has dropped off significantly the last three weeks.

The following summarizes the comments which are pertinent to the items before the Salt Lake City Planning Commission.

- Only 42 commented against the pedestrian connector. The main objections are that a sky-bridge would take people off of the street, is designed to keep people in the project and would kill the rest of Main Street retail. 11 individuals have commented in favor of the connector.
- 53 made recommendations on which stores to include in the project. The three most common suggestions were to include a Crate and Barrel, Nieman Marcus and Bloomingdales. Other suggestions include the addition of everyday conveniences like a laundry, "practical places, not just luxury items."
- 39 commented on residential issues, including 19 on the need for more units and several on the need for affordable housing. Others expressed the need for the project to be family friendly.
- 13 commented on Harmons, excited to see them coming to the downtown area.
- 32 commented on parking and transportation issues. Most of these comments were about parking availability and traffic congestion during construction.

Questions:

Answers to most of the questions that were submitted were already included in the Frequently Asked Questions section of the website.

Others asked specific questions about the food court, safety and wheelchair accessibility.

We have responded to several new questions by updating the Frequently Asked Questions section on the website, www.downtownrising.com.

Among the other 128 suggestions received:

A public park, car repair, a health clinic, replace the Deseret Gym, a dance hall, movie theaters, an arts exhibition/museum, a new off ramp from I-15, a swimming pool, a wedding reception center and an enclosed botanical garden.

Two suggested that the Church put TRAX underground between South Temple and 100 South, and close that section of the street to vehicles.

From: pc.comments@slcgov.com
Sent: Friday, January 05, 2007 3:15 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Bob Day
Email: bday@utah.gov
Comments: January 5, 2007
To Whom It May Concern:

For many years I have enjoyed the location of the Pioneer Branch of the US Postal Service, first at the Wallace Bennett Federal Bldg and then in the ZCMI Mall. It has been close and convenient. I was rather dismayed to learn that there is no plan for a returning Pioneer Branch Post Office in the new City Creek Center. I am sure I am only one of many who would consider it wise and practical planning to include it once again in this prime and venerable location. Thank you for your consideration.

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

| | |
|---|--|
| NAME: <u>Cindy Cromer</u> PRINT NAME: <u>816 E 100 S</u> ADDRESS: <u>SLC 84102-4109</u> ZIP CODE: | NAME: <u>Linda Capel</u> PRINT NAME: <u>PO BOX 204</u> ADDRESS: <u>SPR, UT 84160</u> ZIP CODE: |
| NAME: <u>Lisette Gibson</u> PRINT NAME: <u>1764 Hubbard Ave</u> ADDRESS: <u>SLC</u> ZIP CODE: <u>84108</u> | NAME: <u>Myron Richardson, AIA</u> PRINT NAME: <u>MYRON RICHARDSON</u> ADDRESS: <u>76 S STREET 84103</u> ZIP CODE: |
| NAME: <u>Lay Anderson</u> PRINT NAME: <u>4392 So. Camille St.</u> ADDRESS: <u>HOLLADAY, UT</u> ZIP CODE: <u>84124</u> | NAME: <u>Andrew Ramsay AIA</u> PRINT NAME: <u>ANDREW Ramsay</u> ADDRESS: <u>2981 Highland Dr.</u> ZIP CODE: <u>84106</u> |
| NAME: <u>Jim CHRISTOPHER</u> PRINT NAME: <u>252 S 300 E</u> ADDRESS: <u>84111</u> ZIP CODE: | NAME: <u>Fowl Miller</u> PRINT NAME: <u>652 9th Ave</u> ADDRESS: <u>84103</u> ZIP CODE: |
| NAME: <u>Rex Baker</u> PRINT NAME: <u>1155 E 2100 S 35</u> ADDRESS: ZIP CODE: <u>84104</u> | NAME: <u>DAVE RICHARDS</u> PRINT NAME: <u>1120 BROWN AVE.</u> ADDRESS: <u>84105</u> ZIP CODE: |
| NAME: <u>DAVID RICHARDSON</u> PRINT NAME: <u>220 A' ST</u> ADDRESS: <u>84103</u> ZIP CODE: | NAME: <u>NEAL STONE</u> PRINT NAME: <u>1975 So. West Temple</u> ADDRESS: <u>SLC 84115</u> ZIP CODE: |

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

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| NAME: <u>ROBERT BLISS</u> PRINT NAME: ADDRESS: <u>27 UNIVERSITY ST</u> ZIP CODE: <u>84102</u> | NAME: <u>Karl Holley</u> PRINT NAME <u>4619 Clearview St</u> ADDRESS: <u>84117</u> ZIP CODE: |
| NAME: <u>Venise Spauldore</u> PRINT NAME: <u>Venise Spauldore</u> ADDRESS: <u>2114 Hubbard Ave</u> ZIP CODE: <u>84108</u> | NAME: <u>Scott Holley</u> PRINT NAME <u>29 S. State #816</u> ADDRESS: <u>84111</u> ZIP CODE: |
| NAME: <u>Tim Chambers</u> PRINT NAME: <u>Tim Chambers</u> ADDRESS: <u>1927 Fenwick Dr, SLC, 84108</u> ZIP CODE: <u>84108</u> | NAME: <u>Margaret Miller</u> PRINT NAME <u>Margaret Miller</u> ADDRESS: <u>653 9th Ave</u> ZIP CODE: <u>84103</u> |
| NAME: <u>John R Anderson</u> PRINT NAME: <u>John R Anderson</u> ADDRESS: <u>2030 Fairview Ave SLC</u> ZIP CODE: <u>84121</u> | NAME: <u>Hugh Graham</u> PRINT NAME <u>HUGH GRAHAM</u> ADDRESS: <u>613 So. 1200 East</u> ZIP CODE: <u>SLC UT 84102</u> |
| NAME: <u>Brad Airmet</u> PRINT NAME: <u>Brad Airmet</u> ADDRESS: <u>A Indian Creek Rd</u> ZIP CODE: <u>Kamas UT 84036</u> | NAME: PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>John McDonald</u> PRINT NAME: <u>9882 Memorial Dr</u> ADDRESS: <u>S Jordan - 84095</u> ZIP CODE: | NAME: PRINT NAME ADDRESS: ZIP CODE: |

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

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|--|---|
| NAME: <u>John C. K. 11</u> PRINT NAME: <u>123 2nd Ave. #1202</u> ADDRESS: <u>SLC, UT 84103</u> ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>CITRIS PROPERTIES</u> PRINT NAME: <u>151 LAKE ST</u> ADDRESS: <u>SLC, UT 84105</u> ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>Emily Partridge</u> PRINT NAME: <u>1245 600 E #2 SLC, UT</u> ADDRESS: <u>78254</u> ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>Lyndee Kirk</u> PRINT NAME: <u>Lyndee Kirk</u> ADDRESS: <u>136 E. South Temple #2100</u> ZIP CODE: <u>84111</u> | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>RALPH EVANS</u> PRINT NAME: <u>73 VIRGINIA ST</u> ADDRESS: <u>SLC UT 84103</u> ZIP CODE: <u>801-558-2482</u> | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: _____ PRINT NAME: ADDRESS: ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

| | |
|---|---|
| NAME: <u>Mony Ty</u> PRINT NAME: <u>3578 S. 100 W.</u> ADDRESS: <u>84010</u> ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>RICHARD W. RICH</u> PRINT NAME: <u>BYFORD SHOT</u> ADDRESS: <u>65 W. 100 SOUTH</u> <u>SALT LAKE CITY</u> ZIP CODE: <u>84101</u> | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>Beth Bauman</u> PRINT NAME: <u>1445 Harrison</u> ADDRESS: <u>84105</u> ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>Queen Hearn</u> PRINT NAME: <u>92 S. 1000 W. SLC</u> ADDRESS: <u>84105</u> ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: <u>Kat Kivett</u> PRINT NAME: <u>620 H ST.</u> ADDRESS: <u>SLC 84103</u> ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |
| NAME: _____ PRINT NAME: ADDRESS: ZIP CODE: | NAME: _____ PRINT NAME ADDRESS: ZIP CODE: |

City Creek Center

Open House

November 1, 2006

MAIL COMMENTS TO:

JOEL PATERSON, PLANNING PROGRAMS SUPERVISOR

451 S. STATE STREET, ROOM 406

SALT LAKE CITY, UT 84111

OR SEND E-MAIL TO: joel.paterson@slcgov.com

Name:

DAVID RICHARDSON, AIA

Address:

770 'A' ST.

COMMENTS:

1. PLEASE SAVE THE ZCMI FACADE
AND THE FIRST SECURITY TOWER
- 2 PLEASE MAKE THE 1ST SO HARMONIOUS
FACADE (& ALL OTHERS) "STREET
FRIENDLY"

THANKS,

DAVID R.

City Creek Center

Open House

November 1, 2006

MAIL COMMENTS TO:

JOEL PATERSON, PLANNING PROGRAMS SUPERVISOR

451 S. STATE STREET, ROOM 406

SALT LAKE CITY, UT 84111

OR SEND E-MAIL TO: joel.paterson@slcgov.com

Name: HUGH GRAHAM

Address: 613 SO, 1200 EAST SLC 84102

COMMENTS:

-- HOW DO YOU SQUARE THE IDEA OF ~~MARSHALL~~
DESIGN^{ING} CITY CREEK CENTER TO BE UNIQUELY
CITY IN CHARACTER (A COMMENT MADE DURING
THE Q & A SESSION) WITH DEMOLISHING THE
1ST SECURITY BUILDING? - THE BUILDING
MAY NOT WORK FOR CLASS A OFFICE SPACE
BUT IT COULD BE RENOVATED FOR LUXURY
CONDOMINIUMS AND WORK TO PUT IT ON THE
NATIONAL HISTORIC REGISTER. ~~AS IT IS~~

City Creek Center

Open House

November 1, 2006

MAIL COMMENTS TO:

JOEL PATERSON, PLANNING PROGRAMS SUPERVISOR

451 S. STATE STREET, ROOM 406

SALT LAKE CITY, UT 84111

OR SEND E-MAIL TO: joel.paterson@slcgov.com

Name:

Erin Olson

Address:

123 2nd Ave. #1202 84103

COMMENTS:

I'm very excited about this project and believe it will turn out wonderfully! My husband and I live in the Canyon Road Towers and were looking forward to 2011 so we can enjoy all of what has been proposed. I'm also looking forward to hopefully be able to have my own retail spot in the new area, I've been in the fashion & retail industry for 9 years and would like to open a store that carries fashionable modest clothes.

Thanks so much!

From: pc.comments@slcgov.com
Sent: Tuesday, October 31, 2006 5:29 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: John V.

Email: makid1001@yahoo.com

Comments: I completely support the project and wish that it is only expanded upon. Increase the residential and increase the office buildings. This will increase the number of people downtown as well as increase the desirability of the city as a whole to new companies. I do think that the skywalk over main street needs to be put in. The view is not going to be obstructed by the bridge more than it will by any new construction in the area.

I think that all plans should be accepted and encouraged to be increased in size. We need more residential and we definitely need a new tallest building for SLC.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 1:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Denise Chancellor

Email: tchancellor@comcast.net

Comments: City Creek Mall developer, Taubman, says it is "mandatory" that it be permitted to build a sky bridge "which it euphemistically calls "a people connector." First, neither the LDS church nor Taubman will walk away from this critically important Church project if the City adheres to its existing master plan and ordinances and disapproves the sky bridge. I urge the Planning Commission not to be bullied into giving Taubman and the Church an exemption. Second, as far as I am concerned, a "people connector" is a street level pedestrian crossing. This would be a connector that would not obscure corridor views, would be handicapped accessible, and would not create the animosity among Mormons and non-Mormons that the sale of Main Street engendered (i.e., selling the public short and giving into the Church's demands). The Planning Commission should take notice that sky bridges in other cities have not worked and are being removed. Finally, the design alone, as shown on Taubman's schematic (too cute and fussy), is reason enough to kill this sky bridge proposal.

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 1:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Denise Chancellor

Email: tchancellor@comcast.net

Comments: City Creek Mall developer, Taubman, says it is "mandatory" that it be permitted to build a sky bridge "which it euphemistically calls "a people connector." First, neither the LDS church nor Taubman will walk away from this critically important Church project if the City adheres to its existing master plan and ordinances and disapproves the sky bridge. I urge the Planning Commission not to be bullied into giving Taubman and the Church an exemption. Second, as far as I am concerned, a "people connector" is a street level pedestrian crossing. This would be a connector that would not obscure corridor views, would be handicapped accessible, and would not create the animosity among Mormons and non-Mormons that the sale of Main Street engendered (i.e., selling the public short and giving into the Church's demands). The Planning Commission should take notice that sky bridges in other cities have not worked and are being removed. Finally, the design alone, as shown on Taubman's schematic (too cute and fussy), is reason enough to kill this sky bridge proposal.

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 11:36 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Kevin L Astle, M.D.

Email: klastle@msn.com

Comments: I am a resident of Murray, I grew up in the Salt Lake Valley (Sandy). Some of my earliest memories are going "downtown" shopping (before malls existed). I am excited by the plans as I have reviewed them. I personally would anticipate bringing my family for shopping and entertainment frequently. I find the proposed plans to be a vast improvement over current facilities. I am strongly in favor of a sky bridge over Main Street. It would promote free movement between sides of the development. Without a bridge, visitors would be forced to take a lengthy detour to descend to street level, cross through traffic, then reascend. Such extra work would discourage the free flow of pedestrians between halves of the project. A skybridge crossing would offer a safety advantage- particularly for the elderly and for families with children (like mine), avoiding street level motor traffic. I believe concerns over "entrapping" visitors in the upper level and diminishing street level activity to be groundless. Any visitors to the second level would of course first have to travel the first level. The viability and vibrancy of street v. second level offerings will hinge on the attractiveness of each to visitors, not on the presence of a sky bridge. Visitors will seek out what interests them. Providing easy, convenient movement within the facility will only help all businesses involved. Indeed, without a connection, the two sides risk some of the same problems that commercially doomed the current facilities. If difficulty moving between portions of the development results in shoppers going elsewhere, the city will fail in its primary goal of restoring downtown as a focus of commercial and cultural interest. I agree with the developers in that I feel a skybridge to be vital to the viability of the project. If the project fails commercially, aesthetic beauty is worth little and Main Street level businesses (now slowly dying without a bridge) fail along with it. The developers (with vast experience in such assessments) have made clear their view that a skybridge link is vital to the commercial viability of the project. With regards to interrupted views, I find little merit in concerns about restricted views of the mountains. For the bridge to be a significant view impediment one would have to be standing at ground level immediately south of the structure. Anyone north of it would not be impeded at all; anyone further south would be see an ever smaller bridge with an open view of the street and mountains. Visitors on the bridge would see a currently unavailable birdseye view of Main Street and Ensign Peak. Regardless, may I suggest that visitors will not be drawn to Main Street to see the mountains, but to shop, visit, be entertained etc. Main street currently has no impediment to views of Ensign Peak and is dying commercially and culturally. The city's connection with the mountains, once all the erudite, theoretical dust has settled, will be unchanged by an aesthetically pleasing structure designed so as to complement to surrounding city. An aesthetically beautiful sky bridge might itself become a landmark and a distinctive part of downtown, providing unique overhead views of the Main Street panorama and possibly Temple Square if sight lines were planned carefully. Such a feature would increase the allure of the area independent of pedestrian traffic flow benefits. With regards to the First Security Building. If it can be brought structurally to seismic codes and remodeled into something useful and commercially viable (residential use?) for a reasonable cost, I would dearly love to see the landmark saved. I see it as a worthwhile link to the city's past.

From: pc.comments@slcgov.com
Sent: Friday, October 20, 2006 6:52 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michael Vermillion

Email: mlvermillion@cox.net

Comments: Our retirement and family home is in SLC - let the owners of the 1st Security bldg do what makes sense. An 87 yr old bldg is not an icon - let those who won't allow changes pay for the renovations and assume the liability - see how quickly they back away.

EXHIBIT 8

ORIGINAL PETITION

Petition 400-06-38: City Creek Center
Partial Street Closure at approximately 50 South Main Street and Final Design Approval of the Proposed Skybridge

Petition No. 400-06-38

Property Reserve Inc. and The
By Taubman Company

Requesting the following partial street
closures for the City Creek Center:

- **Main Street** at approximately 50 South to allow the applicant to purchase air-rights for the construction of the proposed skybridge;
- **South Temple** to allow the applicant to purchase subsurface property rights to construct a new median parking ramp between State Street and Main Street;
- **West Temple** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between South Temple and 100 South;
- **100 South** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between State Street and 100 South; and
- **Social Hall Avenue** to allow the applicant to purchase additional subsurface property rights to extend the existing underground pedestrian walkway to connect to underground parking.

Date Filed _____

Address _____



Street Closure

OFFICE USE ONLY

Petition No. 400-06-38
Receipt No. 219644 Amount: 300
Date Received: 10-10-06
Reviewed By: [Signature]
Project Planner: Doug Darsic

Date

OCT. 19, 2006

Name of Applicant

PROPERTY RESERVE, INC.

Phone

240-6809

Address of Applicant

15. E. SOUTH TEMPLE ST., SLC., UT 84150-4650

E-mail Address of Applicant

NIELSON@PROPERTYRESERVE.COM
SOPRANO@PROPERTYRESERVE.COM

Cell/Fax

6718-3593
F 240-7446

Please include with the application:

1. A letter explaining why you are requesting this street closure. Please include a statement explaining why the street closure is consistent with proposed public policy. If applicant is not a property owner adjacent to the street, please include the applicant's interest in the request.
2. The names and addresses of all property owners within four-hundred fifty (450) feet—exclusive of streets and alleys in any direction—from the border of the subject street. The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. Additional names and addresses may be required. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
3. The name, address and signatures of all abutting property owners who support the petition. You may use the sample petition accompanying this application or provide your own. **Please note that the property owners must sign and not occupants who rent.**
4. A property ownership map (known as a Sidwell map) showing the area of the proposed street closure. On the map please:
 - a. Highlight the subject section of street.
 - b. Indicate with a list of the property owners and write their name on the Sidwell map identifying the property they own.
5. Filing fee of \$300.00 due at time of application.

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition.

Sidwell maps and names of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, UT 84111
Telephone: (801) 535-7757

Signature of Property Owner
or authorized agent

[Signature]
Title of agent

SALT LAKE CITY PLANNING

Jul 2005

Attachment A

Partial Street Closure Application

Specific items for approval:

1. enlarge existing median ramp on West Temple for entry to and exit from below grade parking structure
2. obtain subsurface rights to build a median ramp on South Temple for entry to and exit from below grade parking structure
3. obtain subsurface rights to extend an existing underground pedestrian walkway on Social Hall Avenue for entry to and exit from grade parking structure
4. enlarge existing median ramp at B75 on 100 South for entry to and exit from below grade parking structure
5. obtain air rights for pedestrian connector over a portion of Main Street



The Taubman Company
200 East Long Lake Rd. Suite 300
P.O. Box 200
Bloomfield Hills, MI 48303-0200
(248) 258-6800

October 12, 2006

Alexander Ikefuna, Director
Planning and Zoning
415 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Request for Planning and Zoning Action
Partial Street Closure to allow air rights over a portion of Main Street
City Creek Center Planned Development (Project)
50 South Main Street, Salt Lake City, Utah

Dear Mr. Ikefuna,

Related to the recently announced City Creek Center Project, The Taubman Company, Inc. requests your consideration and action for a partial street closure to allow the sale of air rights over a portion of Main Street in order to allow the design and construction of a bridge structure as part of the new mixed use planned development.

We appreciate your efforts and assistance with this request.

Sincerely,

Bruce W. Heckman
Vice President, Development

PETITION CHECKLIST

| Date | Planner Initials | Sup. Initials | Dep. Initials | Dir. Initials | Action Required |
|---------|---------------------|------------------|------------------|------------------|---|
| 1/9/06 | AMP | | | | Petition Delivered to Planning |
| 10/9/06 | AMP | | | | Petition Assigned to <u>Joel Paterson 535-6141</u> <u>joc1.paterson@slc.gov.com</u> |
| 1/23/08 | AMP | | CC | | Planning Staff or Planning Commission Action Date <u>January 23, 2008</u> |
| 2/24/08 | AMP | | CC | GS | Transmittal Cover Letter Followed Template (margins, headings, returns etc) |
| 2/24/08 | AMP | | CC | | Table of Contents |
| 2/24/08 | AMP | | CC | | Chronology |
| | | | | | Ordinance Prepared by the Attorney's Office Include general purpose statement of petition (top of ordinance) Include Strike and Bold -(Legislative Copy) (where applicable) Include Clean Copy (Ensure stamped by Attorney) Include Sidwell Numbers (where applicable) Include Legal Description-review, date and initial (where applicable) Ensure most recent ordinance used Ensure Exhibits (tables etc) are attached |
| 2/24/08 | AMP | | CC | | Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language |
| 1/13/08 | AMP | | CC | | Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels) |
| 1/14/08 | AMP | | CC | | Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication) |
| 1/15/08 | AMP | | CC | | Planning Commission Staff Report |
| 2/13/08 | AMP | | CC | | Planning Commission Minutes and Agenda |
| 1/19/06 | AMP | | CC | | Yellow Petition Cover and Paperwork Initiating Petition (Include application, Legislative Intent memo from Council, PC memo and minutes or Mayor's Letter initiating petition.) |
| | | | | | Date Set for City Council Action: _____ Petition filed with City Recorder's Office |