

MEMORANDUM

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Planning and Zoning Division
Department of Community Development

TO: Salt Lake City Planning Commission

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

DATE: April 16, 2008

SUBJECT: Clarification of Planning Commission approval of the City Creek Center, specifically regarding public right-of-way paving patterns and signage.

On January 23, 2008, the Salt Lake City Planning Commission voted to approve the City Creek Center. However, in subsequent discussions with the applicant, it is apparent that there is a difference of opinion regarding the approval, specifically as it relates to the paving patterns on the public rights-of-way adjacent to the project. The applicant, City Creek Reserve, Inc. (CCRI), presented plans to the Planning Commission that showed a paving pattern that deviates from the city standard at the interface of the Social Hall pedestrian galleria and Main Street. Furthermore, CCRI is proposing to extend its own paving pattern from its extension of Richards and Regents streets into the public right-of-way.

The Planning Staff has consistently maintained that the City's standard paving patterns in the Central Business District shall be used on Main Street and the other public rights-of-ways abutting the project. Because of this difference of opinion between CCRI and the Planning Staff, the Planning Commission is being asked to clarify its motion to approve the City Creek Center Planned Development in regard to the paving patterns surrounding the project within the public right-of-way.

The Planning Commission approved the following motion on January 23, 2008. Condition 2 specifically addresses paving patterns:

Motion: ***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.**
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 subcommittee 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.**

Paving Patterns

The City has established a longstanding history of implementing a consistent set of paving patterns in the Central Business District (CBD) that are memorialized in the Downtown Master Plan and City policy. The Downtown Master Plan states:

Standard Paving Patterns:

Main Street should maintain its distinctive sidewalk paving pattern. A variation of this pattern should be extended to 900 South. South Temple should maintain a pattern of predominantly brick with concrete highlights from State Street to 400 West Street. The remainder of sidewalks on major streets between 200 East and 400 West should be of the adopted standard plan of predominately brick with concrete highlights. Minor streets such as Pierpont, Edison and Post Office Place may be 100% brick or 100% concrete.

Highlights: Generally no signage is allowed in the public way with the following exceptions: Flat signs, blade signs, marquee signs and canopy signs which extend from a building across the property line and encroach into the public way; and portable A-frame signs. Pole signs and monument signs may NOT encroach onto the public right-of-way.

Outdoor malls may apply for individualized sign program pertaining to non-public right-of-way areas only as part of the planned development process. All signage on the right-of-way must meet City code regardless of whether there is a special sign program for the open-air mall.

Cornices and other architectural features may protrude into the public right-of-way no more than 2 feet. Other than support poles for canopies (such as on the Joseph Smith Building), architectural elements of the building must be on private property.

Wayfinding

Goal: To provide a consistent identifiable wayfinding system for the entire downtown area.

Requirement: The public wayfinding sign system should be architecturally consistent for all fixtures in the public way. Private wayfinding not of the City design must be located on private property.

General rule: Consistent does not necessarily mean identical: it means the same general design, color, ornamentation. New elements are allowed in the public way if they are consistent with the existing wayfinding design theme. New themes are not allowed in the public way. Wayfinding is for generalized land use; specific commercial advertising or commercial identification is not allowed.