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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: REBECCA GRAY DEPUTY

STATE OF UTAH,

City and County of Salt Lake, } ss.

4927046

I, Beverly Jones Deputy, City Recorder of Salt Lake City, Utah, do hereby

certify that the attached document is a full, true and correct copy of Ordinance 21 of 1990 adopting
the Amended "Triad Center Master Plan" for Blocks 79, 84, and 85.

passed by City Council/Executive Action of Salt Lake City, Utah, April 10 1990
as appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City,
this 22nd day of May 1990.



Beverly Jones
Deputy City Recorder

Published April 18 1990.

BK 6227 PG 1454

SALT LAKE CITY ORDINANCE
No. 21 of 1990
(Adopting the Amended "Triad Center
Master Plan" for Blocks 79, 84 and 85)

AN ORDINANCE PURSUANT TO SECTION 10-9-21, UTAH CODE ANNOTATED, 1953 ADOPTING THE AMENDED "TRIAD CENTER MASTER PLAN" FOR BLOCKS 79, 84 AND 85.

WHEREAS, the City Council of Salt Lake City, Utah, has held public hearings before its own body and before the Planning Commission and received input from the affected community councils and others and believes it appropriate to adopt the amended "Triad Center Master Plan" for Blocks 79, 84 and 85.

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

SECTION 1. That the amended "Triad Center Master Plan" for Blocks 79, 84 and 85 recommended for adoption by the Salt Lake City Planning Commission on April 5, 1990 is hereby adopted pursuant to Section 10-9-21, Utah Code Annotated, 1953 as amended. The City Recorder is hereby directed to retain a certified copy of the amended "Triad Center Master Plan" for Blocks 79, 84 and 85 which is hereby incorporated by reference.

SECTION 2. This Ordinance shall take effect upon its first publication.

BK6227PG1455

Passed by the City Council of Salt Lake City, Utah,
this 10 day of April, 1990.

Allen Hardman
CHAIRPERSON

ATTEST:

[Signature]
CITY RECORDER

Transmitted to the Mayor on April 10, 1990

Mayor's Action: Approved Vetoed

Palmer A. DePaulis
MAYOR

ATTEST:

[Signature]
CITY RECORDER

BRB:cc

Publish: April 18, 1990

BK6227PG1456

STATE OF UTAH,

City and County of Salt Lake,

} ss.

I, Beverly Jones Deputy, City Recorder of Salt Lake City, Utah, do hereby certify that the attached document is a full, true and correct copy of the purpose statement for the 1990 amended "Triad Center Master Plan" for Blocks 79, 84, and 85

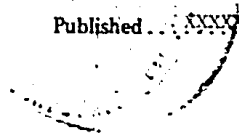
passed by City Council/Executive Action of Salt Lake City, Utah, XXXXXXXXXXXXXXXXXXXXXXXXXXXX 19... as appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City, this 22nd day of May 19 90

Beverly Jones

Deputy City Recorder

Published XXXXXXXXXXXXXXXXXXXX 19...



BK 6227 pg 1457

THE 1990 AMENDED "TRIAD CENTER MASTER PLAN"
for
Blocks 79, 84 and 85
Salt Lake City, Utah

PURPOSE STATEMENT

The 1990 Amended Triad Center Master Plan for Blocks 79, 84 and 85 in Salt Lake City Survey Plat "A" is presented due to changing economic, land use and ownership considerations. This 1990 Amended Triad Center Master Plan will serve as a conceptual guide to the development of Blocks 79, 84 and 85 and will serve as the attachment "Master Plan" to the "Agreement Regarding Restrictive Covenants" between Salt Lake City and Triad Utah dated May 14, 1982.

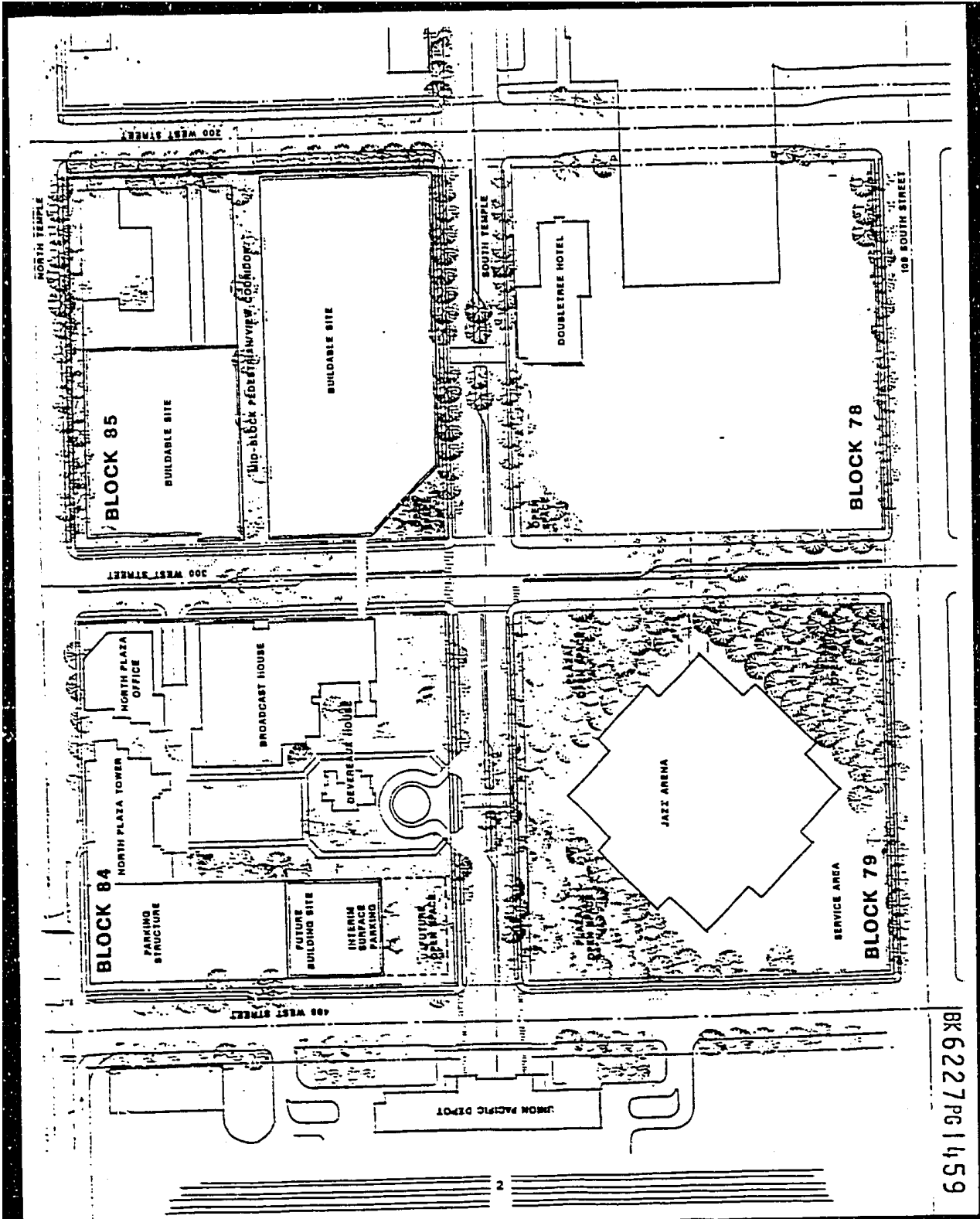
The "1990 Amended Triad Center Master Plan" was adopted by the Salt Lake City Council on _____, 1990 in accordance with the procedures set forth in the "Agreement Regarding Restrictive Covenants".

ELEMENTS OF THE MASTER PLAN

The Master Plan provides general land use and design guidelines. The general land uses and building orientation is illustrated on the conceptual site plan on page 2. The design guidelines are consistent with the original "Triad Center" specifications; however, the plan introduces additional bulk/massing concepts, building materials and color, and streetscape design standards. Open space design continues to play an important role in the urban design of these blocks. As in the original concept as "The Gathering Place", the Master Plan promotes architectural coordination and a designed pedestrian space to bring the scale of large building structures to a human, comfortable level.

The amended plan foresees the development of the new Jazz Arena by Larry Miller and Salt Lake City on Block 79. Additionally, the "Triad" development on Block 84 is reduced in scale with the deletion of the proposed 40 story tower. This plan acknowledges a well designed, landscaped surface parking lot as an interim use until economic market conditions support a building development west of the Devereaux Mansion. A parking structure designed to be architecturally compatible with the Triad image and standards will be developed on the northwest corner of the block. Lastly, Block 85, now mostly owned by the Church of Jesus Christ of Latter Day Saints (LDS Church) will provide parking in the interim with long term development as the west edge of the "LDS Church Campus" along the northern edge of the Central Business District.

BK 6227 PG 1 458



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DESIGN GUIDELINES

BULK/MASSING OF STRUCTURES

The general mass of structures should be sensitive to surrounding structures. Many of the buildings along South Temple are of a monumental status. The Salt Palace, Symphony Hall, Triad and Union Pacific Depot are all large buildings. Smaller buildings tend to lose their presence unless they are accompanied by significant open space similar to the Devereaux House on Block 84. The new Arena and plaza will occupy all of Block 79. The use of extensive clear glass walls will assist in reducing the mass of the structure. New construction on Block 85 would be most appropriate of the scale and mass of the LDS Church Art Museum and Genealogical Library.

Because of the major view corridor from the west towards Temple Square, high-rise structures similar to the condominium/office/hotel towers proposed in the original Triad Center Master Plan are strongly discouraged.

MATERIALS AND COLOR

In general materials and colors used for new construction should be sensitive to their surrounding buildings. The original Triad Center Master Plan was complementary to the Union Pacific Depot by mirroring the red brick and copper roof with red brick and copper glazed glass. Strict adherence to this is not completely necessary but it should provide a basic guideline.

Because of the proximity of the Triad and Arena blocks (Blocks 79 and 84) to the Union Pacific Depot, building materials used should be compatible with the Union Pacific Depot Building.

* Materials appropriate for the Triad and Arena blocks (Blocks 79 and 84) include red brick, copper glass, clear glass, copper, unfinished concrete, sandstone, other native stone and earth tone stucco. Green tinted glass may be appropriate if it is non-reflective and is of the same hue as the anodized copper of the Union Pacific Depot.

* Materials inappropriate for the Triad and Arena blocks (Blocks 79 and 84) include silver or pastel (blue, pink) reflective glass, polished steel or other silver metals, white or pastel tile or paneling and white stucco.

Block 85 will develop as an extension of the LDS Church Campus and materials should reflect the established pattern of that district.

* material appropriate for block 85 include granite, stone, brick, stucco, clear glass and sandstone.

* materials inappropriate would include silver or pastel reflective glass curtainwalls.

OPEN SPACE

Open Space can enhance the character of the South Temple area. The NE and SE corners at 400 West are particularly important for maintaining the aesthetic character of the Union Pacific Depot. Fountains, artwork or plazas at grade are appropriate at these corners. The 4 corners of the South Temple/300 West intersection are also appropriate for open space.

The block face between 300 and 400 West along South Temple should also contain a landscaped setback equivalent to what now exists at the Devereaux House to maintain the view corridor to the Union Pacific Depot.

A Midblock connection from the Triad Center to Temple Square through block 85 is appropriate. The map shows several potential building sites. It is not expected that the entire site will be filled with structures and that there will be additional opportunity for open space connected with the development.

STREETScape

South Temple is a major boulevard of Salt Lake City and any public street improvements should reinforce that status. North Temple and 300 West are also major thoroughfares that deserve special treatment for their full length. 100 South and 400 West are part of the general Downtown district and improvements should be consistent with established Downtown themes.

Indian Head lighting should be placed the full length of South Temple from State Street to 400 West. The existing street lighting that was put in along South Temple by Triad should be relocated to 300 West Street and should serve as the theme for future lighting improvements along 300 West. North Temple is a major thoroughfare and should have a consistent lighting theme for its full length. Indian Head lamps should also be used on 400 West and 100 South.

The predominant element of sidewalk paving along South Temple is red brick with concrete or sandstone highlights. Other paving materials are inappropriate. Other streets should use the standard Downtown paving plan of concrete with brick highlights. Any plaza or open space development adjacent to the sidewalk should be sensitive to the streetscape design.

Street trees should be planted in all park strips to emphasize the formality of the street. Planted center medians are acceptable on both South Temple and 300 West.

A spacious, convenient pedestrian skywalk is acceptable to bridge 300 West Street from "Broadcast House" to new development on Block 85 because 300 West is a busy major thoroughfare and State Highway that does not contain a major view corridor. An underground connection from the arena to the Salt Palace would also be acceptable.

Overhead skywalks along South Temple are inappropriate and unacceptable because of the major scenic vistas along the street and its desired pedestrian orientation.