



Transit Station Area DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:

Name of Applicant:

Phone:

Address of Applicant:

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

➔ Cost of postage for mailing public notice will be assessed after application is submitted.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please electronically attach additional sheets)

Written description of your proposal

Indicate the existing property use and proposed property use

2. Transit Station Area (TSA) Development Guideline Checklist

Completed TSA Development Guideline Checklist (attached)

Documentation necessary to determine compliance with the [TSA Development Guidelines](#)

3. Minimum Plan Requirements

A digital (PDF) copy of the each plan and elevation drawing

4. Site Plan

Site plan (see [Site Plan Requirements](#) flyer for further details)

5. Elevation Drawing

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Type of construction and list the primary exterior construction materials

Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area Development Guidelines Checklist

CATEGORY	GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW	
Land Use	<p><i>Unless otherwise noted, points may only be obtained from one item in each guideline section.</i></p> <p><i>The below are a condensed version of each guideline, please see the complete guidelines for all applicable requirements and documentation requirements.</i></p>	<p>1.A. Intensity and Density of Use (Applicable to Core Area Only.)</p> <p>A project that meets at least one of the following requirements:</p>	<p>More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 3 or more.</p>	20		
		<p>More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.</p>	15			
		<p>More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.</p>	10			
		<p>1.B. Intensity and Density of Use (Applicable to Transition Area only.)</p> <p>A project that meets at least one of the following requirements:</p>	<p>More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.</p>	12		
		<p>More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more.</p>	8			
		<p>More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.</p>	5			
		<p>2. Integrated Mixed of Uses: If the ground floor of a building is designed for retail, restaurant, or other use other than residential on the ground floor. The guideline applies to street facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:</p>	<p>100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.</p>	20		
		<p>At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.</p>	15			
		<p>At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.</p>	10			
		<p>A project that includes at least two uses that are different than existing uses on adjacent properties.</p>	6			

Transit Station Area Development Guidelines Checklist

Land Use	3.A. Mixed Income Housing A project that includes affordable housing available to those with 60% or less of the median household income of the City for sale or lease shall have the following number of points added to the development score:	33% or more of the total dwelling units.	40		
		20% or more of the total dwelling units.	30		
		10% or more of the total dwelling units.	20		
	3.B. Mixed Income Housing An affordable housing project that is located in an area identified in the “Opportunity Index” map (as used in the latest available Utah Housing Corporation Allocation Plan) or its successor as determined by the Planning Director, with a rating of at least 3 or greater shall receive the following points:	Areas rated 5 or greater	20		
		Area rated 3 or greater	10		
	4. Accessible Dwelling Units A project which includes dwelling units designed as ADA accessible:	33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	5. Community Serving Uses Projects the include the following area of community serving uses: (Refer to Guidelines for qualifying uses.)	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
	A minimum of 500 Square feet	5			
6. Redevelopment of Surface Parking Lots A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking:	50% or more of the existing surface parking lot is covered by new buildings.	15			
	35% or more of the existing surface parking lot is covered by new buildings.	10			
	25% or more of the existing surface parking lot is covered by new buildings.	5			
7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building:	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10			
	A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5			
8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	An existing billboard is legally removed by the developer as part of a redevelopment project.	10			
Building and Site Design	9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City: (Points may be obtained from both items.)	The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		

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Building and Site Design	10. Green Building	Platinum	50		
	The following points will be awarded based on the level of LEED certification:	Gold	40		
		Silver	30		
	11. Energy Efficiency	1. The project is certified as having 100% of its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	50		
	<i>(For guidelines 1 through 4, points may only be obtained from one item. Points from guidelines 1 through 4 may be combined with points from guideline 5.)</i>	2. The project is certified as having 50% its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	25		
		3. Solar array: 5 points for every 500 square feet of solar panels. Maximum 20 points.	20		
		4. Geothermal heating and cooling systems	10		
		5. The project is designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5		
		12. 360 Degree Architecture	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing requirements.	20	
	A project that incorporates architecture features on building facades that are not adjacent to a street: <i>(See Guideline for required elements.)</i>	Architectural detailing is wrapped around both side facades of a building, but not on the rear façade. See guideline document for specific detailing requirements.	15		
		13. Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40	
	Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district:	National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits	40		
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20		
Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.		5			
Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.		50			

Transit Station Area Development Guidelines Checklist

Building and Site Design	14. Building Materials Projects that incorporate high quality, durable and low maintenance building materials:	At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, as listed above, excluding glazing, doors, and trim	20		
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials as listed above, excluding glazing, doors, and trim	15		
	15. Corner Buildings Buildings located on the corners of intersecting streets that address both streets:	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10		
	16. Rooftop Design and Use A project that incorporates a rooftop use: <i>(Points may be obtained from both items.)</i>	A rooftop of a building is used as a common space for the building occupants.	6		
		A roof includes at least one of the following design features: Two or more sloping planes visible from a public street; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs that are a minimum of 12 inches in depth to create a shadow line.	5		
	17. Eyes on the Street and Public Spaces Buildings that are designed to have windows, doors, balconies or other similar features facing public streets and open spaces:	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a minimum depth of 5 feet and include at least 30 square feet of space	15		
	18. Lighting A project that includes a lighting plan that accomplishes at least one of the following:	Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; or Highlights artwork or unique landscape features.	6		
	19. Signs Signs that meet the intent of this guideline shall have the following points added to the development score:	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	20. Public Spaces and Plazas Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way:	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		

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Public Spaces	21. Streetscape Amenities A project that includes street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		
	22. Public Artwork Projects that include public art in a location where it is readily visible from a public space:	2 points per art piece, up to a maximum of 6 points	6		
Circulation	23. Connections and Walkways Projects that include connections and walkways from buildings, parking lots and private open space to public spaces: <i>(Points may be obtained from both items.)</i>	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	24. Bicycle Amenities A project that includes bicycle parking amenities in addition to what is already required in the zoning ordinance: <i>(Points may be obtained from multiple items.)</i>	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	25.A. Access to Transit: A project located within close proximity to a transit station shall have the following number of points added to the development score: <i>(Applies to any TRAX or Frontrunner station platform or any bus stop where three or more separate bus routes come together.)</i>	The project is located within 300 feet, measured along the most direct, legal walking path.	15		
		The project is located within 750 feet, measured along the most direct, legal walking path.	10		
		The project is located within 1500 feet, measured along the most direct legal walking path.	5		
	25.B. Access to Transit: A development that provides transit passes to residents as follows:	A multi-family residential development that provides transit passes to residents through the City's transit pass program for a minimum period of three years from the development's initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of minimum 3 year participation is required.	15		
	26. Public Walkways Interior to the Block A development that includes public walkways through the interior of blocks: <i>(To qualify for these points, the walkways cannot be fenced or gated.)</i>	The project includes a narrow street or alley through the project that accommodates people walking, biking and driving.	30		
	The project includes a walkway accessible to the public that is a minimum of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.	20			

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Parking	27. Parking Structure Design Parking structures that incorporate the following:	100% of the parking structure is wrapped with high quality, durable materials or habitable space with a depth of at least 25' on all street facing facades.	25		
		75% of the parking structure is wrapped in high quality, durable materials or habitable space with a depth of at least 25' on all street facing facades.	20		
		For below grade parking structures, there is no visible evidence of the parking garage other than the parking entrance. The ground floor uses must have entrances at grade, without the use of ramps, to qualify.	25		
	28. Alternative Vehicle Parking Projects that include dedicated parking stalls for alternative fuel vehicles, scooters, mopeds or motorcycles: <i>(Points may be obtained from multiple items.)</i>	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	5		
		A project includes dedicated parking stalls/equipment for a car sharing program.	3		
		A project includes a charging station for electric vehicles: Level 1 Station: 2 pts per stall, max. 6 Level 2 Station: 3 pts per stall, max 9 Level 3 Station: 4 pts per stall, max. 12	12		
	29. Parking Ratios Projects that provide parking in the ratios indicated:	Residential developments with a parking ratio less than 1 stall per unit:	25		
		Residential development with a parking ratio less than 1.25 stall per unit	15		
Non-residential developments with a parking ratio less than 2 stalls per 1,000 gross square feet		20			
Community Engagement	30. Neighborhood Input Projects that have been presented to the associated community council and have notified residents and property owners within 300 feet via mail about when and where the community council presentation will be held		10		
		Projects that have been presented at an open house for the proposal on the development site and have notified residents and property owners within 300 feet via mail about when and where the open house will be held	10		

Approval Process		Applicant Total	Staff Total
Planning Commission Review Required	124 points or less		
Administrative (Staff) Approval	125 points or more		