CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.) GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.) A project that meets at least one of the following requirements:	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 ration of 3 or more. 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.	20		
		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.	10		
	1.B. Intensity and Density of Use (Applicable to Transition Area only.) A project that meets at least one of the following requirements:	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.	12		
	G 1	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.	8		
	2. Integrated Mixed of Uses:	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. 100% of the gross floor area on the ground floor is	5		
	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	dedicated to a use different than what is on the floors	20		
	to street facing habitable space only and not the entire ground floor area.	the floors above. 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.	15 10		
	-	A project that includes at least two uses that are different than existing uses on adjacent properties.	6		

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Building and Site

)	3.A. Mixed Income Housing	33% or more of the total dwelling units.		
	A project that includes affordable	so /o or more or me town a werning units.		
R	housing available to those with 60%		40	
	or less of the median household	20% or more of the total dwelling units.		
5	income of the City for sale or lease		30	
	shall have the following number of	100/	30	
	points added to the development	10% or more of the total dwelling units.		
	score.		20	
	3.B. Mixed Income Housing	Areas rated 5 or greater		
	An affordable housing project that is			
	located in an area identified in the			
	"Opportunity Index" map (as used in		20	
	the latest available Utah Housing		20	
	Corporation Allocation Plan) or its	Area rated 3 or greater		
	successor as determined by the			
	Planning Director, with a rating of at			
	least 3 or greater shall receive the		10	
	following points:		10	
	4. Accessible Dwelling Units	33% or more of the total dwelling units.	8	
	A project which includes dwelling	15% or more of the total dwelling units	5	
	units designed as ADA accessible:	10% or more of the total dwelling units.	3	
	5. Community Serving Uses	A minimum of 1500 square feet.	15	
	Projects the include the following area	A minimum of 1000 square feet		
	of community serving uses:	A minimum of 1000 square feet	10	
	(Refer to Guidelines for qualifying	A minimum of 500 Square feet	5	
	uses.)			
	= 1	50% or more of the existing surface parking lot is	15	
	Lots	covered by new buildings.	13	
	A project that includes the	35% or more of the existing surface parking lot is	10	
	redevelopment of an existing surface	covered by new buildings. 25% or more of the existing surface parking lot is		
	parking lot to an active use or	covered by new buildings.	5	
	structured parking: 7. Redevelopment of	A new building that meets the standards of the TSA		
	Nonconforming Use or	zoning district and replaces a building that does not		
	_	meet the standards.	4.0	
	Noncomplying Building A project that includes redevelopment		10	
	of a site containing a nonconforming	A project that includes replacing a nonconforming		
	use or non-complying building:	use with a use that is allowed in the TSA zoning		
	use of non-complying bunding.	district.	5	
	8. Removal of Billboards	An existing billboard is legally removed by the		
		developer as part of a redevelopment project.		
	of a site containing a billboard:			
	or word comming wormcourus		10	
2	9. Sustainable Site and Open Space	The project utilizes a roof design, such as a		
Sig	9. Sustainable Site and Open Space Design	landscaped roof, that is intended to reduce energy		
De	A project that incorporates adopted	use, storm drainage runoff or other similar		
	sustainable policies of the City:	sustainable policy of the City.	10	
	1	The project utilizes landscape designs and materials		
	(Points may be obtained from both	that conserves energy, reduces the urban heat island,		
	items.)	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	

<u></u>	10. Green Building	Platinum	50	
Sig	The following points will be awarded	Gold	40	
De	based on the level of LEED		_	
E	certification:	Silver	30	
Si	11. Energy Efficiency	1. The project is certified as having 100% of its		
pu	Projects that incorporate energy	energy needs served by renewable power either from		
ā	efficiency into the design of the	on or off-site sources. If development relies on off-		
ing		site power, documentation must be provided showing		
Building and Site Design	added to the development score:	at least 20 year commitment to power source	50	
Ω	(For guidelines 1 through 4, points	2. The project is certified as having 50% its energy		
	may only be obtained from one item.	needs served by renewable power either from on or		
	Points from guidelines 1 through 4	off-site sources. If development relies on off-site		
	may be combined with points from	power, documentation must be provided showing at		
	guideline 5.)	least 20 year commitment to power source	25	
		3. Solar array: 5 points for every 500 square feet of	20	
		solar panels. Maximum 20 points.		
		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	5	
	12 200 Daguas Avabitactura	saving features.		
	12. 360 Degree Architecture A project that incorporates	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing		
	architecture features on building	requirements.	20	
	facades that are not adjacent to a	Architectural detailing is wrapped around both side		
	street:	facades of a building, but not on the rear façade. See		
	(See Guideline for required	guideline document for specific detailing		
	elements.)	requirements.	15	
	13. Historic Preservation	Local Register: New construction, major alterations		
	Projects that preserve, rehabilitate,	and additions that are approved by the Historic		
	restore, reuse a historic property or	Landmark Commission that include reuse of the site.	40	
	new construction that contributes to	National Register: State Historic Preservation Office		
	the character of a historic property or	review and approval of exterior alterations to		
	district:	buildings not locally designated, but on the national	40	
		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	50	
		21A.34.	50	

_	14 Duilding Materials	At least 80% of the street facing façades above the		
Building and Site Design	14. Building Materials	ground floor are clad in durable, high quality		
es	Projects that incorporate high quality,	, , ,		
	durable and low maintenance building	I	20	
ite	materials:	and trim		
S		At least 70% of the street facing facades above the		
u		ground floor are clad in high quality, durable		
b0		materials as listed above, excluding glazing, doors,	15	
ing		and trim	13	
P	15. Corner Buildings	When located on the corner of two intersecting		
3u	Buildings located on the corners of	streets, the primary entrance of the building		
	intersecting streets that address both	addresses the corner by including a hinged, rounded,		
	streets:	beveled, open bay, mitered orientation or similar	10	
		entrance feature.		
	16. Rooftop Design and Use	A rooftop of a building is used as a common space	6	
	A project that incorporates a rooftop	for the building occupants.	U	
	use:	A roof includes at least one of the following design		
		features:		
	(Points may be obtained from both	Two or more sloping planes visible from a public		
	items.)	street;		
		An arched or barrel vaulted design;		
		A distinguishable cornice or parapet;		
		Overhangs that are a minimum of 12 inches in depth	5	
		to create a shadow line.	3	
	17. Eyes on the Street and Public	Operable openings, balconies, verandas or other		
	Spaces	similar features on all levels of the building that face		
	Buildings that are designed to have	a public space and allow visibility into the public		
	windows, doors, balconies or other	space. Balconies need to have a minimum depth of 6		
	similar features facing public streets	feet and include at least 30 square feet of space	15	
	and open spaces:		13	
	18. Lighting	Casts light from store fronts onto the sidewalk;		
	A project that includes a lighting plan	Highlights unique architectural features of a		
	that accomplishes at least one of the	building; or	_	
	following:	Highlights artwork or unique landscape features.	6	
	19. Signs	A sign that is mounted perpendicular to the primary		
	Signs that meet the intent of this	building façade and oriented to the pedestrian	_	
	guideline shall have the following	(projecting business storefront sign).	2	
	points added to the development	An awning or canopy sign that is integrated into the	2	
	score:	design of the building.		
		A monument sign that is integrated into the site and	2	
		compatible with the building architecture.		
Public Spaces	20. Public Spaces and Plazas	A project includes a minimum of 15% of the total lot	15	
99(Projects that include active, outdoor	area.		
Sp	spaces, that are accessible to the	A project includes a minimum of 10% of the total lot	10	
ic	public and adjacent to a public right	A project includes a minimum of 5% of the total lot		
q	of way:	area.	5	
Pı		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).		
		mast of within 550 feet of transit station).	3	

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

Parking	27. Parking Structure Design	100% of the parking structure is wrapped with high		
.	Parking structures that incorporate the	quality, durable materials or habitable space with a		
Ì	following:	depth of at least 25' on all street facing facades.	25	
Ь		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	Parking for alternative fuel vehicles, scooters,		
	Projects that include dedicated	mopeds, motorcycles, or other similar vehicle is		
	parking stalls for alternative fuel	provided at a rate equal to 7% of the total number of	5	
	vehicles, scooters, mopeds or	spaces provided for automobiles.	D	
	motorcycles:	A project includes dedicated parking	3	
		stalls/equipment for a car sharing program.	<u> </u>	
	(Points may be obtained from	A project includes a charging station for electric		
	multiple items.)	vehicles:		
		Level 1 Station: 2 pts per stall, max. 6		
		Level 2 Station: 3 pts per stall, max 9	12	
	29. Parking Ratios	Level 3 Station: 4 pts per stall, max. 12 Residential developments with a parking ratio less		
	Projects that provide parking in the	than 1 stall per unit:	25	
	ratios indicated:	Residential development with a parking ratio less		
	latios indicated.	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	
₹	30. Neighborhood Input	Projects that have been presented to the associated		
Community		community council and have notified residents and		
m m		property owners within 300 feet via mail about when		
age 3		and where the community council presentation will		
S		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	10	
		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		

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

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Building and Site

)	3.A. Mixed Income Housing	33% or more of the total dwelling units.		
	A project that includes affordable			
	housing available to those with 60%		40	
•	or less of the median household	20% or more of the total dwelling units.		
3	income of the City for sale or lease		30	
	shall have the following number of	100/	30	
	points added to the development	10% or more of the total dwelling units.		
	score.		20	
	3.B. Mixed Income Housing	Areas rated 5 or greater		
	An affordable housing project that is			
	located in an area identified in the			
	"Opportunity Index" map (as used in			
	the latest available Utah Housing		20	
	Corporation Allocation Plan) or its	Area rated 3 or greater		
	successor as determined by the			
	Planning Director, with a rating of at			
	least 3 or greater shall receive the			
	following points:		10	
	4. Accessible Dwelling Units	33% or more of the total dwelling units.	8	
	A project which includes dwelling	15% or more of the total dwelling units	5	
	units designed as ADA accessible:	10% or more of the total dwelling units.	3	
	5. Community Serving Uses	A minimum of 1500 square feet.	15	
	Projects the include the following area	4	12	
	of community serving uses:	A minimum of 1000 square feet	10	
	(Refer to Guidelines for qualifying	A minimum of 500 Square feet	_	
	uses.)	•	5	
	6. Redevelopment of Surface Parking	50% or more of the existing surface parking lot is	4 5	
	Lots	covered by new buildings.	15	
	A project that includes the	35% or more of the existing surface parking lot is	10	
	redevelopment of an existing surface	covered by new buildings.	10	
	parking lot to an active use or	25% or more of the existing surface parking lot is	5	
	structured parking.	covered by new buildings.		
	7. Redevelopment of	A new building that meets the standards of the TSA		
	Nonconforming Use or	zoning district and replaces a building that does not		
	Noncomplying Building	meet the standards.	10	
	A project that includes redevelopment	A project that includes replacing a nonconforming		
	of a site containing a nonconforming	use with a use that is allowed in the TSA zoning		
	use or non-complying building:	district.	5	
	8. Removal of Billboards			
		An existing billboard is legally removed by the		
		developer as part of a redevelopment project.		
	of a site containing a billboard:		10	
_	9. Sustainable Site and Open Space	The project utilizes a roof design, such as a		
- UL	Design	landscaped roof, that is intended to reduce energy		
Ses	A project that incorporates adopted	use, storm drainage runoff or other similar		
	sustainable policies of the City:	sustainable policy of the City.	10	
	sustamable policies of the City.	The project utilizes landscape designs and materials		
	(Points may be obtained from both	that conserves energy, reduces the urban heat island,		
	items.)	conserves water, retains or reuses storm drainage or		
	исть. <i>)</i>	other similar sustainable policy of the City.		
		Documentation must be provided to indicate how the		
		project will incorporate this guideline.	5	
		1 6		

5 10.	Green Building	Platinum	50	
The	e following points will be awarded	Gold	40	
base	sed on the level of LEED			
<u>cert</u>	tification:	Silver	30	
آ 11. ا	Energy Efficiency	1. The project is certified as having 100% of its		
P roj	jects that incorporate energy	energy needs served by renewable power either from		
effic	ciency into the design of the	on or off-site sources. If development relies on off-		
proj		site power, documentation must be provided showing		
The base cert 11. Projection projection added	led to the development score:	at least 20 year commitment to power source	50	
(Fo	or guidelines 1 through 4, points	2. The project is certified as having 50% its energy		
may	y only be obtained from one item.	needs served by renewable power either from on or		
Poir	ints from guidelines 1 through 4	off-site sources. If development relies on off-site		
may	y be combined with points from	power, documentation must be provided showing at		
guid	deline 5.)	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	
		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		
	project that incorporates	sides. See guideline document for specific detailing		
	hitecture features on building	requirements.	20	
	ades that are not adjacent to a	Architectural detailing is wrapped around both side		
stree	2	facades of a building, but not on the rear façade. See		
(See	e Guideline for required	guideline document for specific detailing		
	ments.)	requirements.	15	
13.	Historic Preservation	Local Register: New construction, major alterations		
Proj	jects that preserve, rehabilitate,	and additions that are approved by the Historic		
rest	tore, reuse a historic property or	Landmark Commission that include reuse of the site.	40	
	v construction that contributes to	National Register: State Historic Preservation Office		
	character of a historic property or	review and approval of exterior alterations to		
dist	trict:	buildings not locally designated, but on the national	40	
		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	20	
		Planning Director Level Registery Projects that receive administrative	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		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section		

_	14 Duilding Materials	At least 80% of the street facing façades above the		
igi	14. Building Materials	ground floor are clad in durable, high quality		
es	Projects that incorporate high quality,	, , ,		
	durable and low maintenance building	I	20	
ite	materials:	and trim		
SK		At least 70% of the street facing facades above the		
u		ground floor are clad in high quality, durable		
b0		materials as listed above, excluding glazing, doors,	15	
ing		and trim	13	
Building and Site Design	15. Corner Buildings	When located on the corner of two intersecting		
	Buildings located on the corners of	streets, the primary entrance of the building		
	intersecting streets that address both	addresses the corner by including a hinged, rounded,		
	streets:	beveled, open bay, mitered orientation or similar	10	
		entrance feature.		
	16. Rooftop Design and Use	A rooftop of a building is used as a common space	6	
	A project that incorporates a rooftop	for the building occupants.	U	
	use:	A roof includes at least one of the following design		
		features:		
	(Points may be obtained from both	Two or more sloping planes visible from a public		
	items.)	street;		
		An arched or barrel vaulted design;		
		A distinguishable cornice or parapet;		
		Overhangs that are a minimum of 12 inches in depth	5	
		to create a shadow line.	3	
	17. Eyes on the Street and Public	Operable openings, balconies, verandas or other		
	Spaces	similar features on all levels of the building that face		
	Buildings that are designed to have	a public space and allow visibility into the public		
	windows, doors, balconies or other	space. Balconies need to have a minimum depth of 6		
	similar features facing public streets	feet and include at least 30 square feet of space	15	
	and open spaces:		13	
	18. Lighting	Casts light from store fronts onto the sidewalk;		
	A project that includes a lighting plan	Highlights unique architectural features of a		
	that accomplishes at least one of the	building; or	_	
	following:	Highlights artwork or unique landscape features.	6	
	19. Signs	A sign that is mounted perpendicular to the primary		
	Signs that meet the intent of this	building façade and oriented to the pedestrian	_	
	guideline shall have the following	(projecting business storefront sign).	2	
	points added to the development	An awning or canopy sign that is integrated into the	2	
	score:	design of the building.		
		A monument sign that is integrated into the site and	2	
		compatible with the building architecture.		
Public Spaces	20. Public Spaces and Plazas	A project includes a minimum of 15% of the total lot	15	
99(Projects that include active, outdoor	area.		
Sp	spaces, that are accessible to the	A project includes a minimum of 10% of the total lot	10	
ic	public and adjacent to a public right	A project includes a minimum of 5% of the total lot		
q	of way:	area.	5	
Pı		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).		
		mast of within 550 feet of transit station).	3	

S	21. Streetscape Amenities	At least 4 street furnishings	3	
Public Spaces	A project that includes street	1.1 .2	3	
ğ	furniture, pedestrian amenities, public	At least 3 street furnishings	2	
<u></u>	art or other similar features intended	At least 2 street furnishings	1	
q	to improve the streetscape:	-	-	
Pu	22. Public Artwork	2 points per art piece, up to a maximum of 6 points		
	Projects that include public art in a			
	location where it is readily visible		6	
	from a public space: 23. Connections and Walkways	Projects that include a minimum six foot wide ADA		
Circulation	Projects that include connections and	accessible walkway through a parking lot that is		
<u>a</u> t	walkways from buildings, parking lots	separated from vehicle drive aisles.		
3	and private open space to public	•	4	
Ë	spaces:	Projects that include a minimum six foot wide ADA		
J	(Points may be obtained from both	accessible sidewalk from private property to public		
	items.)	open spaces.	4	
	24. Bicycle Amenities	The project includes lockers, changing rooms for		
	A project that includes bicycle	cyclists and showers.	6	
	parking amenities in addition to what	The project includes any bicycle amenity identified		
	is already required in the zoning	in the Bicycle Amenity section of the Transit Station	3	
	ordinance:	Area Development Guidelines.	3	
	(Points may be obtained from	The project incorporates art into the design of the	3	
	multiple items.)	bicycle amenity.		
	25.A. Access to Transit:	The project is located within 300 feet, measured		
	A project located within close	along the most direct, legal walking path.	4.5	
	proximity to a transit station shall have the following number of points		15	
	added to the development score:	The project is located within 750 feet, measured		
	(Applies to any TRAX or Frontrunner	along the most direct, legal walking path.		
	station platform or any bus stop		10	
	where three or more separate bus	The project is located within 1500 feet, measured		
	routes come together.)	along the most direct legal walking path.	_	
	,		5	
	25.B. Access to Transit:	A multi-family residential development that provides		
	A development that provides transit	transit passes to residents through the City's transit		
	passes to residents as follows:	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	15	
	26. Public Walkways Interior to the	participation is required. The project includes a narrow street or alley through		
	Block	the project that accommodates people walking,		
	A development that includes public	biking and driving.	30	
	walkways through the interior of	The project includes a walkway accessible to the		
	blocks:	public that is a minimum of 10 feet wide that		
	(To qualify for these points, the	connects through the property to a public space, such		
	walkways cannot be fenced or gated.)	as park, trail or street or similar area and allows for		
	,	the walkway to be continued on adjacent properties.	20	
			20	

Ø	27. Parking Structure Design	100% of the parking structure is wrapped with high		
≥.	= = = = = = = = = = = = = = = = = = = =	quality, durable materials or habitable space with a		
Parking	following:	depth of at least 25' on all street facing facades.	25	
Da		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	Parking for alternative fuel vehicles, scooters,		
	Projects that include dedicated	mopeds, motorcycles, or other similar vehicle is		
	parking stalls for alternative fuel	provided at a rate equal to 7% of the total number of		
	vehicles, scooters, mopeds or	spaces provided for automobiles.	5	
	motorcycles:	A project includes dedicated parking		
	motorey eres.	stalls/equipment for a car sharing program.	3	
	(Points may be obtained from	A project includes a charging station for electric		
	multiple items.)	vehicles:		
	F	Level 1 Station: 2 pts per stall, max. 6		
		Level 2 Station: 3 pts per stall, max 9	12	
		Level 3 Station: 4 pts per stall, max. 12	12	
	29. Parking Ratios	Residential developments with a parking ratio less	25	
	Projects that provide parking in the	than 1 stall per unit:	25	
	ratios indicated:	Residential development with a parking ratio less	15	
		than 1.25 stall per unit	12	
		Non-residential developments with a parking ratio	20	
		less than 2 stalls per 1,000 gross square feet	20	
Community	30. Neighborhood Input	Projects that have been presented to the associated		
E E		community council and have notified residents and		
mr ge		property owners within 300 feet via mail about when		
no Ba		and where the community council presentation will	10	
		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	10	
		will be held		

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

CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.) GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.)A project that meets at least one of the following requirements:	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 ration of 3 or more. More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable	20		
		buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more. 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.	15 10		
	1.B. Intensity and Density of Use (Applicable to Transition Area only.) A project that meets at least one of the following requirements:	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.	12		
		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.	8		
		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.	5		
	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 fooing habitable space only	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above. 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.	20 15		
	to street facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:	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. A project that includes at least two uses that are different than existing uses on adjacent properties.	10 6		

Se	3.A. Mixed Income Housing	33% or more of the total dwelling units.		
Š	A project that includes affordable		40	
Land Use	housing available to those with 60%	20% or more of the total dwelling units.	70	
E C	or less of the median household	20 /0 of more of the total aweiling units.		
ت	income of the City for sale or lease		30	
	shall have the following number of	10% or more of the total dwelling units.		
	points added to the development	Č	20	
	score: 3.B. Mixed Income Housing	Areas rated 5 or greater		
	An affordable housing project that is	rated 5 of greater		
	located in an area identified in the			
	"Opportunity Index" map (as used in			
	the latest available Utah Housing		20	
	Corporation Allocation Plan) or its	Area rated 3 or greater		
	successor as determined by the	2 A Company of the Co		
	Planning Director, with a rating of at			
	least 3 or greater shall receive the			
	following points:		10	
	4. Accessible Dwelling Units	33% or more of the total dwelling units.	8	
	A project which includes dwelling	15% or more of the total dwelling units	5	
	units designed as ADA accessible:	10% or more of the total dwelling units.	3	
	5. Community Serving Uses	A minimum of 1500 square feet.		
	Projects the include the following area	•	15	
	of community serving uses:	A minimum of 1000 square feet	10	
	(Refer to Guidelines for qualifying	A minimum of 500 Cayara foot		
	uses.)	A minimum of 500 Square feet	5	
	6. Redevelopment of Surface Parking	50% or more of the existing surface parking lot is	4-	
	Lots	covered by new buildings.	15	
	A project that includes the	35% or more of the existing surface parking lot is	40	
	redevelopment of an existing surface	covered by new buildings.	10	
	parking lot to an active use or	25% or more of the existing surface parking lot is	5	
	structured narking	covered by new buildings.	3	
	7. Redevelopment of	A new building that meets the standards of the TSA		
	Nonconforming Use or	zoning district and replaces a building that does not		
	Noncomplying Building	meet the standards.	10	
	A project that includes redevelopment	A project that includes replacing a nonconforming		
	of a site containing a nonconforming	use with a use that is allowed in the TSA zoning		
	use or non-complying building:	district.	5	
	O Demond of Bills a sud			
	8. Removal of Billboards	An existing billboard is legally removed by the		
	= -	developer as part of a redevelopment project.		
	of a site containing a billboard:		10	
a C	9. Sustainable Site and Open Space	The project utilizes a roof design, such as a	-	
Building and Site Design	9. Sustainable Site and Open Space Design	landscaped roof, that is intended to reduce energy		
d S		use, storm drainage runoff or other similar		
an	A project that incorporates adopted	sustainable policy of the City.	10	
8	sustainable policies of the City:	The project utilizes landscape designs and materials		
- G	(Points may be obtained from both	that conserves energy, reduces the urban heat island,		
Ē	(Points may be obtained from both items.)	conserves water, retains or reuses storm drainage or		
Ω	uems.)	other similar sustainable policy of the City.		
		Documentation must be provided to indicate how the		
			5	

July 2017 2 of 6 Subtotal (For Page):

-	10. Green Building	Platinum	50	
Dunding and site Design	The following points will be awarded	Gold	40	
ב ב	based on the level of LEED	Silver	30	
ונכ	certification: 11. Energy Efficiency	1. The project is certified as having 100% of its		
5	Projects that incorporate energy	energy needs served by renewable power either from		
5	efficiency into the design of the	on or off-site sources. If development relies on off-		
8		site power, documentation must be provided showing		
5	added to the development score:	at least 20 year commitment to power source		
5		The state of the s	50	
ב	(For guidelines 1 through 4, points	2. The project is certified as having 50% its energy		
	may only be obtained from one item.	needs served by renewable power either from on or		
	Points from guidelines 1 through 4	off-site sources. If development relies on off-site		
	may be combined with points from	power, documentation must be provided showing at		
	guideline 5.)	least 20 year commitment to power source	25	
		3. Solar array: 5 points for every 500 square feet of	20	
		solar panels. Maximum 20 points.		
		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	5	
	12. 360 Degree Architecture	saving features. Architectural detailing is wrapped around all four		
	A project that incorporates	sides. See guideline document for specific detailing		
	architecture features on building	requirements.	20	
	facades that are not adjacent to a	Architectural detailing is wrapped around both side		
	street:	facades of a building, but not on the rear façade. See		
	(See Guideline for required	guideline document for specific detailing		
	elements.)	requirements.	15	
	13. Historic Preservation	Local Register: New construction, major alterations		
	Projects that preserve, rehabilitate,	and additions that are approved by the Historic	40	
	restore, reuse a historic property or	Landmark Commission that include reuse of the site.	40	
	new construction that contributes to	National Register: State Historic Preservation Office		
	the character of a historic property or	review and approval of exterior alterations to		
	district:	buildings not locally designated, but on the national	40	
		register and seeking federal tax credits 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	
		41A.Jt.		

	14. Building Materials	At least 80% of the street facing façades above the		
Building and Site Design	Projects that incorporate high quality,	ground floor are clad in durable, high quality		
)es	durable and low maintenance building	-		
G -	materials:	and trim	20	
ite	materials.	At least 70% of the street facing facades above the		
р Р		ground floor are clad in high quality, durable		
йe		materials as listed above, excluding glazing, doors,		
ро 19		and trim	15	
ij	15. Corner Buildings	When located on the corner of two intersecting		
ij	Buildings located on the corners of	streets, the primary entrance of the building		
Bı	intersecting streets that address both	addresses the corner by including a hinged, rounded,		
	streets:	beveled, open bay, mitered orientation or similar		
	succis.	entrance feature.	10	
	16. Rooftop Design and Use	A rooftop of a building is used as a common space		
	A project that incorporates a rooftop	for the building occupants.	6	
	use:	A roof includes at least one of the following design		
		features:		
	(Points may be obtained from both	Two or more sloping planes visible from a public		
	items.)	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	Operable openings, balconies, verandas or other		
	Spaces	similar features on all levels of the building that face		
	Buildings that are designed to have	a public space and allow visibility into the public		
	windows, doors, balconies or other	space. Balconies need to have a minimum depth of 6		
	similar features facing public streets	feet and include at least 30 square feet of space	4.5	
	and open spaces:		15	
	18. Lighting	Casts light from store fronts onto the sidewalk;		
	A project that includes a lighting plan	Highlights unique architectural features of a		
	that accomplishes at least one of the	building; or	_	
	following:	Highlights artwork or unique landscape features.	6	
	19. Signs	A sign that is mounted perpendicular to the primary		
	Signs that meet the intent of this	building façade and oriented to the pedestrian		
	guideline shall have the following	(projecting business storefront sign).	2	
	points added to the development	An awning or canopy sign that is integrated into the	2	
	score:	design of the building.		
		A monument sign that is integrated into the site and	2	
- 10		compatible with the building architecture.	_	
ě	20. Public Spaces and Plazas	A project includes a minimum of 15% of the total lot	15	
)a(Projects that include active, outdoor	area. A project includes a minimum of 10% of the total lot		
Sp	spaces, that are accessible to the	area.	10	
lic	public and adjacent to a public right	A project includes a minimum of 5% of the total lot		
Public Spaces	of way:	area.	5	
P		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).	2	
		,	3	
				

S	21. Streetscape Amenities	At least 4 street furnishings		
Public Spaces	A project that includes street	At least 4 street furnishings	3	
ba	furniture, pedestrian amenities, public	At least 3 street furnishings	2	
S	art or other similar features intended	A.12 C . : 1 :		
ij	to improve the streetscape:	At least 2 street furnishings	1	
d	22. Public Artwork	2 points per art piece, up to a maximum of 6 points		
ط	Projects that include public art in a	r r r r r		
	location where it is readily visible		_	
	from a public space:		6	
ב	23. Connections and Walkways	Projects that include a minimum six foot wide ADA		
Ę.	Projects that include connections and	accessible walkway through a parking lot that is		
<u>=</u>	walkways from buildings, parking lots	separated from vehicle drive aisles.	4	
Circulation	and private open space to public	Projects that include a minimum six foot wide ADA	•	
ਹ	spaces:	accessible sidewalk from private property to public		
	(Points may be obtained from both	open spaces.		
	items.)		4	
	24. Bicycle Amenities	The project includes lockers, changing rooms for	, T	
	A project that includes bicycle	cyclists and showers.	6	
	parking amenities in addition to what	The project includes any bicycle amenity identified		
	is already required in the zoning	in the Bicycle Amenity section of the Transit Station	3	
	ordinance:	Area Development Guidelines.	J	
	(Points may be obtained from	The project incorporates art into the design of the bicycle amenity.	3	
	multiple items.)			
	25.A. Access to Transit:	The project is located within 300 feet, measured		
	A project located within close	along the most direct, legal walking path.	4.5	
	proximity to a transit station shall have the following number of points		15	
	added to the development score:	The project is located within 750 feet, measured		
	(Applies to any TRAX or Frontrunner	along the most direct, legal walking path.		
	station platform or any bus stop		10	
	where three or more separate bus	The project is located within 1500 feet, measured		
	routes come together.)	along the most direct legal walking path.		
			5	
	25.B. Access to Transit:	A multi-family residential development that provides		
	A development that provides transit	transit passes to residents through the City's transit		
	passes to residents as follows:	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	15	
		participation is required.	13	
	26. Public Walkways Interior to the	The project includes a narrow street or alley through		
	Block	the project that accommodates people walking,	30	
	A development that includes public	biking and driving. The project includes a walkway accessible to the		
	walkways through the interior of	public that is a minimum of 10 feet wide that		
	blocks:	connects through the property to a public space, such		
	(To qualify for these points, the	as park, trail or street or similar area and allows for		
	walkways cannot be fenced or gated.)	the walkway to be continued on adjacent properties.		
			20	

Ø	27. Parking Structure Design	100% of the parking structure is wrapped with high		
≥.	= = = = = = = = = = = = = = = = = = = =	quality, durable materials or habitable space with a		
Parking	following:	depth of at least 25' on all street facing facades.	25	
Da		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	Parking for alternative fuel vehicles, scooters,		
	Projects that include dedicated	mopeds, motorcycles, or other similar vehicle is		
	parking stalls for alternative fuel	provided at a rate equal to 7% of the total number of		
	vehicles, scooters, mopeds or	spaces provided for automobiles.	5	
	motorcycles:	A project includes dedicated parking		
	motorey eres.	stalls/equipment for a car sharing program.	3	
	(Points may be obtained from	A project includes a charging station for electric		
	multiple items.)	vehicles:		
	F	Level 1 Station: 2 pts per stall, max. 6		
		Level 2 Station: 3 pts per stall, max 9	12	
		Level 3 Station: 4 pts per stall, max. 12	12	
	29. Parking Ratios	Residential developments with a parking ratio less	25	
	Projects that provide parking in the	than 1 stall per unit:	25	
	ratios indicated:	Residential development with a parking ratio less	15	
		than 1.25 stall per unit	12	
		Non-residential developments with a parking ratio	20	
		less than 2 stalls per 1,000 gross square feet	20	
Community	30. Neighborhood Input	Projects that have been presented to the associated		
E E		community council and have notified residents and		
mr ge		property owners within 300 feet via mail about when		
no Ba		and where the community council presentation will	10	
0 =		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	10	
		will be held		

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

CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.) GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.) A project that meets at least one of the following requirements:	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 ration of 3 or more. More than 30 dwelling units per acre;	20		
		Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more. More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable	15		
	1.B. Intensity and Density of Use (Applicable to Transition Area only.)	building height; or Buildings with a floor to lot area ratio of 1 or more. More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable	10		
	A project that meets at least one of the following requirements:	building height; or Buildings with a Floor to Lot Area ratio of 2 or more. More than 20 dwelling units per acre;	12		
		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. More than 15 dwelling units per acre;	8		
	2 Integrated Mixed of Hear	Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	5		
	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	At least 75% of the gross floor area on the ground	20		
	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	floor is dedicated to a use different than what is on the floors above. At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on	15 10		
	the development score:	the floors above. A project that includes at least two uses that are different than existing uses on adjacent properties.	6		

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Building and Site

)	3.A. Mixed Income Housing	33% or more of the total dwelling units.		
	A project that includes affordable	5570 of more of the total awening units.		
	housing available to those with 60%		40	
	or less of the median household	20% or more of the total dwelling units.		
	income of the City for sale or lease		30	
	shall have the following number of	10% or more of the total dwelling units.		
	points added to the development		20	
	Score: 3.B. Mixed Income Housing	Areas rated 5 or greater		
	An affordable housing project that is	Areas rated 5 or greater		
	located in an area identified in the			
	"Opportunity Index" map (as used in		20	
	the latest available Utah Housing	Area rated 2 or greater		
	Corporation Allocation Plan) or its	Area rated 3 or greater		
	successor as determined by the			
	Planning Director, with a rating of at			
	least 3 or greater shall receive the		10	
	following points: 4. Accessible Dwelling Units	33% or more of the total dwelling units.		
	A project which includes dwelling	15% or more of the total dwelling units.	8	
			5	
	units designed as ADA accessible:	10% or more of the total dwelling units.	3	
	5. Community Serving Uses	A minimum of 1500 square feet.	15	
	Projects the include the following area	A minimum of 1000 square feet	4.0	
	of community serving uses:	·	10	
	(Refer to Guidelines for qualifying	A minimum of 500 Square feet	5	
	uses.)	500/ on many of the anisting sunface neutring lat is		
		50% or more of the existing surface parking lot is	15	
	Lots	covered by new buildings. 35% or more of the existing surface parking lot is		
	A project that includes the	covered by new buildings.	10	
	redevelopment of an existing surface	25% or more of the existing surface parking lot is		
	parking lot to an active use or	covered by new buildings.	5	
	structured parking: 7. Redevelopment of	A new building that meets the standards of the TSA		
	Nonconforming Use or	zoning district and replaces a building that does not		
	_	meet the standards.		
	Noncomplying Building	meet the standards.	10	
	A project that includes redevelopment	A project that includes replacing a nonconforming		
	of a site containing a nonconforming	use with a use that is allowed in the TSA zoning		
	use or non-complying building:	district.	5	
	8. Removal of Billboards	An existing billboard is legally removed by the		
		developer as part of a redevelopment project.		
	of a site containing a billboard:	developer as part of a redevelopment project.		
	or a site containing a unituala.		10	
L	9. Sustainable Site and Open Space	The project utilizes a roof design, such as a		
gis	Design	landscaped roof, that is intended to reduce energy		
Design	A project that incorporates adopted	use, storm drainage runoff or other similar		
	sustainable policies of the City:	sustainable policy of the City.	10	
	sustamatic poncies of the City.	The project utilizes landscape designs and materials		
	(Points may be obtained from both	that conserves energy, reduces the urban heat island,		
	items.)	conserves water, retains or reuses storm drainage or		
	uems.)	other similar sustainable policy of the City.		
		Documentation must be provided to indicate how the		
		project will incorporate this guideline.	5	

ğn	10. Green Building	Platinum	50	
ssig	The following points will be awarded	Gold	40	
۵	based on the level of LEED	Silver	30	
ite	certification:		30	
S	11. Energy Efficiency	1. The project is certified as having 100% of its		
<u>u</u>	Projects that incorporate energy	energy needs served by renewable power either from		
8	efficiency into the design of the	on or off-site sources. If development relies on off-		
ï.		site power, documentation must be provided showing		
Building and Site Design	added to the development score:	at least 20 year commitment to power source	50	
B	(For guidelines 1 through 4, points	2. The project is certified as having 50% its energy		
	may only be obtained from one item.	needs served by renewable power either from on or		
	Points from guidelines 1 through 4	off-site sources. If development relies on off-site		
	may be combined with points from	power, documentation must be provided showing at		
	guideline 5.)	least 20 year commitment to power source	25	
		3. Solar array: 5 points for every 500 square feet of	20	
		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	5	
		saving features.	3	
	12. 360 Degree Architecture	Architectural detailing is wrapped around all four		
	A project that incorporates	sides. See guideline document for specific detailing	20	
	architecture features on building	requirements.	20	
	facades that are not adjacent to a	Architectural detailing is wrapped around both side		
	street:	facades of a building, but not on the rear façade. See		
	(See Guideline for required	guideline document for specific detailing	15	
	elements.) 13. Historic Preservation	requirements. Local Register: New construction, major alterations		
	Projects that preserve, rehabilitate,	and additions that are approved by the Historic		
	restore, reuse a historic property or	Landmark Commission that include reuse of the site.	40	
	new construction that contributes to	National Register: State Historic Preservation Office	. •	
	the character of a historic property or	review and approval of exterior alterations to		
	district:	buildings not locally designated, but on the national		
	district.	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	50	
		21A.34.		

_	44 5 11 44	A. 1 000/ C.1 C C . 1 . 1		
g	14. Building Materials	At least 80% of the street facing façades above the		
esi	Projects that incorporate high quality,	ground floor are clad in durable, high quality		
De	durable and low maintenance building		20	
te	materials:	and trim	20	
Building and Site Design		At least 70% of the street facing facades above the		
		ground floor are clad in high quality, durable		
ਰ		materials as listed above, excluding glazing, doors,		
B		and trim	15	
di	15. Corner Buildings	When located on the corner of two intersecting		
lin	Buildings located on the corners of	streets, the primary entrance of the building		
Bı	intersecting streets that address both	addresses the corner by including a hinged, rounded,		
2	streets:	beveled, open bay, mitered orientation or similar		
	succis.	entrance feature.	10	
	16. Rooftop Design and Use	A rooftop of a building is used as a common space		
	-	for the building occupants.	6	
	A project that incorporates a rooftop		-	
	use:	A roof includes at least one of the following design		
		features:		
	(Points may be obtained from both	Two or more sloping planes visible from a public		
	items.)	street;		
		An arched or barrel vaulted design;		
		A distinguishable cornice or parapet;		
		Overhangs that are a minimum of 12 inches in depth	5	
		to create a shadow line.	5	
	17. Eyes on the Street and Public	Operable openings, balconies, verandas or other		
	Spaces	similar features on all levels of the building that face		
	Buildings that are designed to have	a public space and allow visibility into the public		
	windows, doors, balconies or other	space. Balconies need to have a minimum depth of 6		
	similar features facing public streets	feet and include at least 30 square feet of space		
	and open spaces:	seet and merade at reast 50 square reet of space	15	
	18. Lighting	Casts light from store fronts onto the sidewalk;		
	A project that includes a lighting plan	Highlights unique architectural features of a		
	that accomplishes at least one of the	building; or		
	following:	Highlights artwork or unique landscape features.	6	
	19. Signs	A sign that is mounted perpendicular to the primary		
	Signs that meet the intent of this	building façade and oriented to the pedestrian	2	
	guideline shall have the following	(projecting business storefront sign).		
	points added to the development	An awning or canopy sign that is integrated into the	2	
	score:	design of the building.		
		A monument sign that is integrated into the site and	2	
Public Spaces		compatible with the building architecture.		
	20. Public Spaces and Plazas	A project includes a minimum of 15% of the total lot	15	
ac	Projects that include active, outdoor	area.	15	
Š	spaces, that are accessible to the	A project includes a minimum of 10% of the total lot	10	
ပ	public and adjacent to a public right	area.	10	
bli	of way:	A project includes a minimum of 5% of the total lot	_	
n.		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	

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

Parking	27. Parking Structure Design	100% of the parking structure is wrapped with high		
.	Parking structures that incorporate the	quality, durable materials or habitable space with a		
Ì	following:	depth of at least 25' on all street facing facades.	25	
Ь		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	Parking for alternative fuel vehicles, scooters,		
	Projects that include dedicated	mopeds, motorcycles, or other similar vehicle is		
	parking stalls for alternative fuel	provided at a rate equal to 7% of the total number of	5	
	vehicles, scooters, mopeds or	spaces provided for automobiles.	D	
	motorcycles:	A project includes dedicated parking	3	
		stalls/equipment for a car sharing program.	<u> </u>	
	(Points may be obtained from	A project includes a charging station for electric		
	multiple items.)	vehicles:		
		Level 1 Station: 2 pts per stall, max. 6		
		Level 2 Station: 3 pts per stall, max 9	12	
	29. Parking Ratios	Level 3 Station: 4 pts per stall, max. 12 Residential developments with a parking ratio less		
	Projects that provide parking in the	than 1 stall per unit:	25	
	ratios indicated:	Residential development with a parking ratio less		
	latios indicated.	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	
₹	30. Neighborhood Input	Projects that have been presented to the associated		
Community		community council and have notified residents and		
m m		property owners within 300 feet via mail about when		
age 3		and where the community council presentation will		
S		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	10	
		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		

CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.) GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.) A project that meets at least one of the following requirements:	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 ration of 3 or more. More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable	20		
		building height; or Buildings with a floor to lot area ratio of 2 or more. 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.	15 10		
	1.B. Intensity and Density of Use (Applicable to Transition Area only.) A project that meets at least one of the following requirements:	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.	12		
		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. More than 15 dwelling units per acre;	8		
		Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	5		
	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	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above. At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on	20		
	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:	the floors above. At least 50% of the gross floor area on the ground	15 10		
	are development score.	A project that includes at least two uses that are different than existing uses on adjacent properties.	6		

e	3.A. Mixed Income Housing	33% or more of the total dwelling units.		
Use	A project that includes affordable		40	
5	housing available to those with 60%		40	
Ĭ	or less of the median household	20% or more of the total dwelling units.		
Land	income of the City for sale or lease		30	
	shall have the following number of	100/ an mana of the total devalling units	30	
	points added to the development	10% or more of the total dwelling units.		
	score.		20	
	3.B. Mixed Income Housing	Areas rated 5 or greater		
	An affordable housing project that is			
	located in an area identified in the			
	"Opportunity Index" map (as used in			
	the latest available Utah Housing		20	
	Corporation Allocation Plan) or its	Area rated 3 or greater		
	successor as determined by the			
	Planning Director, with a rating of at			
	least 3 or greater shall receive the			
	following points:		10	
	4. Accessible Dwelling Units	33% or more of the total dwelling units.	8	
	A project which includes dwelling	15% or more of the total dwelling units	5	
	units designed as ADA accessible:	10% or more of the total dwelling units.	3	
	5. Community Serving Uses	A minimum of 1500 square feet.	15	
	Projects the include the following area	A	13	
	of community serving uses:	A minimum of 1000 square feet	10	
	(Refer to Guidelines for qualifying	A minimum of 500 Square feet	5	
	uses.)	•	3	
	-	50% or more of the existing surface parking lot is		
			15	
	Lots	covered by new buildings.	15	
	A project that includes the	35% or more of the existing surface parking lot is		
	A project that includes the redevelopment of an existing surface	35% or more of the existing surface parking lot is covered by new buildings.	10	
	A project that includes the redevelopment of an existing surface parking lot to an active use or	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is		
	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking.	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings.	10	
	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA	10	
	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not	10 5	
	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA	10	
	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming	10 5	
	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10 5	
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	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building: 8. Removal of Billboards	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district. An existing billboard is legally removed by the	10 5 10	
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Site sign	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building: 8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district. An existing billboard is legally removed by the developer as part of a redevelopment project.	10 5 10 5	
nd Site Design	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building: 8. Removal of Billboards A project that includes redevelopment of a site containing a billboard: 9. Sustainable Site and Open Space	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district. An existing billboard is legally removed by the developer as part of a redevelopment project. The project utilizes a roof design, such as a	10 5 10 5	
g and Site Design	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building: 8. Removal of Billboards A project that includes redevelopment of a site containing a billboard: 9. Sustainable Site and Open Space Design	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district. An existing billboard is legally removed by the developer as part of a redevelopment project. 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 5 10 5	
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Suilding and Site Design	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building: 8. Removal of Billboards A project that includes redevelopment of a site containing a billboard: 9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City:	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district. An existing billboard is legally removed by the developer as part of a redevelopment project. 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. The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or	10 5 10 5	
Building and Site Design	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building: 8. Removal of Billboards A project that includes redevelopment of a site containing a billboard: 9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City: (Points may be obtained from both	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district. An existing billboard is legally removed by the developer as part of a redevelopment project. 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. 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.	10 5 10 5	
Building and Site Design	A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking. 7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building: 8. Removal of Billboards A project that includes redevelopment of a site containing a billboard: 9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City: (Points may be obtained from both	35% or more of the existing surface parking lot is covered by new buildings. 25% or more of the existing surface parking lot is covered by new buildings. A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards. A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district. An existing billboard is legally removed by the developer as part of a redevelopment project. 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. The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or	10 5 10 5	

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10. Green Building	Platinum	50	
10. Green Building The following points will be awarded based on the level of LEED certification: 11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project shall have the following points added to the development score:	Gold	40	
based on the level of LEED	Silver		
certification:		30	
11. Energy Efficiency	1. The project is certified as having 100% of its		
Projects that incorporate energy	energy needs served by renewable power either from		
efficiency into the design of the	on or off-site sources. If development relies on off-		
project shall have the following points	site power, documentation must be provided showing		
added to the development score:	at least 20 year commitment to power source	50	
(For guidelines 1 through 4, points	2. The project is certified as having 50% its energy		
may only be obtained from one item.	needs served by renewable power either from on or		
Points from guidelines 1 through 4	off-site sources. If development relies on off-site		
may be combined with points from	power, documentation must be provided showing at		
guideline 5.)	least 20 year commitment to power source	25	
	3. Solar array: 5 points for every 500 square feet of	20	
	solar panels. Maximum 20 points. 4. Geothermal heating and cooling systems	10	
		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	5	
40.000	saving features.		
12. 360 Degree Architecture	Architectural detailing is wrapped around all four		
A project that incorporates	sides. See guideline document for specific detailing	20	
architecture features on building	requirements. Architectural detailing is wrapped around both side		
facades that are not adjacent to a	facades of a building, but not on the rear façade. See		
street:	guideline document for specific detailing		
(See Guideline for required elements.)	requirements.	15	
13. Historic Preservation	Local Register: New construction, major alterations		
Projects that preserve, rehabilitate,	and additions that are approved by the Historic		
restore, reuse a historic property or	Landmark Commission that include reuse of the site.	40	
new construction that contributes to	National Register: State Historic Preservation Office		
the character of a historic property or	review and approval of exterior alterations to		
district:	buildings not locally designated, but on the national		
alouist.	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	50	
	21A.34.	50	

_	14 Duilding Materials	At least 80% of the street facing façades above the		
Building and Site Design	14. Building Materials	ground floor are clad in durable, high quality		
es	Projects that incorporate high quality,	, , ,		
	durable and low maintenance building	I	20	
ite	materials:	and trim		
S		At least 70% of the street facing facades above the		
u		ground floor are clad in high quality, durable		
b0		materials as listed above, excluding glazing, doors,	15	
ing		and trim	13	
P	15. Corner Buildings	When located on the corner of two intersecting		
3u	Buildings located on the corners of	streets, the primary entrance of the building		
	intersecting streets that address both	addresses the corner by including a hinged, rounded,		
	streets:	beveled, open bay, mitered orientation or similar	10	
		entrance feature.		
	16. Rooftop Design and Use	A rooftop of a building is used as a common space	6	
	A project that incorporates a rooftop	for the building occupants.	U	
	use:	A roof includes at least one of the following design		
		features:		
	(Points may be obtained from both	Two or more sloping planes visible from a public		
	items.)	street;		
		An arched or barrel vaulted design;		
		A distinguishable cornice or parapet;		
		Overhangs that are a minimum of 12 inches in depth	5	
		to create a shadow line.	3	
	17. Eyes on the Street and Public	Operable openings, balconies, verandas or other		
	Spaces	similar features on all levels of the building that face		
	Buildings that are designed to have	a public space and allow visibility into the public		
	windows, doors, balconies or other	space. Balconies need to have a minimum depth of 6		
	similar features facing public streets	feet and include at least 30 square feet of space	15	
	and open spaces:		13	
	18. Lighting	Casts light from store fronts onto the sidewalk;		
	A project that includes a lighting plan	Highlights unique architectural features of a		
	that accomplishes at least one of the	building; or	_	
	following:	Highlights artwork or unique landscape features.	6	
	19. Signs	A sign that is mounted perpendicular to the primary		
	Signs that meet the intent of this	building façade and oriented to the pedestrian	_	
	guideline shall have the following	(projecting business storefront sign).	2	
	points added to the development	An awning or canopy sign that is integrated into the	2	
	score:	design of the building.		
		A monument sign that is integrated into the site and	2	
		compatible with the building architecture.		
Public Spaces	20. Public Spaces and Plazas	A project includes a minimum of 15% of the total lot	15	
99(Projects that include active, outdoor	area.		
Sp	spaces, that are accessible to the	A project includes a minimum of 10% of the total lot	10	
ic	public and adjacent to a public right	A project includes a minimum of 5% of the total lot		
q	of way:	area.	5	
Pı		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).		
		mast of within 550 feet of transit station).	3	

	21. Streetscape Amenities	At least 4 street furnishings	2	
delic spaces	A project that includes street	_	3	
٢	furniture, pedestrian amenities, public	At least 3 street furnishings	2	
ָ נ	art or other similar features intended	At least 2 street furnishings	1	
2	to improve the streetscape:	-	-	_
5	22. Public Artwork	2 points per art piece, up to a maximum of 6 points		
	Projects that include public art in a			
	location where it is readily visible from a public space:		6	
_	23. Connections and Walkways	Projects that include a minimum six foot wide ADA		
5	Projects that include connections and	accessible walkway through a parking lot that is		
3	walkways from buildings, parking lots	, , ,	4	
Circulation	and private open space to public	•	4	
,	spaces:	Projects that include a minimum six foot wide ADA		
	(Points may be obtained from both	accessible sidewalk from private property to public	_	
	items.)	open spaces.	4	
	24. Bicycle Amenities	The project includes lockers, changing rooms for		
	A project that includes bicycle	cyclists and showers.	6	
	parking amenities in addition to what	The project includes any bicycle amenity identified		
	is already required in the zoning	in the Bicycle Amenity section of the Transit Station	3	
	ordinance:	Area Development Guidelines.	9	
	(Points may be obtained from	The project incorporates art into the design of the bicycle amenity.	3	
	multiple items.) 25.A. Access to Transit:	The project is located within 300 feet, measured		
	A project located within close	along the most direct, legal walking path.		
	proximity to a transit station shall	along the most direct, legal walking path.	15	
	have the following number of points	TI	15	
	added to the development score:	The project is located within 750 feet, measured		
	(Applies to any TRAX or Frontrunner	along the most direct, legal walking path.	10	
	station platform or any bus stop		10	
	where three or more separate bus	The project is located within 1500 feet, measured		
	routes come together.)	along the most direct legal walking path.	_	
			5	
	25.B. Access to Transit:	A multi-family residential development that provides		
	A development that provides transit	transit passes to residents through the City's transit		
	passes to residents as follows:	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	The project includes a narrow street or alley through		
	Block	the project that accommodates people walking,		
	A development that includes public	biking and driving.	30	
	walkways through the interior of	The project includes a walkway accessible to the		
	blocks:	public that is a minimum of 10 feet wide that		
	(To qualify for these points, the	connects through the property to a public space, such		
		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.		

Ø	27. Parking Structure Design	100% of the parking structure is wrapped with high		
≥.	= = = = = = = = = = = = = = = = = = = =	quality, durable materials or habitable space with a		
Parking	following:	depth of at least 25' on all street facing facades.	25	
a		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	Parking for alternative fuel vehicles, scooters,		
	Projects that include dedicated	mopeds, motorcycles, or other similar vehicle is		
	parking stalls for alternative fuel	provided at a rate equal to 7% of the total number of		
	vehicles, scooters, mopeds or	spaces provided for automobiles.	5	
	motorcycles:	A project includes dedicated parking		
	motorey eres.	stalls/equipment for a car sharing program.	3	
	(Points may be obtained from	A project includes a charging station for electric		
	multiple items.)	vehicles:		
	F	Level 1 Station: 2 pts per stall, max. 6		
		Level 2 Station: 3 pts per stall, max 9	12	
		Level 3 Station: 4 pts per stall, max. 12	12	
	29. Parking Ratios	Residential developments with a parking ratio less	25	
	Projects that provide parking in the	than 1 stall per unit:	25	
	ratios indicated:	Residential development with a parking ratio less	15	
		than 1.25 stall per unit	12	
		Non-residential developments with a parking ratio	20	
		less than 2 stalls per 1,000 gross square feet	20	
Community	30. Neighborhood Input	Projects that have been presented to the associated		
E E		community council and have notified residents and		
mr ge		property owners within 300 feet via mail about when		
no Ba		and where the community council presentation will	10	
		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	10	
		will be held		

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

CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.) GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.) A project that meets at least one of the following requirements:	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 ration of 3 or more. More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable	20		
		building height; or Buildings with a floor to lot area ratio of 2 or more. 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.	15 10		
	1.B. Intensity and Density of Use (Applicable to Transition Area only.) A project that meets at least one of the following requirements:	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.	12		
		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. More than 15 dwelling units per acre;	8		
		Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	5		
	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	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above. At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on	20		
	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:	the floors above. At least 50% of the gross floor area on the ground	15 10		
	are development score.	A project that includes at least two uses that are different than existing uses on adjacent properties.	6		

Ç	Ose	3.A. Mixed Income Housing 33% o	33% or more of the total dwelling units.		
=)	A project that includes affordable		40	
740	2	housing available to those with 60%	20% or more of the total dwelling units.		
7	5	or less of the median household	2070 of more of the total amening units.		
-	۲	income of the City for sale or lease		30	
		shall have the following number of	10% or more of the total dwelling units.		
		points added to the development score.		20	
		3.B. Mixed Income Housing	Areas rated 5 or greater		
		An affordable housing project that is	, and the second		
		located in an area identified in the			
		"Opportunity Index" map (as used in			
		the latest available Utah Housing		20	
		Corporation Allocation Plan) or its	Area rated 3 or greater		
		successor as determined by the			
		Planning Director, with a rating of at			
		least 3 or greater shall receive the			
		following points:		10	
		4. Accessible Dwelling Units	33% or more of the total dwelling units.	8	
		A project which includes dwelling	15% or more of the total dwelling units	5	
		units designed as ADA accessible:	10% or more of the total dwelling units.	3	
		5. Community Serving Uses	A minimum of 1500 square feet.	15	
		Projects the include the following area		13	
		of community serving uses:	A minimum of 1000 square feet	10	
		(Refer to Guidelines for qualifying	A minimum of 500 Square feet		
		uses.)	11 minimum of 500 square rect	5	
		6. Redevelopment of Surface Parking		4 5	
		Lots	covered by new buildings.	15	
		A project that includes the	35% or more of the existing surface parking lot is	10	
		redevelopment of an existing surface	covered by new buildings.	10	
		parking lot to an active use or	25% or more of the existing surface parking lot is	5	
		structured parking	covered by new buildings.		
		7. Redevelopment of	A new building that meets the standards of the TSA		
		Nonconforming Use or	zoning district and replaces a building that does not		
		Noncomplying Building	meet the standards.	10	
		A project that includes redevelopment	A project that includes replacing a nonconforming		
		of a site containing a nonconforming	use with a use that is allowed in the TSA zoning		
		use or non-complying building:	district.	5	
		8. Removal of Billboards			
			An existing billboard is legally removed by the		
			developer as part of a redevelopment project.		
		of a site containing a billboard:		10	
(I)	_	Q Sustainable Site and Onen Sassa	The project utilizes a roof design such as a		
Building and Site	igi	9. Sustainable Site and Open Space Design A project that incorporates adopted	The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy		
р	es	A project that incorporates adopted	use, storm drainage runoff or other similar		
an			sustainable policy of the City.	10	
BL		sustainable policies of the City:	The project utilizes landscape designs and materials		
dir		(Doints may be obtained from 1-4)	that conserves energy, reduces the urban heat island,		
nij		(Points may be obtained from both items.)	conserves water, retains or reuses storm drainage or		
B		uems.)	other similar sustainable policy of the City.		
			Documentation must be provided to indicate how the		
			project will incorporate this guideline.	5	
			11 J		

July 2017 2 of 6 Subtotal (For Page):

-	10. Green Building	Platinum	50	
201	The following points will be awarded	Gold	40	
ב ב	based on the level of LEED certification:	Silver	30	
210	11. Energy Efficiency	1. The project is certified as having 100% of its		_
2	Projects that incorporate energy	energy needs served by renewable power either from		
5 9	efficiency into the design of the	on or off-site sources. If development relies on off-		
2		site power, documentation must be provided showing		
Dunumg and Site Design	added to the development score:	at least 20 year commitment to power source	50	
٥	(For guidelines 1 through 4, points	2. The project is certified as having 50% its energy		
	may only be obtained from one item.	needs served by renewable power either from on or		
	Points from guidelines 1 through 4	off-site sources. If development relies on off-site		
	may be combined with points from	power, documentation must be provided showing at	25	
	guideline 5.)	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	
		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		
	A project that incorporates	sides. See guideline document for specific detailing	20	
	architecture features on building	requirements. Architectural detailing is wrapped around both side	20	_
	facades that are not adjacent to a street:	facades of a building, but not on the rear façade. See		
	(See Guideline for required	guideline document for specific detailing		
	elements.)	requirements.	15	
	13. Historic Preservation	Local Register: New construction, major alterations		
	Projects that preserve, rehabilitate,	and additions that are approved by the Historic		
	restore, reuse a historic property or	Landmark Commission that include reuse of the site.	40	
	new construction that contributes to	National Register: State Historic Preservation Office		
	the character of a historic property or	review and approval of exterior alterations to		
	district:	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	20	
		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	50	
		21A.34.	30	

_	14 Duilding Materials	At least 80% of the street facing façades above the		
Building and Site Design	14. Building Materials	ground floor are clad in durable, high quality		
es	Projects that incorporate high quality,	, , ,		
	durable and low maintenance building	I	20	
ite	materials:	and trim		
S		At least 70% of the street facing facades above the		
u		ground floor are clad in high quality, durable		
b0		materials as listed above, excluding glazing, doors,	15	
ing		and trim	13	
P	15. Corner Buildings	When located on the corner of two intersecting		
3u	Buildings located on the corners of	streets, the primary entrance of the building		
	intersecting streets that address both	addresses the corner by including a hinged, rounded,		
	streets:	beveled, open bay, mitered orientation or similar	10	
		entrance feature.		
	16. Rooftop Design and Use	A rooftop of a building is used as a common space	6	
	A project that incorporates a rooftop	for the building occupants.	U	
	use:	A roof includes at least one of the following design		
		features:		
	(Points may be obtained from both	Two or more sloping planes visible from a public		
	items.)	street;		
		An arched or barrel vaulted design;		
		A distinguishable cornice or parapet;		
		Overhangs that are a minimum of 12 inches in depth	5	
		to create a shadow line.	3	
	17. Eyes on the Street and Public	Operable openings, balconies, verandas or other		
	Spaces	similar features on all levels of the building that face		
	Buildings that are designed to have	a public space and allow visibility into the public		
	windows, doors, balconies or other	space. Balconies need to have a minimum depth of 6		
	similar features facing public streets	feet and include at least 30 square feet of space	15	
	and open spaces:		13	
	18. Lighting	Casts light from store fronts onto the sidewalk;		
	A project that includes a lighting plan	Highlights unique architectural features of a		
	that accomplishes at least one of the	building; or	_	
	following:	Highlights artwork or unique landscape features.	6	
	19. Signs	A sign that is mounted perpendicular to the primary		
	Signs that meet the intent of this	building façade and oriented to the pedestrian	_	
	guideline shall have the following	(projecting business storefront sign).	2	
	points added to the development	An awning or canopy sign that is integrated into the	2	
	score:	design of the building.		
		A monument sign that is integrated into the site and	2	
		compatible with the building architecture.		
Public Spaces	20. Public Spaces and Plazas	A project includes a minimum of 15% of the total lot	15	
99(Projects that include active, outdoor	area.		
Sp	spaces, that are accessible to the	A project includes a minimum of 10% of the total lot	10	
ic	public and adjacent to a public right	A project includes a minimum of 5% of the total lot		
q	of way:	area.	5	
Pı		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).		
		mast of within 550 feet of transit station).	3	

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

Ø	27. Parking Structure Design	100% of the parking structure is wrapped with high		
≥.	= = = = = = = = = = = = = = = = = = = =	quality, durable materials or habitable space with a		
Parking	following:	depth of at least 25' on all street facing facades.	25	
Da		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	Parking for alternative fuel vehicles, scooters,		
	Projects that include dedicated	mopeds, motorcycles, or other similar vehicle is		
	parking stalls for alternative fuel	provided at a rate equal to 7% of the total number of		
	vehicles, scooters, mopeds or	spaces provided for automobiles.	5	
	motorcycles:	A project includes dedicated parking		
	motorey eres.	stalls/equipment for a car sharing program.	3	
	(Points may be obtained from	A project includes a charging station for electric		
	multiple items.)	vehicles:		
	F	Level 1 Station: 2 pts per stall, max. 6		
		Level 2 Station: 3 pts per stall, max 9	12	
		Level 3 Station: 4 pts per stall, max. 12	12	
	29. Parking Ratios	Residential developments with a parking ratio less	25	
	Projects that provide parking in the	than 1 stall per unit:	25	
	ratios indicated:	Residential development with a parking ratio less	15	
		than 1.25 stall per unit	12	
		Non-residential developments with a parking ratio	20	
		less than 2 stalls per 1,000 gross square feet	20	
Community	30. Neighborhood Input	Projects that have been presented to the associated		
E E		community council and have notified residents and		
mr ge		property owners within 300 feet via mail about when		
no Ba		and where the community council presentation will	10	
		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	10	
		will be held		

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

CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.) GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.) A project that meets at least one of the following requirements:	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 ration of 3 or more. 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.	20		
		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.	10		
	1.B. Intensity and Density of Use (Applicable to Transition Area only.) A project that meets at least one of the following requirements:	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.	12		
	G 1	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.	8		
	2. Integrated Mixed of Uses:	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. 100% of the gross floor area on the ground floor is	5		
	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	dedicated to a use different than what is on the floors	20		
	to street facing habitable space only and not the entire ground floor area.	the floors above. 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.	15 10		
	-	A project that includes at least two uses that are different than existing uses on adjacent properties.	6		

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Building and Site

)	3.A. Mixed Income Housing	33% or more of the total dwelling units.		
	A project that includes affordable	so /o or more or me town a werning units.		
R	housing available to those with 60%		40	
	or less of the median household	20% or more of the total dwelling units.		
5	income of the City for sale or lease		30	
	shall have the following number of	100/	30	
	points added to the development	10% or more of the total dwelling units.		
	score.		20	
	3.B. Mixed Income Housing	Areas rated 5 or greater		
	An affordable housing project that is			
	located in an area identified in the			
	"Opportunity Index" map (as used in		20	
	the latest available Utah Housing		20	
	Corporation Allocation Plan) or its	Area rated 3 or greater		
	successor as determined by the			
	Planning Director, with a rating of at			
	least 3 or greater shall receive the		10	
	following points:		10	
	4. Accessible Dwelling Units	33% or more of the total dwelling units.	8	
	A project which includes dwelling	15% or more of the total dwelling units	5	
	units designed as ADA accessible:	10% or more of the total dwelling units.	3	
	5. Community Serving Uses	A minimum of 1500 square feet.	15	
	Projects the include the following area	A minimum of 1000 square feet		
	of community serving uses:	A minimum of 1000 square feet	10	
	(Refer to Guidelines for qualifying	A minimum of 500 Square feet	5	
	uses.)			
	= 1	50% or more of the existing surface parking lot is	15	
	Lots	covered by new buildings.	13	
	A project that includes the	35% or more of the existing surface parking lot is	10	
	redevelopment of an existing surface	covered by new buildings. 25% or more of the existing surface parking lot is		
	parking lot to an active use or	covered by new buildings.	5	
	structured parking: 7. Redevelopment of	A new building that meets the standards of the TSA		
	Nonconforming Use or	zoning district and replaces a building that does not		
	_	meet the standards.	4.0	
	Noncomplying Building A project that includes redevelopment		10	
	of a site containing a nonconforming	A project that includes replacing a nonconforming		
	use or non-complying building:	use with a use that is allowed in the TSA zoning		
	use of non-complying bunding.	district.	5	
	8. Removal of Billboards	An existing billboard is legally removed by the		
		developer as part of a redevelopment project.		
	of a site containing a billboard:			
	or word comming wormcourus		10	
2	9. Sustainable Site and Open Space	The project utilizes a roof design, such as a		
Sig	9. Sustainable Site and Open Space Design	landscaped roof, that is intended to reduce energy		
De	A project that incorporates adopted	use, storm drainage runoff or other similar		
	sustainable policies of the City:	sustainable policy of the City.	10	
	1	The project utilizes landscape designs and materials		
	(Points may be obtained from both	that conserves energy, reduces the urban heat island,		
	items.)	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	

ב	10. Green Building	Platinum	50	
sig	The following points will be awarded	Gold	40	
De	based on the level of LEED		-	
e E	certification:	Silver	30	
Si	11. Energy Efficiency	1. The project is certified as having 100% of its		
pu	Projects that incorporate energy	energy needs served by renewable power either from		
ā	efficiency into the design of the	on or off-site sources. If development relies on off-		
ing		site power, documentation must be provided showing		
Building and Site Design	added to the development score:	at least 20 year commitment to power source	50	
В	(For guidelines 1 through 4, points	2. The project is certified as having 50% its energy		
	may only be obtained from one item.	needs served by renewable power either from on or		
	Points from guidelines 1 through 4	off-site sources. If development relies on off-site		
	may be combined with points from	power, documentation must be provided showing at		
	guideline 5.)	least 20 year commitment to power source	25	
		3. Solar array: 5 points for every 500 square feet of	20	
		solar panels. Maximum 20 points.		
		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	5	
	12 200 Degree Architecture	saving features.		
	12. 360 Degree Architecture A project that incorporates	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing		
	architecture features on building	requirements.	20	
	facades that are not adjacent to a	Architectural detailing is wrapped around both side		
	street:	facades of a building, but not on the rear façade. See		
	(See Guideline for required	guideline document for specific detailing		
	elements.)	requirements.	15	
	13. Historic Preservation	Local Register: New construction, major alterations		
	Projects that preserve, rehabilitate,	and additions that are approved by the Historic		
	restore, reuse a historic property or	Landmark Commission that include reuse of the site.	40	
	new construction that contributes to	National Register: State Historic Preservation Office		
	the character of a historic property or	review and approval of exterior alterations to		
	district:	buildings not locally designated, but on the national	40	
		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	50	
		21A.34.	30	

	14. Building Materials	At least 80% of the street facing façades above the		
ig	Projects that incorporate high quality,	ground floor are clad in durable, high quality		
Se(durable and low maintenance building	-		
G -	materials:	and trim	20	
Building and Site Design	materials.	At least 70% of the street facing facades above the		
		ground floor are clad in high quality, durable		
an		materials as listed above, excluding glazing, doors,		
ро 19		and trim	15	
ij	15. Corner Buildings	When located on the corner of two intersecting		
ij	Buildings located on the corners of	streets, the primary entrance of the building		
Bı	intersecting streets that address both	addresses the corner by including a hinged, rounded,		
	streets:	beveled, open bay, mitered orientation or similar		
	succis.	entrance feature.	10	
	16. Rooftop Design and Use	A rooftop of a building is used as a common space		
	A project that incorporates a rooftop	for the building occupants.	6	
	use:	A roof includes at least one of the following design		
		features:		
	(Points may be obtained from both	Two or more sloping planes visible from a public		
	items.)	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	Operable openings, balconies, verandas or other		
	Spaces	similar features on all levels of the building that face		
	Buildings that are designed to have	a public space and allow visibility into the public		
	windows, doors, balconies or other	space. Balconies need to have a minimum depth of 6		
	similar features facing public streets	feet and include at least 30 square feet of space	4.5	
	and open spaces:		15	
	18. Lighting	Casts light from store fronts onto the sidewalk;		
	A project that includes a lighting plan	Highlights unique architectural features of a		
	that accomplishes at least one of the	building; or	_	
	following:	Highlights artwork or unique landscape features.	6	
	19. Signs	A sign that is mounted perpendicular to the primary		
	Signs that meet the intent of this	building façade and oriented to the pedestrian		
	guideline shall have the following	(projecting business storefront sign).	2	
	points added to the development	An awning or canopy sign that is integrated into the	2	
	score:	design of the building.		
		A monument sign that is integrated into the site and	2	
- 10		compatible with the building architecture.	_	
ě	20. Public Spaces and Plazas	A project includes a minimum of 15% of the total lot	15	
)a(Projects that include active, outdoor	area. A project includes a minimum of 10% of the total lot		
Sp	spaces, that are accessible to the	area.	10	
lic	public and adjacent to a public right	A project includes a minimum of 5% of the total lot		
Public Spaces	of way:	area.	5	
P		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).	2	
		,	3	
				

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

Parking	27. Parking Structure Design	100% of the parking structure is wrapped with high		
	= = = = = = = = = = = = = = = = = = = =	quality, durable materials or habitable space with a		
	following:	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	Parking for alternative fuel vehicles, scooters,		
	Projects that include dedicated	mopeds, motorcycles, or other similar vehicle is		
	parking stalls for alternative fuel	provided at a rate equal to 7% of the total number of		
	vehicles, scooters, mopeds or	spaces provided for automobiles.	5	
	motorcycles:	A project includes dedicated parking		
	motorey eres.	stalls/equipment for a car sharing program.	3	
	(Points may be obtained from	A project includes a charging station for electric		
	multiple items.)	vehicles:		
	F	Level 1 Station: 2 pts per stall, max. 6		
		Level 2 Station: 3 pts per stall, max 9	12	
		Level 3 Station: 4 pts per stall, max. 12	12	
	29. Parking Ratios	Residential developments with a parking ratio less	25	
	Projects that provide parking in the	than 1 stall per unit:	25	
	ratios indicated:	Residential development with a parking ratio less	15	
		than 1.25 stall per unit	12	
		Non-residential developments with a parking ratio	20	
		less than 2 stalls per 1,000 gross square feet	20	
Community ngagement	30. Neighborhood Input	Projects that have been presented to the associated		
בַּ		community council and have notified residents and		
JIM Ige		property owners within 300 feet via mail about when		
on		and where the community council presentation will	10	
O F		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	10	
		will be held		

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