



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Diana Martinez, Principal Planner, diana.martinez@slcgov.com, 801-535-7215
Date: January 25, 2023
Re: PLNSUB2022-00823 – Preliminary Subdivision Plat
PLNPCM2022-00824 – Planned Development
PLNPCM2022-00973 – Design Review

Preliminary Subdivision Plat/Planned Development/Design Review

PROPERTY ADDRESS: 86 S. 900 W.
PARCEL ID: 15-02-202-041-0000
MASTER PLAN: North Temple Boulevard Plan
ZONING DISTRICT: TSA-UN-T

REQUEST:

Jarod Hall, of Di'velept Design, LLC, representing the property owners, is requesting approval for a new townhome development at approximately 86 S. 900 W. The development includes 30 townhomes in five separate buildings. The townhomes have a proposed height of 37'9.5" (Bldg A), 38'10" (Bldg B), 37'10" (Bldgs C/D/E) and are three stories tall. All units have attached garages on the ground floor. The development involves three different applications:

- a. **PLNPCM2022-00824 Planned Development-** The development requires Planned Development approval as 14 of the individual townhomes lots will not have public street frontage.
- b. **PLNPCM2022-00973 Design Review-** The development requires Design Review approval as the development did not receive enough points through the TSA development review process for administrative (staff level) approval. In addition, the applicant is requesting design standard modifications to building materials, reduction in ground floor glass, and reduction to the depth required for ground floor use and visual interest.
- c. **PLNSUB2022-00823 Preliminary Subdivision Plat** – The development also involves a preliminary plat to create the individual new townhome lots.

RECOMMENDATION:

Preliminary Subdivision Plat: Based on the information and findings listed in this report, staff recommends the Planning Commission approve the Preliminary Subdivision Plat Petition PLNSUB2022-00823.

Planned Development: Based on the information and findings listed in this report, staff recommends the Planning Commission approve the planned development petition PLNPCM2022-00824.

Design Review: Based on the information and findings listed in this report, staff recommends the Planning Commission approve the design review petition PLNPCM2022-00973.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant's Narratives](#)
- C. [ATTACHMENT C: Plan Set](#)
- D. [ATTACHMENT D: Property and Vicinity Photos](#)
- E. [ATTACHMENT E: TSA-UN-T Zoning Standards](#)
- F. [ATTACHMENT F: Design Review Standards](#)
- G. [ATTACHMENT G: Preliminary Subdivision Plat Standards](#)
- H. [ATTACHMENT H: Planned Development Standards](#)
- I. [ATTACHMENT I: Public Process & Comments](#)
- J. [ATTACHMENT J: Department Review Comments](#)
- K. [ATTACHMENT K: TSA Score Sheets](#)

PROJECT DESCRIPTION

The proposal is for a five-building townhome development to be located at approximately 86 S. 900 W. Currently on the site is an out of business night club building and a single-family dwelling. The property is approximately .61 acres or 26,571 square feet in size.

The proposal will have 30 units, 29 will be two-bedroom units and one will be a three-bedroom unit. The applicant is proposing four different floor plan types for the units. All five buildings will be three stories tall, with access to the roof top. In addition, each unit will have a garage with two electrical vehicle charging stations.

There will be two main vehicular accesses to the townhome site. One will be at the north end of the subject property off 900 West. The second will be in the southeast area of the subject property off 100 South. Recycle and the trash containers will be located at the west end of the property, situated between buildings A and C.

The height of the buildings will differ among the five proposed. Building A will be 37'9.5" tall, building B will be 38'10", building C will be 37'10" tall, buildings D and E will be 37'10" tall.

All the building will have a similar look with boxed windows on the second floor, garages at the back side and front doors on the front side. The only unit that will have a different front door entrance, is the three-bedroom unit on the corner of the project. Which will have an angled front door entrance, facing the intersection of 100 South and 900 West.



Quick Facts:

Building Height – 37'9.5" (Bldg A), 38'10" (Bldg B), 37'10" (Bldgs C/D/E)

Number of Residential Units – 30 units

Parking Spaces – 30 parking spaces/ 1 per unit - each garage will have 2 electrical vehicle charging stations

Exterior Building Materials – Stucco, thin brick, and metal paneling for street facing facades, with white membrane roofing

Review Process & Standards – TSA zone standards, Design Review, and general zoning standards

APPLICABLE REVIEW PROCESSES AND STANDARDS

Review Processes: Transit Station Area Development Guidelines Score Review, Planned Development, Design Review and Preliminary Subdivision guidelines.

Applicable Standards: TSA-UN-T and general zoning standards (landscaping, parking, etc.)

Preliminary Subdivision Plat: The Planning Commission may approve preliminary subdivision plats or report its actions and recommendations to the mayor, who ultimately approves or denies final subdivision plats.

Planned Development: The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of the several objectives related to City Plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area.

TSA Guidelines Review: The TSA Development Guidelines Score Review is required for any development within the Transit Station Area (TSA) zone. The TSA point system awards points for several various aspects of a development that go above what is required by the zoning. Including such things as high quality building materials, architectural detailing, public amenities, affordable housing, energy efficiency, resident amenities, and landscaping. If a development doesn't receive enough points in the scoring system, it is required to go to the Planning Commission for a full Design Review. If it receives enough points, it can simply proceed with building permits without a public review process. The applicant's development proposal did not receive enough points to be approved administratively by staff.

Design Review: The Design Review process allows applicants to pursue minor modifications to design standards or approval for larger developments that could be impactful to the City. For minor modifications, the process allows some flexibility in how the design standards are administered. The Design Review process seeks to create compatibility with surrounding properties, mitigate impacts to public infrastructure, and to ensure that the proposed development helps achieve goals of the various master plans of the City.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with City Goals & Policies Identified in Adopted Plans
2. TSA Point Score Review
3. Requested Zoning Modifications

Consideration 1: Compliance with City Goals & Policies Identified in Adopted Plans

Plan Salt Lake:

Neighborhoods- Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

- *The proposal brings new housing into the area/community.*

Growth- Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- *The proposal would replace a small business property and bring in more options for housing stock.*

Transportation & Mobility- A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

- *The proposal is within half a mile of the 800 West Trax station. The neighborhood includes employment opportunities, shopping, restaurants, and other services that are accessible without a car for patrons that would visit the proposal.*




Air Quality- Air that is healthy and clean.

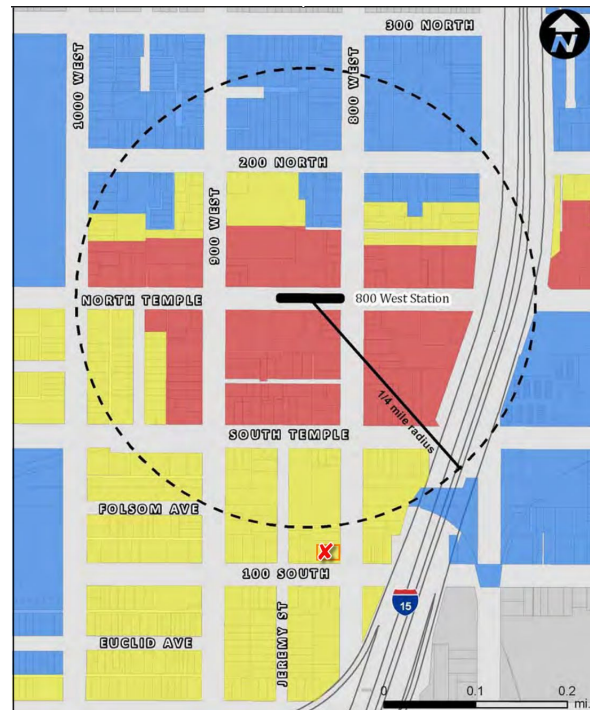
- *The proximity of the proposal to other activities of daily life and to mass transit improves the opportunity for residents to choose alternative means of transportation and to contribute less greenhouse emissions.*

North Temple Boulevard Plan (800 West Station Area Plan):

The Transitional Area is the area that will see some change over the next 20 years, but the change will generally be smaller scale and less intense than the Core Area. Future development within this area should be used as a transition between North Temple and the neighborhoods nearby. Zoning regulations that could accomplish this would include the following characteristics:

- A mix of housing types, ranging from 3-4 story multifamily developments to single-family homes;
- A buffer between the Core and Stable areas;
- A mix of uses including residential and commercial uses that are less intense than what is found in the Core area;
- Buildings that are located at or near the sidewalk, possibly with landscaped yards or outdoor dining; and
- Parking located to the side or behind buildings.

-  Parcels in **red** represent the Core Area, where an intense level of transit-oriented zoning is appropriate.
-  Parcels in **yellow** are part of the Transitional Area. These areas are appropriate for mixed use and less intensive transit-oriented zoning.
-  Parcels in **blue** are part of Stable Areas, areas where little change is expected or desired or where the current zoning allows for the desired future land uses and intensities.



The TSA Transition area incorporates the mobility options of public transportation, vehicular modes and pedestrian walkability. The proposal offers those mobility options to its patrons, by orienting its building close to the public sidewalks and roads, and close to public transit. The proposal will enhance the corner of 900 West and 100 South, while bringing in housing opportunities. The proposal meets the goals of Plan Salt Lake by creating growth in the community that grows responsibly, while providing people with choices about where they live, how they live, and how they get around.

The proposal is close to public transportation which allows different means of mobility to and from the subject property, and to the services and job locations in the area. Lastly, the proposal will improve the subject property, providing an upgraded appearance for the community.

Consideration 2: TSA Point Score Review

The applicant submitted a TSA Score application (PLNTSD2022-00399) in September of 2022. In order for the development to be reviewed administratively by staff, the TSA score for the development must be over 125 points. The application received the following points per building:

- Building A: A score of **81 points** out of the submitted 131
- Building B: A score of **99 points** out of the submitted 149
- Building C: A score of **73 points** out of the submitted 129
- Building D: A score of **73 points** out of the submitted 129
- Building E: A score of **73 points** out of the submitted 129

*" submitted" score is the scoring by the applicant

Since none of the building received 125 points or more, the development needs to have Design Review approval from the Planning Commission to be constructed as proposed. The development proposal received high points in the intensity and density of the use, redevelopment of surface parking lots, sustainable site and open space, building materials, green building (LEED certification) and rooftop design and use.

The proposal lacked points in direct access to transit (Trax or Frontrunner stations), parking structure design, public spaces and plazas, and energy efficiency among a few others. Since this subject property is not in a historic district, the proposal was not able to receive any points towards historic preservation.

The TSA score card for all five buildings is attached to this staff report.

Consideration 3: Requested Zoning Modifications

The applicant is requesting four zoning modifications:

- allow 14 lots without public street frontage (Planned Development)
- modification from the requirement of a maximum of 10% stucco on the top floor to 22% for building B (Design Review)
- modification from ground floor use requirement of 10-feet to 8'9" for building A, and 9'7" for building B (Design Review)
- modification from ground floor glass requirement of 45% to 44.7% for building A (Design Review)

Allow 14 lots without public street frontage (Planned Development)

Buildings C, D, and E, will all be located on the subject property behind the two street facing buildings, A and B. Therefore, there will be a total of 14 units (townhomes) that will not be public street facing. All lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by Ordinance 20.12.010.E.1, unless a private street or modified standards are approved by the planning commission as part of a planned development.

The applicant is asking for modifications from three requirements of the Design Standards (21A.37.050), through the Design Review approval by the Planning Commission.

1- (Ordinance 21A.26.078.F.2.a) Use of EIFS and stucco is allowed for up to ten percent (10%) of the upper-level street facing facades.

The applicant is asking for a modification from the requirement of a maximum of 10% stucco on the top floor to 22% for building B (Design Review). The applicant is proposing brick veneering and metal paneling materials on the top floor. Around the stairs that are going up to the rooftop

the applicant wants to use stucco in that area, since the walls are set back farther in from the primary building façade and are not visible from the street.



Area highlighted- area around stairs to roof top that will have higher % stucco usage

2- (Ordinance 21A. 37.050.A.1.a.) Ground Floor Use Only: This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty-five feet (25') into the building. Parking may be located behind these spaces. a. For single-family attached uses, the required use depth may be reduced to ten feet (10').

The purpose of this design standard is to promote a walkable environment that emphasizes comfort and safety to the pedestrian. The intent is also to activate the street by requiring ground floor uses next to the sidewalk. This standard can be achieved by active uses and/or visual interest on the ground floor of a building. Since the ground floor use is for private garages and residential storage area, the applicant is requesting a modification to reduce this depth to 8'7" for building A, and to 9'7" for building B.



- 3- (Ordinance 21A.37.050.C.1.c.) Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade... The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).**

The applicant is requesting a reduction in the ground floor glass requirement from 45% to 44.7% for Building A. In the TSA zones street facing buildings are required to have a minimum of 60% glazing but if the ground floor is occupied by residential uses that requirement is lowered to 45 %. The applicant has stated that in order for them to maintain wood shear walls on the ground level the size of the windows must be a certain size. To meet the minimum glass requirement would be costly for the project and would necessitate a different size window.



STAFF RECOMMENDATION

Planning staff is recommending approval of the Preliminary Subdivision Plat, Planned Development and Design Review petitions. The proposal reflects many of the policies and goals for the TSA zone in the adopted master plans. The requested modifications help the proposal be a better product for the community. The proposal would be replacing a closed business and restoring the economic vitality to the subject property and adding housing to the community.

NEXT STEPS

Approval of Preliminary Subdivision Plat, Planned Development and/or Design Review

If the requests are approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The applicant would be able to submit plans for building permits once all conditions of approval are met.

Denial of the Preliminary Subdivision Plat Request

If the Preliminary Subdivision Plat Request is denied, the proposed multi-family project could continue to building permits, however, individual ownership of the units would not be allowed, the entire project would have to stay under one ownership.

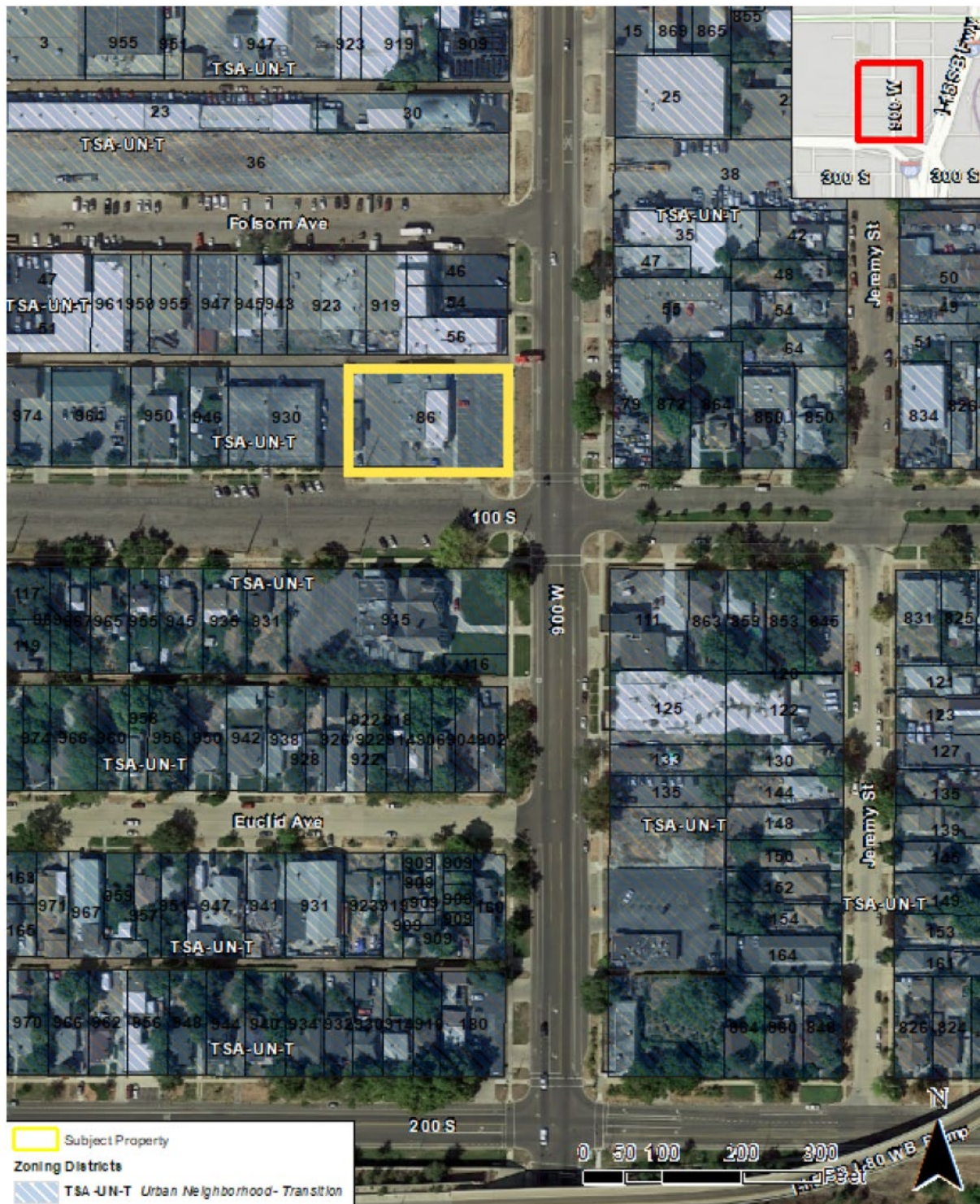
Denial of the Design Review Request

If the Design Review request is denied, the proposed townhomes would have to meet the requirements of the ordinance.

Denial of the Planned Development

If the Planned Development request is denied, the three buildings without street frontage would not be able to be built.

ATTACHMENT A: Vicinity Map



January 25, 2023

ATTACHMENT B: Applicant's Narratives



di'velept design LLC
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SLC, UT 84116
[801-680-4485](tel:801-680-4485)
howdy@divelept.com

Aug 1, 2022

RE: TSA Score Review 76 S 900 W

Project Summary

76 South 900 West is a proposed 30 unit Townhome project located near the Euclid Neighborhood. It will be five buildings on a single parcel that equals 0.61 acres. Units will be two bedrooms and one unit will be a three bedroom. This project will be replacing an existing commercial building and an additional structure.

Each of our anticipated points and a description of how we are achieving those points is provided in the included drawings.

Sincerely,

Jarod Hall, AIA
Manager
di'velept design LLC

January 25, 2023

TSA Points Checklist

1.B) Intensity of Use - 12 points

This project has a density of 49 Units Per Acres.

6) Redevelopment of Surface Parking Lots - 15 points

This project will cover 53.4% of existing surface parking lot area with new buildings. See site plan sheet for calculations

9) Sustainable Site - 5 points

This project will use a white membrane roof which according to the EPA helps reduce the urban heat island effect. <https://www.epa.gov/heatislands/using-cool-roofs-reduce-heat-islands>

14) Building materials - 20 points

This project's street facing facades will have thin brick and metal paneling covering 91.4% of the facade. See elevations for the calculations.

15) Corner Buildings - 10 points

This project will have a primary entrance via an intersecting street facing corner. See elevations

17) Eyes on the Street - 15 points

Each unit on S 900 W and 100 S will have operable windows facing the street East and South. See elevations

18) Lighting- 6 points

Lighting will be provided to highlight unique local art murals. See elevations

23) Connections and Walkways - 4 points

All sidewalks connecting from the public way to building entrances will be minimum 6' in width.

24) Bicycle Amenities- 3 points

The project incorporates art into the bicycle design proposed. See design image

28) Alternative Vehicle Parking - 5 points, 9 points

This project is providing Level 2 electrical vehicle charging stations in every garage.

29) Parking Ratios - 15 points

This project has 1 parking space for each of the 30 residential units for a parking ratio of 1

21A.55.050 Standards for Planned Developments

A: Planned Development Objectives

Referencing the North Temple Boulevard plan, this project addresses several stated goals:

1. It creates a compact development that is in line with walkable neighborhood best practices.
2. Increases residential density near the station area from 0 DU/Acre up to 44.2 DU/Acre.
3. This project helps increase the diversity of building types around the transit station.

Currently there are very few townhomes. And there are very few coming to the area.

4. By creating a townhouse subdivision plat we are creating the opportunity for ownership which will help create economic stability.
5. The project will redevelop a 0.61 acre lot that is a nightclub. The proposed project takes advantage of an existing alley to consolidate locations where vehicles are interacting with pedestrians. The project will increase the density from 0 DU/Acre up to 44.2 DU/Acre. This is in line with the density goals stated on page 63.
6. The site provides safe, convenient circulation patterns for vehicular and non-vehicular traffic movement by separating the main entrance and the garage.

B: Master Plan Compatibility

The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

1. This proposed plan is consistent with the policies set forth in the North Temple Boulevard Plan

because it is increasing the density to align with the target residential density. The project is a smaller scale than allowed by the zone, but we feel it is really fitting for the scale of the smaller street on which it is located. Given the residential character that exists further from the trax line on North Temple, we feel the lack of commercial use is appropriate. Additionally it is providing a good transition from the single family projects that are in the area to the eventual larger multifamily that will be built in the future.

C. Design And Compatibility

The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
 - a. This project is just slightly taller than the existing residential buildings in this part of the neighborhood (though similar in scale to the adjacent Arts Warehouse) but won't be out of place as larger buildings are built in the area. We feel the density of this use is very compatible with the existing neighborhood. The project is close to target residential density in the plan and significantly above the current residential density. See elevations in the drawings package. It is significantly closer in scale to the adjacent neighborhood than the maximum zoning height would allow.

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design

a. The site has been oriented to have the majority of the units are facing the roads. This helps to create more engagement with the street. They have a significant amount of glass on the street facing elevations, adjacent to the public sidewalk. See elevations in the drawings package.

3. Whether building setbacks along the perimeter of the development:

a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.

i. Yes, The North Temple Boulevard plan describes building forms that are oriented toward the street. Our front units are close to the sidewalk and with the entry door visible from the street. We have also created a covered entry that faces the sidewalk as well as roof decks that will provide some engagement with the street. This project is a transitional scale between the existing buildings and the higher densities that are allowed per the zoning that will be coming in the future.

b. Provide sufficient space for private amenities.

i. We have provided a garage for each unit. We believe that one of the greatest advantages to building in urban environments is that there are a wealth of public amenities that can be used by residents. The project is within walking distance of Madsen Park, the newly finished Folsom Trail, a number of restaurants, a Rancho Market, as well as bus and TRAX stops. Providing additional private amenities only serves to reduce community engagement.

c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

- i. We have provided greater than zoning required setback from neighboring properties. We will also be providing an opaque fence along the property line. See site plan.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - i. We have provided sufficient sightlines to safely traverse onto and off of the property.
 - e. Provide sufficient space for maintenance.
 - i. Maintenance will be provided by a third party, so there is no need for maintenance space.
-
- 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
 - a. The building facades visible from the public way have many windows. See elevations.
 - 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
 - a. There will be lights at each of the entry doors alcove to the units.
 - 6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
 - a. Dumpsters will be located at the end of one of the driveways and screened from view. See site plan showing dumpster location.
 - 7. Whether parking areas are appropriately buffered from adjacent uses.
 - a. Parking will be located in each unit. Driveways have been separated from the primary pedestrian circulation on the site. See site plan.

D. Landscaping

The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning

Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
 - a. Existing trees will be preserved wherever possible. See Landscape plans.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
 - a. The existing landscape provides almost no buffering to abutting properties.
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
 - a. We are providing fencing to buffer the property from the adjacent properties.
4. Whether proposed landscaping is appropriate for the scale of the development.
 - a. We feel that the proposed landscaping is appropriate for the scale of this development. See Landscape plans.

E. Mobility

The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
 - a. The project will have a positive impact on the safety of the street, and should add a sense of activity by having residences on their roof deck or front porches. The buildings also engage the street and increase activity on the ground level. Additionally we are reducing the number of curb cuts, thus reducing the pedestrian vehicle interactions.

2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - i. There will be separated pedestrians walkways and driveways to create a safer access for pedestrians. See sheet A2 for site plan.
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - i. Bicycle parking will be provided inside of each unit, and the North East corner of the site, giving residents a safe place to store their bikes. See site plan with bike rack location.
 - c. Minimizing conflicts between different transportation modes;
 - i. We believe that through the strategies we have mentioned above we are minimizing conflicts between different transportation modes.
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
 - a. The increase of residential density that this project provides will enable adjacent uses and amenities by adding customers to the area for future businesses.
4. Whether the proposed design provides adequate emergency vehicle access; and
 - a. We have complied with the required codes.
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
 - a. This project is small enough that it will not have any major loading or service areas.

F. Existing Site Features

The proposed planned development preserves natural and built features that significantly contribute

to the character of the neighborhood and/or environment.

1. There are no significant natural or built features that will be affected by the construction of this project.

G. Utilities

Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

1. We have had a DRT meeting and they feel that our plan for the utilities is acceptable.

21A.26.078.E TSA District Development Standards

2. Building Heights

In the TSA-UN-T Zone building heights are limited to 50'. Eligible for additional story equal to average height of other stories. Each of the proposed floors are 10' so additional 10' is allowed

- Provided: 37'-10" and 29'-0" See elevations

3. Setback Standards

Required front yard: 0 feet

- Provided: 4'-1". See site plan.

Required side yard: 0 feet

- Provided: 1'. See site plan..

Required back yard: 0 feet

- Provided: 5'-6". See site plan.

4. Minimum Lot Area

Required minimum area: 2,500 square feet, Required minimum lot width: 40 feet

- Provided: 26,664 square feet
- Provided: 65'-10" see site plan

5. Open Space Area

Required: 10% up to 2,500

Lot is 26,196 square feet $\times .1 = 2619.6$ square feet = 2,500 square feet required

- Provided: 2,619 square feet. See open space diagram on site plan sheet.

6. Circulation and Connectivity

Parking lots comply with 21A.44.020.

21A.26.078.F TSA District Design Standards

1. Developments shall comply with chapter 21A.37

See detail description below

2a. EIFS and Stucco Limitation

- Required: Up to 10% stucco on the street facing upper floors and no stucco on the street facing ground floor.
- Provided: 8.5% Stucco on the upper floors of the street facing facade. 0% on the Ground floor.

2b. Front and Corner Side Yard Design Requirements

1. Yards greater than 10' shall have a shade tree planted for every 30' of street frontage
 - a. 0' Front Yard Setback required, no front yard provided. See site plan.

2. At least 50% of front yards shall be covered in live plant material. Can be reduced to 30% if the yard includes patios, etc.

a. Front yard area = 729 sf. 494 sf of live plant material = 68%

3. At least 30% of front yards shall be occupied by outdoor patios, dining, etc.

a. Front yard area = 729 sf. Front door patio areas = 219 sf = 30%

4. Driveways are allowed regardless of required percentages.

2c. Entry Feature Requirements

- Required: provide at least one of the following

- (1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade;

- (2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;

- (3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or

- (4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.

- Provided:

- A recessed entrance that is recessed at least five feet (5') from the street facing facade

21A.37 Design Standards

50.A.1 Ground Floor Use

- Required: 80%
- Provided: 100% see site plan

50.B.1 Building Materials Ground Floor

- Required: 90%
- Provided: 100% see elevations.

50.B.2 Building Materials Upper Floors

- Required: 60%
- Provided: 100.0% see elevations.

50.C.1 Glass Ground Floor

- Required: 60%

- Provided: XX% (226 square feet of wall within the glazing zone and 140 sf of glazing for a total of XX% glazing provided). See elevation.

50.D Building Entrances

- Required: At least one operable building entrance on the ground floor is required for every street facing facade with a maximum of 40' of wall between entrances.
- Provided: One building entrance to the corridor and one stair entrance provided on the street facing facade. See site plan.

50.E Max. Blank Wall

- Required: 15 feet maximum length at ground level.
- Provided: There is no section of blank wall greater than 5'-2" feet at the ground level. See sheet A.200 for elevations.

50.F Max Wall Length

- Required: 200 feet maximum
- Provided: 30' feet. See site plan.

50.H Exterior Lighting

- Required: "All exterior lighting shall be shielded and directed down to prevent light trespass

onto adjacent properties. Exterior lighting shall not strobe, flash or flicker”

- Provided: Lighting levels will be low-level illumination. Lights that are on the outer walls of the building will be pointed down at the ground.

50.I Parking Lot Lighting

There are no exterior parking lots so this standard does not apply to this project.

50.J Screening of Mechanical Equipment

Mechanical equipment has been screened by roof parapets.

50.K Screening of Service Areas

Dumpsters for the project are located on the south east corner of the parking garage. They are enclosed in a room.

50.L Ground Floor Residential Entrances

There are no ground floor residences so this standard does not apply to this project.

Proposed Exceptions to Zoning Standards

1. EIFS and stucco locations (21A.26.078.F.2.a):

Stucco on the project will be Dryvit Commercial Cement Plaster CCP2. This is a cement based hard coat stucco with a cement base that is very durable.



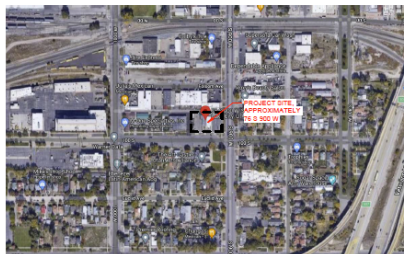
- a. We are requesting an increase of the 10% maximum stucco limitation to 22% on building B (see Building B - East and South Elevations). We are exceeding this amount in the roof deck stair enclosures which are set back from the front elevation by 16' and 37' and will mostly not be visible from the street (see rendering below). We feel that the use of stucco in this area helps with a cohesive design as it transitions into the stucco in the back, non-street facing side of the building.



- b. We are requesting that we be allowed to use stucco on the ground floors of buildings A and B with 12% on building A and 9% on building B. These are for the architectural overhangs happening above the doors (See building A - South Elevation and Building B - East and South Elevations). We feel this use of stucco helps connect the materials in the entire project to create a more cohesive look.
2. Ground Floor Use And Visual Interest (21A.37.050.A):
- a. We are requesting a reduction in the required 10' of non-parking space depth on the ground floor to the 8'-7" depth that is shown on building A and the 9'-7" of depth shown on the south side of building B (see ground level plan). We feel that this depth largely fulfills the intent of the requirement while still providing active use. In building B, the area will still be an active space that will be the hub of circulation from both the street and garage sides of the building while making the project economically feasible by allowing 8 additional units to fit into the project. In building B, the project's 9' depth still allows for a bedroom suite while giving more comfortable spacing for the rest of the building.

3. Ground Floor Glass (21A.37.050.C.1):
 - a. We are requesting a 0.3% reduction in the 45% ground floor glazing requirement for building A (See elevations). While this requirement can be met with a minor adjustment in the width of the windows, the irregular window sizing necessary to meet it would cause a significant price increase to the project without achieving a perceptible difference in the overall ground floor glazing.

ATTACHMENT C: Plan Set



PROPERTY

Name	Area	Acres
26,827 SF		0.61

ZONING ANALYSIS

ZONING JURISDICTION: SALT LAKE CITY
ZONE: TOS-400T

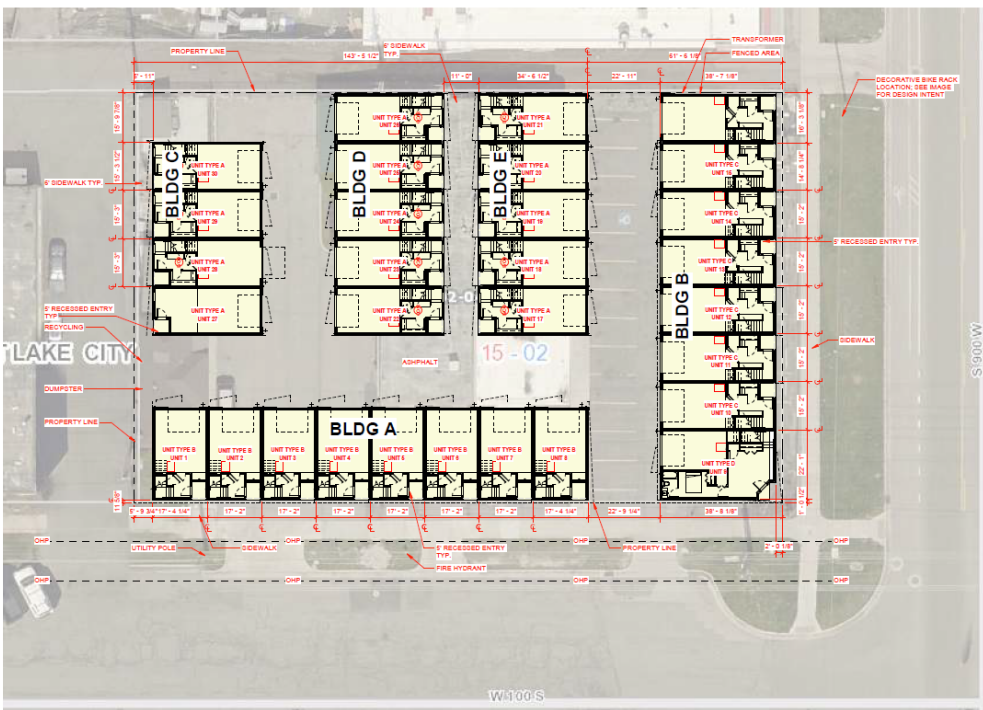
SETBACKS:	REQD	PROPOSED
FRONT YARD	0	4'-11"
SIDE YARD	0	0'-0"
REAR YARD	0	5'-6"
MAX BUILDING HEIGHT	35'	29' & 37'-10" (BUILDING B)
MIN. OPEN SPACE	2,600 SF	2,674 SF

PARKING:
MINIMUM PARKING SPACES: 1 STALL PER UNIT
PER TABLE 214.44.030 - 2 SPACES REQUIRED FOR 2 BEDROOM UNITS.
15A UNIT A HALF OF THOSE REQUIRED BY 214.44.030 = 33 TOTAL STALLS REQUIRED AND PROVIDED
ELECTRIC CHARGING STATION: 1 IN EVERY GARAGE

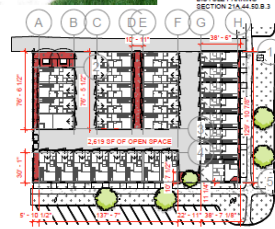
BICYCLE PARKING:
SECTION 214.44.05.B.3



ROOTED AND CO | ART WEST | SITE PLAN



① GROUND LEVEL
1/16" = 1'-0"



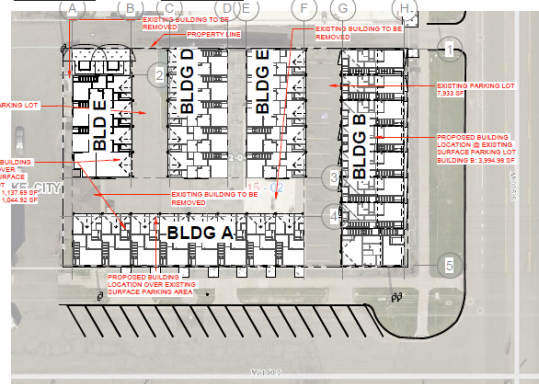
OPEN SPACE DIAGRAM

1" = 50'-0"

- 30 TOTAL UNITS
- 29 - 2 BEDROOM APARTMENTS
- 1 - 3 BEDROOM APARTMENTS

SURFACE COVERAGE CALCULATION

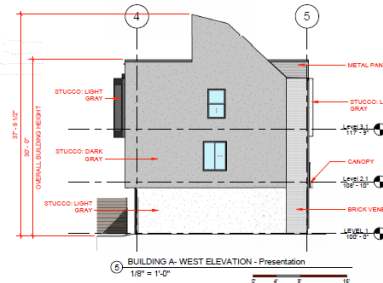
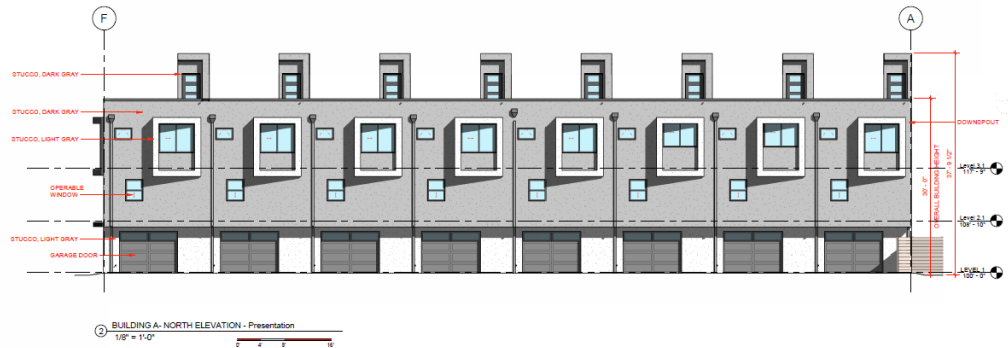
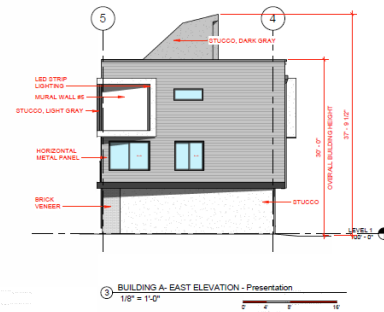
EXISTING SURFACE PARKING LOT: 7,933 SF = 3,615.84 = 11,548.54 SF
PROPOSED COVERAGE OVER SURFACE: 3,394.98 = 1,137.83 = 1,044.92 = 5,577.68
REQUIRED COVERAGE: 64%

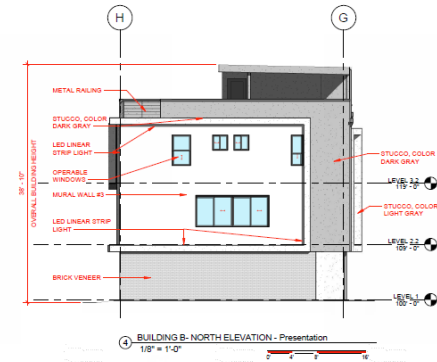
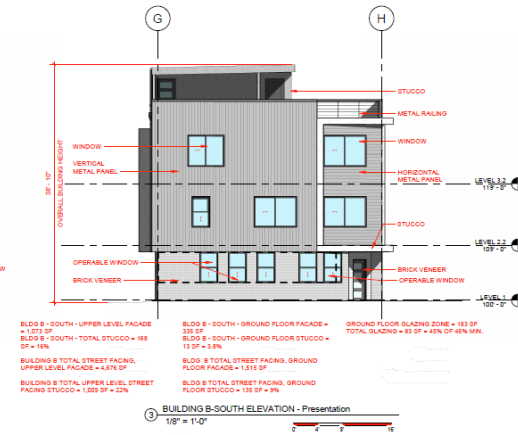


EXISTING SITE PLAN

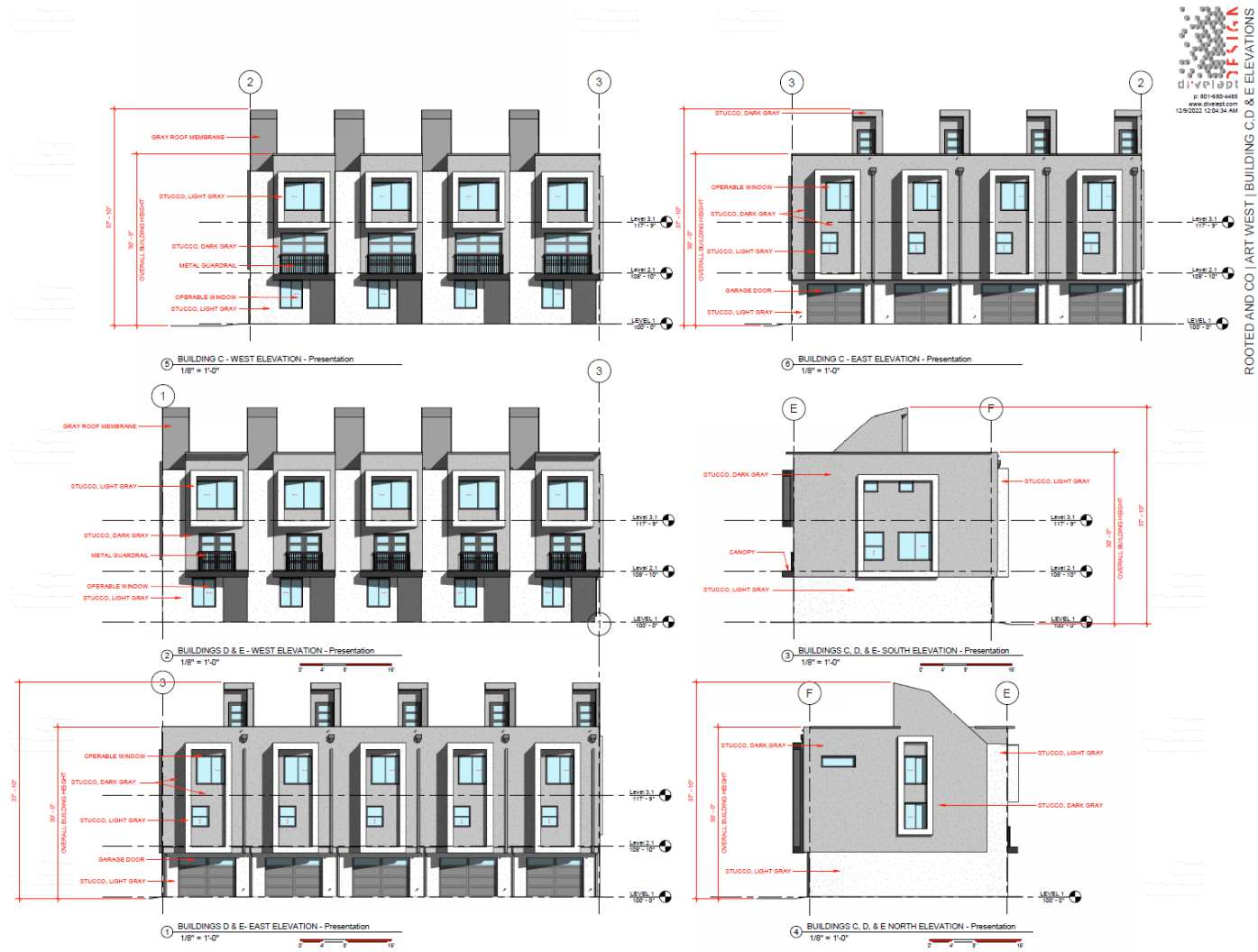
1" = 30'-0"

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January 25, 2023



January 25, 2023




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January 25, 2023

NOTE: TOP VIEW SHOWS PEDESTRIAN
LEVEL VIEW OF DOORS
PERPENDICULAR TO THE SIDEWALK
AND BOTTOM VIEW WITH THE DOORS
PARALLEL TO THE SIDEWALK. IT IS
OUR VIEW THAT PUTTING THE DOORS
PERPENDICULAR TO THE SIDEWALK
CREATES A MORE PEDESTRIAN
FRIENDLY DESIGN.



January 25, 2023



CITY OF SALT LAKE LANDSCAPE CALCULATIONS

SITE LANDSCAPE AREA:	WATER WISE PLANTS FOR CITY WATER:
2,000 S.F.	2,000 S.F.
2,000 S.F.	2,000 S.F.
2,000 S.F.	2,000 S.F.
TOTAL:	2,000 S.F.
PRIVATE LANDSCAPE AREA:	PRIVATE LANDSCAPE AREA:
400 S.F.	400 S.F.
400 S.F.	400 S.F.
400 S.F.	400 S.F.
TOTAL:	400 S.F.
LANDSCAPE AREA:	LANDSCAPE AREA:
2,400 S.F.	2,400 S.F.
2,400 S.F.	2,400 S.F.
2,400 S.F.	2,400 S.F.
TOTAL:	2,400 S.F.

PROPOSED PLANTING - URBAN FORESTRY REQUIREMENTS

ALL TREES TO BE PLANTED SHALL BE:	ALL TREES TO BE PLANTED SHALL BE:
1. 10" DBH	1. 10" DBH
2. 10' TALL	2. 10' TALL
3. 10' TALL	3. 10' TALL
4. 10' TALL	4. 10' TALL
5. 10' TALL	5. 10' TALL
6. 10' TALL	6. 10' TALL
7. 10' TALL	7. 10' TALL
8. 10' TALL	8. 10' TALL
9. 10' TALL	9. 10' TALL
10. 10' TALL	10. 10' TALL

LANDSCAPE (GENERAL NOTES)

1. ALL PLANTINGS SHALL BE PLANTED TO THE CITY STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL CALL BLUE LINES OF UTILITY TO VERIFY AND LOCATE ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR OMISSIONS TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
4. ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL TAKE PRECAUTIONS AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGE TO UTILITIES.
5. ALL PLANTINGS SHALL BE PLANTED TO THE CITY STANDARD SPECIFICATIONS.
6. ALL PLANTINGS SHALL BE PLANTED TO THE CITY STANDARD SPECIFICATIONS.
7. ALL PLANTINGS SHALL BE PLANTED TO THE CITY STANDARD SPECIFICATIONS.
8. ALL PLANTINGS SHALL BE PLANTED TO THE CITY STANDARD SPECIFICATIONS.
9. ALL PLANTINGS SHALL BE PLANTED TO THE CITY STANDARD SPECIFICATIONS.
10. ALL PLANTINGS SHALL BE PLANTED TO THE CITY STANDARD SPECIFICATIONS.



ART WEST

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PLANTING MATERIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER	ZONE	NOTE
1	2" CAL	CARRISUS BETULAE PRANS PORTLAND	VERTICAL FORBES	35-40"	T4	STREET TREE / VERTICAL ACCENT
2	1.5" CAL	ZEALOVA SERATA SCHMIDLOW	WIRELESS ZEALOVA	35-40"	T4	STREET TREE

GROUND COVER

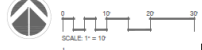
QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER	ZONE	NOTE
1	1 GAL	ACROSTACHYUM UVA-URSI	RED BERRY	35-40"	T4	GROUND COVER
2	1 GAL	BOENHARDTIA PACHYSTACHYON	VARIETATED WHITE BERRY	35-40"	T4	GROUND COVER
3	1 GAL	BRUSSELAERIA GLOUW	GLOUW BERRY	35-40"	T4	GROUND COVER

SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER	ZONE	NOTE
1	5 GAL	BERBERIS THUNBERGII	CHINESE BERRY	35-40"	T4	SHRUB
2	5 GAL	LAGERSTROMIA VULGARIS	LOBLOMBY	35-40"	T4	SHRUB
3	5 GAL	POTENTILLA FRUTICOSA	JACKMAN	35-40"	T4	SHRUB
4	5 GAL	TAXUS MEDIA	DOUGLAS	35-40"	T4	SHRUB
5	5 GAL	YUCCA FLAMMULA	COLORADO	35-40"	T4	SHRUB

FLATS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER	ZONE	NOTE
1	1 GAL	BOULEGARDUS GRACIOSUS	BLUE GRASS	35-40"	T4	FLAT
2	1 GAL	HELOPSYCHIS	HELOPSYCHIS	35-40"	T4	FLAT



LANDSCAPE PLANTING PLAN

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DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
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DATE:	DATE:
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January 25, 2023



January 25, 2023

January 25, 2023

ATTACHMENT D: Property and Vicinity Photos



View of subject property from 900 West looking west



View from 900 West looking west -alley way to the north of the subject property



View from 100 South looking at west property line



View of the building to the west of the subject property



View from 100 South -looking east at the commercial property across from the subject property

January 25, 2023



View from 900 West -looking east at the property on the south-east corner of the intersection



View of 100 South- looking west



View from 100 South – looking at church on the southwest corner across from the subject property

January 25, 2023



View of 100 South -looking to the east



View from the alley to the north of the subject property- looking east (subject property on right side)

January 25, 2023

ATTACHMENT E: TSA-UN-T Zoning Standards

TSA-UN-T (Transit Station Area District -Urban Neighborhood Station- Transition Area

Purpose Statement: An evolving and flexible development pattern defines an urban neighborhood station area. Urban neighborhoods consist of multilevel buildings that are generally lower scale than what is found in the urban center station area. The desired mix of uses would include ground floor commercial, or office uses with the intent of creating a lively, active, and safe streetscape.

Standard	Requirement	Proposed	Finding
Maximum Building Height	0 feet minimum height 50 feet maximum height	Bldg A= 37 feet 9.5 inches Bldg B= 37 feet 10 inches Bldgs C/D/E=37 feet 10 inches	Complies
Front/Corner/ Side/Rear Yard Setbacks	Front/Corner Side Yard Setback: Minimum: None At least 50% of the street facing building façade shall be within 5' of the front or corner side property line.	Front yard setback= 1 foot 11 inches Side yard setback= 5 foot 10 inches	Complies
Buffer Yard	Not required	n/a	n/a
Lot Size	Min. lot area 2,500 SF	Subject property is approximately 26,571 SF	Complies
Mid-Block Walkway	Not required	n/a	n/a
Refuse Control	Refuse disposal dumpsters to be screened by wood fence, masonry or equivalent opaque material not less than 6 feet	Refuse disposal dumpsters will be located in the southwest corner of the project, and will be screened from view.	Complies
Lighting	All exterior lighting shall be shielded to prevent light trespass onto adjacent properties	All exterior lighting will be shielded to stay on the subject property.	Complies

Off Street Parking & Loading (21A.44.030.H)	For TSA Transition: 50% of requirement for minimum requirements in ordinance. Requirement: 50% of two parking spaces for each dwelling unit.	One parking space/garage for each unit will be provided.	Complies
Landscaping & Buffering (21A.48)	Yards greater than 10 feet in depth, one shade tree is required for every 30 feet of street frontage At least 50% of front or corner yards shall be covered in live plant material.	Proposal is for 50% of front or corner yards being covered in live plant material.	Complies
Signage (21A.46.110)	Sign package per ordinance 21A.46.095 (TSA)	No signs are being proposed. Wall art is being proposed.	Any signs will be reviewed for compliance during building permit review.
Ground Floor Use	Residential- For single-family attached uses, the required use depth may be reduced to ten feet (10').	Proposed residential garage and storage area. Proposal of depth to 8'7" for Building A, and depth to 9'7" for Building B.	Design Review approval needed to comply
Building Materials	90% Durable building materials	Street facing- building façade – Brick veneer, horizontal metal paneling Top floors- stucco Proposal for increased stucco on upper level of Building B from 10% allowed to 22%.	Design Review approval needed to comply
Ground Floor Glass	60% required for nonresidential uses 45% required for residential uses	44.7% for Building A	Design Review approval needed to comply
Upper Floor Glass	N/A	N/A	N/A
Building Entrances	Each ground floor nonresidential leasable space	Each unit will have an operable entrance facing the street.	

	facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk.		Complies
Maximum Length of Blank Wall	Maximum length =15 feet	The façade wall will have windows and doors to interrupt any blank wall area.	Complies

ATTACHMENT F: Design Review Standards

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

Finding: Complies

Discussion: The TSA zoning district is intended to support transit and pedestrian oriented residential developments around transit stations. Being within half-mile of the Trax line, this proposal revitalizes the visual character of this subject property and gives housing opportunities to the community. Master plan policies call for neighborhoods to provide a safe environment, and an opportunity for social interaction within their community.

Condition(s): n/a

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

- 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).**
- 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.**
- 3. Parking shall be located within, behind, or to the side of buildings.**

Finding: Complies

Discussion: The proposed building entrances face the public sidewalks. The secondary entrances would be through the attached garages of each unit. The buildings along 900 West and 100 South have setbacks from the property lines that keep the building facades close to the public sidewalk, therefore adhering to the goals of the transition area as outlined in the North Temple Boulevard Master Plan.

Condition(s): n/a

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

- 1. Locate active ground floor uses at or near the public sidewalk.**
- 2. Maximize transparency of ground floor facades.**
- 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.**
- 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.**

Finding: Does Not Comply

Discussion: Buildings A and B both have street facing units and have ground floor glazing. However, due to the south street facing window size, the glazing amount does not meet the requirement by a very small percentage without Design Review approval. The proposed glass for Building A is 44.7%. For residential structures, the glass requirement can be reduced to 45% glazing allowance from 60%. This slight reduction will still provide sufficient glass to facilitate pedestrian interest. The proposal does include an outdoor patio area in the northwest corner of the subject property.

Condition(s): n/a

D. Large building masses shall be divided into heights and sizes that relate to human scale.

- 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.**
- 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.**
- 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.**
- 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.**

Finding: Complies

Discussion: The proposed five buildings are all proposed at less than 38-feet tall with three stories. Although many of the buildings in the close vicinity are one story, there are building to the north and west that are multi-stories tall. The zoning allows for a 50-foot building height, which is much higher than other buildings in the area.

The proposed buildings will have window frames that protrude from the wall of the buildings, and the ground floor entrances will have a recessed entry way with the second story covering the doorways. The scale and solid-to-void ratio of windows and doors will meet the desire of the master plan.

Condition(s): n/a

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

- 1. Changes in vertical plane (breaks in facade)**
- 2. Material changes; and**
- 3. Massing changes.**

Finding: Not Applicable

Discussion: The proposed buildings are not 200 feet or longer. The proposal building façade lengths for the two buildings with street frontage will be approximately 138-feet for building A and approximately 128-feet for building B.

Condition(s): n/a

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

- 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");**
- 2. A mixture of areas that provide seasonal shade;**
- 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;**
- 4. Water features or public art;**
- 5. Outdoor dining areas; and**
- 6. Other amenities not listed above that provide a public benefit.**

Finding: Complies

Discussion: The applicant is not providing privately-owned public spaces rather they are providing trees in the landscaping plan that would meet the required number of trees which provides seasonal shade. In addition, the applicant is proposing public art as a mural on the building façades for Building B and C. There is a patio area proposed in the northwest corner of the project.

Condition(s): n/a

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:

- a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.**
- b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.**

2. Negative impacts:

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.**
- b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.**
- c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.**

3. Cornices and rooflines:

- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.**
- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.**
- c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.**

Finding: Complies

Discussion: Subject property is outside downtown and Sugarhouse area, and the proposed height is only 38'10" for the tallest proposed building. There should be no negative impacts due to the building height. Proposed building height is very compatible to the other buildings in the area.
Condition(s): n/a
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.
Finding: Complies
Discussion: The parking for this project will be located in private garages, and off-site parking on the public streets. There is clear pedestrian connection to the public sidewalks.
Condition(s): n/a
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)
Finding: Complies
Discussion: Waste and recycling container will be screened and located in the southwest area of the project.
Condition(s): n/a
J. Signage shall emphasize the pedestrian/mass transit orientation. <ol style="list-style-type: none"> 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.
Finding: Complies
Discussion: Any proposed signs will have to be reviewed and approved through the permitting process with the building permit.

Condition(s):n/a
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.
Finding: Complies
<p>Discussion: Lighting proposed for this project with meet the standards above. Lighting will help the safety and circulation of the proposal, while not causing a negative impact to the adjacent properties or community.</p>
Condition(s): n/a
<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: <ol style="list-style-type: none"> a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI). d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

- e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
- f. Asphalt shall be limited to vehicle drive aisles.

Finding: Complies

Discussion: The applicant is proposing street lined trees along 900 West and 100 South, and will upgrade the overall landscaping for the subject property. The applicant will install hardscape using durable and permitted materials.

Condition(s): n/a

ATTACHMENT G: Preliminary Subdivision Plat Standards

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

Standards of Approval
A. The subdivision complies with the general design standards and requirements for subdivisions as established in <u>chapter 20.12</u> of this title;
Complies
Discussion: The proposed preliminary subdivision plat meets the standards established in Ordinance 20.12.020 for single-family attached townhomes.
Condition(s): n/a
B. All buildable lots comply with all applicable zoning standards;
Complies
Discussion: The buildable lots meet the applicable zoning standards.
Condition(s): n/a
C. All necessary and required dedications are made;
Not Applicable
Discussion: There are none.
Condition(s): n/a

D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;
Complies
Discussion: The Public Utilities Department Division has completed an initial review and has given requirements and recommendations for accepting this project. A complete review will be done at the time which the applicant makes application for building permits.
Condition(s): n/a
E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;
Complies
Discussion: The subdivision plat will include the provisions for construction of any public improvements per section 20.40.010.
Condition(s): n/a
F. The subdivision otherwise complies with all applicable laws and regulations;
Not Applicable
Discussion: There are none.
Condition(s): n/a
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.
Complies
Discussion: The proposal is an amendment to an existing subdivision, Hunters Subdivision: Lots 1-8, however, it does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.
Condition(s): n/a

ATTACHMENT H: Planned Development Standards

Planned Development Standards

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: The TSA zoning district is intended to support transit and pedestrian oriented developments around transit stations. The subject property is less than a half-mile from the 800 West Trax Station on North Temple Blvd. The proposal allows more housing to be built in a community area that has services and public transportation options nearby.

Finding: ☒ Meets Purpose Statement ☐ Does Not Meet Purpose Statement

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

Discussion: The proposal will revitalize an out of business commercial property. Although there are no outdoor open spaces or natural lands/water bodies in this area, all developed or paved areas will be landscaped, including preserving existing trees as possible.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

Discussion: The subject property is not in a historic district, and the existing building is not a contributing historic building, therefore this will not apply.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.
2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

Discussion: This proposal includes housing types that are not common in this immediate area. Single-family attached housing allows for individual ownership and rentals. Most of the housing in the area are detached single-family dwellings.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
2. Improvements that encourage transportation options other than just the automobile.

Discussion: This development does not propose an interior block walkway. There is an alley directly to the north. Other options for transportation are sidewalks for walking, biking and there is a Trax station within 1/2 mile, in addition to a bus route along 900 West.

Finding: ☒ Objective Satisfied ☒ Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. **Energy Use And Generation:** Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
2. **Reuse Of Priority Site:** Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

Discussion: No on-site renewable resources have been noted to be used in the development and it is not located on a brownfield site.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)

Discussion: The proposal is meeting the North Temple Boulevard Plan by:

- the building being located closer to the public road and sidewalk for more public pedestrian interaction;
- the proposal is providing durable exterior building materials to upgrade the subject property and to be compatible with other buildings in the immediate area;
- an upgraded landscaping plan to improve the subject property.

The proposal is meeting the objectives of the Plan Salt Lake plan by providing new housing options and opportunities to the community. In addition, the proposal is meeting the growth, transportation & mobility, air quality objectives of Plan Salt Lake as discussed in Key Considerations #1.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

Finding: Complies

Discussion: The TSA zoning district is intended to support transit and pedestrian oriented developments around transit stations. Being within half-mile of the 800 West Trax Station, this proposal revitalizes the housing options for this subject property. Master plan policies call for neighborhoods to provide a safe environment and housing opportunities within their community. More information describing how this project is meeting this standard can be found in the Key Considerations section of this staff report.

Condition(s): n/a

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict

application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion: The proposal is compatible with the scale, mass and intensity of the neighborhood and within the TSA transition area. The proposal is not maxing out the height allowance offered by the TSA zone of 50-feet. The development scale in the immediate area could change over time but the placement of the building and overall design will aid in keeping the building at a design that relates to human scale. Other buildings/property in the area has the potential to meet the height allowance of 50-feet.

Condition(s): n/a

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion: The proposal is meeting the North Temple Boulevard Plan by locating the building closer to the public road and sidewalk for more public pedestrian interaction. The proposal is providing durable exterior building materials to upgrade the subject property and to be compatible with other buildings in the immediate area. The project is also adding trees and plants to upgraded landscaping plan to improve the subject property.

Condition(s): n/a

3. Whether building setbacks along the perimeter of the development:
- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.

Finding: Complies
Discussion: The project is currently meeting the front, side and rear setbacks which are determined by using the outline of the project area. The property will be landscaped along the south and east along the street frontages. This project is surrounded by TSA-UN-T zoned properties and therefore a landscaping buffer is not required. The project meets City standards for sufficient open space within the subject property. Adequate sight lines provide safety for pedestrians using the sidewalk and allow for adequate visibility to vehicles traveling on 900 W. Sufficient space for maintenance is provided through the project orientation and setback requirements.
Condition(s): n/a
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
Finding: Complies
Discussion: The proposal meets the required glass requirement if the Design Review is approved for Building A, which is proposed at 44.7% glass. Building B will meet the glass requirement with a 15% reduction because the ground floor use is occupied with a residential use.
Condition(s): n/a
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Finding: Complies
Discussion: Lighting on the property will be limited to on-site lumination and will not impede the adjacent properties.
Condition(s): n/a
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Finding: Complies
Discussion: The dumpsters will be screened and will be located in the southwest corner of the project.

Condition(s): n/a
7. Whether parking areas are appropriately buffered from adjacent uses.
Finding: Complies
Discussion: The proposal will have a garage for each unit, therefore buffering from adjacent uses is not required.
Condition(s): n/a

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
Finding: Complies
Discussion: The landscaping plan shows an upgrade from the existing landscaping. Trees and plants will be added to the property primarily around the front and corner street frontages.
Condition(s): n/a
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Finding: Complies
Discussion: The applicant is proposing to upgrade the landscaping with trees and other plants. Because adjacent uses are similar in use and character additional buffering is not required.
Condition(s): n/a
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Finding: Complies
Discussion: The proposed upgraded landscaping will make the proposed project a much better product and will elevate the appearance of the subject property. The proposed landscaping will help as a buffer for the building from the significant traffic of the two streets and will add positively to the subject property.
Condition(s): n/a
4. Whether proposed landscaping is appropriate for the scale of the development.
Finding: Complies
Discussion: The proposed landscaping is appropriate for the scale of the development. The proposal provides for private landscaping areas in the front of the street facing units, and landscaping in the right-of-way areas along 100 South and 900 West. This will give more appeal to the subject property.
Condition(s): n/a

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
Finding: Complies With Conditions
Discussion: The entrances to this property will be changed. There will only be one entrance coming off 100 South and there will be three access points from the alley that runs along the north side of the property. This alley is accessible from 900 West or 1000 West. Both local streets will not be negatively impacted and the safety, purpose and character of the street should remain.
Condition(s): n/a

2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;
Finding: Complies
Discussion: The orientation of the site allows safe circulation for pedestrians and vehicular traffic. The proposal is accommodating bike racks and transit is available across the street for bus, as well as Trax being within half-mile. No conflicts are expected.
Condition(s): n/a
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Finding: Complies
Discussion: The surrounding uses to the north are mostly commercial and are easily accessed via the public sidewalk. Bus and Trax are both within walking distance of the subject property.
Condition(s): n/a
4. Whether the proposed design provides adequate emergency vehicle access;
Finding: Complies
Discussion: Emergency vehicular access has been reviewed by the Fire reviewer. Fire will do a full review during the building permit stage. Initially, Fire is accepting of the project.
Condition(s): n/a
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Finding: Complies

Discussion: The site is small enough that loading access and service areas will not be needed.

Condition(s): n/a

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Finding: Complies

Discussion: The existing building does not significantly contribute to the character of the neighborhood or the environment and there are no natural features as the property has been previously built upon. The proposal will add a revitalization to the corner, adding a new residential product that will enhance the area.

Condition(s): n/a

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Finding: Complies

Discussion: Public Utilities has reviewed and approved the initial plans. A full review of the utility plans will be conducted when the applicant applies for a building permit.

Condition(s): n/a

ATTACHMENT I: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- October 22, 2022 – The Poplar Grove Community Council was sent the 45-day required notice for recognized community organizations and has sent no letter in comment.
- October 22, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- October 22-December 9, 2022 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- January 13, 2023
 - Public hearing notice sign posted on the property
- January 19, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning Staff has received no public comments regarding this application.

January 25, 2023

ATTACHMENT J: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Transportation: Kevin Young // kevin.young@slcgov.com // 801-535-7108

- As laid out, parking standards are met.
- All dead driveways must be removed.

Fire: Douglas Bateman // douglas.bateman@slcgov.com // 801-535-6619

Any building greater than 30-feet in height shall be provided with aerial fire access that meets the requirements of IFC appendix D105.

It appears that the applicant has modified the buildings that have been previously approved with alternate means and methods for fire department access.

Urban Forestry: Rick Nelson // rick.nelson@slcgov.com // 801-972-7839

No comments

Housing Stability Division: Tony Milner // tony.milner@slcgov.com // 801-535-6168

The Housing Stability Division's comments on the design review and preliminary subdivision request for the planned developments at 86 South 900 West, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022* (<https://www.slc.gov/can/growing-slc/>) are as follows.

Concerns:

- No concerns.

Recommendations:

- Salt Lake City is committed to increasing mixed-income developments, increasing the number of affordable/income-restricted units, and increasing equity in all housing.

January 25, 2023

- We encourage the developer to review the City’s available fee waivers and low-interest loan products that support the development and operations of income-restricted affordable units.
 - For example: Code 18.98.060: EXEMPTIONS, E:
 - “1. The following housing may be exempt from the payment of impact fees, to the following extent: 1. A one hundred percent (100) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;”
 - “4. A fifty percent (50%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals one hundred percent (100%) of the median income for Salt Lake City, as determined by HUD.”
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: ramps, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Public Utilities: Andrea Osojnak // andrea.osojnak@slcgov.com // 801-483-6824

PLNPCM2022-00824

Public Utilities has no concerns with the 14 townhomes not having public street frontage. Please see BLD2022-06328 for outstanding permit review comments.

PLNPCM2022-00973

Public Utilities has no concerns with requesting design standard modifications to this build. Please see BLD2022-06328 for outstanding permit review comments.

PLNSUB2022-00823

Please provide a note on the plat that addresses that private drives and common areas will also be dedicated as easements for common utilities that serve more than one unit, including water (fire and culinary), sewer, and storm drain. Common areas and private drives will also be subject to shared drainage from individual lots. CC&R’s must also address utility service ownership and maintenance responsibility from the public main to each individual unit. Please see BLD2022-06328 for outstanding permit review comments.

ATTACHMENT K: TSA Score Sheets

January 25, 2023



PLANNING DIVISION

ERIN MENDENHALL
MAYOR

NICK NORRIS
DIRECTOR

September 26, 2022

Jarod Hall
Divelept Design
454 N 600 W
Salt Lake City, Utah 84116

RE: Transit Station Area Development Score Review for Petition #PLNTSD2022-00399 at 76 S 900 W – Art’s Place Townhomes

This letter is notification of the development score review as determined by Planning Department staff. Pursuant to chapter 21A.10 of the Salt Lake City Zoning Ordinance, notice of application was sent out on July 15, 2022. The noticing period ended on July 29, 2022.

After completing a review of the revised plans, staff has given the proposed development the following score:

- Building A: A score of **81 points** out of the submitted 131
- Building B: A score of **99 points** out of the submitted 149
- Building C: A score of **73 points** out of the submitted 129
- Building D: A score of **73 points** out of the submitted 129
- Building E: A score of **73 points** out of the submitted 129

Please see attached scoring sheets for more information. A project receiving a score of less than 125 points can only be approved by the Planning Commission through the design review process in Chapter [21A.59](#) of the Salt Lake City zoning ordinance. Upon receiving written notice of this score, you have thirty (30) days to notify the Planning Division if you intend to proceed with the project through the design review process or make necessary plan adjustments to increase the development score to the minimum level (125 points) in order to go through an administrative review process.

As the applicant, you have the option to appeal this development score review to the Appeals Hearing Officer. If you choose to appeal, a public hearing will be required per the requirements of the Salt Lake City Zoning Ordinance.

If you are satisfied with the score given, you can continue with your design review submittal. The score will expire after one year, or on **September 26, 2023**, if building permits have not been obtained pursuant to Salt Lake City Code Section 21A.26.078.D.4.

If you have any further questions about the Planning Department process, please contact me at 801-535-7226 or by e-mail at: michael.mcnamee@slcgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael McNamee', with a long, sweeping horizontal line extending to the right.

Michael McNamee
Principal Planner

CATEGORY	GUIDELINE SECTION	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW	NOTES
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.	20			
		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.	15			
		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	12	12	Proposal includes 30 dwelling units on a lot that is appx. 0.61 acres in size, or about 49 units per acre.
		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 facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	20			
		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.	15			
		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.	10			
		A project that includes at least two uses that are different than existing uses on adjacent properties.	6			
Land Use	3.A. Mixed Income Housing A project that includes affordable housing available to those with 60% or less of the median household income of the City for sale or lease shall have the following number of points added to the development score:	33% or more of the total dwelling units.	40			
		20% or more of the total dwelling units.	30			
		10% or more of the total dwelling units.	20			
	3.B. Mixed Income Housing An affordable housing project that is located in an area identified in the “Opportunity Index” map (as used in the latest available Utah Housing Corporation Allocation Plan) or its successor as determined by the Planning Director, with a rating of at least 3 or greater shall receive the following points:	Areas rated 5 or greater	20			
		Area rated 3 or greater	10			
	4. Accessible Dwelling Units A project which includes dwelling units designed as ADA accessible:	33% or more of the total dwelling units.	8			
		15% or more of the total dwelling units	5			
		10% or more of the total dwelling units.	3			
	5. Community Serving Uses Projects the include the following area of community serving uses: (Refer to Guidelines for qualifying uses.)	A minimum of 1500 square feet.	15			
		A minimum of 1000 square feet	10			
		A minimum of 500 Square feet	5			
	6. Redevelopment of Surface Parking Lots A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking:	50% or more of the existing surface parking lot is covered by new buildings.	15	15	15	Proposed project will cover 53.4% of the existing surface parking lot.
		35% or more of the existing surface parking lot is covered by new buildings.	10			
		25% or more of the existing surface parking lot is covered by new buildings.	5			
	7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building:	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10			
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5			
	8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	An existing billboard is legally removed by the developer as part of a redevelopment project.	10			
Building and Site Design	9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City: <i>(Points may be obtained from both items.)</i>	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		10	White membrane roof will contribute to lower energy use for the project.
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5	5	0	White membrane roof is not part of the landscape design.
Building and Site Design	10. Green Building The following points will be awarded based on the level of LEED certification:	Platinum	50			
		Gold	40			
		Silver	30			
	11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project shall have the following points added to the development score: <i>(For guidelines 1 through 4, points may only be obtained from one item. Points from guidelines 1 through 4 may be combined with points from guideline 5.)</i>	1. The project is certified as having 100% of its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	50			
		2. The project is certified as having 50% its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	25			
		3. Solar array: 5 points for every 500 square feet of solar panels. Maximum 20 points.	20			
		4. Geothermal heating and cooling systems	10			
		5. The project is designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5			
	12. 360 Degree Architecture A project that incorporates	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing requirements.	20			

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

	architecture features on building facades that are not adjacent to a street: <i>(See Guideline for required</i>	Architectural detailing is wrapped around both side facades of a building, but not on the rear façade. See guideline document for specific detailing requirements.	15			
	13. Historic Preservation Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district:	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40			
		National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits	40			
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20			
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020. 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.	5 50			
Building and Site Design	14. Building Materials Projects that incorporate high quality, durable and low maintenance building materials:	At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, as listed above, excluding glazing, doors, and trim	20	20	0	Please identify the type of metal paneling to be used and provide a brochure from the manufacturer.
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials as listed above, excluding glazing, doors, and trim	15			
	15. Corner Buildings Buildings located on the corners of intersecting streets that address both streets:	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10			
	16. Rooftop Design and Use A project that incorporates a rooftop use: <i>(Points may be obtained from both items.)</i>	A rooftop of a building is used as a common space for the building occupants.	6			Please explain how building is meeting the guidelines for this item.
		A roof includes at least one of the following design features: Two or more sloping planes visible from a public street; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs that are a minimum of 12 inches in depth to create a shadow line.	5	5	0	
	17. Eyes on the Street and Public Spaces Buildings that are designed to have windows, doors, balconies or other similar features facing public streets and open spaces:	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a minimum depth of 5 feet and include at least 30 square feet of space	15	15	0	Will windows on each of the three levels be operable? Please mark on plans.
	18. Lighting A project that includes a lighting plan that accomplishes at least one of the following:	Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; or Highlights artwork or unique landscape features.	6	6	6	Plans include lighting that will highlight artwork on the facade of the building.
	19. Signs Signs that meet the intent of this guideline shall have the following points added to the development score:	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2			
		An awning or canopy sign that is integrated into the design of the building.	2			
		A monument sign that is integrated into the site and compatible with the building architecture.	2			
Public Spaces	20. Public Spaces and Plazas Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way:	A project includes a minimum of 15% of the total lot area.	15			
		A project includes a minimum of 10% of the total lot area.	10			
		A project includes a minimum of 5% of the total lot area.	5			
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3			
Public Spaces	21. Streetscape Amenities A project that includes street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	At least 4 street furnishings	3			
		At least 3 street furnishings	2			
		At least 2 street furnishings	1			
	22. Public Artwork Projects that include public art in a location where it is readily visible from a public space:	2 points per art piece, up to a maximum of 6 points	6	2	2	Plans include artwork painted on the street-facing façade of the building.
Circulation	23. Connections and Walkways Projects that include connections and walkways from buildings, parking lots and private open space to public spaces: <i>(Points may be obtained from both items.)</i>	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4			Plans include several six foot wide sidewalks from proviate property to public open space (the street).
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4	4	4	
	24. Bicycle Amenities A project that includes bicycle parking amenities in addition to what is already required in the zoning ordinance: <i>(Points may be obtained from multiple items.)</i>	The project includes lockers, changing rooms for cyclists and showers.	6			Project incorporates art into the design of a bike rack.*
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3			
		The project incorporates art into the design of the bicycle amenity.	3	3	3	
	25.A. Access to Transit: A project located within close proximity to a transit station shall have the following number of points added to the development score: <i>(Applies to any TRAX or Fronrunner station platform or any bus stop where three or more separate bus routes come together.)</i>	The project is located within 300 feet, measured along the most direct, legal walking path.	15			
		The project is located within 750 feet, measured along the most direct, legal walking path.	10			
		The project is located within 1500 feet, measured along the most direct legal walking path.	5			
	25.B. Access to Transit: A development that provides transit passes to residents as follows:	A multi-family residential development that provides transit passes to residents through the City’s transit pass program for a minimum period of three years from the development’s initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of minimum 3 year participation is required.	15	15	0	Agreement will need to be entered into with the Transportation Division in order for points to be awarded for this item.
	26. Public Walkways Interior to the Block A development that includes public walkways through the interior of blocks: <i>(To qualify for these points, the walkways cannot be fenced or gated.)</i>	The project includes a narrow street or alley through the project that accommodates people walking, biking and driving.	30			
		The project includes a walkway accessible to the public that is a minimum of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.	20			

*ROW encroachment agreement to be verified at permits.

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

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

Approval Process		Applicant Total	Staff Total
Planning Commission Review Required	124 points or less		
Administrative (Staff) Approval	125 points or more	131	81

CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.)		VALUE	APPLICANT REVIEW	STAFF REVIEW	NOTES
GUIDELINE SECTION	ITEM DESCRIPTION					
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.)	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or				
	A project that meets at least one of the following requirements:	Buildings with a Floor to Lot Area ration of 3 or more.	20			
		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.	15			
		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.)	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or				
	A project that meets at least one of the following requirements:	Buildings with a Floor to Lot Area ratio of 2 or more.	12	12	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 facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	20			
		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.	15			
Land Use		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.	10			
		A project that includes at least two uses that are different than existing uses on adjacent properties.	6			
	3.A. Mixed Income Housing A project that includes affordable housing available to those with 60% or less of the median household income of the City for sale or lease shall have the following number of points added to the development score:	33% or more of the total dwelling units.				
			40			
		20% or more of the total dwelling units.	30			
		10% or more of the total dwelling units.	20			
	3.B. Mixed Income Housing An affordable housing project that is located in an area identified in the “Opportunity Index” map (as used in the latest available Utah Housing Corporation Allocation Plan) or its successor as determined by the Planning Director, with a rating of at least 3 or greater shall receive the following points:	Areas rated 5 or greater	20			
		Area rated 3 or greater	10			
	4. Accessible Dwelling Units A project which includes dwelling units designed as ADA accessible:	33% or more of the total dwelling units.	8			
		15% or more of the total dwelling units	5			
		10% or more of the total dwelling units.	3			
	5. Community Serving Uses Projects the include the following area of community serving uses: (Refer to Guidelines for qualifying uses.)	A minimum of 1500 square feet.	15			
		A minimum of 1000 square feet	10			
		A minimum of 500 Square feet	5			
	6. Redevelopment of Surface Parking Lots A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking:	50% or more of the existing surface parking lot is covered by new buildings.	15	15	15	
		35% or more of the existing surface parking lot is covered by new buildings.	10			
		25% or more of the existing surface parking lot is covered by new buildings.	5			
	7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building:	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10			
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5			
	8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	An existing billboard is legally removed by the developer as part of a redevelopment project.	10			
Building and Site Design	9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City:	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		10	
	(Points may be obtained from both items.)	The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5	5	0	
Building and Site Design	10. Green Building The following points will be awarded based on the level of LEED certification:	Platinum	50			
		Gold	40			
		Silver	30			
	11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project shall have the following points added to the development score:	1. The project is certified as having 100% of its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	50			
	(For guidelines 1 through 4, points may only be obtained from one item. Points from guidelines 1 through 4 may be combined with points from guideline 5.)	2. The project is certified as having 50% its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	25			
		3. Solar array: 5 points for every 500 square feet of solar panels. Maximum 20 points.	20			
		4. Geothermal heating and cooling systems	10			
		5. The project is designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5			
	12. 360 Degree Architecture A project that incorporates	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing requirements.	20			

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

	architecture features on building facades that are not adjacent to a street: <i>(See Guideline for required</i>	Architectural detailing is wrapped around both side facades of a building, but not on the rear façade. See guideline document for specific detailing requirements.	15			
	13. Historic Preservation Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district:	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40			
		National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits	40			
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20			
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	5			
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	50			
Building and Site Design	14. Building Materials Projects that incorporate high quality, durable and low maintenance building materials:	At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, as listed above, excluding glazing, doors, and trim	20	20	0	Please identify the type of metal paneling to be used and provide a brochure from the manufacturer.
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials as listed above, excluding glazing, doors, and trim	15			
	15. Corner Buildings Buildings located on the corners of intersecting streets that address both streets:	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10	10	10	Primary entrance to corner townhome unit addresses the corner with an entrance feature similar to an open bay design.
	16. Rooftop Design and Use A project that incorporates a rooftop use: <i>(Points may be obtained from both items.)</i>	A rooftop of a building is used as a common space for the building occupants.	6	6	6	Elevations show what appears to be common space on the roof.* Please explain how building is meeting the guidelines for this item.
		A roof includes at least one of the following design features: Two or more sloping planes visible from a public street; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs that are a minimum of 12 inches in depth to create a shadow line.	5	5	0	
	17. Eyes on the Street and Public Spaces Buildings that are designed to have windows, doors, balconies or other similar features facing public streets and open spaces:	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a minimum depth of 5 feet and include at least 30 square feet of space	15	15	0	Will windows on each of the three levels be operable? Please mark on plans.
	18. Lighting A project that includes a lighting plan that accomplishes at least one of the following:	Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; or Highlights artwork or unique landscape features.	6	6	6	Plans include lighting that will highlight artwork on the facade of the building.
	19. Signs Signs that meet the intent of this guideline shall have the following points added to the development score:	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2			
		An awning or canopy sign that is integrated into the design of the building.	2			
		A monument sign that is integrated into the site and compatible with the building architecture.	2			
Public Spaces	20. Public Spaces and Plazas Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way:	A project includes a minimum of 15% of the total lot area.	15			
		A project includes a minimum of 10% of the total lot area.	10			
		A project includes a minimum of 5% of the total lot area.	5			
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3			
Public Spaces	21. Streetscape Amenities A project that includes street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	At least 4 street furnishings	3			
		At least 3 street furnishings	2			
		At least 2 street furnishings	1			
	22. Public Artwork Projects that include public art in a location where it is readily visible from a public space:	2 points per art piece, up to a maximum of 6 points	6	4	4	Plans include two pieces of artwork painted on the street-facing façade of the building.
Circulation	23. Connections and Walkways Projects that include connections and walkways from buildings, parking lots and private open space to public spaces: <i>(Points may be obtained from both items.)</i>	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4			Plans include several six foot wide sidewalks from proviate property to public open space (the street).
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4	4	4	
	24. Bicycle Amenities A project that includes bicycle parking amenities in addition to what is already required in the zoning ordinance: <i>(Points may be obtained from multiple items.)</i>	The project includes lockers, changing rooms for cyclists and showers.	6			Project incorporates art into the design of a bike rack.*
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3			
		The project incorporates art into the design of the bicycle amenity.	3	3	3	
	25.A. Access to Transit: A project located within close proximity to a transit station shall have the following number of points added to the development score: <i>(Applies to any TRAX or Fronrunner station platform or any bus stop where three or more separate bus routes come together.)</i>	The project is located within 300 feet, measured along the most direct, legal walking path.	15			
		The project is located within 750 feet, measured along the most direct, legal walking path.	10			
		The project is located within 1500 feet, measured along the most direct legal walking path.	5			
	25.B. Access to Transit: A development that provides transit passes to residents as follows:	A multi-family residential development that provides transit passes to residents through the City’s transit pass program for a minimum period of three years from the development’s initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of minimum 3 year participation is required.	15	15	0	Agreement will need to be entered into with the Transportation Division in order for points to be awarded for this item.
	26. Public Walkways Interior to the Block A development that includes public walkways through the interior of blocks: <i>(To qualify for these points, the walkways cannot be fenced or gated.)</i>	The project includes a narrow street or alley through the project that accommodates people walking, biking and driving.	30			
		The project includes a walkway accessible to the public that is a minimum of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.	20			

*To be verified with floorplans at permits.

*ROW encroachment agreement to be verified at permits.

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

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

Approval Process		Applicant Total	Staff Total
Planning Commission Review Required	124 points or less		
Administrative (Staff) Approval	125 points or more	149	99

CATEGORY	(Unless otherwise noted, points may only be obtained from one item in each guideline section.)		VALUE	APPLICANT REVIEW	STAFF REVIEW	
	GUIDELINE SECTION	ITEM DESCRIPTION				NOTES
Land Use	1.A. Intensity and Density of Use (Applicable to Core Area Only.)	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or				
	A project that meets at least one of the following requirements:	Buildings with a Floor to Lot Area ration of 3 or more.	20			
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or	15			
		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	10			
	1.B. Intensity and Density of Use (Applicable to Transition Area only.)	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or				Proposal includes 30 dwelling units on a lot that is appx. 0.61 acres in size, or about 49 units per acre.
		Buildings with a Floor to Lot Area ratio of 2 or more.	12	12	12	
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or	8			
		Buildings with a floor to lot area ratio of 1.5 or more.				
	2. Integrated Mixed of Uses: If the ground floor of a building is designed for retail, restaurant, or other use other than residential on the ground floor. The guideline applies to street facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:	More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or	5			
		Buildings with a floor to lot area ratio of 1 or more.				
		100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	20			
		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.	15			
Land Use	3.A. Mixed Income Housing A project that includes affordable housing available to those with 60% or less of the median household income of the City for sale or lease shall have the following number of points added to the development score:	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.	10			
		A project that includes at least two uses that are different than existing uses on adjacent properties.	6			
	3.B. Mixed Income Housing An affordable housing project that is located in an area identified in the “Opportunity Index” map (as used in the latest available Utah Housing Corporation Allocation Plan) or its successor as determined by the Planning Director, with a rating of at least 3 or greater shall receive the following points:	33% or more of the total dwelling units.				
			40			
		20% or more of the total dwelling units.	30			
		10% or more of the total dwelling units.	20			
	4. Accessible Dwelling Units A project which includes dwelling units designed as ADA accessible:	Areas rated 5 or greater				
			20			
	5. Community Serving Uses Projects the include the following area of community serving uses: (Refer to Guidelines for qualifying uses.)	Area rated 3 or greater				
			10			
	6. Redevelopment of Surface Parking Lots A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking:	33% or more of the total dwelling units.	8			
		15% or more of the total dwelling units	5			
		10% or more of the total dwelling units.	3			
	7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building:	A minimum of 1500 square feet.	15			
		A minimum of 1000 square feet	10			
		A minimum of 500 Square feet	5			
	8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	50% or more of the existing surface parking lot is covered by new buildings.	15	15	15	Proposed project will cover 53.4% of the existing surface parking lot.
		35% or more of the existing surface parking lot is covered by new buildings.	10			
		25% or more of the existing surface parking lot is covered by new buildings.	5			
	9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City: (Points may be obtained from both items.)	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10			
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5			
Building and Site Design	10. Green Building The following points will be awarded based on the level of LEED certification:	An existing billboard is legally removed by the developer as part of a redevelopment project.	10			
	11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project shall have the following points added to the development score: (For guidelines 1 through 4, points may only be obtained from one item. Points from guidelines 1 through 4 may be combined with points from guideline 5.)	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		10	White membrane roof will contribute to lower energy use for the project.
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5	5	0	White membrane roof is not part of the landscape design.
		Platinum	50			
		Gold	40			
		Silver	30			
		1. The project is certified as having 100% of its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	50			
		2. The project is certified as having 50% its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	25			
Building and Site Design	12. 360 Degree Architecture A project that incorporates	3. Solar array: 5 points for every 500 square feet of solar panels. Maximum 20 points.	20			
		4. Geothermal heating and cooling systems	10			
		5. The project is designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5			
		Architectural detailing is wrapped around all four sides. See guideline document for specific detailing requirements.	20	20	0	Please explain how building is meeting the guidelines for this item.

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

	architecture features on building facades that are not adjacent to a street: <i>(See Guideline for required</i>	Architectural detailing is wrapped around both side facades of a building, but not on the rear façade. See guideline document for specific detailing requirements.	15			
	13. Historic Preservation Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district:	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40			
		National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits	40			
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20			
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	5			
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	50			
Building and Site Design	14. Building Materials Projects that incorporate high quality, durable and low maintenance building materials:	At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, as listed above, excluding glazing, doors, and trim	20			
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials as listed above, excluding glazing, doors, and trim	15			
	15. Corner Buildings Buildings located on the corners of intersecting streets that address both streets:	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10			
	16. Rooftop Design and Use A project that incorporates a rooftop use: <i>(Points may be obtained from both items.)</i>	A rooftop of a building is used as a common space for the building occupants.	6			Please explain how building is meeting the guidelines for this item.
		A roof includes at least one of the following design features: Two or more sloping planes visible from a public street; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs that are a minimum of 12 inches in depth to create a shadow line.	5	5	0	
	17. Eyes on the Street and Public Spaces Buildings that are designed to have windows, doors, balconies or other similar features facing public streets and open spaces:	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a minimum depth of 5 feet and include at least 30 square feet of space	15	15	0	Will windows on each of the three levels be operable? Please mark on plans.
Public Spaces	18. Lighting A project that includes a lighting plan that accomplishes at least one of the following:	Casts light from store fronts onto the sidewalk;				Please explain how building is meeting the guidelines for this item.
		Highlights unique architectural features of a building; or				
		Highlights artwork or unique landscape features.	6	6	0	
	19. Signs Signs that meet the intent of this guideline shall have the following points added to the development score:	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2			
		An awning or canopy sign that is integrated into the design of the building.	2			
A monument sign that is integrated into the site and compatible with the building architecture.		2				
20. Public Spaces and Plazas Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way:	A project includes a minimum of 15% of the total lot area.	15				
	A project includes a minimum of 10% of the total lot area.	10				
	A project includes a minimum of 5% of the total lot area.	5				
	A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3				
Public Spaces	21. Streetscape Amenities A project that includes street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	At least 4 street furnishings	3			
		At least 3 street furnishings	2			
		At least 2 street furnishings	1			
22. Public Artwork Projects that include public art in a location where it is readily visible from a public space:	2 points per art piece, up to a maximum of 6 points	6				
Circulation	23. Connections and Walkways Projects that include connections and walkways from buildings, parking lots and private open space to public spaces: <i>(Points may be obtained from both items.)</i>	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4			Plans include several six foot wide sidewalks from proviate property to public open space (the street).
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4	4	4	
	24. Bicycle Amenities A project that includes bicycle parking amenities in addition to what is already required in the zoning ordinance: <i>(Points may be obtained from multiple items.)</i>	The project includes lockers, changing rooms for cyclists and showers.	6			Project incorporates art into the design of a bike rack.*
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3			
		The project incorporates art into the design of the bicycle amenity.	3	3	3	
	25.A. Access to Transit: A project located within close proximity to a transit station shall have the following number of points added to the development score: <i>(Applies to any TRAX or Fronrunner station platform or any bus stop where three or more separate bus routes come together.)</i>	The project is located within 300 feet, measured along the most direct, legal walking path.	15			
		The project is located within 750 feet, measured along the most direct, legal walking path.	10			
		The project is located within 1500 feet, measured along the most direct legal walking path.	5			
	25.B. Access to Transit: A development that provides transit passes to residents as follows:	A multi-family residential development that provides transit passes to residents through the City’s transit pass program for a minimum period of three years from the development’s initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of minimum 3 year participation is required.	15	15	0	Agreement will need to be entered into with the Transportation Division in order for points to be awarded for this item.
	26. Public Walkways Interior to the Block A development that includes public walkways through the interior of blocks: <i>(To qualify for these points, the walkways cannot be fenced or gated.)</i>	The project includes a narrow street or alley through the project that accommodates people walking, biking and driving.	30			
The project includes a walkway accessible to the public that is a minimum of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.		20				

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

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

Approval Process		Applicant Total	Staff Total
Planning Commission Review Required	124 points or less		
Administrative (Staff) Approval	125 points or more	129	73

CATEGORY	GUIDELINE SECTION	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW	NOTES
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.	20			
		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.	15			
		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	12	12	Proposal includes 30 dwelling units on a lot that is appx. 0.61 acres in size, or about 49 units per acre.
		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 facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	20			
		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.	15			
		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.	10			
		A project that includes at least two uses that are different than existing uses on adjacent properties.	6			
Land Use	3.A. Mixed Income Housing A project that includes affordable housing available to those with 60% or less of the median household income of the City for sale or lease shall have the following number of points added to the development score:	33% or more of the total dwelling units.				
			40			
		20% or more of the total dwelling units.	30			
		10% or more of the total dwelling units.	20			
	3.B. Mixed Income Housing An affordable housing project that is located in an area identified in the “Opportunity Index” map (as used in the latest available Utah Housing Corporation Allocation Plan) or its successor as determined by the Planning Director, with a rating of at least 3 or greater shall receive the following points:	Areas rated 5 or greater	20			
		Area rated 3 or greater	10			
	4. Accessible Dwelling Units A project which includes dwelling units designed as ADA accessible:	33% or more of the total dwelling units.	8			
		15% or more of the total dwelling units	5			
		10% or more of the total dwelling units.	3			
	5. Community Serving Uses Projects the include the following area of community serving uses: (Refer to Guidelines for qualifying uses.)	A minimum of 1500 square feet.	15			
		A minimum of 1000 square feet	10			
		A minimum of 500 Square feet	5			
	6. Redevelopment of Surface Parking Lots A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking:	50% or more of the existing surface parking lot is covered by new buildings.	15	15	15	Proposed project will cover 53.4% of the existing surface parking lot.
		35% or more of the existing surface parking lot is covered by new buildings.	10			
		25% or more of the existing surface parking lot is covered by new buildings.	5			
	7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building:	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10			
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5			
	8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	An existing billboard is legally removed by the developer as part of a redevelopment project.	10			
Building and Site Design	9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City: <i>(Points may be obtained from both items.)</i>	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		10	White membrane roof will contribute to lower energy use for the project.
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5	5	0	White membrane roof is not part of the landscape design.
Building and Site Design	10. Green Building The following points will be awarded based on the level of LEED certification:	Platinum	50			
		Gold	40			
		Silver	30			
	11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project shall have the following points added to the development score: <i>(For guidelines 1 through 4, points may only be obtained from one item. Points from guidelines 1 through 4 may be combined with points from guideline 5.)</i>	1. The project is certified as having 100% of its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	50			
		2. The project is certified as having 50% its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	25			
		3. Solar array: 5 points for every 500 square feet of solar panels. Maximum 20 points.	20			
		4. Geothermal heating and cooling systems	10			
		5. The project is designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5			
	12. 360 Degree Architecture A project that incorporates	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing requirements.	20	20	0	Please explain how building is meeting the guidelines for this item.

Transit Station Area Development Guidelines Checklist

See full Design Guideline document for all applicable point details.

	architecture features on building facades that are not adjacent to a street: <i>(See Guideline for required</i>	Architectural detailing is wrapped around both side facades of a building, but not on the rear façade. See guideline document for specific detailing requirements.	15			
	13. Historic Preservation Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district:	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40			
		National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits	40			
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20			
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	5			
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	50			
Building and Site Design	14. Building Materials Projects that incorporate high quality, durable and low maintenance building materials:	At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, as listed above, excluding glazing, doors, and trim	20			
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials as listed above, excluding glazing, doors, and trim	15			
	15. Corner Buildings Buildings located on the corners of intersecting streets that address both streets:	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10			
	16. Rooftop Design and Use A project that incorporates a rooftop use: <i>(Points may be obtained from both items.)</i>	A rooftop of a building is used as a common space for the building occupants.	6			Please explain how building is meeting the guidelines for this item.
		A roof includes at least one of the following design features: Two or more sloping planes visible from a public street; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs that are a minimum of 12 inches in depth to create a shadow line.	5	5	0	
	17. Eyes on the Street and Public Spaces Buildings that are designed to have windows, doors, balconies or other similar features facing public streets and open spaces:	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a minimum depth of 5 feet and include at least 30 square feet of space	15	15	0	Will windows on each of the three levels be operable? Please mark on plans.
18. Lighting A project that includes a lighting plan that accomplishes at least one of the following:	Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; or Highlights artwork or unique landscape features.	6	6	0	Please explain how building is meeting the guidelines for this item.	
	19. Signs Signs that meet the intent of this guideline shall have the following points added to the development score:	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2			
		An awning or canopy sign that is integrated into the design of the building.	2			
		A monument sign that is integrated into the site and compatible with the building architecture.	2			
Public Spaces	20. Public Spaces and Plazas Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way:	A project includes a minimum of 15% of the total lot area.	15			
		A project includes a minimum of 10% of the total lot area.	10			
		A project includes a minimum of 5% of the total lot area.	5			
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3			
Public Spaces	21. Streetscape Amenities A project that includes street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	At least 4 street furnishings	3			
		At least 3 street furnishings	2			
		At least 2 street furnishings	1			
	22. Public Artwork Projects that include public art in a location where it is readily visible from a public space:	2 points per art piece, up to a maximum of 6 points	6			
	Circulation	23. Connections and Walkways Projects that include connections and walkways from buildings, parking lots and private open space to public spaces: <i>(Points may be obtained from both items.)</i>	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.			4	4	4	
24. Bicycle Amenities A project that includes bicycle parking amenities in addition to what is already required in the zoning ordinance: <i>(Points may be obtained from multiple items.)</i>		The project includes lockers, changing rooms for cyclists and showers.	6			Project incorporates art into the design of a bike rack.*
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3			
		The project incorporates art into the design of the bicycle amenity.	3	3	3	
		25.A. Access to Transit: A project located within close proximity to a transit station shall have the following number of points added to the development score: <i>(Applies to any TRAX or Fronrunner station platform or any bus stop where three or more separate bus routes come together.)</i>	The project is located within 300 feet, measured along the most direct, legal walking path.	15		
	The project is located within 750 feet, measured along the most direct, legal walking path.		10			
	The project is located within 1500 feet, measured along the most direct legal walking path.		5			
	25.B. Access to Transit: A development that provides transit passes to residents as follows:	A multi-family residential development that provides transit passes to residents through the City’s transit pass program for a minimum period of three years from the development’s initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of minimum 3 year participation is required.	15	15	0	Agreement will need to be entered into with the Transportation Division in order for points to be awarded for this item.
	26. Public Walkways Interior to the Block A development that includes public walkways through the interior of blocks: <i>(To qualify for these points, the walkways cannot be fenced or gated.)</i>	The project includes a narrow street or alley through the project that accommodates people walking, biking and driving.	30			
		The project includes a walkway accessible to the public that is a minimum of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.	20			

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

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

Approval Process		Applicant Total	Staff Total
Planning Commission Review Required	124 points or less		
Administrative (Staff) Approval	125 points or more	129	73

CATEGORY	<div> (Unless otherwise noted, points may only be obtained from one item in each guideline section.) </div>		VALUE	APPLICANT REVIEW	STAFF REVIEW	NOTES
GUIDELINE SECTION	ITEM DESCRIPTION					
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.	20			
		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.	15			
		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	12	12	Proposal includes 30 dwelling units on a lot that is appx. 0.61 acres in size, or about 49 units per acre.
		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 facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	20			
		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.	15			
		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.	10			
		A project that includes at least two uses that are different than existing uses on adjacent properties.	6			
Land Use	3.A. Mixed Income Housing A project that includes affordable housing available to those with 60% or less of the median household income of the City for sale or lease shall have the following number of points added to the development score:	33% or more of the total dwelling units.				
			40			
		20% or more of the total dwelling units.				
			30			
	3.B. Mixed Income Housing An affordable housing project that is located in an area identified in the “Opportunity Index” map (as used in the latest available Utah Housing Corporation Allocation Plan) or its successor as determined by the Planning Director, with a rating of at least 3 or greater shall receive the following points:	10% or more of the total dwelling units.				
			20			
		Areas rated 5 or greater				
			10			
	4. Accessible Dwelling Units A project which includes dwelling units designed as ADA accessible:	33% or more of the total dwelling units.	8			
		15% or more of the total dwelling units	5			
		10% or more of the total dwelling units.	3			
	5. Community Serving Uses Projects the include the following area of community serving uses: (Refer to Guidelines for qualifying uses.)	A minimum of 1500 square feet.	15			
		A minimum of 1000 square feet	10			
		A minimum of 500 Square feet	5			
	6. Redevelopment of Surface Parking Lots A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking:	50% or more of the existing surface parking lot is covered by new buildings.	15	15	15	Proposed project will cover 53.4% of the existing surface parking lot.
		35% or more of the existing surface parking lot is covered by new buildings.	10			
		25% or more of the existing surface parking lot is covered by new buildings.	5			
	7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building:	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10			
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5			
	8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	An existing billboard is legally removed by the developer as part of a redevelopment project.	10			
Building and Site Design	9. Sustainable Site and Open Space Design A project that incorporates adopted sustainable policies of the City: <i>(Points may be obtained from both items.)</i>	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		10	White membrane roof will contribute to lower energy use for the project.
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5	5	0	White membrane roof is not part of the landscape design.
Building and Site Design	10. Green Building The following points will be awarded based on the level of LEED certification:	Platinum	50			
		Gold	40			
		Silver	30			
	11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project shall have the following points added to the development score: <i>(For guidelines 1 through 4, points may only be obtained from one item. Points from guidelines 1 through 4 may be combined with points from guideline 5.)</i>	1. The project is certified as having 100% of its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	50			
		2. The project is certified as having 50% its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	25			
		3. Solar array: 5 points for every 500 square feet of solar panels. Maximum 20 points.	20			
		4. Geothermal heating and cooling systems	10			
		5. The project is designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5			
	12. 360 Degree Architecture A project that incorporates	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing requirements.	20	20	0	Please explain how building is meeting the guidelines for this item.

Transit Station Area Development Guidelines Checklist

See full Design Guideline document for all applicable point details.

	architecture features on building facades that are not adjacent to a street: <i>(See Guideline for required</i>	Architectural detailing is wrapped around both side facades of a building, but not on the rear façade. See guideline document for specific detailing requirements.	15			
	13. Historic Preservation Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district:	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40			
		National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits	40			
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20			
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	5			
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	50			
Building and Site Design	14. Building Materials Projects that incorporate high quality, durable and low maintenance building materials:	At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, as listed above, excluding glazing, doors, and trim	20			
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials as listed above, excluding glazing, doors, and trim	15			
	15. Corner Buildings Buildings located on the corners of intersecting streets that address both streets:	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10			
	16. Rooftop Design and Use A project that incorporates a rooftop use: <i>(Points may be obtained from both items.)</i>	A rooftop of a building is used as a common space for the building occupants.	6			Please explain how building is meeting the guidelines for this item.
		A roof includes at least one of the following design features: Two or more sloping planes visible from a public street; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs that are a minimum of 12 inches in depth to create a shadow line.	5	5	0	
	17. Eyes on the Street and Public Spaces Buildings that are designed to have windows, doors, balconies or other similar features facing public streets and open spaces:	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a minimum depth of 5 feet and include at least 30 square feet of space	15	15	0	Will windows on each of the three levels be operable? Please mark on plans.
18. Lighting A project that includes a lighting plan that accomplishes at least one of the following:	Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; or Highlights artwork or unique landscape features.	6	6	0	Please explain how building is meeting the guidelines for this item.	
	19. Signs Signs that meet the intent of this guideline shall have the following points added to the development score:	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2			
		An awning or canopy sign that is integrated into the design of the building.	2			
		A monument sign that is integrated into the site and compatible with the building architecture.	2			
Public Spaces	20. Public Spaces and Plazas Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way:	A project includes a minimum of 15% of the total lot area.	15			
		A project includes a minimum of 10% of the total lot area.	10			
		A project includes a minimum of 5% of the total lot area.	5			
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3			
Public Spaces	21. Streetscape Amenities A project that includes street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	At least 4 street furnishings	3			
		At least 3 street furnishings	2			
		At least 2 street furnishings	1			
	22. Public Artwork Projects that include public art in a location where it is readily visible from a public space:	2 points per art piece, up to a maximum of 6 points	6			
	Circulation	23. Connections and Walkways Projects that include connections and walkways from buildings, parking lots and private open space to public spaces: <i>(Points may be obtained from both items.)</i>	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.			4	4	4	
24. Bicycle Amenities A project that includes bicycle parking amenities in addition to what is already required in the zoning ordinance: <i>(Points may be obtained from multiple items.)</i>		The project includes lockers, changing rooms for cyclists and showers.	6			Project incorporates art into the design of a bike rack.*
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3			
		The project incorporates art into the design of the bicycle amenity.	3	3	3	
		25.A. Access to Transit: A project located within close proximity to a transit station shall have the following number of points added to the development score: <i>(Applies to any TRAX or Fronrunner station platform or any bus stop where three or more separate bus routes come together.)</i>	The project is located within 300 feet, measured along the most direct, legal walking path.	15		
	The project is located within 750 feet, measured along the most direct, legal walking path.		10			
	The project is located within 1500 feet, measured along the most direct legal walking path.		5			
	25.B. Access to Transit: A development that provides transit passes to residents as follows:	A multi-family residential development that provides transit passes to residents through the City’s transit pass program for a minimum period of three years from the development’s initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of minimum 3 year participation is required.	15	15	0	Agreement will need to be entered into with the Transportation Division in order for points to be awarded for this item.
	26. Public Walkways Interior to the Block A development that includes public walkways through the interior of blocks: <i>(To qualify for these points, the walkways cannot be fenced or gated.)</i>	The project includes a narrow street or alley through the project that accommodates people walking, biking and driving.	30			
		The project includes a walkway accessible to the public that is a minimum of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.	20			

Transit Station Area Development Guidelines Checklist
See full Design Guideline document for all applicable point details.

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

Approval Process		Applicant Total	Staff Total
Planning Commission Review Required	124 points or less		
Administrative (Staff) Approval	125 points or more	129	73