

TSA Zoning District Improvements

Text Amendment Petition



Frequently Asked Questions

January 2017

UPDATE – January 2017

On November 9th, 2016 Planning Commission recommended approval of the latest version of the TSA changes located within the staff report at this [link](#). Their recommendation and the associated proposed changes have been transmitted to the City Council. The City Council may consider the proposed changes within the next two months. They may approve, make changes to, or decline to approve the proposed changes.

UPDATE - October 6, 2016

Since the initial open house in August, additional changes have been made to the proposal. The changes are being presented at this October open house to obtain additional public feedback before taking the changes to the Planning Commission for a recommendation. The changes are listed in the Summary of Proposed Changes attachment to this FAQ, located [here](#). The specific proposed code language can be downloaded from the links on the [last page of this FAQ](#).

What is the project?

The TSA Zoning Improvement project is a review of the Transit Station Area zoning district to address issues and concerns that have been identified. These issues have been raised by the Planning Division, Planning Commission, and City Council as development projects have been reviewed, approved, and built. The goals of the project include:

- Improving the zoning standards to address issues with building scale, ground floor uses, building design, and building materials;
- Improving the development guidelines to further incentivize affordable housing, green building design, and energy efficiency;
- Establishing a higher threshold used to determine if projects can be approved administratively; and
- Clarify the land uses that are allowed in the zoning district.

The project will also make minor changes to the ordinance to eliminate conflicting or confusing regulations. The existing TSA zoning regulations can be reviewed at this [link](#). The changes being considered and additional discussion about the changes are located at the end of this FAQ.

Why make the changes?

The TSA zoning district was adopted in 2011 along North Temple Boulevard and in 2012 along 400 South between 200 East and 900 East. It is intended to promote high quality mixed use development near the TRAX stations. Now that a number of projects have been built, it is clear that the zoning rules need to be improved to better meet the intent of the zone. There is general consensus among the Planning Commission and City Council that the district is not producing the desired results. The changes will improve the quality of development along the two high profile streets and help the City achieve citywide goals related to affordable housing, quality development and focusing growth along transportation corridors.

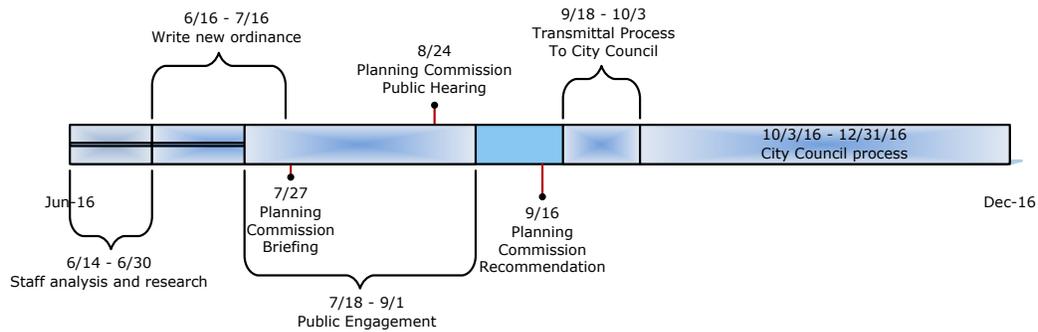
Who initiated the proposed text changes?

The proposal was initiated by the Salt Lake City Council in June 2016. The Council requested that the Planning Division consider the potential changes outlined in the memo [here](#), as well as the following specific objectives:

- Require that uses on the ground floor of a building encourage engagement with pedestrians on the street as well as building occupants, including but not limited to, establishment of retail and commercial uses.
- Consider maximum allowable percentage of non-durable materials on building facades.
- Adjust the development score to further incentivize affordable housing.

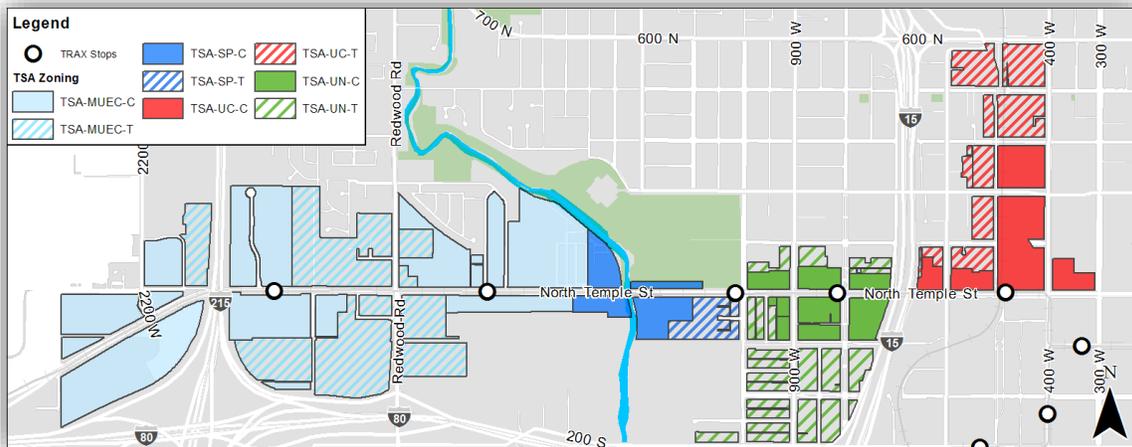
What is the project timeline?

The approximate project timeline is below. Specific dates may change as the proposal moves forward.



Where is the TSA Zoning District located?

The TSA zoning district is located along North Temple, between 400 West and the Airport.



The TSA district is also located along 400 South, between 200 East and 900 East.



What are the proposed changes?

A summary of the changes is located in Attachment A. The proposed changes have been modified since an initial draft in August 2016 due to internal review, public input, and review by the Planning Commission. The specific zoning ordinance or code language, as well as other draft documents developed as of October 6 can be downloaded from the links below:

[A. Summary of Proposed Changes](#)

This document is a summary of the proposed changes and. Changes to the document since the original version was published in July have been marked in bold with the dates 8/18 or 10/6.

[B. Transit Station Area District Zoning Code - Clean Draft](#)

This document is a clean version of the proposed draft zoning code text without any markups.

[C. Transit Station Area District Zoning Code - Markup Draft](#)

This version of the code is the marked up version of the proposed zoning code text. New text is marked with an underline. Deleted text is marked with a strikethrough.

[D. Land Use Table Draft - Clean Draft](#)

This document is the proposed land use tables. The existing prohibited land use table has been deleted in the proposed zoning code and has been converted to an allowed use list. Since this is new text, there is no marked up draft with deletions.

[E. Transit Station Area Development Guidelines - Markup Draft](#)

This document is a draft of the development guidelines for TSA developments. New text is marked with an underline. Deleted text is marked with a strikethrough.

[F. Transit Station Area Development Guideline Checklist and Revisions](#)

This document includes the checklist that is used to score TSA developments. Each current guideline from the guidelines document is listed on the left hand side of the document. New and revised guidelines and their associated points are listed on the right hand side of the document.

[G. Transit Station Area Development Guidelines Points Graph](#)

This graph shows an overview of the number of total points available to developments under each guideline category. It compares the current available points and the number of points that would be available with the proposed changes. Under the proposed

guidelines, there are a total of 550 available points. A development would need to obtain at least 125 to be administratively approved.

Who can I contact for more information?

If you have any questions or comments regarding this proposal, or would like to be notified of future public meetings regarding this proposal, please contact **Daniel Echeverria**, Principal Planner, at daniel.echeverria@slcgov.com or at **(801) 535-7165**.