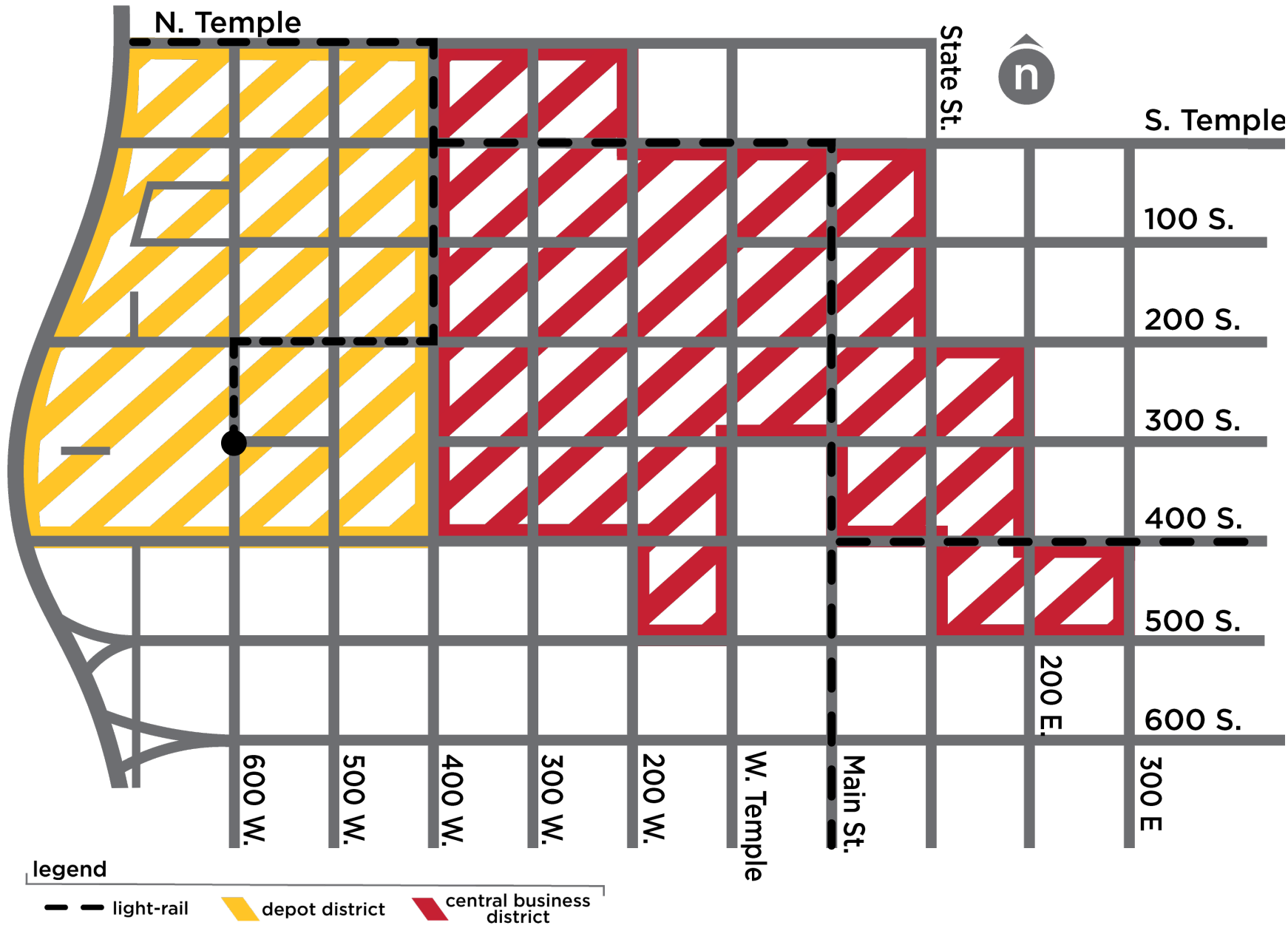




DOWNTOWN SALT LAKE CITY REDEVELOPMENT PROJECT AREAS



CBD

Project Area Summary

Collection Period: 2009 - 2040
Assessed Value Increase ('14-'16): 13%
Acres: 266

Zones

D-1 D-2 D-3 D-4 TSA-UC

The Central Business District Project Area (CBD) includes much of downtown, the commercial heart of not only the city, but the State of Utah. The guiding plans for the CBD call for strengthening the City's tax base through economic development and growth. These efforts provide for new commercial and housing development, as well as rehabilitation of existing downtown buildings.

DEPOT DISTRICT

Project Area Summary

Collection Period: 1999 - 2023
Assessed Value Increase ('14-'16): 3%
Acres: 319

Zones

CG D-2 D-3 D-4 GMU

Historically, the Depot District has been part of the City's industrial and railroad corridor. With the reconstruction of I-15 off-ramps and the consolidation of rail lines along 700 West Street, the improved accessibility of the area has made investment more desirable. The newest Depot District project is the aptly named Station Center, envisioned to be Salt Lake City's premier transit-oriented, mixed-use development.

ZONING INDEX

D-1 Central Business District

The D-1 zoning district has the highest possible number of uses, and includes the highest density possible for residential and commercial projects. These include high-rise residential and office, that incorporate a multitude of uses within the urban core.

D-2 Downtown Support District

The D-2 zoning district is supportive of other downtown districts by integrating a mix of uses into development projects. Projects could include mid-to high-rise residential, office, retail and entertainment opportunities.

D-3 Downtown Warehouse/Residential District

The D-3 zoning district encourages a mix of uses and the adaptive reuse of existing warehouse space to multi-family residential units. Projects could include mid-to high-rise residential and incorporate other supportive uses, such as retail.

D-4 Downtown Secondary District

The D-4 zoning district furthers the areas function as a supportive area for the central business district. Potential projects include: retail and entertainment opportunities, housing, as well as office space.

TSA-UC Transit Station Area-Urban Center

Developments within the TSA-UC zoning district are located nearest to light-rail and encourage use of transit through heavy mix of residential, office, retail and other opportunities.

GMU (Gateway Mixed Use)

GMU zoning district prioritizes a safe and attractive streetscape that is oriented for the pedestrian and provides opportunity for employment and economic development. Projects could include: mid-to high-rise residential and retail.

Minimum Height: 100'
Max Height: 375' *
Max Mid-Block Heights: 100'
*Setback: No greater than 5'

Max Height: 65' *
Setback: No greater than 5'

Max Height: 75' *
Setback: No greater than 5' *
Minimum Open Space: 20% of lot area must be common open space (Includes: plaza's, landscaped areas, roof gardens, atriums, etc...)

Max Height: 75' *
Setback: No greater than 5' *

Max Height: 90' *
Setback: 10' *
Expedited development review process in TSA-UC zoning if development scores more than 125 points.

Minimum Height: 45'
Max Height: 75' *
No minimum setback required.

**Greater threshold allowed through Conditional Building and Site Design Review*

RESOURCES

Salt Lake City Housing Trust Fund
Melissa Jensen | 801.535.6035

Preservation Utah
David Arnott | 801.533.0858 ext.103

State of Utah Historic Preservation
Nelson Knight | 801.533.3562

Salt Lake City Economic Development
Ben Kolendar | 801.535.7200

Redevelopment Agency of Salt Lake City
Kort Utley | 801.535.7240

Housing and Neighborhood Development
Dillon Hase | 801.535.6402

Economic Development Corporation of Utah
Max Buckland | 801.323.4241

Governor's Office of Economic Development
Thomas Wadsworth | 801.535.8825

Utah Transit Authority
Laura Hanson | 801.237.1933

Downtown Rising
Jesse Dean | 801-328-5045

