



PROJECT INFORMATION	
ZONE	TSA UN-C
LOT SIZE	67,141 sf = 1.54 acres
BLDG. FOOTPRINT	50,300 sf
NUMBER OF STORIES	6 ABOVE GRADE 1 SUB-GRADE
CONSTRUCTION TYPE	5 LEVELS III-A OVER 2 LEVELS I-A
TOTAL UNIT COUNT	249 UNITS
TOTAL PARKING COUNT	220 STALLS

BASE ZONING ORDINANCE STANDARDS		
STANDARD	PROPOSED	COMPLIES
DEVELOPMENT SCORE MIN: 125	DEVELOPMENT SCORE: > 125	YES
BUILDING MIN HEIGHT: 25'	PROPOSED BUILDING HEIGHT: 58' - 80'	YES
BUILDING MAX HEIGHT: 75' (85' WITH SCORE)	PROPOSED BUILDING HEIGHT: 58' - 80'	YES
MINIMUM LOT AREA: 2,500 SQ FT	PROPOSED LOT AREA: 67,141	YES
OPEN SPACE AREA: 5,000 SQ FT	PROPOSED OPEN SPACE: > 12,951	YES
PARKING SHALL COMPLY WITH 21A.44.020	PROPOSED PARKING COMPLIES WITH 21A.44.020	YES
PARKING PROHIBITED BETWEEN STREET FACING BUILDING LINE AND FRONT OR SIDE PROPERTY LINE	NO SURFACE PARKING PROVIDED. ALL STALLS ARE INTERIOR AND SCREENED FROM STREET	YES
MIDBLOCK WALKWAY TO BE PROVIDED IF IDENTIFIED IN MASTER PLAN	NO MIDBLOCK WALKWAY IDENTIFIED IN MASTER PLAN FOR THIS SITE	YES

CIRCULATION AND CONNECTIVITY:
DEVELOPMENT WITHIN THE STATION AREA SHALL BE EASILY ACCESSIBLE FROM PUBLIC SPACES AND PROVIDE SAFE AND EFFICIENT OPTIONS FOR ALL MODES OF TRAVEL. CIRCULATION NETWORKS, WHETHER PUBLIC OR PRIVATE, REQUIRE ADEQUATE STREET, PEDESTRIAN AND BICYCLE CONNECTIONS TO PROVIDE ACCESS TO DEVELOPMENT. THE INTERNAL CIRCULATION NETWORK SHALL BE EASILY RECOGNIZABLE, FORMALIZED AND INTERCONNECTED.

SETBACKS AND YARDS			
	STANDARD	PROPOSED	COMPLIES
400 S	MIN SETBACK: 10' AND 50% OF STREET FACING FACADE BUILT TO MIN.	50% OF STREET FACING FACADE AT 10'	YES
	MAX SETBACK: 20'	MAX SETBACK: 14'	YES
700 E & GREEN ST	MIN SETBACK: NONE	PROPOSED SETBACK: 5' - 20'	YES
	MAX SETBACK: AT LEAST 50% OF STREET FACING FACADE SHALL BE WITHIN 5' OF FRONT PROPERTY LINE	PROPOSED SETBACK: 5' - 20'	YES
SIDES & REAR	MIN SETBACK: NONE	NO REQUIREMENT	YES
	MAX SETBACK: NONE	NO REQUIREMENT	YES

GENERAL STANDARDS FOR FRONT/CORNER SIDE YARDS:
 (1) ALL PORTIONS OF THE YARD NOT OCCUPIED BY BUILDING, DRIVEWAYS, WALKWAYS OR OTHER SIMILAR FEATURES MUST BE LANDSCAPED OR INCLUDE AN ACTIVE OUTDOOR USE, SUCH AS OUTDOOR DINING, PLAZAS, COURTYARDS OR OTHER SIMILAR OUTDOOR USE. SEE SUBSECTION F OF THIS SECTION FOR SPECIFIC FRONT YARD DESIGN REQUIREMENTS.
 (2) PARKING IS PROHIBITED IN THE FRONT AND CORNER SIDE YARDS.
 (3) WALLS UP TO THREE FEET (3') IN HEIGHT, PATIOS AND OTHER SIMILAR ELEMENTS INTENDED TO ACTIVATE THE SIDEWALK CAN BE LOCATED TO THE PROPERTY LINE.
 (4) AWNINGS OR CANOPIES MAY BE LOCATED WITHIN ANY PORTION OF THE YARD AND ARE NOT SUBJECT TO THE FRONT OR CORNER SIDE YARD RESTRICTIONS IN SUBSECTION 21A.36.020B, TABLE 21A.36.020B OF THIS TITLE.
 (5) BALCONIES MAY PROJECT UP TO TWO FEET (2') INTO THE REQUIRED YARDS AND ARE NOT SUBJECT TO THE FRONT OR CORNER SIDE YARD RESTRICTIONS IN SUBSECTION 21A.36.020B, TABLE 21A.36.020B OF THIS TITLE.

TSA DESIGN STANDARDS 21A.26.078F		
STANDARD	PROPOSED	COMPLIES
DEVELOPMENT MUST COMPLY WITH DESIGN STANDARDS IN 21A.37	DEVELOPMENT SCORE: > 125	YES
EIPS AND STUCCO LIMIT: 10% OF UPPER LEVEL STREET FACING FACADES	NO STUCCO OR EIPS PROPOSED ON STREET FACING FACADES	YES
ENTRY FEATURE DESIGN STANDARDS A RECESSED ENTRANCE THAT IS RECESSED AT LEAST FIVE FEET (5') FROM THE STREET FACING FACADE:	ALL ENTRY FEATURES HAVE A MINIMUM RECESS OF 5'	YES
GROUND FLOOR USE ON 400S RESIDENTIAL USE ALLOWED IF: (A) THE SHELL SPACE > (12) IN HEIGHT (B) THE STREET FACING FACADE OF UNIT > 60% GLASS (C) GROUND FLOOR UNITS SHALL HAVE A DIRECT ENTRANCE FROM THE SIDEWALK (D) GROUND FLOOR UNITS SHALL BE ADA ACCESSIBLE (E) EACH GROUND FLOOR UNIT SHALL INCLUDE A PORCH, PATIO, STOOP OR OTHER ENTRANCE FEATURE THAT IS A MINIMUM DEPTH OF AT LEAST FIVE FEET (5').	ALL GROUND FLOOR UNITS ON 400 S COMPLY	YES

B. FRONT AND CORNER SIDE YARD DESIGN REQUIREMENTS:
 (1) IN YARDS GREATER THAN TEN FEET (10') IN DEPTH, ONE SHADE TREE SHALL BE PLANTED FOR EVERY THIRTY FEET (30') OF STREET FRONTAGE. FOR THE PURPOSE OF THIS SECTION, A SHADE TREE IS ANY TREE THAT HAS A MATURE MINIMUM TREE CANOPY OF THIRTY FEET (30') AND A MATURE HEIGHT THAT IS FORTY FEET (40') OR GREATER.
 (2) AT LEAST FIFTY PERCENT (50%) OF THE FRONT OR CORNER SIDE YARD SHALL BE COVERED IN LIVE PLANT MATERIAL. THIS CAN INCLUDE RAISED PLANTER BOXES. THIS PERCENTAGE CAN BE REDUCED TO THIRTY PERCENT (30%) IF THE YARD INCLUDES OUTDOOR DINING, PATIOS, OUTDOOR PUBLIC SPACE, OR PRIVATE YARDS FOR GROUND FLOOR RESIDENTIAL USES THAT COVER AT LEAST FIFTY PERCENT (50%) OF THE PROVIDED FRONT OR CORNER SIDE YARD.
 (3) AT LEAST THIRTY PERCENT (30%) OF THE FRONT OR CORNER SIDE YARD SHALL BE OCCUPIED BY OUTDOOR DINING AREAS, PATIOS, OUTDOOR PUBLIC SPACE, OR PRIVATE YARDS FOR GROUND FLOOR RESIDENTIAL USES.
 (4) DRIVEWAYS NECESSARY FOR VEHICLE ACCESS TO THE SITE ARE ALLOWED REGARDLESS OF COMPLIANCE WITH THE MINIMUM PERCENTAGES REQUIRED BY THIS SUBSECTION.



STATION 424

PROPOSED SITE PLAN | 005



424 S 700 E SLC, UT
JUNE 28, 2022

1 SITE PLAN
3/64" = 1'-0"

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UNITS	STUDIO	L / W	1 BED	2 BED	3 BED	TOTAL
LEVEL P1				1	2	3
LEVEL 1 - STREET	3	7	7	0	0	17
LEVEL 2	15		25	6	2	48
LEVEL 3	15		26	7	3	51
LEVEL 4	15		26	7	3	51
LEVEL 5	15		25	6	2	48
LEVEL 6	12		15	2	2	31
TOTAL UNITS	75	7	124	29	14	249
AVG SQ FT	550	810	680	1120	1380	
	30.1%	2.8%	49.8%	11.7%	5.6%	

PARKING	
LEVEL 1	86
LEVEL P1	134
TOTAL STALLS	220
EV STALLS	10

.88 RATIO

OPEN SPACE	
LEVEL P1	
LEVEL 1 - STREET	6,150
LEVEL 2	2,795
LEVEL 3	
LEVEL 4	
LEVEL 5	
LEVEL 6	4,006
TOTAL SQ FT	12,951

STATION 424

2 SITE PLAN
3/64" = 1'-0"

PROPOSED SITE PLAN | 006

424 S 700 E SLC, UT

JUNE 28, 2022

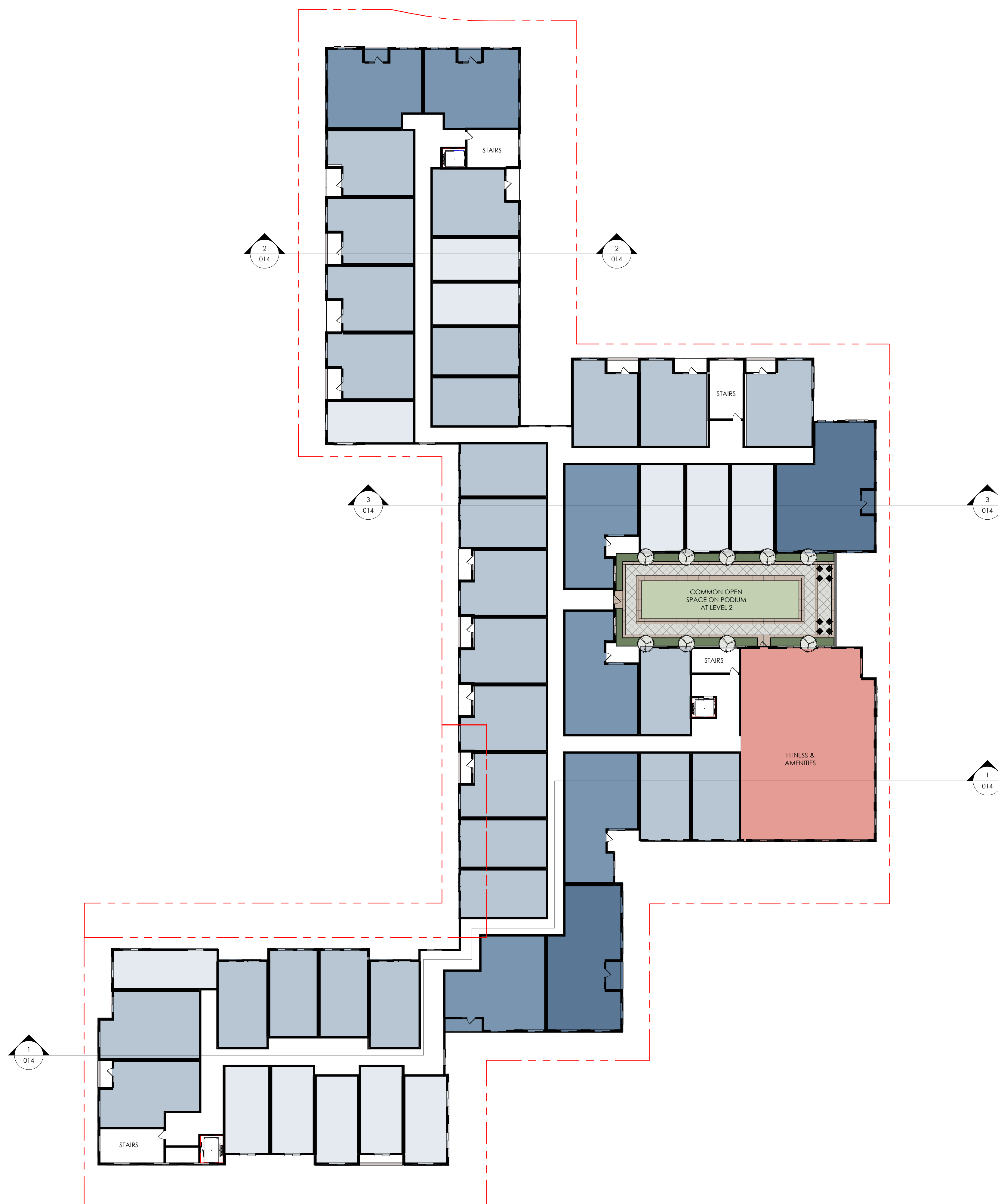


UNITS	STUDIO	L / W	1 BED	2 BED	3 BED	TOTAL
LEVEL P1				1	2	3
LEVEL 1 - STREET	3	7	7	0	0	17
LEVEL 2	15		25	6	2	48
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.88 RATIO

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LEVEL 5	
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LEVEL 2 PLAN
3/64" = 1'-0"

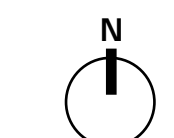
LEVEL 2 - PODIUM (TYPICAL) | 007

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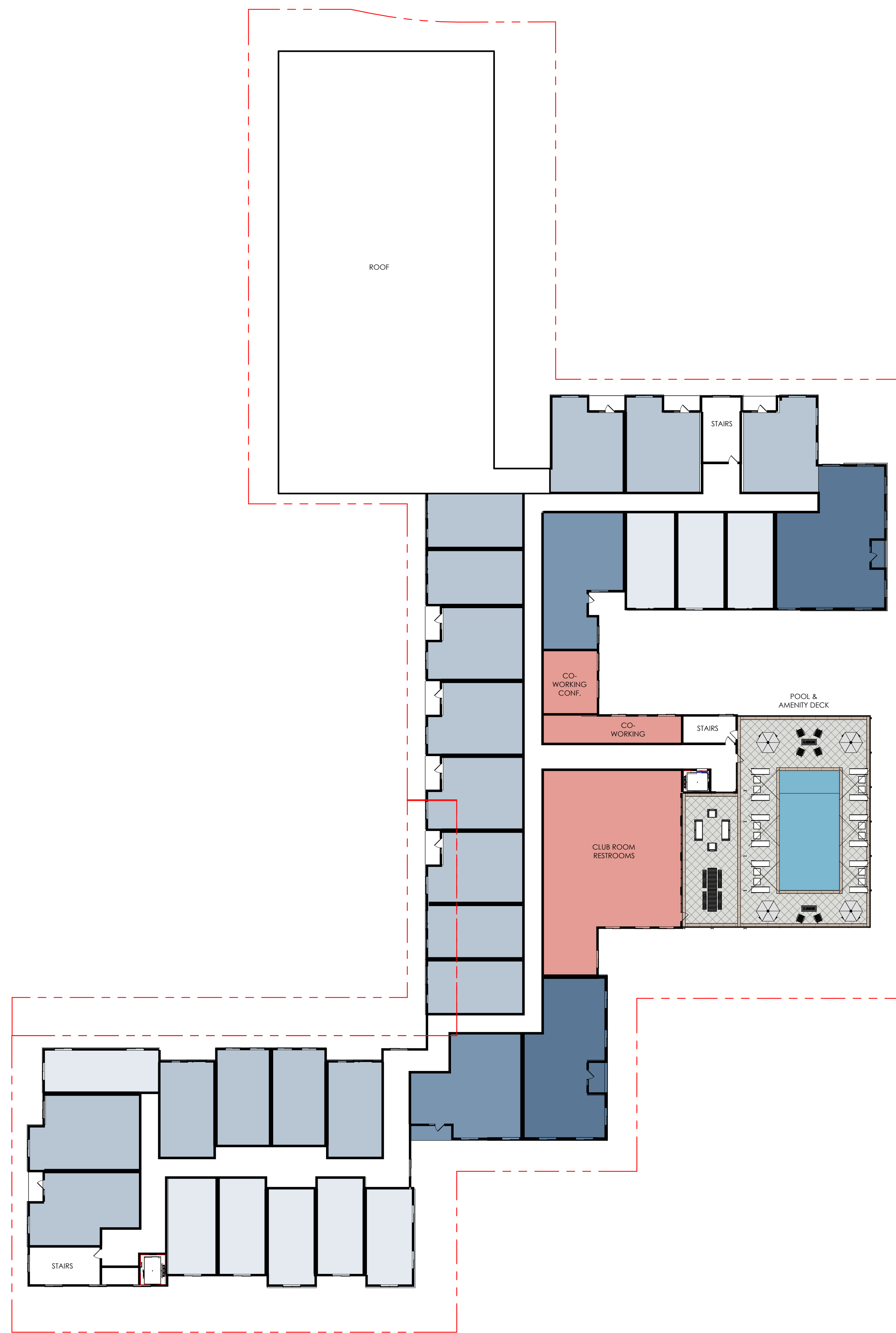


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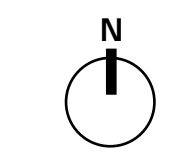
.88 RATIO

OPEN SPACE	
LEVEL P1	
LEVEL 1 - STREET	6,150
LEVEL 2	2,795
LEVEL 3	
LEVEL 4	
LEVEL 5	
LEVEL 6	4,006
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1 LEVEL 6 PLAN
3/64" = 1'-0"



LEVEL 6 PLAN | 008
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JUNE 28, 2022

