



April 2023

UDA

# CAPITOL PARK COTTAGES

*Salt Lake City, Utah*



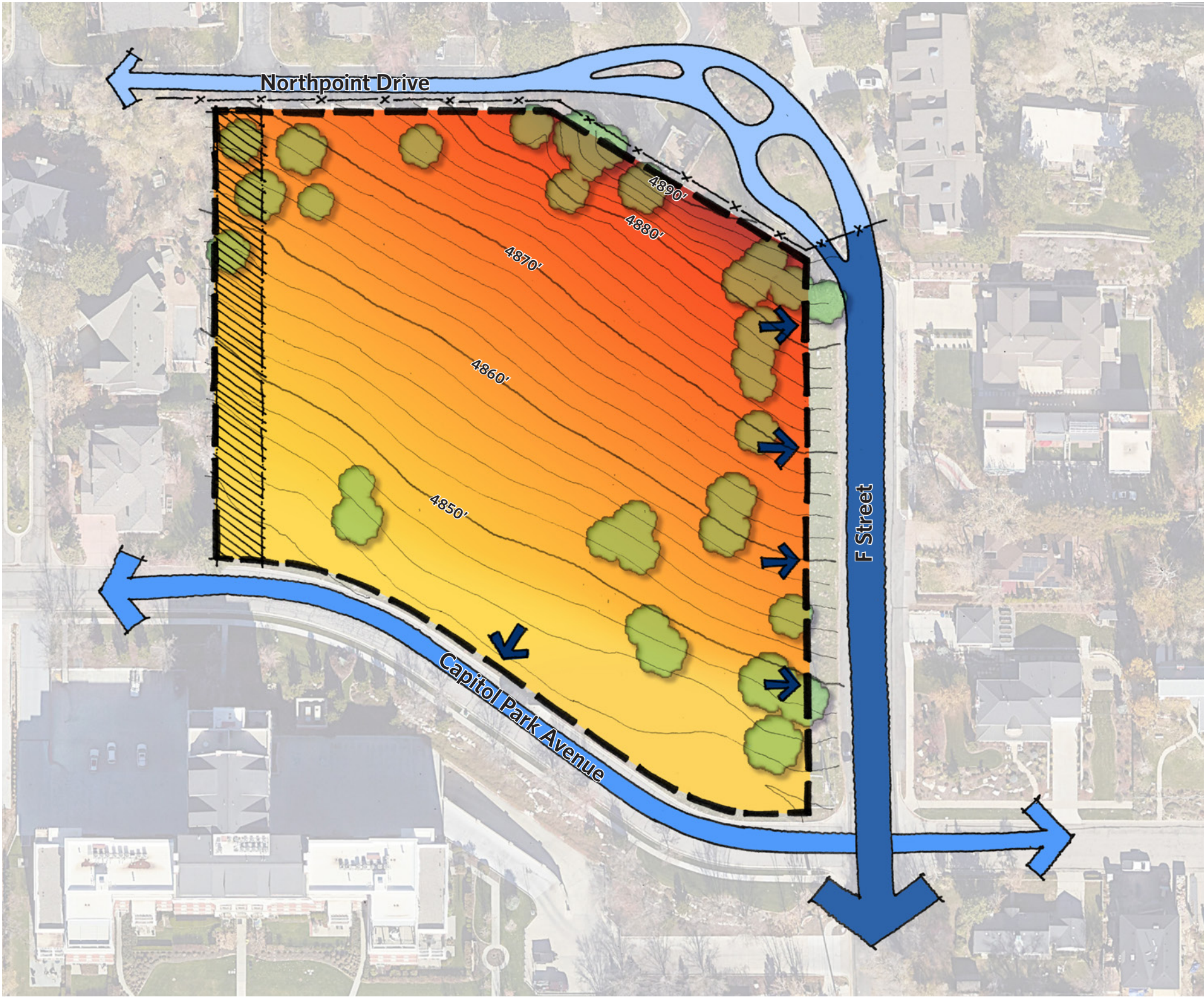
## DESIGN PRINCIPLES

- Develop a sensitive site plan and a variety of architecture to blend into the surrounding neighborhood
- Deliver ADUs to address the issues of housing affordability
- Minimize Retaining Walls
- Maximize Affordability through ADUs and density
- Provide ample parking for homes and visitors



## DESIGN PRINCIPLES

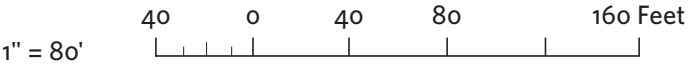




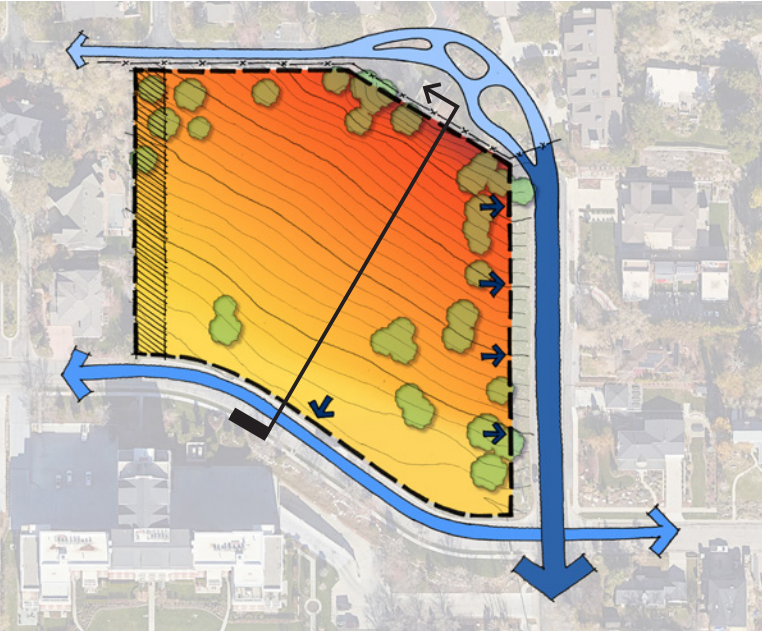
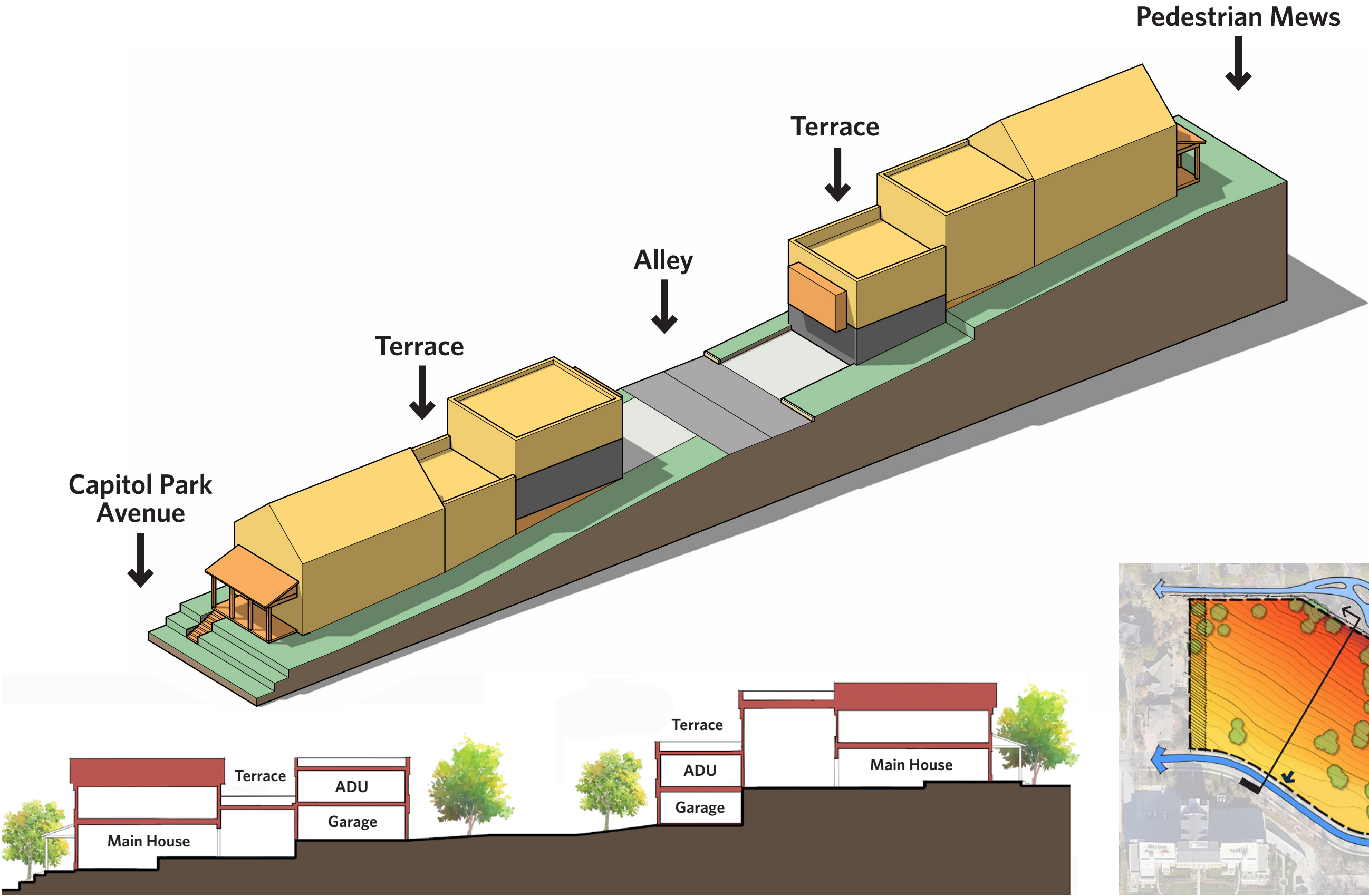
- x- FENCE
- 2' CONTOURS
- 10' CONTOURS
- 30' BUFFER
- ➔ ALLOWABLE CURB CUTS\*
- \* Only 1 curb cut is allowed on South Capitol Park Avenue, whereas multiple curb cuts are allowed on F Street
- PUBLIC ROAD
- PRIVATE ROAD
- PRIVATE ROAD, INACCESSIBLE TO THE SITE
- SITE BOUNDARY

# CONSTRAINTS | Plan

IVORY HOMES — CAPITOL PARK COTTAGES / SALT LAKE CITY, UTAH / APRIL 2023







CONSTRAINTS | Section

IVORY HOMES — CAPITOL PARK COTTAGES / SALT LAKE CITY, UTAH / APRIL 2023

1" = 20' 10 0 10 20 40 Feet





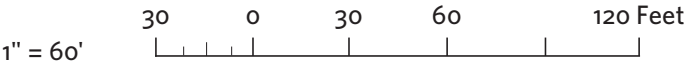
View of F Street, looking north



View of Capitol Park Ave, looking west

# ILLUSTRATIVE PLAN

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COMMUNITY AMENITY

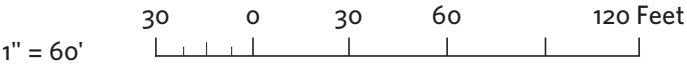
- 1.0 Acre of Community Park amenity
- 1/4 mile Recreational trail loop
- Benches for seating located on trail loop

LANDSCAPE PRINCIPLES

- Native Vegetation
- Utilize Waterwise Principles
- Street Trees to provide shaded walkways
- Preserve Existing Trees when possilbe

LANDSCAPE & AMENITY PLAN

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UNIT COUNT

Unit Type	Main	Optional ADU
24' Single Family Units	7	7
24' Twin Home Units	5	5
18' Twin Home Units	9	9
Total	21	21

PARKING COUNT

Type	Quantity
Garage	45
On-Lot Surface	34
Visitor	3
Total	82

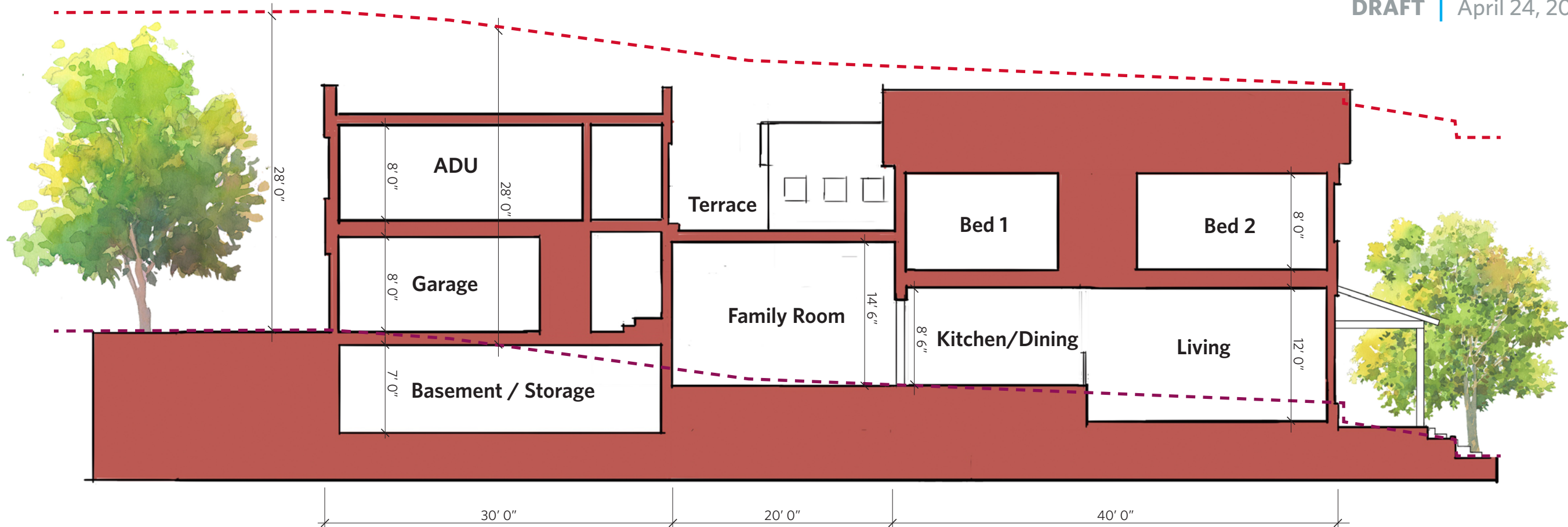
TOTAL BUILDABLE GSF\*

Type	Qty.	Area
24' Wide Uphill	2	4,550sf
24' Wide Downhill Detached	4	3,810 sf
24' Wide Downhill Attached	2	3,570 sf
18' Wide Uphill	6	4,010 sf
18' Wide Downhill	3	3,180 sf
F Street Uphill	1	2,770 sf
F Street Downhill	1	2,775 sf
Total	21	70,625 sf

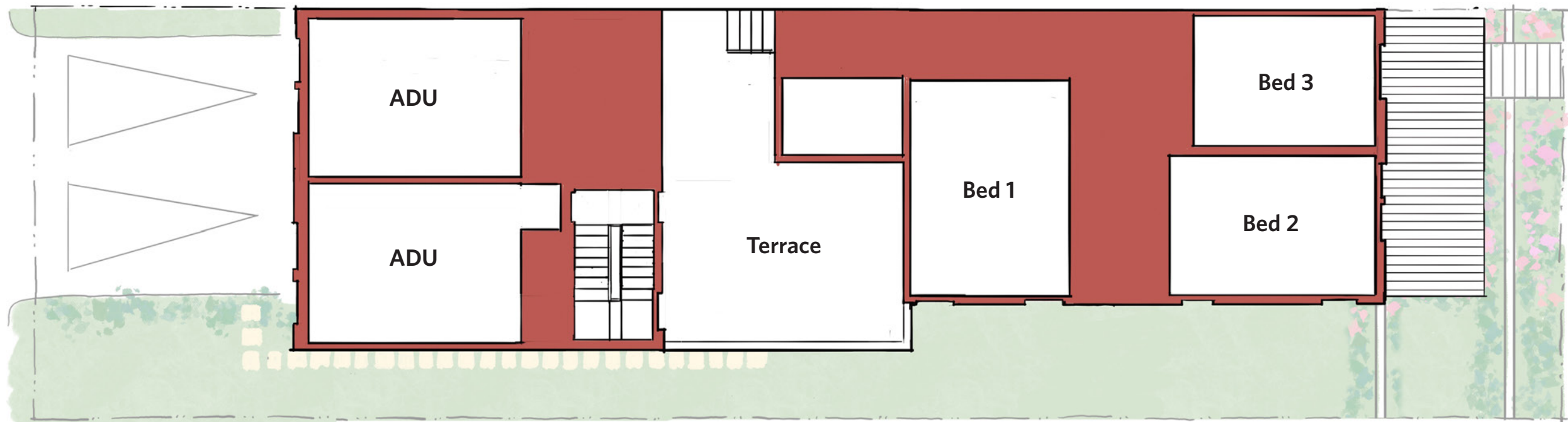
\* Includes basement/storage area.

SITE PLAN & PROGRAM





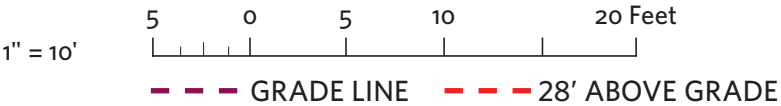
LOT SECTION



LOT PLAN

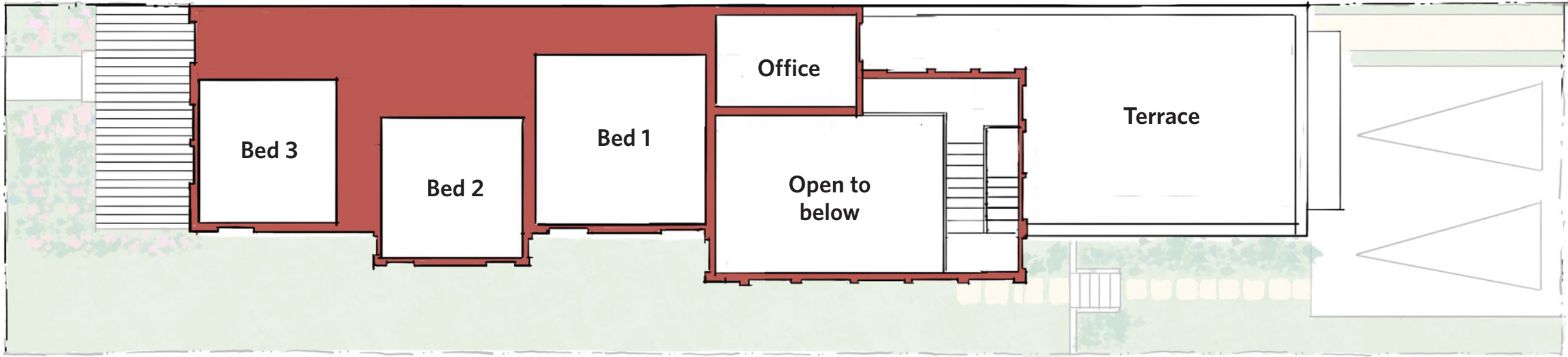
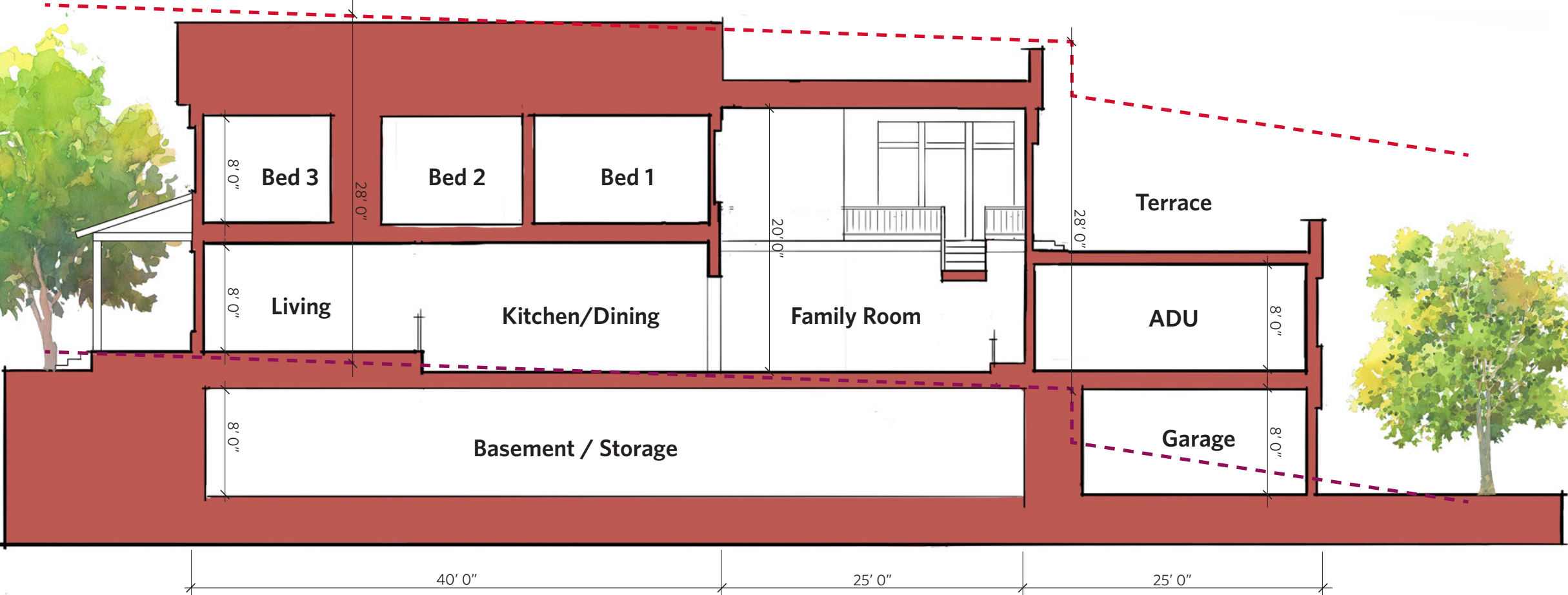
# DOWNHILL LOT | 24' Wide Unit

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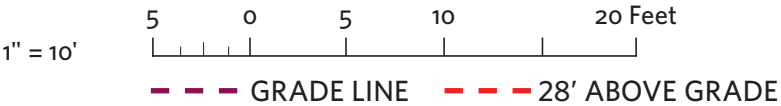
LOT SECTION



LOT PLAN

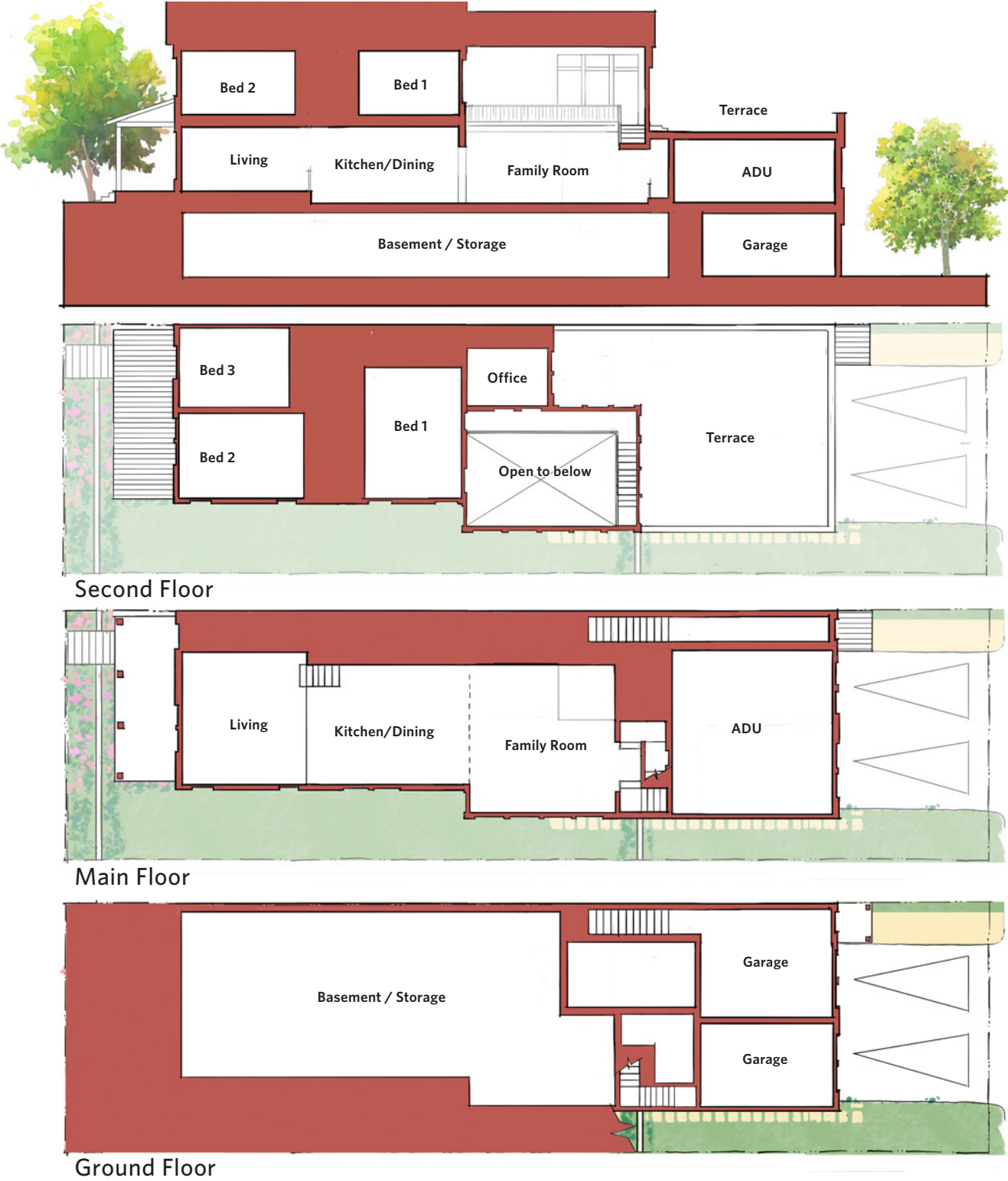
# UPHILL LOT | 18' Wide Unit

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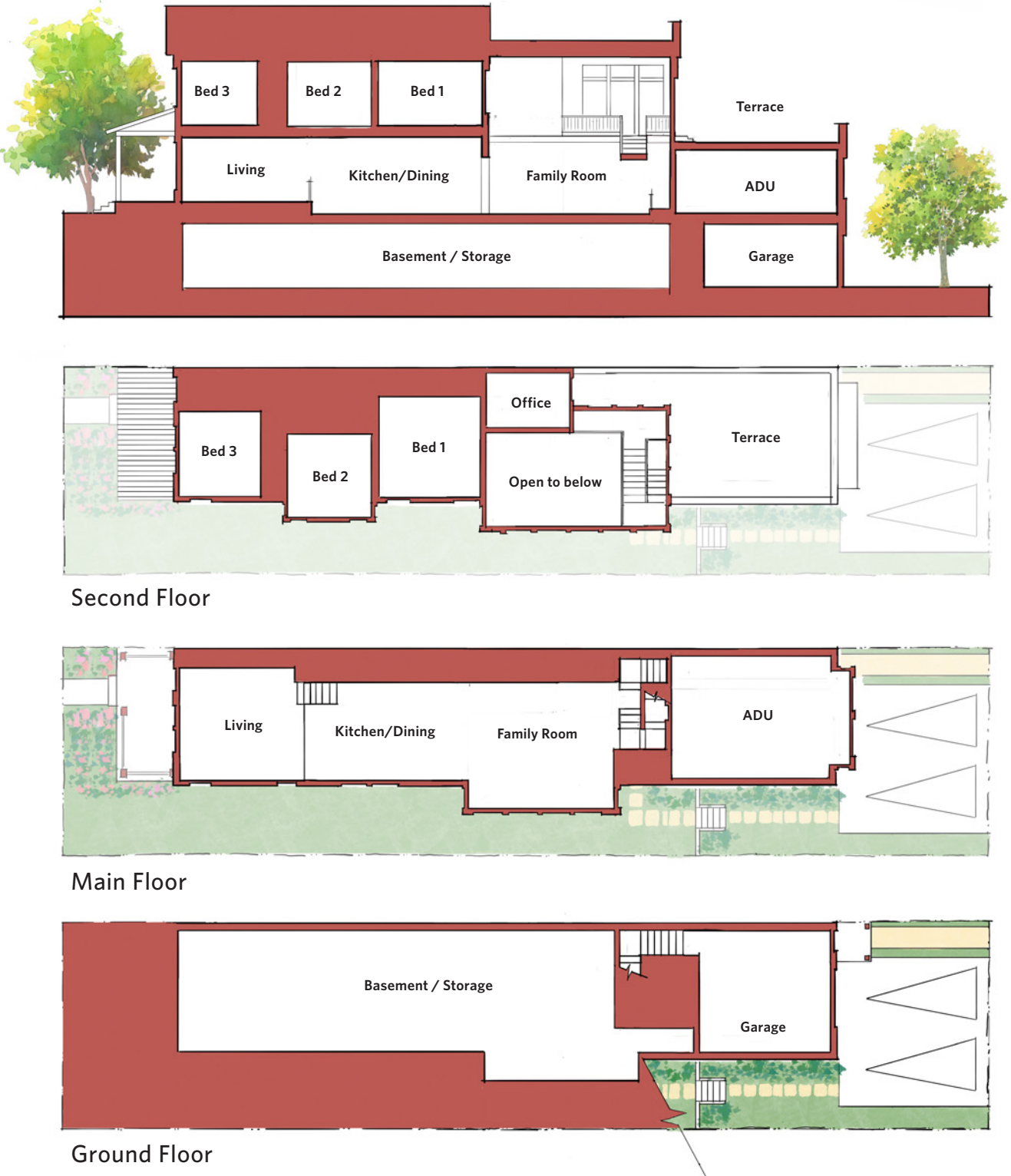




UPHILL LOT 24' WIDE

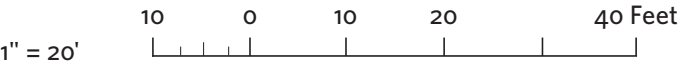


UPHILL LOT 18' WIDE



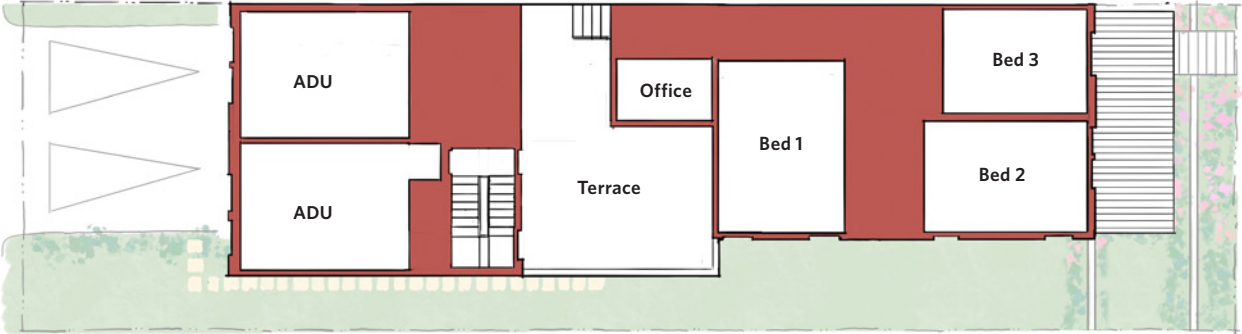
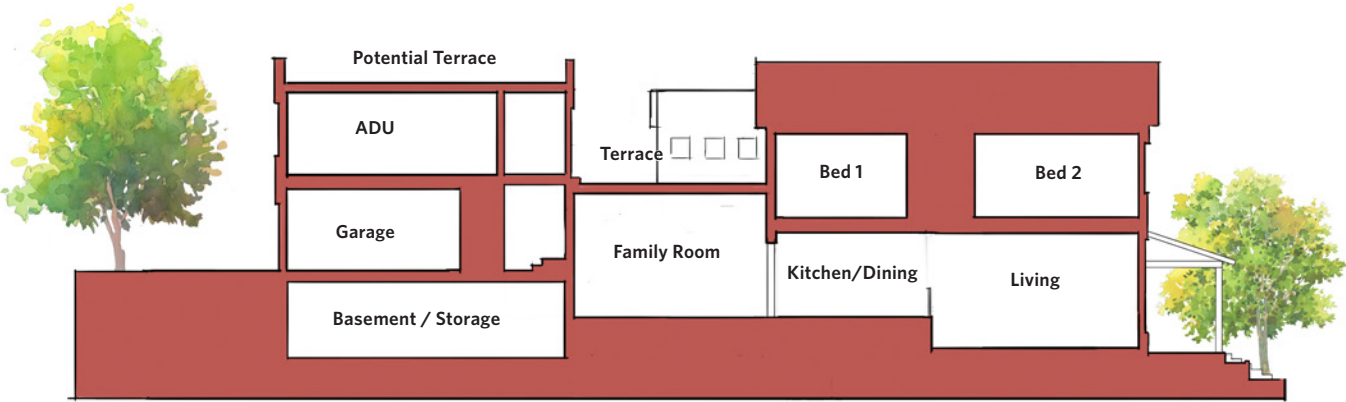
UPHILL UNIT | PLANS & SECTIONS

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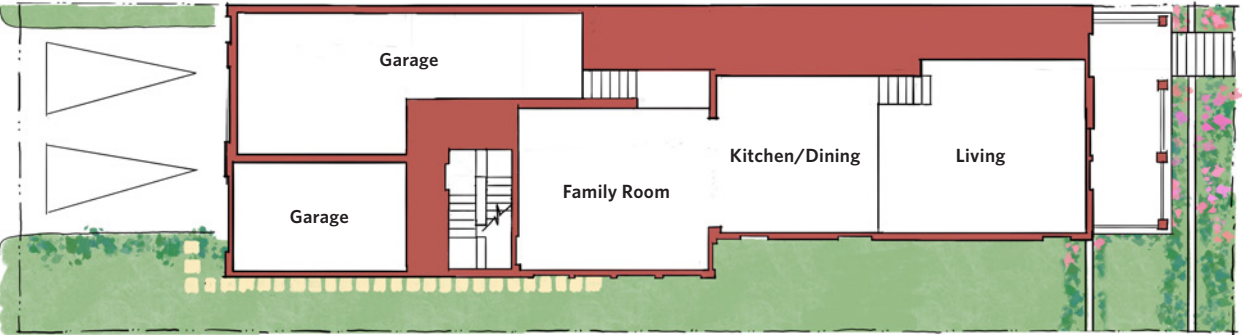




DOWNHILL LOT 24' WIDE

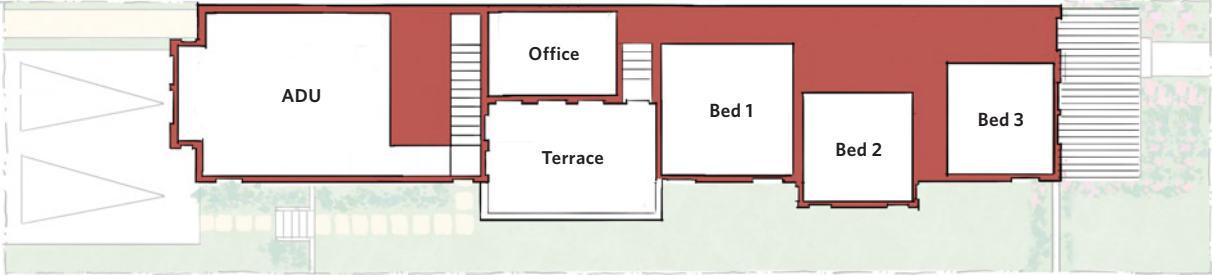
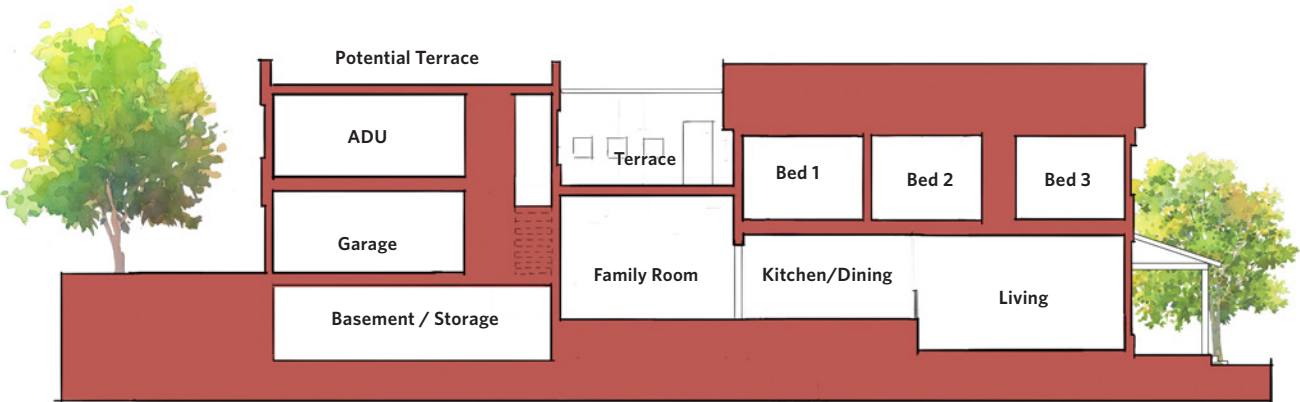


Second Floor

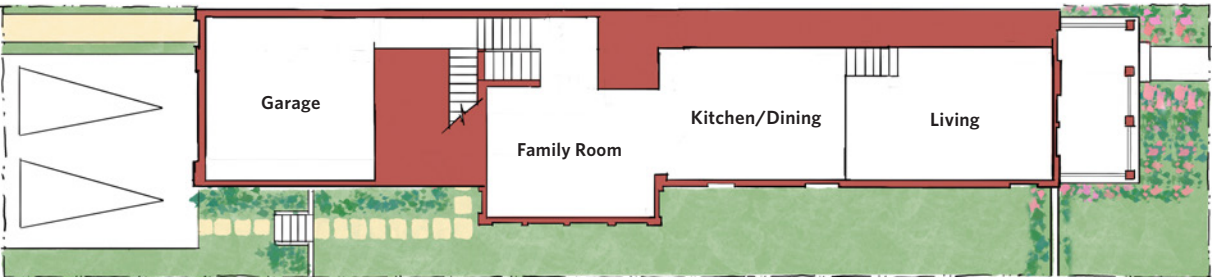


Main Floor

DOWNHILL LOT 18' WIDE



Second Floor

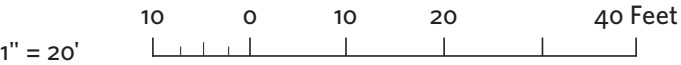


Main Floor

URBAN DESIGN ASSOCIATES

DOWNHILL UNIT | PLANS & SECTIONS

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Arts & Crafts



European Romantic



Colonial Revival

## PRECEDENTS | Surrounding Salt Lake City Neighborhoods

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## VIEW | Capitol Park Avenue

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Facade Type A



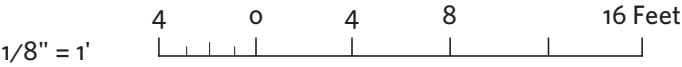
Facade Type B



Facade Type C

ELEVATIONS | 24' Wide Units

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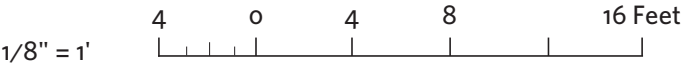


Facade Type A - A

Facade Type A - A'

ELEVATIONS | Twin Home Options

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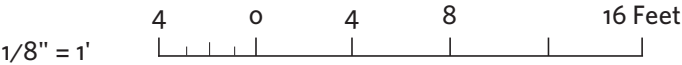
Facade Type B - B



Facade Type C - C

ELEVATIONS | Twin Home Options

IVORY HOMES — CAPITOL PARK COTTAGES / SALT LAKE CITY, UTAH / APRIL 2023







Twin Home

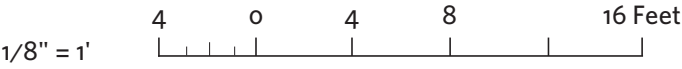


Garage and ADU

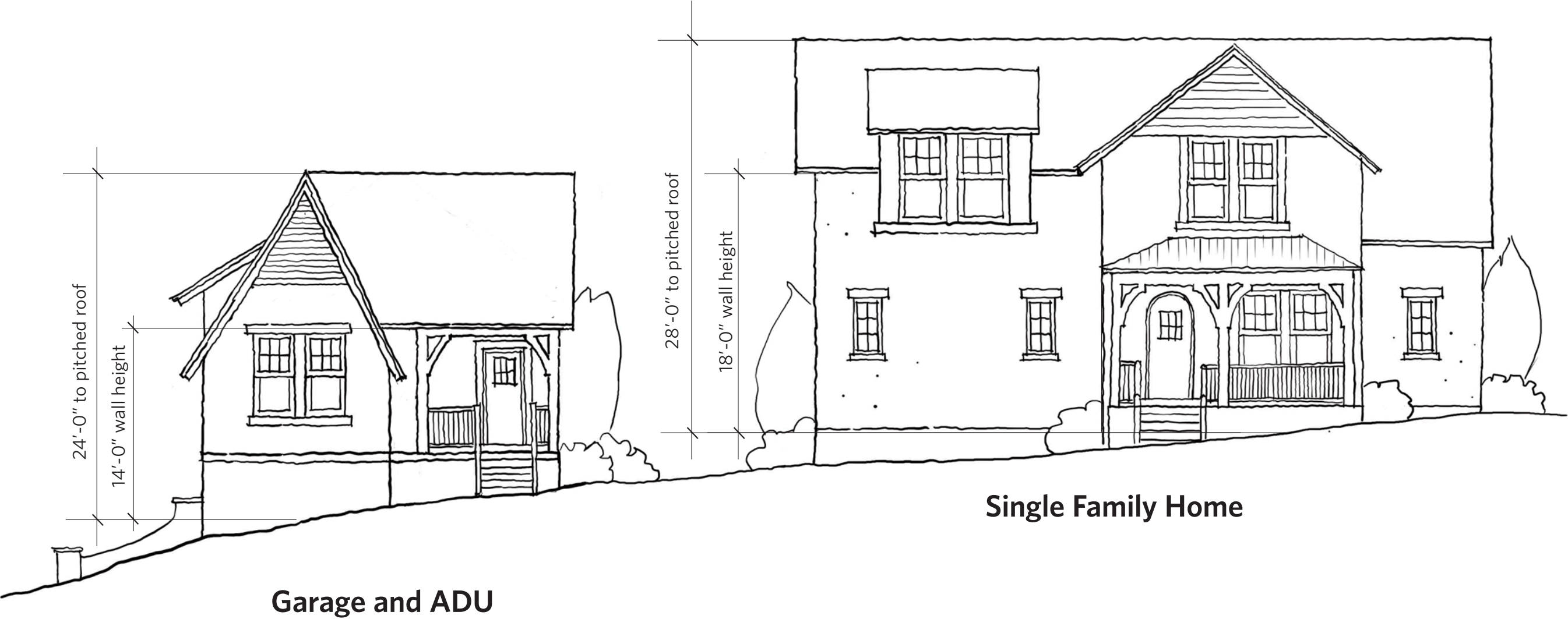
URBAN DESIGN ASSOCIATES

ELEVATIONS | Side Facades

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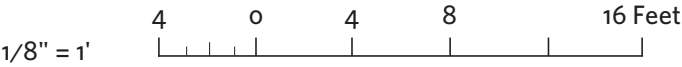




URBAN DESIGN ASSOCIATES

ELEVATIONS | Side Facades

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CAPITOL PARK AVENUE



F STREET

STREET FACADES





## VIEW | New Internal Street, Looking East

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Creating a sense of place through collaboration, context, and community.