



December 2023

UDA

CAPITOL PARK COTTAGES

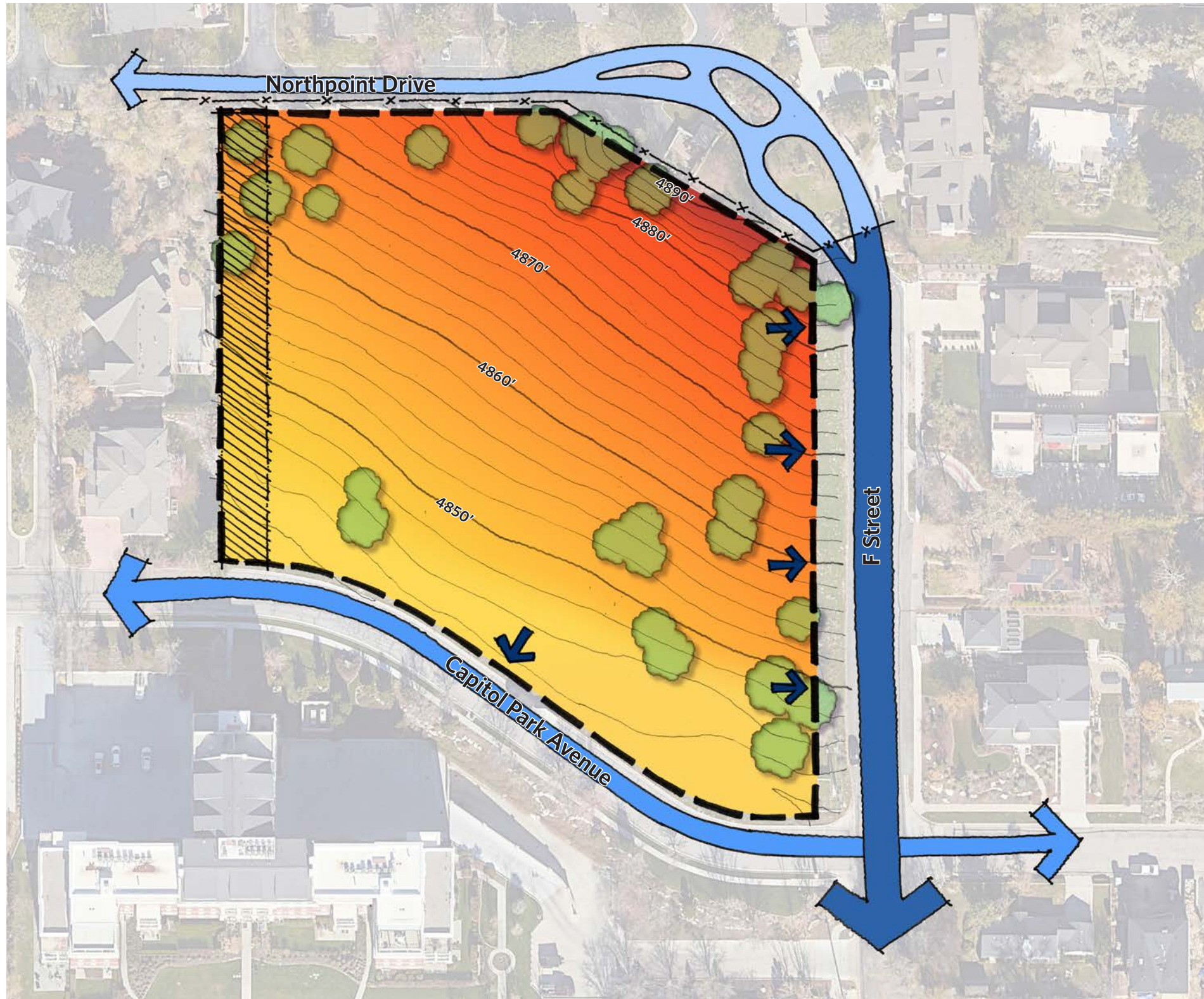
Salt Lake City, Utah

DESIGN PRINCIPLES

- Develop a sensitive site plan with a variety of architecture to complement the surrounding neighborhood
- Create a public amenity, walking path through the new neighborhood
- Address affordability by providing ADUs and building additional housing
- Minimize Retaining Walls
- Provide ample parking for homes and visitors



DESIGN PRINCIPLES

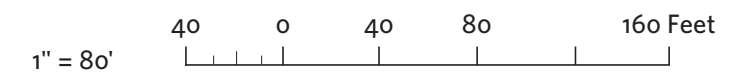


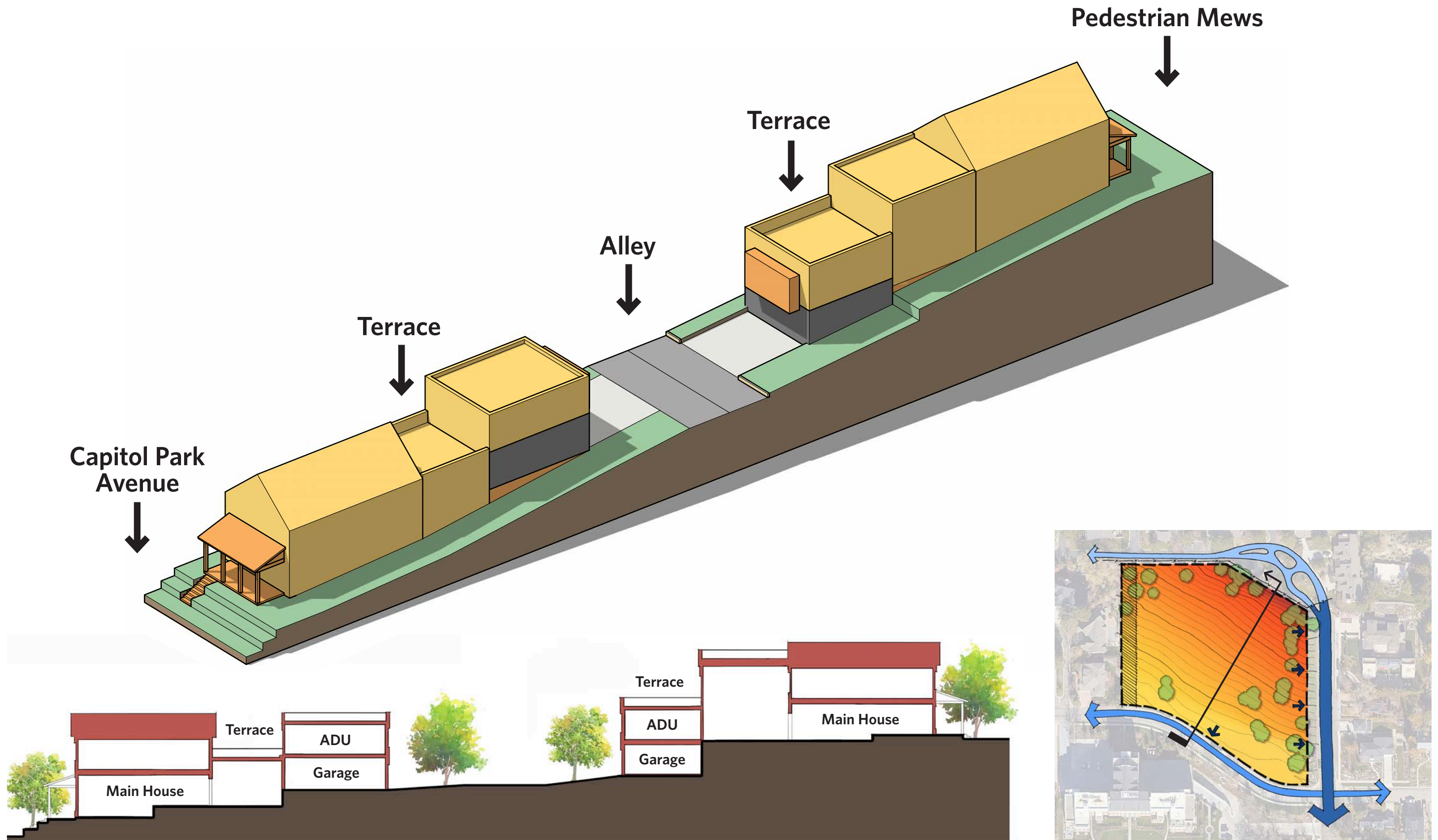
- x- FENCE
- 2' CONTOURS
- 10' CONTOURS
- ▨ 30' BUFFER
- ➔ ALLOWABLE CURB CUTS*
- * Only 1 curb cut is allowed on South Capitol Park Avenue, whereas multiple curb cuts are allowed on F Street
- PUBLIC ROAD
- PRIVATE ROAD
- PRIVATE ROAD, INACCESSIBLE TO THE SITE
- SITE BOUNDARY

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CONSTRAINTS | Plan

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

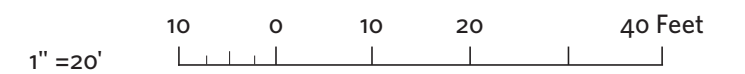




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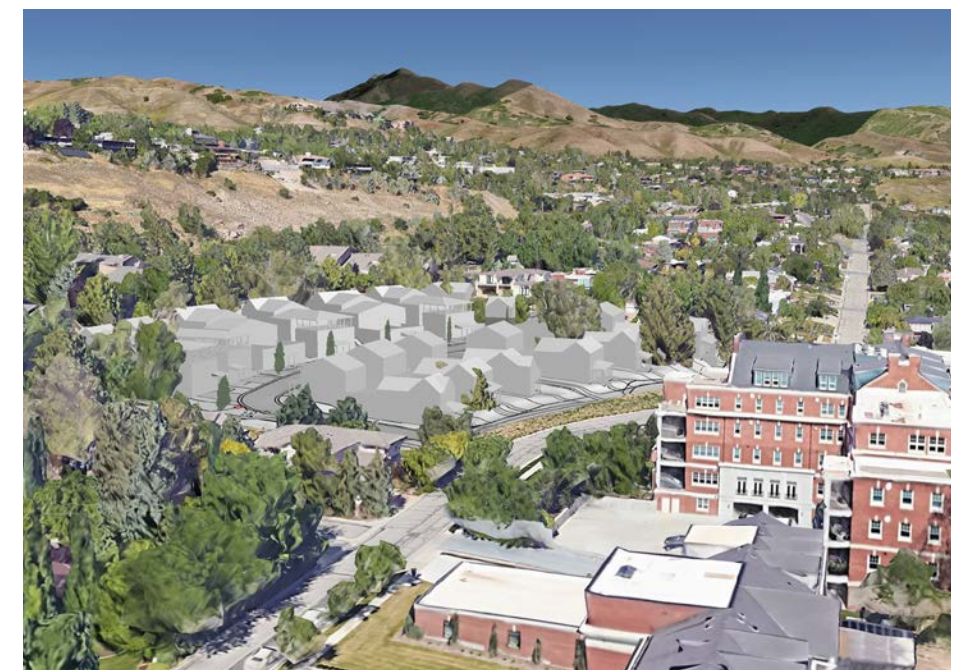
CONSTRAINTS | Section

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View of F Street, looking north

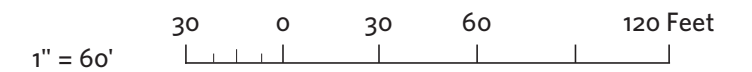


View of Capitol Park Ave, looking west

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ILLUSTRATIVE PLAN

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COMMUNITY AMENITY

- Appx. 1.0 Acre of Community open space amenity
- 1/4 mile Recreational trail loop
- Benches for seating located on trail loop

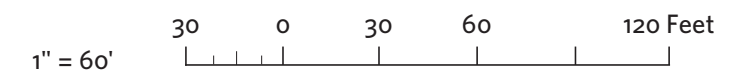
LANDSCAPE PRINCIPLES

- Native vegetation
- Utilize water-wise principles
- Street trees to provide shaded walkways
- Preserve existing trees when possible

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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

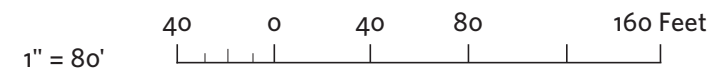
PARKING COUNT

Type	Quantity
Garage	44
On-Lot Surface	41
Visitor	4
Total	89

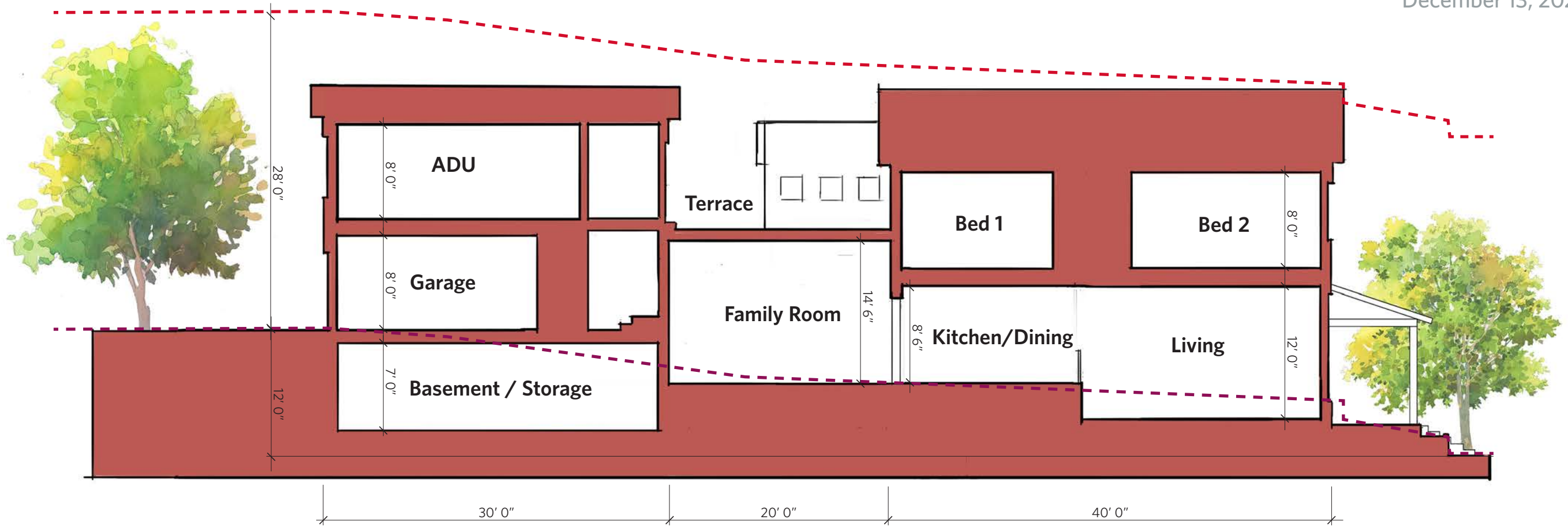
TOTAL BUILDABLE GSF*

Type	Qty.	Area/Unit
24' Wide Uphill	4	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	2,900 sf
F Street Downhill	1	2,775 sf
Total	21	79,855 sf

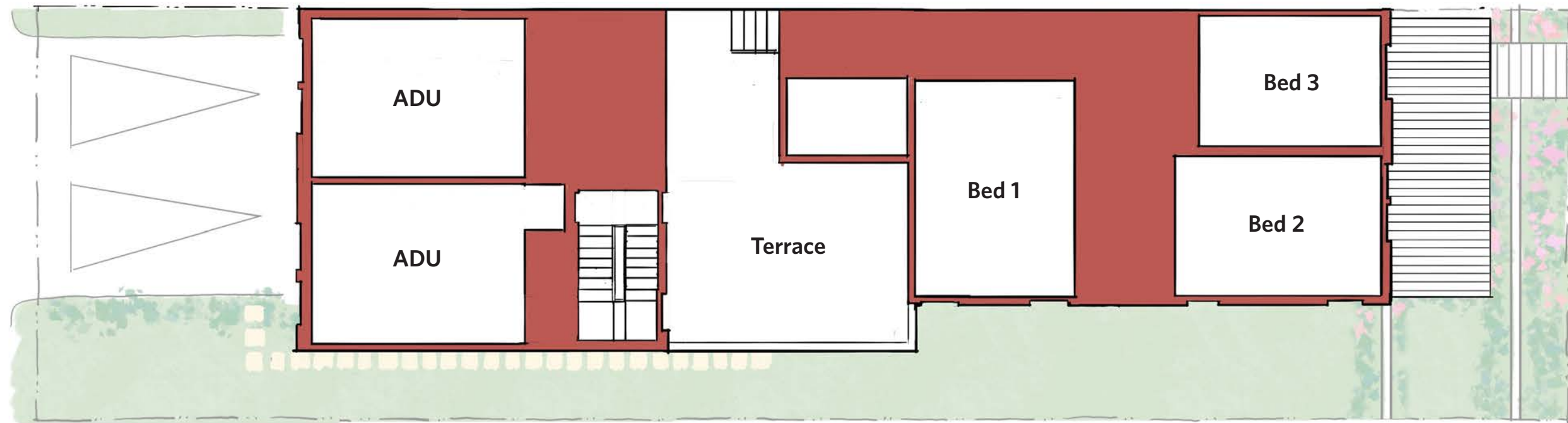
* Includes basement/storage area.



SITE PLAN & PROGRAM



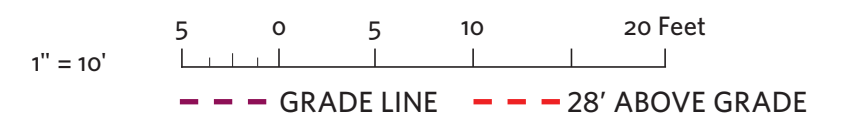
LOT SECTION

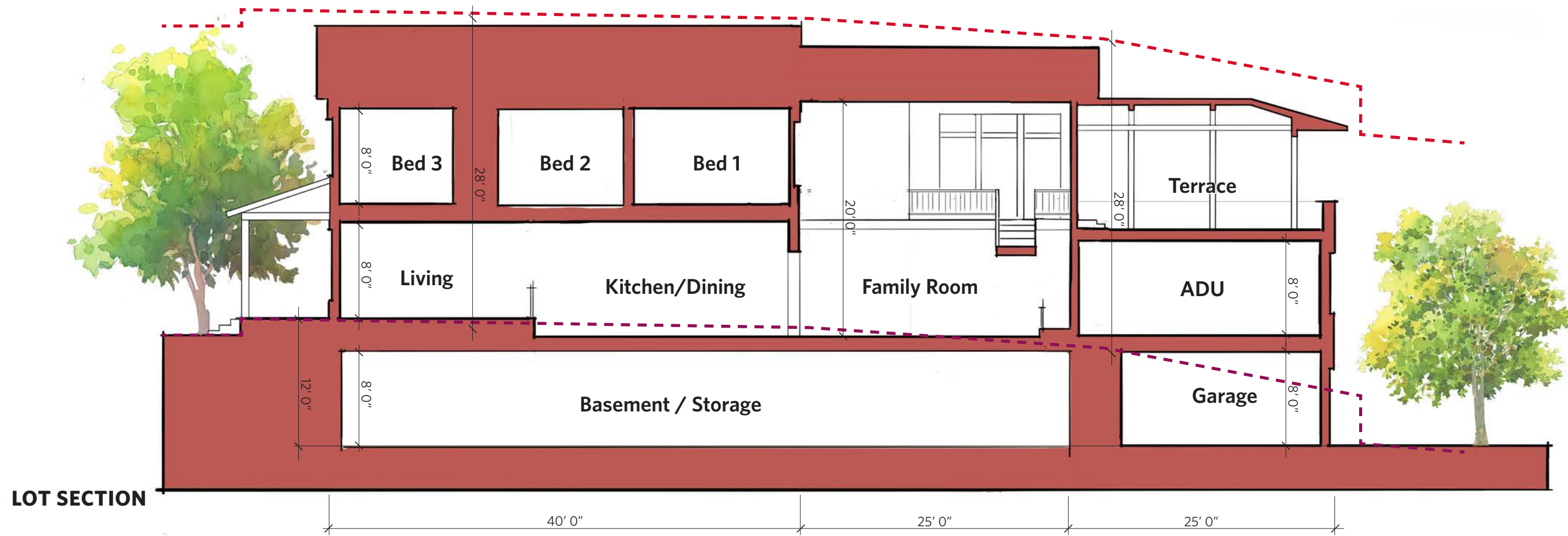


LOT PLAN

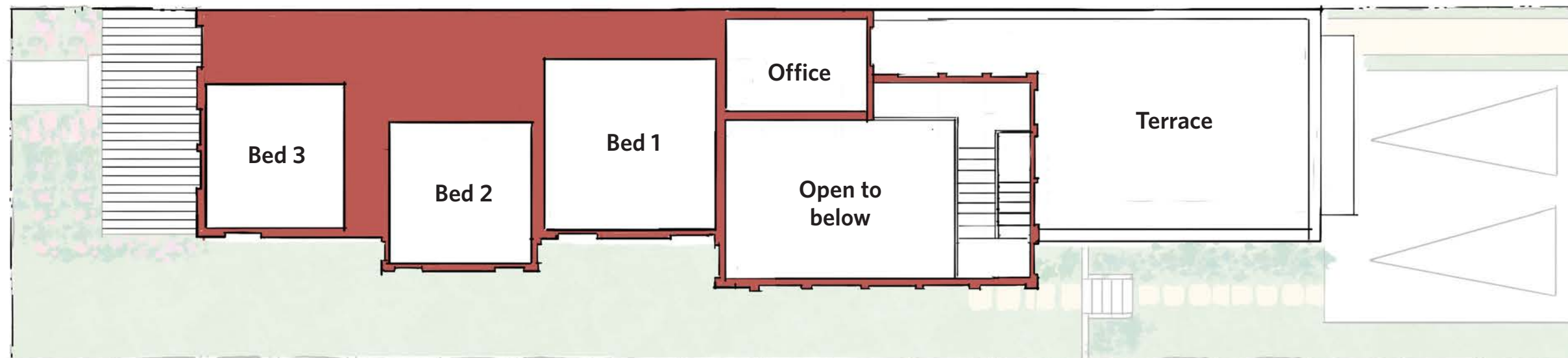
DOWNHILL LOT | 24' Wide Unit

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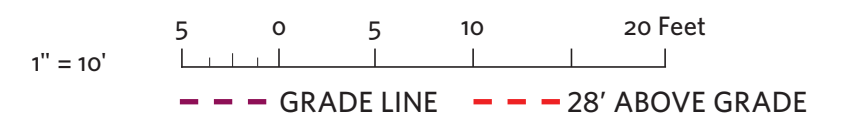
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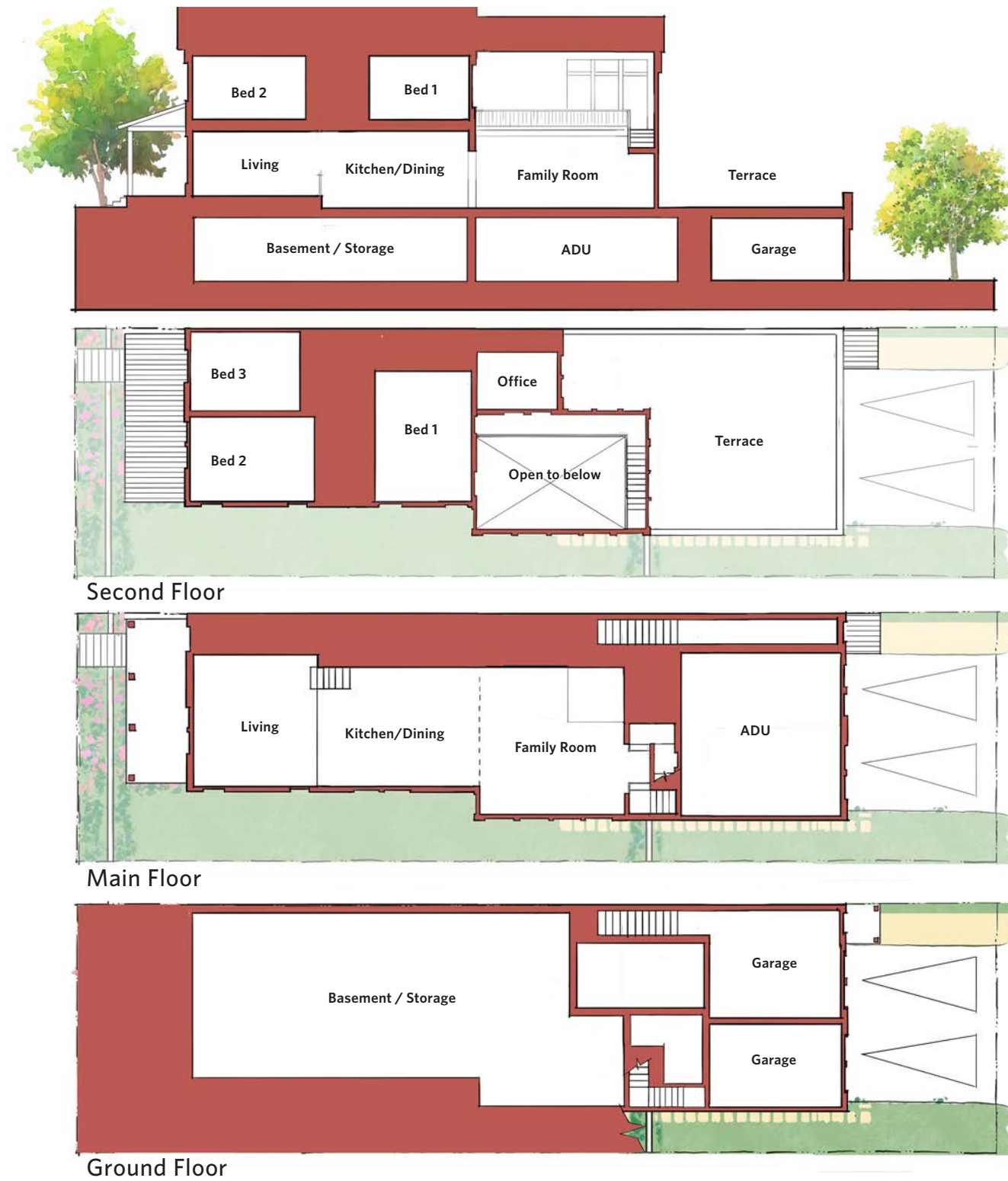
LOT PLAN

UPHILL LOT | 18' Wide Unit

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UPHILL LOT 24' WIDE



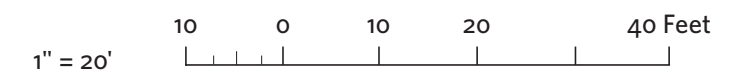
UPHILL LOT 18' WIDE



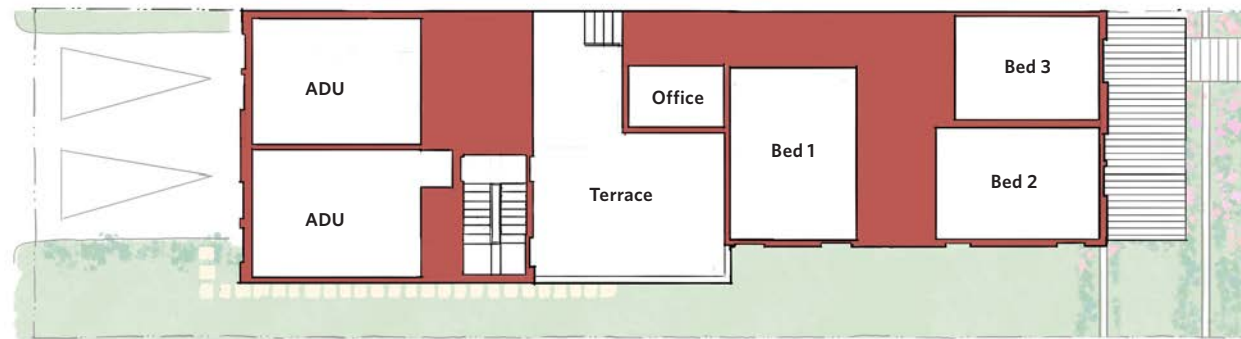
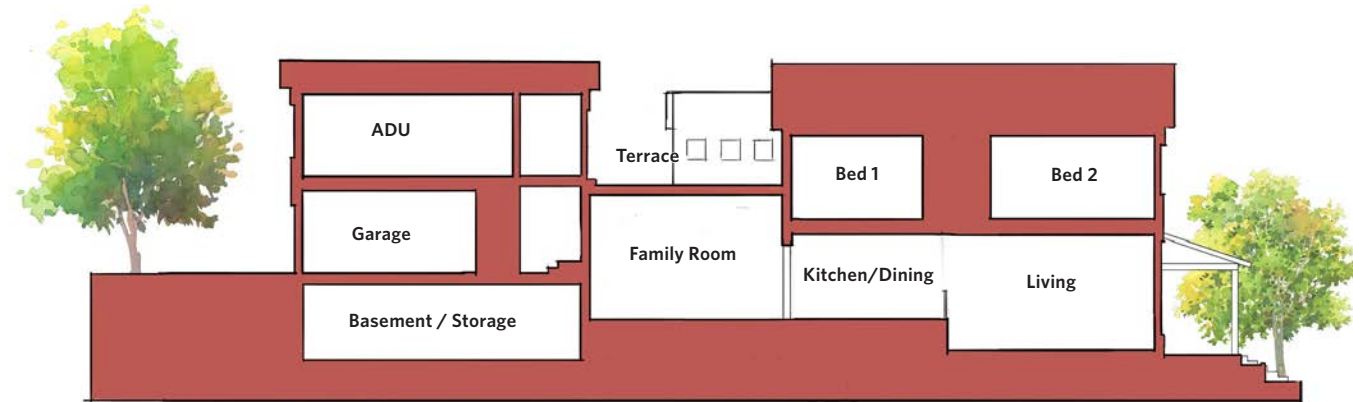
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UPHILL UNIT | PLANS & SECTIONS

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DOWNHILL LOT 24' WIDE

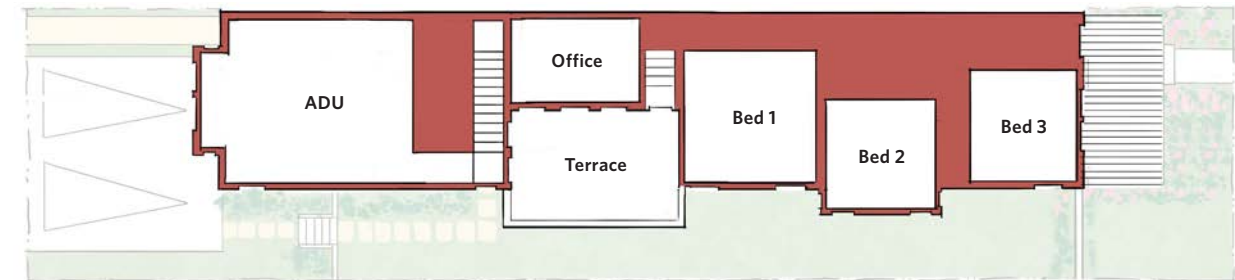


Second Floor



Main Floor

DOWNHILL LOT 18' WIDE



Second Floor



Main Floor

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DOWNHILL UNIT | PLANS & SECTIONS



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

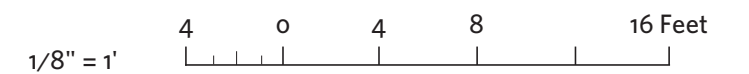
Facade Type B

Facade Type C

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ELEVATIONS | 24' Wide Units

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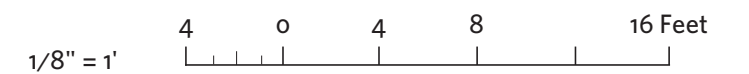


Facade Type A - A

Facade Type A - A'

ELEVATIONS | Twin Home Options

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Facade Type B - B

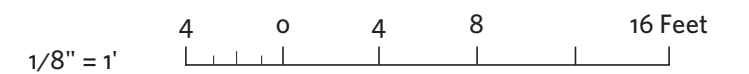


Facade Type C - C

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ELEVATIONS | Twin Home Options

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Twin Home

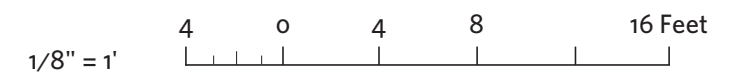


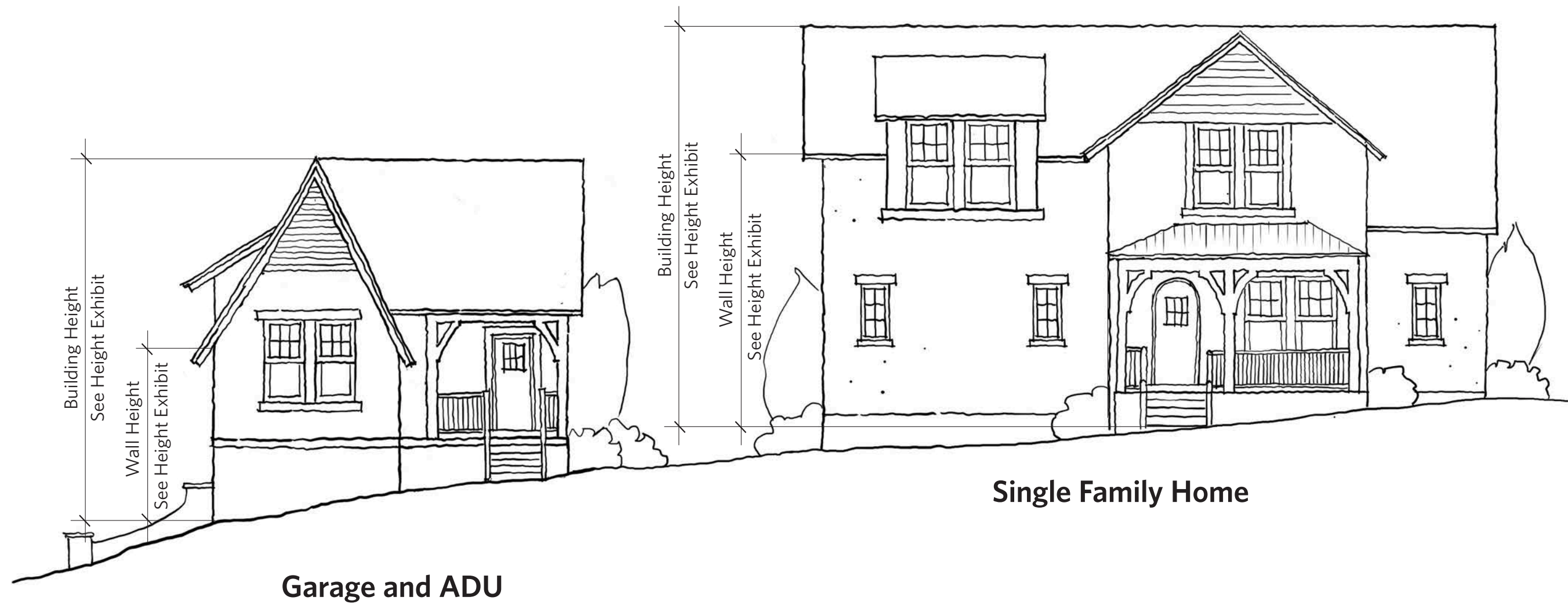
Garage and ADU

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ELEVATIONS | Side Facades

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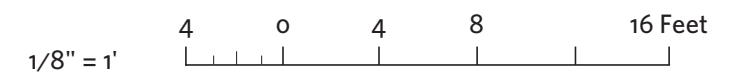




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ELEVATIONS | Side Facades

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CAPITOL PARK AVENUE



F STREET

STREET FACADES



VIEW | New Internal Street, Looking East

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UDA

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