

Capitol Park Cottages
Planned Development Application
December 15th, 2023

Background

Capitol Park Cottages is a 3.21-acre vacant property located in the Salt Lake City Avenues neighborhood. The property is the size of an average Avenues city block and is therefore incredibly unique in that it presents an opportunity for a planned development of scale that does not require the removal of historic buildings or encroachment into the hillsides. Ivory Development is approaching this residential development in a way that recognizes this scarce opportunity.

The vacant land was recently zoned SR-1 and could theoretically support twenty-seven single family detached lots or thirty-four twin homes. Unfortunately, the site is confined on three sides by private property and only has vehicular access from its east and south boundaries. This physical constraint requires an internal roadway design and limits the plausible lots that could be developed on-site.

Developing this property as efficiently as possible, while retaining the project's quality and livability, is an important consideration for our application. In fact, as we pursued our previous re-zone and master plan amendment applications, we heard from Planning Commission and City Council members that this site needs more units. Considering this shared vision between ourselves and the city we obtained the re-zone and are now pursuing a Planned Development and Site Plan application.

This updated application differs significantly from the site and architectural plans that we originally proposed more than three years ago. During our initial application process, we received an extensive amount of feedback from city officials, city staff, and the public at large regarding our plans. In an effort to recenter the focus on the re-zone and master plan application, we tabled our PD application 18 months ago. Since receiving a zone change, we brought in a different land planning consultant and asked them to reimagine our development patterns to increase density, reduce or remove retaining walls, and bring more "Avenues" architectural styles.

At the same time, we were still contemplating precedents already set by the historic Avenues, namely:

- Housing-type variety
- Owner/Renter mix and cohesion
- Family-structure diversity
- Eclectic Architecture

The site plan included with this application has a total of twenty-one lots, some of which will be detached single family, and some will be attached twin homes. The homes will honor a diversity of Avenues architectural precedents and create diverse and attractive streetscapes. The site plan

includes an entire acre of community open space with a ¼ mile recreational trail system. Most importantly, each of the homes has been designed to provide for the ability to incorporate an ADU if desired.

ADUs are a market-oriented tool recognized by the Growing Salt Lake: Five Year Plan that brings progressive easing to the city’s housing shortage. The ADUs will attract a mix of multigenerational households and renters living cohesively in the same neighborhood.

Planned Development Purpose and Objective

Capitol Park Cottages meets two critical objectives specifically outlined in the Planned Development ordinance:

- 1. Housing: Providing type of housing that helps achieve the City’s housing goals and policies; (21A.55.010.C.2)***

The Capitol Park Cottages Site Plan was designed to facilitate ADUs in new home construction as a distinctive feature.

[**Growing SLC: A Five Year Housing Plan**](#) 1.1.3 specifically notes that a goal of the city is to “Revise the Accessory Dwelling Unit ordinance to *expand its application* and develop measures to *promote its use*.”

Salt Lake City Planning has published a [Guide to Accessory Dwelling Units](#). In the Overview the Planning Division states, “Accessory dwelling units are part of a range of housing types that can help increase the housing supply with minimal impacts to the scale of an existing neighborhood. This makes ADUs a good option to help provide more housing in parts of the city where other types of housing may be too tall, too wide, or too bulky with the surrounding structures.” (pg. 4)

Salt Lake City Zoning Code 21A.40.200 requires the Planning Division to submit a yearly report detailing the ADU statistics for the year and giving recommendations for potential improvements to the ordinance.

The [2022 ADUs Annual Report](#) details that since 2018 there had been a total of 170 ADU applications approved under the ordinance. Of the 170 applications only 44 have been built and completed. District 3 has only recorded 7 applications since 2018 and had no applications in 2022. Despite the city making enormous efforts to promote ADUs, very few have been built. As the [2020 report](#) stated “...the ADU ordinance is creating more housing choice. It is just doing it at a very slow rate and at a rate that is not making a noticeable impact...” (pg.11).

Prospective buyers of the homes will be able to show the expected income from rental of the ADUs; qualifying them for more than they would otherwise be allotted. Owners would be able to use the income from the rental to offset their mortgage cost and significantly decrease their percentage of income dedicated to housing.

Prospective tenants of the ADUs will have an attractive opportunity to find attainable units in an area of the upper avenues where rental supply is considerably low. The average monthly rent of a 1-bedroom unit in the Avenues is \$1,366. Even if the units were to let at the 95th percentile of

their bedroom type, rents would be expected not to exceed \$2,000 (See Exhibit A). ADUs are unique in the rental pool in that they frequently attract family or friends of those occupying the primary unit. In these scenarios it is often found that rents are offered below market pricing.

While the social and individual benefits of ADUs are wide ranging their implementation has been narrow and limited. ADUs have customarily been retrofitted to existing homes and lots. Retrofitting involves challenges with regard to design, construction, infrastructure, parking and financing; all of which stymie greater adoption of ADUs.

ADUs as part of a newly built neighborhood allow us to plan for those challenges and make this community blend into the surrounding neighborhood. Capitol Park Cottages can set a precedent for future builders and developers to consider adding in ADUs when constructing a new home.

Furthermore, financing and costs continue to be a constraint to adding more ADUs to existing neighborhoods. It is noted that the cost of additional utilities can be prohibitive, but in our case it simply is not. We are already going to be installing new sewer, water, power, and gas, so the incremental increase to infrastructure is minimal at best.

2. Open Space and Natural Lands: Inclusion of public recreational opportunities, such as new trails...Clustering of development to preserve open spaces. (21A.55.010.A.1&6)

The project site has been designed in a manner to cluster development through reduction of private lot sizing and typical building setbacks. By concentrating the buildable areas, the project is able to incorporate nearly an acre of open space that will be programed for resident and public recreational use.

A quarter mile of paved walking trail will loop and intersect the community. Each home in the community will have direct front door access to this trail and the public can access the trail loop directly from F Street or Capitol Park Avenue.

Consistency with Avenues Master Plan

The Master Plan was amended for this property along with a zone change in the summer of 2022. The property is zoned as SR-1 and as Low Density in the city's Master Plan. The application is consistent with all density requirements per its Master Plan designation.

Consistency with City Wide Master Plans

Housing SLC 2023-2027 includes in its 5th key finding that "There is a mismatch between the types of housing the market is producing and the needs of the community...Additionally, residents want more "missing middle" housing and more family-sized housing."

Family-Sized housing is defined by **Housing SLC** as including housing units with 3+ bedrooms. Each of the 21 proposed units in the project are definitionally "family-sized".

Compatibility with the surrounding neighborhood

Today the historic hospital property has been rezoned RMF-35 and was converted into the Meridian Condominiums, a five-story condominium building. Directly across the street to the east is the historical avenues block pattern, to our north is Northpoint, a 49-unit townhome community and finally to our west, Capitol Park Estates, Planned Unit Development.

In other words, there is no single land use in the surrounding neighborhood(s), so compatibility is a difficult metric for this property.

(Exhibit “B” surrounding development)

Inclusion of appropriate landscaping

Capitol Park Cottages will include full yard landscaping around each of the twenty-one homes that will be installed by Ivory and maintained by an HOA. Lot landscaping will be varied and include water-wise techniques.

Our water-wise techniques were developed in partnership with the Jordan Valley Water Conservancy District’s “Localscape” program. The intent of Localscapes is to provide for efficient, functional, and beautiful landscape designs that recognize the unique climate of Utah. Our design will reserve irrigation-intensive sod for those areas that use it most and install water efficient landscape arrangements everywhere else.

Street trees will be planted along F Street, Capitol Park Avenue, and the private road in the interior of the project. The trees will provide an even canopy through and around the project.

The open space trail loop will be dedicated to the HOA and built to provide recreation and community gathering opportunities for the residents and the public.

Mobility

All twenty-one lots will have vehicular access through the private alley. The alley will make a connection from F Street to Capitol Park Avenue

With garages and driveways, and visitor parking there will be a total of 90 parking spaces. All parking will be accessed internally within the project and from the rear of each unit.

The front door of each home will have a direct connection to the open space and trail system.

Preservation of natural and built features that significantly contribute to the surrounding character.

The property is vacant and includes no built features. The native vegetation includes several wild trees. Existing trees will be removed as part of the construction of the development. All trees will be replaced on site or otherwise as permitted by the Salt Lake City Private Tree Ordinance.

During the rezone and master plan amendment process the city listed the natural grade of site as a valuable natural feature. In our redesign we have used architectural changes to preserve the natural slope and eliminate most retaining walls.

No detrimental effect on city utilities

There will be no detrimental effect on the city utilities. Salt Lake Public Utilities had reviewed an early conceptual plan and determined that there is adequate sewer, storm drain, culinary water and transportation capacity in the system.

Road and sidewalk infrastructure have never been completed along F Street. The development of Capitol Park Cottages will complete this public infrastructure project.

Capitol Park Avenue is a private street, as will be the interior of Capitol Park Cottages. No additional street maintenance requirements will be necessary from Salt Lake City. The original developer of The Meridian and Capitol Park granted an easement to connect utilities and have vehicular access through Capitol Park Avenue with a cost sharing agreement with the Meridien which meets all requirements of both the building and fire codes.

Exhibit A

11/01/2023 Avenues Rental Report

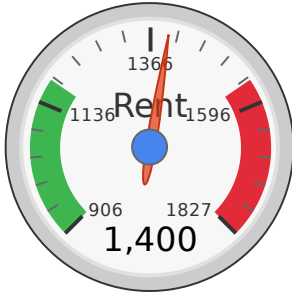


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Your rent is reasonable for your area.

324 L Street East Salt Lake City, UT

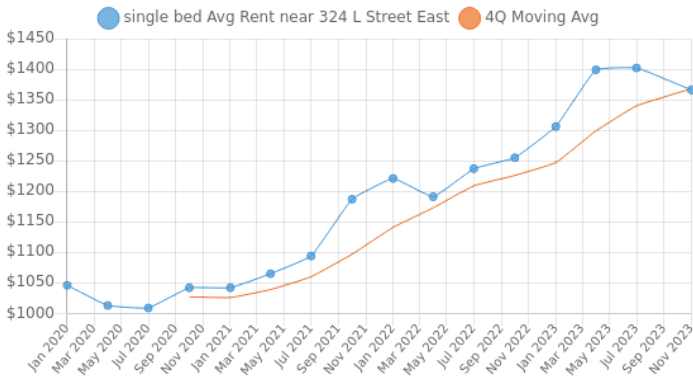
Results based on 25, single bedroom rentals seen within 12 months in a 1.00 mile radius.



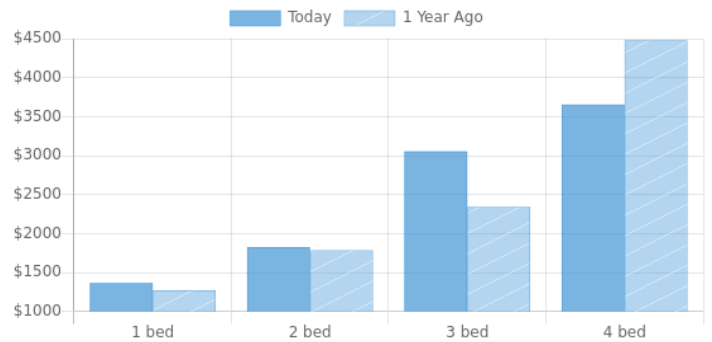
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,366 \pm 4%	\$1,350	\$1,177	\$1,555

Report generated: 01 Nov 2023

Historical Trend Line



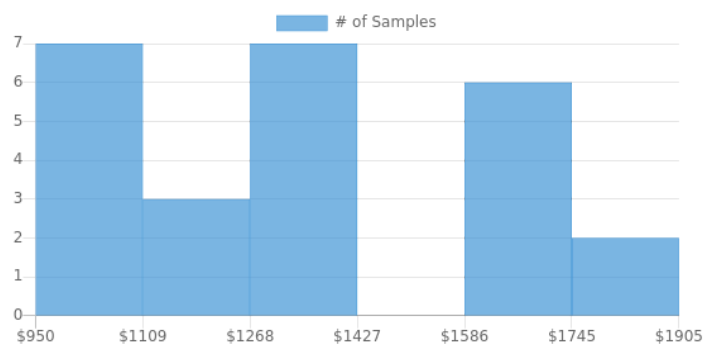
Average Rent by Bedroom Type



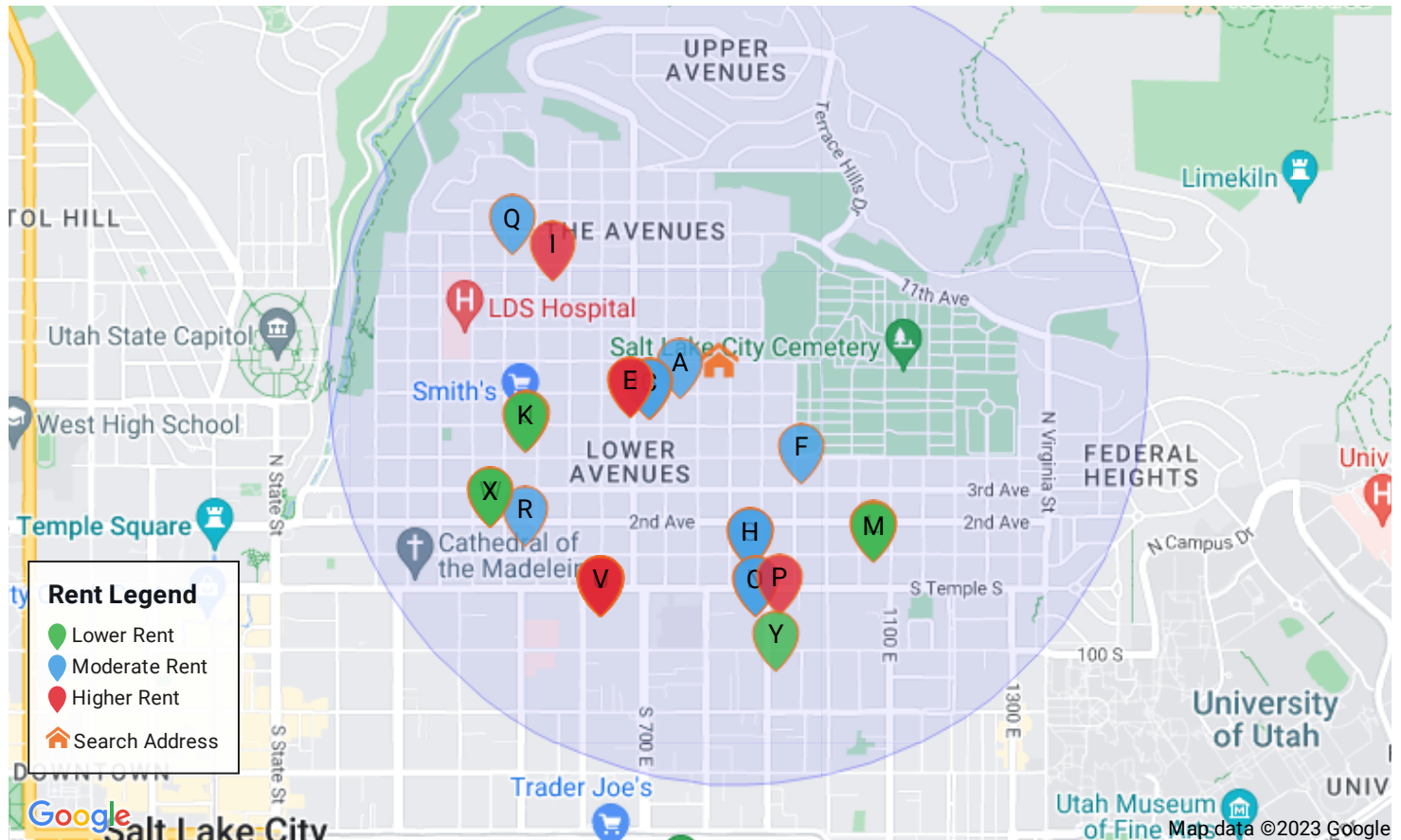
Summary Statistics

Sample Size	25
Sample Min	\$950
Sample Max	\$1,900
Sample Median	\$1,350
Sample Mean	\$1,366
Sample Standard Deviation	\$280
25th – 75th Percentile	\$1,177 – 1,555
10th – 90th Percentile	\$1,008 – 1,725
5th – 95th Percentile	\$906 – 1,826

Rent Distribution



Sample of Listings Used



Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A 668 E 6th Ave, Salt Lake City, UT 84103	0.2 mi	\$1,250	900 ft ²	\$1.39/ft ²	1 bed	1ba	House	Sep 2023
B 619 E 5th Ave, Salt Lake City, UT 84103	0.31 mi	\$1,350	800 ft ²	\$1.69/ft ²	1 bed	1ba	Condo	Mar 2023
C 619 E 5th Ave, Salt Lake City, UT 84103	0.32 mi	\$1,295	778 ft ²	\$1.66/ft ²	1 bed	1ba	Condo	Sep 2023
D 64 I St, Salt Lake City, UT 84103	0.37 mi	\$1,650	525 ft ²	\$3.14/ft ²	1 bed	1ba	Condo	Dec 2022
E 64 I St, Salt Lake City, UT 84103	0.37 mi	\$1,595	500 ft ²	\$3.19/ft ²	1 bed	1ba	Condo	Dec 2022
F 851 E 3rd Ave #4, Salt Lake City, UT 84103	0.4 mi	\$1,350	550 ft ²	\$2.45/ft ²	1 bed	1ba	Condo	Dec 2022
G 31 M St E, Salt Lake City, UT 84103	0.62 mi	\$1,295	650 ft ²	\$1.99/ft ²	1 bed	1ba	Condo	Sep 2023
H 31 M St E, Salt Lake City, UT 84103	0.62 mi	\$1,400	675 ft ²	\$2.07/ft ²	1 bed	1ba	Condo	Jul 2023
I 456 Victoria Pl N, Salt Lake City, UT 84103	0.67 mi	\$1,795	1,000 ft ²	\$1.80/ft ²	1 bed	1ba	House	Jan 2023
J 425 E 4th Ave, Salt Lake City, UT 84103	0.72 mi	\$995	566 ft ²	\$1.76/ft ²	1 bed	1ba	Condo	Sep 2023
K 425 E 4th Ave #2, Salt Lake City, UT 84103	0.72 mi	\$950	453 ft ²	\$2.10/ft ²	1 bed	1ba	Condo	Nov 2022
L 970 E 1st Ave #3, Salt Lake City, UT 84103	0.74 mi	\$1,100	550 ft ²	\$2.00/ft ²	1 bed	1ba	House	Sep 2023
M 970 E 1st Ave, Salt Lake City, UT 84103	0.74 mi	\$1,100	550 ft ²	\$2.00/ft ²	1 bed	1ba	House	Sep 2023

	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
N	40 S 900 E, Salt Lake City, UT 84102	0.78 mi	\$1,425	600 ft ²	\$2.38/ft ²	1 bed	1ba	Apartment	Oct 2023
O	40 S 900 E, Salt Lake City, UT 84102	0.78 mi	\$1,425	656 ft ²	\$2.17/ft ²	1 bed	1ba	Apartment	Oct 2023
P	41 S 900 E, Salt Lake City, UT 84102	0.78 mi	\$1,625	624 ft ²	\$2.60/ft ²	1 bed	1ba	Apartment	Oct 2023
Q	514 E St E, Salt Lake City, UT 84103	0.82 mi	\$1,250	642 ft ²	\$1.95/ft ²	1 bed	1ba	Apartment	Sep 2023
R	427 E 1st Ave, Salt Lake City, UT 84103	0.87 mi	\$1,180	728 ft ²	\$1.62/ft ²	1 bed	1ba	House	Aug 2023
S	33 S 600 E, Salt Lake City, UT 84102	0.89 mi	\$1,716	744 ft ²	\$2.31/ft ²	1 bed	1ba	Apartment	Sep 2023
T	33 S 600 E, Salt Lake City, UT 84102	0.89 mi	\$1,900	616 ft ²	\$3.08/ft ²	1 bed	1ba	Apartment	Sep 2023
U	33 S 600 E, Salt Lake City, UT 84102	0.89 mi	\$1,666	688 ft ²	\$2.42/ft ²	1 bed	1ba	Apartment	Sep 2023
V	33 S 600 E, Salt Lake City, UT 84102	0.89 mi	\$1,725	730 ft ²	\$2.36/ft ²	1 bed	1ba	Apartment	Oct 2023
W	376 2nd Ave #3, Salt Lake City, UT 84103	0.94 mi	\$1,095	566 ft ²	\$1.93/ft ²	1 bed	1ba	Condo	Nov 2022
X	376 2nd Ave, Salt Lake City, UT 84103	0.94 mi	\$1,025	616 ft ²	\$1.66/ft ²	1 bed	1ba	Condo	Mar 2023
Y	125 S 900 E, Salt Lake City, UT 84102	0.96 mi	\$985			1 bed	1ba	Apartment	Sep 2023

Public Record Data

This information is compiled from various public sources and has not been verified by Rentometer. We do not have the ability to change this information.

Vitals

Bedrooms	6
Baths	2
Year Built	1918
Property Use Group	Residential

Property Size

Building Area	2,403 ft ²
Lot Area	0.1600 acres
Lot Dimensions	0.0x0.0

Tax Information

Year Assessed	2023
Assessed Value	\$378,455
Tax Fiscal Year	2022
Tax Rate Area	13
Tax Billed Amount	\$4,154.69

Deed Information

Mortgage Amount	\$599,541
Mortgage Date	2019-09-18
Lender Name	CITY CREEK MORTGAGE CORP

Sale Information

Assessor Last Sale Date	
Assessor Last Sale Amount	\$0
Deed Last Sale Date	2019-09-18
Deed Last Sale Amount	\$0

Other Information

Roof Material	Asphalt
HVAC Cooling Detail	Unknown
HVAC Heating Detail	Central
HVAC Heating Fuel	Unknown

The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.

Exhibit B
Surrounding Development

