

Capitol Park Cottages  
Planned Development Application  
June 12<sup>th</sup>, 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 park 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.

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.

**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 "A" 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 82 parking spaces.

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. Most 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  
Surrounding Development

