

## Attachment D

### 524 Arctic Court Property Development Feasibility Study



Prepared for the Redevelopment Agency of Salt Lake City

November 2015



**SLCRDA**



Prepared by VODA Landscape + Planning

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## **EXECUTIVE SUMMARY & OVERALL SUITABILITY FOR DEVELOPMENT**

The parcel at 524 Arctic Court is suitable for development as a single-family detached residence with a detached garage. A zoning variance will be required to address the lot size and lot width.

### **BUILDING TYPES AND SIZES**

We recommend new construction of a single-family, two-story residence for the parcel at 524 Arctic Court that is compatible in scale and massing with the houses located on the north side of the 500 North block face.

Given the narrow size of the lot, as well as cost considerations, we recommend using building footprints smaller than the maximum allowed.

A footprint of between 900 - 1100 square feet for the principal building would likely provide the greatest return on investment, along with a detached garage of approximately 350 square feet, although a larger footprint is allowable under the current zoning code.

If an attached garage is desired, we recommend its construction at the rear of the house in order to maintain historic compatibility. Attaching the garage to the house would require additional, costly earth work due to existing slopes.

### **BUILDING SETBACKS**

We recommend using a setback similar to the porch of the existing house on the adjacent lot (528 Arctic Ct.) of approximately 12 feet from the face of curb. The house itself is set back approximately 20 feet from the face of curb.

If a larger set back is used, it is recommended that any new construction incorporate a projecting element (porch, awning, etc.) that ends at 12 feet from the face of curb.

### **UTILITIES**

Utilities should be placed in the 10-foot-wide right of way that is shared by the lots at 524 and 528 Arctic Court. If feasible, the majority of the utilities should sit within the seven feet of the ROW width that is located on the north side of the 524 Arctic Court property. Should more space be required for utilities, the 4-foot-wide side yard on the lot's south side may also be an option.

## EARTHWORK

Earthwork needs should be assessed early on in the process in order to determine impacts to the existing drainage pattern as well as ensuring that new structures are not negatively impacted by water flow.

It is likely that the site excavation and construction of a basement would be cost prohibitive. Should the construction of a basement be desired, it will require a soil analysis beyond the scope of this feasibility study.

Earthwork within the right-of-way north of the lot will likely be cost prohibitive. The examples provided in the document provide suggestions to minimize earthwork needed to construct a garage/accessory building.

## SNAPSHOT OF SALT LAKE CITY CODE REQUIREMENTS FOR THIS PARCEL:

### SETBACKS:SINGLE-FAMILY DWELLING

Front yard required:	10.25' - 20'
Front yard recommended:	10.25'
Interior side yard (min):	7' on one side, 4' on other side
Distance from adjacent primary structure:	10' (min.)
Rear yard depth:	30'
Rear yard accessory bldg. setback (min.):	1'

### UTILITIES

Salt Lake City Public Utilities

Rocky Mountain Power

Questar Gas

### TELEPHONE/BROADBAND AVAILABILITY

CenturyLink

Comcast

Google Fiber (may be available in the future)

Rise Broadband

UBB Utah Broadband

Senawave

## GARAGE FEASIBILITY

Attached garage max. size:	50% of front facade width
Detached garage max. footprint:	480 sq. ft.
Max. height with peaked roof:	14' at ridge line
Max. height with flat roof:	9'
Max wall height:	9'
Max. wall height on uphill slope:	9'
Max. wall height on downhill slope:	9.5'

## ZONING RESTRICTIONS: LOT SIZE (SUBJECT PROPERTY ~4,582 SF)

SR-1A required minimums:

single-family:	5000 sq. ft.
two-family:	8000 sq. ft.
twin home:	8000 sq. ft.

## ZONING RESTRICTIONS: BUILDING COVERAGE

Building coverage (max.):	40% of lot area (1833 sq. ft.)
Accessory building 1 coverage	480 sq. ft.
Accessory building 2 coverage	120 sq. ft.

## ZONING RESTRICTIONS: PRINCIPAL BUILDING HEIGHT

Max. height, pitched roof:	23' at ridge line
Max. height, flat roof:	16'
Max. exterior wall height:	16'
Max. wall height on uphill slope:	16'
Max. wall height on downhill slope:	18'

## CITY ORDINANCES/REQUIREMENTS

### Salt Lake City Zoning Ordinance

Chapter 18.20: Permits and Inspections

Chapter 18.24: Site Development Regulations

Chapter 21A.24: Residential Districts

21A.24.010: General Provisions

21A.24.080: SR-1 AND SR-1A: Special Development Pattern  
Residential District

Chapter 21A.34: Overlay Districts

21A.34.020: H Historic Preservation Overlay District Zoning

Chapter 21A.36: General Provisions

21A.36.010: Use of Land and Buildings

21A.36.020: Conformance with Lot and Bulk Controls

Chapter 21A.40 Accessory Uses, Buildings and Structures

21A.40.050: General Yard, Bulk and Height Limitations

## INTRODUCTION

524 Arctic Court is a vacant parcel located on Block 132 in Salt Lake City. Block 132 is bounded by 600 N and 500 N to the north and south, and 200 W and 300 W to the east and west, respectively. The narrow lot at 524 Arctic Court is 35' 3" wide and 130' feet long, for a total area of 4582.5 square feet (0.11 acres). The lot has an average elevation change of 10 feet from east to west, creating a slope of approximately eight percent.



The lot at 528 Arctic Court, situated to the north of the vacant parcel at 524 Arctic Court, has the same dimensions as its neighbor. The lot contains a 1913 house with a footprint of approximately 1,470 square feet (including an enclosed patio), and a shed with a 170-square-foot footprint located in the northeast corner. The property is currently under assessment for renovation by the Redevelopment Agency (RDA) and the Utah Heritage Foundation.

This study, commissioned by the RDA of Salt Lake City, is intended to determine the feasibility of development on the vacant parcel at 524 Arctic Court on Block 132 in Salt Lake City.

This study will document the relevant Salt Lake City zoning ordinances and provide a framework and recommendations for future development on the site.

EXISTING CONDITIONS: SEPT 2015



Figure 1: 528 & 524 Arctic Court, view to east



Figure 2: 524 Arctic Court, view to southwest



Figure 3: 524 Arctic Court street frontage



Figure 4: 524 Arctic Court, view to north. Shed in background sits on lot at 528 Arctic Court.



Figure 5: 528 Arctic Court



Figure 6: City right-of-way between 524 and 520 Arctic Court, view to west

## CURRENT AND RECOMMENDED BUILDING AND PAVING SETBACKS

According to the Salt Lake City zoning code, building setbacks in zone SR-1A should be equal to the “average of the front yards of existing buildings within the block face,” and is intended to maintain the historic character of building setbacks within this zone.

The lot at 524 Arctic Court is located within the block’s interior, and will eventually face a multi-unit complex with a larger scale than that of the historic homes on the block.

There are two historic homes on Arctic Court, the residence at 528 Arctic Court and the house at 236 W 500 N, which is on a corner lot and fronts 500 North. The side yard of 236 W 500 N is set back approximately 15’ from the face of curb on Arctic Court.

We recommend using a setback similar to the porch of the existing house on the adjacent lot (528 Arctic Ct.) of approximately 12 feet from the face of curb. The house itself is set back approximately 20 feet from the face of curb.



If a larger set back is used, it is recommended that any new construction incorporate a projecting element (porch, awning, etc.) that ends at 12 feet from the face of curb.

*Minimum Setbacks Required*

When a lot is narrower than 47 feet, as in this case, the City Zoning Code uses a formula to determine the side yard setbacks: “thirty percent (30%) of the lot width with one side being four feet (4’) and the other side being thirty percent (30%) of the lot width minus four feet (4’) rounded to the nearest whole number.”

For 524 Arctic Court, the side yard setbacks for a single family dwelling should therefore be 4 feet on one side and 7 feet on the other.

In addition, as a result of these smaller side yard setbacks, any new construction on the lot can be no closer than 10 feet to the primary structure at 528 Arctic Court.

Twin-home dwelling setback requirements on interior lots: no side yard is required on one side, while the other side requires a 10' minimum.

The rear yard for residences in the SR-1A zone must be 25% of the lot depth, but may not be less than 15' and need not exceed 30'. Because the lot is nearly 4 times as long as it is wide, this requirement can be easily met.

## **GARAGE FEASIBILITY AND CODE REQUIREMENTS**

An attached garage may not exceed 50% of the width of the front facade of the house. Given the narrow size of the lot and the required setbacks, the width of garage could be no larger than 12 feet.

A detached garage (or other accessory building) is permissible in the rear yard, and can have a maximum footprint of 480 square feet.

Maximum building height with peaked roof: 14 feet at ridge line

Maximum building height with flat roof: 9 feet

Maximum wall height: 9 feet

The slope on the 524 Arctic Court parcel may allow for a modification in exterior wall height. The downhill exterior wall height can increase by 0.5 foot for each 1 foot difference between the elevation of the average grade on the uphill and downhill sides of the building.

## **ZONING RESTRICTIONS**

21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

The parcel is located in an area zoned SR-1A, or Special Development Pattern Residential District. According to the Salt Lake City Zoning Code,

“The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”<sup>1</sup>

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1 Salt Lake City Zoning Code, accessed online at [http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=672](http://www.sterlingcodifiers.com/codebook/index.php?book_id=672) on 9/10/2015

According to the Salt Lake City Zoning Code, "Site plan review is not required for single-family, two-family and twin home dwellings unless they are approved as a conditional use. All other uses shall be subject to the site plan review regulations contained in chapter 21A.58..."<sup>2</sup>

## LOT SIZE

The lot at 524 Arctic Court is 4583 square feet (0.1 acres) in area, and - without a zoning variance - would therefore need to be combined with an adjacent lot to meet the City's minimums for all dwelling types: single-family detached (5,000 square feet), twin home (4,000 square feet per dwelling unit), or two-family (8,000 square feet).<sup>3</sup>

The lot measures 35.25' wide, narrower than the minimum (50 feet) required for all of the above-mentioned dwelling types.

A zoning variance will be required for new residential construction on the existing lot at 524 Arctic Court.

## BUILDING COVERAGE

Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. Therefore, the maximum allowable building footprint is 1833 square feet.

The maximum allowable number of accessory buildings is 2. The first can have a maximum footprint of 480 square feet, the second can have a maximum footprint of 120 square feet.<sup>4</sup>

See Garage Feasibility and Code Requirements on page 7 of this document for additional information regarding accessory buildings.

## BUILDING HEIGHTS

Principal building heights:

Maximum building height with pitched roof: 23 feet measured to ridge of roof, or the average height of other principal buildings on the block.

Maximum building height with flat roof: 16 feet.

Maximum exterior wall height: 16 feet, unless setback is increased from minimum from interior side-yard, in which case exterior wall height can increase 1 foot (or fraction of a foot) for each foot beyond the minimum setback. That is, if the minimum side-yard set back is increased, the building can be made taller.

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2        ibid

3        ibid.

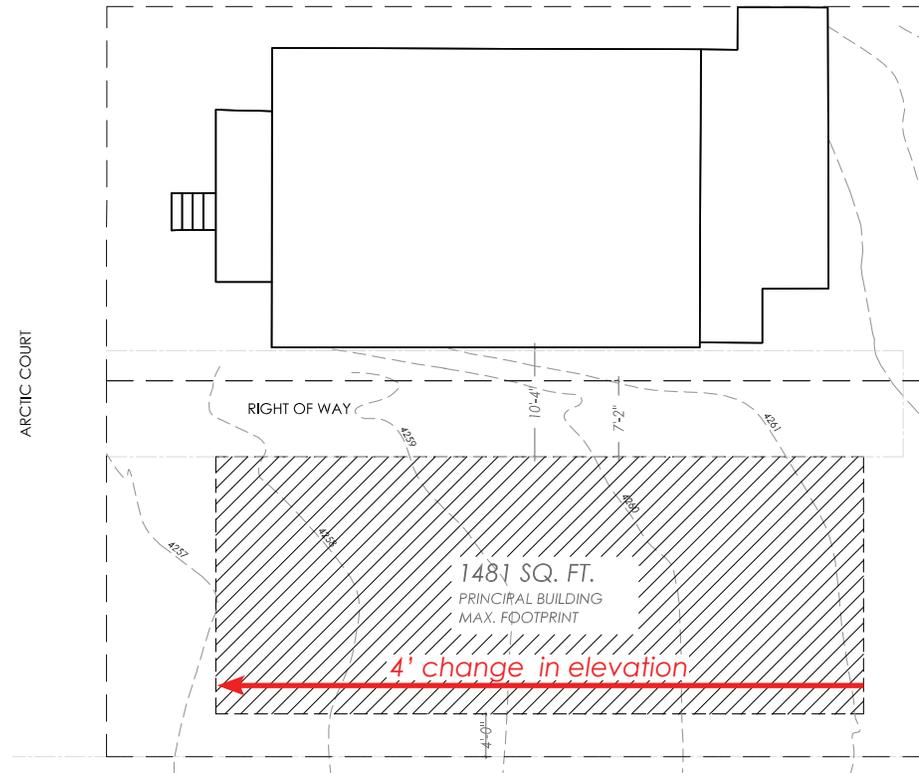
4        Salt Lake City Zoning Code, accessed online at [http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=672](http://www.sterlingcodifiers.com/codebook/index.php?book_id=672) on 9/22/2015



*Height and setback averages should be based on the two-story homes on 500 North.*

In addition, the slope on the 524 Arctic Court parcel may allow for modification in exterior wall height. The downhill exterior wall height can increase by 0.5 foot for each 1 foot difference between the elevation of the average grade on the uphill and downhill sides of the building.

Using the example below, assuming the the principal structure occupies the entire footprint, if the uphill wall were 16' tall, then the downhill wall could increase to a maximum of 18' tall.



Example of elevation change along building footprint.

Height exemptions also exist for gables and dormers, these are dependent upon their width and spacing. For detailed information regarding these exceptions, see Salt Lake City Zoning Ordinance 21A.24.080: SR-1 AND SR-1A Special Development Pattern Residential District, D. 3: Exterior Walls.

## HISTORIC DISTRICT ZONING RESTRICTIONS

The parcel is located in the Capitol Hill National Historic District, established in 1987. All construction requiring a building permit must obtain a certificate of appropriateness from the Historic Landmark Commission.

In order to obtain a certificate of appropriateness, the new building's:

- Height, width, roof shape, size, and mass should be compatible with that of the surrounding structures and streetscape;
- Proportions (or relationship of width to height) should be in scale with surrounding structures and streetscapes; and
- Principal facades should maintain visual compatibility with the surrounding structures, streetscapes, and predominant materials.

In order to maintain visual compatibility, the design of the principal facades should incorporate the following elements of the surrounding structures:

- Proportion of openings (relationship of width to height of both windows and doors);
- Rhythm of solids to voids (relationship of facade area devoted to walls compared to facade area devoted to windows/doors);
- Rhythm of entrance porches and other projections (relationships of porches and other projections to sidewalks); and
- Relationships of materials (color and texture of materials - other than paint color).

For more details regarding historic district zoning restrictions, see section 21A.34.020 of the Salt Lake City Zoning Ordinance.

## SALT LAKE CITY HISTORIC DESIGN GUIDELINES

It is important that any new construction in a historic district be compatible with the existing historic fabric, not through imitation but by careful study of the architectural qualities present in the district. The City's Preservation Handbook notes:

"Imitating historic styles found in a historic district is generally discouraged. It is preferable to be able to perceive the evolution of the street and neighborhood, discerning the apparent age of each building by its architectural expression and method of construction."<sup>5</sup>

For detailed guidance regarding the design of compatible new construction in a historic district, see Chapter 12, "New Construction in Historic Districts," of the *Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City*.

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5 A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City. p. 12:2, accessed online at <http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf> on 9/15/2015

## CAPITOL HILL HISTORIC DESIGN GUIDELINES

The parcel is located in the Capitol Hill Historic District, which has distinct architectural features that should be considered in the design of new construction.

Notable architectural characteristics of this district include:

- Building fronts oriented to the street
- Porches
- Bay windows
- Informal plantings

For the parcel located at 524 Arctic Court, the relevant preservation goals include:

- Driveway improvements should respect the rectilinear street grid, and smaller structures are typically located closer to the street.
- Front and side yard setbacks should be similar to those of historical construction.
- New buildings should have a similar scale to those seen in the area, typically one to two stories.
- Front facades should have a similar height to the historic buildings on the block.
- The primary form of the building should be similar to the historic form, typically a single rectangular volume, with a smaller mass attached to this volume in some instances.
- Primary building materials should be similar to the historic materials, including: stone, brick, stucco, and painted wood.<sup>6</sup>

It is recommended that any new construction on the 524 Arctic Court parcel be compatible with the massing, form, and scale of the other historic buildings on the block (528 Arctic Court and 236 W 500 N).

Additional information regarding the Capitol Hill District can be found in chapter 14 of the *Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City*.

## STORMWATER AND DRAINAGE REQUIREMENTS

All surface waters should be carried away - without creating erosion - to "the nearest practical street, storm drain, or natural water course as approved by

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<sup>6</sup> A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City accessed online at <http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf> on 9/15/2015.

the City Engineer.<sup>77</sup> Any existing natural drainage shall be preserved.

The site slopes toward the west (towards Arctic Court), and will require some engineering to carry stormwater away from any eventual structures.

### **SITE INGRESS AND EGRESS**

Arctic Court is designated as a fire lane, therefore on-street parking is not permissible. It has been established that there is an easement which runs along this property for access to the south and east sides. Any vehicles entering or exiting the site will need to use this easement.

### **CURB CUT REQUIREMENTS**

No additional curb cuts on the street where it fronts the parcel will be required. Curb cuts to the existing right of way should be maintained. It is recommended that the existing curb cut along the City right of way be improved when Arctic Court is resurfaced.

### **AVAILABILITY OF UTILITIES**

Utilities are provided in this area by the City of Salt Lake and Questar Gas.

### **TELEPHONE/BROADBAND AVAILABILITY**

Residential internet providers in this area:

CenturyLink

Comcast

Google Fiber (may be available in the future in this area)

Rise Broadband

UBB Utah Broadband

Senawave<sup>8</sup>

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7 Salt Lake City Site Development Regulations accessed online at <http://www.slcdocs.com/Planning/Zoning%20Ordinance/currordinance.pdf> on 9/11/2015

8 According to the websites of the Internet Service providers listed above, each provides service to 524 Arctic Court.

## PLATTING REQUIREMENTS

Lots in zone SR-1A for single family detached residences are required by the City Zoning Code to have:

- 5000 square foot lot size
- 50-foot lot width
- 12 to 20-foot setback from street
- Interior side yard setbacks of 7 feet and 4 feet
- New construction on the lot at a minimum distance of 10 feet from a primary structure on an adjacent lot
- Rear yard of 25% of the lot depth (need not exceed 30 feet)
- No more than two accessory buildings, with footprints not to exceed 480 square feet and 120 square feet, respectively.
- Building coverage (including principal and accessory buildings) not to exceed 40% of the lot area

The lot at 524 Arctic court will require a zoning variance based on the first two criteria.

## CITY ORDINANCES/REQUIREMENTS

The following chapters of the Salt Lake City Zoning Ordinance are relevant to the parcel at 524 Arctic Court:

Chapter 18.20: Permits and Inspections

Chapter 18.24: Site Development Regulations

Chapter 21A.24: Residential Districts

21A.24.010: General Provisions

21A.24.080: SR-1 AND SR-1A: Special Development Pattern Residential District

Chapter 21A.34: Overlay Districts

21A.34.020: H Historic Preservation Overlay District Zoning

Chapter 21A.36: General Provisions

21A.36.010: Use of Land and Buildings

21A.36.020: Conformance with Lot and Bulk Controls

Chapter 21A.40 Accessory Uses, Buildings and Structures

21A.40.050: General Yard, Bulk and Height Limitations

## SLOPE CONSIDERATIONS

Rise in slope from front to back of the lot (west to east) will necessitate some retaining of soil. In order to control costs, the footings of the home itself may serve as the retaining system. A small crawl space under the home could serve as an access area for the home's utility systems without the greater cost of a deeper basement.

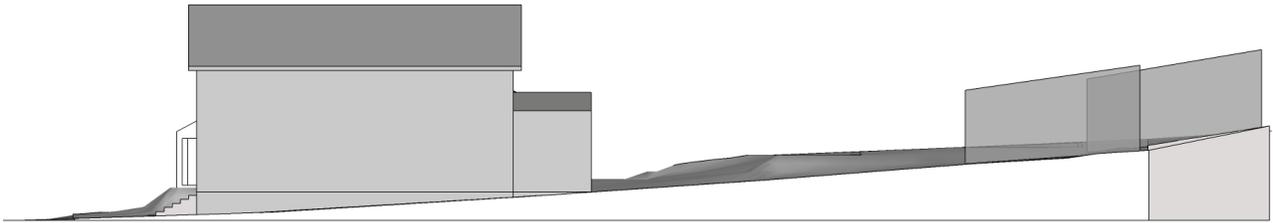
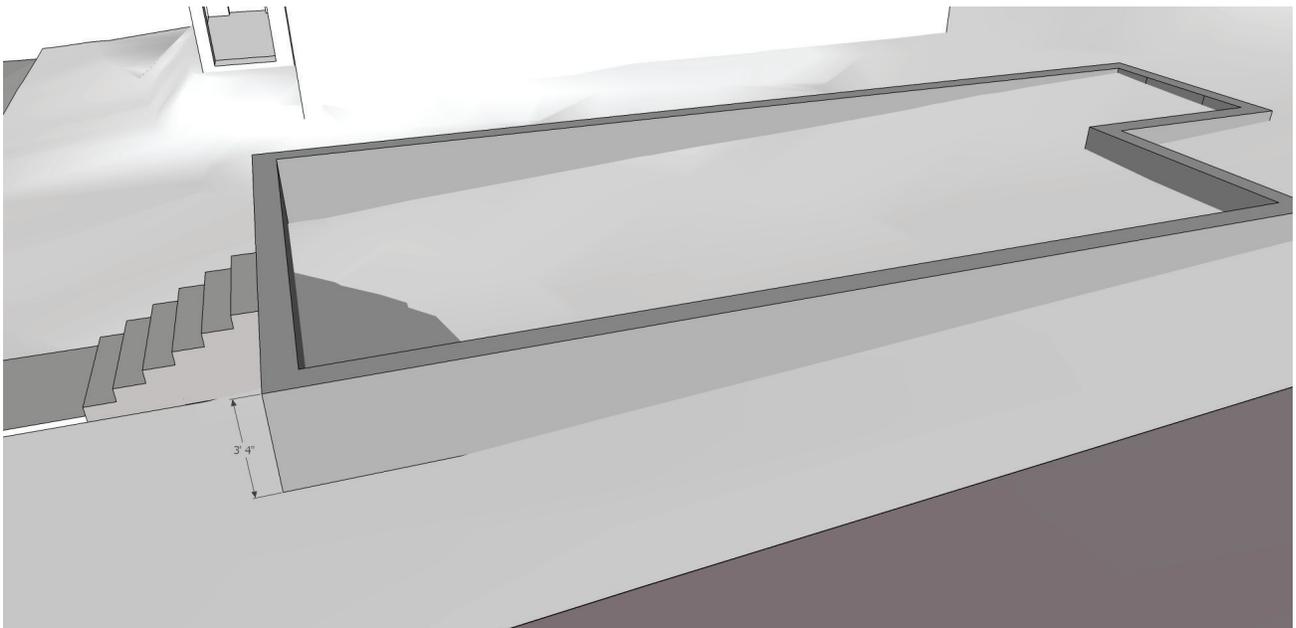


Illustration of slope from west frontage to east end of lot



The height of a footing wall between 3 and four feet could allow for an at-grade entry at the rear of the house, while creating a small walk-up stair to the front porch, to match the home at 528 North. A raised porch can also improve privacy for the home's living area.



## HOUSING MARKET DATA

Recent housing data can give a reasonable expectation of the value of a new home constructed on this parcel. Comparable properties in the area have sold at an average rate of \$143 per square foot over the past 5 years. Recent reports from local real estate agents place current per square foot sales prices for new construction in Salt Lake City closer to \$175 per square foot.

Comparable lots in the area have had an average sale price of \$40,000 since 2010, although there is considerable variability in lot prices related to multiple factors, such as location, availability of utilities, walking distance to amenities, etc.

Assuming new construction on 524 Arctic court sells at between \$150-\$175 per square foot, the sales price of a two-story residence with a footprint of 900 to 1100 square feet (total square footage: 1800-2200) could range from \$270,000 to \$385,000.<sup>1</sup>

### Lot-only Sales 2010-2015 in Marmalade Neighborhood:

Year	Sale Price	Lot Size
2010	\$ 10,000	.08 ac
2010	\$ 75,000	.07 ac
2012	\$ 82,000	.18 ac
2013	\$ 34,000	.10 ac
2014	\$ 34,000	.10 ac
2015	\$ 65,000	.09 ac

### New Construction Sales 2010-2015 in Marmalade Neighborhood:

Year	List Price	Sale Price	Price per SF
2011	329,500	\$ 308,000	\$ 132
2014	264,900	\$ 264,900	\$ 155
2014	n/a	\$ 315,000	\$ 141

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<sup>1</sup> These figures represent estimates of probable sales price based upon recently available sales prices, and are not a guaranteed rate of return.