

March 28, 2017

Mr. Bruce Ericksen, Planning Director
Mr. Francisco Astorga
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, Utah 84060

RE: King's Crown MPD Submittal Narrative

Dear Bruce and Francisco,

The King's Crown property is a 19.15-acre parcel of ground located to the south of the Marriott Mountainside Hotel and to the west of Lowell Avenue (please see attached Exhibit A). The property is located directly adjacent to the resort and the King's Crown ski run cuts through the property on its western boundary. The property is zoned Recreation Commercial (6.39 acres) and Recreation Open Space (12.76 acres). It has approximately 630 feet of frontage along Lowell Avenue. The property is largely identified by a prominent ridgeline that is covered in maple trees that extends from the Marriott hotel up towards Old Town. The topography is hilly with moderate slopes towards its base. The parcel has been referred to as the "Bamberger Lots" and consist of 295 platted lots. The lots are typical Old Town lots with a 25-foot frontage and a 75-foot depth (please see attached Section 6, "Survey").

The current owner of the property, and the applicant in this submittal, is CRH Partners LLC (a Utah company). CRH is proposing a Master planned Development (MPD) on the property called King's Crown at Park City. The King's Crown MPD proposal consist of 28 single family lots, 53,000 square feet of condominiums (24 units total), 25,800 square feet of townhomes (7 units total) and a 17.5-unit affordable housing building (please reference attached Section 7, "Site Plan"). The total square footage proposed is approximately 132,800 square feet or 58 units total. The total ERU's would be 66.4 ERU's (78,800 square feet of multi-family residential divided by 2,000 square feet per ERU = 39.4 ERU's plus 27 single family lots = 66.4 ERU's). **The King's Crown proposal is not requesting any Land Management Code exceptions.** The proposal would contain 83% Open Space, well in excess of the required 60% open space for an MPD application. The proposal would also contain over 200% of the required affordable housing obligation for an MPD application.

This proposal would also eliminate 295 platted Old Town lots. Perhaps the most important aspect of this proposal that must be considered is the elimination of 295 platted old town lots. The lots are transferable and could create a very difficult situation for the City going into the future. The situation is not unlike Brighton Estates, which was platted without any context of the site taken into consideration. This proposal does away with these lots forever and does not allow someone to take advantage of the frailties inherent in a century-old plat.

The King's Crown proposal attempts to mirror the development patterns that occur adjacent to and across from the property. Next to the Marriott Mountainside and facing Lift Lodge/Sweetwater, the proposal has condominium structures that fit appropriately in this area with no height exceptions requested. Where single-family homes exist across the street on Lowell Avenue, we have proposed placing single-family home lots that are similar in size and configuration. Where the Town Homes exist on the uphill side of Lowell Avenue we have continued that pattern of town homes. The objective is to blend into the existing vernacular and create the transition from high-density resort-oriented product to single-family homes that predominate the Old Town area.

Rather than attempting to maximize its potential entitlement, the applicant is deliberately modifying the plan to fit the site with every consideration made to all aspects of the LMC and the General Plan. The applicant believes that the proposed plan has been designed to be as sensitive as possible to the site, the neighborhood and Park City in general. The entire project is oriented behind the Marriott Mountainside Hotel and the Lift Lodge/Sweetwater Hotel. The development is focused in the area on the property that is the least visually disruptive to view sheds. The proposed development pattern allows for the largest contiguous amount of open space, maintains important view corridors and protects natural habitat, trails and wildlife. This plan adheres to every aspect of the LMC Code and in many cases exceeds the Code restrictions considerable further than is required. Our goal is to create a truly community-based project and clean up the 295-lot subdivision that currently exists on the site.

The majority of the proposed single-family lots have the same general configuration as typical Old Town lots to maintain the development pattern that exists throughout Old Town. The applicant is not interested in the construction of massive homes on the property as it will not fit well with the vernacular that currently exists around the property. Keeping the lot sizes small and continuing the pattern that currently exists throughout Old Town will ensure that the project is compatible with the surrounding properties.

The condominium element of the proposed King's Crown project will be designed with the idea of relating to the mining and historic architectural heritage of the City. The designs will reflect traditional Park City architectural patterns, character and siting. The "mountain/mining" theme that is preferred by the General Plan and LMC is well-defined by the buildings surrounding the project, especially the Marriott Mountainside Hotel and the Legacy Lodge. The applicant has included the requisite elevations to show its determination to comply with this important aspect of the project's compatibility with the surrounding neighborhood and Park City in general.

The townhomes continue the development pattern that currently exists on the upper side of Lowell Avenue in Old Town. The architecture will be similar in style to the mountain/mining theme that will be utilized by the condominiums. An effort will be made to build into the hillside to reduce the overall visual impact of the project.

The proposal calls for a ski access run to be constructed on the property, partly using an existing dirt road/trail/old train track that extends down to the Northstar Drive. The proposed ski run is a cat track, approximately 12-15 feet wide, that extends from the King's Crown ski run and circles back to the base

of the resort to the Pay Day lift. The residents would access the ski run through either stairs or an elevator that is attached next to an adjacent town home building.

The property is highly visible from many vantage points in the City. The ridgeline is covered in a thick maple forest that is second generation growth. The maple forest is well-known in the Old Town area and is a popular place for outdoor recreation. CRH is not planning to develop the area of the maple forest. There is an existing old road/trail that enters into the property from the Northstar subdivision and exits into the King's Crown ski run. The trail is designated as pedestrian-only by this MPD application. The trail is well-known to the neighborhood and is easily recognized due to its unique nature. The trail is wide and covered on both sides by mature maple trees. Particularly during the Fall, when the maples explode in bright red color, the trail is truly breathtaking. There is a special quality to the trail and it warrants preservation for its own sake.

All parking would be covered, underground parking constructed according to LMC requirements. A cultural inventory report from the Park City Historical Society indicates there are no cultural artifacts located on the property (please reference Appendix D). As shown in Appendix F, a mine sites hazard report was prepared by Mr. Kerry Gee and it shows no mining activity on the property nor any mine hazards. We have also conducted an existing vegetation survey by Jason Barto, a Utah State Certified Arborist to ascertain how to best plan around and protect the existing vegetation. That report is attached as Appendix A.

Density Calculations

The Recreation Commercial Zone (RC) covers 6.39 acres of the 19.15-acre property. The remaining 12.76 acres is Recreation Open Space (ROS). The density in the RC Zone is determined by the Floor-Area-Ratio (FAR). The FAR is a calculation where the total square footage of the acreage proposed for development is multiplied by a set factor in the Code. In the case of the RC Zone, the FAR is 1.0. So, therefore the base density of the King's Crown property would be calculated to be 6.39 acres X 43,560 square feet/acre X 1.0 FAR = 278,422 square feet of density.

A portion of the property is located within the Park City Sensitive Lands Overlay Zone. The proposed MPD does not contain any Area within the Sensitive Lands Overlay Zone. All of the land within the Sensitive Lands Overlay Zone is not proposed for development under this MPD proposal. The Applicant is not seeking to transfer any density from the SLO portion of the property, nor is it seeking to transfer any density from the ROS portion of the property. The SLO portion totals 78,575 square feet of the RC Zone property. Deducting all of this and in doing so disregarding any density transfer calculations that could be achieved through the SLO ordinance, would result in a net of (278,422 sf minus 78,575 sf) 199,575 square feet of allowable density. It is a significant consideration that the proposal nonetheless follows the guidelines of the SLO ordinance. The project was designed with the SLO ordinance as its underlying foundation. By interpreting the Code as narrowly and as conservatively as possible, the applicant hopes to set an example for a well-planned development that can co-exist with the surrounding neighborhood and minimize its impact to the City in general.

Additional Considerations Regarding Density Calculations:

In the MPD process, the Planning Staff may recommend the Planning Commission grant up to a 10% increase in density if the applicant a) donates open space in excess of the 60% requirement (with conditions), b) proposes an MPD with greater than 30% affordable housing units or c) proposes an MPD with more than 80% open space. Although this proposal would qualify for a), b) or c), the applicant is not seeking any density bonuses.

The SLO ordinance allows for up to 20% increases in density if the applicant a) offers to protect open space long-term in significant environmental or visually sensitive areas in a manner approved by the City, or b) provides public access (to trails) as shown on the Trails Master Plan or, c) restores degraded environmental areas or makes significant environmental improvements. Although this proposal would qualify for either a) or b), the applicant not seeking any density bonuses.

Recreation Commercial District-Purpose Statement Compliance

- A. Allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities. ***The applicant is not proposing any hotel or convention accommodations due to the impact it would create on Lowell Avenue and surrounding Old Town streets.***
- B. Allow for resort-related transient housing with appropriate supporting commercial and service activities. ***For the reasons stated above, the applicant is not proposing commercial and service facilities, however it is likely that the units in the project will primarily be resort-related transient housing.***
- C. Encourage and clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services. ***The proposal clusters all of the development towards the more built-up areas surrounding the 19.15-acre property. The road is proposed to be private and should not unduly burden municipal services.***
- D. Limit new development on visible hillsides and sensitive view Areas. ***The proposal pulls all of the development off of the hillside to the least visually impactful area on the property and acknowledges and protects the sensitive view Areas.***
- E. Provide opportunities for variation in architectural design and housing types. ***The significant single-family element of the project will allow for many different creative architectural styles to be incorporated which will provide for a good variation in design. The proposal has four different housing types, which is very diverse for the size of the proposal.***
- F. Promote pedestrian connections within Developments and to adjacent Areas. ***The proposed sidewalk in front of the development, along with the addition of several more sets of stairs will allow for an excellent pedestrian connection with the resort not only for the proposed development, but for the existing surrounding neighbors. The addition of the sidewalk will help to improve the pedestrian connection in the neighborhood which can be somewhat dangerous in times of heavy snow. Additionally, the large and well-used trail that cuts along***

the length of the property to the Northstar Drive naturally funnels pedestrians towards the Main Street area during the summer months. The ski connection to the Resort will also promote pedestrian access during the winter.

- G. Minimize architectural impacts of the automobile. **The architecture on the site will not allow for parking in front of the condominium units or on the street, which will help to minimize the architectural impacts of the automobile.**
- H. Promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character and Site designs. ***The King's Crown proposal intends to utilize the "mountain/mining" architecture which is prevalent around the ski resort. The applicant has included elevations in this submittal to reflect its intentions in this regard.***
- I. Promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City. ***As with Purpose Statement H., the proposal will incorporate the mountain/mining theme to celebrate and promote the City's mining heritage.***
- J. Promote the preservation and rehabilitation of Historic Buildings. ***The King's Crown property does not contain any historic buildings.***

Master Planned Development-Purpose Statement Compliance.

- A. Complement the natural features of the site. ***The proposed plan has the preservation of the prominent ridgeline that extends through the property as a cornerstone of the project.***
- B. Ensure neighborhood compatibility. ***The project has attempted to be as completely compatible with the existing neighborhood by mirroring the development pattern that currently exists.***
- C. Strengthen the resort character of Park City. ***The project will help to uplift the development at the Resort Base by constructing high-end structures that are compatible with and enhance the existing architecture.***
- D. Result in a net positive contribution of amenities to the community. ***Not proposing developing the ridgeline/maple forest is the strongest, most positive contribution that this project could make towards the important community amenities of trails, wildlife habitat and open space recreation.***
- E. Provide a variety of housing types and configurations. ***The application has four different housing types which is very ambitious for a project of this size.***
- F. Provide the highest value of open space for any given Site. ***The importance of the ridgeline/maple forest not being developed cannot be overemphasized. It is important for many different reasons. The visual prominence of the view shed, the preservation of wildlife habitat, the presence of trails and the open space recreation opportunities achieve the highest value possible for this parcel due to its contiguous nature.***
- G. Efficiently and cost-effectively extend and provide infrastructure. ***The existing infrastructure is adjacent to the property and very accessible.***
- H. Provide opportunities for the appropriate redevelopment and reuse of existing structures/sites and maintain Compatibility with the surrounding neighborhood. ***There are no existing structures on the property. The project is designed to blend in well to the surrounding community and mirror the development patterns that currently exist.***

- I. Protect residential uses and residential neighborhoods from the impacts of non-residential uses using the best practice methods and diligent code enforcement. ***The King's Crown proposal does not contemplate non-residential uses.***
- J. Encourage mixed-use, walkable and sustainable development and redevelopment that provide innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community. ***The King's Crown project is not mixed use but it is very walkable to the Resort core, area transit and the Main Street area. The applicant intends to build energy efficient designed buildings that are architecturally excellent.***
- K. Encourage opportunities for economic diversification and economic development within the community. ***Given that there are no commercial uses proposed, there may be limited opportunities to promote economic development or diversification other than the construction of and maintenance of the units within the project.***

Additional Subdivision Request

The property has been held by the Bamberger family for over 70 years. CRH Partners, LLC (CRH) purchased the majority of the property from the Bamberger's, who retained ownership of the ski run portion of the property. This parcel of property, which carries no density, was retained by the previous owner to maintain a relationship with the ski resort that extends back to the resort's inception in 1963. It is the intention of this MPD application to formally subdivide and parcel out the property that the Bamberger's wish to retain. CRH is the primary applicant for this proposal, while the Bamberger family retains the interest in the portion of the property under consideration. The property is located entirely within the ROS Zone.

CRH consists of Hans Fuegi, Chuck Heath, and Rory Murphy. All of the principals involved in CRH are long-time Park City locals, with extensive experience with area business and development, non-profit work and government service. CRH takes its stewardship of the King's Crown property very seriously and that is the foundation of the proposal found in this submittal.

Thank you for the opportunity to submit this proposal. Please do not hesitate to contact any of us with any questions or concerns whatsoever. We very much appreciate your consideration of our proposal and we look forward to discussing this with you.

Sincerely,

CRH Partners, LLC
Rory Murphy
Hans Fuegi
Chuck Heath