

March 28, 2017

Mr. Bruce Ericksen,  
Mr. Francisco Astorga, AICP, Senior Planner  
Park City Planning Department  
Park City Municipal Corporation  
King's Crown at Park City  
MPD Application

**RE: King's Crown Project Compliance with General Plan Goals and Objectives**

Dear Bruce and Francisco,

Please find below King's Crown's response to the General Plan Volume I, Goals and Objectives that is required of the applicant for a MPD approval and Staff recommendation. Please let me know if you have any questions or comments or require additional information that is needed to address these Goals and Objectives.

**Small Town**

Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods

Objectives:

1A: Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. **The Kings Crown proposal is defined as in-fill development. It is located directly adjacent to a high density resort area and is bracketed on three sides by existing development. The area has more than sufficient infrastructure and resource capacity.**

1B: Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of transition areas where two adjacent neighborhoods merge along an established transportation path. **The Kings Crown proposal would transition into the existing development by continuing the development pattern that already exists in the area. The edge, which is located along the western portion of the proposed development, would be well-defined open space forestland. Since the property is all part of one large master plan, the edge would remain in perpetuity.**

1C: Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment. **The proposed Kings Crown development would be walkable to virtually all of the above daily needs with the possible exception of community gardens. Most importantly, public transit is less than 100**

meters from the property. All of the other amenities are within walking distance and are centered around an existing vibrant resort core.

1D: Increase neighborhood opportunities for local food production within and around the City limits. Sustainable agricultural practices should be considered within appropriate areas. **The property is probably not conducive to local food production due to its mountain environment. However, the applicant is open to any ideas or possibilities the Staff or Commission has in that regard.**

Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Slat Lake County regions through regional land use and transportation planning.

Objectives:

2A: A regional land-use planning structure should be integrated within a larger transportation network built around transit. **Given the property's proximity to a major transit hub, less than 100 meters walking distance, the property will integrate well into local and regional public transportation elements.**

2B: Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions. **This Objective is intricately woven into the proposed plan. 83% of the proposed development is contiguous undeveloped open space that is located in a highly visible location. Wildlife will have unobstructed access to the majority of the property and that area will remain undisturbed.**

2C: Regional Institutions and services should be located within existing development nodes. **The Kings Crown proposal is in a location that is conducive to access to services and regional institutions, such as the ski area, the library and City Park.**

2D: Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the local character and community identity. **The materials used in the project will be well-defined during the CUP/MPD phase of the development. The design will incorporate the mining/industrial look of the Park City Resort base area. The project is designed to transition into the surrounding projects and embrace the City's mining history.**

Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small-town character.

Objectives:

3A: Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs and lighting and by discouraging high-speed traffic. **The current proposal strongly supports this Objective. The entire development is designed to be pedestrian oriented and ski access to the mountain is a large part of the appeal of the site. The extensive open space component will allow for expansion of the already strong existing trail network on the property. The maple trail that funnels into the Northstar subdivision is a truly unique and attractive trail for all users and is oriented towards the Main Street area.**

3B: Prioritize efficient public transportation over widening of roads to maintain the small-town experience of narrow roads, modest traffic and Complete Streets. **By focusing all of the development towards the resort core area and existing transportation hub adjacent to the property, the design**

encourages transit and pedestrian use. The proposal is focused entirely on residential use, which should considerably alleviate the traffic and parking concerns that commercial development would bring. A sidewalk is planned along Lowell Avenue to encourage and protect pedestrian use both within the project and in the surrounding areas.

3C: Public transportation routes should be designed to increase efficiency of passenger trips and capture ridership of visitors and locals. **The close proximity of the Resort core public transit area is a key factor in complying with this Objective. The transit area is likely one of the busiest in Park City and is served by numerous bus lines to all parts of the City. The transit system will likely capture a significant amount of the traffic from the development due to its convenience. By focusing all of the development of the King's Crown property toward the existing transit area, the proposal should maximize the ability to access public transit.**

## Natural Setting

Goal 4: Open Space: Conserve a connected healthy network of open space for continued access to and respect for the natural setting.

### Objectives:

4A: Protect natural areas critical to biodiversity and healthy ecological function. **One of the guiding principles of the Kings Crown proposal is to leave intact the forested ridge that comprises much of the property. This forested area is contiguous to the forest covering the Park City Resort and will maintain the ecological function that currently exists.**

4B: Buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life and visitor experience. **The project is specifically designed to protect the mountain vista that is a prominent natural feature of the property. The property is visible from many areas within the City and protecting the existing vegetation on the ridgeline will maintain the mountain vista.**

4C: Prevent fragmentation of open space to support ecosystem health, wildlife corridors and recreation opportunities. **The entire open space in the proposed plan is contiguous. The King's Crown proposal was deliberately designed with this Objective in mind.**

4D: Minimize further land disturbance and conversion of remaining undisturbed land areas to development to minimize the effects on neighborhoods. **The King's Crown development is clustered adjacent to existing large and high-use buildings to minimize the visual effect of the proposal on surrounding neighborhoods. The proposal will protect the maple forest and leave it undisturbed in perpetuity.**

4E: Collaborate with neighborhoods to create small parks or passive open space areas. **The contiguous passive open space area of the King's Crown proposal is designed to meet the intent of this Objective.**

Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.

Objectives:

5A: Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal. **All of the new buildings will be required to meet Park City's high standards of energy efficient construction. The close proximity of the proposal to existing amenities and transit opportunities should encourage more active pedestrian activity as well as increase public transit opportunities. The contiguous open space proposed by the plan will protect significant existing vegetation.**

5B: Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit and increased roadway and pathway connectivity. **The project is planned to adhere to Park City's stringent building code requirements of energy efficiency and waste reduction. The applicant will work with the Staff and Commission to incorporate conservation efforts to the greatest extent possible. The trails on the project will link with other Park City trails and the close proximity of the proposed development to existing public transit will also assist in connectivity.**

5C: Park City will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability and community responsibility. **The applicant will strive to partner with the City to achieve this Objective.**

5D: Align transportation goals with sustainable goals that reflect all four Core Values of the City. **Park City's Core Values are Small Town, Natural Setting, Sense of Community and Historic Character. Although the King's Crown area does not contain any historic artifacts or structures, the plan does fit well with the other three values. The Natural setting is preserved, the development pattern follows the existing development pattern and the addition of the 200% of affordable housing helps to preserve the sense of community in the Old Town area.**

Goal 6: Climate Adaptation: Park City will implement climate adaption strategies to enhance the City's resilience to the future impacts of climate change.

Objectives:

6A: Prepare for probable scenarios that could threaten health, welfare and safety of residents. **The applicant will incorporate any strategies the City deems necessary to fulfill this Objective.**

6B: Encourage opportunities for local food production and sales of food produced regionally. **The site is not really conducive to food production or agriculture due to its rocky terrain and slopes. Nonetheless, it could make excellent goat pasture.**

6C: Support ecosystem health, biodiversity and natural buffers between development and sensitive lands. **The project is specifically designed to meet this criteria. The natural area is separated from the developed area and is left contiguous and undisturbed. The ridge line and the forest itself are sensitive lands and the applicant has made the protection of these a cornerstone of the project.**

6D: Encourage regional planning efforts as a mechanism to mitigate population growth. **The applicant will assist the City in any practical way to help fulfill this Objective.**

## **Sense of Community**

Goal 7: Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.

Objectives:

7A: Increase diversity of housing stock to fill voids within housing inventory (including price, type and size) to create a variety of context sensitive housing opportunities. **The King’s Crown plan has a diversity of housing types that will fit well within the context of the Resort Core area. Additionally, the applicant is proposing to include 200% of the required affordable housing obligation in order to maintain neighborhood diversity and keep year-round residents in the area.**

7B: Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods. **The additional affordable housing offered by the applicant will help to address this goal of primary housing in the area. The applicant will work with the City Affordable Housing Staff to ensure that the units are utilized to the maximum extent possible to address the current workforce housing goals of the City.**

7C: Focus nightly rental units to resort neighborhoods-near Park City Mountain Resort and Deer Valley. **The project boundaries are adjacent to the Park City Resort and although the applicant is not proposing an exclusively nightly rental property, such as a hotel, it is likely that the majority of units, excepting the affordable housing units, will be utilized for nightly rental.**

7D: Facilitate the implementation of a housing plan that promotes economic diversity. **The applicant is voluntarily proposing to construct 200% of its required affordable housing obligation on site in its first phase of construction. The availability of this housing will help to promote economic diversity as the units will be constructed directly adjacent to market-rate units.**

7E: Create housing opportunities for the City’s aging population (e.g. step-down housing, community housing, cottage style units). **The applicant will follow any direction the City Affordable Housing staff recommends to help address this Objective.**

Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City.

Objectives:

8A: Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods. **The applicant will follow the City’s Affordable Housing Staff’s recommendation on how to best address this Objective.**

8B: Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers. **The project site is well-situated to accommodate this Objective given its close proximity to the Resort Core. The Applicant will follow the Staff’s recommendations on the types and opportunities to help address this Objective.**

8C: Increase housing ownership opportunities for work force within primary residential neighborhoods. **Although the project site is not located within a primary residential neighborhood, the inclusion of 200% of the required workforce housing should increase housing opportunities for many individuals that work in the City.**

Goal 9: Parks and Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.

Objectives:

9A: Maintain local recreation opportunities with high quality of service, exceptional facilities and variety of options. **The proposal maintains the maple forest located on the property with trails and forested recreational activities.**

9B: Locate recreational options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips. **The King's Crown proposal fits well with this Objective by preserving the natural setting of the ridgeline and the associated trails and open space.**

9C: Optimize interconnectivity by utilizing bus/transportation services to recreation facilities. **The proposal focuses all of the development in that area closest to public transit and the resort core.**

Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national and international events that further Park City's role as a world-class multi-seasonal destination resort while maintaining a balance with our sense of community.

Objective:

10A: Remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants.

**The King's Crown proposal will help to achieve this Objective by constructing a very high-quality development that accentuates the surrounding architecture. The project's architecture will embrace the mining/mountain theme that already exists in buildings adjacent to the property. Developing a high-quality project at the resort core area should help to strengthen its appeal.**

10B: Balance tourism events with preservation of small town character and quality of life. Locate larger tourist activities close to resorts and/or existing facilities. Locate community facilities close to primary residential areas. **The King's Crown proposal does not contemplate developing any community facilities in the proposal. However, the retention of the trails and open space contemplated by the proposal should help to preserve Park City's small town feel.**

10C: Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals. **By preserving the ridgeline in its natural state, the proposal would assist in preserving the visitor experience.**

Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

Objectives:

12A: Retain and expand existing Park City businesses. **The proposal is not contemplating any commercial development.**

12B: Improve the balance of jobs-to-housing ratio in Park City to attract higher paying jobs and workforce housing strategies. **The applicant is proposing to include 200% of its workforce housing obligation to help support this Objective.**

12C: Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience. **The project does not contemplate any commercial component at this time.**

Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.

Objectives:

13A: Increase cultural, arts and entertainment related events that diversify and support our tourism-based economy. **The proposed King's Crown project is designed to fit with the tourism based economy by providing housing opportunities that support the Resort Core area where it is located.**

13B: Foster and enhance the vitality of Park City's local arts and cultural sectors. **Although the project is not designed as an art-specific project, any direction the Staff or Commission cares to make in this regard will be considered.**

13C: Encourage the installation of public arts on private property, public space, parks, trails and streets that represent Park City's core values. **The project will seek to incorporate public art where appropriate and at the direction of the Staff and Commission.**

Goal 14: Living within limits: the future of Park City includes limits (ecological, qualitative and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Objectives:

14A: Provide reliable public resources to ensure the health, welfare and safety of residents and visitors.

14B: Manage growth to protect the quality of life and preserve the unique Park City Experience by recognizing limits to growth and adopting responsible policies that are consistent with those limits.

Look at policies to offset this growth through efficiencies and renewables. **Focusing all of the development on the property towards the existing resort core area should encourage pedestrian and transit activity. Preserving the ridgeline on the property helps to preserve the Park City experience.**

14C: Provide safe drinking water to residents and visitors. Set limits to future demand based on available sources and expense of available sources. **The proposal does not contemplate large lawns or expanses of irrigated area.**

14D: Prevent degradation of air quality through the implementation of best practices for land use, clean energy, regional transportation and growth management. **The applicant will meet Park City's high standards for land use, clean energy, regional transportation and growth management. Any feedback the Staff offers relative to this Objective will be incorporated to the extent possible in the land plan.**