

# Treasure – Park City, Utah

## Planning Commission Presentation September 13, 2017

### 17.2 Refinements – Prepared in response to Commission, Staff, and Public Comments

#### Goals:

#### 1) Reduce Amount of Excavation

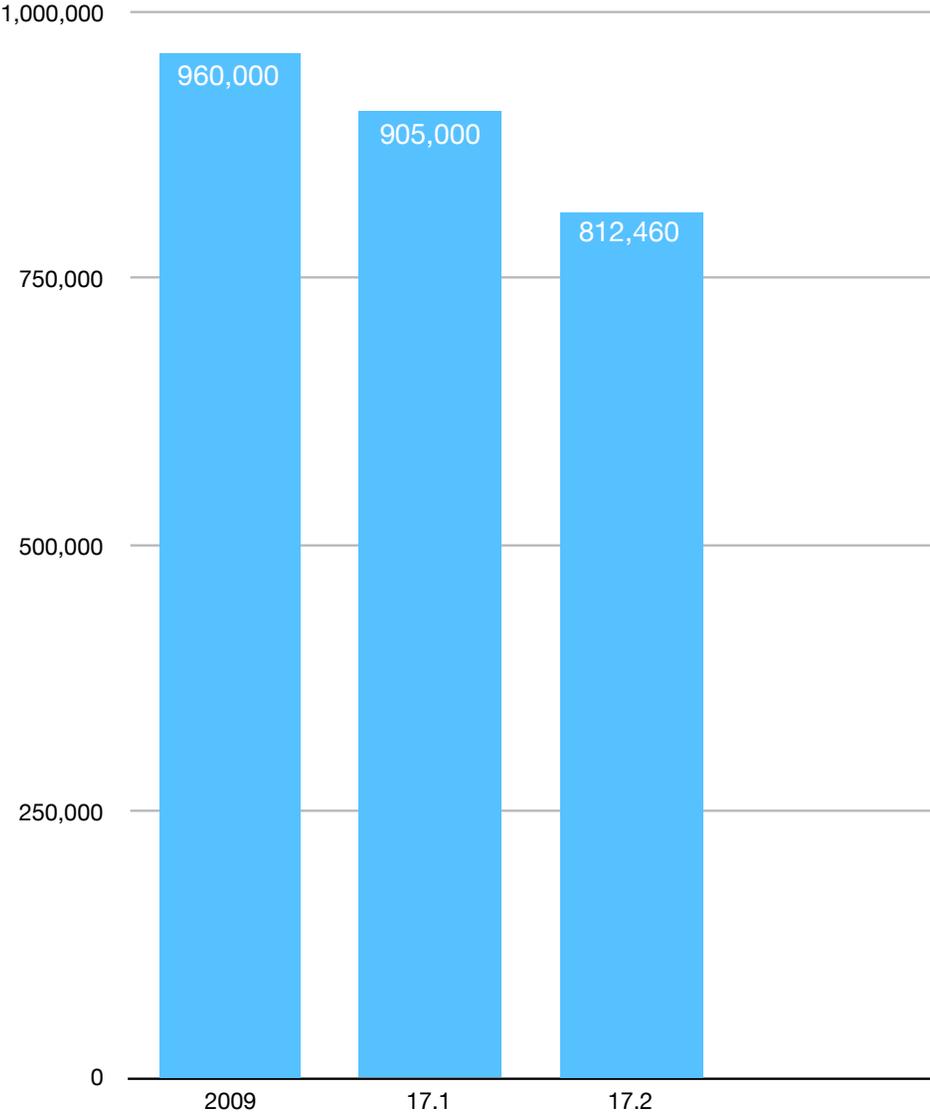
- a. Eliminate Two Area 5 Buildings – 5b and 5d
- b. Shorten and move 4b to east reducing size of amenity area space
- c. Raise grade at back of Buildings 1b and 1c
- d. Reduce below grade accessory and circulation space
- e. Keep Lowell Avenue at existing grade
- f. Reduce excavation from 960,000 CY to 812,000 CY – 148,000 CY or **16%** (exhibit 1)

#### 2) Reduce Area of Disturbance – 78,000 SF or 1.8 acres

#### 3) Lessen Height and Visual Impact of Cliffscapes

- a. 16 feet lower behind 4b
- b. 37 feet lower behind 1b
- c. 48 lower behind 5c

# EXCAVATION QUANTITIES



# **Treasure – Park City, Utah**

## **Planning Commission Presentation September 13, 2017**

### **17.2 Refinements – Prepared in response to Commission, Staff, and Public Comments**

#### **Goals (cont.):**

**4) Reduce the amount of Support Commercial SF — 12,000 SF or 36%**

**5) Improve Parking Layout and Circulation**

a. Double loaded bays

a. Two-way roadways

**6) Improve Building Efficiency; Reduce Back of House**

a. Reduce accessory space 37,000 SF or **27%**

b. Reduce circulation space 17,000 SF or **10%**

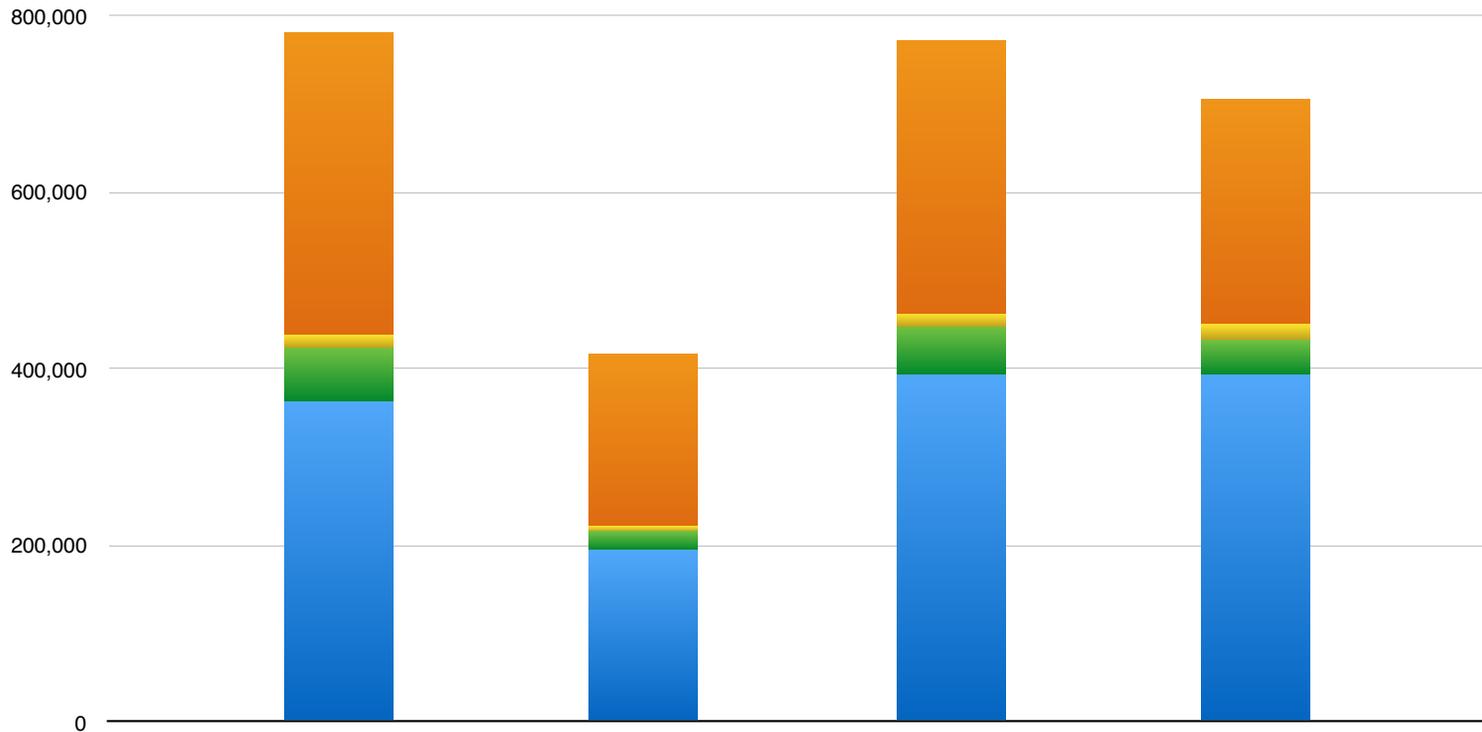
c. Reduce total square footage 68,000 SF or **7%**

d. Reduce back of house to **36%** compared with similar projects (exhibit 2)

**Contrary to the language in the Staff report we feel that the 17.2 refinements are substantial and relevant and are in response to comments from the Planning Commission, Staff, and Public. The numbers in these two slides are rounded and approximate.**

# PROJECT COMPARISONS

	MONTAGE		ST. REGIS		TREASURE 2009		TREASURE17.2	
GROSS FLOOR AREA*	780,173		416,582		771,824		704,371	
BACK OF HOUSE	341,948	43.8%	196,289	47.1%	309,511	40.1%	254,792	36.2%
MEETING SPACE	16,409	2.0%	6,062	1.5%	16,127	2.1%	16,214	2.3%
COMMERCIAL	58,356	7.5%	19,481	4.7%	52,275	6.8%	39,899	5.7%
RESIDENTIAL	364,000	46.7%	194,750	46.7%	393,911	51.0%	393,466	55.9%



\* excluding parking