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August 28, 2017

Via email: fastorga@parkcity.org

Mr. Francisco Astorga
Park City Planning Department
445 Marsac Ave
Park City, UT 84060

Re: Alice Claim Proposed Construction Mitigation

Dear Francisco:

We write on behalf of the applicant, King Development Group, LLC, to submit the following proposed construction mitigation measures for the Alice Claim development. These applicant imposed requirements are in addition to the standard requirements imposed by the Park City Land Management Code.

The size of the Alice Claim property provides room and flexibility for construction mitigation onsite that will minimize offsite impacts for residents. Further, King Development has a proven record of adherence to construction mitigation.

Due to the size of project and land area available, construction staging, deliveries and contractor parking will be much easier to coordinate in a safe and convenient manner all within the Alice Claim property, when compared to construction on small individual lots in the historic districts. During construction of homes, un-built lots within the Alice Claim subdivision may be used for staging and storage. This will allow significant amounts of excavated materials to remain within the project and not require removal from the project only to be returned for backfill as is the case on many historic district projects. Construction materials may be stored within the project boundary as well. This will eliminate the need for daily delivery vehicles clogging neighborhood roads.

The Applicant has demonstrated the ability to successfully manage construction operations in a safe and non-obtrusive manner during the extensive work done in 2009 to remove mine tailing-impacted soils from this site without incident.

Additionally, except as otherwise exempted or allowed by the Chief Building Official, specific mitigation measures will include:

1. Construction mitigation plans will be prepared for each building permit as required by the Code.
2. Materials that need to be removed or delivered to the site, such as concrete, sub-base materials and asphalt, will be done during normal business hours and sensitive to surrounding neighbors, residents and visitors to the city. Peak travel times of 8:00am-9:00am and 4:00pm-5:00pm will be prohibited for material deliveries except for deliveries pre-approved by the CBO or City Engineer.

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3. Deer Valley Drive to Sweet Alley to King Road will be the primary route used for ingress and egress, with a turn-around provided on site for delivery vehicles. No alternate route will be used without approval by the City Engineer.
4. The traffic report defines an increase in traffic of 90 trips/day after completion of the project, which does not adversely impact the current Level of Service of 'A'. Fewer than 90 trips/day are expected during construction.
5. No excavation work will begin between November 1 and April 30.
6. Excavation of each house should require less than 100 trucks over 2 to 3 weeks.
7. Contractor parking will be provided on site and not on public roads outside the property.
8. During construction of homes, Alice Court and the emergency vehicle turn-around will remain open and usable in a safe and efficient manner.
9. Construction traffic will use Alice Court for turnaround and will not use King Road, Sampson Road, or Ridge Road for turn-around.
10. Dust and mud will be controlled as required by City Code.
11. Emission controls will include idling enforcement.
12. Waste materials will be properly sorted and recycled.
13. There will be a maximum of 3 or 4 houses under construction at any one time. Building permits and construction starts will be staggered.
14. Infrastructure construction may impact trail users, so safe, alternate trail access points or alignments will be identified and maintained for trail users in coordination with the City.
15. General Contractors will be required to post on-site project information boards providing contact information for emergencies and complaints.
16. The project will comply with all other construction mitigation measures required by the City Code.

We look forward to discussing these mitigation measures with City Council.

Respectfully,
Marc Diemer
Associate Principal



DHM Design Corporation

Gregg E Brown
Director of Special Projects



DHM Design SMA

cc: King Development Group, LLC
Bradley R. Cahoon, Esq.