

Treasure - Park City, Utah

Planning Commission Presentation November 29, 2017

Updates:

1) Constructability Assessment Report – Rob McMahon

a. Refined excess excavation material numbers (neat line):

1. 2009– 900,000 CY
2. 17.1 – 895,000 CY
3. 17.2 – 815,000 CY

b. Swell is estimated to be 20-35% according to AGEC, with the opportunity to reduce this further through the excavation and placement process

c. There is ample placement zone capacity of 1,245,000 CY which accommodates a 52% swell factor for the 17.2 excess excavation material

d. Utilities

e. Hydrology report

f. AGEC soils report

Updates:

2) Summary Narrative of October 11, 2017 Presentation – Pat Sweeney

- a. Kings Crown and Quit'n Time will remain open each ski season ... with snowmaking

Updates:

3) Woodruff Comparison

- a. Excavation – Rob McMahon
 - i. Approximately 450,000 CY
 - ii. Additional excavation quantities anticipated
- b. Size and height – David Eldredge
 - i. Missing elements
 - 1. fire protection plan
 - 2. acceptable Creole ski trail
 - ii. Refinements to height needed
 - 1. certain roof heights exceed allowable
 - 2. insufficient floor to floor heights
 - iii. Gross area and building heights of Woodruff and CUP are approximately equal, even without adjusting for the lost floor area resulting from the City Council Approval (decrease in height)

Updates:

- 4) Affordable/employee housing email sent to Housing Authority – Pat Sweeney
 - a. Approximately 7000 SF onsite plus fees in lieu of for the requirement balance, or,
 - b. if desired, all located onsite with additional floors to be added to existing footprints in order to maintain approved UEs

Updates:

5) Treasure Hill open space disturbance – Pat Sweeney

- a. To date, approximately 41 acres on Treasure Hill has been disturbed and/or graded, SOME OF THESE AREAS OVERLAPPING
- b. Town Lift and ski trails account for approximately 17 acres
- c. The Master Plan single family homes account for approximately 15 acres
- d. City water lines account for over 3 acres
- e. Other items include roads, power lines, and mining activities
- f. Approximately 41 acres will be disturbed by the Treasure Project, of this approximately 32 acres will become new ski terrain and the remaining non-skiing project area will be approximately 10 acres

- g. Multiple adjacent land owners have been granted use of the open space over the past 30 years to facilitate construction, fire egress and ski access to their properties
- h. The Master Plan open space has been graded in multiple locations with City building permits in place since its approval
- i. The ROS zoning and underlying agreements allow this

Updates:

6) Still and Video Renderings Lowell Avenue — Pat Sweeney

- a. Stills
- b. Video