

# Treasure Hill

Boutique Hotel and Single Family Home Lots  
Option Update

January 10, 2018

Planning Commission

# General Status Update

- Alternative access to the Treasure Hill property has been discussed and is unlikely
- The proposal remains using Lowell/Empire as primary access
- Transferring density to another property is not being considered in this negotiation

# Access Road

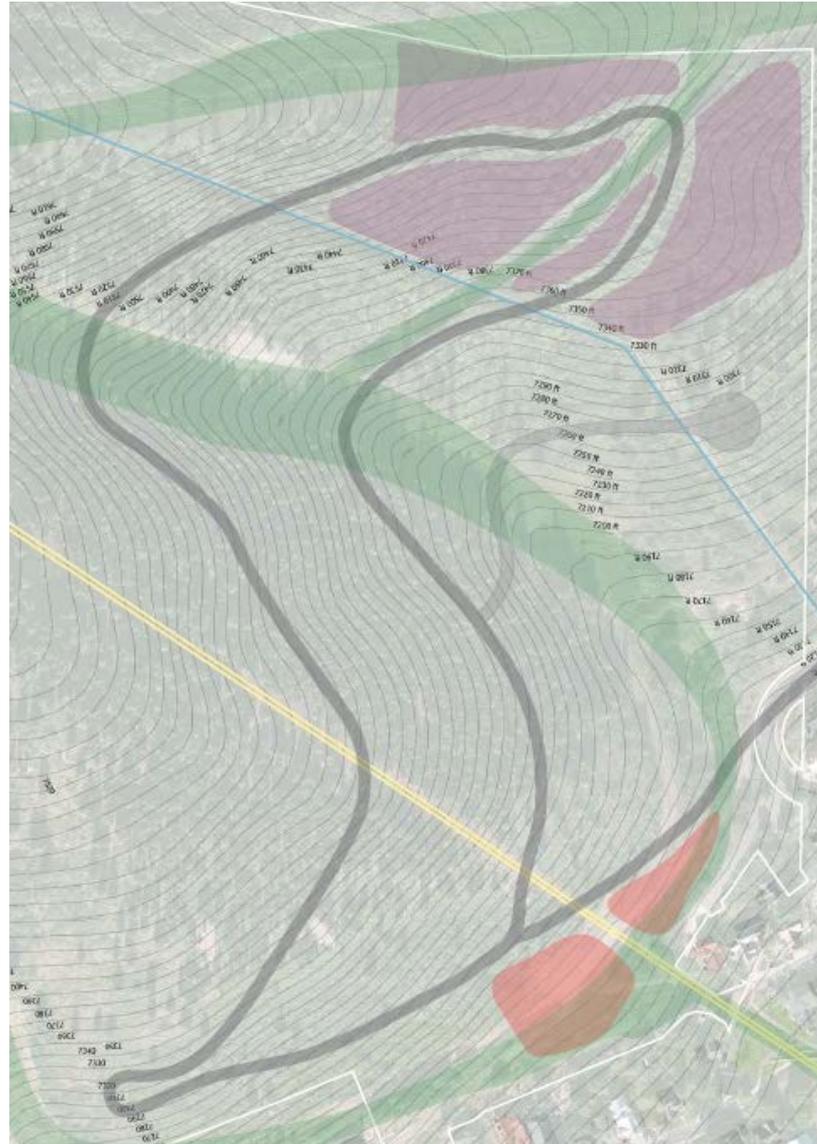
- Attempt #1, evaluating Park City II's Option C
  - Resulted in retaining walls up to 80 feet tall and over 600,000 CY of excavation
- Attempt #2, realigning and adding loop road
  - Resulted in majority of road being at 14% grade
- Attempt #3, realigns road to utilize flatter grade at bottom/eastern portion of site and keeping road development a bit lower

# Option C

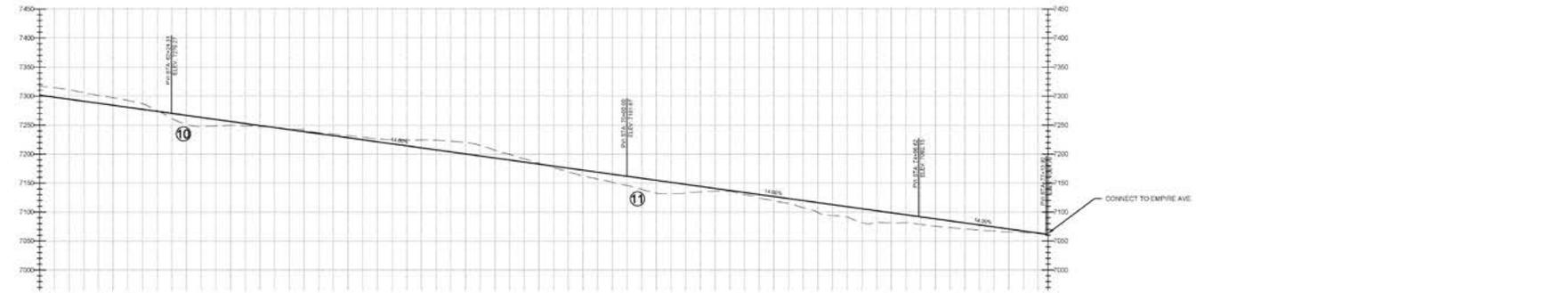
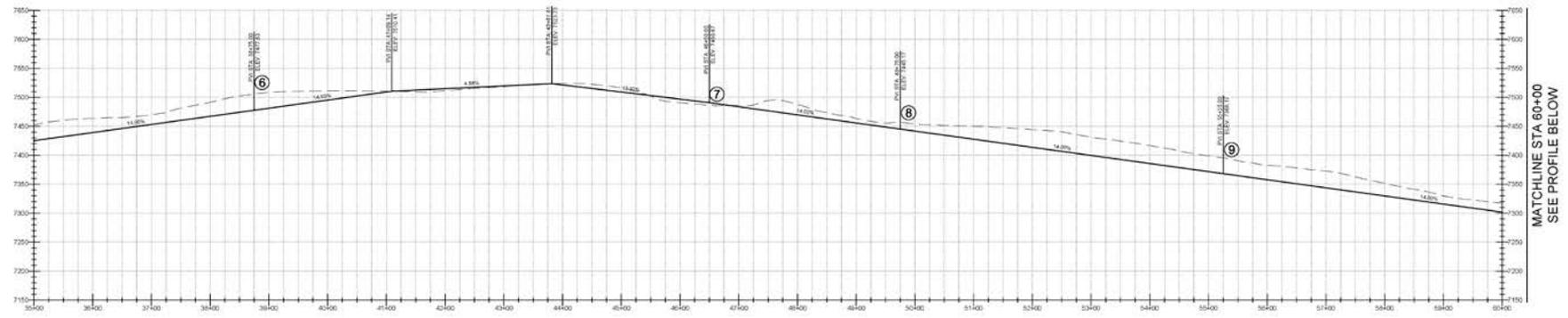
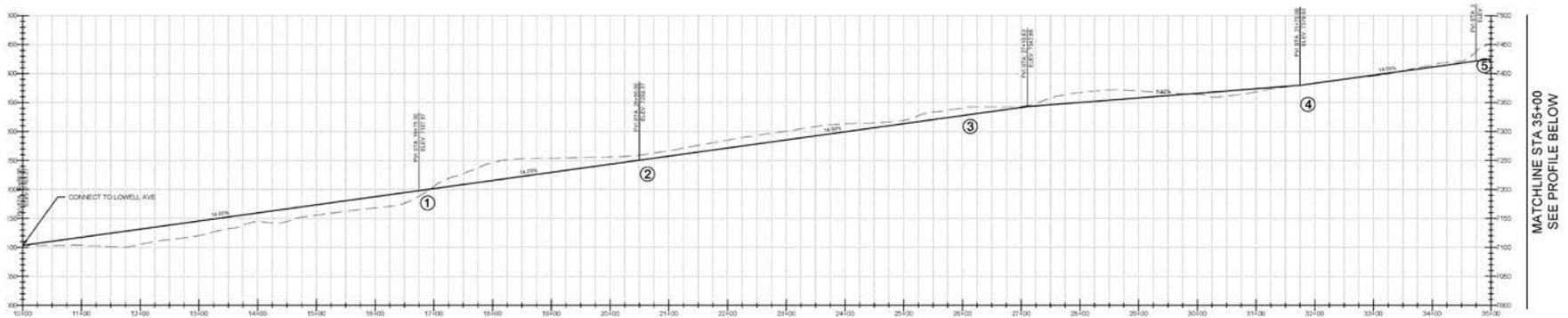




# Loop Road



# Loop Road Profiles



# Retaining Walls in Deer Valley



# Environmental & Soil Regulations

- Estimated volumes and comparable metal rich rock/mine waste material volumes from Montage and B2E are less than 60,000 CY
- Excavation of rock is not likely going to increase the amount of material requiring environmental mitigations
- Excavation/new development on the Treasure Hill site will not likely affect the City's Spiro drinking water source
- All final determinates will be subject to final engineer review and established regulatory requirements at EPA, state, and local level as applied

# Traffic

- LSC Transportation Consultants assessed between 56% and 75% less trip generation based on reductions in densities and land use

<b>Treasure Hill Reduced Land Use Trip Generation Estimate</b>								
LSC Transportation Consultants, Inc.				8-Jan-18				
		AM Peak Hour			PM Peak Hour			
		In	Out	Total	In	Out	Total	
<b>Rates</b>								
Boutique Hotel (1)		0.17	0.07	0.24	0.13	0.17	0.30	
Single Family Dwelling Units		0.19	0.56	0.74	0.62	0.37	0.99	
<b>Base Trip Generation</b>		<u>Units</u>						
Boutique Hotel		120 Rooms	20.4	7.9	28.4	15.6	20.7	36.3
Single Family Dwelling Units		18 DU	3.3	10	13.3	11.2	6.6	17.8
Reduction for Ski Access		10%						
<b>Trip Generation after Reductions</b>								
Boutique Hotel			18	7	26	14	19	33
Single Family Dwelling Units			3	9	12	10	6	16
			21	16	38	24	25	49
<b>Original Proposal Trip Generation</b>			48	61	109	95	65	160
<i>Treasure Hill Traffic Study Summary, May 4, 2017</i>								
<b>Change</b>		#	-27	-45	-71	-71	-40	-111
		%	-56%	-74%	-65%	-75%	-62%	-69%
Source for Rates: ITE Trip Generation, 10th Edition Note 1: Adjusted for 65% occupancy.								

# Overall Project Comparison

	<u>Residential SF</u>	<u>Commercial / Support Commercial SF</u>	<u>Accessory – Circulation / Back-of-House / etc. SF</u>	<u>Accessory – Meeting Space SF</u>	<u>Parking SF</u>	<u>Total SF</u>
<b>1985/86 SPMP Woodruff</b>	394,000	19,000	192,945	-	269,218	875,163
<b>Refinement 17.2</b>	393,466	18,566 + 21,339 = 39,899	254,792	16,214	244,359	948,730
<b>Proposed Negotiation 2018</b>	100,000 boutique hotel + 97,000 single family homes = 197,000	9,500 (50% reduction) + 5,000 (5% of hotel) = 14,500	67,950 boutique hotel + 20,000 single family homes (excluding garages) = 87,950	5,000 (5% of hotel)	78,750 (estimated at 225 spaces and not including parking for the 18 Single Family Homes)	266,200 hotel + 117,000 Single Family Homes <u>383,200</u>

# Size of Project Detail

	UEs	square footage (SF) equivalent	notes
Residential (SINGLE FAMILY)	48.5	97,000	5,388 SF per each single family residential lot (net SF - see LMC definition current in 2017)
Residential (HOTEL)	50	100,000	
Total Residential	98.5	197,000	
Commercial	9.5		UEs used for any commercial above the support commercial allowed per code (shops, kitchen, restaurant, bar, and spa) Assumes 1/3 portion of these uses are by 9,500 hotel guests and can be considered support commercial.
Support Commercial			5,000 5% of 100,000 SF HOTEL = 5,000 SF based on LMC current in 2017
Meeting Rooms			5,000 5% of 100,000 SF HOTEL = 5,000 SF based on LMC current in 2017
Residential Accessory Spaces			Resort Accessory Spaces N/A (see LMC definition current in 2017)
Back of House			7,500 fitness, lockers, pool, family entertainment
Circulation			35% for corridors, elevators, restrooms, laundry etc. (see LMC definition current in 2017)
Lobby			43,925 estimate
Mechanical Rooms			2,000 estimate
Employee Housing			4,000 estimate
			10,000 TBD - needs further clarification of use and operations
Structured Parking			78,750 assumes 225 spots at 350 SF each and not including single family home parking
total HOTEL gross SF		266,200	
total gross SF (HOTEL + SINGLE FAMILY)		383,200	assumes (18) 6,500 MAX gross SF single family homes including basements
total SF as a % of 17.2 948K gross SF		40%	
total SF as a % of Woodruff 875K gross SF		44%	
Mid-station			Gross square foot cap only to be only resort commercial uses (per LMC definition TBD current in 2017) allowed; minimal parking (employees only)

# Summary Highlights of the City Staff Recommended Project Size

- Boutique Hotel maximum size of 266,200 gross square feet
- Single Family Homes maximum combined size of 117,000 gross square feet
- Boutique Hotel and Single Family Homes alternative is 60% less than Refinement 17.2 and 56% less than the Woodruff conceptual plans total gross square foot sizes
- TBD amount of resort accessory use reserved for potential future mid-station lift improvements

# Construction

- Construction of site utilities and access road will be first phase to be completed
- Construction of the hotel and single family homes to be completed within a determined time from each groundbreaking
- Limits of Disturbance (LODs) are established for both Hotel and Single Family Homes sites
- Single Family homes will be constructed under separate building permits from the Hotel
- Employee housing obligation must be completed or posting of a guarantee as approved by the Housing Authority before any Certificates of Occupancy are granted on any inhabited structure
- All excess excavated soil will stay on-mountain and not be exported except as required for environmental reasons and subject to agreement with resort

# Utilities to Site

- Needed design and approvals by land owner to be consistent with Sweeny Properties MPD requirements and prior to building permits

# Future Planning Review Processes

- Re-zone: PC and CC
- Subdivisions: PC and CC
- Design Review: staff
- Admin CUP: staff

# Next Steps

- January 11, 2018 joint City Council/Planning Commission Meeting
- January 17, 2018 next meeting of Planning Commission
- Work to resolve access road and general hotel location and single family lot locations
- Further develop limits of land disturbance and other physical development constraints
- Revisit other conditions of approval/mitigations to include in Development Agreement/Settlement Agreement

Questions?