

Treasure Hill

Hotel and Single Family Home Lots Alternative
Development Option Update

January 24, 2018

Planning Commission Meeting

Overarching Goals

- Community choice
- Resolve development uncertainty
- Reduce project density: size, scale and scope
 - Community impacts: excavation, traffic and parking, mass, construction, etc.
- Full project was not for sale
- \$6M, \$24M voter approved bond
 - Settlement Agreement: 50% of the original SPMP residential (394K) and commercial (19K) density
 - Development Agreement: Planning Commission
 - If bond vote fails; 6M buys down 10% of UE density

Alternative Development Summary

- Instead of 394K residential and 19K commercial SF, includes no more than:
 - 100K square feet UE hotel;
 - 97K square feet UE of single family homes over 18 home sites (not including garages, below existing grade basements, and decks, per 2017 Land Management Code definitions);
 - 9.5K square feet of UE commercial uses.
 - There will still be impacts!

	<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>
1985/86 SPMP Woodruff	394,000	19,000	192,945	-	269,218	875,163
Refinement 17.2	393,466	18,566 + 21,339 = 39,899	254,792	16,214	244,359	948,730
Proposed Negotiation 2018	100,000 boutique hotel + 97,000 single family homes = 197,000	9,500 (50% reduction) + 5,000 (5% of hotel) = 14,500	70,886 boutique hotel (including employee housing) + 32,600 single family homes (including basements & garages) = 103,486	5,000 (5% of hotel)	78,750 – 13,300 (20% hotel and commercial parking reduction) = 65,450 (estimated at 187 spaces and not including parking for the 18 Single Family Homes)	255,836 hotel + 129,600 Single Family Homes <u>385,436 + 7,500 mid-station = 392,936</u>

% Reductions

- Refinement 17.2 to Proposed Alternative
 - UE Residential = 50%
 - UE Commercial and Support Commercial = 64%
 - Residential Accessory (Back-of-House) = 60%
 - Meeting Space = 69%
 - Parking = 73% (variable based on # of hotel rooms)
- Total Reduction = 59% (including estimated parking)

PROGRESS

Option C preferred:

- Away from neighborhood
- Larger footprint (height)

TENTATIVE PUBLIC HEARING SCHEDULE		
DATE	ENTITY	PROPOSED ACTION
12/13/2017	Planning Commission	Mayoral Request for Continuance to Consider Alternative & Public Hearing
	Action	Approval granted by PC on 12/13/2017
12/20/2017	Planning Commission	Applicant/Staff to present preliminary site suitability, mitigation, height, and access; Work Session - Commission Questions and Public Input
	Action	Meeting Held; PC reaffirmed position to continue to pursue alternative
12/21/2017	City Council & Planning Commission	Applicant/Staff to present proposed Development Agreement Terms; Joint Work Session & Public Hearing (work session)
	Action	Meeting Held; CC reaffirmed position to continue to pursue alternative
TBD	Applicant & Staff	Treasure Hill Alternative Open House
	Action	N/A
1/4/2018	Planning Commission & City Council	Applicant/Staff to present proposed Development Agreement Terms; Joint Meeting & Public Hearing (work session)
	Action	Item Continued
1/10/2018	Planning Commission	Applicant/Staff to present proposed Development Agreement Terms & Public Hearing
	Action	Item Continued
1/11/2018	City Council & Planning Commission	Applicant/Staff to present proposed Final Settlement Agreement, including Development Agreement & Public Hearing; PC report to CC; Vote by Council (work session)
	Action	Item Continued
1/17/2018	Planning Commission	Vote by PC on Development Agreement Ratification & Public Hearing
	Action	
1/23/2018	City Council & Planning Commission	Vote by PC on Development Agreement Ratification & Public Hearing
	Action	
1/24/2018	Planning Commission	Vote by PC on Development Agreement Ratification & Public Hearing
SCHEDULE SUBJECT TO CHANGE		

Size of Project Detail

	UEs	square footage (SF) equivalent	notes
Residential (SINGLE FAMILY)	48.5	97,000	5,388 SF above grade per each single family residential lot plus basements and garages (see LMC definition current in 2017)
Residential (HOTEL)	50	100,000	
Total Residential	98.5	197,000	
Commercial	9.5	9,500	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 hotel guests and can be considered support commercial.
Support Commercial		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Meeting Rooms		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Residential Accessory Spaces			
Back of House		7,500	fitness, lockers, pool
Circulation/Lobby/Mechanical Rooms/Laundry/Storage		50,450	35% for corridors, elevators, restrooms, laundry etc. (see LMC definition current in 2017)
Employee Housing		12,936	based on 14,500 SF of commercial; 120 hotel rooms; and 18 single family homes
Structured Parking		65,450	assumes 187 spots at 350SF each and not including single family home parking; based on 120 hotel rooms and will vary depending on final # of hotel rooms and parking reductions applied
total HOTEL gross SF		255,836	
total Single Family gross SF (all homes)		129,600	average of 18 homes at 7,200 gross SF each including garages and basements
total gross SF (HOTEL + SINGLE FAMILY)		385,436	
total SF as a % of 17.2 948K gross SF		41%	
total SF as a % of Woodruff 875K gross SF		44%	
Mid-station		7,500	Only resort commercial uses (per LMC definition current in 2017) allowed; minimal parking (employees only)

Areas of Debate

- Road alignments
- Housing obligation
- Traffic and construction impacts
- Parking plan
- Excavation plan
- Mid-station request
- SF Gross maximums
- Hotel massing/height

Access Road

- Location
 - Minimize site impacts, costs, and interruption of ski access
- Slopes
 - Reviewed by Park City Fire District
 - 10% with 3 sections of 250ft at 12%
 - Include a truck turn-round at hotel
- Excavation
 - Estimated at 80,000 CY excess material for main access road
- Impacts on mine-sites
 - Misses upper mine site; lower dump site will have to be mitigated
- Retaining Walls
 - Do not exceed 40ft
- Maintain Existing Ski Accesses



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1-800-4-A-DIG
1-800-4-2644



Excavation Material Placement Zone



The Big Picture
 Developed by
 MPE, INC., PO Box 2429, Park City, UT 84060
 eMail: info@treasureparkcity.com

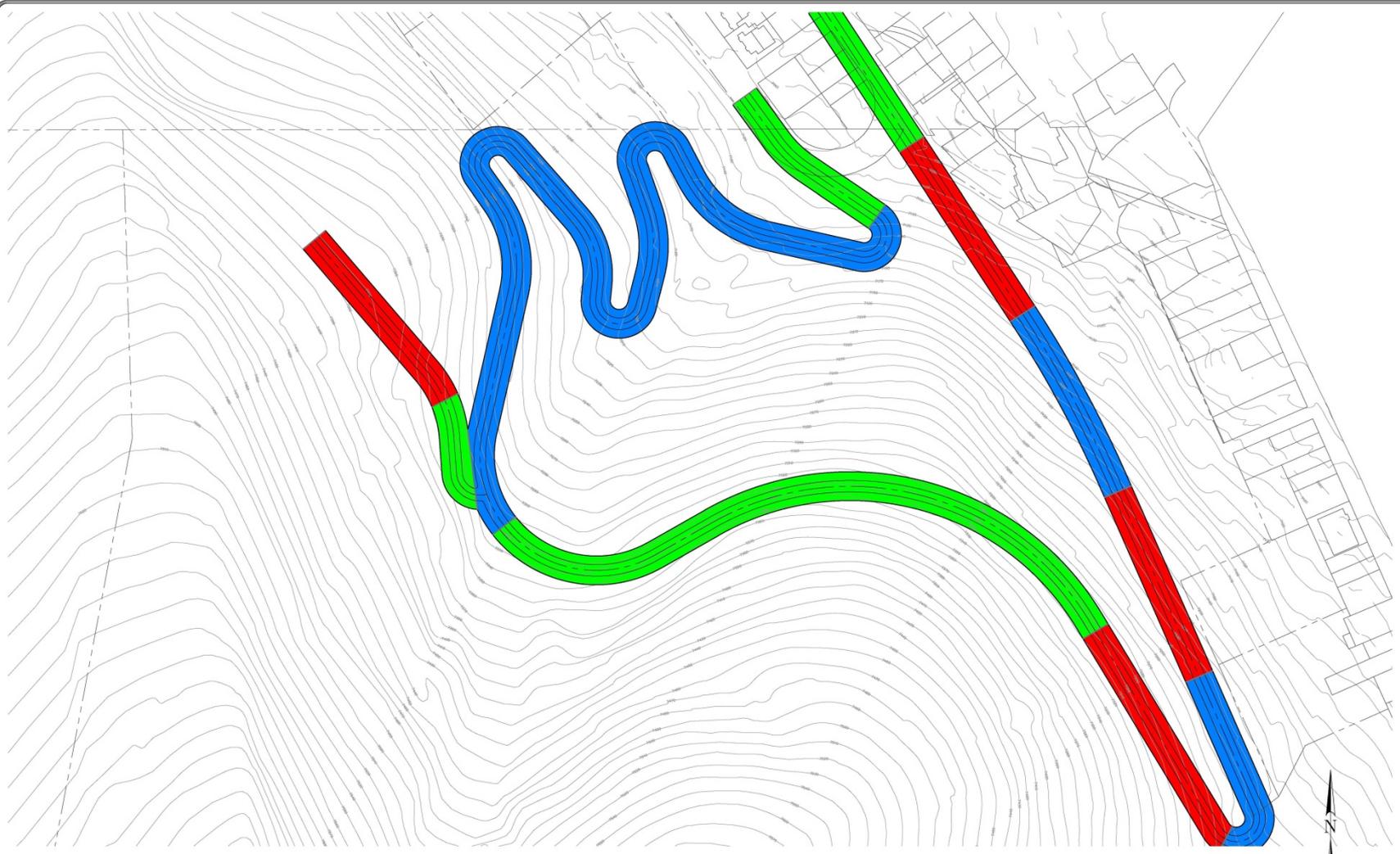


SDI
 614 Main Street, Suite 404
 P.O. Box 4560, Park City, Utah 84060
 435-619-4189

REVISONS:
 12/8/2008
 1/25/2009

SHEET NUMBER

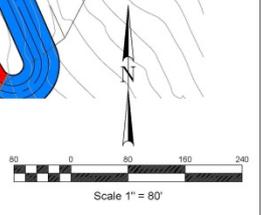
FILENAME: C:\Park_City\Treasure Hill\Engineering\Design\10722_Slope_Analysis.dwg PLOT DATE AND TIME: 10/20/18 4:13 PM TAB: OPTION 1 - SLOPE ANALYSIS




SLOPES 0% - 9%


SLOPE 10%

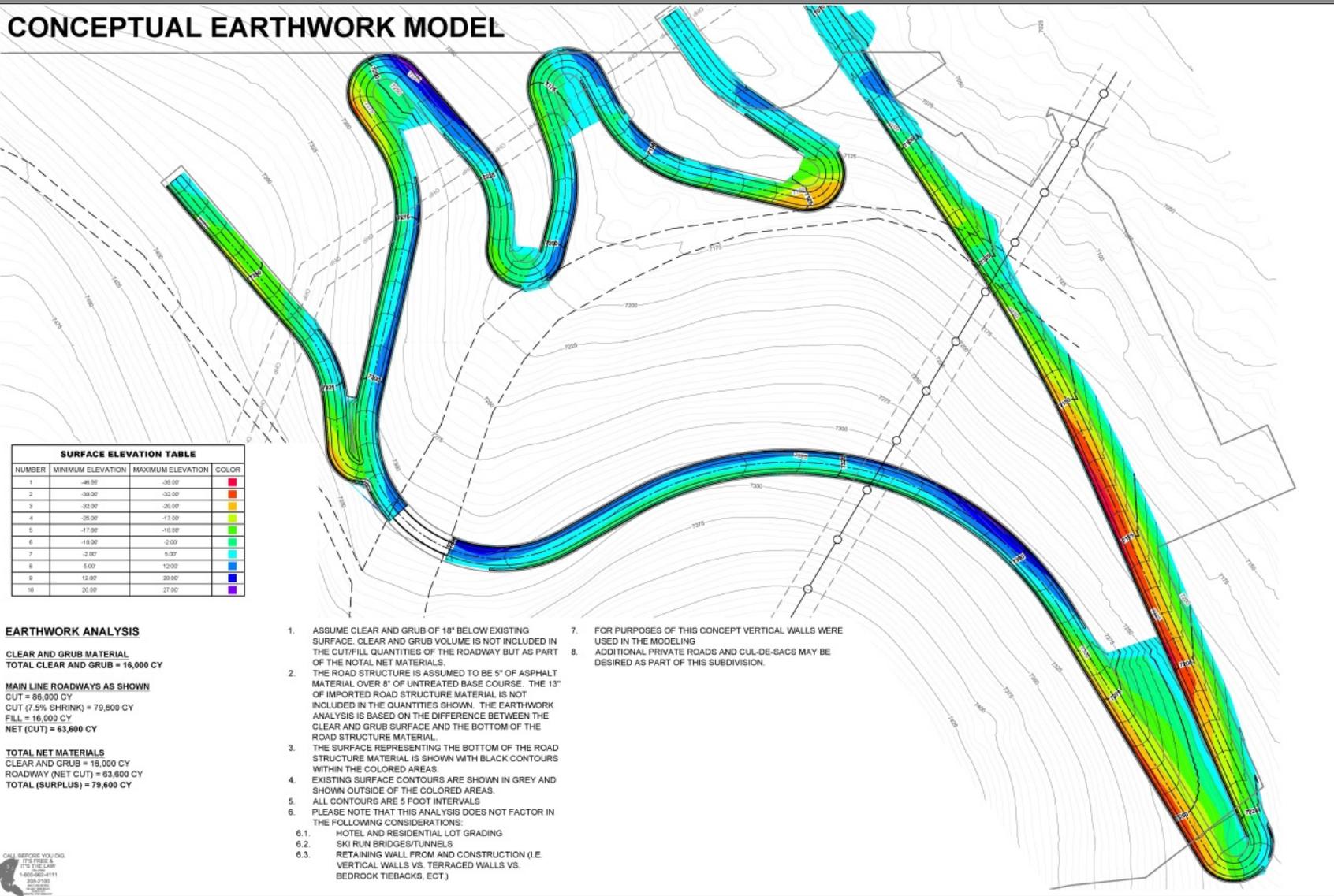

SLOPES 12%



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<p>TREASURE HILL DEVELOPMENT 868 LOWELL AVENUE PARK CITY, UTAH SLOPE ANALYSIS</p>																	
<p>CLIENT: PARK CITY MUNICIPALITY DRAWN: 10/22 Slope Analysis JOB NO: 1002CITY04.IT DATE: 10/22/18</p>	<p>231 WEST 400 SOUTH, SALT LAKE CITY, UTAH 84111 Ward Engineering Group Planning Engineering Surveying PH: 801-487-8048 FAX: 801-487-8968</p>																
<p>DRAWN BY: AMJ DESIGNED BY: AMJ CHECKED BY: BLT DATE: 10/22/18</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																
<p>SHEET SP-01A</p>																	

CONCEPTUAL EARTHWORK MODEL



SURFACE ELEVATION TABLE			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-8.00'	-39.00'	Red
2	-39.00'	-32.00'	Orange
3	-32.00'	-25.00'	Yellow
4	-25.00'	-17.00'	Light Green
5	-17.00'	-10.00'	Green
6	-10.00'	-2.00'	Light Blue
7	-2.00'	5.00'	Blue
8	5.00'	12.00'	Dark Blue
9	12.00'	20.00'	Purple
10	20.00'	27.00'	Black

EARTHWORK ANALYSIS

CLEAR AND GRUB MATERIAL
TOTAL CLEAR AND GRUB = 16,000 CY

MAIN LINE ROADWAYS AS SHOWN
 CUT = 96,000 CY
 CUT (7.5% SHRINK) = 79,600 CY
 FILL = 16,000 CY
NET (CUT) = 63,600 CY

TOTAL NET MATERIALS
 CLEAR AND GRUB = 16,000 CY
 ROADWAY (NET CUT) = 63,600 CY
TOTAL (SURPLUS) = 79,600 CY

- ASSUME CLEAR AND GRUB OF 18" BELOW EXISTING SURFACE. CLEAR AND GRUB VOLUME IS NOT INCLUDED IN THE CUT/FILL QUANTITIES OF THE ROADWAY BUT AS PART OF THE NOTAL NET MATERIALS.
- THE ROAD STRUCTURE IS ASSUMED TO BE 5" OF ASPHALT MATERIAL OVER 8" OF UNTREATED BASE COURSE. THE 13" OF IMPORTED ROAD STRUCTURE MATERIAL IS NOT INCLUDED IN THE QUANTITIES SHOWN. THE EARTHWORK ANALYSIS IS BASED ON THE DIFFERENCE BETWEEN THE CLEAR AND GRUB SURFACE AND THE BOTTOM OF THE ROAD STRUCTURE MATERIAL.
- THE SURFACE REPRESENTING THE BOTTOM OF THE ROAD STRUCTURE MATERIAL IS SHOWN WITH BLACK CONTOURS WITHIN THE COLORED AREAS.
- EXISTING SURFACE CONTOURS ARE SHOWN IN GREY AND SHOWN OUTSIDE OF THE COLORED AREAS.
- ALL CONTOURS ARE 5 FOOT INTERVALS.
- PLEASE NOTE THAT THIS ANALYSIS DOES NOT FACTOR IN THE FOLLOWING CONSIDERATIONS:
 - HOTEL AND RESIDENTIAL LOT GRADING
 - SKI RUN BRIDGES/TUNNELS
 - RETAINING WALL FROM AND CONSTRUCTION (I.E. VERTICAL WALLS VS. TERRACED WALLS VS. BEDROCK TIEBACKS, ECT.)
- FOR PURPOSES OF THIS CONCEPT VERTICAL WALLS WERE USED IN THE MODELING
- ADDITIONAL PRIVATE ROADS AND CUL-DE-SACS MAY BE DESIRED AS PART OF THIS SUBDIVISION.

FILENAME: C:\Users\David_Alfonso\Desktop\Treasure Hill\Development\Treasure Hill\Engineering\Design\Earthwork Analysis.dwg
 USER: EARTHWORK ANALYSIS
 PLOT DATE AND TIME: 1/23/2018 1:52 PM



**TREASURE HILL
 EARTHWORK ANALYSIS
 PARK CITY, UTAH**

221 West 800 South Suite A, Salt Lake City, Utah 84101
Ward Engineering Group
 Planning Engineering Surveying
 PH: 801-487-0440 FAX: 801-487-0988

CLIENT: _____
 DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 DATE: 01/17/2018

REVISIONS

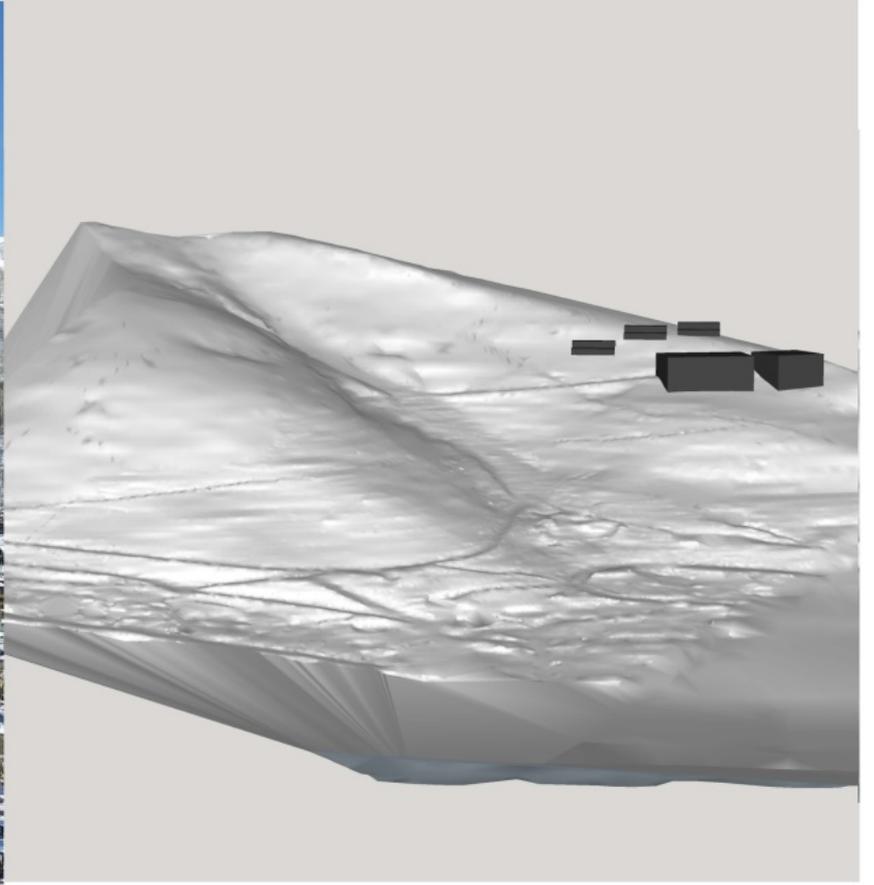
SHEET





Size & Massing

- Hotel
 - Excavation estimated at 100,000 CY
 - Establish height limit; do not break ridge line
 - Establish a building area boundary and limits of disturbance
 - Including employee housing at hotel site preferred



Size & Massing

- Single Family Homes
 - 126,900 gross SF averaged over 18 lots including below-grade basements and garages (max 600SF)
 - Maximum home size of 11,000 gross SF
 - Home size may vary between each site.
 - Homes sizes per lot will be established at the time of the subdivision process
 - Total of all home sizes may not exceed to total 129,600 SF
 - If lots are combined, the home cannot exceed 11,000 gross SF; and the gross SF deduction from the 126,900 will be calculated at 0.5 multiplier of the average 7,200 gross SF plus the actual gross home size (14,600 max)
 - Accessory Apartments/Accessory Structures
 - Subject to a future Subdivision process

Size & Massing

- Mid-Station
 - Resort Accessory Uses
 - 7,500SF gross SF cap; 5,000 SF net
 - UE Commercial uses may be relocated from hotel to Mid-station with no added parking (requested by Park City II)
 - Require future CUP approval in concert with lift improvements (recommended by staff)
 - Minimal employee parking and delivery (up to 10 spaces)
- Consistent with prior approvals at Deer Valley, PCMR, Empire Pass (Montage), and Dear Crest (St. Regis)

Parking & Hotel Rooms

- Code complaint
- Parking reduction of 20% provide transportation plan for guests and employees
 - Comparable - Flagstaff Development Agreement (includes Montage) requires the developer to reduce parking by 25% based on a parking study at Silver Lake
- Additional reduction - (35%) provided a true connection with Old Town established to move guests and visitors (people mover, etc.) to Main Street and skier enhancements; reduce max. gross proportionally

Affordable Housing

- 1999 Resolution and depends on upon final hotel room count & commercial uses
- Obligation is twofold between residential and commercial
 - Owner to fulfill obligation prior to CO: either the residential or commercial obligation fulfilled on-site separately, or fulfilled on-site all together, unless otherwise approved by Housing Authority
- Determine residential obligation versus commercial, based upon final hotel/residential units and commercial employee generation, which is subject to change:
residential lots: 2.7 AUEs = 2,160 sq. ft.; hotel: 9.23 AUEs = 7,384 sq. ft.; commercial: 4.24 AUEs = 3,392 sq. ft.
- Housing Mitigation plan to be approved by the Park City Housing Authority prior to building permit application

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Traffic

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

Treasure Hill Reduced Land Use Trip Generation Estimate								
LSC Transportation Consultants, Inc.				8-Jan-18				
		AM Peak Hour			PM Peak Hour			
		In	Out	Total	In	Out	Total	
Rates								
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	
Base Trip Generation		<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%						
Trip Generation after Reductions								
Boutique Hotel			18	7	26	14	19	33
Single Family Dwelling Units			3	9	12	10	6	16
			21	16	38	24	25	49
Original Proposal Trip Generation			48	61	109	95	65	160
<i>Treasure Hill Traffic Study Summary, May 4, 2017</i>								
Change		#	-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.								

Construction Activities

- Keep construction staging and parking on-site
- Timing and sequencing of activities to avoid conflict with peak traffic
- Minimize individual employee vehicles travelling to construction site
- Maintaining excess excavation material on-site or on mountain to the extent possible
- Mid-station contingent on lift improvements
- Exhibit C

Financial Summary

- Strong financial position
- General Obligation (GO) Bond specific
- State limits = 4% of taxable value = \$312M for PCMC
 - PCMC has \$253 million remaining capacity (\$59M)
- Council further limits 2%
 - Total max debt for PCMC = \$156M or \$97M in remaining debt capacity (\$156M subtracting current debt of \$59M).
- \$0.15/\$1.00 of bond paid by PCMC full time residents
 - 55% of assessed value = primary
 - \$1M primary home = \$90 annual increase
 - \$500K primary home = \$45 annual increase

List of Questions

- Hotel Massing
- Hotel Building Boundary
- Size/location of single family home lots
- Limits of Disturbance
- Settlement Agreement Ratification
- Development Agreement – agreement on final language

Process/Decision Making

- Settlement Agreement: CC
- Development Agreement: PC
- Re-zone: PC and CC
- Subdivisions: PC and CC
- Design Review: staff
- Admin CUP: staff
- Bond Vote: Community

Questions

- Provide input on updated information presented.
- Are there any deal breakers?
- Next steps & Schedule
 - January 31: Planning Commission
 - February 1: City Council