
PCM BASE AREA

Request to Amend the 1998 Development Agreement

Planning Commission Meeting August 26, 2020



Application

To amend the 1998 Park City Mountain Resort (PCMR) Development Agreement (DA), and to replace expired Exhibit D of the DA, the 1998 PCMR Base Area Master Plan Study Concept Master Plan, with a new Master Plan, known as the Park City Base Area Lot Redevelopment Master Plan Study.



Tonight's Agenda

1. Density
2. Site Planning and Programming
3. Architecture
4. Landscape Design
5. Open Space
6. Setbacks
7. Building Height

Next meeting September 23, 2020, focus on Transit and Pedestrian Connectivity, Traffic, Parking and Circulation



Density

1. Located in RC District
2. 1998 DA allowed for clustering of Density at base area in exchange for protection of Open Space on mountain
3. Density is based on UE formula
4. DA allows for 492 UE's, of which 353 UE's remain for Parcels B-E.

Proposed project contemplates 203 Residential UE's plus 59 Commercial UE's for a total of 262 UE's, not including Affordable and Employee Housing Units, which complies with DA.



Density

Based on the RC maximum FAR of 1.0 the 462,607 SF site allows for 462,607 SF of development on Parcels B-E.

However, 1998 DA allows for 805,977 SF of development

Therefore 343,370 SF of development rights were transferred from the Alpine Terrain to Parcels B-E.

Review 15-5-8, façade variation and articulation



Density

1998 DA also allocates maximum square footage by Parcel, which the applicant is proposing to modify for Parcel C.

Parcel Gross Square Footage Allowance and Proposed Table Summary						
	Gross Residential SF	Res Support & Accessory Use @ 10%	Accessory Use to Resort Operations	Retail Commercial	Exempt - Parking, MEP, Convention	Total
Parcel C						
Allowed	159,000	15,900	18,000	(1)	(2, 3)	192,963
Proposed	129,370	53,967	18,000	6,520	113,285	206,857

Density

Additionally, due to the amount of parking above grade, the application appears to exceed the amount of square footage allowed under the 1998 DA.

665,976 SF  822,025 SF

The applicant may request these Density exceptions under a substantive modification to the DA.

Density is consistent with the 1998 DA, however, concerns with height, setbacks, and amount of above grade parking remain.



Programming and Site Planning



Proposed Parcel Programming Summary					
	Day Skier Parking Stalls	Condominium Units/Hotel Rooms	Residential Parking Stalls	Resort Accessory/ Retail/ Commercial SF ²	Affordable/ Employee Units
Parcel B	760	56 Condos	87	5,584	73
Parcel C	0	249 Guestrooms	183	23,520	0
Parcel D	0	39 Condos	95	21,148	0
Parcel E	414	46 Condos	123	32,535	0
Total	1,174 stalls	141 Condos/249 Guestrooms	488 stalls	82,787 SF	73 Units



Programming Parcel B



- 760 Day skier Parking Stalls
- 56 Condos
- 73 Employee/Deed Restricted Units
- 118 Residential Parking Stalls
- 6,000 SF Commercial

VIEW 2

CORNER OF SHADOW RIDGE & EMPIRE



Programming Parcel C



- 249 Guestrooms
- 183 Parking Stalls
- 87 Residential Parking Stalls
- 24,000 SF Resort Accessory & Commercial



IMAGE 4



Programming Parcel D



- 39 Condos
- 95 Residential and Retail Parking Stalls
- 21,000 SF Commercial



Programming Parcel E



- 414 Day skier Parking Stalls
- 46 Condos
- 123 Residential and Ski Club Parking Stalls
- 33,000 SF Resort Accessory & Commercial



View from northeast corner of Parcel E



Architecture

Only blocking and massing have been developed to date (with the exception of Parcel B).

Section 2.1.2 of 1998 DA states that the volumetrics in the PCMR BAMPS are intended to communicate to potential developers that *“building height and façade variation are critical components of the project, and represent maximums for the Parcels. The vertical and horizontal articulations that are specified in the volumetrics are minimums that must be met.”*



Architecture



Architecture



Architecture

Staff recommends the Planning Commission require evidence of compliance with 1998 DA and LMC Sections [15-5-5, Architectural Design Guidelines](#) and [15-5-8, Facade Length And Variations](#), prior to voting on this project.



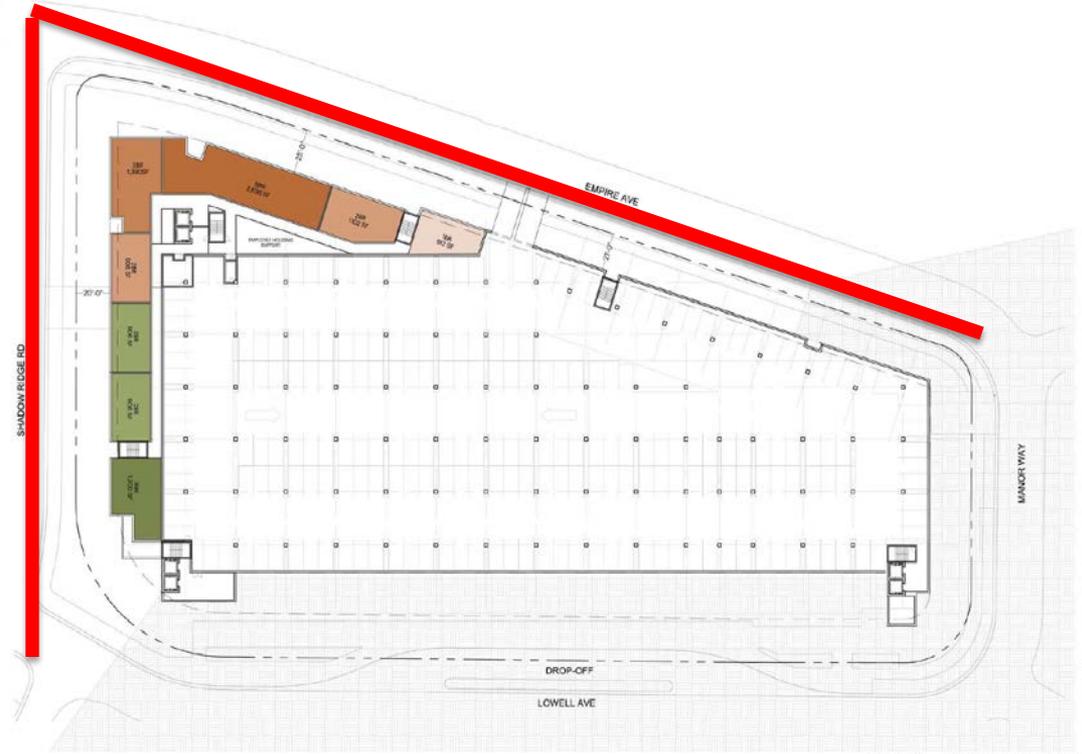
Setbacks

- Parcel B Empire Avenue & Shadow Ridge Road
- Parcel C Lowell Avenue & Access Road
- Parcel D Three Kings Condos & Empire Avenue
- Parcel E Snowflower & Silver King Drive
- Would be helpful for applicant's architect to talk about the distance between buildings at critical setbacks



Setbacks Parcel B

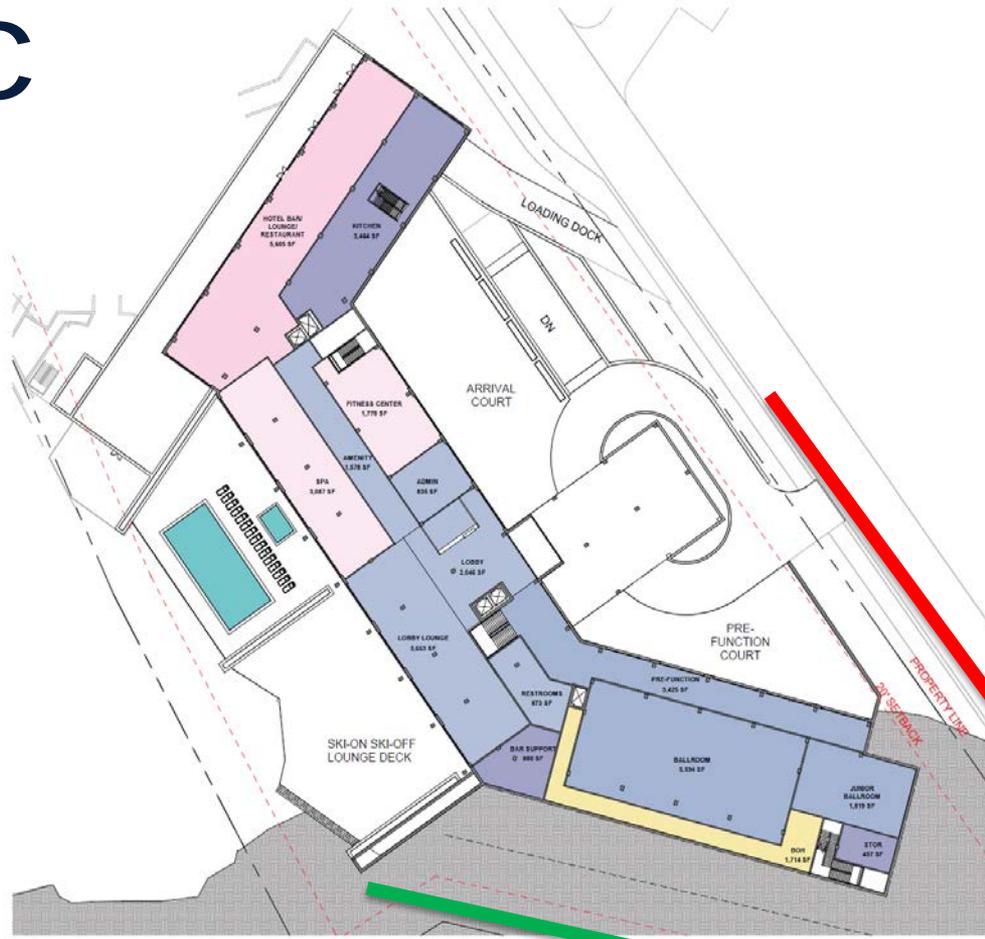
- Footprint meets 25' Setback
- 21' on Empire Avenue
- 20' on Shadow Ridge Road
- 22' on Lowell Avenue
- 25' on Manor Way



LEVEL 02 FLOOR PLAN

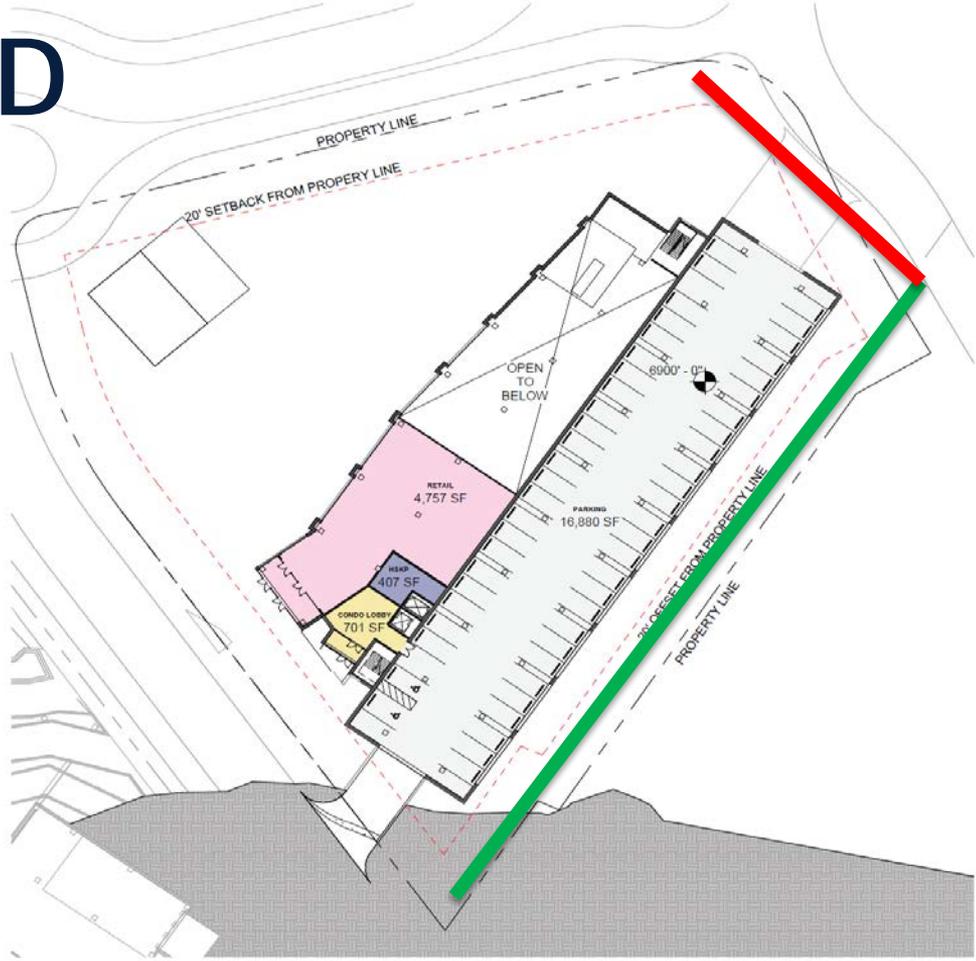
Setbacks Parcel C

- 20' on Lowell Avenue
- >25' on Access Road



Setbacks Parcel D

- 20' Empire Avenue
- ~25' Silver King Condos
- 20' Lowell Avenue
- 20' Silver King Drive



Setbacks Parcel E

- 25' to Snowflower Condominiums
- >25' on silver King Drive
- 20' on Lowell Avenue

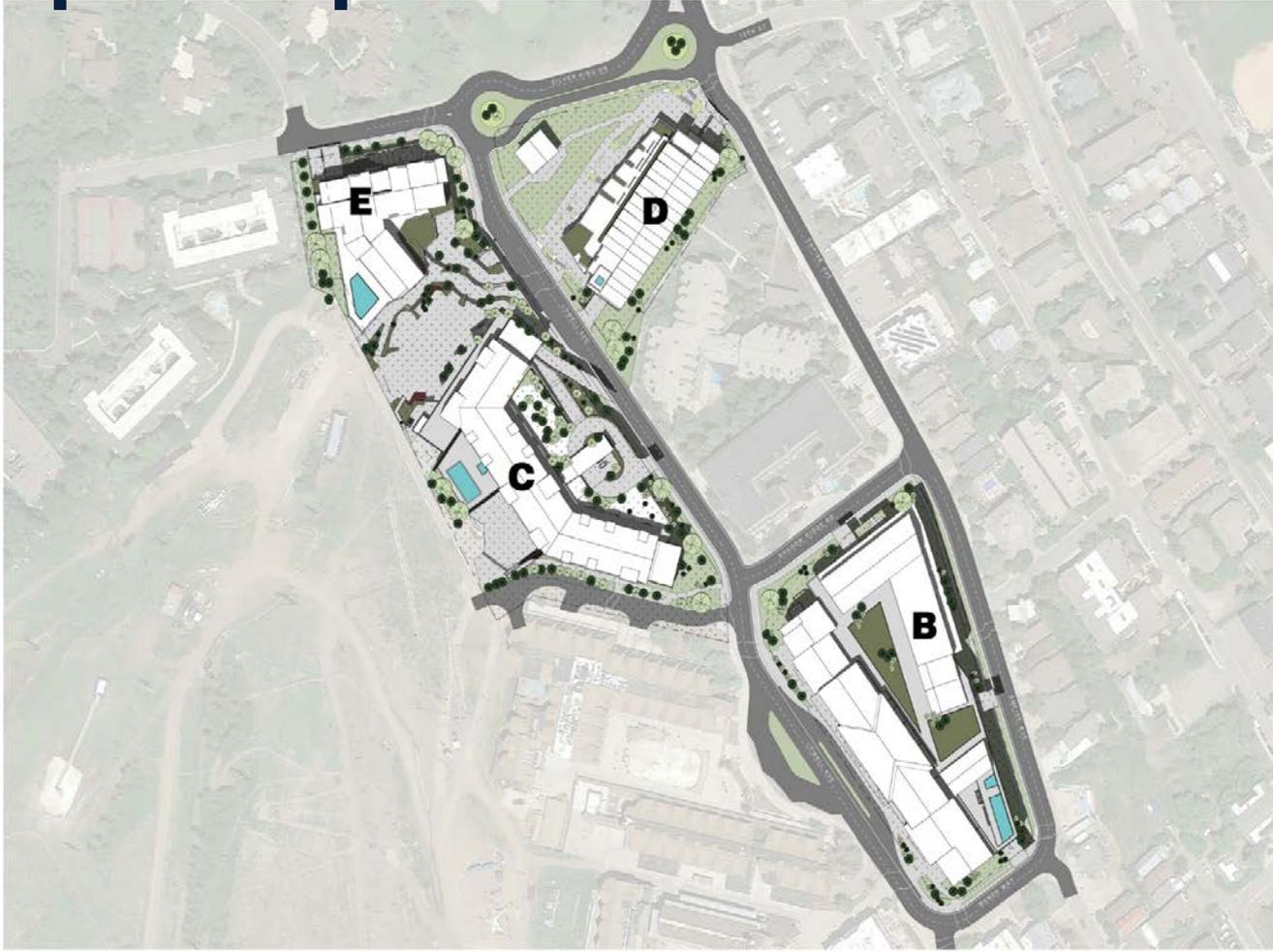


Landscape Design

- LMC Section 15-6-(H) requires a complete landscape plan be submitted with the MPD application.
- PD feels complete landscape plan at this point in the process is premature.
- Recommend Commission focus on amount and quality of Open Space during MPD process and review landscape details during CUP process.



Open Space



OPEN SPACE:



PARCEL AREA COUNTED AS OPEN SPACE

NOTE: PER EXHIBIT A OF THE DEVELOPMENT AGREEMENT, AN 11.40 ACRE PARCEL OF THE MOUNTAIN WAS RESERVED FOR OPEN SPACE AND WAS TO BE COUNTED AS PART OF THE OVERALL OPEN SPACE FOR THE DEVELOPMENT. THIS PARCEL IS INCLUDED IN THE OPEN SPACE CALCULATIONS BELOW. OPEN SPACE ON EACH PARCEL WAS DETERMINED BY LMC 15-15-1 DEFINITION FOR LANDSCAPED, OPEN SPACE AND INCLUDES RECREATION AMENITIES AND LANDSCAPE AND HARDSCAPED PLAZAS BUILT OVER PARKING GARAGES AND OTHER SPACES.

PARCEL B - VILLAGE

BUILT AREA: 102,824 SF
OPEN SPACE: 34,667 SF

PARCEL C - HOTEL

BUILT AREA: 59,209 SF
OPEN SPACE: 75,654 SF

PARCEL D - CONDOMINIUMS

BUILT AREA: 34,972 SF
OPEN SPACE: 53,316 SF

PARCEL E - CONDOMINIUMS & CLUB

BUILT AREA: 33,787 SF
OPEN SPACE: 58,593 SF

EXHIBIT A PARCEL

OPEN SPACE: 496,584 SF

TOTAL MASTER PLANNED DEVELOPMENT

TOTAL BUILT AREA: 230,792 SF
TOTAL OPEN SPACE: 718,814 SF
TOTAL SF: 949,606 SF

% OPEN: 75.7%

Open Space Parcel D



Open Space Parcels C & E



02.11.2020 | HKS #22328.001



Building Height

- RC District Building Height is 35 feet from Existing Grade.
- The 1998 DA granted Building Height exceptions.
- The applicant has newly applied for Setback and Height exceptions.

Proposed Building Height		
Building	Maximum Building Height	Number of Stories
Building B	85	7-stories
Building C	82	6-stories
Building D	79	6-stories
Building E	85	6-stories



Building Height Parcel B



SHADOW RIDGE ROAD ELEVATION



Building Height Parcel B



EMPIRE AVENUE ELEVATION



Building Height Parcel C



Building Height Parcel D



Building Height Parcel E



Site Planning Concerns

1. Concerns Parcel B

1. Reduce massing away from Empire Avenue and Shadow Ridge Road
2. Front doors on Empire Avenue façade if possible
3. Shift some parking to other parcels
4. Shift drop-off to west side of Lowell to minimize pedestrian crossings
5. Create pedestrian path through parcel

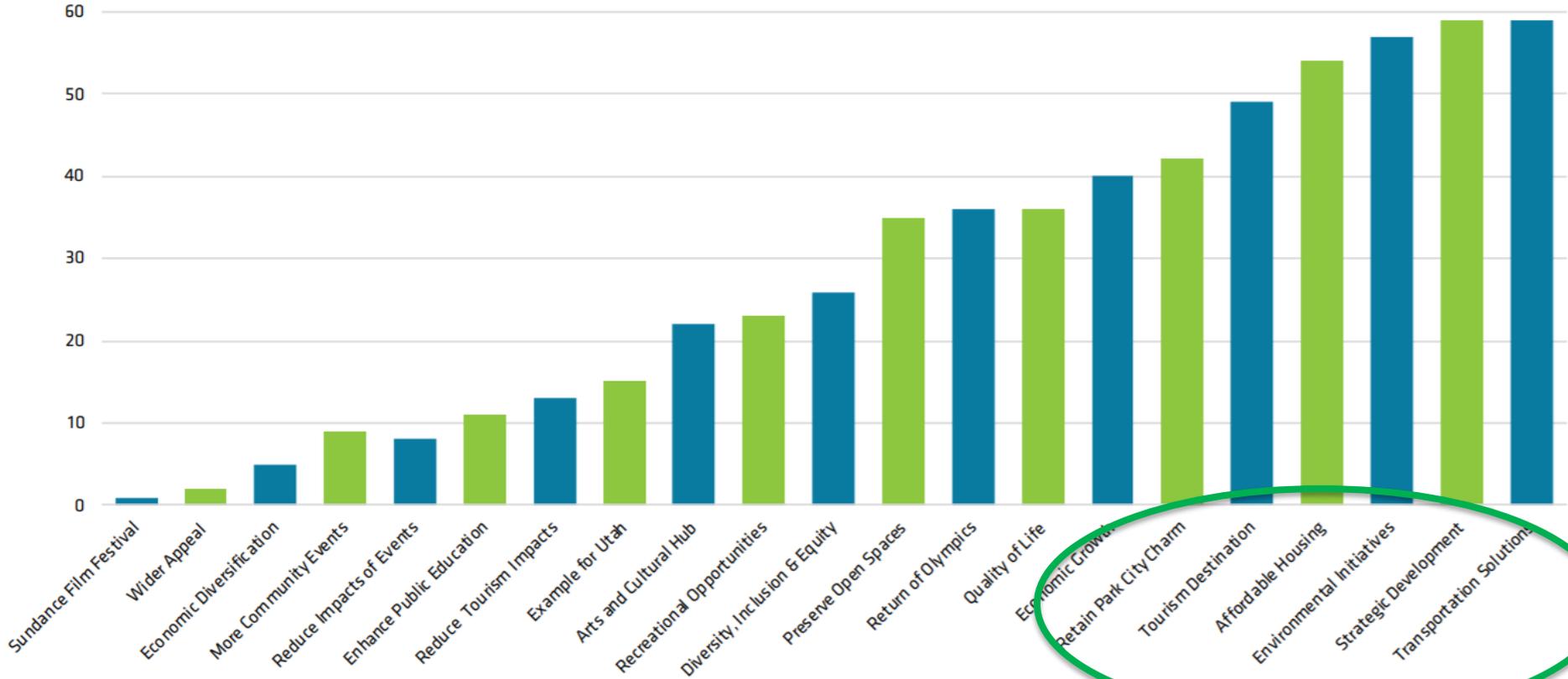
2. Other Concerns

1. Lack of detailed architecture and compliance with 1998 DA (volumetrics)
2. Overall height of project
3. Requested waivers to critical perimeter setbacks
4. Compatibility with adjacent properties (scale and mass)
5. Amount of parking above grade
6. Lack of improvements to Transit Stop
7. Location of Loading Dock Parcel E



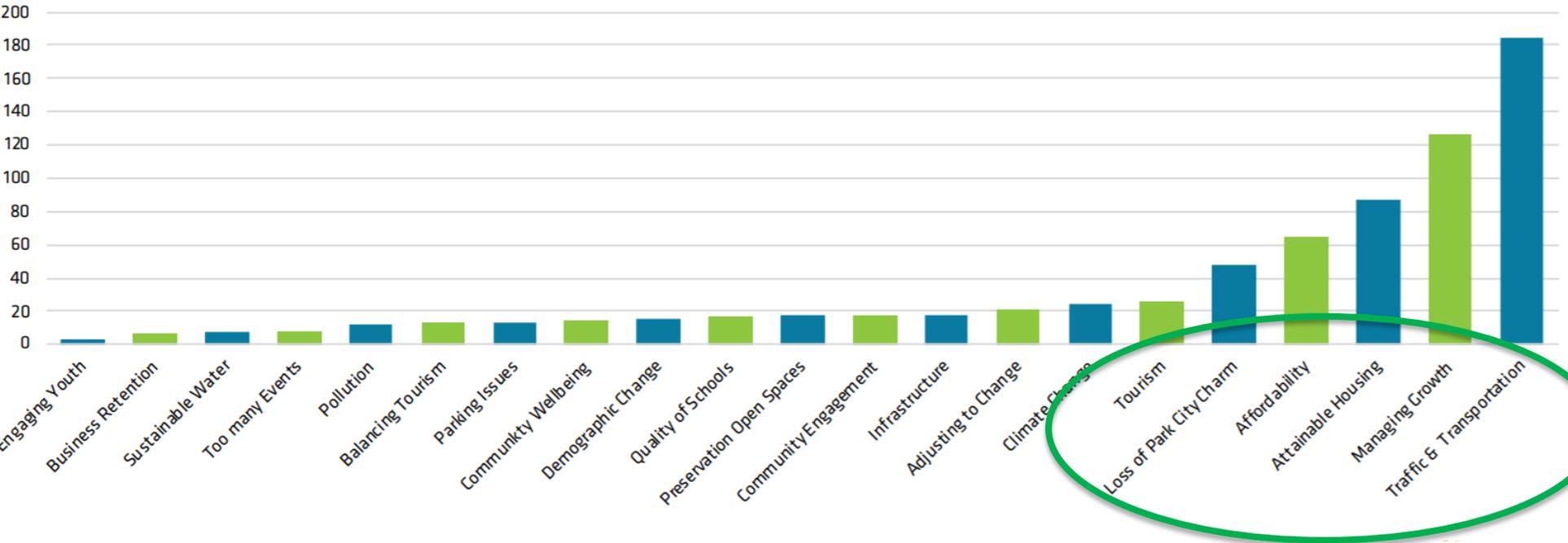
Park City Vision 2020

What are the biggest opportunities for Park City over the next 5-10 years? (n=401)



Park City Vision 2020

What are the biggest challenges facing Park City over the next 5-10 years? (n=437)



Park City Vision 2020

Strategic Pillars



Conclusion

Staff Recommends the Planning Commission hear from the applicant, take public comments, discuss the project in order to give the applicant additional feedback, and continue the public hearing on September 23, 2020, with a focus Transit and Pedestrian Connectivity, Traffic, Parking and Circulation.



Proposed Schedule

Date	Anticipated Project Review Agenda
August 26, 2020	Planning Commission Public Hearing Site Plan, Programming, Architecture, Landscape Design and Open Space Exceptions to Height and Setback Requirements Opportunity for public input
September 23, 2020	Planning Commission Public Hearing Transit and Pedestrian Connectivity, Traffic, Parking and Circulation Opportunity for public input
October 1, 2020 - <i>tentative</i>	Housing Authority Work Session Review of applicant's Housing Mitigation Plan Opportunity for public input
October 22, 2020	Planning Commission Public Hearing Utilities and Project Phasing Plan Sustainability Other topics as necessary Summary of Housing Authority's Discussion Opportunity for public input
November – <i>Date to Be Determined</i>	Housing Authority Public Hearing Potential Action on Housing Mitigation Plan Opportunity for public input
November – <i>Date to Be Determined</i>	Planning Commission Public Hearing Final topics/review of any plan revisions Review of Draft Findings of Fact and Conditions of Approval Opportunity for public input
December – <i>Date to Be Determined</i>	Hold as needed for Planning Commission Public Hearing Potential Planning Commission Vote

