

Park City Mountain Base Area Development

08.26.2020

A Mixed-Use
Redevelopment of the
Parking Lots at the Base of
Park City Mountain



PEG

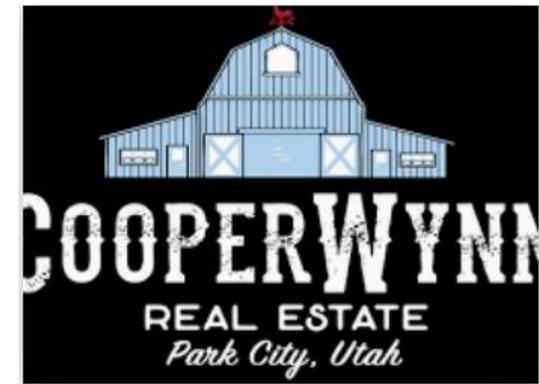
COMPANIES



Who is PEG Development and What is Their Relationship to Vail Resorts?

- PEG Development, a PEG Company, is a leading full-service commercial real estate development and investment firm based in Provo, UT. PEG's mission is to create opportunities through grit, ingenuity, and expertise while understanding that development is less about the buildings and more about the people inside the buildings.
- PEG Development has entered a Purchase and Sale agreement with Vail Resorts whereby PEG will purchase the land, build the project, and retain ownership of the project.





PEG Development and the Team



Process To Date

- Community Outreach
- Attended Planning Commission Work Sessions
- Submitted MPD application February 14, 2020
- Submitted Pre-Application January 2019
- Significant Analysis



Tonight's Discussion

- Architecture, Site and Landscape Design
- Exceptions to Height and Setback Requirements



MASTER PLAN AUGUST 14TH 2020

CORNER OF SHADO



Marriott MountainSide



The Resort Center Inn



Silver King Mine



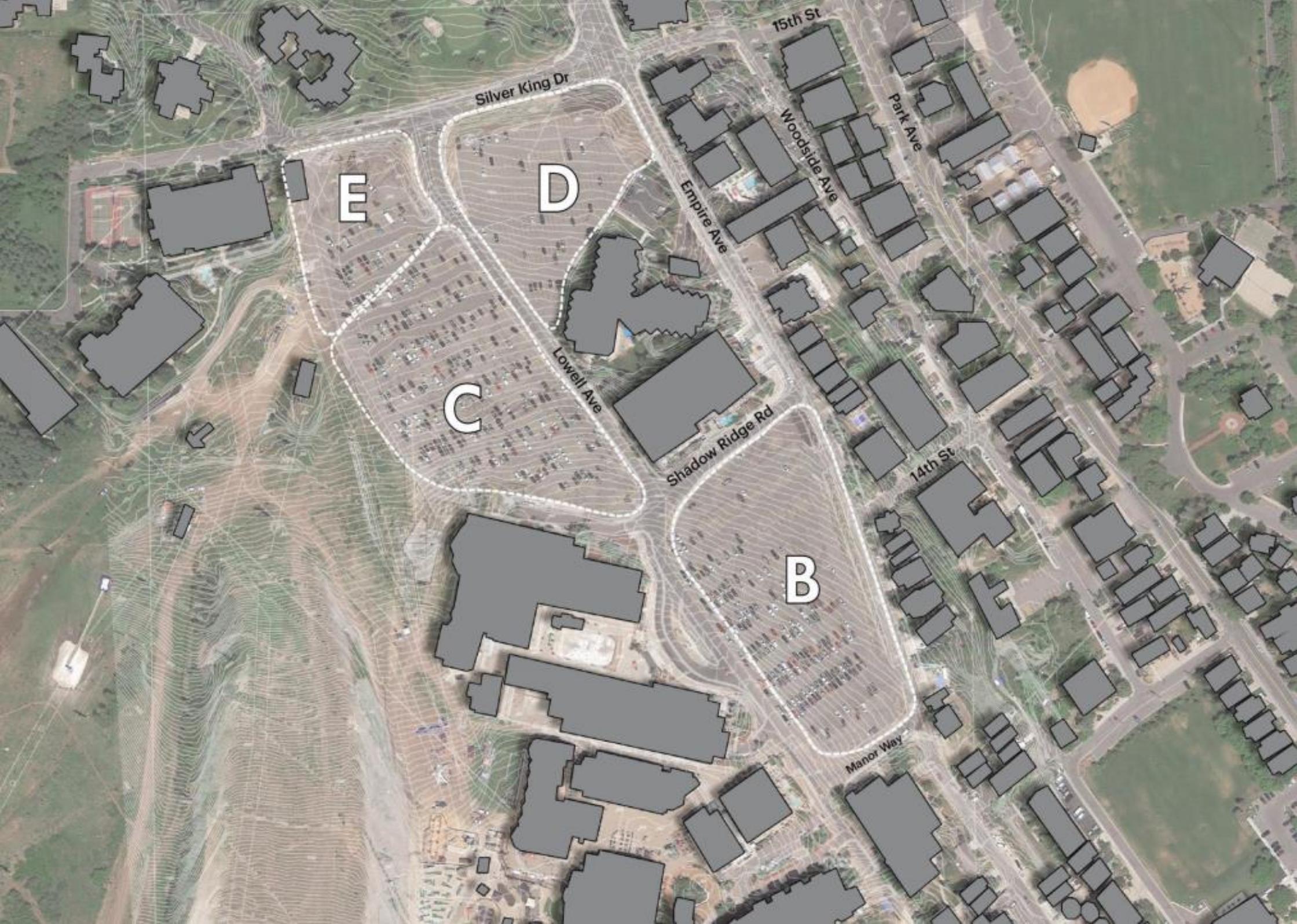
California-Cornstock



Silver Mill House



E AREA LOT REDEVELOPMENT



Silver King Dr

15th St

Park Ave

Woodside Ave

Empire Ave

E

D

C

Lowell Ave

Shadow Ridge Rd

14th St

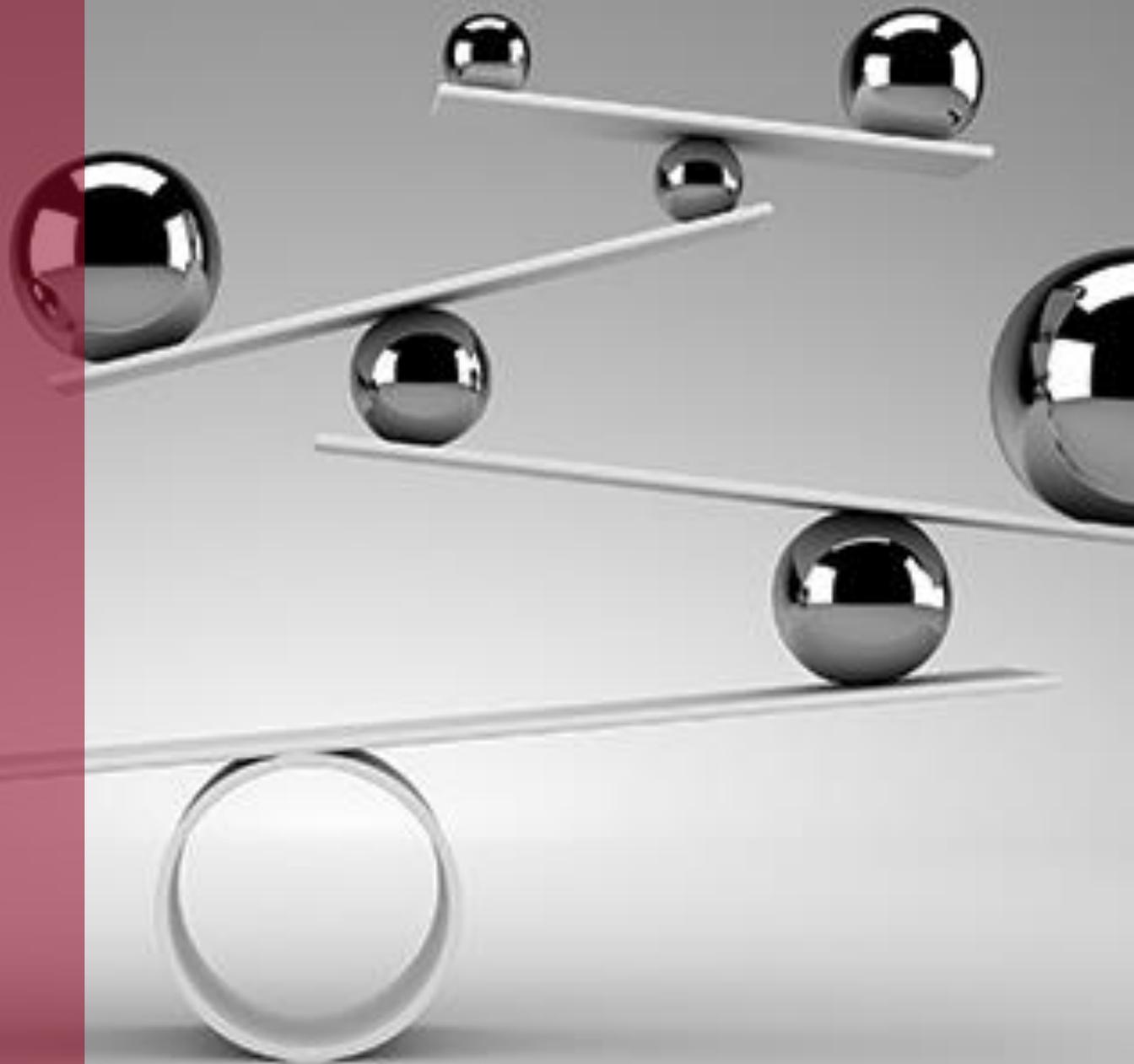
B

Manor Way



The Balancing Act

- The Existing Development Agreement
- Multiple Stake Holders
- Parking Needs of an Operating Resort and New uses
- Current Land Management Code
- Traffic Needs
- Transit Needs
- The Current Affordable Housing Guidelines (More Affordable Housing)
- It All Has to be Financially Feasible



PHASING SUMMARY



Spring 2021

Parcel B shoring



Spring-Fall 2021

Parcel B garage excavation and construction



Winter 2021-2022

Parcel B above garage construction
Parcel C shoring



Spring-Fall 2022

Parcel B completes
Parcel C garage excavation and construction



Winter 2022-2023

Parcel C above garage construction
Parcel E shoring



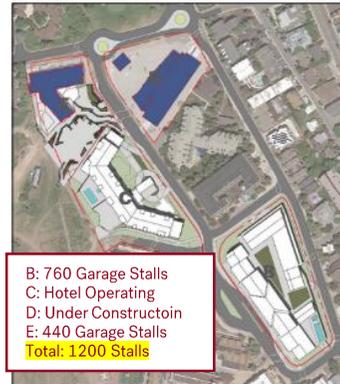
Spring-Fall 2023

Parcel C above garage construction
Parcel E garage excavation and construction



Winter 2023-2024

Parcel C above garage construction
Parcel E above garage & plaza construction
Parcel D garage excavation and construction



Spring-Fall 2024

Parcel C complete
Parcel E above garage construction
Parcel D above garage construction



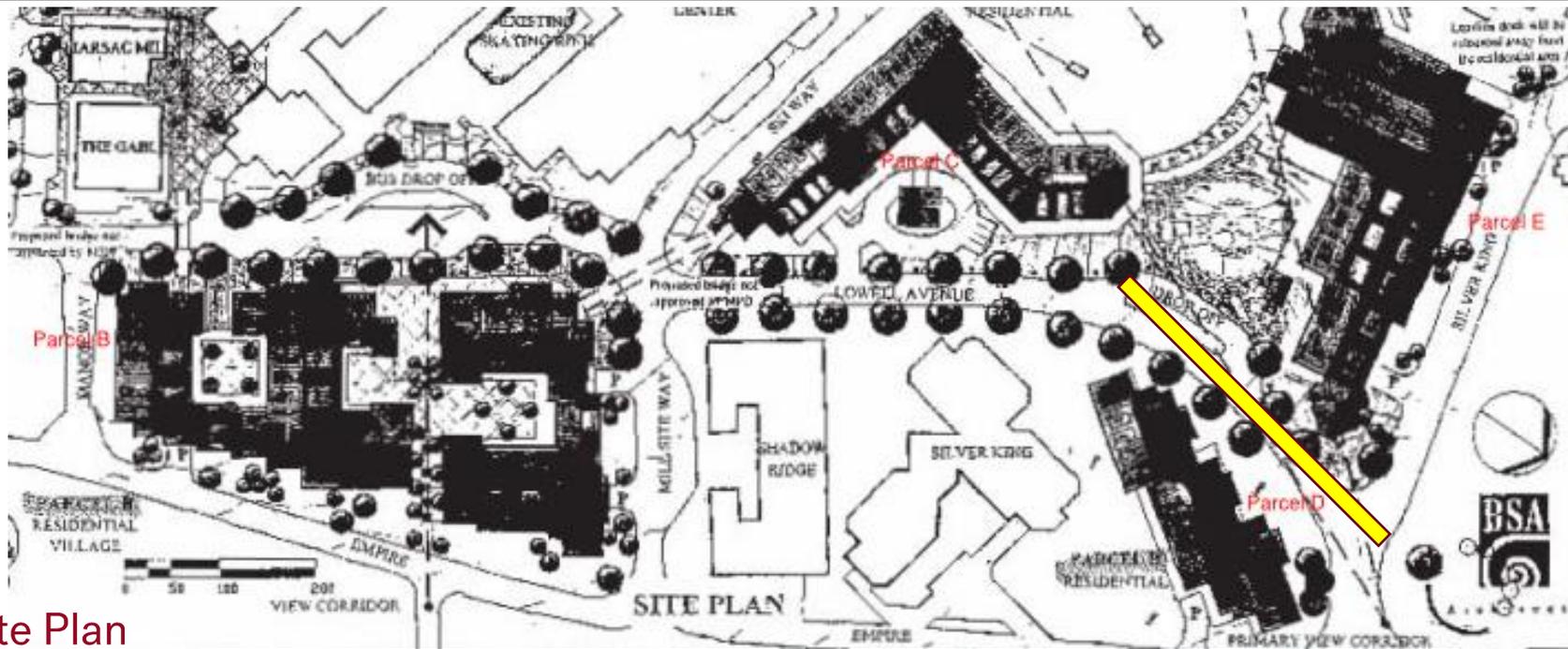
Winter 2024-2025

Parcel D above garage construction



Complete January 2026

The Key to the Whole Plan: Schedule and Timing



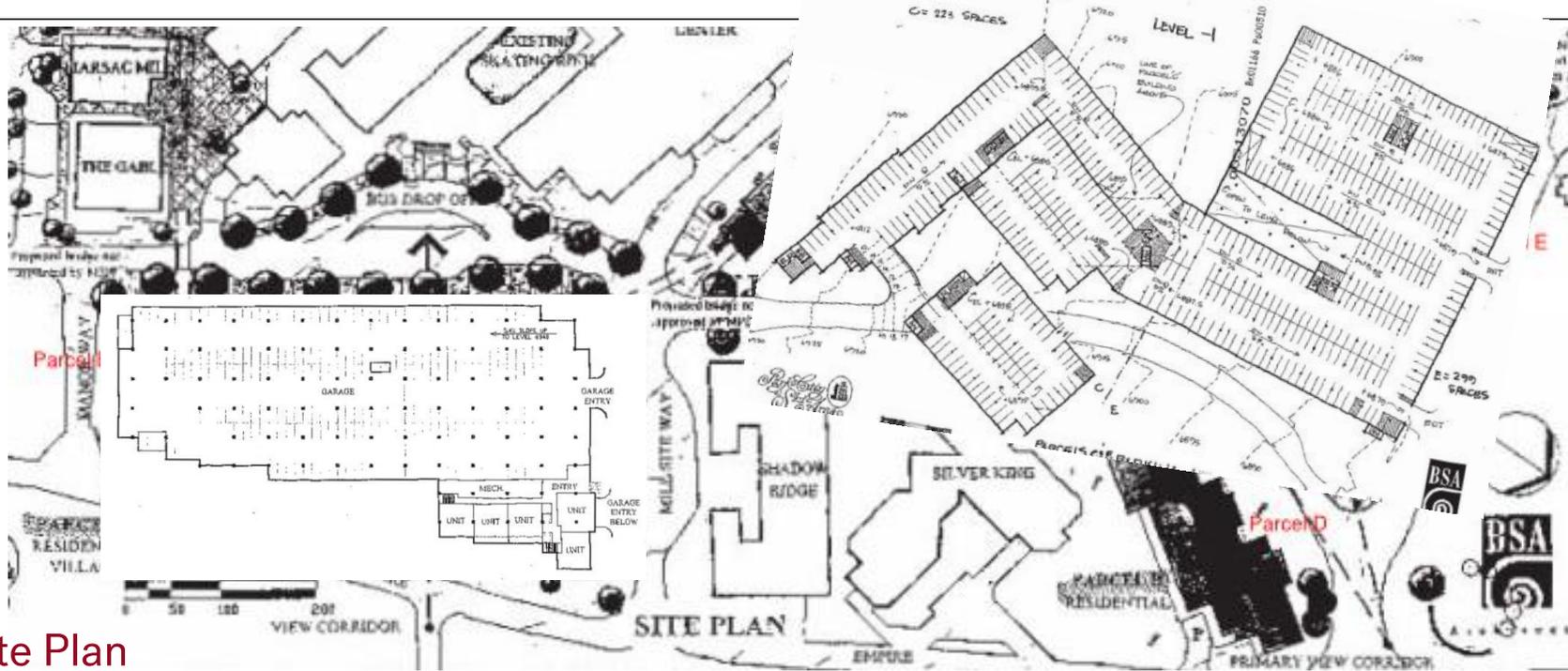
Due to Lowell realignment in 1998 Site Plan C - 14,894 SF over allowable SF

E - 67,201 SF under allowable SF

1998 Site Plan



2020 Site Plan



Parking Plan

- Parcel C&E
1642 Stalls, 4 Levels Below Grade
- Parcel D 66 Stalls
- Parcel B Estimate 660 Stalls Above and Below Grade
- Total=2,368

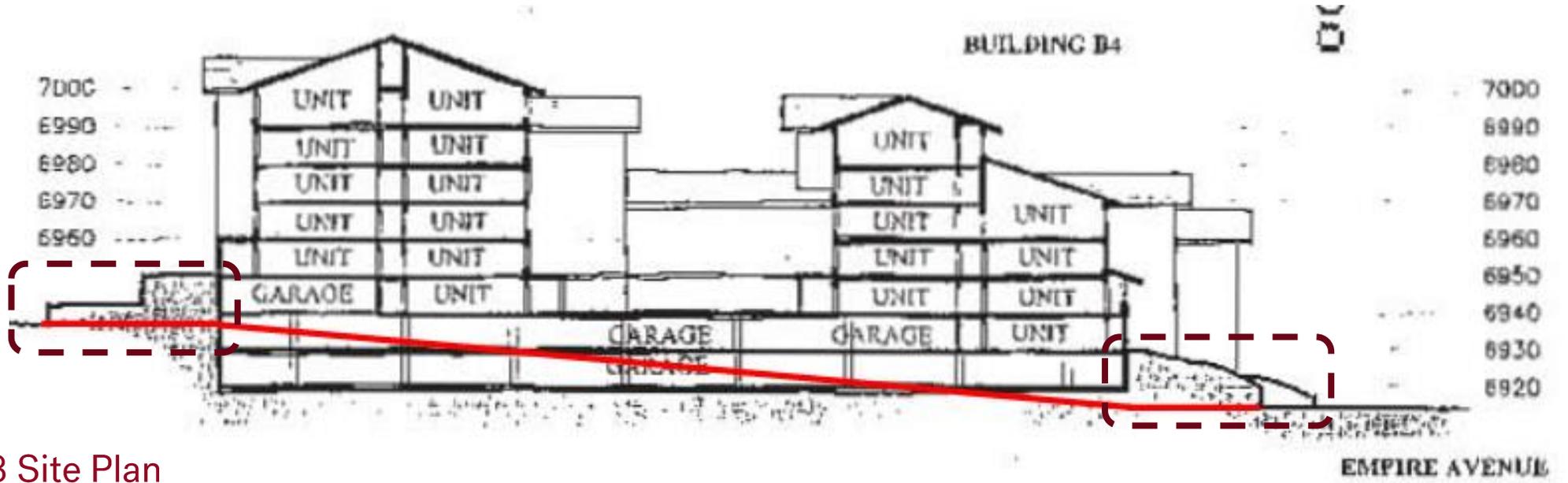
1998 Site Plan



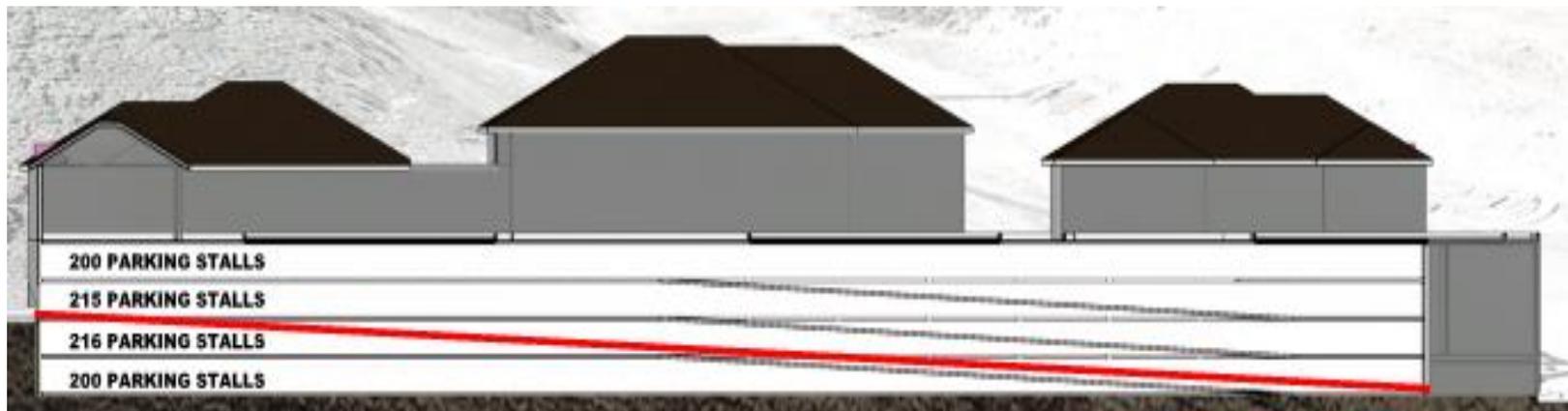
Parking Plan

- Parcel C 183 stalls 1.5 Levels Below Grade
- Parcel E 543 Stalls 3 Levels Below Grade
- Parcel D 95 Stalls Above & Below Grade
- Parcel B 874 Stalls Above & Below Grade
- Total = 1,695

2020 Site Plan



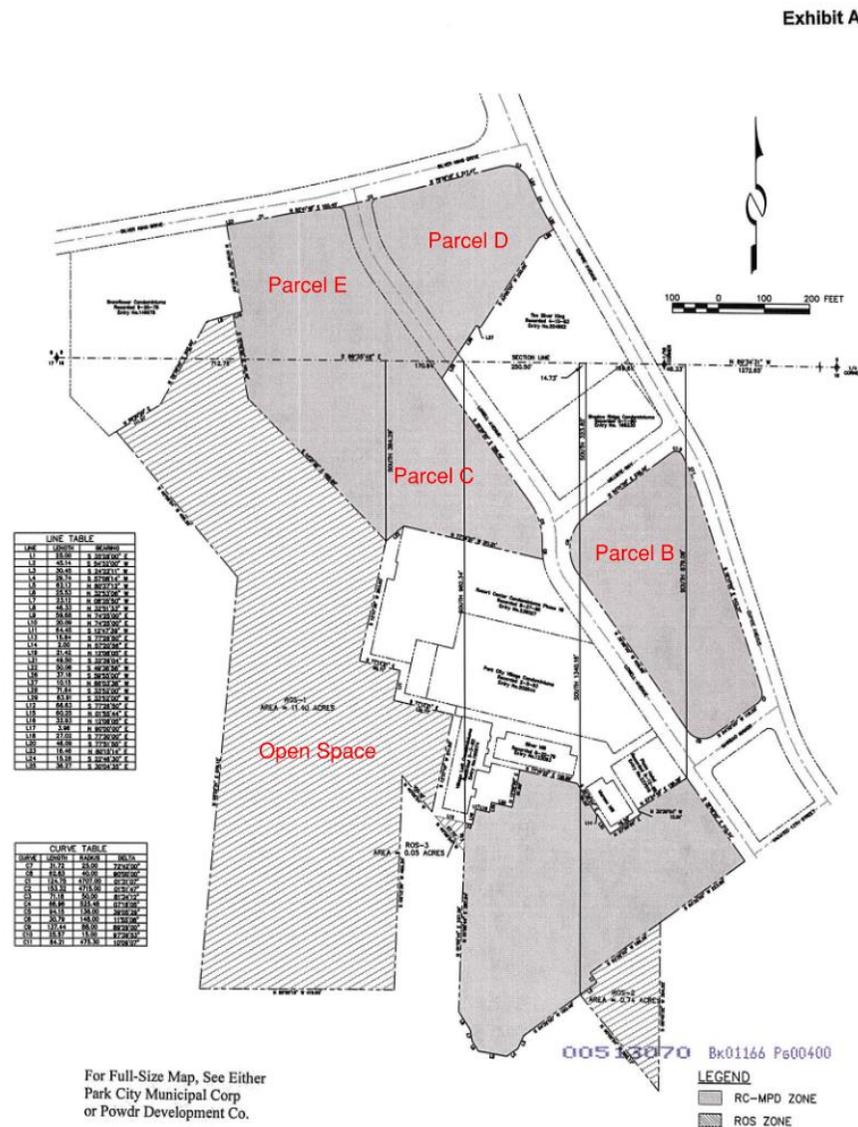
1998 Site Plan

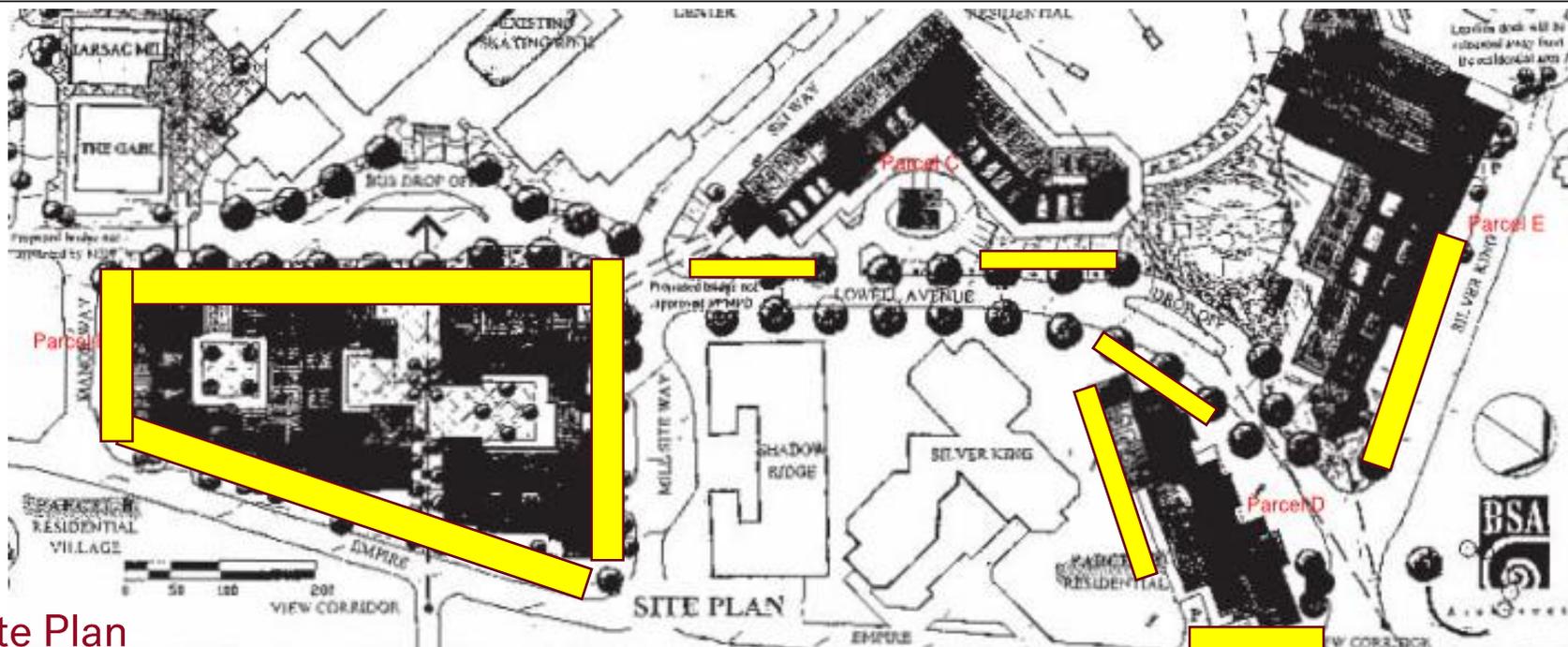


2020 Site Plan

1998 Approvals

- Recital E: “City granted development rights and height variations contained in the PCMR Concept Master Plan in exchange for, inter alia, development restrictions on both the Open Space designations within the 1997 Master Planned Area and within the Park City Alpine Terrain.



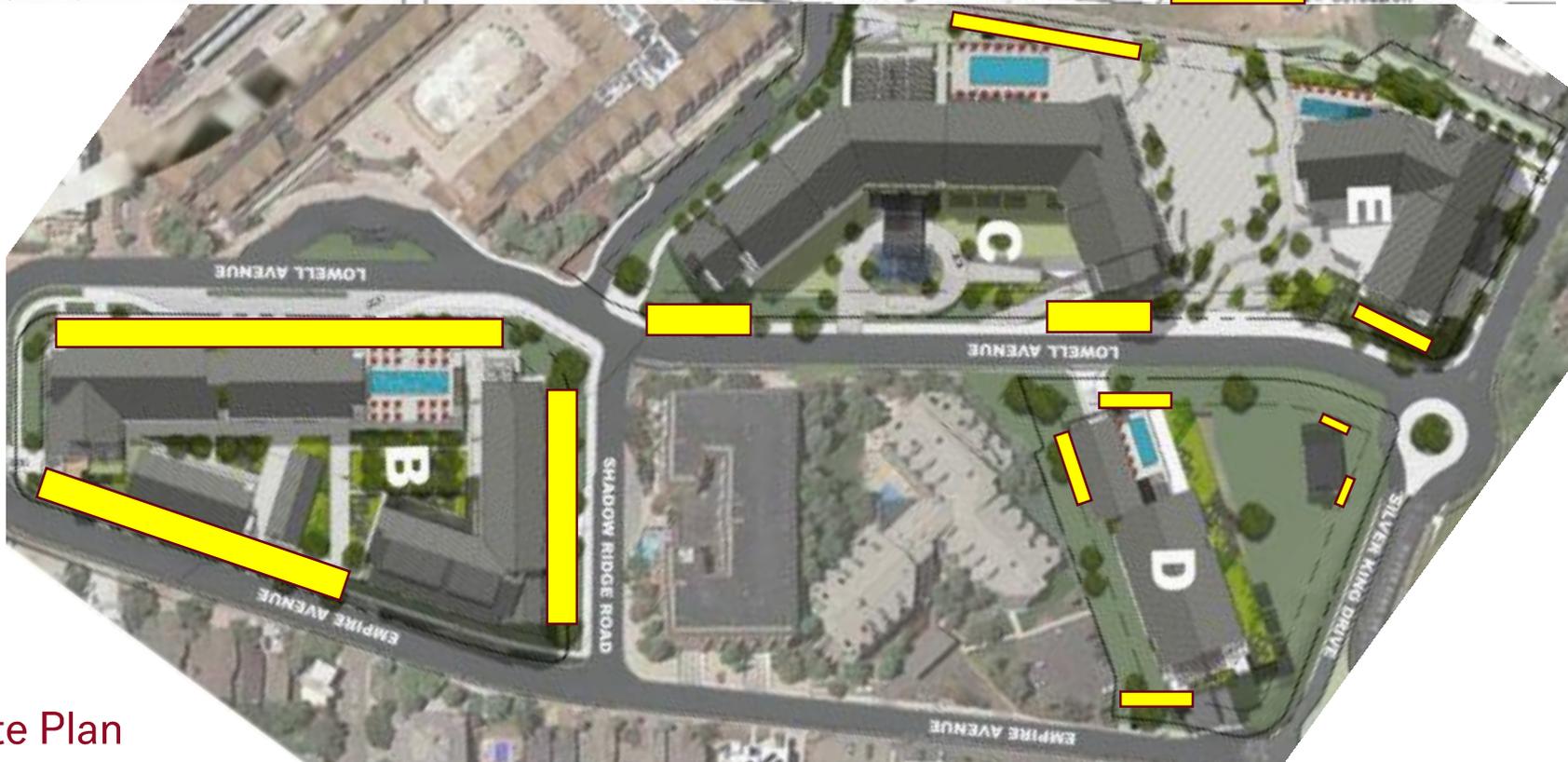


20' Setback

Building Heights

- B - 78'
- C - 75'
- D - 60'
- E - 83'

1998 Site Plan



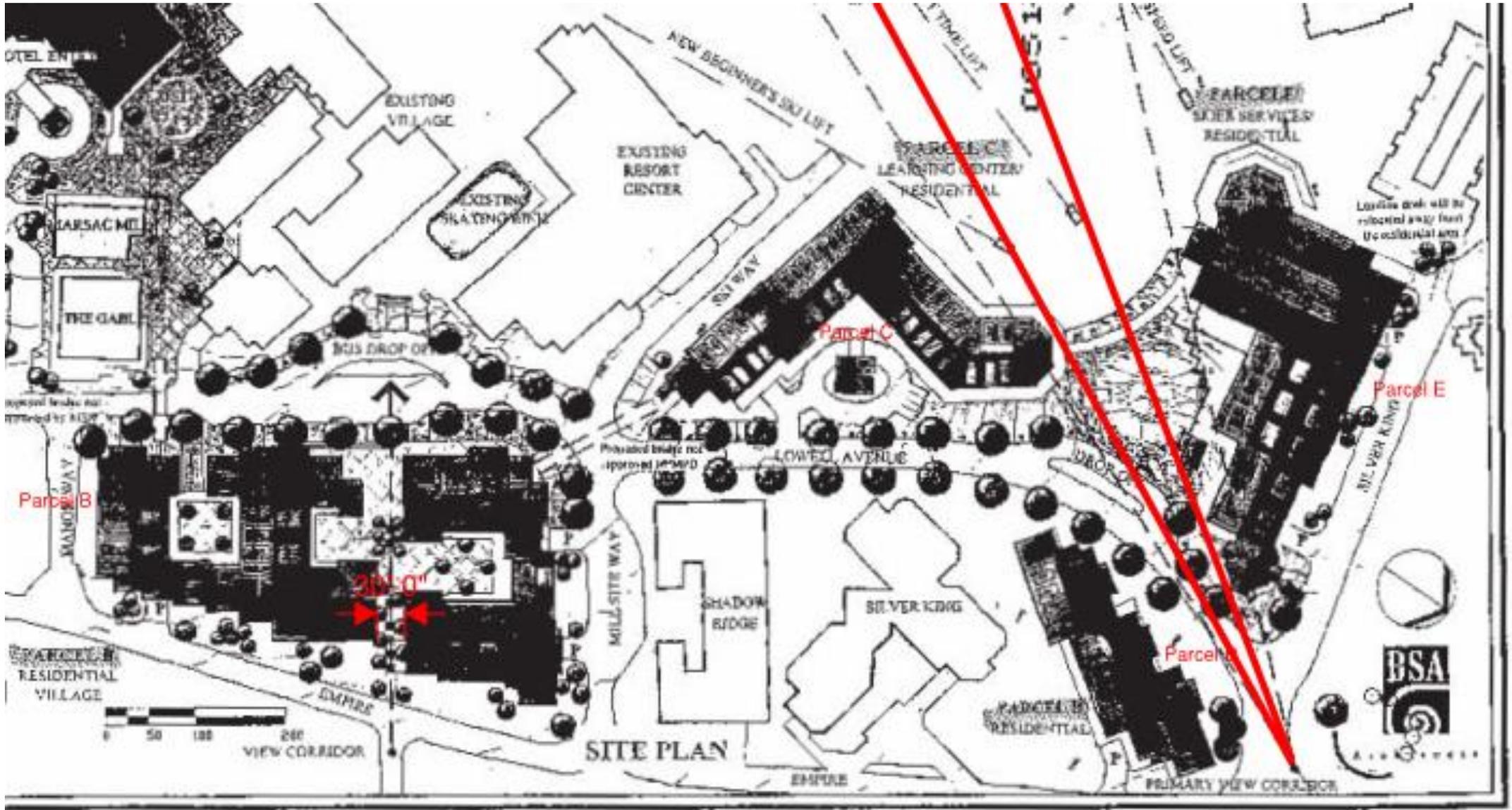
20' Setback

Building Heights

- B - 78'
- C - 82'
- D - 74'
- E - 85'

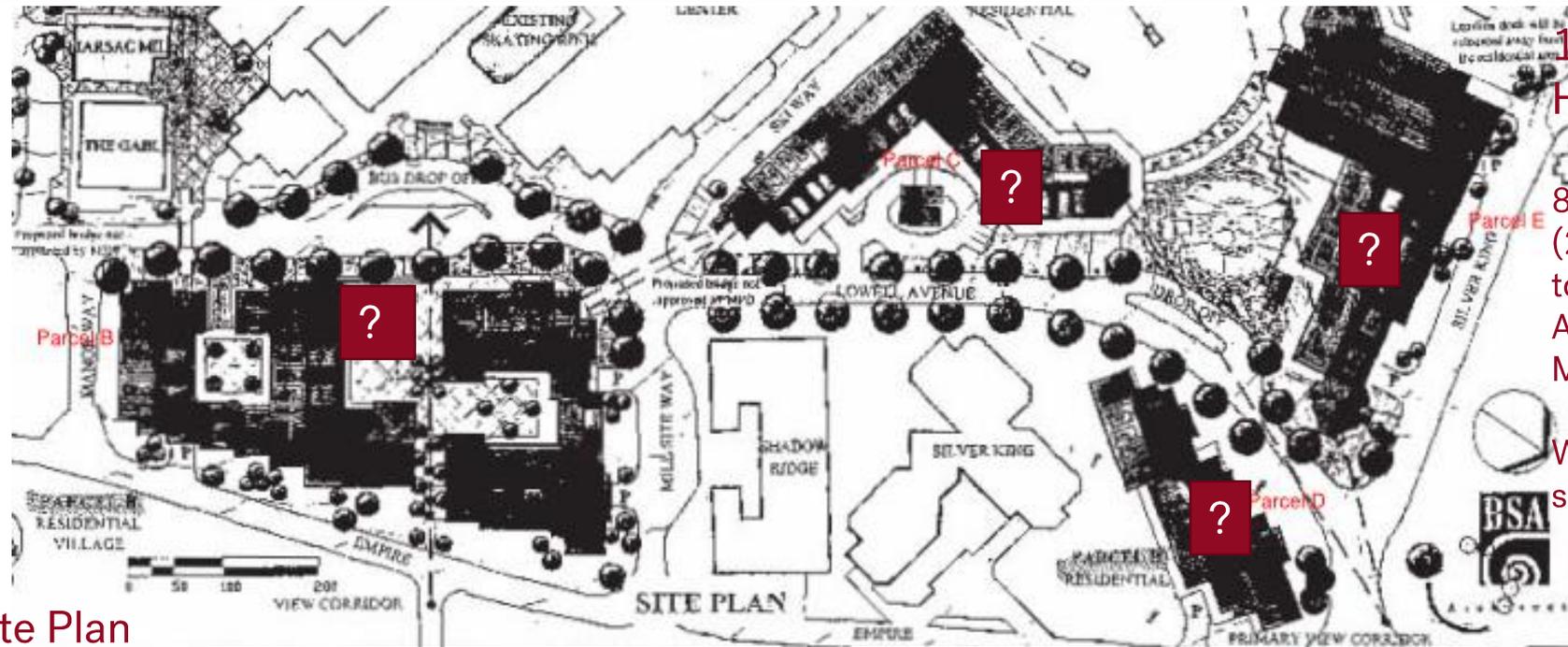
2020 Site Plan

View Corridor 1998



View Corridor 2020





1998 Affordable Housing

80 Beds Total
(23 were supposed to be built with Parcel A, Marriott Mountainside)

Where was it supposed to be?

1998 Site Plan



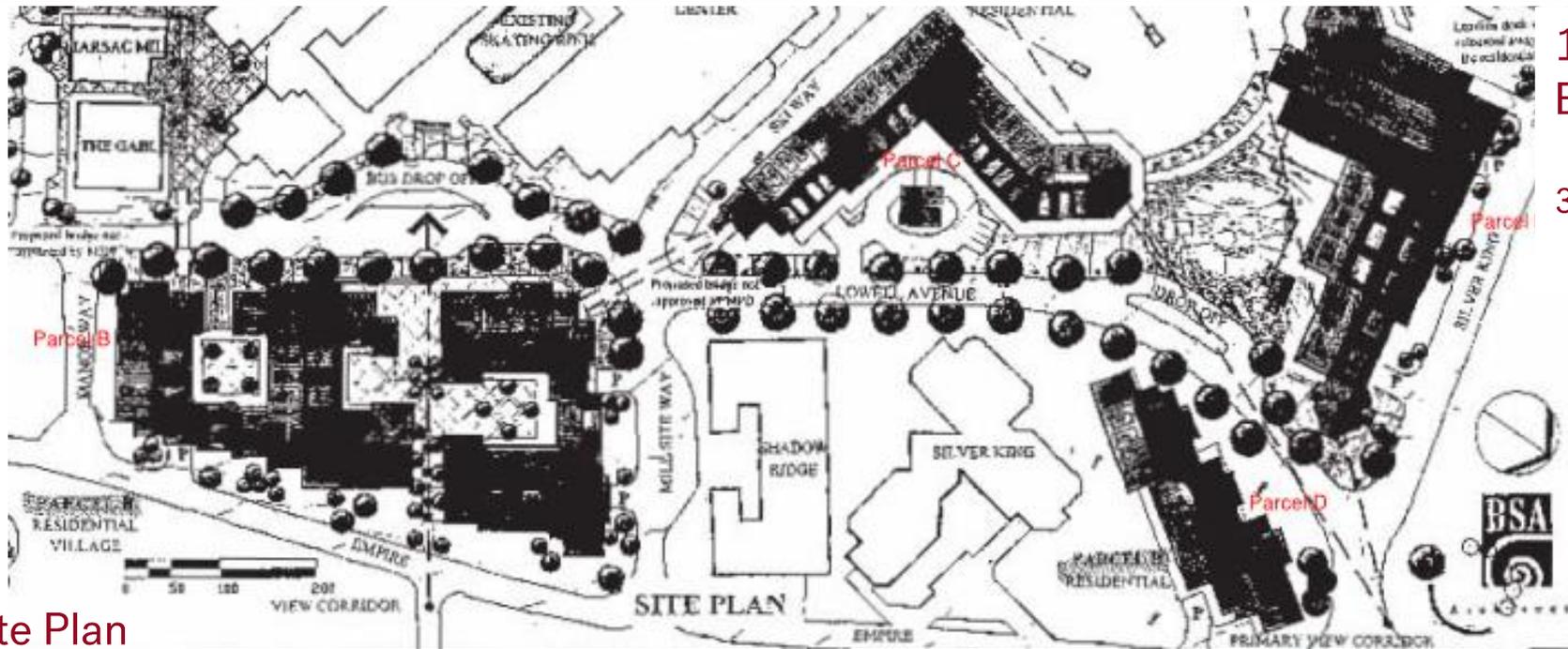
2020 Proposal

Per the 2017 Affordable Housing Resolution:

- 72,108 SF Net
- 59 Units
- Mix of 1, 2, and 3 Bedroom
- Plus 23 beds from Parcel A

Over 2X the 1998 Plan

2020 Site Plan



1998 Unit
Equivalents & SF

353 Total UE Remain

1998 Site Plan



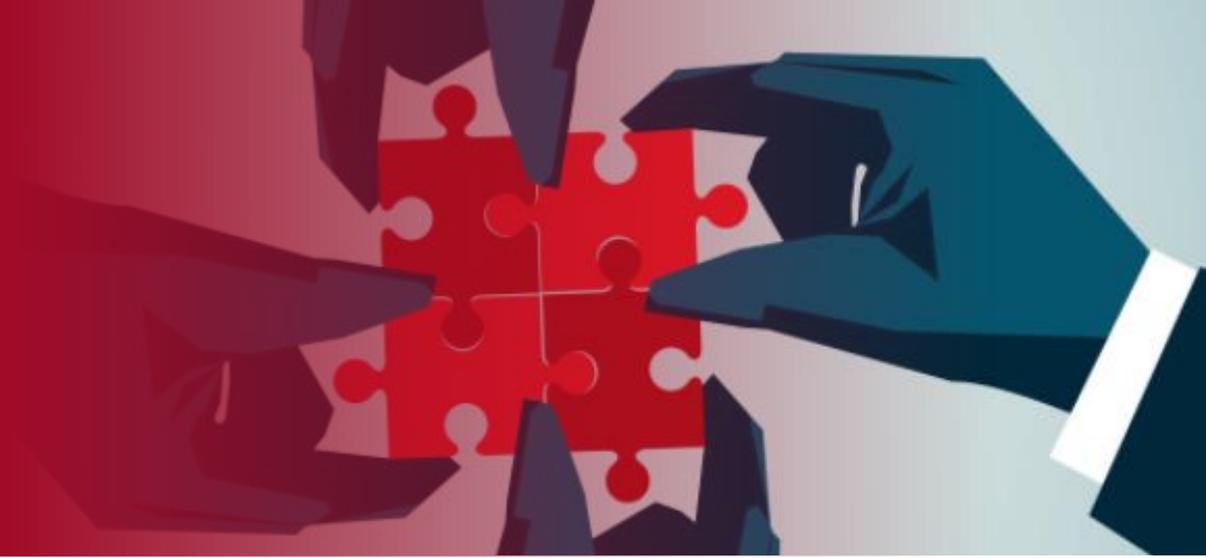
2020 Proposal

262 UE Proposed

- Parcel B 50.88 UE
- Parcel C 100.71 UE
- Parcel D 53.74 UE
- Parcel E 56.25 UE
- Total 262 UE

2020 Site Plan

Hearing Community Input & Site Planning



ZONING DISTRICT

Recreation Commercial District (RC)

RC PURPOSE

- (A) Development of Hotel and Convention Facilities in proximity to major Recreation Facilities
- (B) Resort-Related Transient Housing with Commercial and Service Activities
- (C) Clustering of Development to preserve Open Space
- (D) Limit Development on visible hillsides and sensitive new areas
- (E) Provide variation in architectural design and housing types
- (F) Promote Pedestrian Connections within and to adjacent Developments
- (G) Minimize architectural impacts of the automobile
- (H) Design to reflect traditional architectural patterns, character and site design
- (I) Promote Park City's Mountain and Historic Character
- (J) Promote preservation of Historic Buildings



An aerial photograph of a town, likely in a mountainous region, showing a mix of residential and commercial buildings. A red dashed line outlines a specific area in the center of the town, possibly indicating a site for development or a specific planning zone. The surrounding landscape is green and hilly, with some roads and parking lots visible.

MASTER PLANNED DEVELOPMENTS

PURPOSE

- (A) Complement Natural Site Features
- (B) Ensure Neighborhood Compatibility
- (C) Strengthen the Resort Character
- (D) Contribution of Community Amenities
- (E) Provide a Variety of Housing Types
- (F) Maximize Open Space
- (G) Infrastructure Improvements
- (H) Reuse of Existing Structures
- (I) Protect Residential Neighborhoods from Non-Residential Uses
- (J) Encourage Mixed-Use, Walkable and Sustainable Development
- (K) Encourage Opportunities for Economic Diversification

Parcel B –Village

23 – Affordable Housing Units
51 Employee Housing Units
56 - Condo Units
874- Parking Stalls
3,366 SF - Retail /Ski Lockers

Parcel C –Hotel

250 - Hotel Keys
26,459 SF - Meeting Space
23,520 SF - Retail including Skier Services
183 Parking Stalls below grade

Parcel D –Condo Building

39 - Condo Units
21,148 SF - Retail Space
95 - Parking Stalls below grade

Parcel E –Condo Building

46 - Condo Units
12,194 SF - Retail
10,275 SF - Private Ski Club
543 - Parking Stalls below grade



HOTEL + CONVENTION W/VARIETY OF HOUSING TYPES

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Parcel C –Hotel

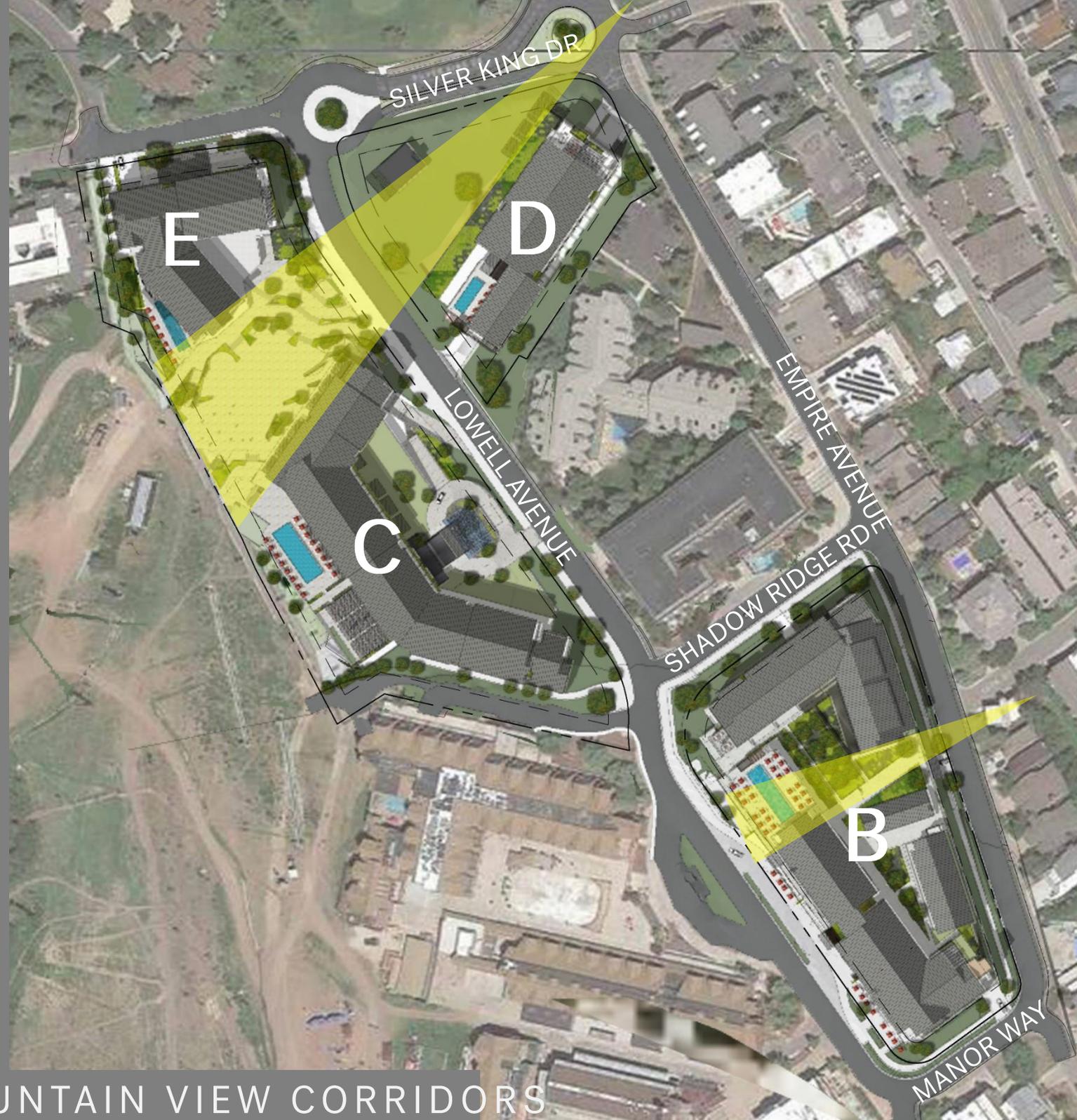
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OPEN SPACE AND MOUNTAIN VIEW CORRIDORS

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PEDESTRAIN CONNECTIONS

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CONNECTION TO EXISTING RESORT BASE



Architectural Design



LMC ARCH'L DESIGN GUIDELINES

- Importance of Atmosphere and Aesthetic Quality on Economic Impact
- Contextual and Compatible Architectural Language
- Distinct from Historic Architecture but not detracting
- Best Lighting Practices
- Water Conservation/Sustainability
- Prohibited Architectural Styles/Motifs
- Prohibited Siding Materials
- Minimal Design Ornamentation
- Maximum of three different materials per Building/Elevation excluding trim
- Roof Materials
- Roof Shape/Mechanical Equipment
- Solar Energy Systems
- Skylights
- Window Treatment
- Lighting
- Trash and Recycling Enclosures
- Mechanical Equipment
- Patio and Driveways
- Landscaping



ARCH'L DESIGN GUIDELINES

- Consideration of Park City History as a Mining Town
- Architectural Character respective of native Park City Architecture while reflective of Current Era
- Relation to immediate context and its variety of scale and uses
- Consideration of Resort Architecture





MINING ARCHITECTURE

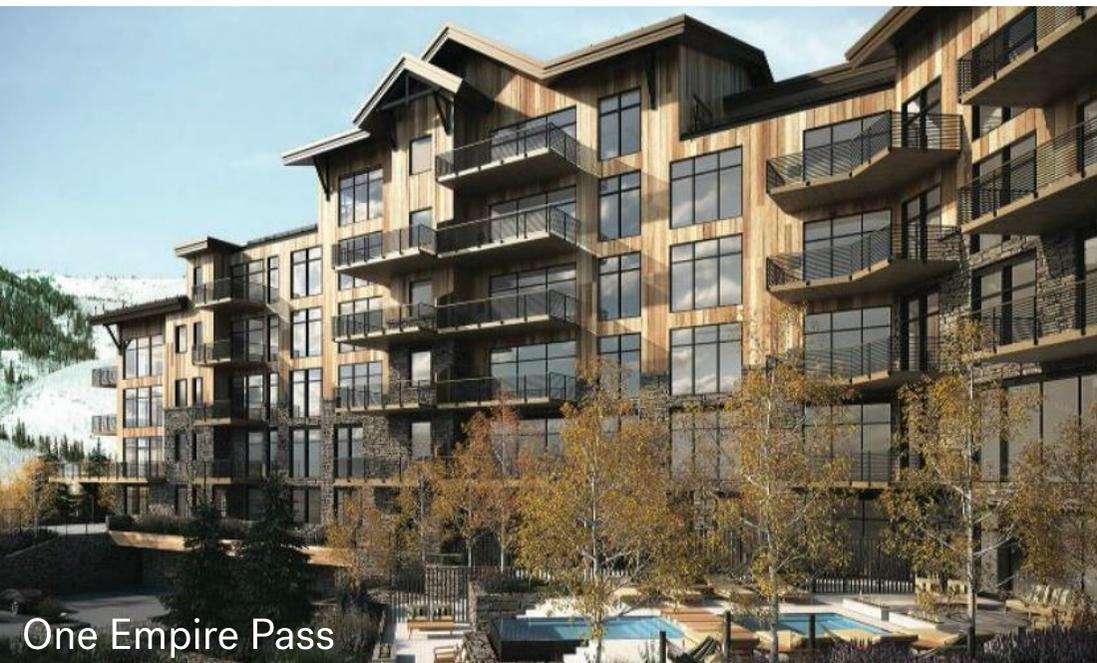


Park City Main Street

HISTORIC DOWNTOWN ARCHITECTURE



Echo Spur



One Empire Pass



Stein Ericksen Residence

CONTEMPORARY LOCAL RESOR



The Lodge at the Mountain Village



The Lowell



The Resort Center



Marriott Mountainside



UPPER PCMR BASE



LOWER PCMR BASI







ARCH'L DESIGN GUIDELINES

- Mining Architecture Influence
 - Simple Forms
 - Repetitive/Stepped Gable Roofs
 - Accentuated Framed Openings
- Contemporary Design
 - Material Selection
 - Detailing & Execution
- Historic Architecture Influence
 - Use of Balconies/Overhangs
 - Human Scale
- Architectural Articulation
 - Building base, middle and top
 - Stepping with existing grade
 - Vertical modulation in accordance with Park City LMC



VIEW 1



VIEW 2





Façade Length and Variation



A LARGER APERTURE ABOVE THE PODIUM HAS BEEN RELOCATED TO BETTER ALIGN WITH THE TERMINUS OF 14TH STREET AS WELL AS THE LOWER MASSING OF THE CONDO BUILDING, OPENING UP MOUNTAIN VIEWS

STEPPING OF CONDO BUILDING ALONG LOWELL WITH TALLER MASS CONCENTRATED AT THE CORNER WHERE GRADE IS HIGHEST, RATHER THAN MID BLOCK

THE MASSING OF THE CONDO BUILDING ALONG LOWELL STEPS WITH THE TOPOGRAPHY

ARTICULATION OF BASE, MIDDLE AND TOP WITH CHANGES IN PLANE AND MATERIALITY TO DEFINE EACH. 15' MINIMUM CHANGES IN MASSING EVERY 120' OR LESS

LOWER SCALE 2 STORY ARCHITECTURAL MASS ON PODIUM ALONG EMPIRE TO RELATE TO LOWER SCALE OF RESIDENTIAL AND SERVE AS A FOIL TO LARGER CONDO BUILDING BEYOND

LOWER MASS AT CORNER OF SHADOW RIDGE AND EMPIRE WHERE GRADE IS LOWER. MASSING STEPS BACK AT LEVELS 5 AND 6.

ARTICULATION OF BASE, MIDDLE AND TOP WITH CHANGES IN PLANE AND MATERIALITY TO DEFINE EACH. 15' MINIMUM CHANGES IN MASSING EVERY 120' OR LESS



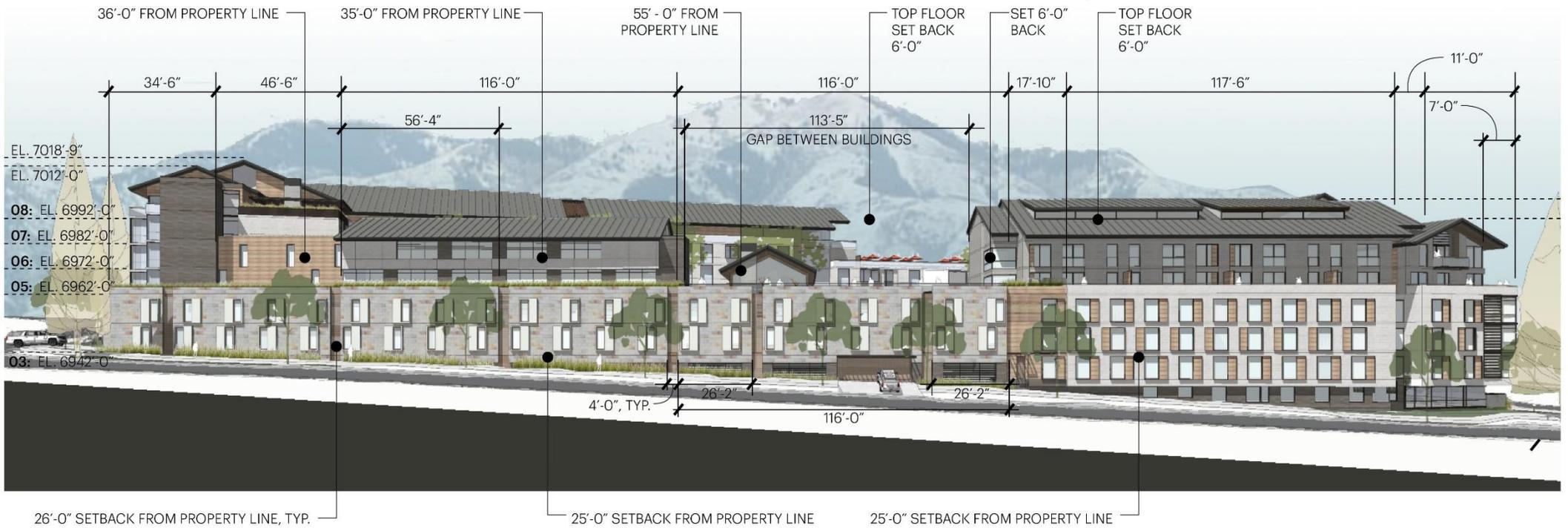
ARCHITECTURAL MASSING REVISIONS



LOWELL STREET ELEVATION



MANOR WAY ELEVATION



EMPIRE AVENUE ELEVATION

EL. 7018'-9"



SHADOW RIDGE ROAD ELEVATION



PARCEL C ELEVATION





PARCEL D ELEVATION





PARCEL D ELEVATION





PARCEL E ELEVATION

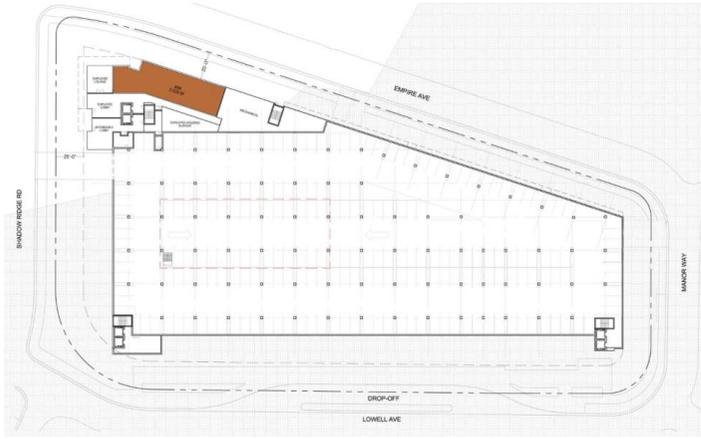




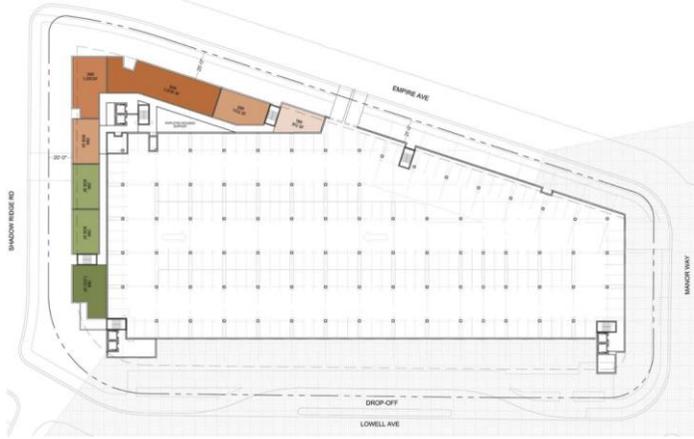
Justification for 20-Foot Setbacks



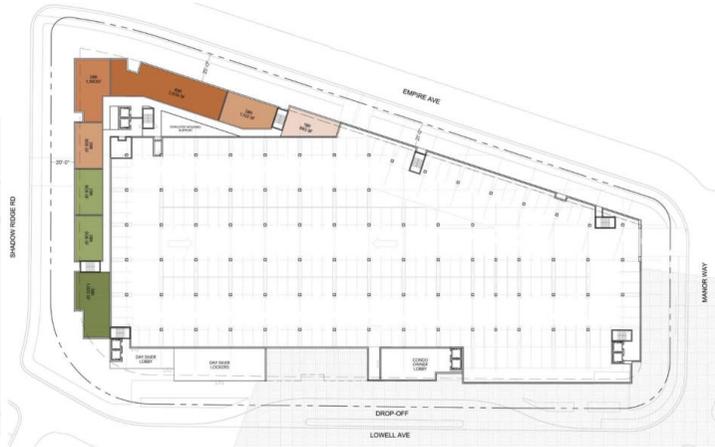
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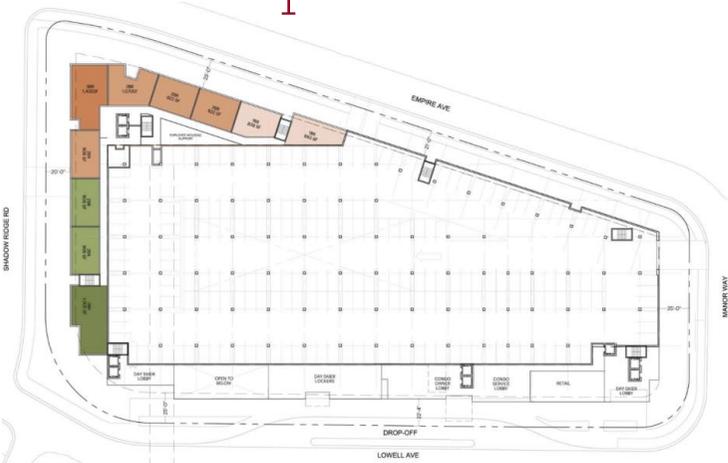
1



2



3



4



5

Justification for Building Heights Exception



LEGEND APPROXIMATE FEET ABOVE 35'-0"

	10'-19'		40'-49'
	20'-29'		50'-55'
	30'-39'		

BUILDING HEIGHT EXHIBIT

Park City Mountain Base Area Development

08.26.2020

- Thank you

- <https://pegcompanies.com/projects/parkcitybasearea/>



PEG
C O M P A N I E S