

Park City Mountain Base Area Development

09.23.2020

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



PEG

COMPANIES



Tonight's Discussion

- Parking
- Traffic
- Transit



MASTER PLAN AUGUST 14TH 2020

CORNER OF SHADO



Marriott MountainSide



The Resort Center Inn



Silver King Mine



California-Cornstock



Silver Mill House



Process To Date

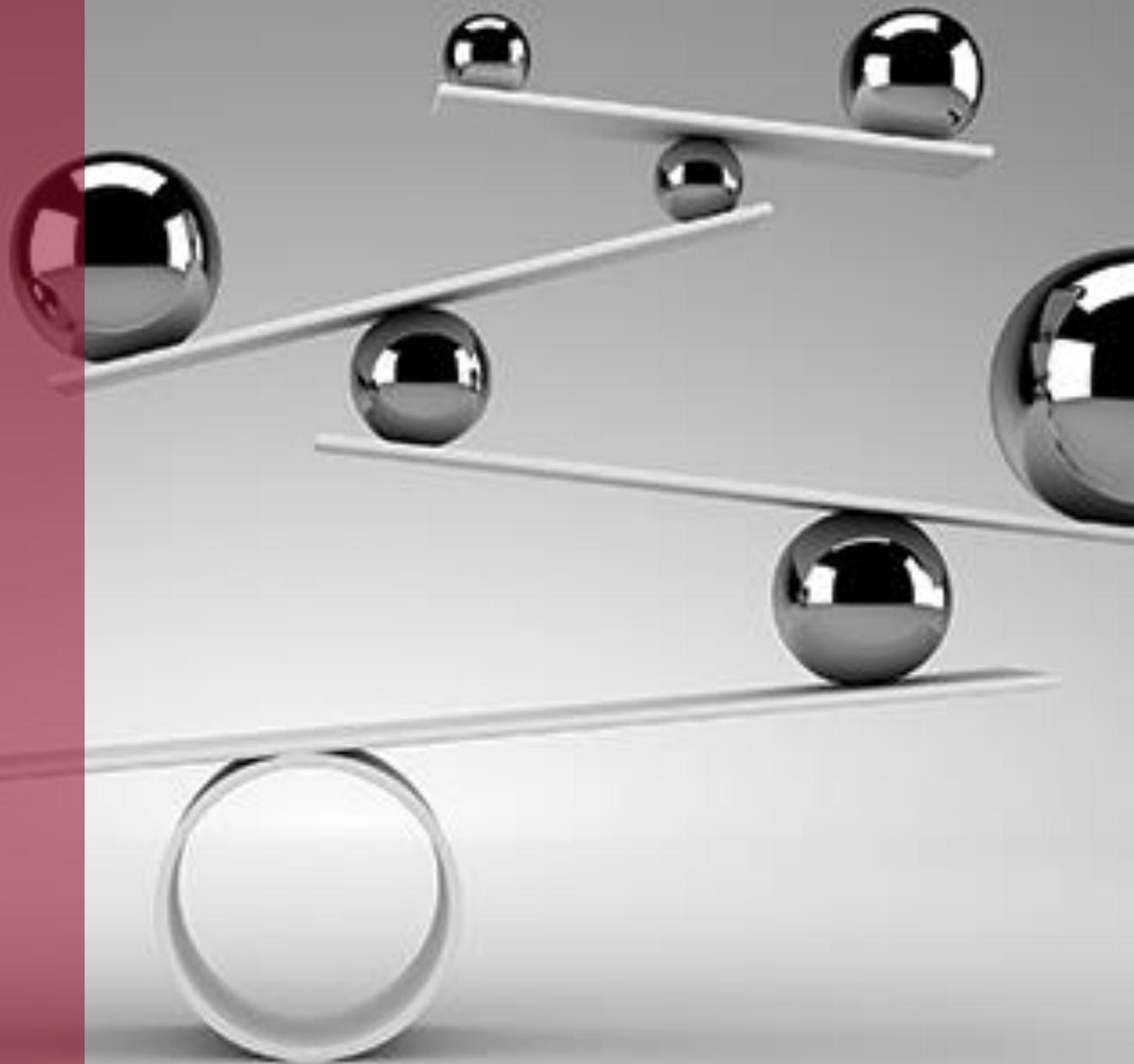
- Community Outreach
- Attended Planning Commission Work Sessions
- Submitted MPD application February 14, 2020
- Submitted Pre-Application January 2019
- Significant Analysis





The Balancing Act

- General Plan:
- Area Plan Principle 7:
 - Balanced Decision Making



Key Takeaways pertaining to the identified objectives in the General Plan.

1. Fixing the traffic circulation around the site with one-way circulation fixes and adds increased opportunity for public transit, without the need to add dedicated bus lanes.
2. Creating a one-way loop decreases travel times and reduces conflict across all intersections directly abutting the site. Reduced travel times improve the user experience arriving and leaving the resort center.
3. We are committed to exploring alternative parking locations with public transportation connections.
4. We will more specifically develop a transportation demand strategy.

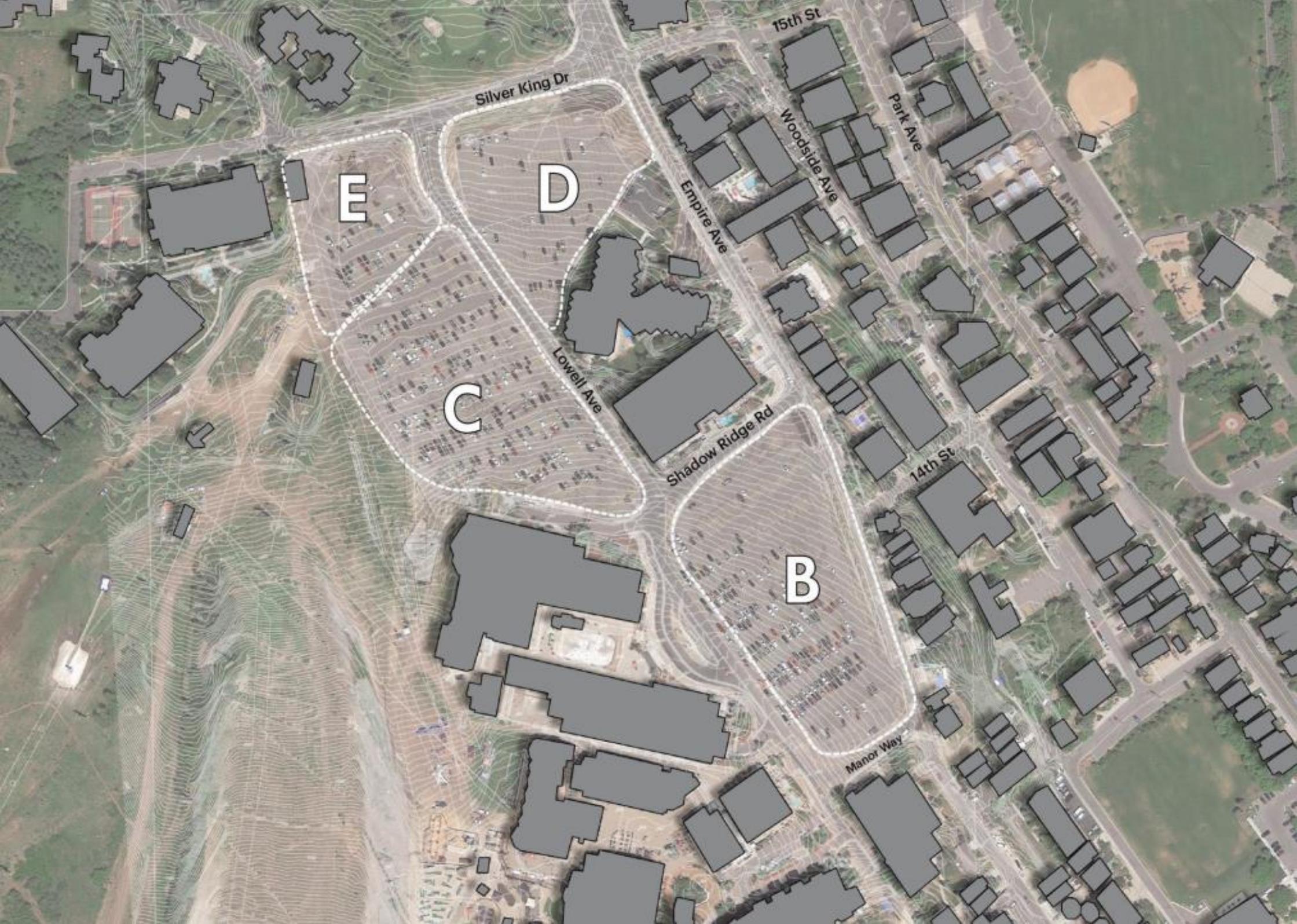
5. We believe our pedestrian plan improves multi-modal connections not only as identified in the General Plan, but additionally to the north to Three Kings, and to the existing Bike Trail System.



6. The best way to decrease impacts on surrounding communities is to improve the infrastructure on-site. Reducing travel times will take pressure off as drivers will choose to take the path of least resistance and not choose to veer off into neighboring streets.
7. Resort traffic is intended to arrive and depart via 224 and Empire. Wayfinding, directional signage, and traffic controls will be employed to move afternoon traffic exiting the garage on E away from Three Kings Drive.







Silver King Dr

15th St

Park Ave

Woodside Ave

Empire Ave

E

D

C

Lowell Ave

Shadow Ridge Rd

14th St

B

Manor Way

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- Thank you

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



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