
PCM BASE AREA

Request to Amend the 1998 Development Agreement

Planning Commission Meeting October 28, 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. Sustainability**
- 2. Construction Phasing and Mitigation**
- 3. Utility Design and Fire Protection**

Planning Commission meeting scheduled for 11/18. Base Area Project will be only item on agenda.

Tentatively holding 12/16 as well.





Sustainability

Park City has aggressive climate goals including to be net-zero carbon and run on 100% renewable electricity for City operations by 2022, and for the whole community by 2030.

- [Resolution 28-2017](#)
- [Resolution 32-2018](#)

Encourage applicant to meet these targets including:

- **EUI of 30 or below**
- **Buildings that are efficient beyond building code**
- **Electrify site as much as possible, meaning buildings should be net-zero ready to drive carbon intensity down**
- **Consideration of on-site renewables**





Sustainability

In addition, sustainability strategies should include:

- **Energy modelers in design process to set performance goals;**
- **Commissioning agents to verify performance goals including energy consumption, water use, high performance building materials, indoor environmental quality;**
- **Waste diversion goals for construction; and**
- **EV charging stations and infrastructure.**





Sustainability

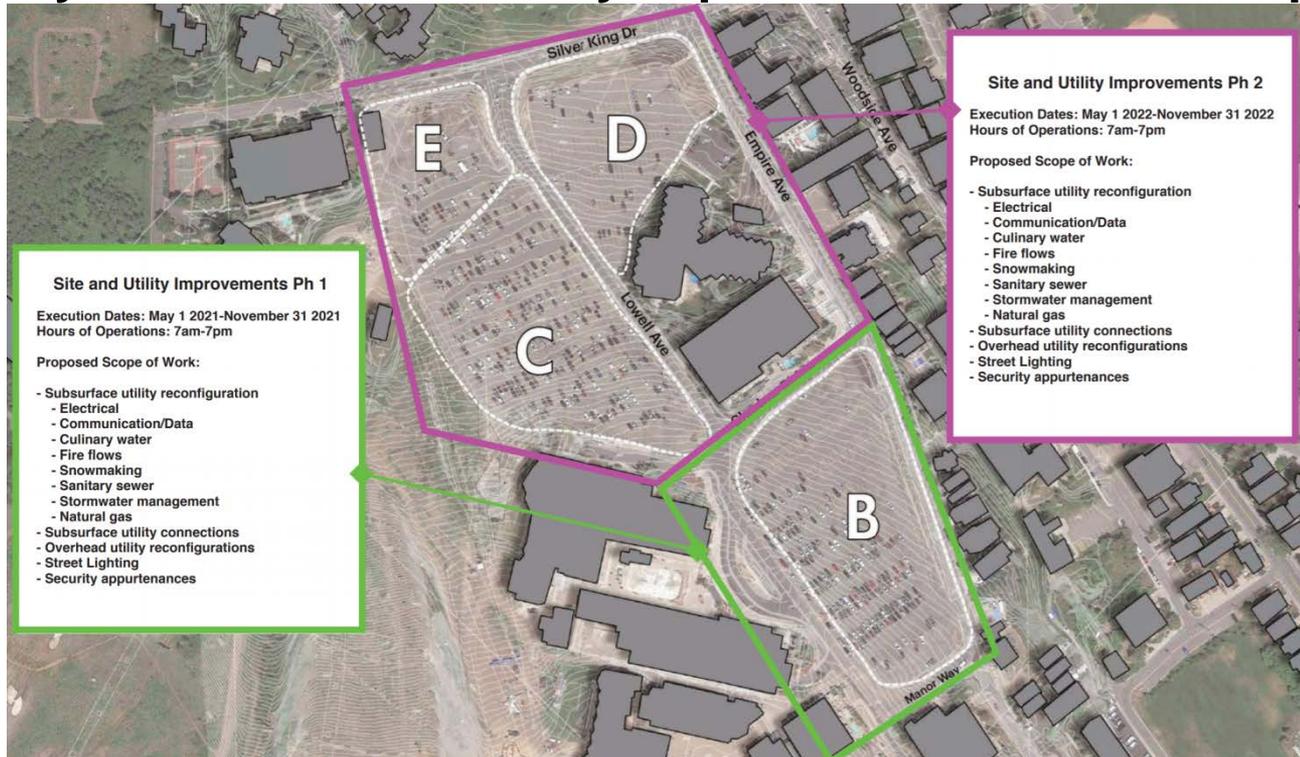
Expectations:

- **Understand Park City's Critical Priority for energy and environmental stewardship.**
- **Come back with list of concrete and measurable strategies they are willing to commit to.**



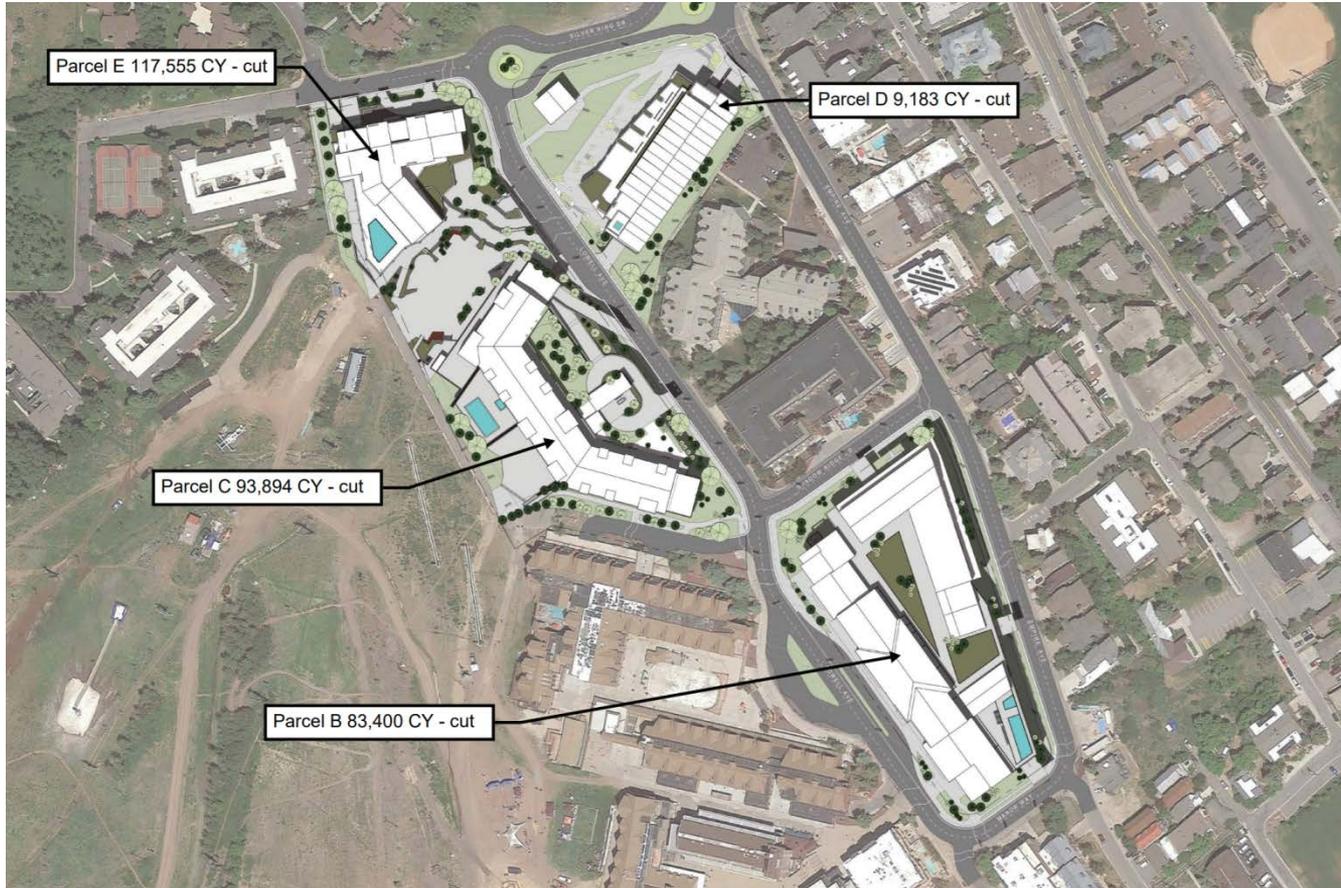
Construction Phasing and Mitigation

1. Multi-year project spanning ~5-7 years
2. Roadway and subsurface utility improvements will also be phased

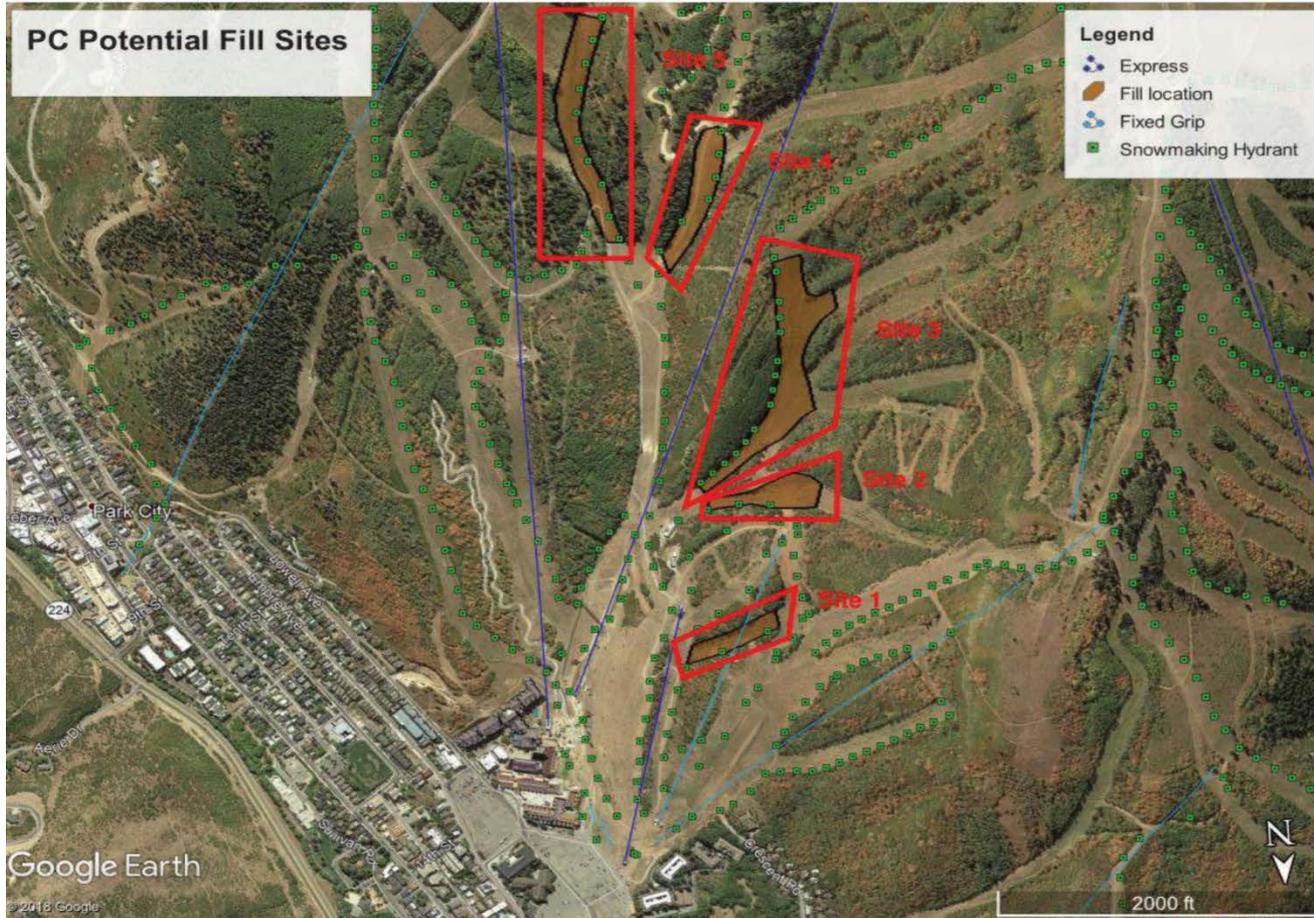




Construction Phasing and Mitigation



Construction Phasing and Mitigation





Construction Expectations

Should this project be approved, prior to issuance of building permits the applicant will be required to submit:

- **Construction Management and Mitigation Plan, for review and approval by the City's Building, Planning, Engineering and Utilities Divisions**
- **Identify where off-site worker parking will be located**
- **Hire traffic control personnel as necessary**
- **Shoring Plan**
- **Blasting Plan (if necessary)**
- **Bi-monthly construction meetings and use of a communications tools to keep interested parties informed, including 2-3 week look ahead, including but not limited to roadwork and changes to circulation patterns**





Utilities

- 1. Project was reviewed by all of City's Utility providers including Fire Department.**
- 2. Base area contains necessary utilities to support the proposed new development, though some upgrades may be necessary and will be made by the applicant.**
- 3. Park City is independently planning to build a new water tank on PCM and up-size existing water lines to provide additional fire protection.**
- 4. Water system modeling will be required and some areas outside of the immediate project limits may be required.**
- 5. Water line upgrades may also be required.**
- 6. BMP's for storm water improvements will be required to be integrated into site design.**
- 7. Buildings will be Type 1B and will include automatic sprinkler systems.**





Utilities Expectations

Applicants will continue to work with City utility departments and plans will be re-reviewed by these departments during the Subdivision, CUP, and Building Permit process.



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 to November 18, 2020.

Luke Cartin, Environmental Sustainability Manager is available tonight for questions.



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

