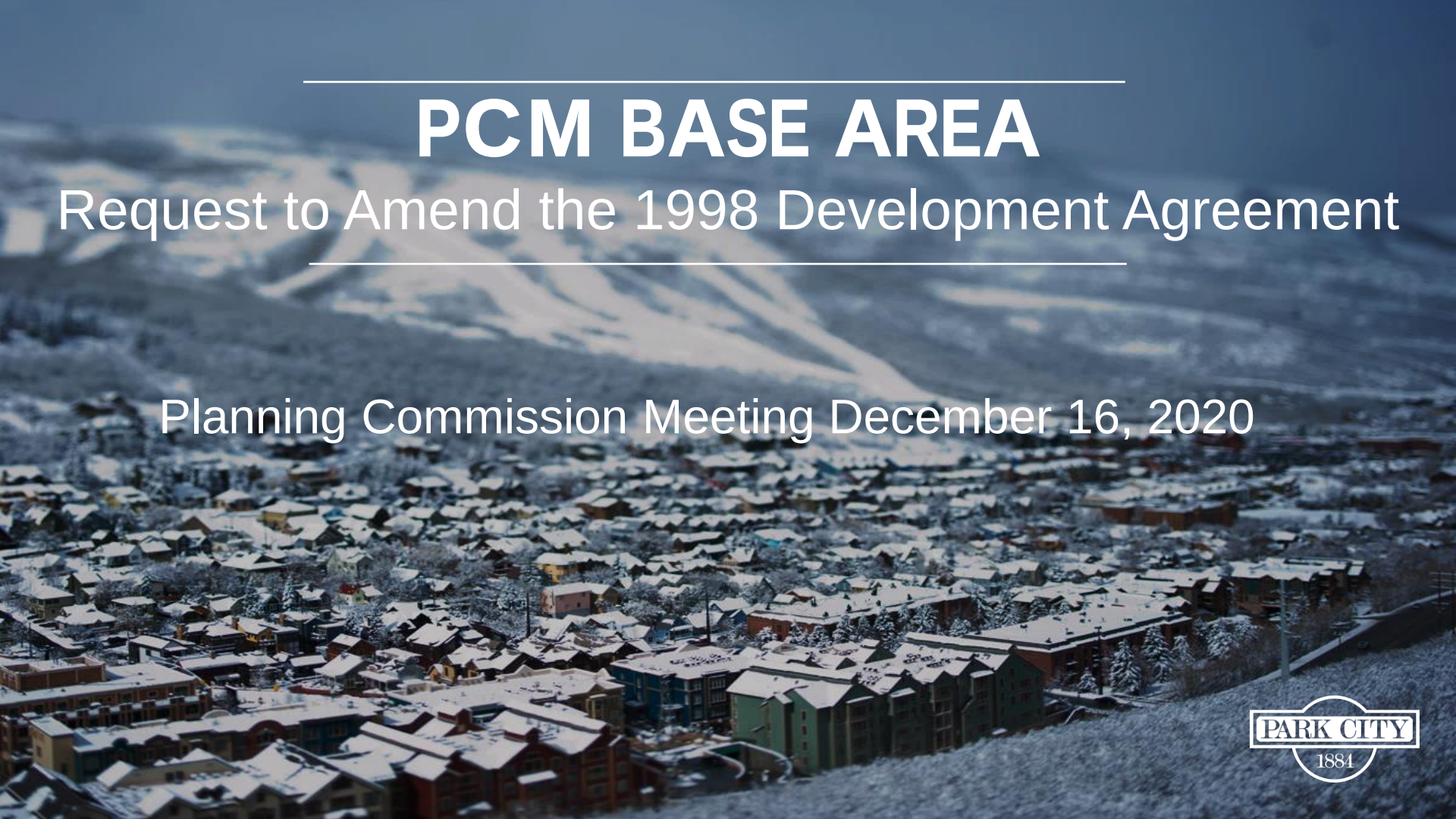
PCM BASE AREA

Request to Amend the 1998 Development Agreement

Planning Commission Meeting December 16, 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. Updates to Building B

Planning Commission Special meetings on 1/20, 2/17, 3/17 (3rd Wednesday). Base Area Project will be only item on agenda.

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 ***(municipal building focus)***
- Resolution 32-2018 ***(net zero carbon for community by 2030)***

Sustainability

LMC Section 15-6-6(L) requires the Planning Commission to make the following finding for MPD projects: The MPD, as conditioned:

L. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the ~~Residential and Commercial Energy and Green Building program and~~ codes ~~adopted by the Park City Building Department~~ in effect ~~at the time of the Application~~ as of December 1, 2020 (i.e. IECC 2018);

Sustainability

Expectations from 10/28:

- **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.**

On December 2, 2020, PEG submitted revised Sustainability Guidelines.

Sustainability

Guidelines include:

- **Energy modeling in design to achieve energy savings of at least 20% greater than current energy code requirements;**
- **Projected Energy Use Intensity (pEUI) targets for each building. The applicant is targeting an average pEUI of 25 for the four (4) building parcels at full build-out which is exceptionally energy efficient and above code requirements;**
- **Scalable on-site renewable energy generation capabilities (solar and potential micro-anaerobic digester);**

pEUI

Energy Use Intensity expresses a building's energy use as a function of its size, typically in energy per square foot per year (kBtu/sf/yr). It's calculated by dividing the total energy consumed by the building in one year (often measured in kBtu) by the total floor area of the building (often measured in square feet), and can be useful for comparing performance of buildings across sizes, types, and locations. When used before EUI, the letter "p" indicates that the data is predicted, based upon an energy model. The lack of a "p" indicates actual measured EUI.

Ex: Energy intensive homes and buildings might have an EUI between 100 and 200 kBtu/sf/yr, while high performance homes and buildings might have an EUI of 25 kBtu/sf/yr or less.

Sustainability

Guidelines include:

- **The purchase of Renewable Energy Credits (RECs) in short run to balance the annual delivered energy with clean energy credits;**
- **Energy commissioning for each building for monitoring and verification post occupancy;**
- **A performance verification system including annual reporting to the City;**
- **Mechanical systems that are Energy Star (or similarly) rated;**

RECs

Renewable Energy Certificates/Credits represent energy generated by renewable energy sources (solar, wind, etc.). RECs, paired with electricity from the grid, are renewable energy generated on your behalf.

Ex: If a wind power facility produces 5 MWh of electricity, they have 5 RECs to either keep or sell. If you or your business buys those RECs, you are buying the “renewable” aspect of the electricity from the wind farm, and you can say that 5 MWh of your electricity use came from a renewable source.

Sustainability

Guidelines include:

- **Plumbing fixtures that are WaterSense (or similarly) rated;**
- **BMPs for storm water;**
- **Waterwise landscaping and irrigation techniques.**
- **A Construction Waste Management Plan including recycling and fill diversion that will be monitored by the City;**
- **A Waste Management Plan and recycling accommodations in each building;**
- **Compliance with the City's Electric Vehicle and (soon to be adopted) Dark Sky Ordinances;**

Draft Sustainability Conditions

1. The applicant shall comply with the City's EV requirements, as outlined in LMC Section 15-3-11, Electric Vehicle Charging Stations.
2. The applicant shall comply with the City's (soon to be adopted) Dark Sky Ordinance, Ordinance No. 2020-XX.
3. The applicant shall submit a construction waste management plan to the City's Planning and Sustainability Department for approval/denial pursuant to the standards ~~herein~~ stated in this paragraph prior to commencement of any demolition or construction at the project, which plan shall identify the manner in which applicant shall log, report, and achieve a minimum diversion rate of 100% for demolished asphalt, and a minimum diversion rate of 50% of construction waste into not less than four material streams for recycling with an average stretch goal of 75%. From and after commencement of demolition or construction and throughout any demolition or construction process, the applicant shall submit quarterly reports to the City's Planning and Sustainability Departments demonstrating the applicant's compliance with the construction waste management plan.

Draft Sustainability Conditions

4. Prior to issuance of a building permit for a particular building, the applicant shall submit a detailed energy model report and standard outputs to the City's Planning and Sustainability Departments for approval/denial pursuant to the standards set forth ~~herein~~ in this Condition for such building showing how the building is expected to meet the intended delivered [energy] targets and pEUI goals. The applicant may, at its election, submit detailed energy model reports and standard outputs for "building types" that may be utilized to satisfy this condition for one or more buildings in the project that are of the type modeled in the general model submitted.
5. Included with applications for building permits, the applicant shall submit building plans demonstrating at least a 20% energy savings for each building and/or building type compared to the State's currently adopted energy code (i.e. IECC 2018) and the use of high-performance building envelopes and mechanical, lighting, and/or window systems designed to accomplish such savings.

Draft Sustainability Conditions

6. For the first two years after receiving a certificate of occupancy for a given building, the applicant shall submit or cause to be submitted energy performance information for such building to the City's Planning and Sustainability Departments demonstrating actual building performance measured against the building performance goals for that building. Performance indicators shall include energy consumption, verification of on-site renewable energy generation, water consumption, waste management, and the targeted individual pEUI for the specific building. The applicant will meet with the City's Planning and Sustainability Departments within 30 days of these annual submissions and shall take commercially reasonable operational actions to correct noted deficiencies. Verification pathways include Energy Star Portfolio Manager or a similarly appropriate energy management programs.

Draft Sustainability Conditions

7. The applicant shall purchase Renewable Energy Credits ("REC") for each completed building in the project. The RECs shall be used to offset delivered [energy] to the project that is not supported by on-site renewable energy systems for a period equal to the lesser of: (a) five (5) years; or (b) the number of years from the date the final certificate of occupancy is issued for the applicable building and the estimated date that the City's fully renewable power source will be on line (currently estimated to be 2030). The number of RECs purchased for each completed building shall be equal to the difference between the anticipated delivered energy demand for a given building minus the anticipated on-site energy production attributable to such building. REC accounting shall be submitted to the City ~~for the first five years of occupancy~~ on an annual basis for the applicable REC offset period for the applicable building to demonstrate compliance with this Condition.

Draft Sustainability Conditions

8. The applicant shall install and commission at least a 678KW photovoltaic array for the entire project, which array shall be constructed on a phased basis in connection with the completion of the building[s] upon which the array is located. The applicant shall also design the applicable building electrical systems so as to accommodate additional on-site photovoltaic arrays if deemed appropriate by the applicant.
9. If the applicant installs a modular micro-anaerobic digester, the applicant shall cause all commercial food service operators within the Project to utilize the digester for the processing of food wastes. In addition, on-site renewable energy generated by the digester shall be incorporated into the project such that biogas and liquid fertilizer amendments are, to the degree possible, utilized on-site.

Draft Sustainability Conditions

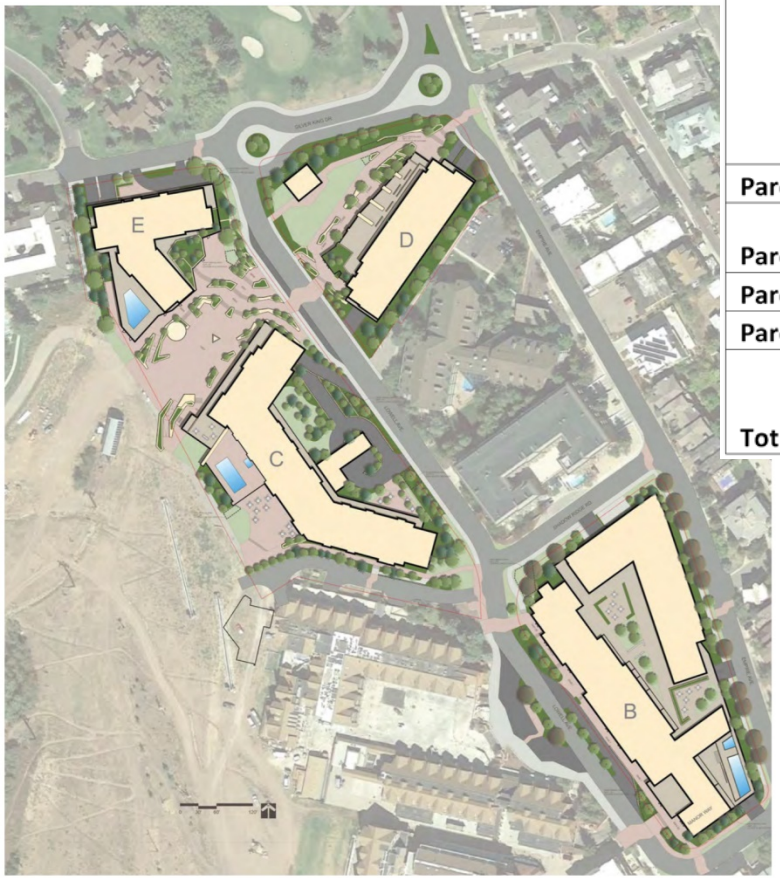
10. All mechanical systems (where such energy ratings are available) and appliances installed in the project shall be Energy Star (or similarly rated) and must demonstrate above-standard energy performance, and be right sized for appropriate end-use.
11. All plumbing fixtures installed in the residential elements of the project shall be WaterSense (or similarly rated) to meet the EPA criteria as low-flow fixtures and reduce the water consumption of the project.
12. The applicant shall employ best management practices for storm water filtration in the project to increase the quality and decrease the quantity of storm water runoff from the project.
13. The applicant will utilize Waterwise landscaping as defined in the LMC, and irrigation techniques to decrease water consumption within the project.

Conclusion

Staff Recommends the Planning Commission discuss the application with a focus on Sustainability and proposed changes to Building B, conduct a public hearing, and continue the public hearing process to January 20, 2021.

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

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**