

# PCMR BASE MASTERPLAN

ARCHITECTURAL DESIGN UPDATE

APRIL 6, 2021





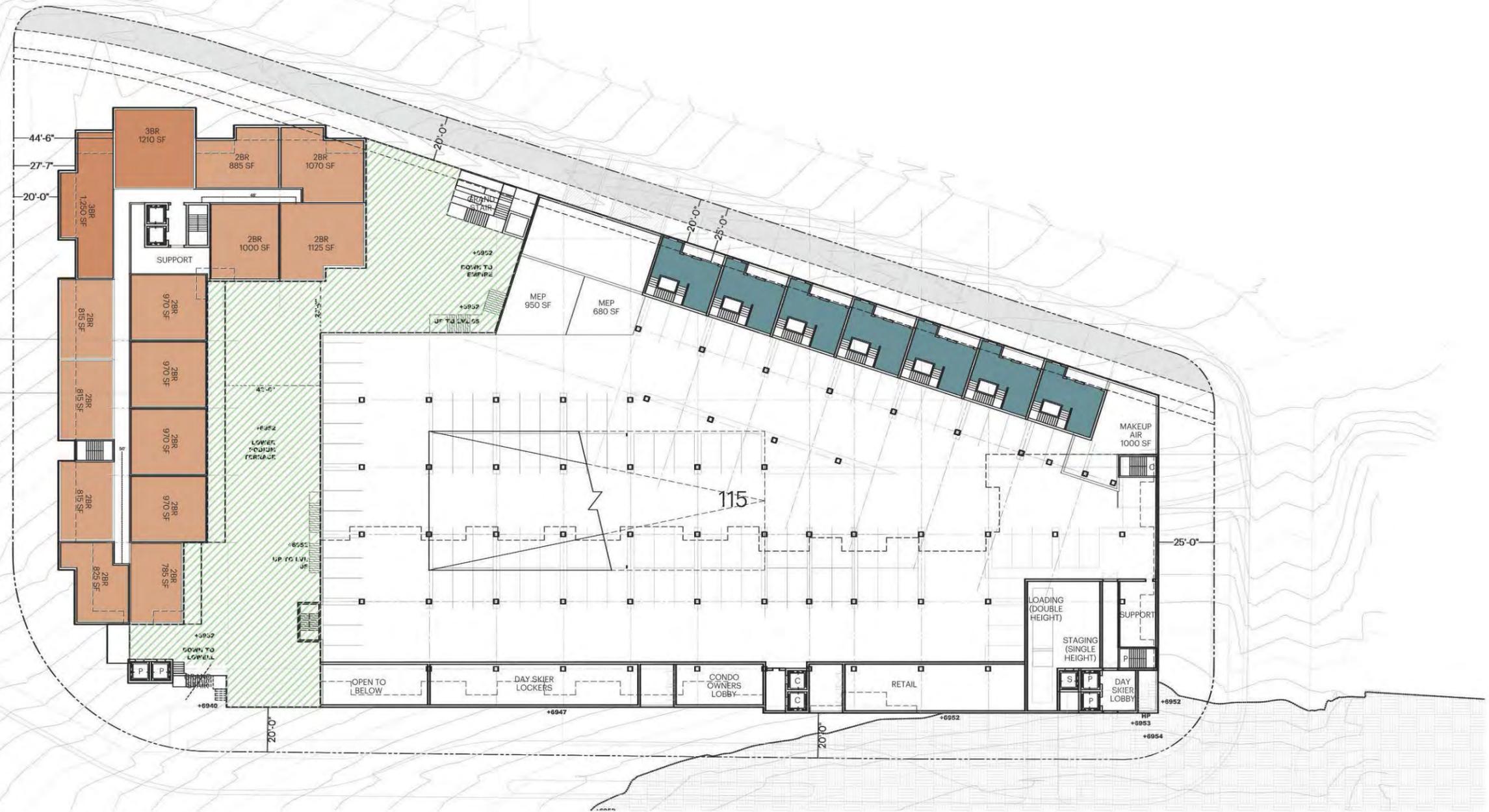
## PARCEL B DESIGN





# KEY

- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY



SCALE: 1" = 50'





EMPIRE AVENUE ELEVATION



EMPIRE AVENUE ELEVATION



14TH STREET & EMPIRE AVENUE PERSPECTIVE



LOWELL AVENUE PERSPECTIVE

PARCEL B - PROPOSED BUILDING MASSING



PARCEL B MANOR WAY & EMPIRE AVENUE PERSPECTIVE



## PARCEL D DESIGN UPDATE









PARCEL D - PROPOSED OPEN SPACE



SILVER KING PERSPECTIVE

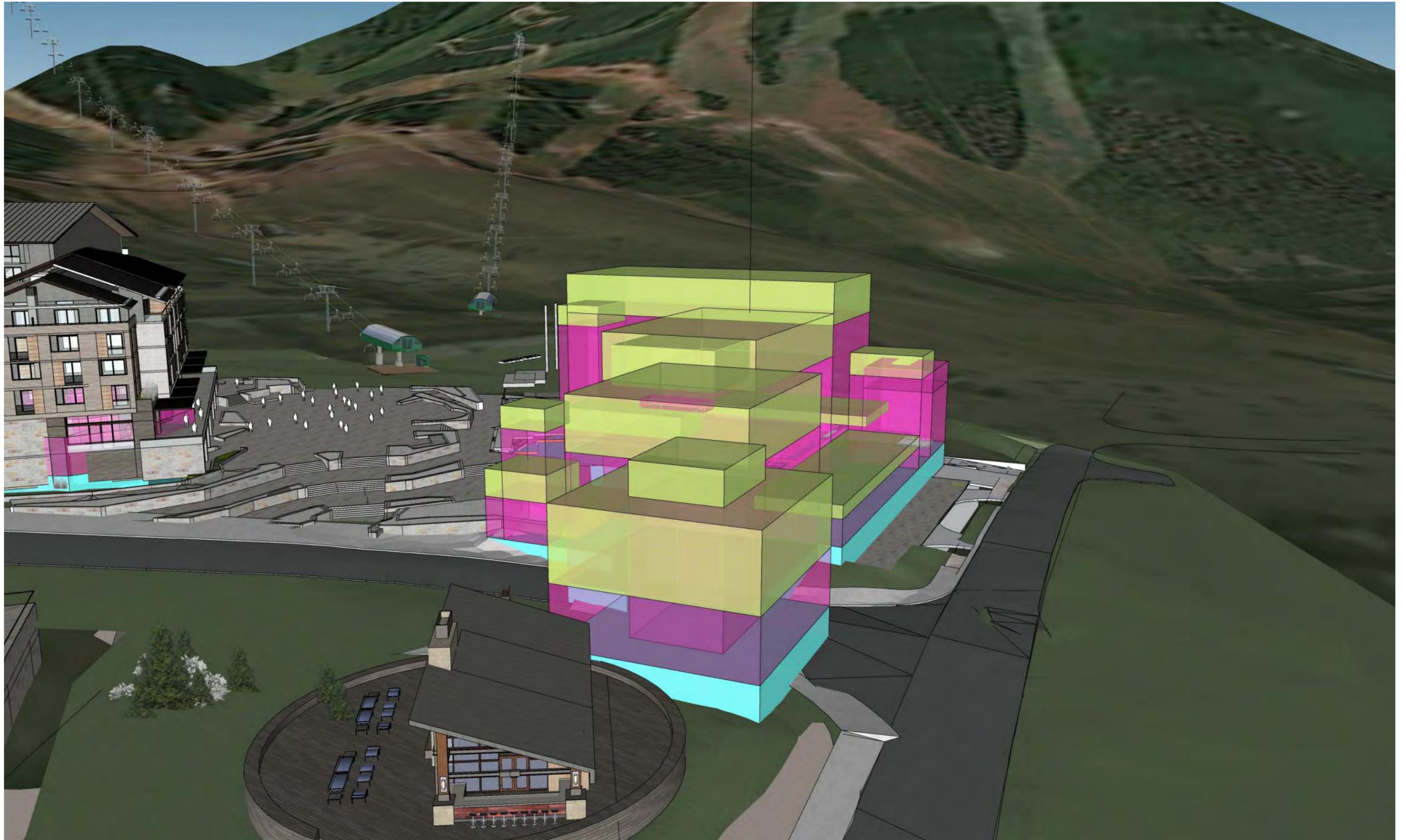


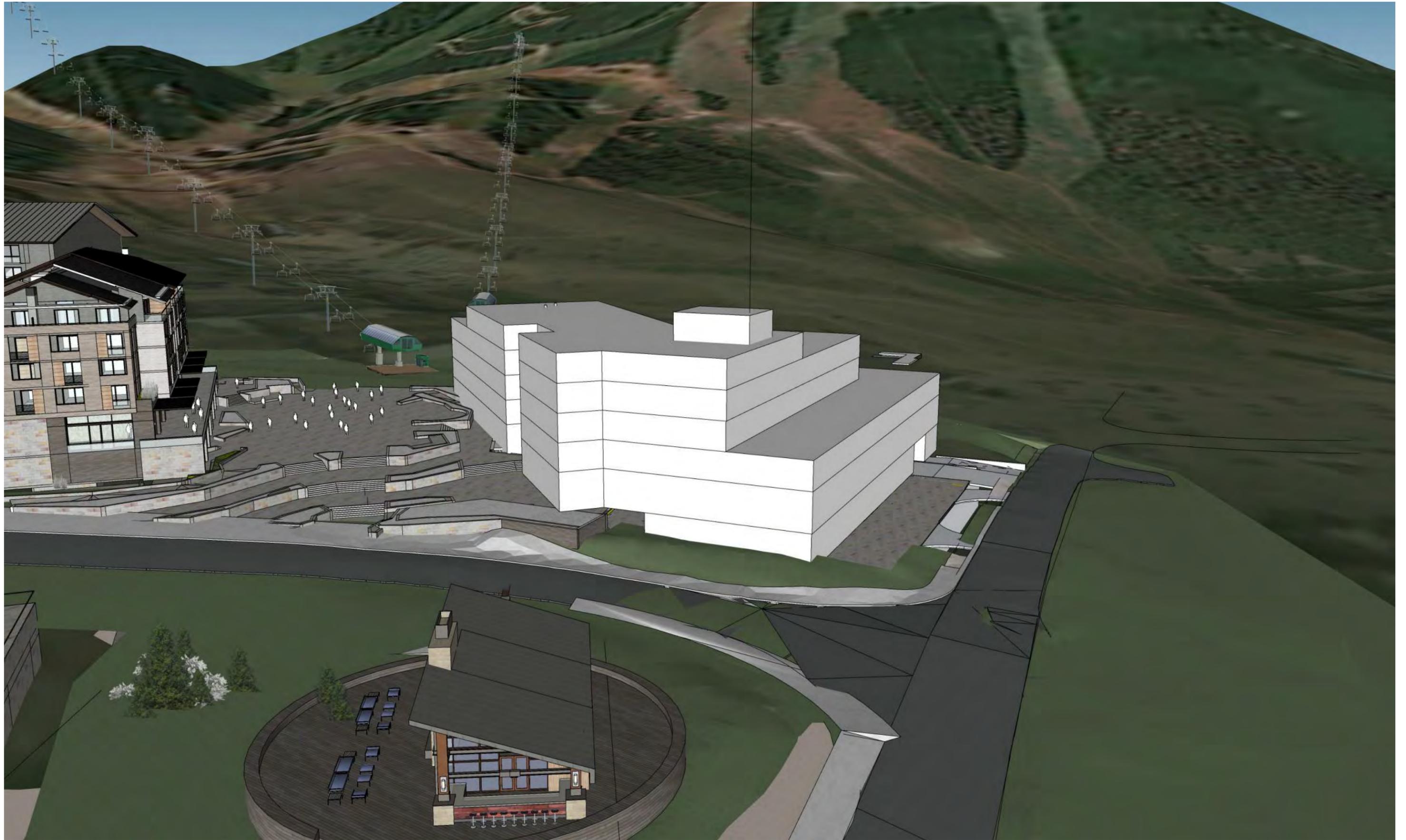


PARCEL E DESIGN UPDATE

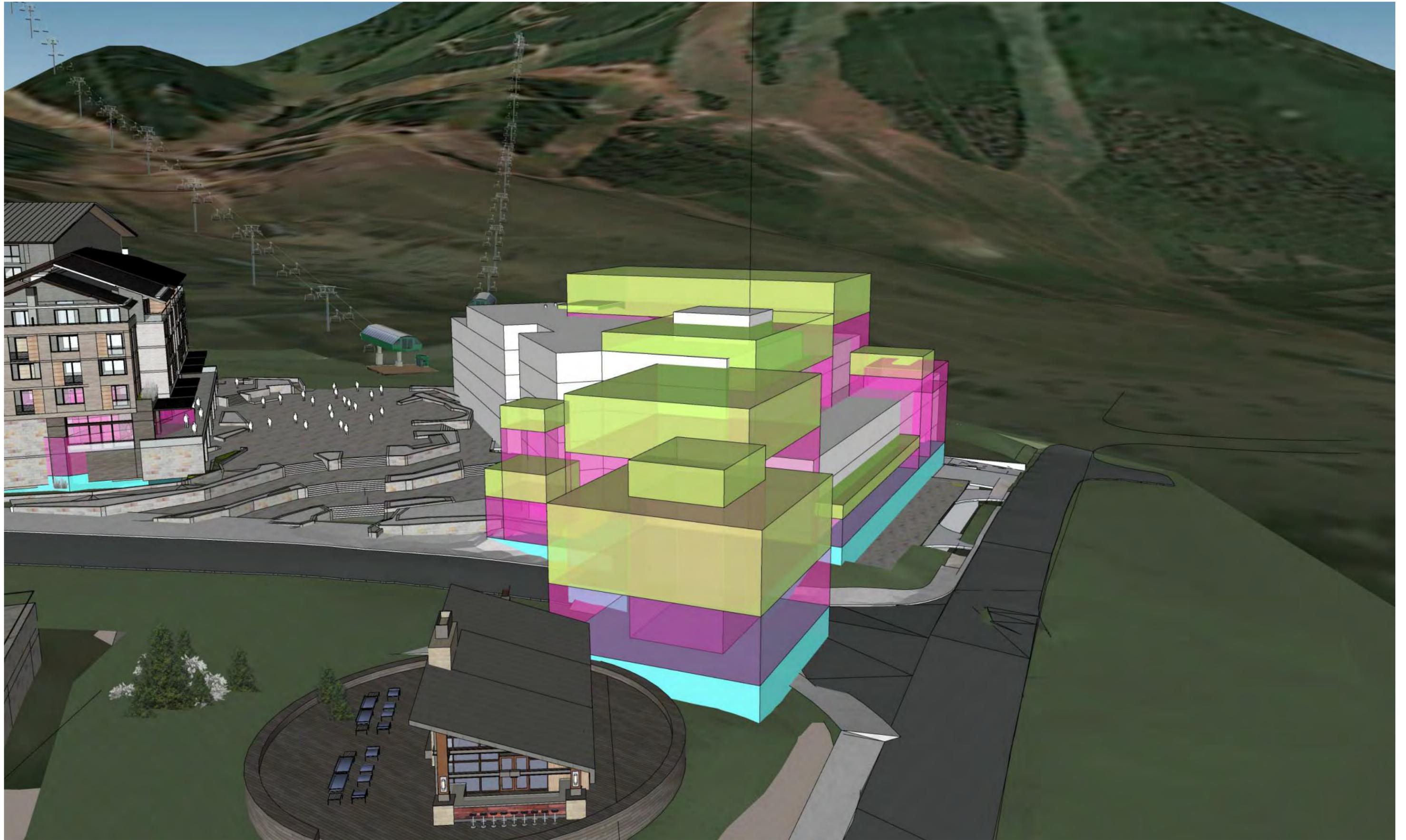




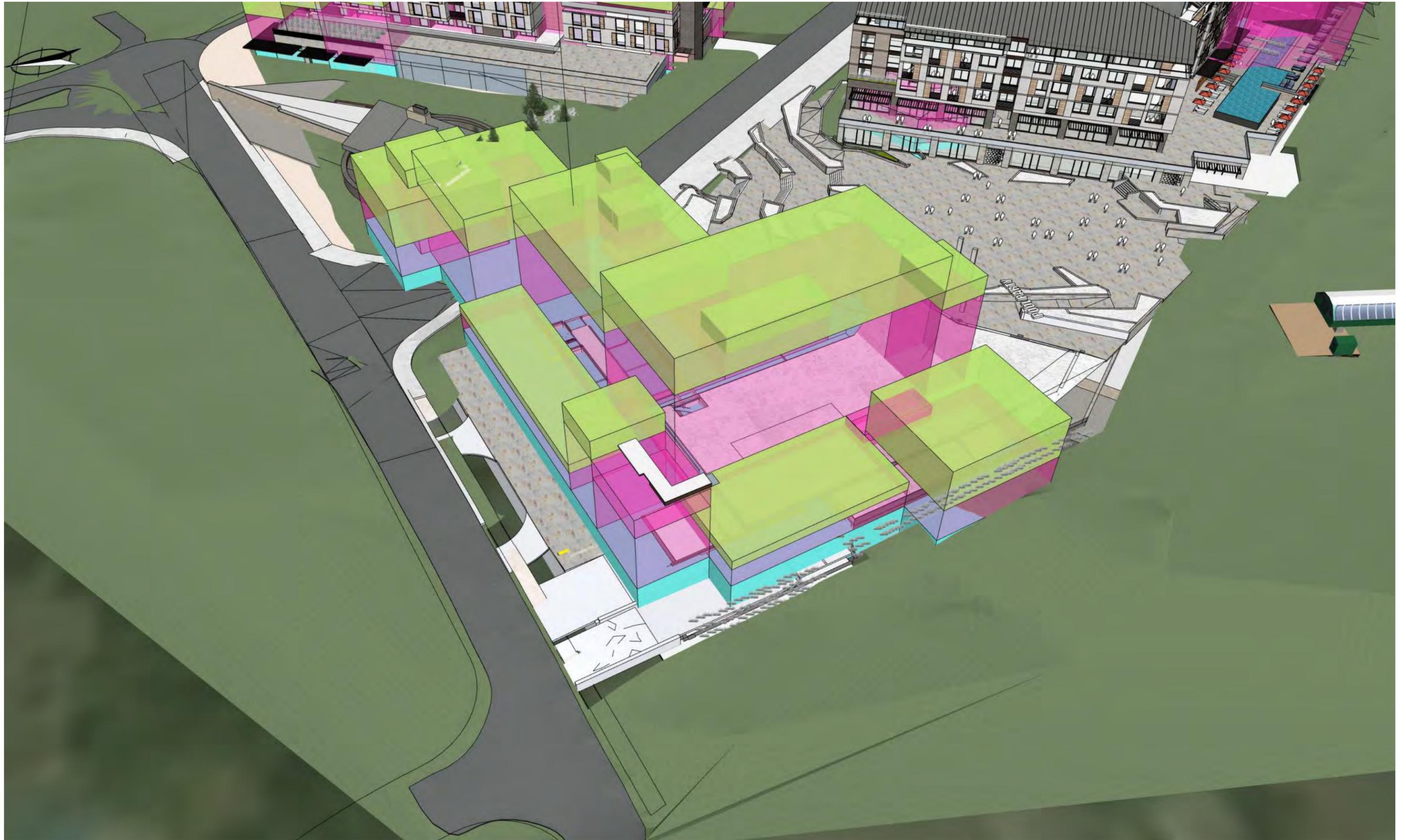




SCHEME 01: 3-STORY MASSING @ SILVER KING



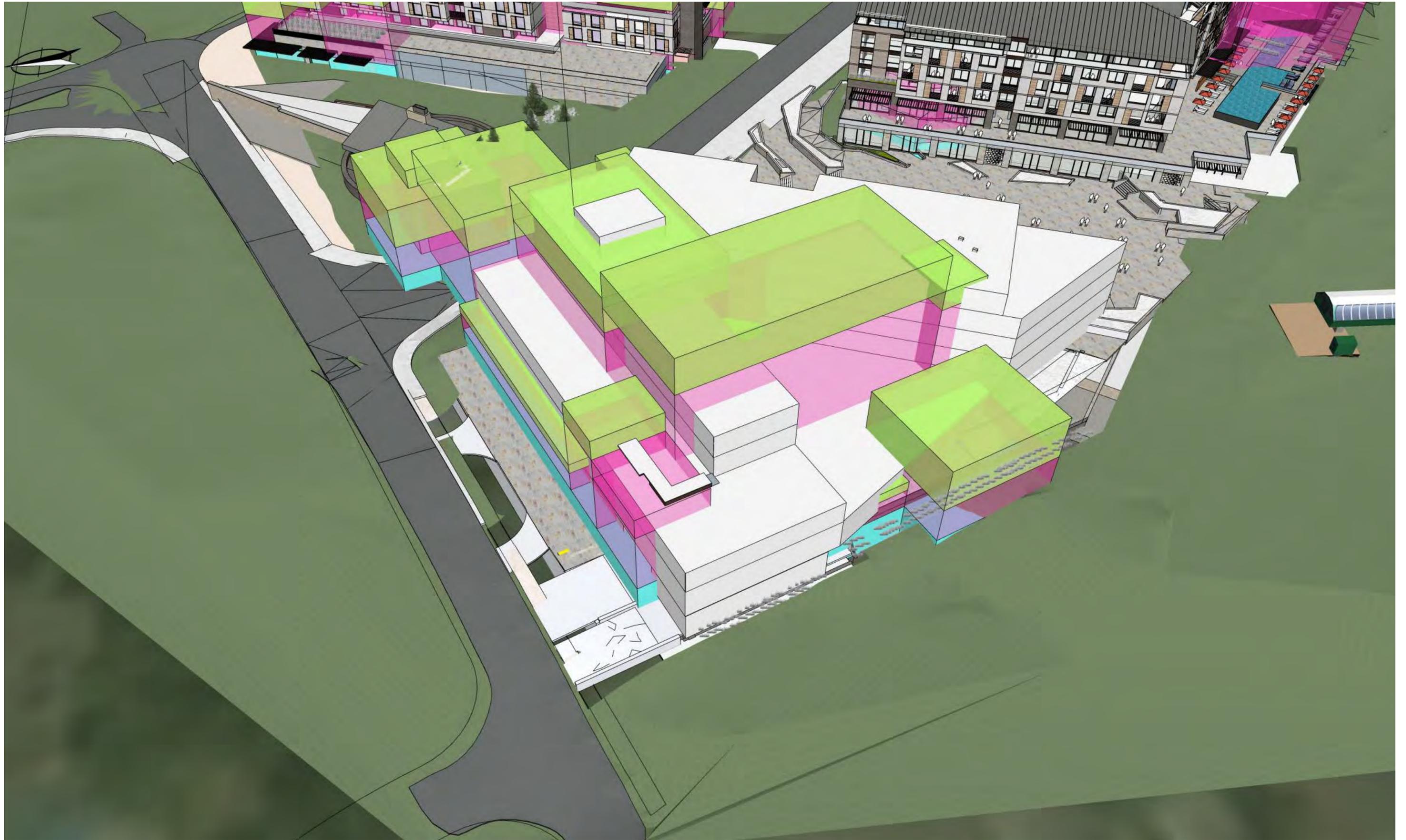
OVERLAY OF 1998 AND SCHEME 01 MASSING



1998 MASSING

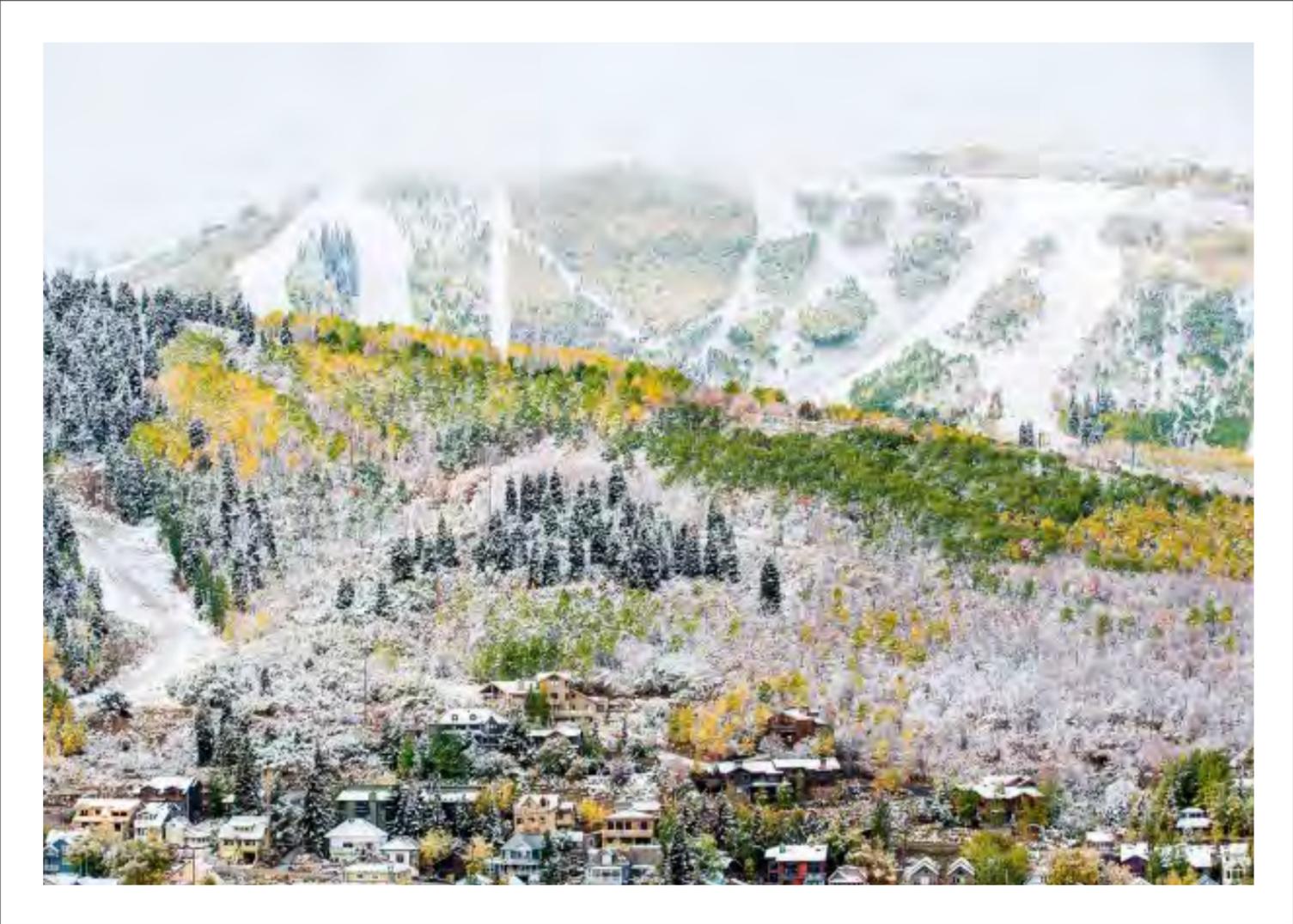


SCHEME 01: 3-STORY MASSING @ SILVER KING



OVERLAY OF 1998 AND SCHEME 01 MASSING





BUILDING HEIGHT EXCEPTION



## BUILDING HEIGHT EXCEPTION CRITERIA & JUSTIFICATION

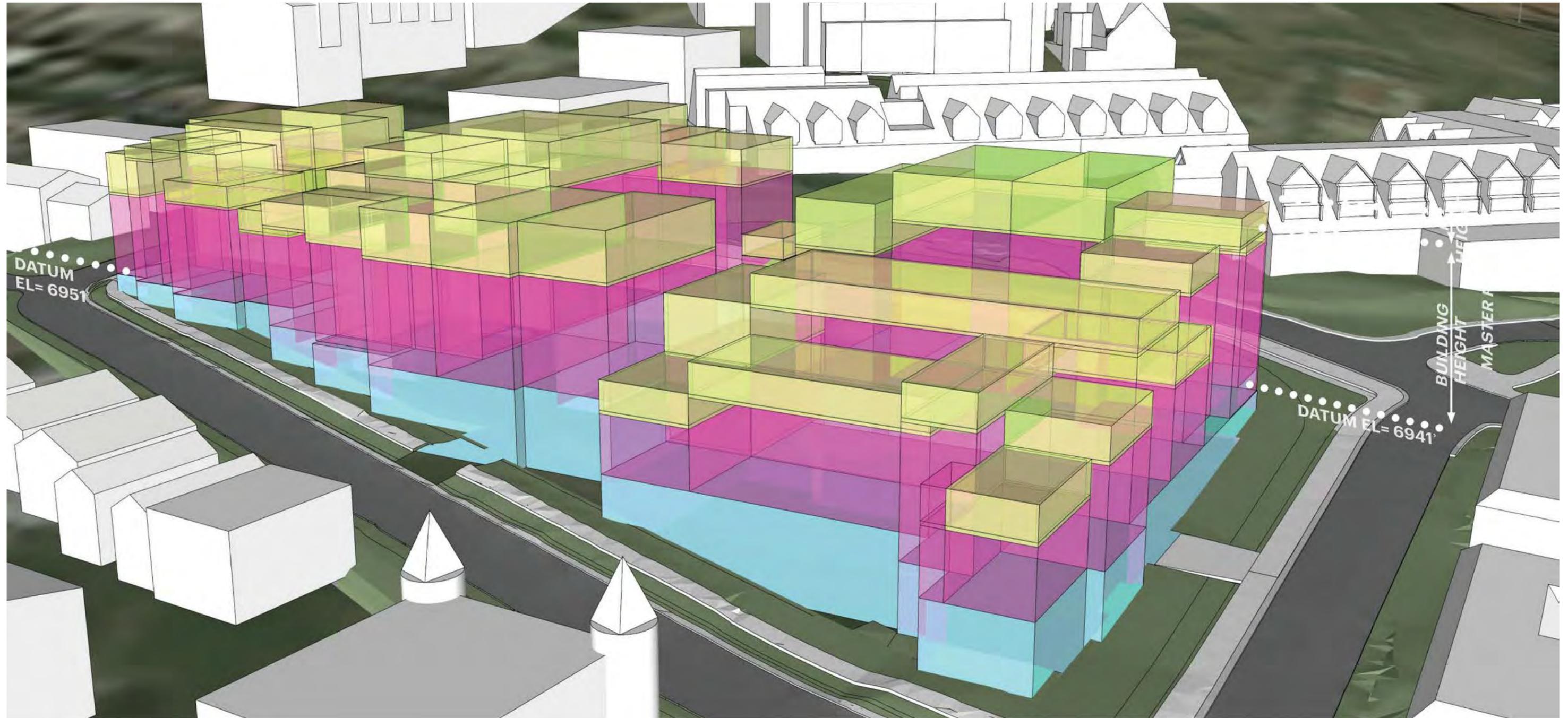
The Recreation Commercial Zone imposes a thirty-five foot (35') Building Height limitation.

Section 15-6-5(F) of the Land Management Code permits the Planning Commission to increase the Building Height limitation upon a Site specific analysis, provided the Planning Commission finds the increased Building Height limitation satisfies the requirements of Section 15-6-5(F) of the Land Management Code.

Based upon the Site specific analysis approved in connection with the PCMR Concept Master Plan and a separate site specific analysis conducted in connection with the Planning Commission's review of the 2021 Concept Master Plan, the Building Heights proposed in the 2021 Concept Master Plan satisfy the requirements of Section 15-6-5(F) of the Land Management Code because, specifically:

- a. The proposed Building Heights in the 2021 Concept Master Plan do not result in increased square footage or Building volume above the Density allowed in the Recreational Commercial zone as determined pursuant to the Site Suitability Analysis and evaluation of the PCMR Concept Master Plan and the 2021 Concept Master Plan pursuant to the Master Planned Development process.
- b. The increase in Building Height results in increased square footage or Building volume by reason of the clustering of density and Open Space preserved pursuant to the Development Agreement and the PCMR Concept Master Plan and the 2021 Concept Master Plan proposes height limits consistent with the height limits approved pursuant to the Development Agreement and the PCMR Concept Master Plan;
- c. The buildings have been positioned to minimize visual impacts on adjacent Structures;
- d. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site specific analysis performed in connection with the review of the 2021 Concept Master Plan;
- e. There is adequate Landscaping and buffering from adjacent Properties and Uses;
- f. Increased Setbacks and separations are proposed on the majority of the RC Remaining Parcels, and the buildings step-back in height in areas that are adjacent to single-family residential uses;
- g. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible;
- h. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5 of the Land Management Code.

PARCEL B - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

EMPIRE AVENUE & SHADOW RIDGE PERSPECTIVE

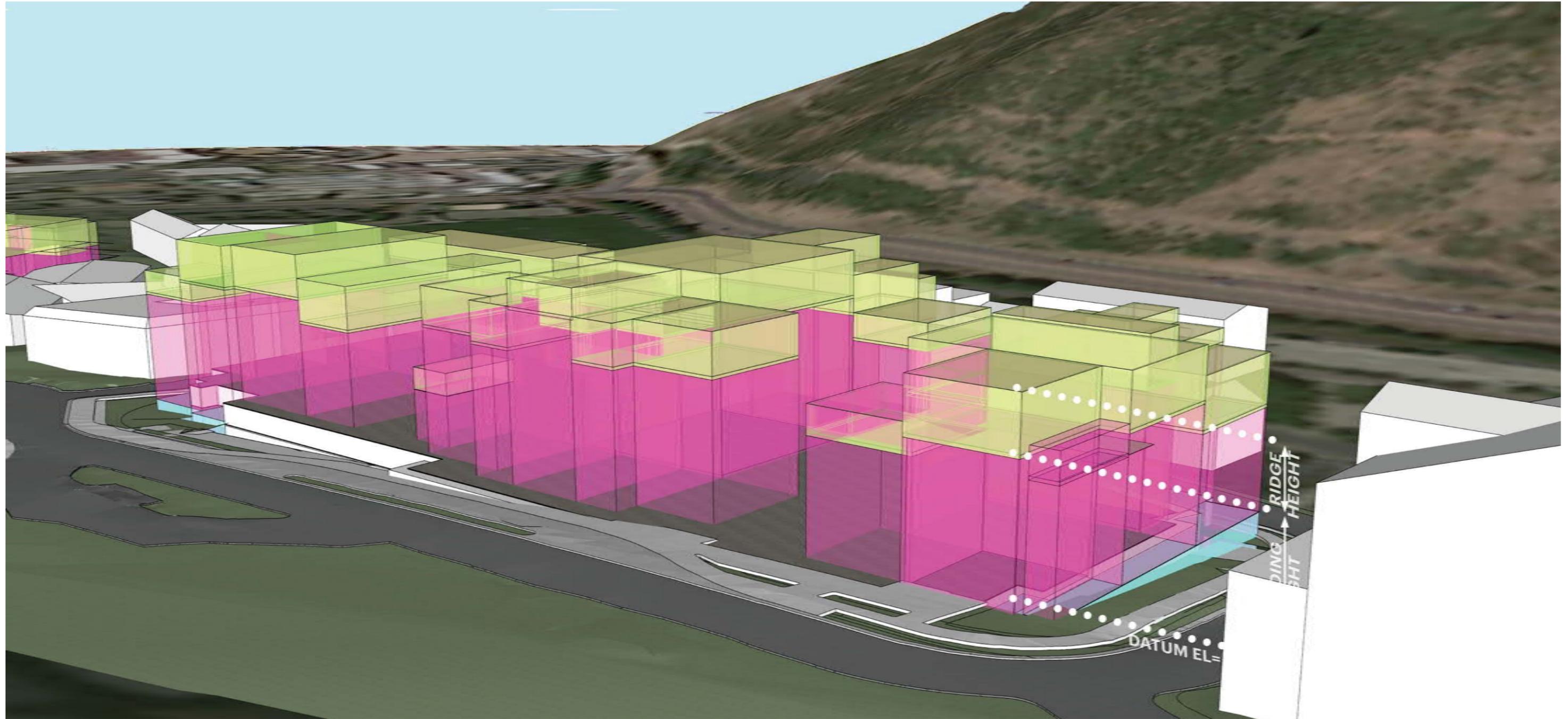
PARCEL B - PROPOSED BUILDING HEIGHT COMPARISON



-  PITCHED ROOF ZONE
-  RECOMMENDED BUILDING ENVELOPE
-  UNACCOUNTED BUILDING HEIGHT

EMPIRE AVENUE & SHADOW RIDGE PERSPECTIVE

PARCEL B - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE & MANOR WAY PERSPECTIVE

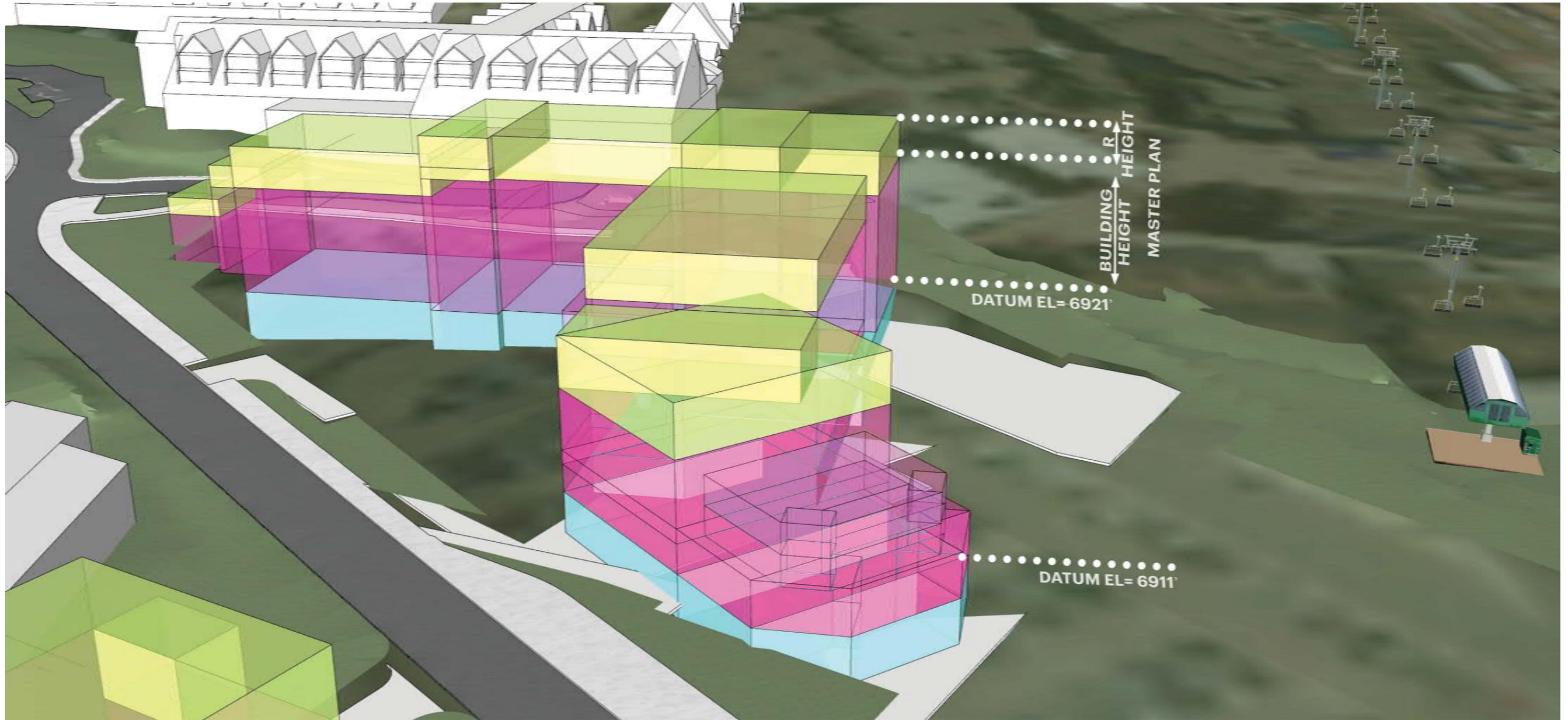
PARCEL B - PROPOSED BUILDING HEIGHT COMPARISON



-  PITCHED ROOF ZONE
-  RECOMMENDED BUILDING ENVELOPE
-  UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE & MANOR WAY PERSPECTIVE

PARCEL C - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE PERSPECTIVE

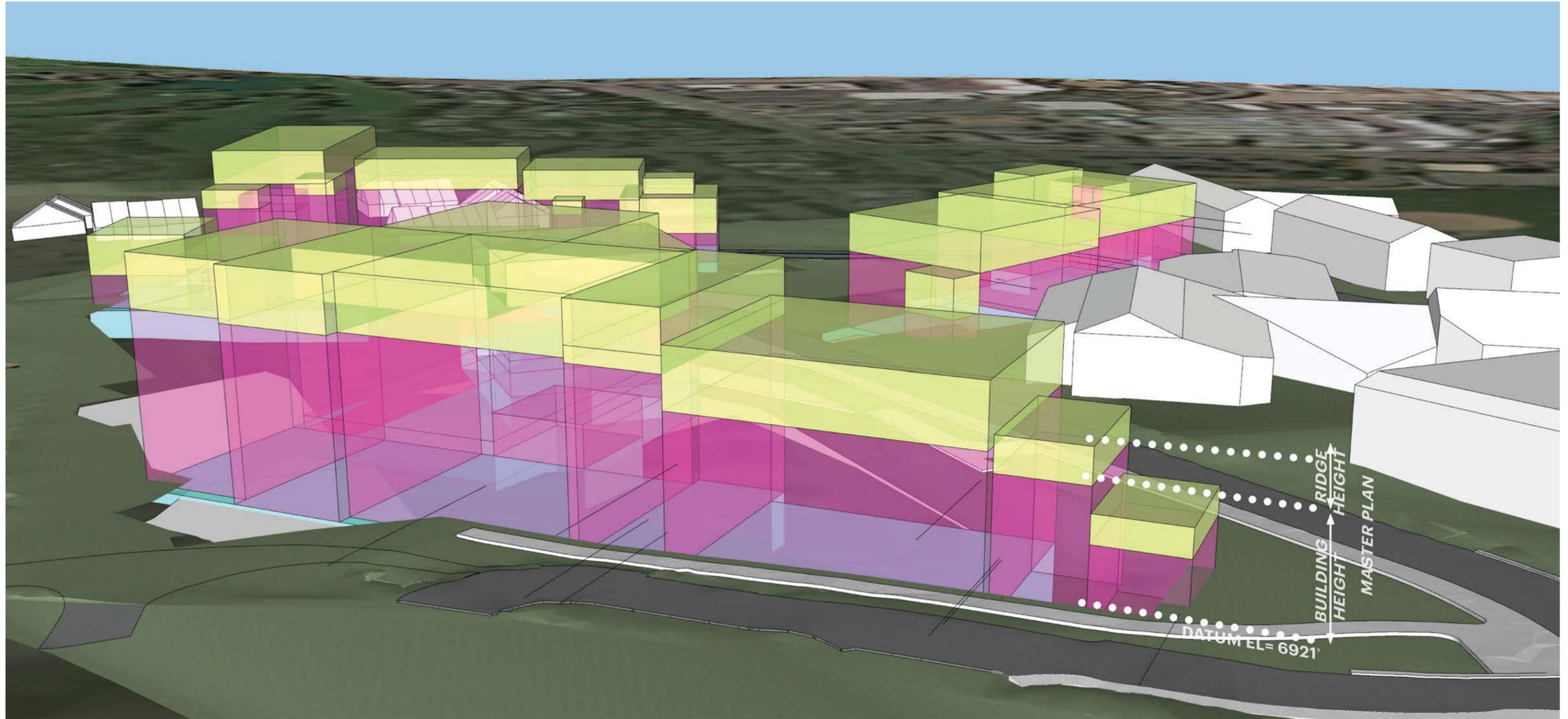
# PARCEL C - PROPOSED BUILDING HEIGHT COMPARISON



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE PERSPECTIVE

PARCEL C - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

PRIVATE ROAD PERSPECTIVE

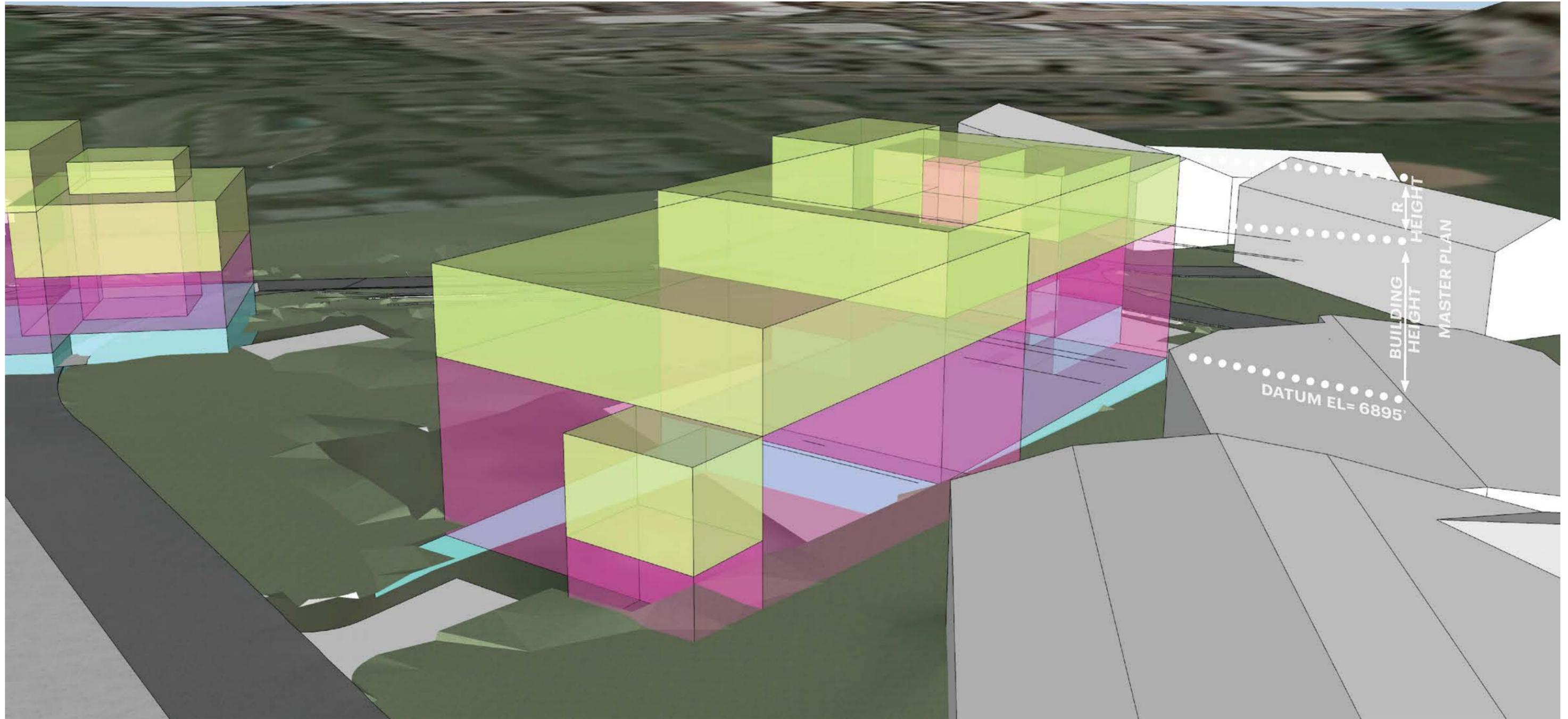
PARCEL C - BUILDING HEIGHT COMPARISON



-  PITCHED ROOF ZONE
-  RECOMMENDED BUILDING ENVELOPE
-  UNACCOUNTED BUILDING HEIGHT

PRIVATE ROAD PERSPECTIVE

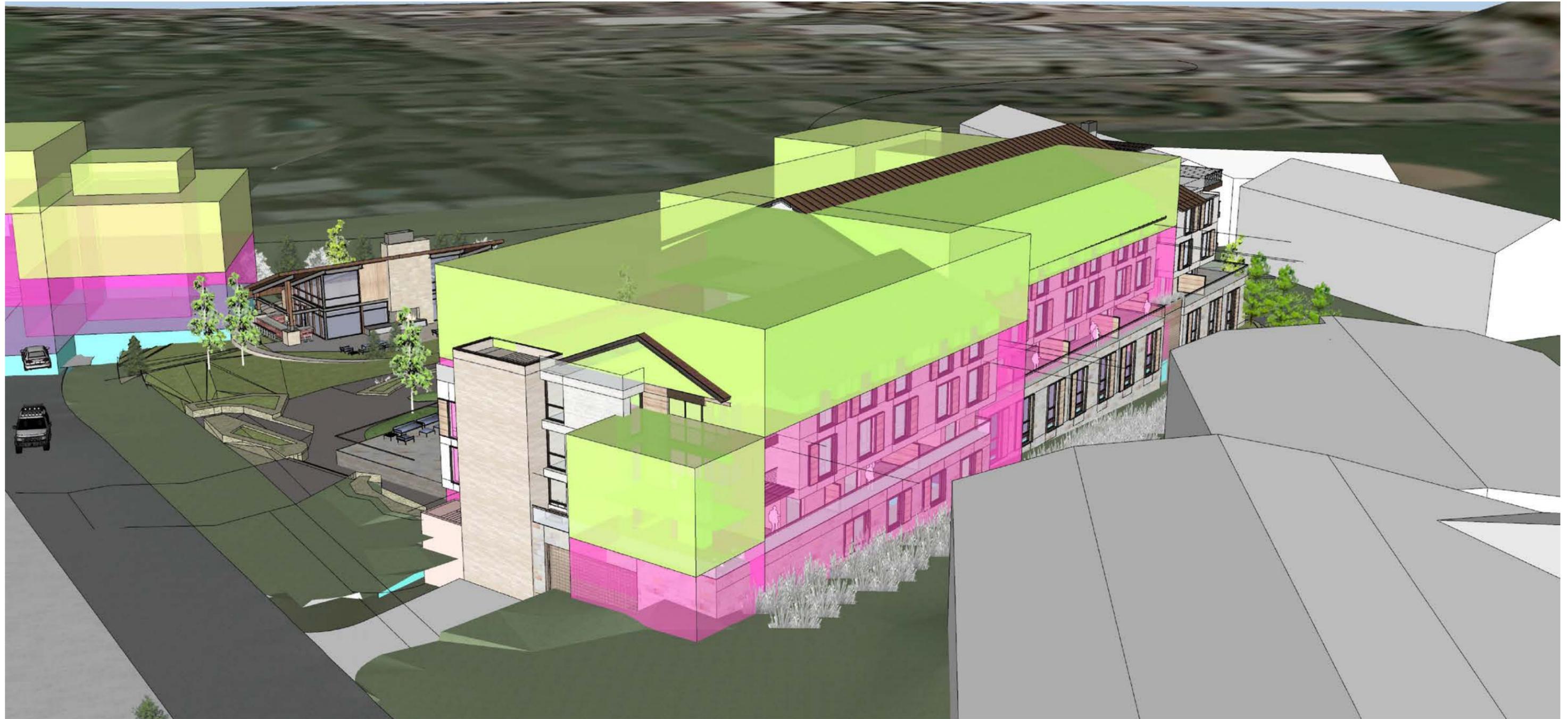
PARCEL D - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE PERSPECTIVE

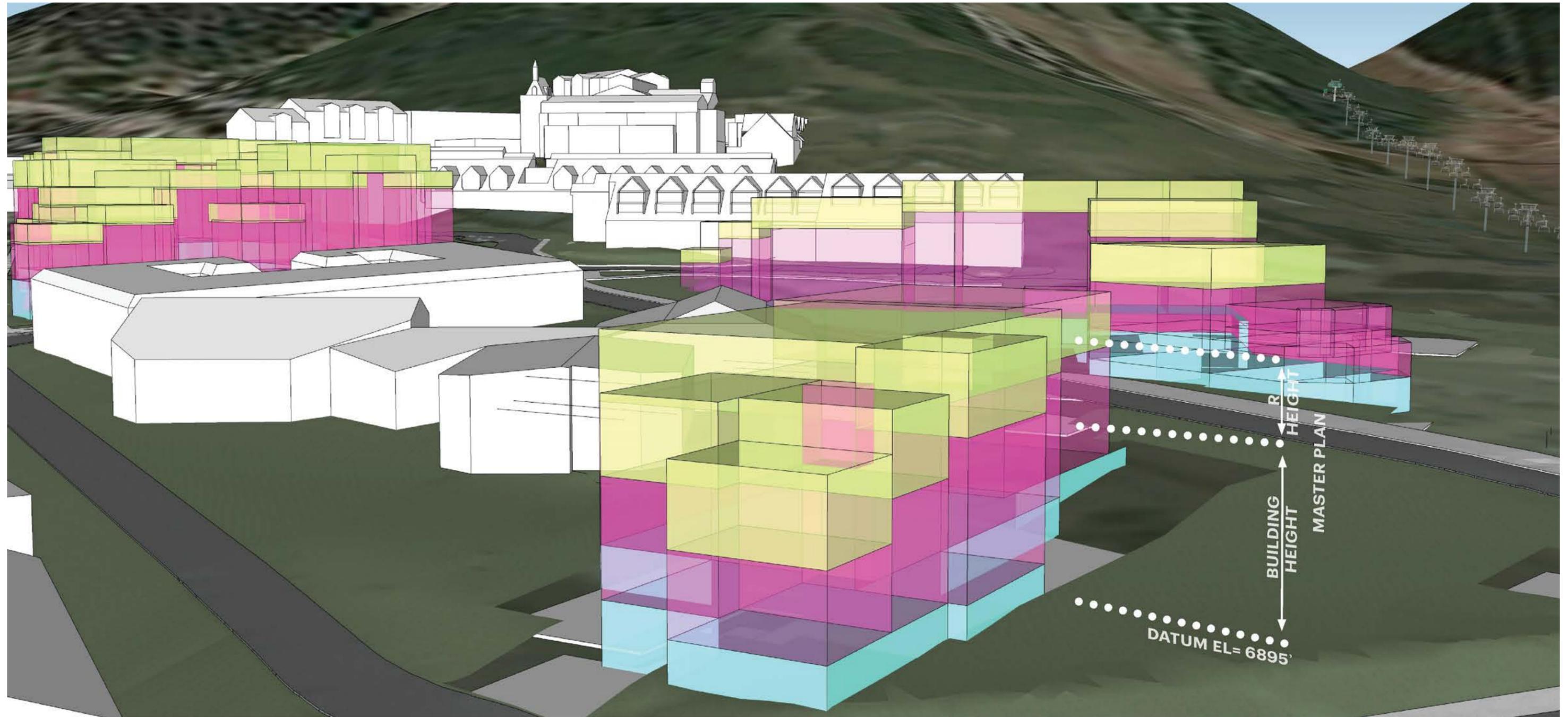
PARCEL D - PROPOSED BUILDING HEIGHT COMPARISON



-  PITCHED ROOF ZONE
-  RECOMMENDED BUILDING ENVELOPE
-  UNACCOUNTED BUILDING HEIGHT

LOWELL AVENUE PERSPECTIVE

PARCEL D - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

EMPIRE AVENUE PERSPECTIVE

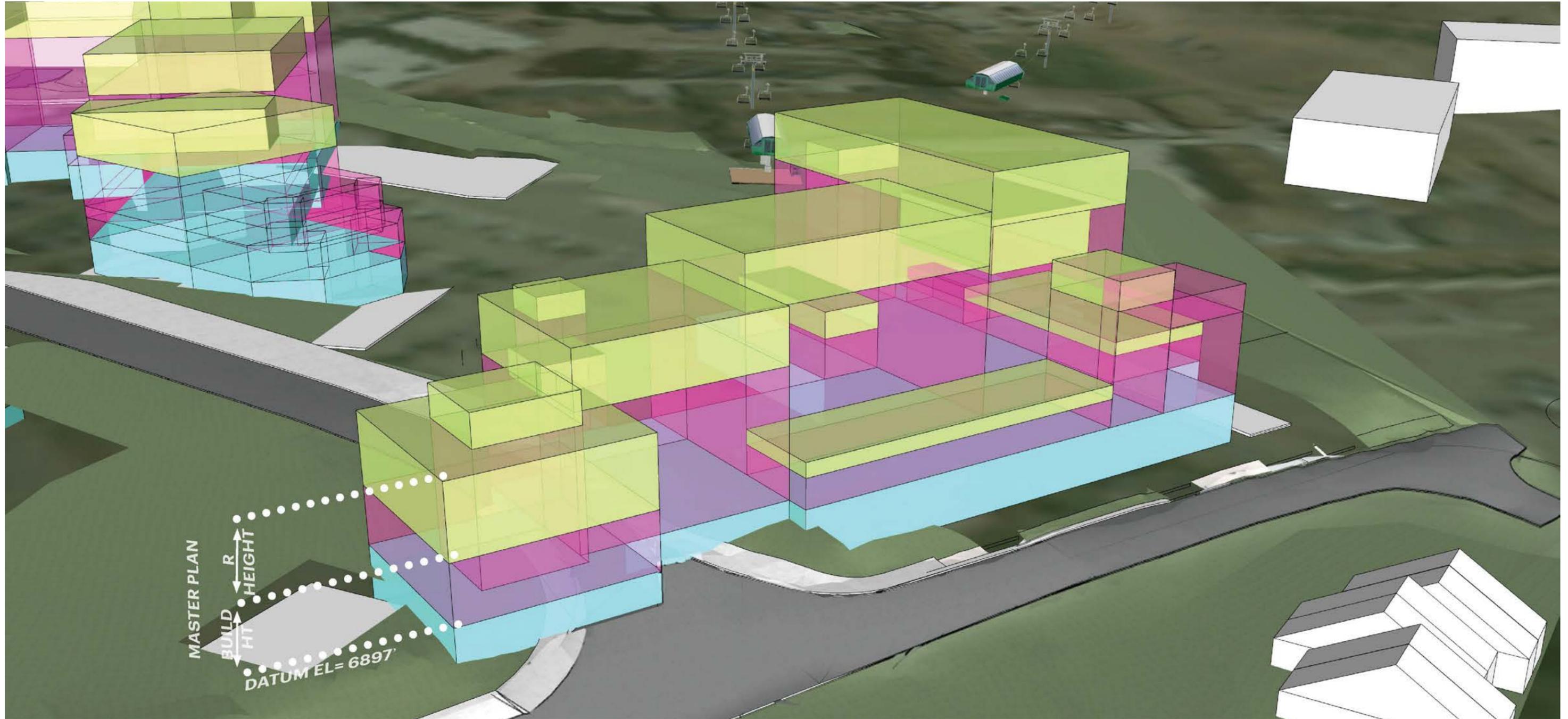
# PARCEL D - 1998 BUILDING HEIGHT COMPARISON



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

EMPIRE AVENUE PERSPECTIVE

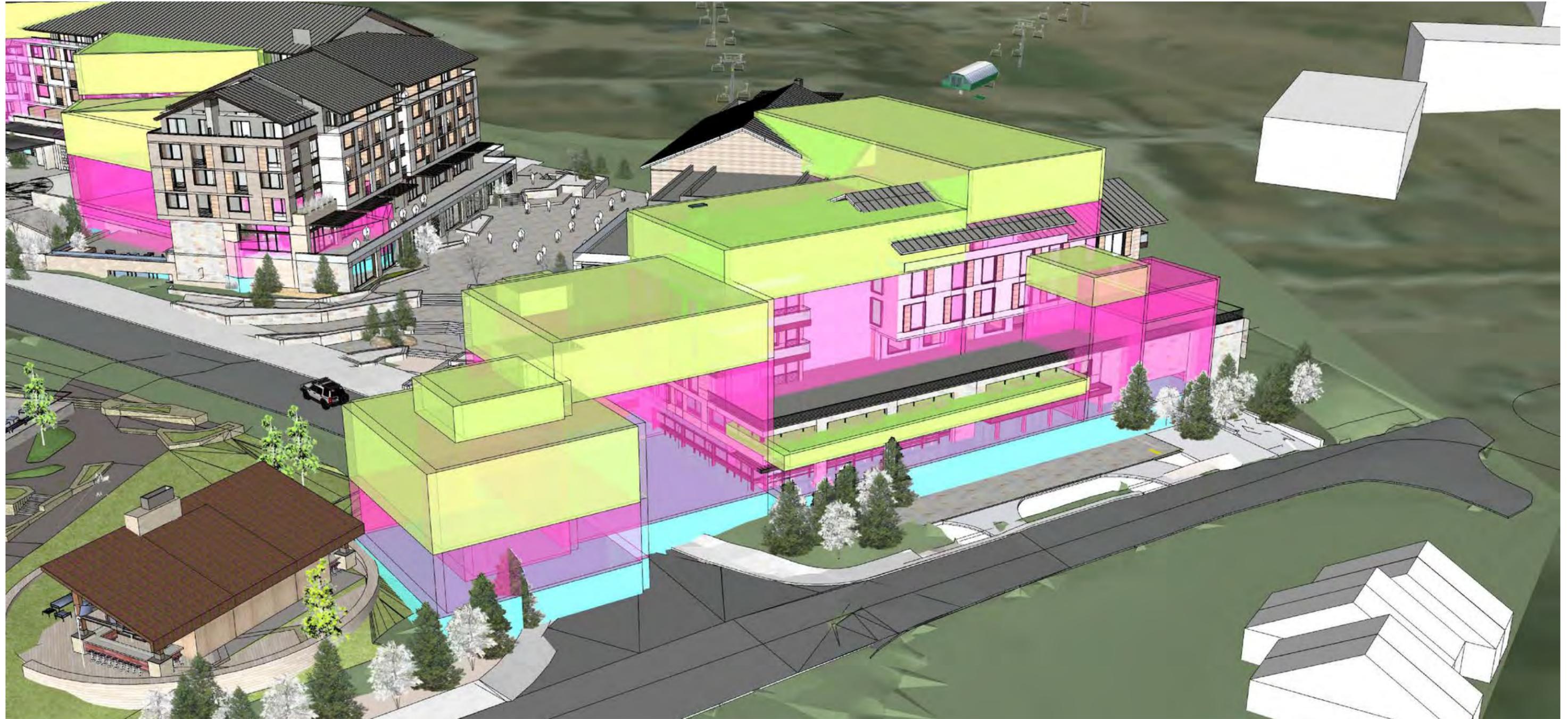
PARCEL E - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

SILVERKING PERSPECTIVE

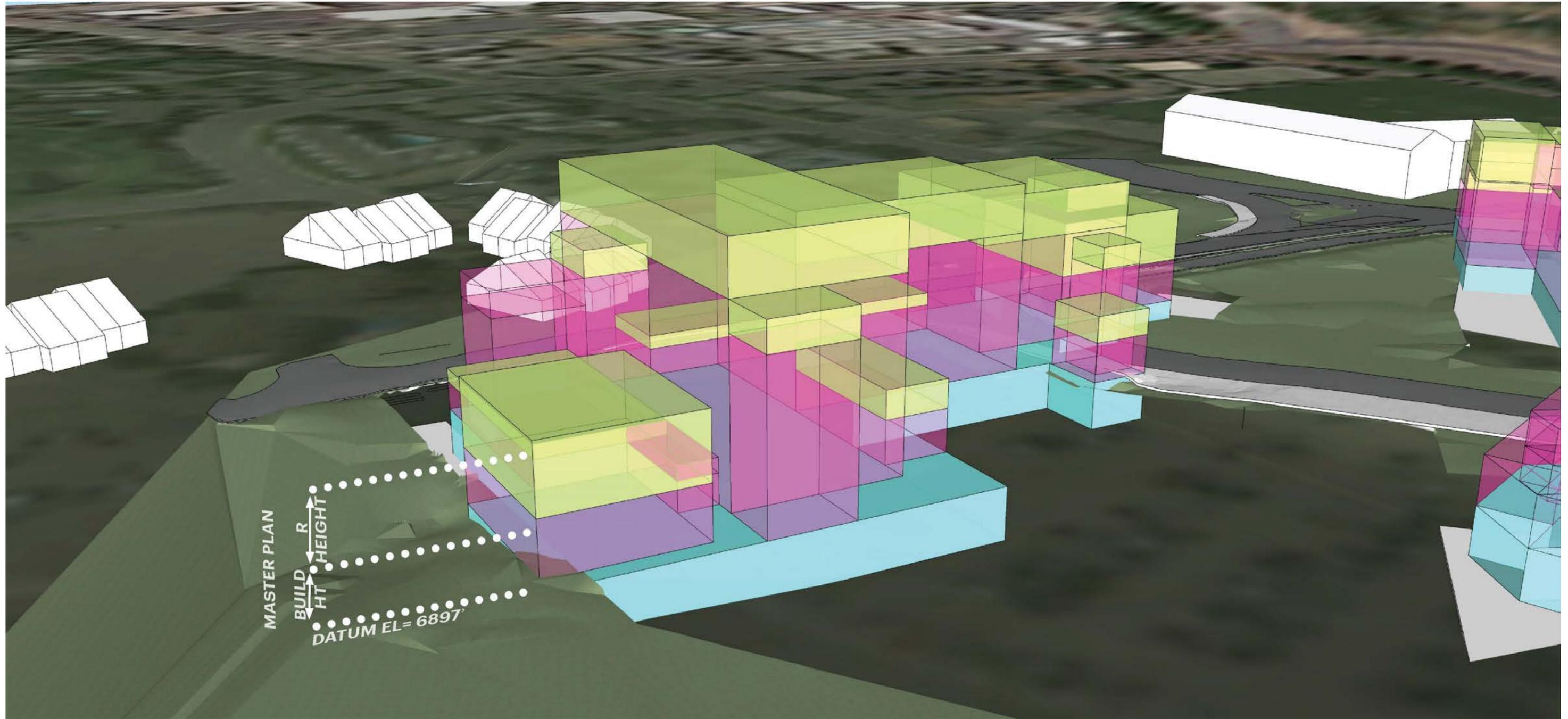
# PARCEL E - PROPOSED BUILDING HEIGHT COMPARISON



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

SILVERKING PERSPECTIVE

PARCEL E - 1998 BUILDING HEIGHT



- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

MOUNTAIN PERSPECTIVE

# PARCEL E - PROPOSED BUILDING HEIGHT COMPARISON

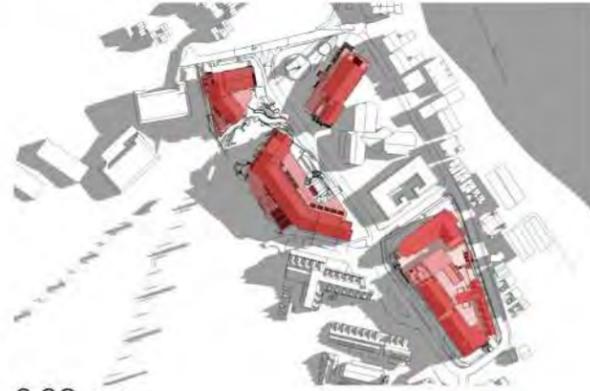


- PITCHED ROOF ZONE
- RECOMMENDED BUILDING ENVELOPE
- UNACCOUNTED BUILDING HEIGHT

MOUNTAIN PERSPECTIVE

1 hour after sunrise

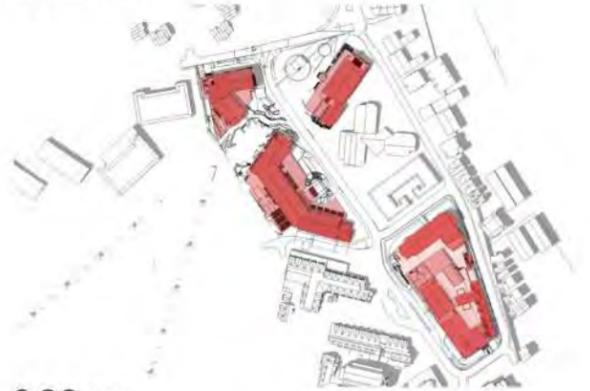
Summer Solstice



6:30 am



10:00 am



2:00 pm

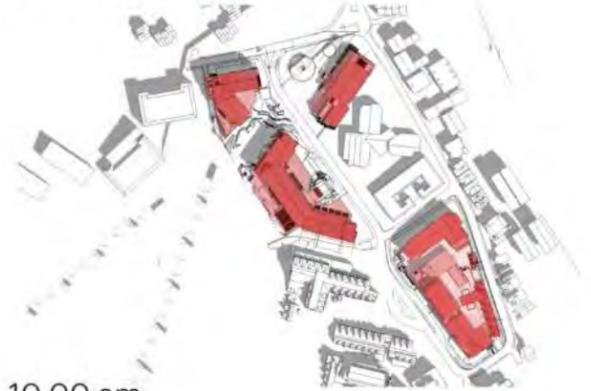


6:45 pm

Fall Equinox



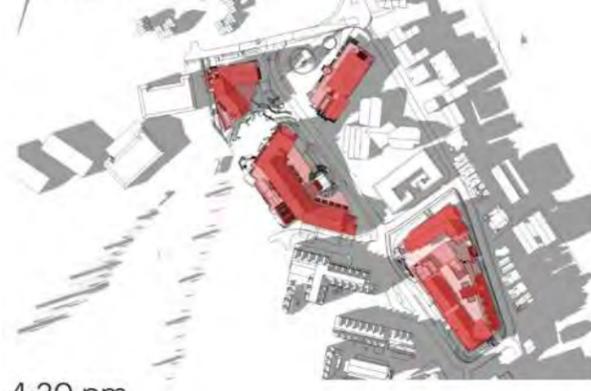
7:45 am



10:00 am

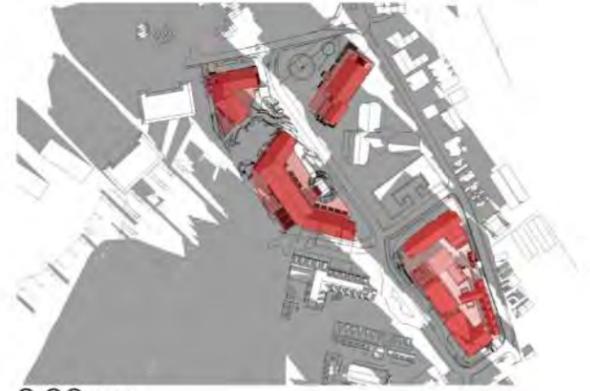


2:00 pm



4:30 pm

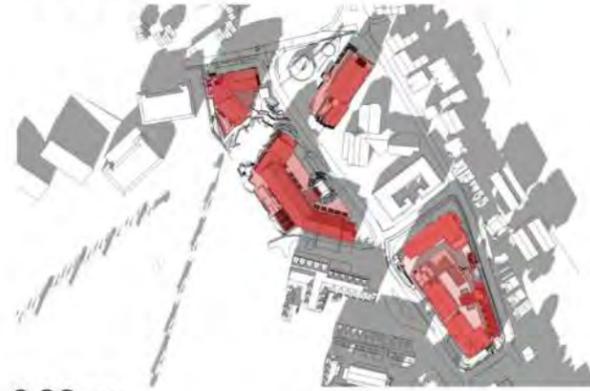
Winter Solstice



9:00 am



10:00 am



2:00 pm



3:10 pm

Spring Equinox



8:00 am



10:00 am



2:00 pm



4:45 pm

1 before sunset

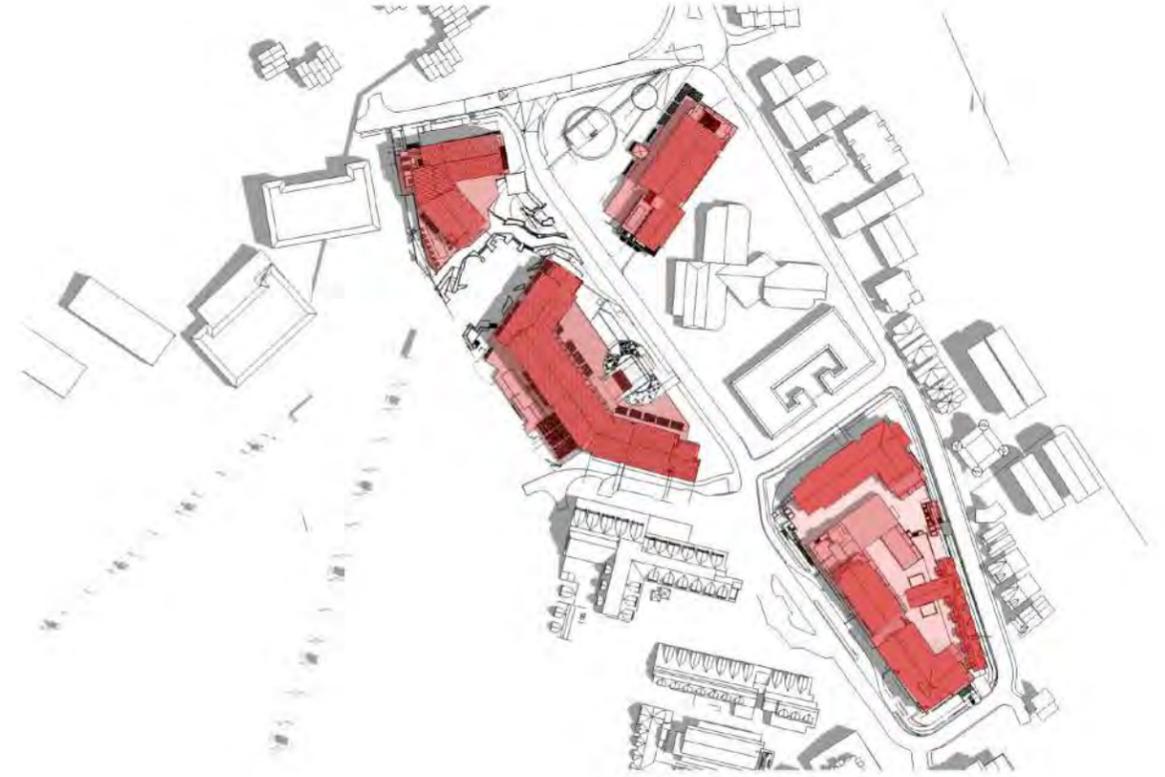


SHADE STUDY  
03.17.2021

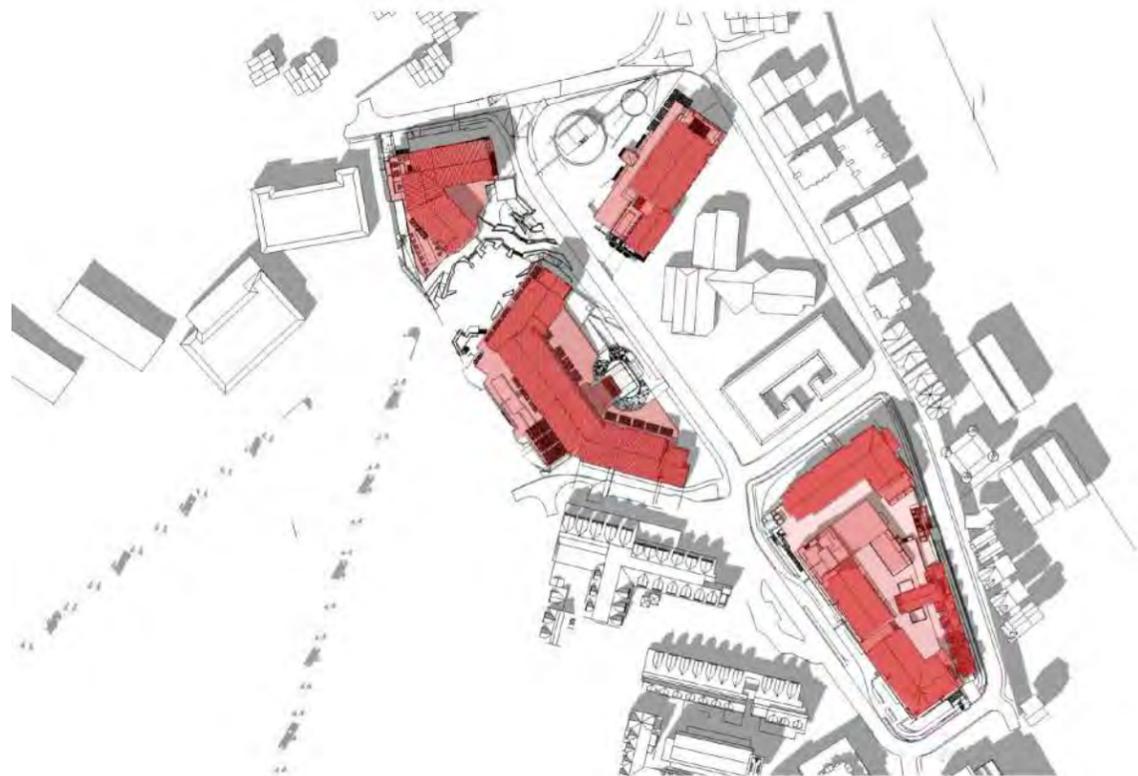
PARK CITY MOUNTAIN RESORT  
PARK CITY, UTAH



6:30 am



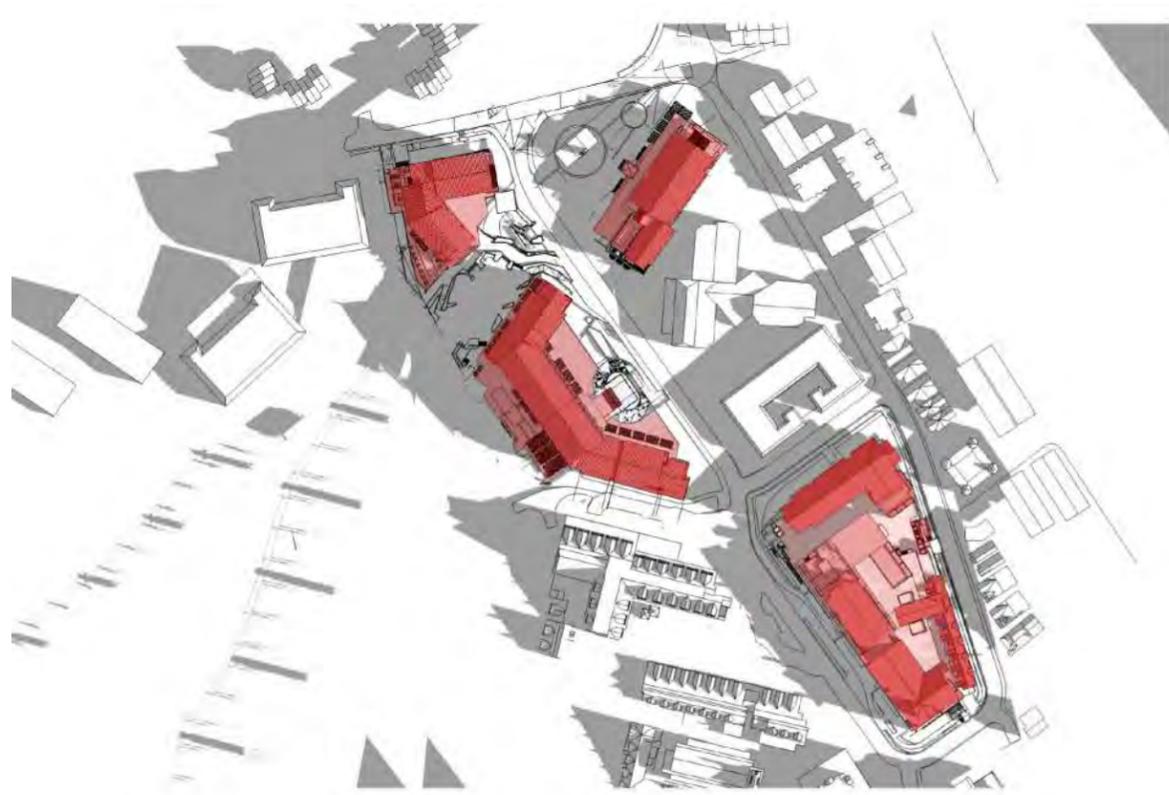
10:00 am



2:00 pm



6:45 pm



7:45 am



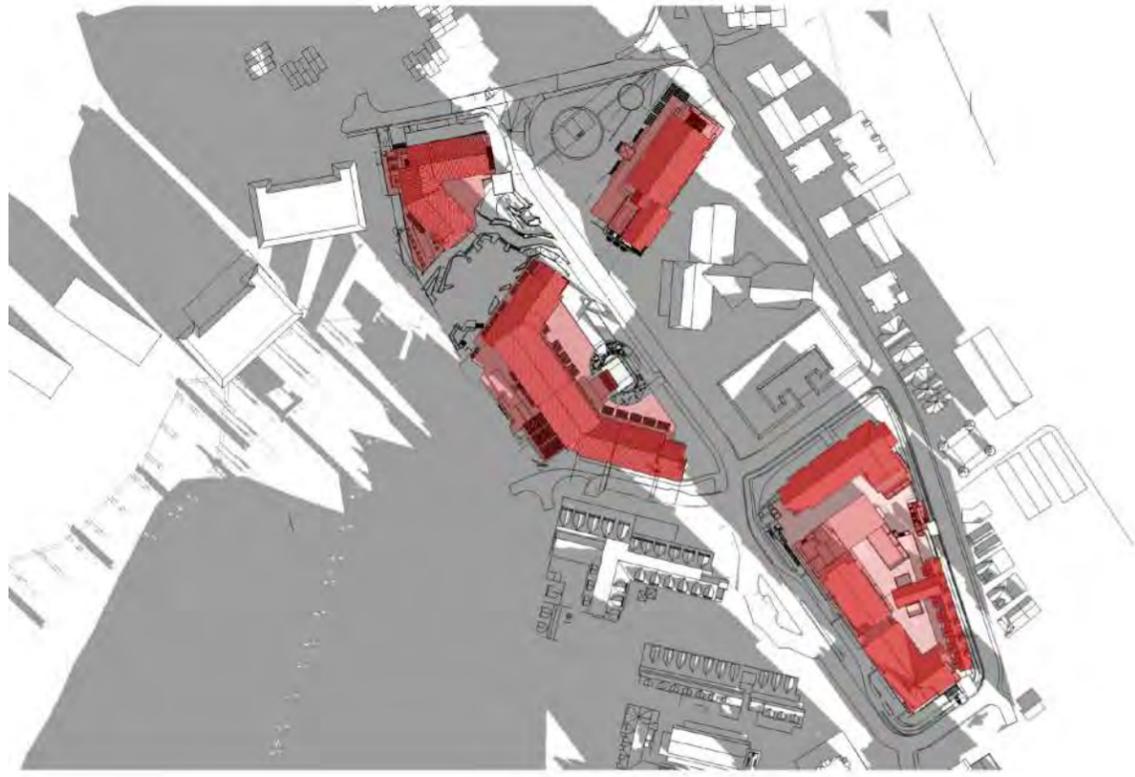
10:00 am



2:00 pm



4:30 pm



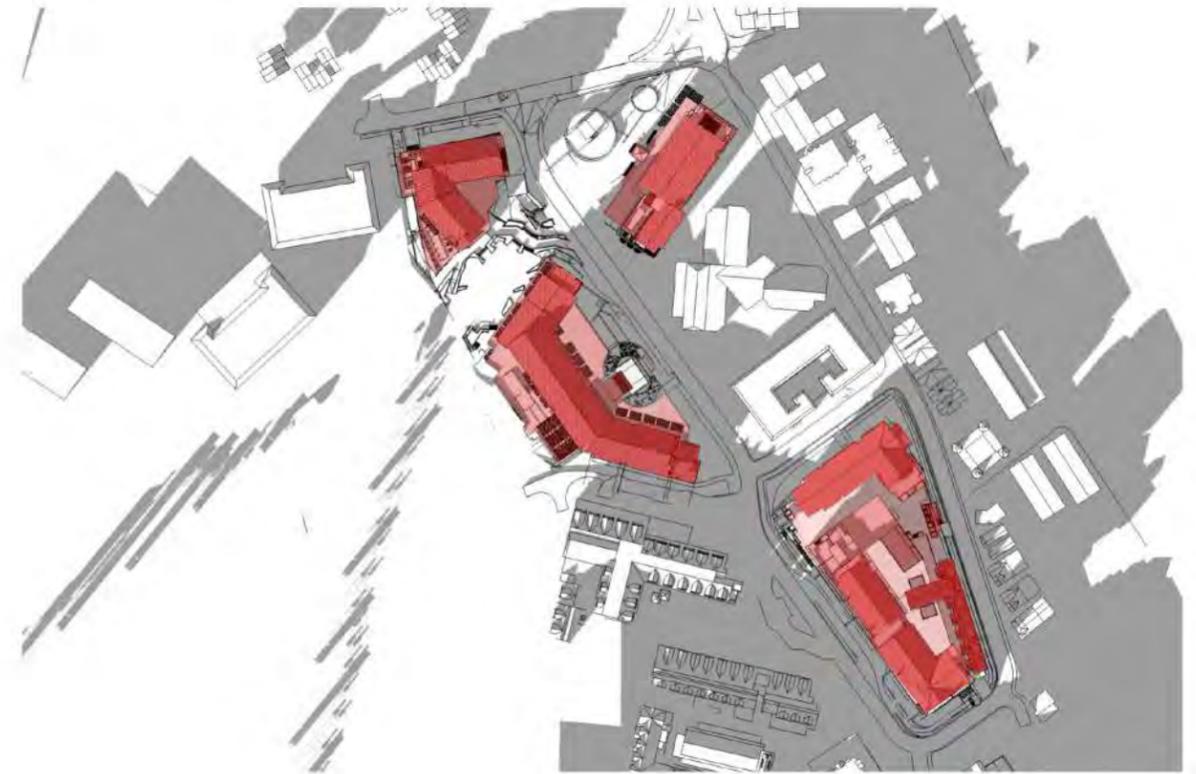
9:00 am



10:00 am



2:00 pm



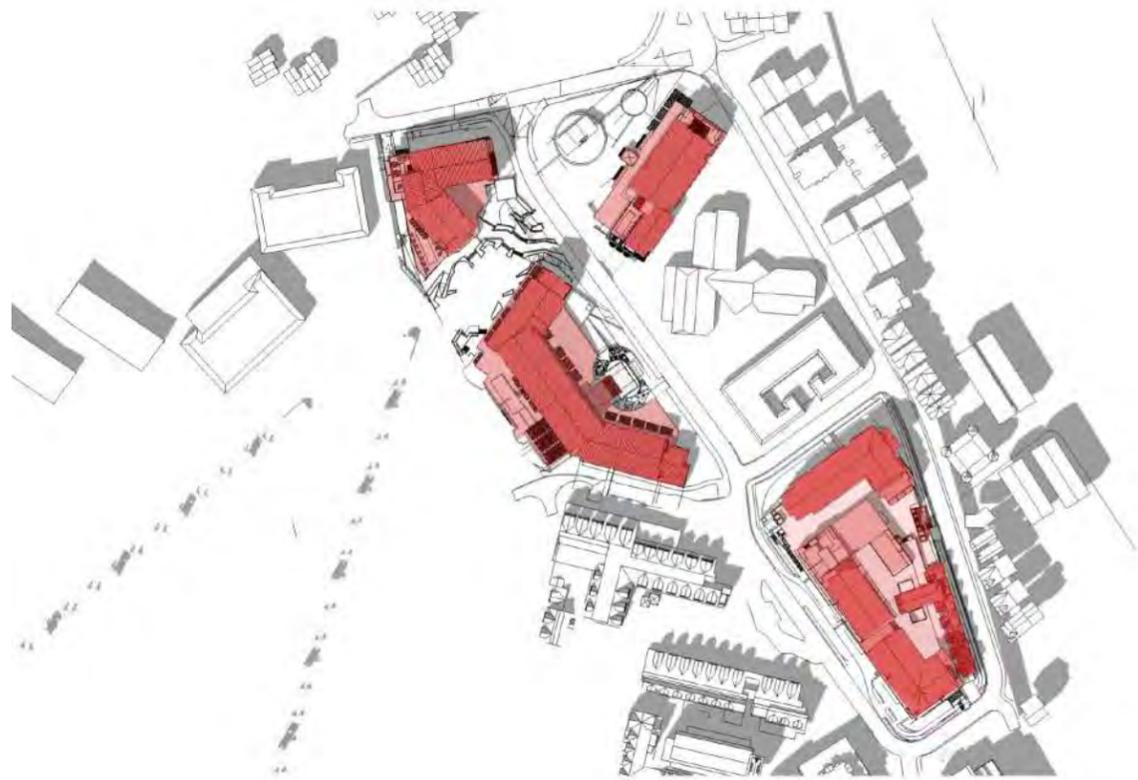
3:10 pm



8:00 am



10:00 am



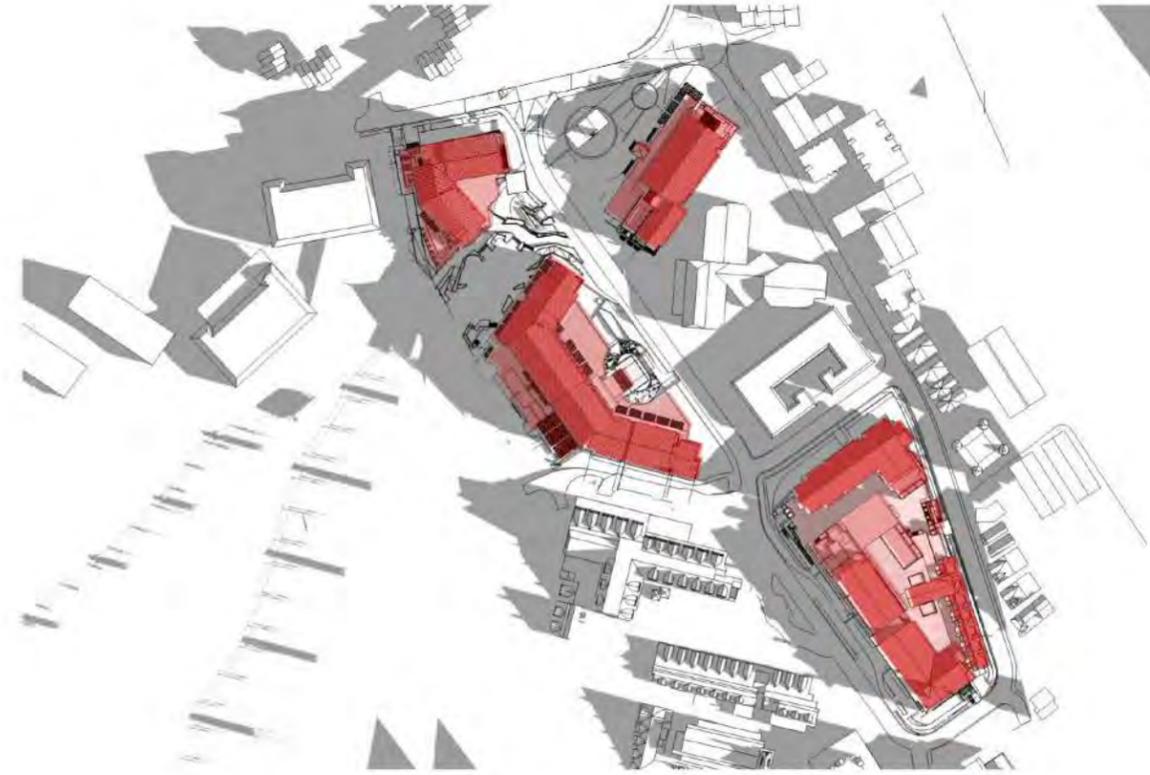
2:00 pm



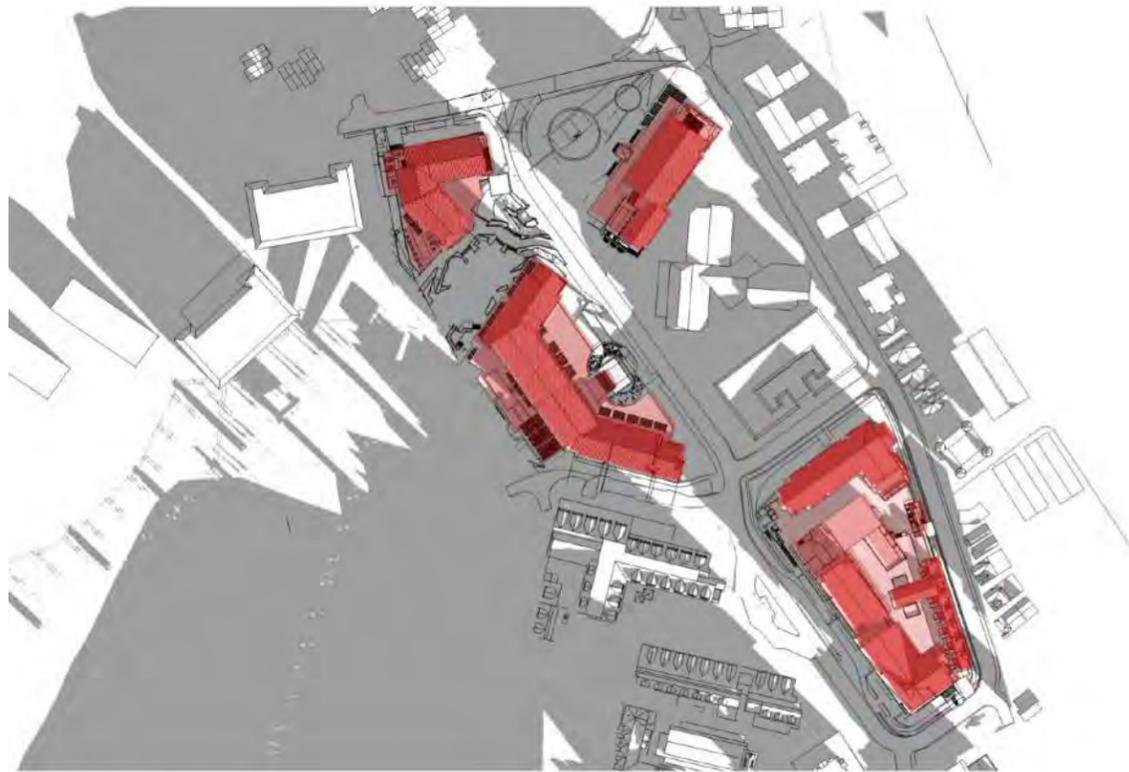
4:45 pm



Summer Solstice (6:30 am)



Fall Equinox (7:45 am)



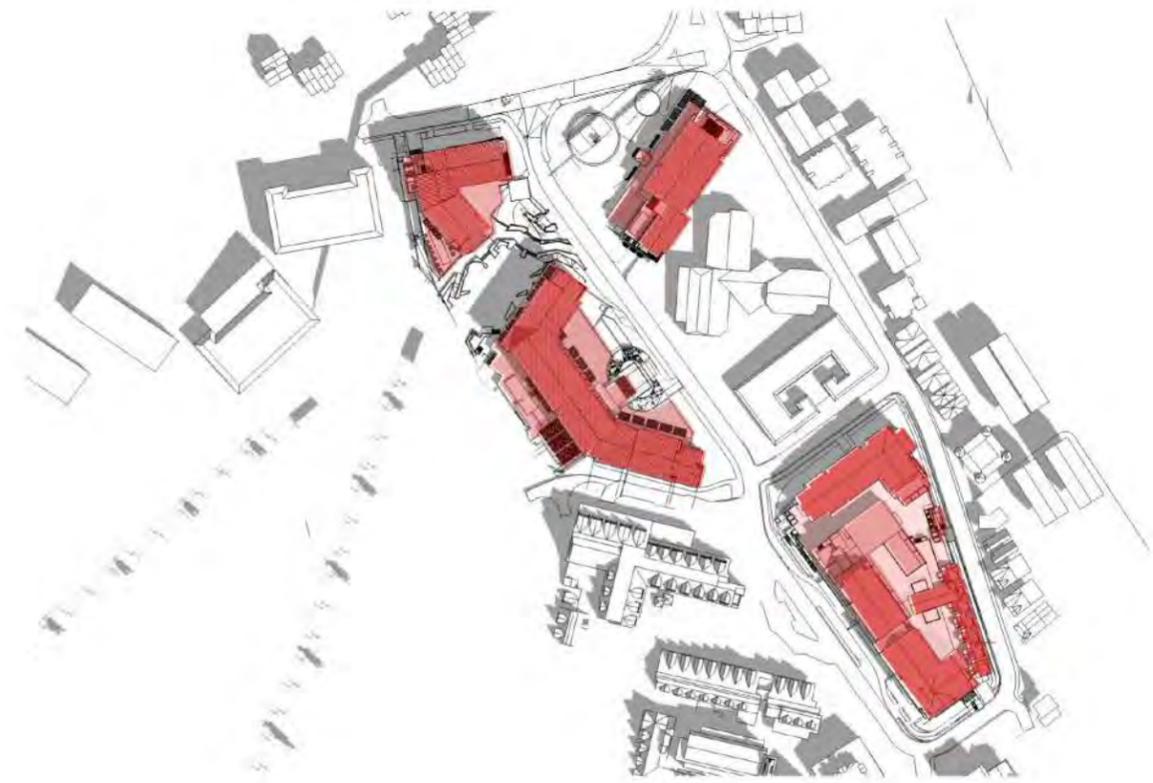
Winter Solstice (9:00 am)



Spring Equinox (8:00 am)



Summer Solstice



Fall Equinox



Winter Solstice



Spring Equinox



Summer Solstice



Fall Equinox



Winter Solstice



Spring Equinox



Summer Solstice (6:45 pm)



Fall Equinox (4:30 pm)



Winter Solstice (3:10 pm)

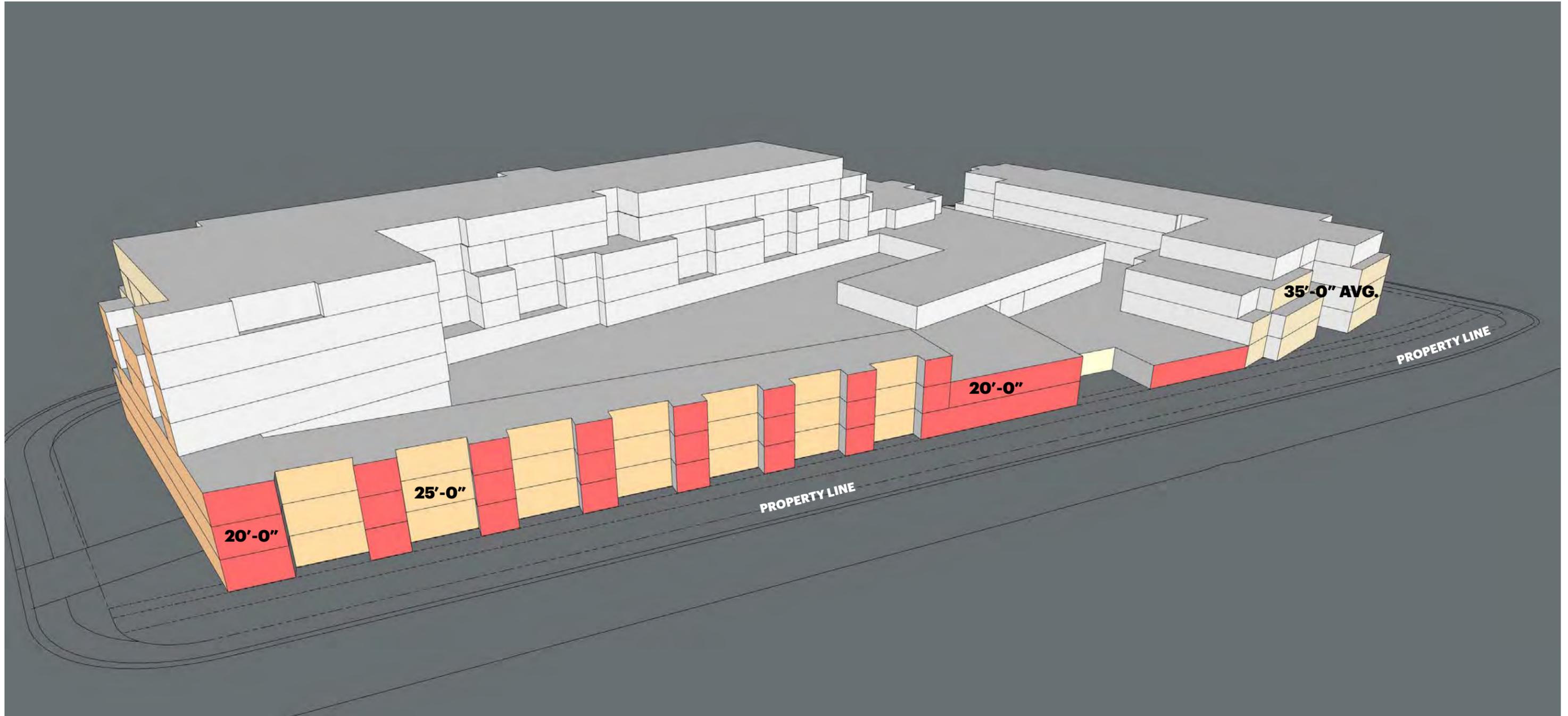


Spring Equinox (4:45 pm)

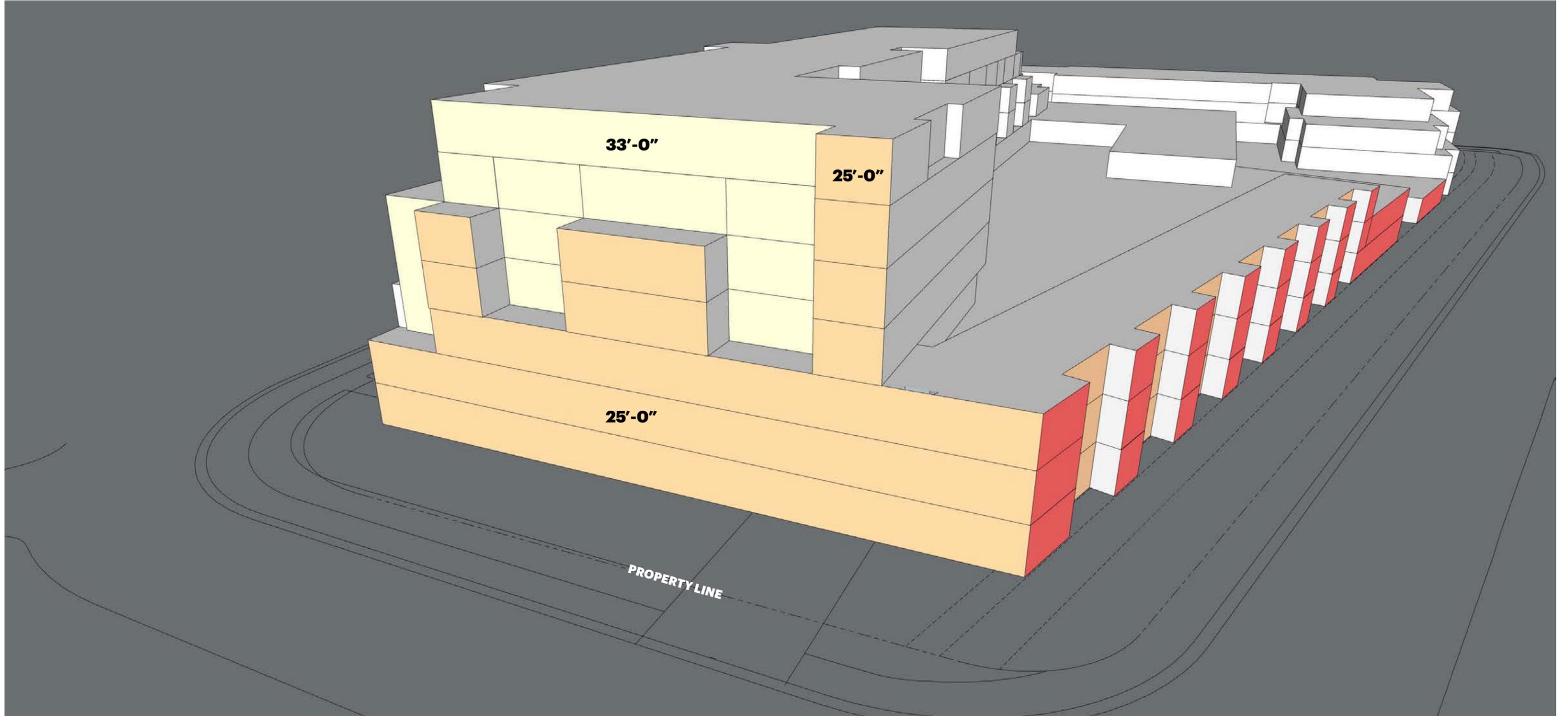
**PARCEL B - AVERAGE SETBACK CALCULATION**

LEVEL	ELEV	AVERAGE SETBACK				LENGTH OF FAÇADE				% OF TOTAL LENGTH				<b>AVERAGE SETBACK OF ENTIRE FAÇADE</b> % OF TOTAL LENGTH x AVG SETBACK			
		SHADOW	EMPIRE	MANOR	LOWELL	SHADOW	EMPIRE	MANOR	LOWELL	SHADOW	EMPIRE	MANOR	LOWELL	<b>SHADOW</b>	<b>EMPIRE</b>	<b>MANOR</b>	<b>LOWELL</b>
B2	6932	22.85	-	-	-	220	-	-	-	0.21	-	-	-	4.70	-	-	-
B1	6942	22.85	27.15	-	-	220	500	-	-	0.21	0.33	-	-	4.70	9.05	-	-
1	6952	22.85	34.95	25	21	220	500	140	240	0.21	0.33	0.20	0.13	4.70	11.65	5.00	2.65
2	6962	28.6	34.95	25.75	24.25	205	500	140	380	0.19	0.33	0.20	0.20	5.48	11.65	5.15	4.85
3	6972	28.6	-	29.5	27.1	205	-	115	380	0.19	-	0.16	0.20	5.48	-	4.85	5.42
4	6982	-	-	29.5	27.7	-	-	115	310	-	-	0.16	0.16	-	-	4.85	4.52
5	6992	-	-	30.25	44.05	-	-	95	300	-	-	0.14	0.16	-	-	4.11	6.96
6	7002	-	-	30.25	44.05	-	-	95	290	-	-	0.14	0.15	-	-	4.11	6.72
TOTAL:					1070	1500	700	1900	1.00	1.00	1.00	1.00	<b>25.05</b>	<b>32.35</b>	<b>28.05</b>	<b>31.12</b>	

PARCEL B - AVERAGE SETBACK CALCULATION



PARCEL B - AVERAGE SETBACK CALCULATION



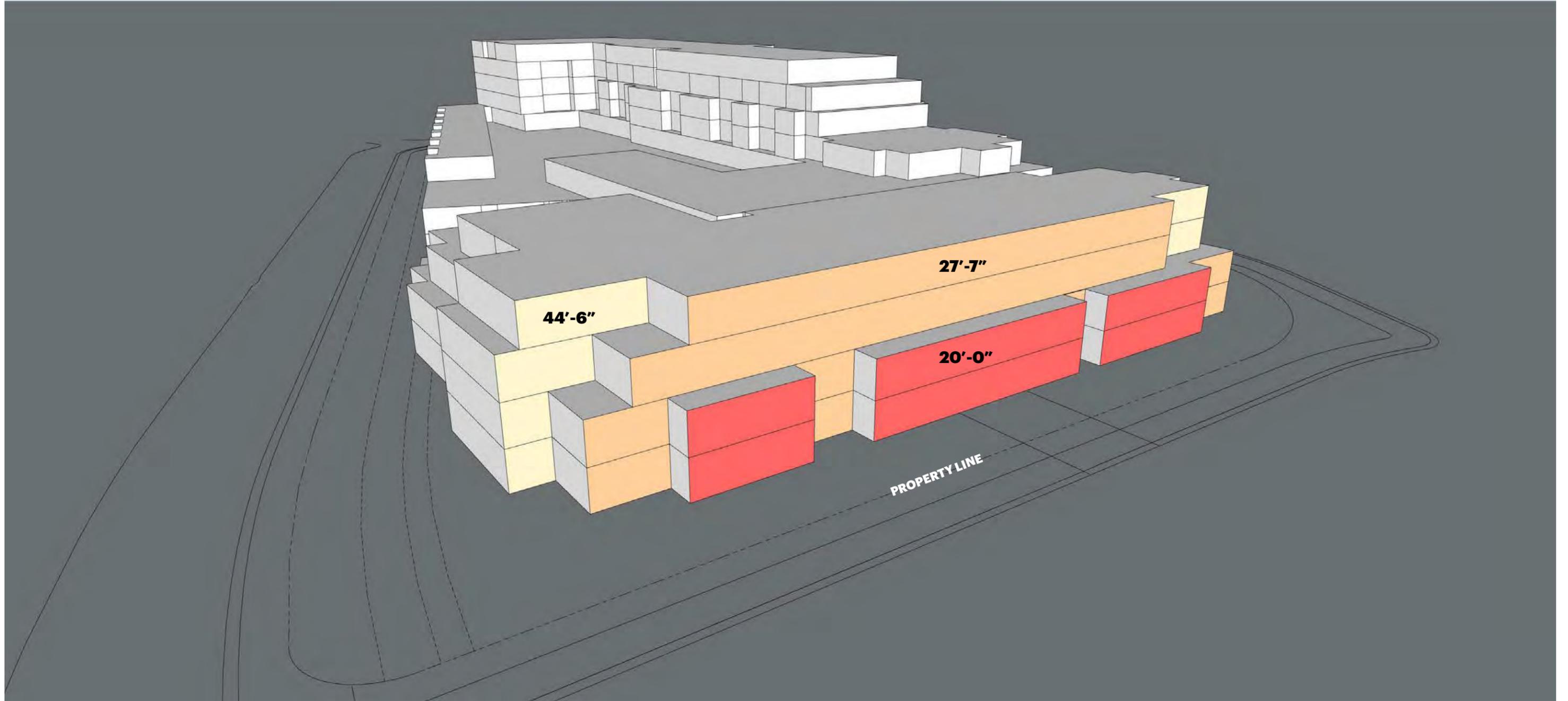
MANOR WAY ELEVATION

PARCEL B - AVERAGE SETBACK CALCULATION



LOWELL AVENUE ELEVATION

PARCEL B - AVERAGE SETBACK CALCULATION



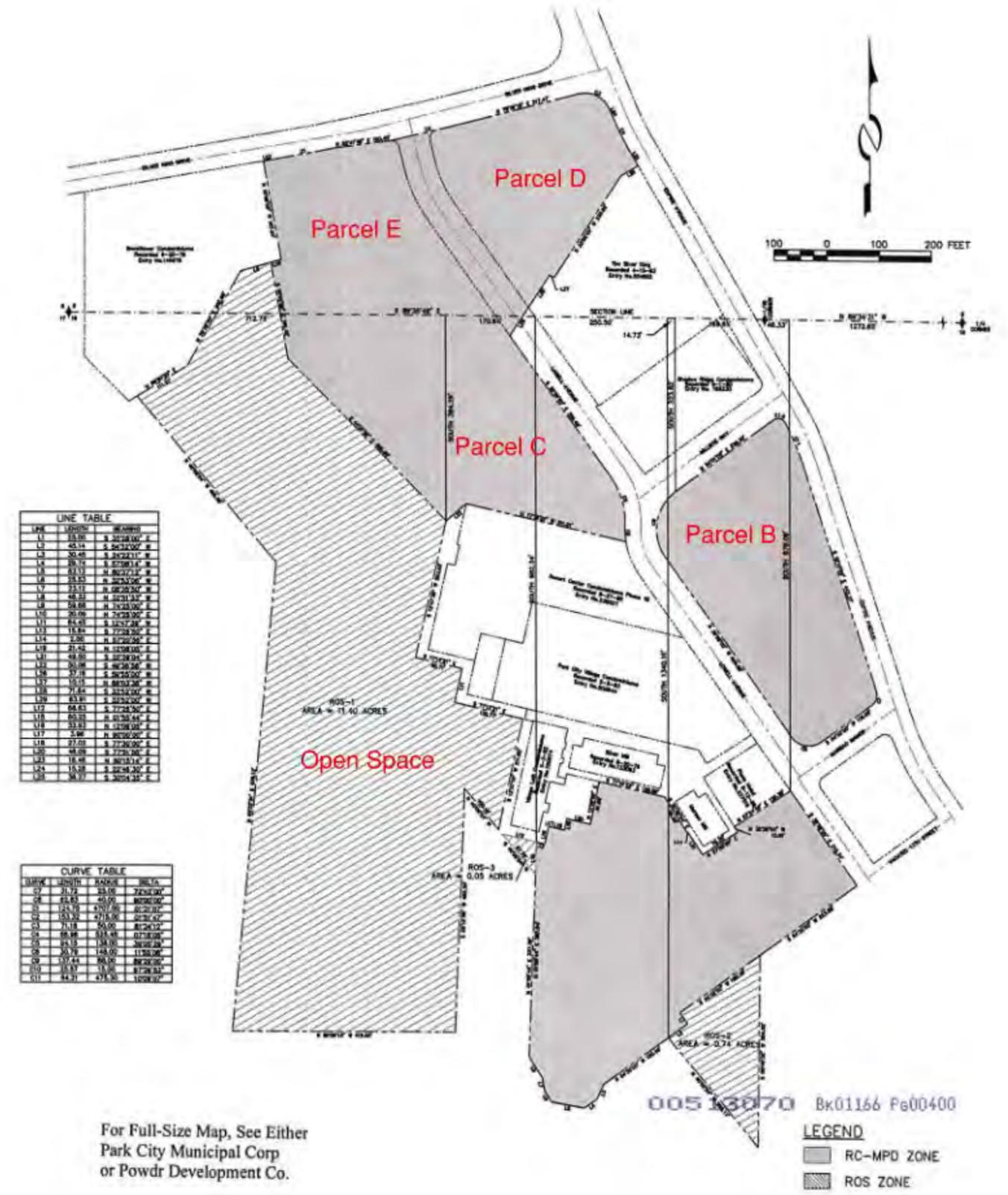
SHADOW RIDGE ROAD ELEVATION

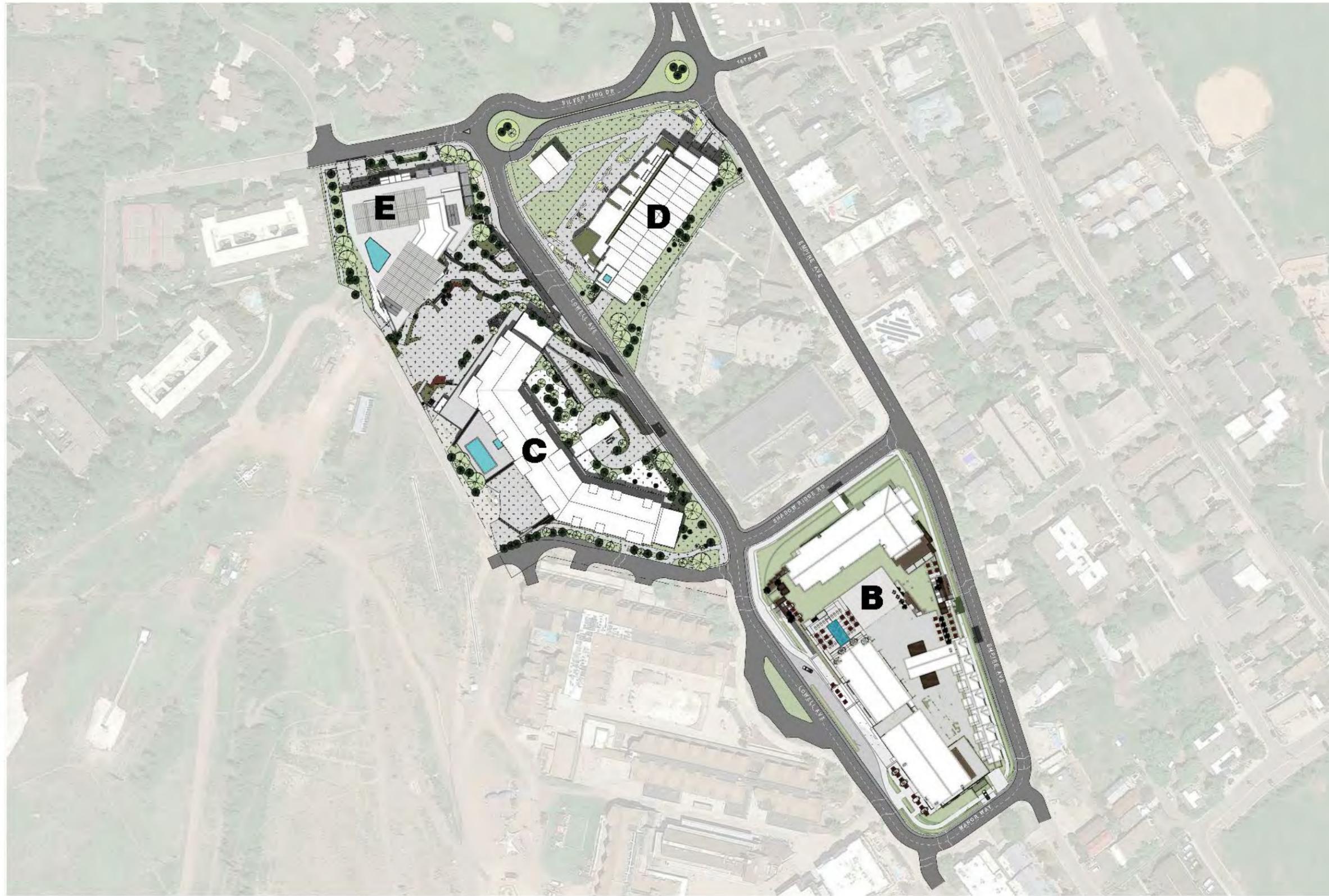
# OPEN SPACE CALCULATIONS

The 2021 Concept Master Plan preserves the Open Space required to be preserved pursuant to the General Plan, the Development Agreement and the PCMR Concept Master Plan and with respect to which the density limitations and volume and height restrictions for the RL remaining parcels were established pursuant to the Development Agreement and the PCMR Concept Master Plan.

The Open Space preserved pursuant to the 2021 Concept Master Plan meets the minimum requirements set forth in Section 15-6-5(D) of the Land Management Code, providing **75.7** percent Open Space in a mix and of a type appropriate for the Resort Core.

The Open Space shown on the 2021 Concept Master Plan is of a type and mix appropriate to the Resort Core and is hereby designated as the preferred type and mix of Open Space for the RC Remaining Parcels.





**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 LINC 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: 103,300 SF  
 OPEN SPACE: 49,600 SF

**PARCEL C - HOTEL**  
 BUILT AREA: 59,209 SF  
 OPEN SPACE: 81,338 SF

**PARCEL D - CONDOMINIUMS**  
 BUILT AREA: 34,972 SF  
 OPEN SPACE: 52,148 SF

**PARCEL E - CONDOMINIUMS & CLUB**  
 BUILT AREA: 36,400 SF  
 OPEN SPACE: 55,980 SF

**EXHIBIT A PARCEL**  
 OPEN SPACE: 496,384 SF

**TOTAL MASTER PLANNED DEVELOPMENT**

TOTAL BUILT AREA: 233,880 SF  
 TOTAL OPEN SPACE: 715,650 SF  
 TOTAL SF: 949,530 SF  
 % OPEN: 75.3%

**PARK CITY BASE AREA LOT REDEVELOPMENT**

MASTER PLAN STUDY

**OPEN SPACE SITE PLAN**

0 40 80 FT

A1.01 03/2020 22328.001



**HKS**

© 2020 HKS INC.



PARCEL D - PROPOSED OPEN SPACE

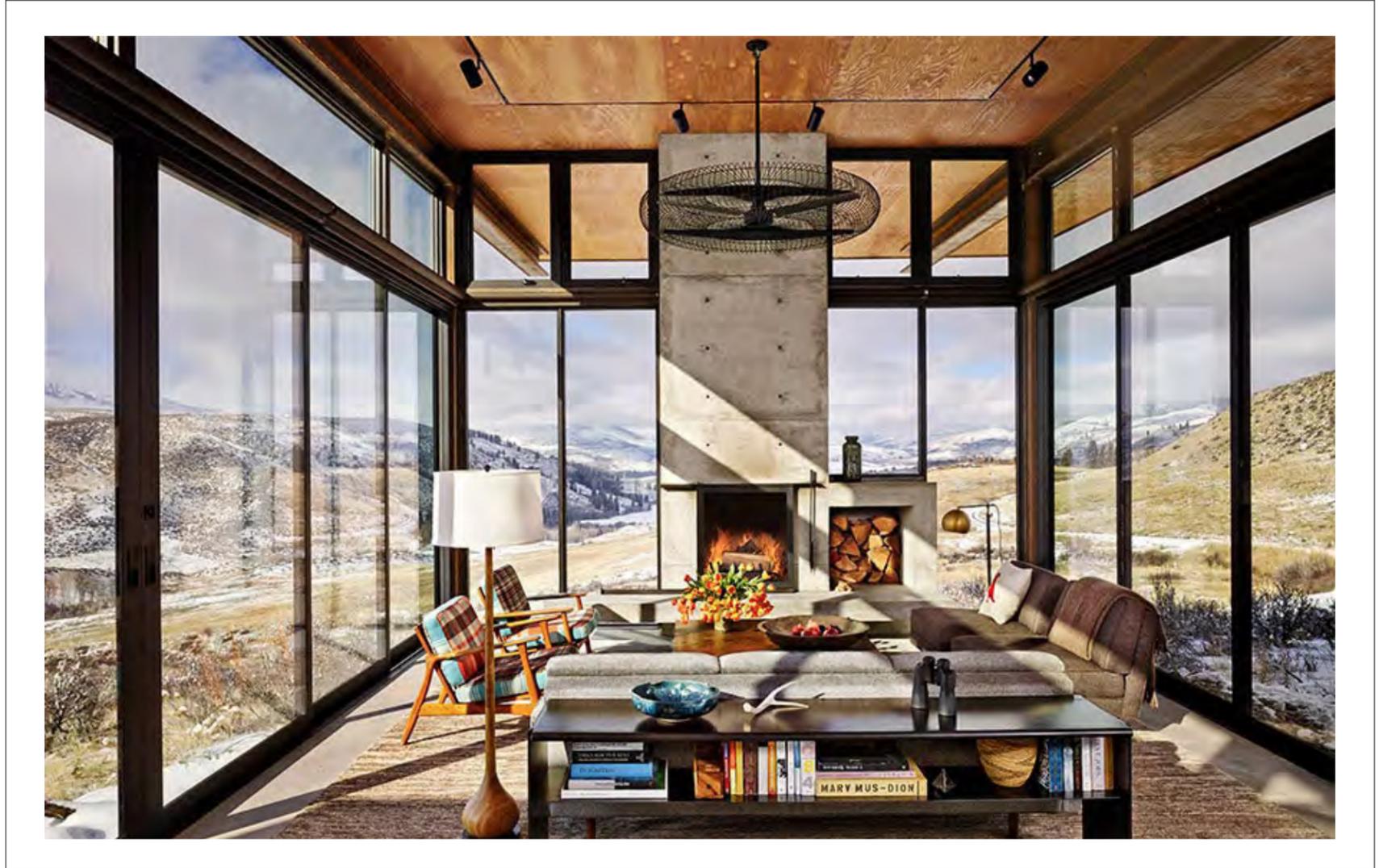


SILVER KING PERSPECTIVE

PARCEL C - PROPOSED OPEN SPACE



LOWELL AVENUE PERSPECTIVE



SETBACK EXCEPTION



## SETBACK EXCEPTION CRITERIA & JUSTIFICATION

The 2021 Concept Master Plan is consistent with the volume and height restrictions established by the Development Agreement and the PCMR Concept Master Plan and the proposed adjustments utilize effective methods to transition the scale of the resort buildings away from neighboring single-family residential buildings.

Subject to modification as set forth therein, the Land Management Code initially identifies a 25-foot perimeter setback for Master Planned Developments greater than two acres in size. Section 15-6-5(C).

With the approval of the Planning Commission pursuant to Section 15-6-5(C) of the Land Management Code, the general 25-foot perimeter setback can be reduced to the applicable zone-specific setback of the underlying zoning district when required to provide architectural interest and variation.

The Planning Commission may also reduce Setbacks within the project boundary, but not perimeter Setbacks, from those otherwise required in the Zoning District to match an abutting zone-required Setback, provided the project meets minimum International Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between Structures, and meets Open Space criteria set forth in Section 15-6-5(D)

The underlying zoning district is the Recreation Commercial District.

The Recreation Commercial District imposes a 20-foot front yard minimum setback.

The PCMR Concept Master Plan proposes buildings generally located within a 25-foot perimeter setback line, with only limited architectural elements extending into the applicable front yard beyond the 25-foot setback line along Empire Avenue, Shadow Ridge and Lowell Avenue.

The architectural elements extending into the applicable front yard beyond the 25-foot setback line along Empire Avenue, Shadow Ridge and Lowell Avenue are similar to those allowed to extend into the front yards pursuant to the Recreation Commercial District (i.e. decks, porches, bay windows, roof overhangs, eaves and cornices).

The limited areas of 20-foot setback provided in the PCMR Concept Master Plan allow both vertical and horizontal architectural articulation while generally constraining the approved density within the building envelopes created by the application of a 25-foot perimeter setback.

The 2021 Concept Master Plan proposes a 25-foot minimum setback around the perimeter of the Site with a proposed reduction to a 20-foot setback (i.e. the front yard setback for the Recreation Commercial District) for certain above-ground level encroachments and other minor surface level encroachments extending beyond the 25-foot setback line. This reduction is consistent with the underlying zoning district setbacks. Section 15-6-5(C)-5.

The 2021 Concept Master Plan provides adequate space for generous sidewalks, park strips and snow storage, even in the limited area where architectural elements extend beyond the 25-foot setback line. An exception to the 25-foot perimeter setback is necessary in the specific locations shown on the 2021 Concept Master Plan to provide architectural interest and variation because:

- a. Architectural articulation is required to provide the desired architectural variation and, more importantly, to reduce the perceived height and scale of the buildings;
- b. The 2021 Concept Master Plan provides 1,200 spaces of structured parking and proposes meaningful and expanded public spaces, plazas and sidewalks promoting public access and pedestrian connectivity through the project site;
- c. Vertical development in the remaining building envelopes is, therefore, inevitably focused within a smaller buildable area, requiring increased flexibility at the margins to provide architectural interest and variation, which architectural interest and variation is required by Section 15-5-8 of the Land Management Code;
- d. Without the setback exception, the proposed project could be constructed but only with reduced horizontal articulation resulting in less interesting facades with a larger perceived scale;
- e. In order to approximate but not exceed the allowed density within the context of further limited building heights and envelopes dictated by the increased public spaces and plazas, an exception to the setback standards is required and necessary.

PARCEL B - SETBACK DIAGRAM



EMPIRE AVENUE & SHADOW RIDGE PERSPECTIVE

PARCEL B - SETBACK DIAGRAM



LOWELL AVENUE & MANOR WAY PERSPECTIVE

PARCEL C - SETBACK DIAGRAM



LOWELL AVENUE PERSPECTIVE

PARCEL C - SETBACK DIAGRAM



PRIVATE ROAD PERSPECTIVE

PARCEL D - SETBACK DIAGRAM



PARCEL D - SETBACK DIAGRAM



EMPIRE AVENUE PERSPECTIVE

PARCEL E - SETBACK DIAGRAM



SILVER KING PERSPECTIVE

PARCEL E - SETBACK DIAGRAM



MOUNTAIN PERSPECTIVE