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# Deer Valley Snow Park Base Area Project

## Transportation and Parking Analysis

### Planning Commission Work Session 10/27/2021



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# Application

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1. **Amend** the Deer Valley Resort Twelfth Amended and Restated Large Scale Master Planned Development Permit (**MPD Permit**) with a new **Thirteenth Amendment (MPD)**; and
2. **Conditional Use Permit** for the proposed **Snow Park Village Parking Structure, Transit and Mobility Hub, and overall Site Plan – Phase 1** of the Snow Park Village Redevelopment, consisting of the Snow Park parking lots and base area.
  - Phase 2 would consist of the **South Parcel Residential and Hotel Development** (future application).
  - Phase 3 would consist of the **North Parcel Residential and Hotel Development** (future application).



# Tonight's Agenda

- **Applicant's Transportation and Parking Analysis**
  1. **Planning Department**
  2. **Wall Consultant Group, Gary Horton, Project Manager, Jeremy Searle, PE, PTOE**
  3. **Applicant**
  
- **Next meeting scheduled for 12/08/2021**
  1. **Site Visit @ 4:00 PM**
  2. **Continuation of Transportation and Parking Discussion**



# Submittals

1. Transportation Analysis dated April 2021;
2. A Parking Analysis and request for a reduction to the number of LMC required Off-Street Parking stalls dated September 21, 2021 (Exhibit A);
3. A Parking Management Plan dated October 1, 2021 (Exhibit B);
4. A Transportation Demand Management Plan (TDM) dated October 2021 (Exhibit C).



# — Framework for Review —

1. 1977 [Special Exception Permit](#), amended multiple times;
2. [Deer Valley Twelfth Amended and Restated Large Scale MPD Permit \(MPD/DA\)](#) dated November 30, 2016. *Currently in place*;
3. Park City's [Land Management Code \(LMC Sections 15-1-10 & 15-6\)](#);
4. Park City's current [Affordable Housing Resolution 25-2020](#);
5. Park City's 2014 **General Plan** including the [Lower Deer Valley Neighborhood](#);
6. Park City's Adopted [Transportation Plans](#).

Existing  
MPD

MPD & CUP

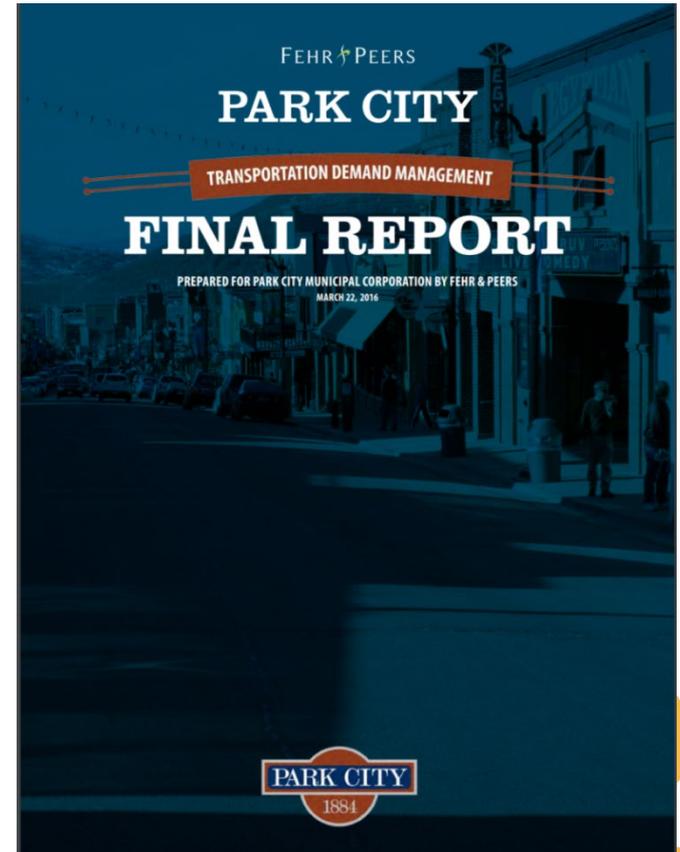
General Plan

Transpo Plan

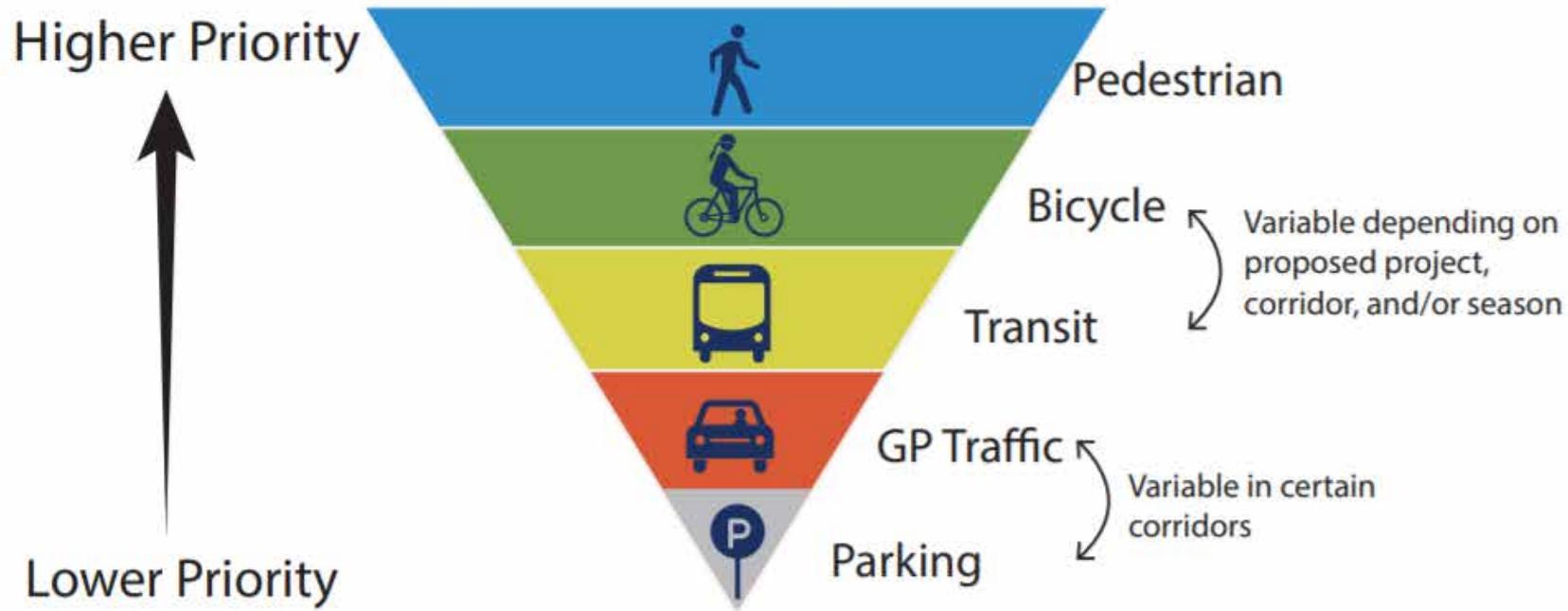


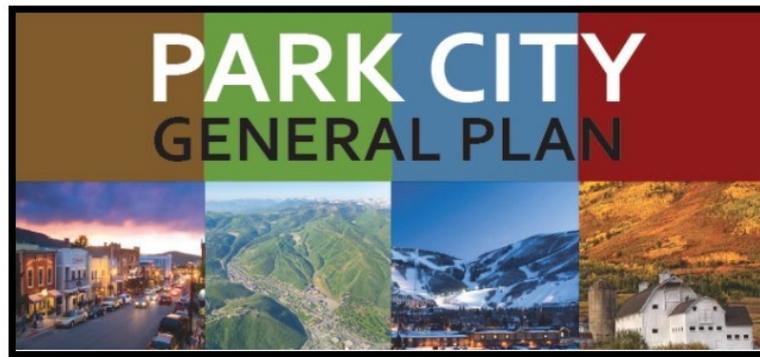
# Adopted Transportation Plans

1. Complete Streets Resolution, adopted 2018
2. Transportation Demand Management Plan, adopted 2016
3. Traffic and Transportation Master Plan, adopted 2011
4. Vision 2020, “Transportation Innovation”



# Modal Priority for Decision Making





Section 8.4 of the [Lower Deer Valley Neighborhood](#) Chapter of *Park City's General Plan* notes that 1) improving traffic flows in and out of Deer Valley Drive and 2) priority for alternative modes of transportation to encourage less dependency on personal automobiles and greater use of public transportation, are essential to the continued success of Deer Valley.



# —LMC MPD Requirements—

[15-6-5\(G\)\(5\)](#) - Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the Master Planned Development and safe travel to adjoining public sidewalks, trails, and Rights-of-Way. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.

[15-6-5\(G\)\(8\)](#) - The Site plan for a Master Planned Development shall include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.



# — #TransportationGoals —

1. How does the project **prioritize transit**?
2. How does the design **direct vehicles to DVD East** and how does the project **mitigate for additional traffic on DVD East**?
3. How does the design **prioritize active transportation**?
4. How is the **parking right-sized** for the future of Snow Park?
5. How can the applicant commit to pricing the parking to incentivizing transit use?
6. How can the applicant strengthen the TDM to incentivize transit use?

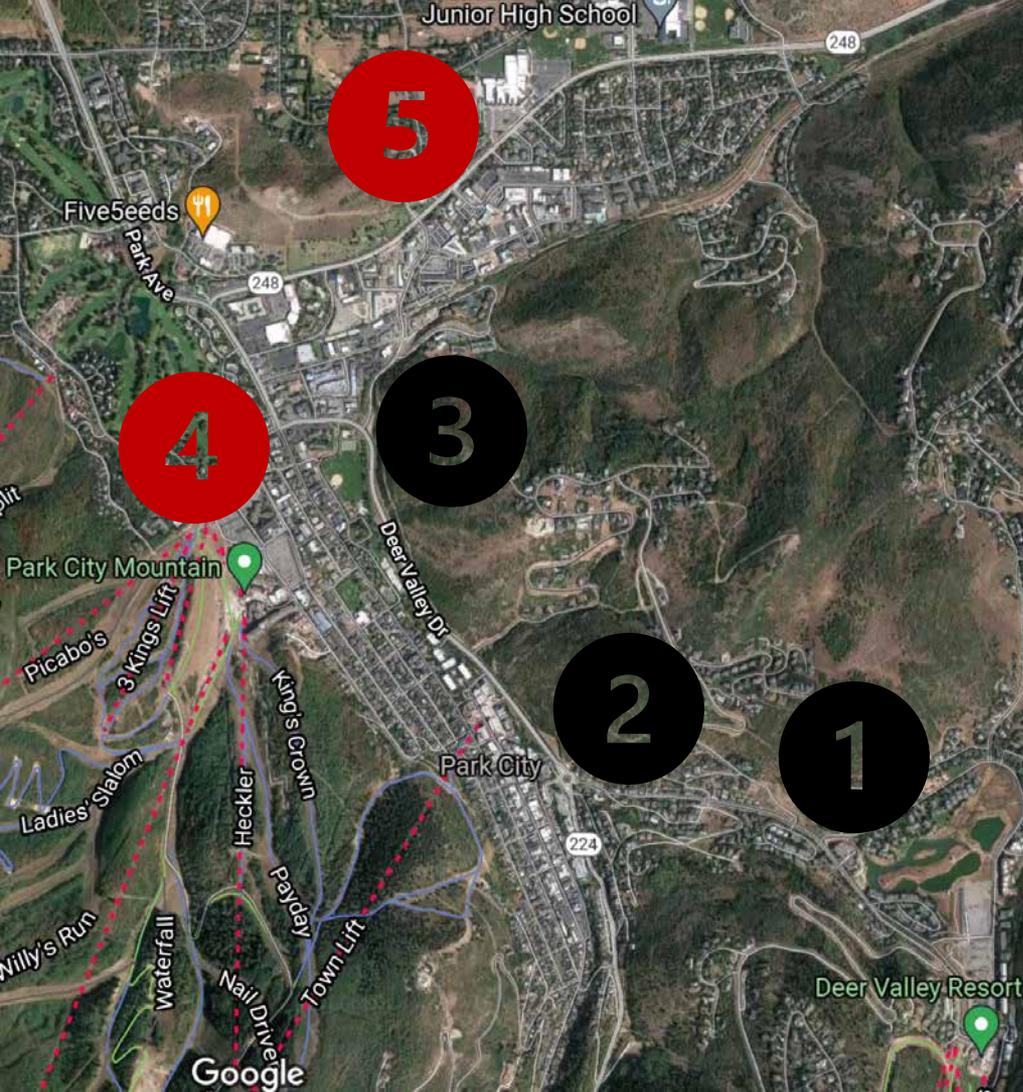


### Table 1: Snow Park Village Saturday AM and PM Peak Hour Level of Service Summary

Intersection			Existing Background	Existing + Project Mitigated <sup>2</sup>	2022 Background	2022 + Project Mitigated <sup>2</sup>	2040 Background	2040 + Project Mitigated <sup>2</sup>
ID	Location	Period	LOS & Sec/Veh <sup>1</sup>	LOS & Sec/Veh <sup>1</sup>	LOS & Sec/Veh <sup>1</sup>	LOS & Sec/Veh <sup>1</sup>	LOS & Sec/Veh <sup>1</sup>	LOS & Sec/Veh <sup>1</sup>
1	Deer Valley Dr N / Deer Valley Dr S	AM	<b>D / 27</b>	A / 6	<b>D / 28</b>	A / 6	<b>E / 39</b>	A / 6
		PM	<b>E / 36</b>	A / 7	<b>E / 39</b>	A / 7	<b>F / 117</b>	A / 8
2	Deer Valley Drive (SR-224) / Marsac Avenue / Bus Terminal	AM	B / 11	B / 12	B / 12	B / 13	C / 16	C / 19
		PM	B / 11	B / 12	B / 11	B / 12	B / 14	C / 15
3	Deer Valley Dr / Bonanza Dr	AM	B / 11	B / 11	B / 12	B / 12	B / 12	B / 13
		PM	B / 13	B / 13	B / 13	B / 13	B / 18	B / 18

1. Intersection average LOS and delay for signalized intersections and roundabouts, worst movement LOS and delay for unsignalized intersections.
2. Deer Valley Drive North / Deer Valley Drive South intersection analyzed as a signal as a mitigation.

Source: Fehr & Peers.



## Intersections Analyzed

1. DVD Y intersection
2. Marsac Roundabout
3. DVD/Bonanza

## Intersections Not Analyzed:

1. DVD/224
2. Bonanza/248



**Pickup/Dropoff Zone Users**  
Day Skiers  
Ski School  
Rideshare  
Tour Buses

**Parking Users**  
Day Skiers  
Hotel Guests  
Residences  
Employees

**Mobility Hub Users**  
Electric Buses  
Hotel Shuttles  
Bike Share  
Rideshare  
Tour Buses

**Rideshare Zone Users**  
Rideshare  
Day Skiers

Snowflake Lift \*

Carpenter Express \*

Silver Lake Express \*

Potential Future PCMC Aerial Transit

Primary Transit Route

Hotel Dropoff

Snow Park Village Phase 1A / 1B

Escalator to Plaza

Elevator to Plaza

Elevators to Plaza

Escalator to Plaza

Mobility Hub

Ride Share Zone

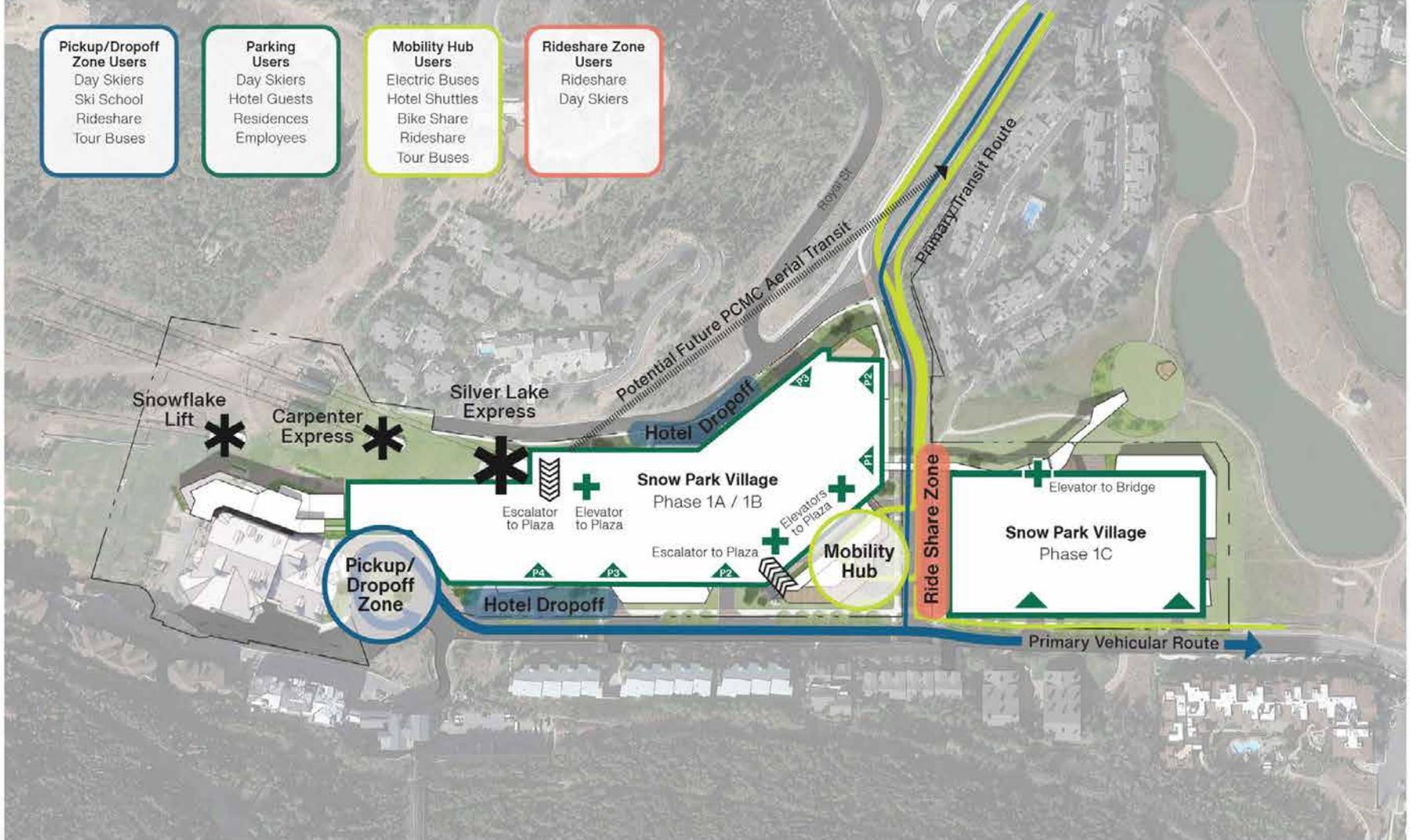
Elevator to Bridge

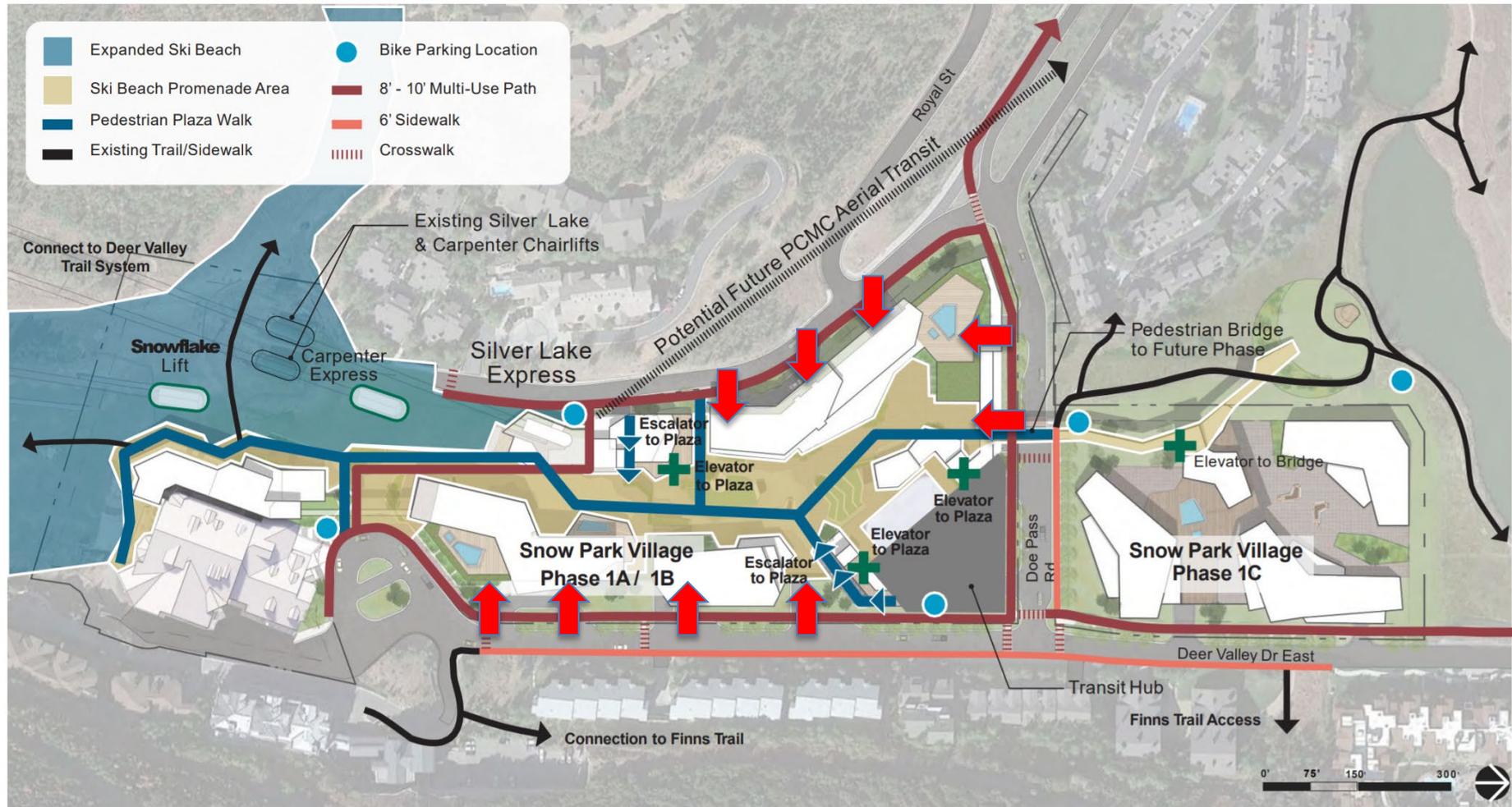
Snow Park Village Phase 1C

Pickup/Dropoff Zone

Hotel Dropoff

Primary Vehicular Route





# — LMC MPD Requirements —

15-6-5(E) - The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of the Land Management Code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a Parking analysis submitted by the Applicant at the time of Master Planned Development submittal. The Parking analysis shall contain, at a minimum, the following information:

- a) The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy. **2,262**  **1,810**.
- b) A Parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy Parking. **2011 Palisades Tahoe (Squaw Valley), in line with PEG's study of the Canyons Resort.**
- c) Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site. **Commercial is complimentary to Resort, shared parking, timing of use of event center can be controlled/conditioned.**



# — LMC MPD Requirements —

## 15-6-5(E) - con't.

- d) An analysis of time periods of Use for each of the Uses in the project and opportunities for shared parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction. **NA.**
- e) A plan to discourage the Use of motorized vehicles and encourage other forms of transportation. **TDM.**
- f) Provisions for overflow Parking during peak periods. **Not yet.**
- g) An evaluation of potential adverse impacts of the proposed Parking reduction and Density increase, if any, upon the surrounding neighborhood and conditions of approval to mitigate such impacts. **Removing street parking.**



# Parking

Proposed Use	LMC Parking Stalls Required	No. Reduced due to Shared, Paid, and other Measures	Proposed Total Parking	% Reduction
DVR	1500	300	1200	20%
Event Center	251	50	201	20%
General Commercial	107	21	86	20%
Hotel	206	41	165	20%
Residential	198	40	158	20%
<b>Subtotal</b>	<b>2,262</b>	<b>452</b>	<b>1,810</b>	<b>20%</b>



# — More Parking = More Traffic —



# Summary of Info Requested

1. Work with Staff and WCG to respond to all issues raised in one compiled submittal prior to the 12/8/21 Work Session which will continue the discussion on transportation.

