



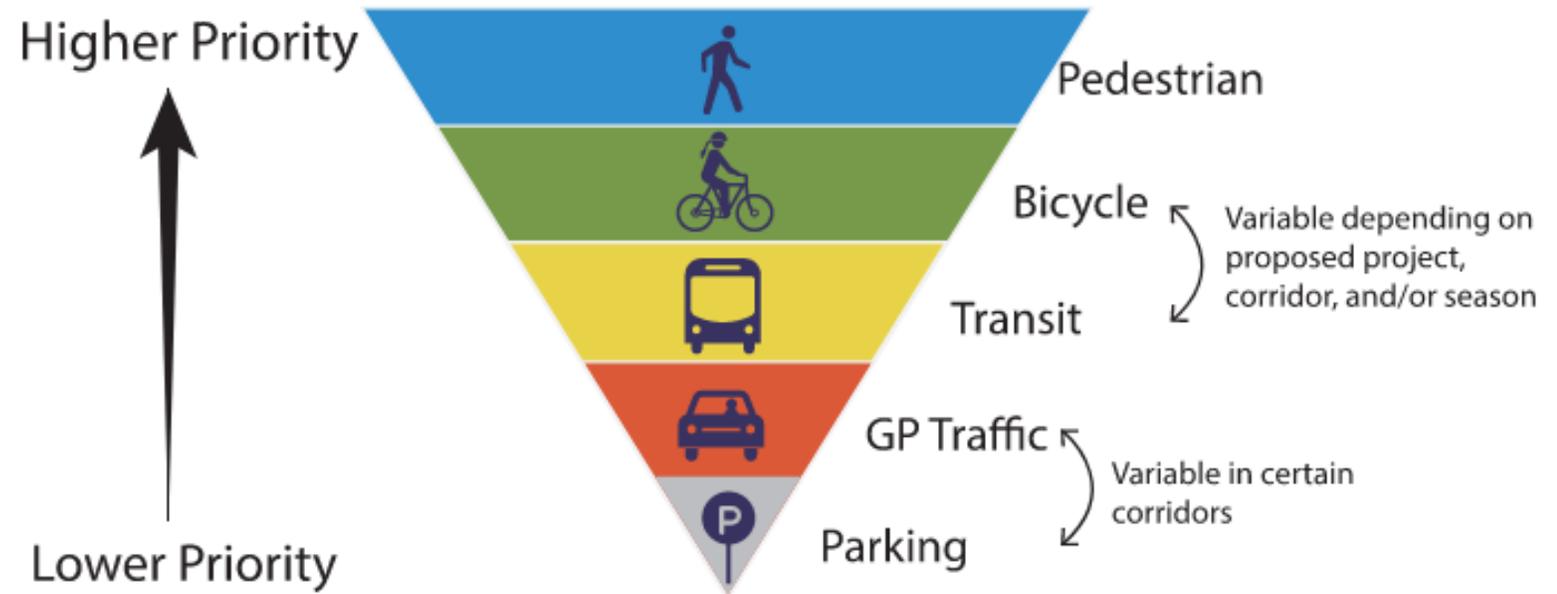
Park City Planning Commission

October 27, 2021

Gary Horton, SE
Jeremy Searle, PE, PTOE

Deer Valley (DV) Snow Park Base Area Project

1. Traffic Analysis (TA) Review
 - a) Active Transportation
2. Transit Prioritization Review
3. Parking Analysis Review
4. Mobility Hub and Turning Radius Review
5. Traffic Demand Management (TDM) Review



DV Snow Base Area Active Transportation Review

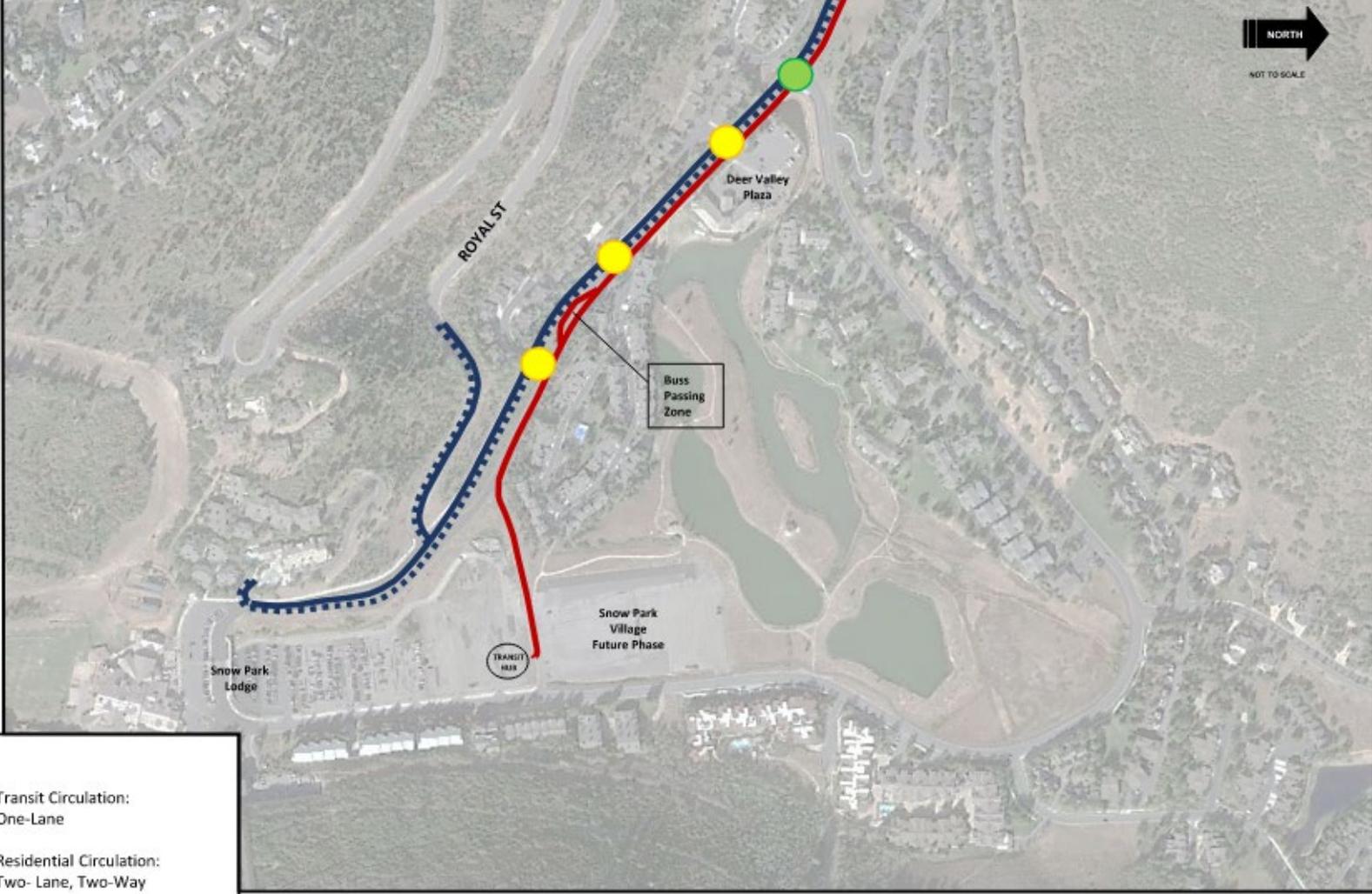
1. The traffic analysis assumes very high vehicle reductions due to mode choice. How will people be encouraged to use transit, active transportation, car pooling, etc. Please provide more detail on programs, amenities, and convenience.
2. Provide an active transportation plan
3. Identify all active transportation crossings and conflict points, and identify mitigation measures
4. Address how active transportation routes will be kept usable during the winter months, including the intermodal hub.

DV Snow Park Base Area Active Transportation Review Cont'd

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.



DV Snow Park Base Area Transit Review

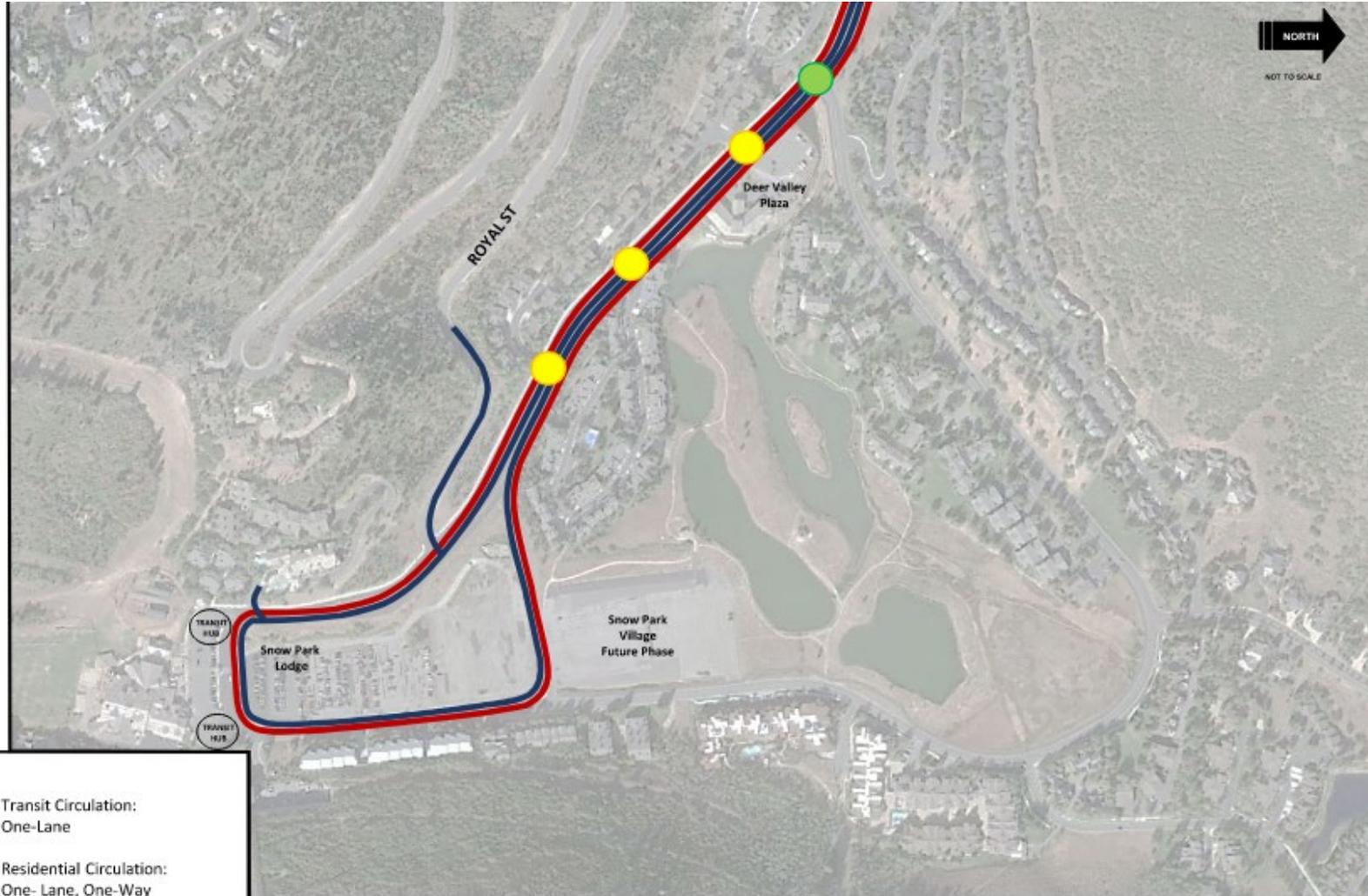


1. Prioritize Transit
2. Transit Only Lane from Deer Valley Dr Intersection
3. Transit Signal Priority
4. Remove access points to parking on Doe Pass Rd

LEGEND

- Transit Circulation: One-Lane
- - - Residential Circulation: Two-Lane, Two-Way
- Access
- Signalized intersection: Transit Priority

DV Snow Park Base Area Transit Review Cont'd



1. Prioritize Transit
2. One-way loop road
3. Dedicated Transit Lane
4. Transit Hub Closer to base
5. Bus Stop Alternatives from Transit Center
 - In Lane
 - Bus Pull-out Signal

LEGEND

- Transit Circulation: One-Lane
- Residential Circulation: One-Lane, One-Way
- Access
- Signalized intersection: Transit Priority

DV Snow Base Area Parking Review

15-6-5(E) – The Parking analysis shall contain at a minimum, the following information:

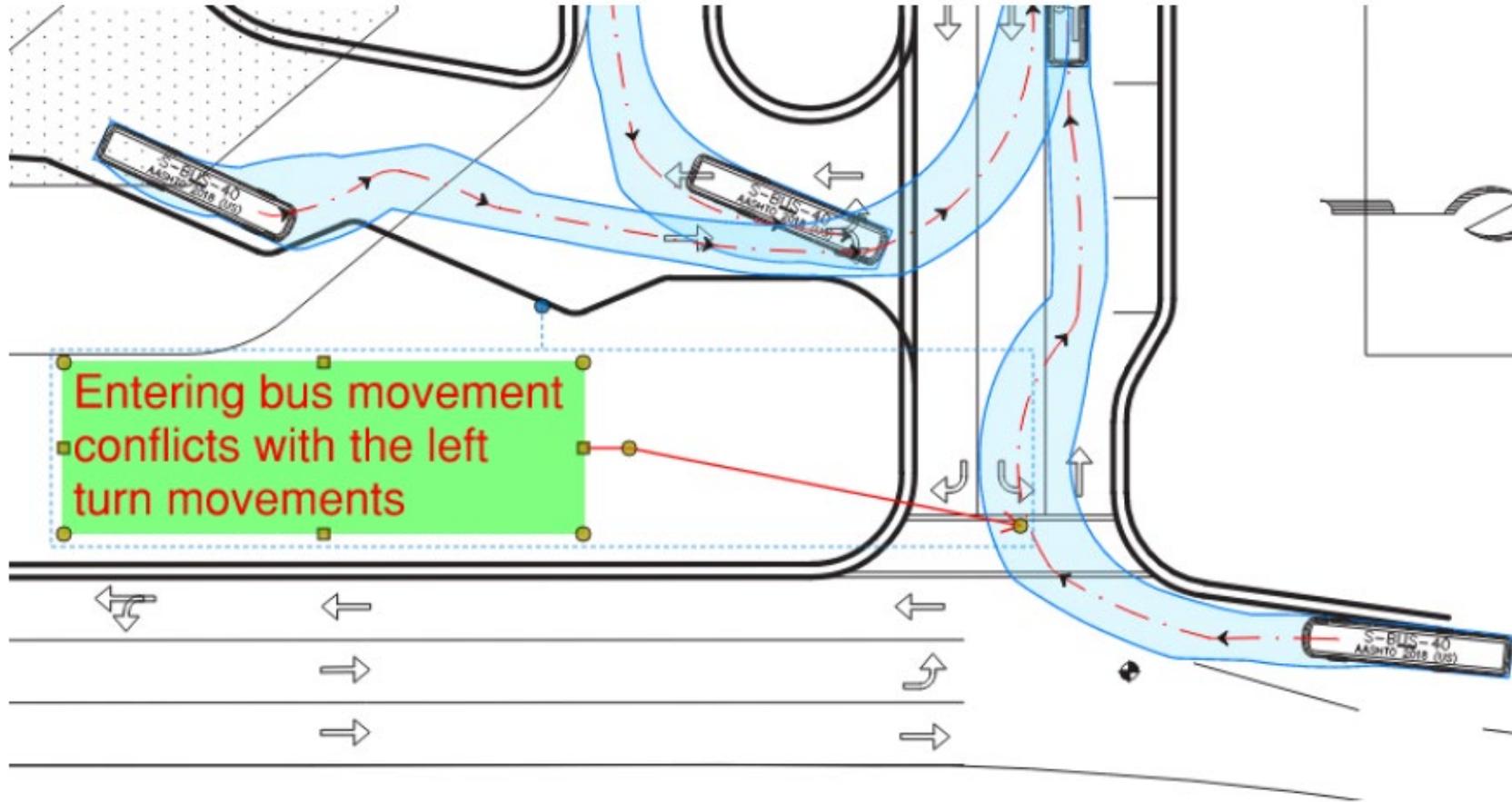
- a) The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.
 - 2,262 parking stalls required – requesting a 20 % reduction to provide 1,810 stalls
- b) A Parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy Parking.
 - Not completed, requested more analysis
- c) Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site
 - Commercial is primarily a support use, and not the primary generator of most traffic to the development
- 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.
 - Shared parking is not considered one of the reasons for reducing parking for this project
- e) A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.
 - Mobility Hub
 - Transit service
 - Bicycle racks
 - TDM plan
 - TNC curb space & geo-fence plan
- f) Provisions for overflow Parking during peak periods
 - Requested more detail
- 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.
 - On-street parking on Deer Valley Drive will no longer be allowed

DV Snow Base Area Parking Review (Cont'd)

1. Provide more detail on overflow parking, and other Deer Valley Resort Parking lots.
2. Provide more background on justification for 20 percent reduction.
3. Provide more detail on paid parking plan. How much will it cost, how will it be implemented, etc.
4. Provide a sensitivity analysis for the parking assumptions.



DV Snow Park Base Area Mobility Hub & Turning Radius Review



A few turning conflicts that need to be resolved.

DV Snow Park Base Area TDM Review

1. Requested more detail on transportation demand management (TDM) initiatives
2. How will specific user groups be targeted? Day users, employees, overnight users, etc.
3. Need more detail on remote lots, shuttles, transit, etc.
4. We recommend that Deer Valley implement a monitoring system and periodic check in with City staff to evaluate success of specific initiatives, goals, and further improving the TDM program
5. Recommended a few additional ideas to consider:
 1. Work w/ hotels and overnight stay locations to improve messaging that encourages car-optional or parking once vacations
 2. Improve employee education on transportation options to share with guests
 3. Expansion of the E-Bike Share system
 4. Make transit as convenient as possible – mobility hub, transit only lane, etc.
 5. Identify specific goals and timeframes for each TDM strategy with Park City to monitor success
 6. Target more day skiers to promote transit and carpooling options