



Raleigh Studios – Context

Healthcare Campus

Quinns Rec Complex

National Ability Center

Proposed Film Studio

Park City Heights



Raleigh Studios – Connectivity (Roads)

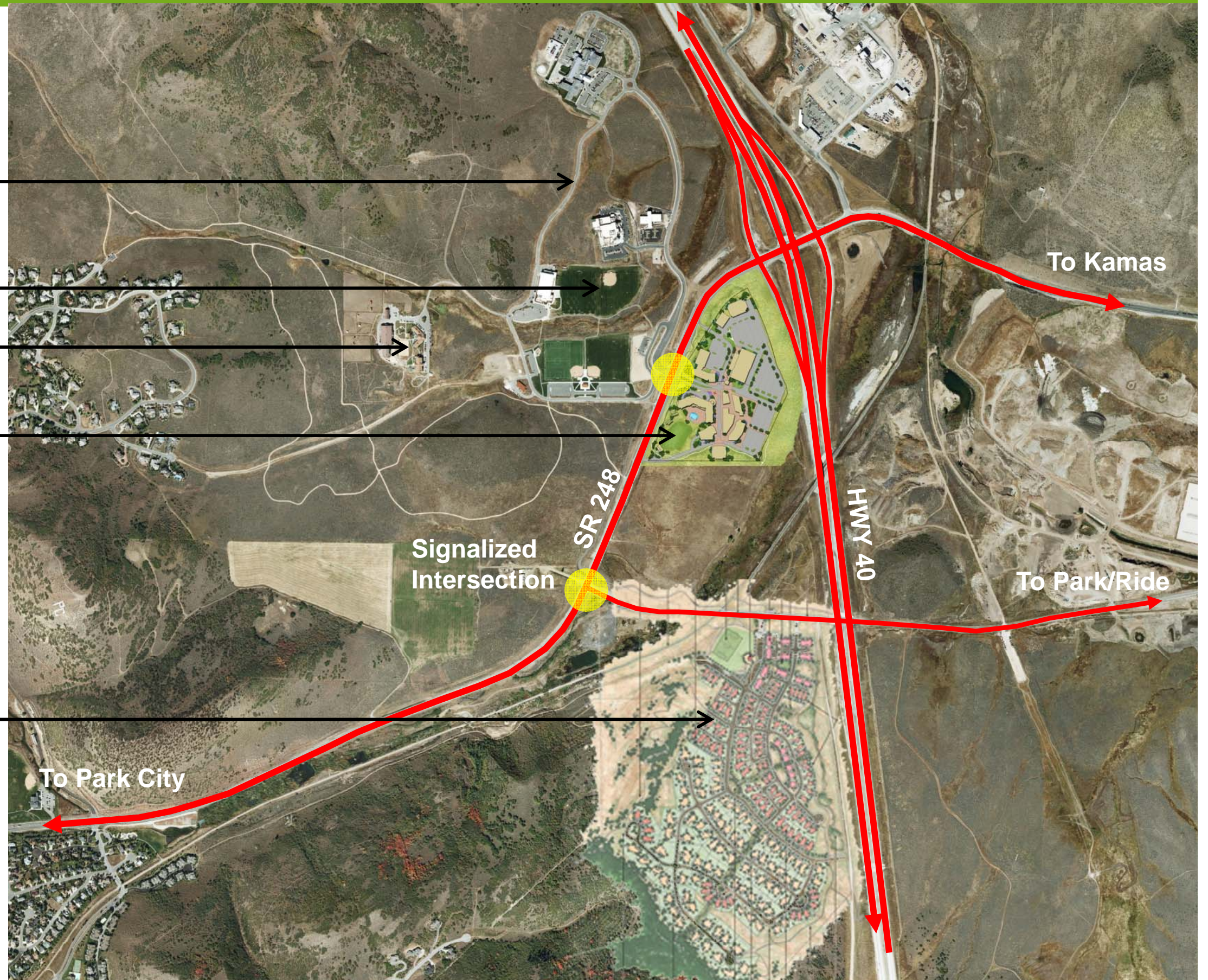
Healthcare Campus

Quinns Rec Complex

National Ability Center

Proposed Film Studio

Park City Heights



Raleigh Studios – Connectivity (Trails)

Healthcare Campus

Quinns Rec Complex

National Ability Center

Proposed Film Studio

Park City Heights



Conceptual Site Plan
03/14/2012 Planning Commission



Conceptual Site Plan
03/28/2012 Planning Commission



Raleigh Studios – Conceptual Site Plan



Raleigh Studios – Building Heights/Sizes



Bldg #	Bldg Use	Sqft (Gross)	Building Hts (Ft)
1A	Hotel Lodging (100 Keys)	112,000	40'
1B	Recording studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'
7	Sound Stages	47,375	60'
7A	Workshop	20,000	28'
7B	Production Support/ Offices	24,000	34'
8	Workshop Office	10,000	18'
9	Guard House	50	10'
Total		374,000	

- Building heights and percentages comply with requirements of the Annexation Agreement
- See 3D massing for building heights

Raleigh Studios – Conceptual Site Plan

- Added berms and landscaping to south edge of project per May 17, 2012 City Council meeting.



Building Legend

- 1A Hotel Lodging
- 1B Recording Studio
- 1C Stage Venue
- 1D Residence - omitted
- 1E Grand Ball Room
- 1F Atrium
- 2 Screening Rooms/Theater
- 3 Entertainment Venue
- 4 Mixed Use
- 5 Mixed Use
- 6 Sound Effects Stage
- 6A Office, Effects Stage
- 7 Sound Stages
- 7A Workshop
- 7B Production Support/Offices
- 8 Workshop Office
- 9 Guard House

Raleigh Studios – Building Flexibility Zones

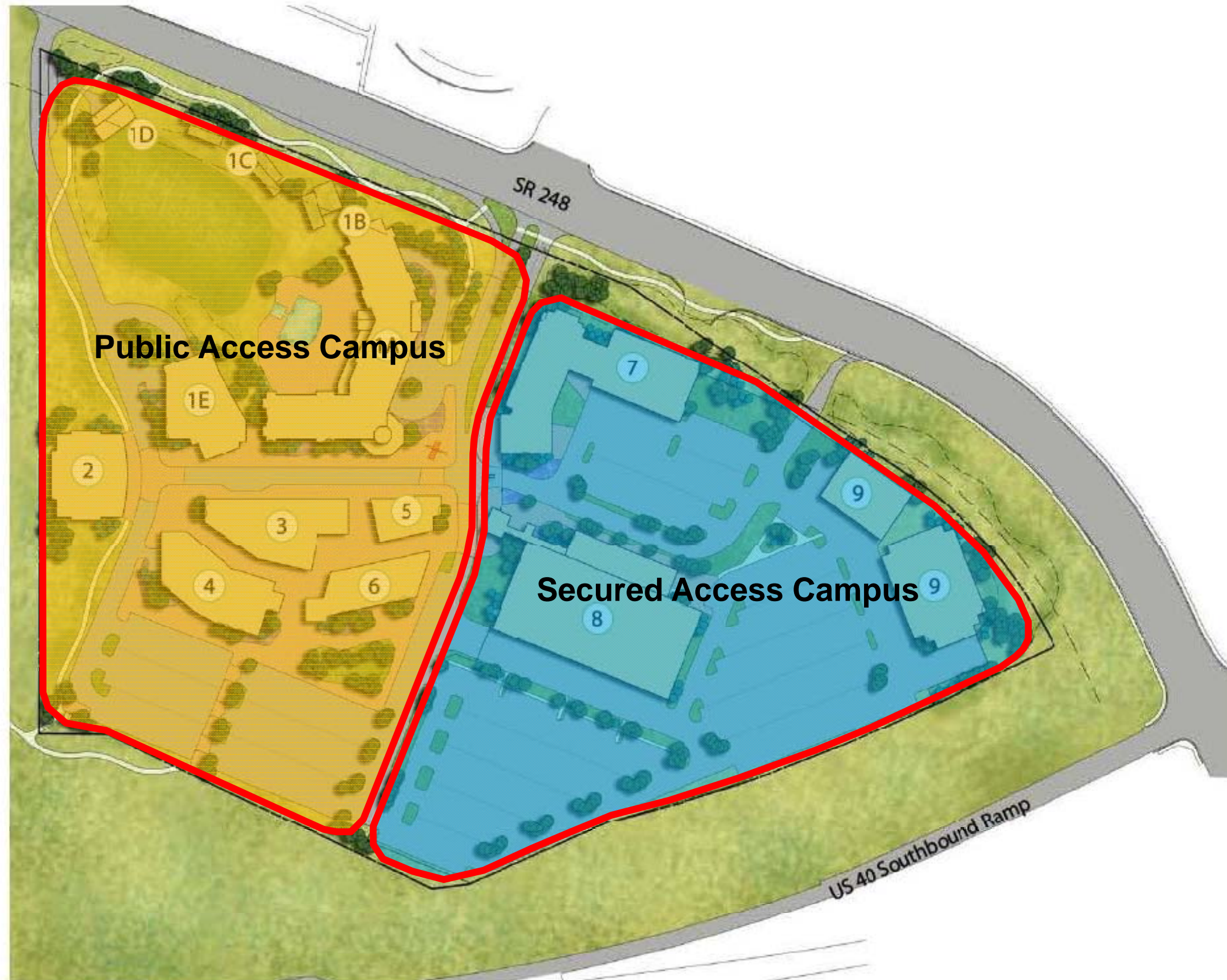
- Areas indicating building footprint flexibility



Building Legend

- 1A Hotel Lodging
- 1B Recording Studio
- 1C Stage Venue
- 1D Residence - omitted
- 1E Grand Ball Room
- 1F Atrium
- 2 Screening Rooms/Theater
- 3 Entertainment Venue
- 4 Mixed Use
- 5 Mixed Use
- 6 Sound Effects Stage
- 6A Office, Effects Stage
- 7 Sound Stages
- 7A Workshop
- 7B Production Support/Offices
- 8 Workshop Office
- 9 Guard House

Raleigh Studios – Conceptual Site Plan



Raleigh Studios – Visual Analysis



Massing Study Looking South

Raleigh Studios – Visual Analysis



Massing Study Looking South

Raleigh Studios – Visual Analysis



Massing Study Looking SE



Buildings 7, 7A and 7B Massing Study Looking S



Building 7B and Entry Gate Massing Study Looking NE

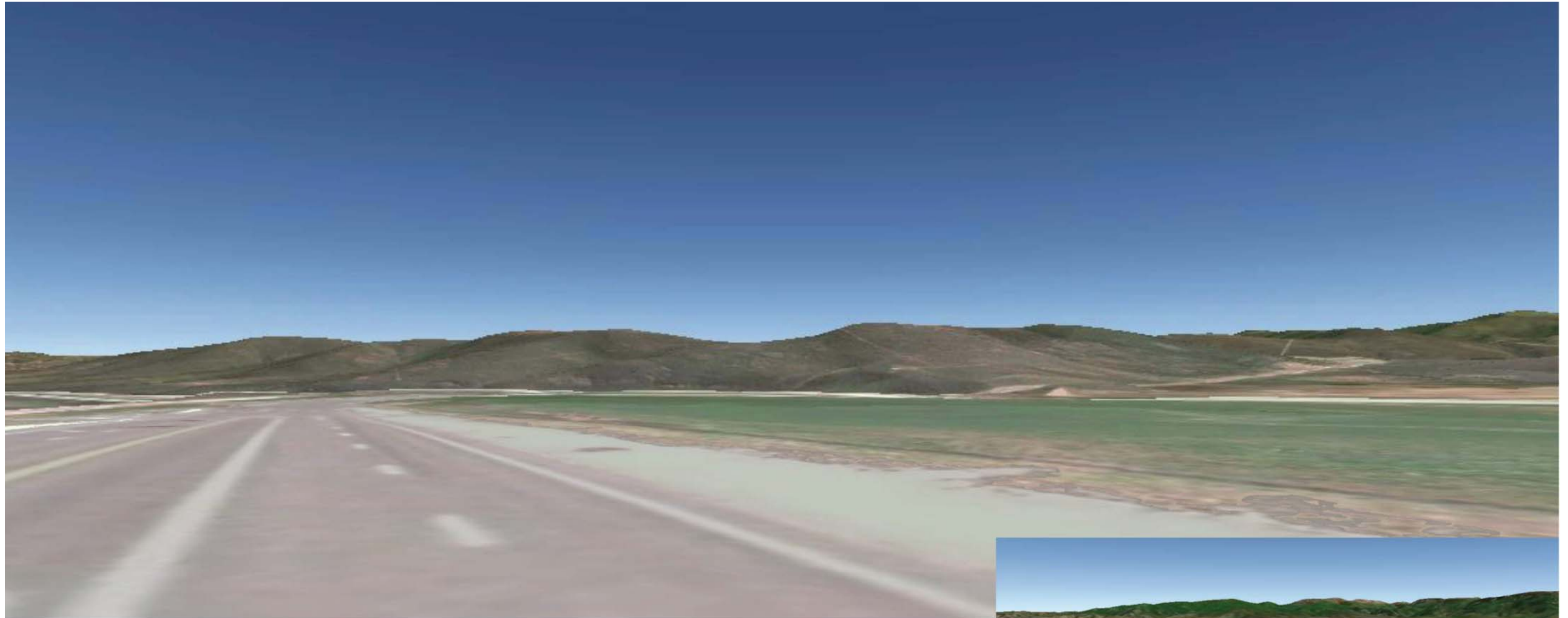
Raleigh Studios – Visual Analysis



Buildings 5 and 7 Massing Study Looking NW



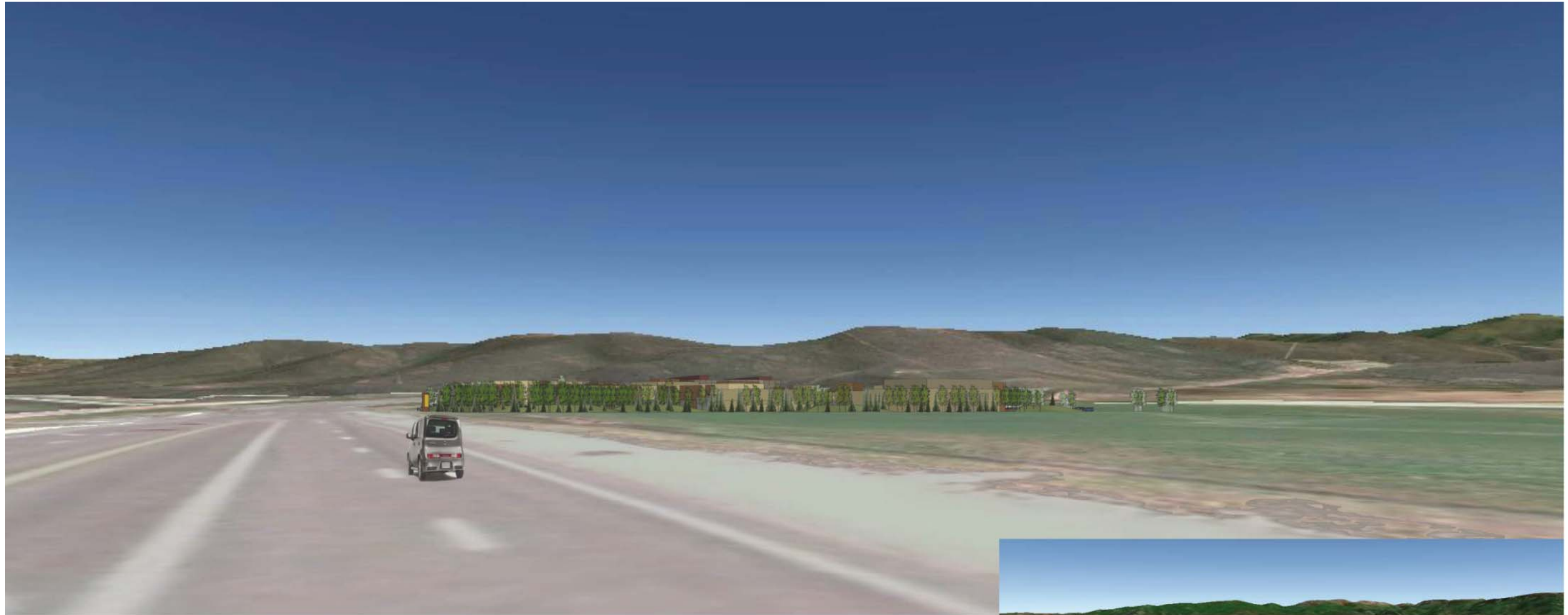
View from US40 Northbound



EXISTING CONDITION

VIEW LOOKING NORTH ON SR 248





PROPOSED PROJECT

VIEW LOOKING NORTH ON SR 248



Raleigh Studios – Building 7 Wall Section



SOUTH ELEVATION - NOT TO SCALE

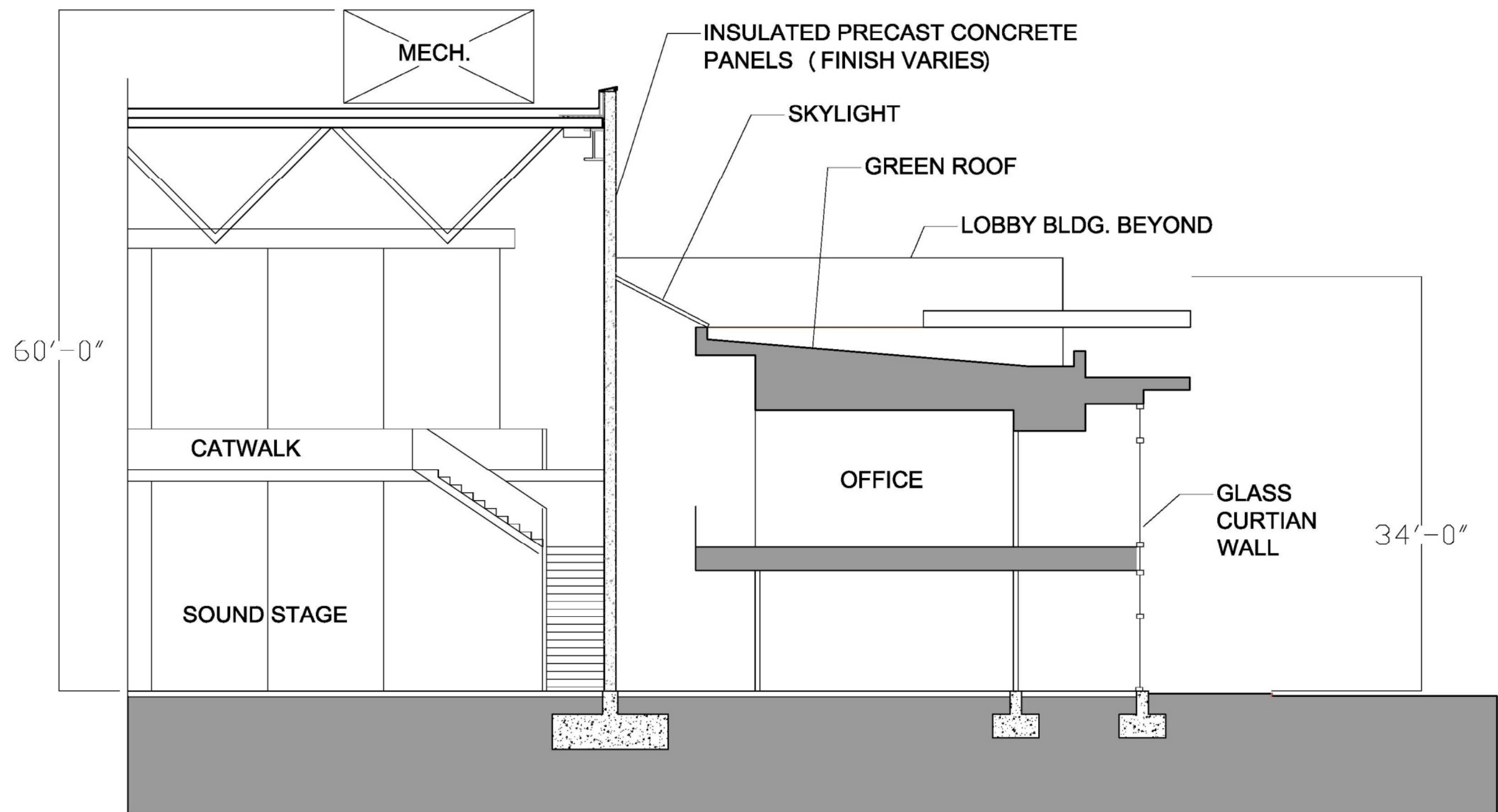
CONCEPT MATERIALS

1. PRECAST CONCRETE
2. CORTEN STEEL
3. CORRUGATED STEEL
4. WOOD
5. NATURAL STONE
6. ALUMINUM CLAD
7. GLASS CURTIAN WALL
8. METAL PANEL
9. TRANSLUCENT PANELS
10. STUCCO - EFIS



WEST ELEVATION - NOT TO SCALE

Raleigh Studios – Building 7 Wall Section



Existing Buildings

- ① Hospital with Surrounding Parking



Raleigh Studios – Existing Building Overlay

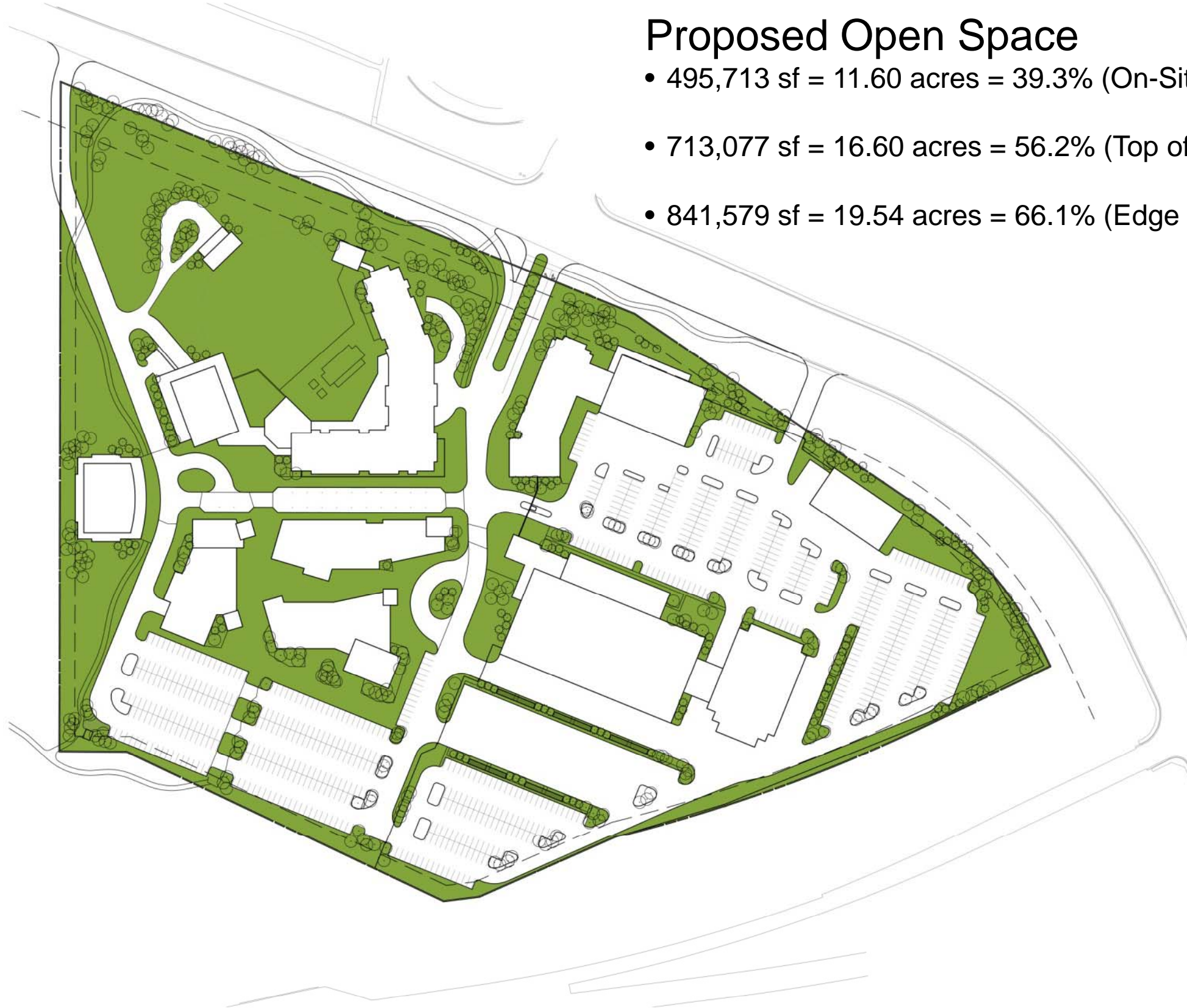


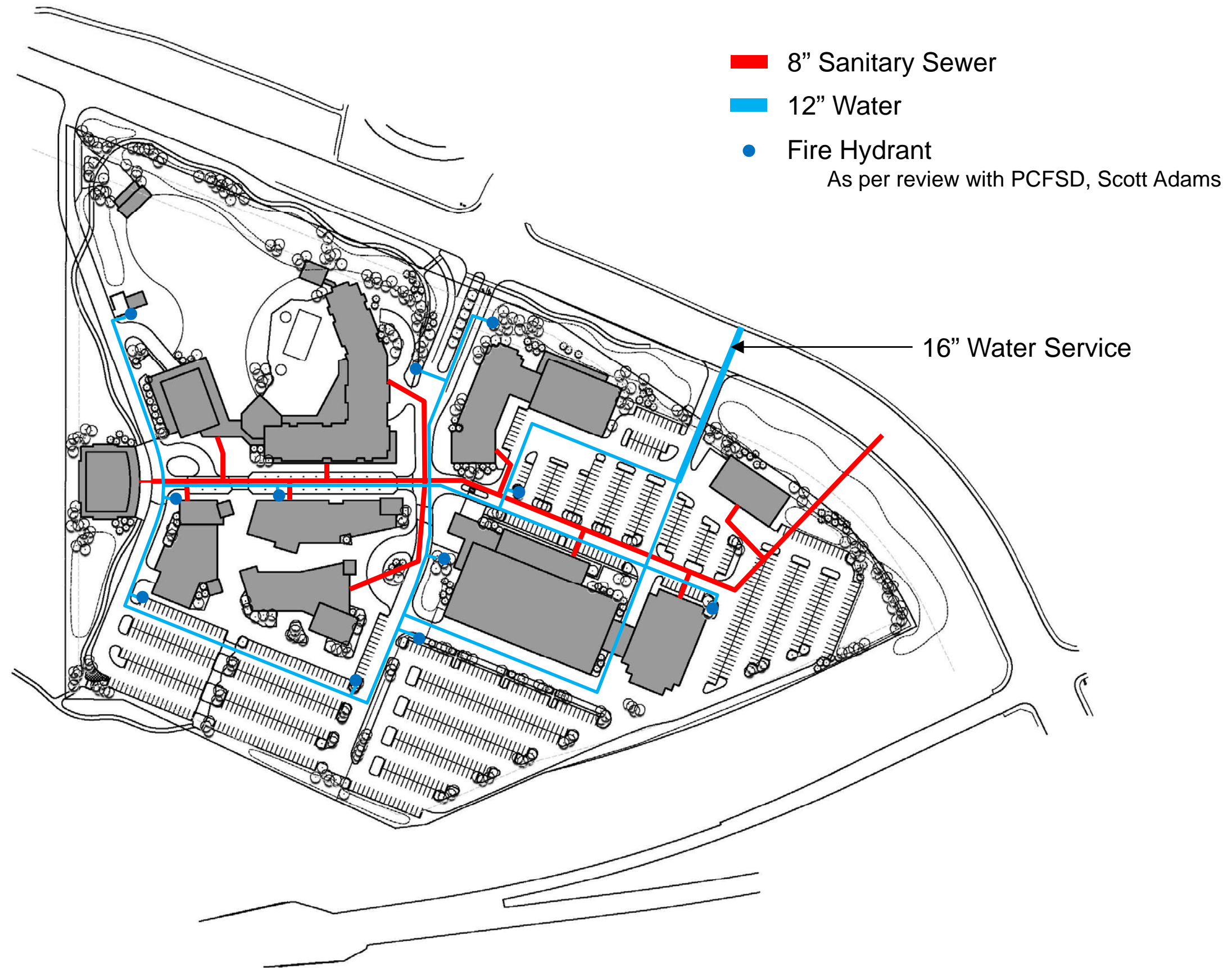
Existing Buildings

- ① Hospital
- ② Ice Rink
- ③ Hotel Park City
- ④ Summit County Health
- ⑤ USSSA

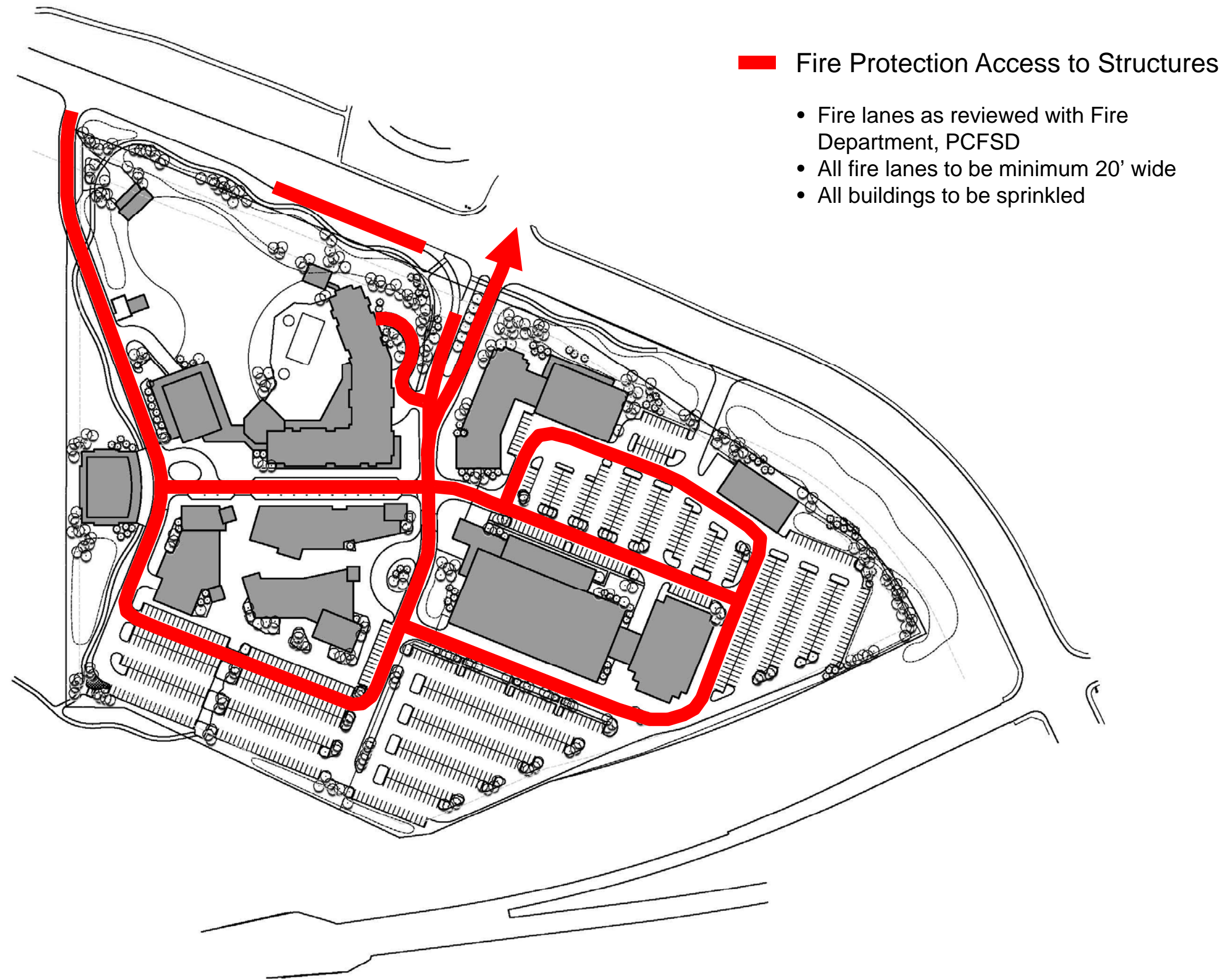
Proposed Open Space

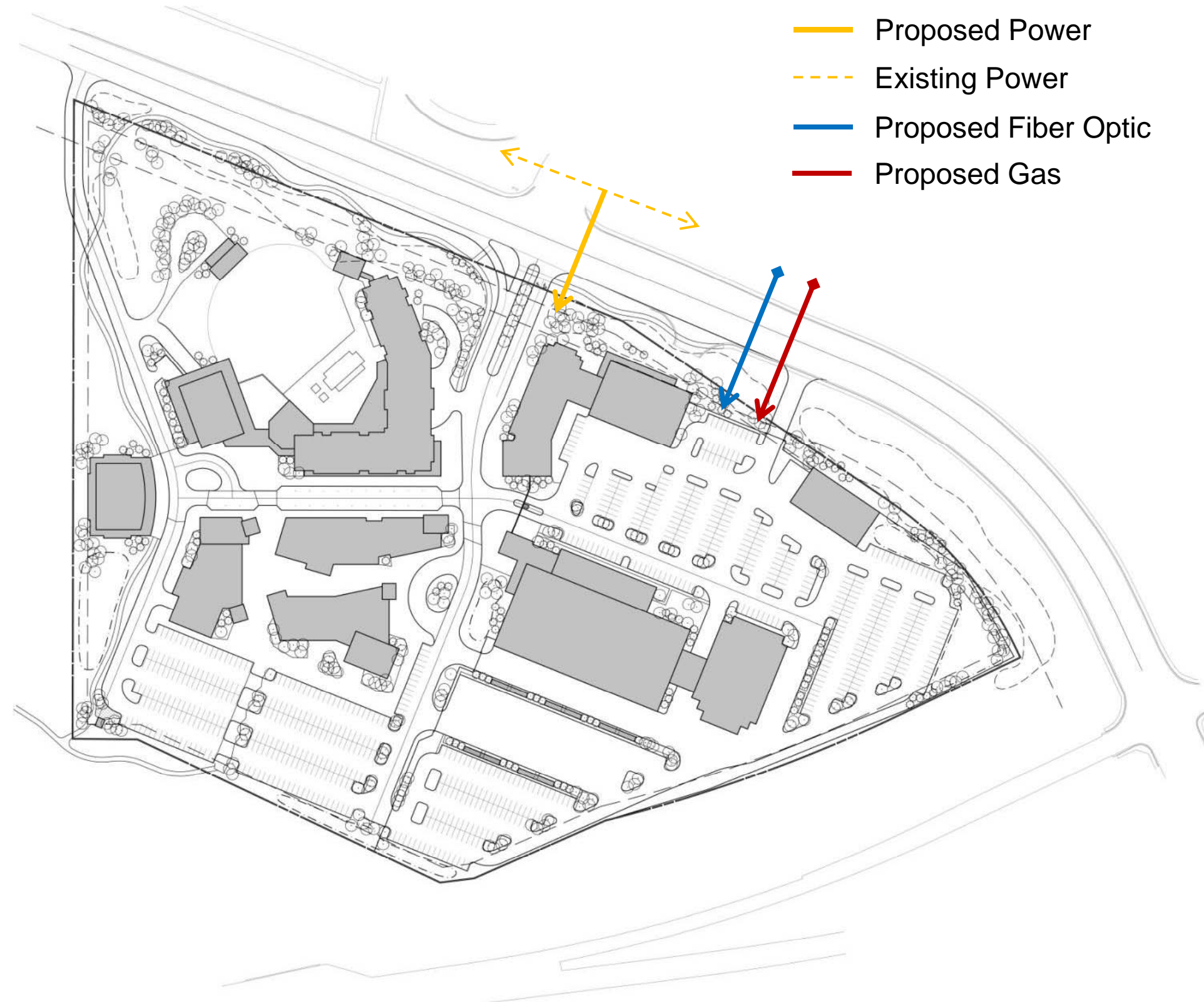
- 495,713 sf = 11.60 acres = 39.3% (On-Site)
- 713,077 sf = 16.60 acres = 56.2% (Top of Cut Slope)
- 841,579 sf = 19.54 acres = 66.1% (Edge of Pavement)



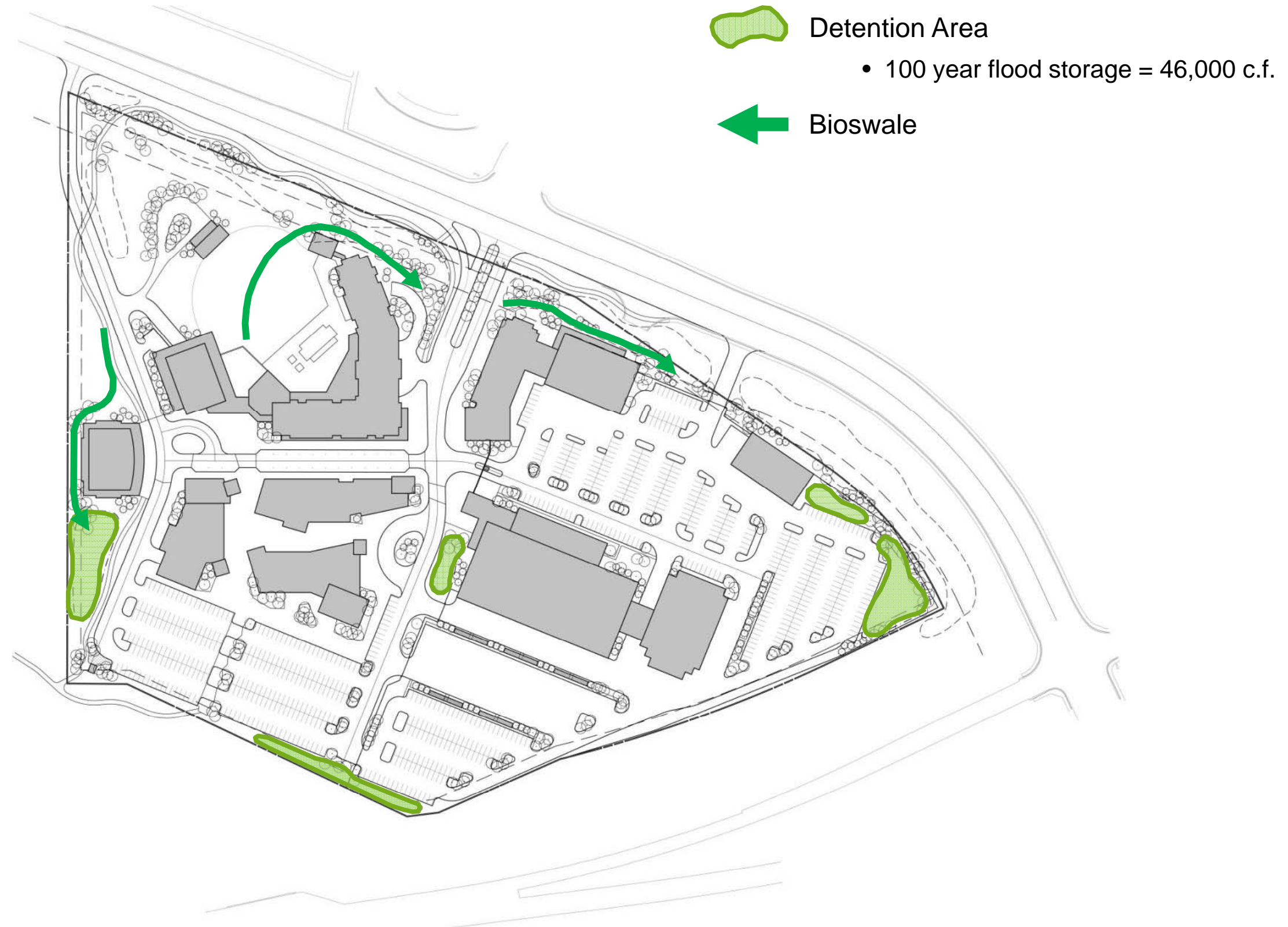


Raleigh Studios – Fire Access Routing Plan

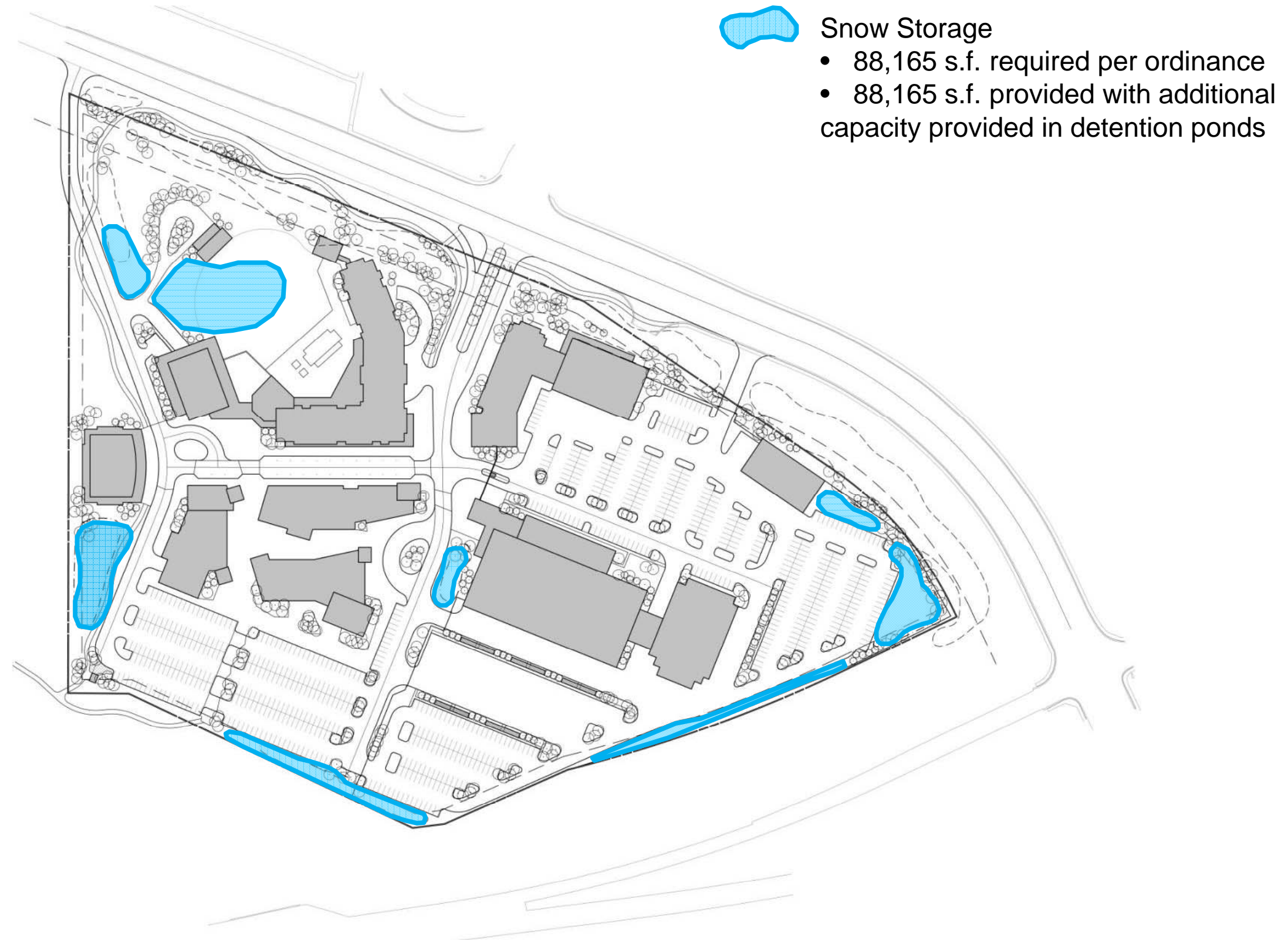




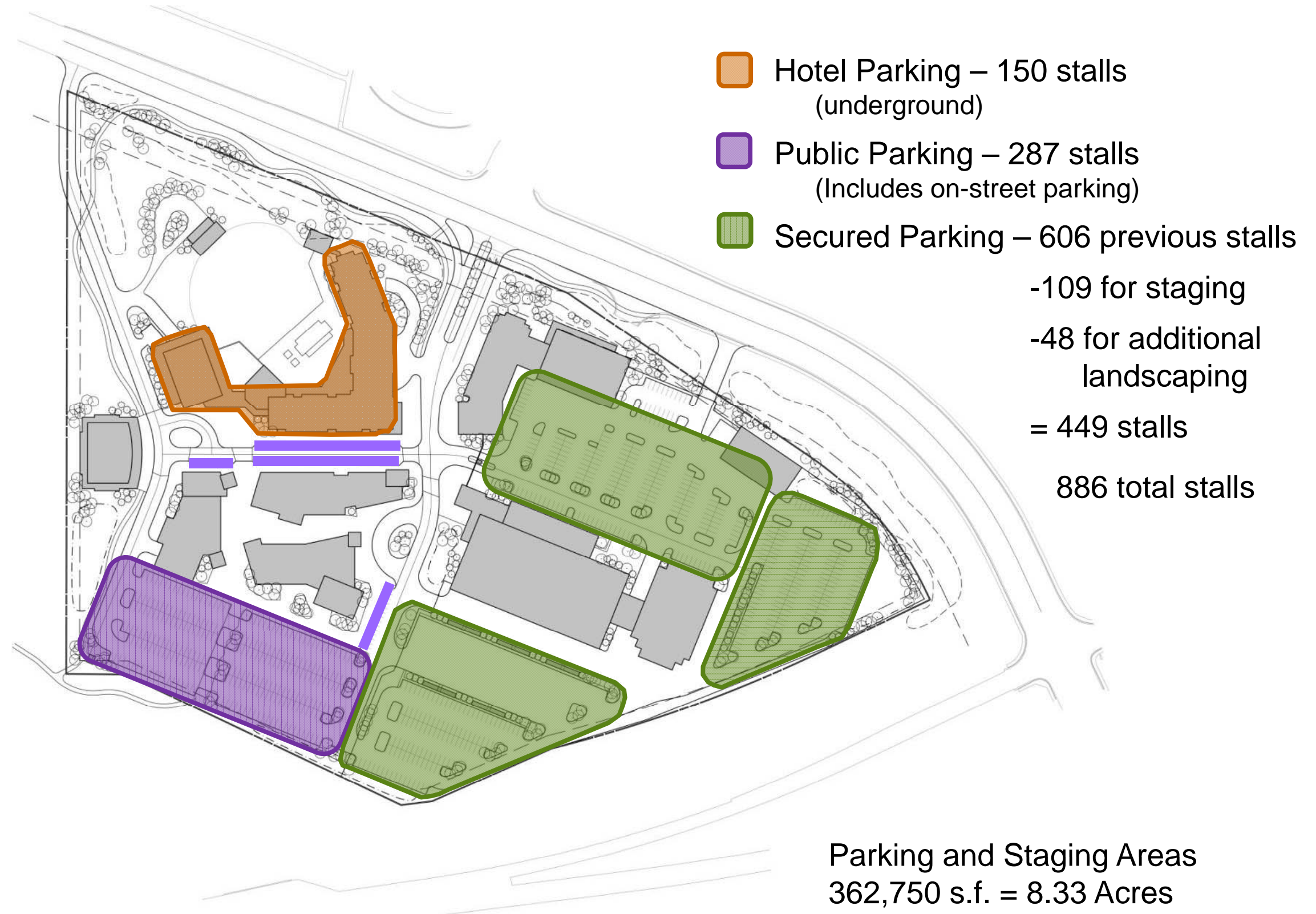
Raleigh Studios – Detention/Bioswales/Drainage



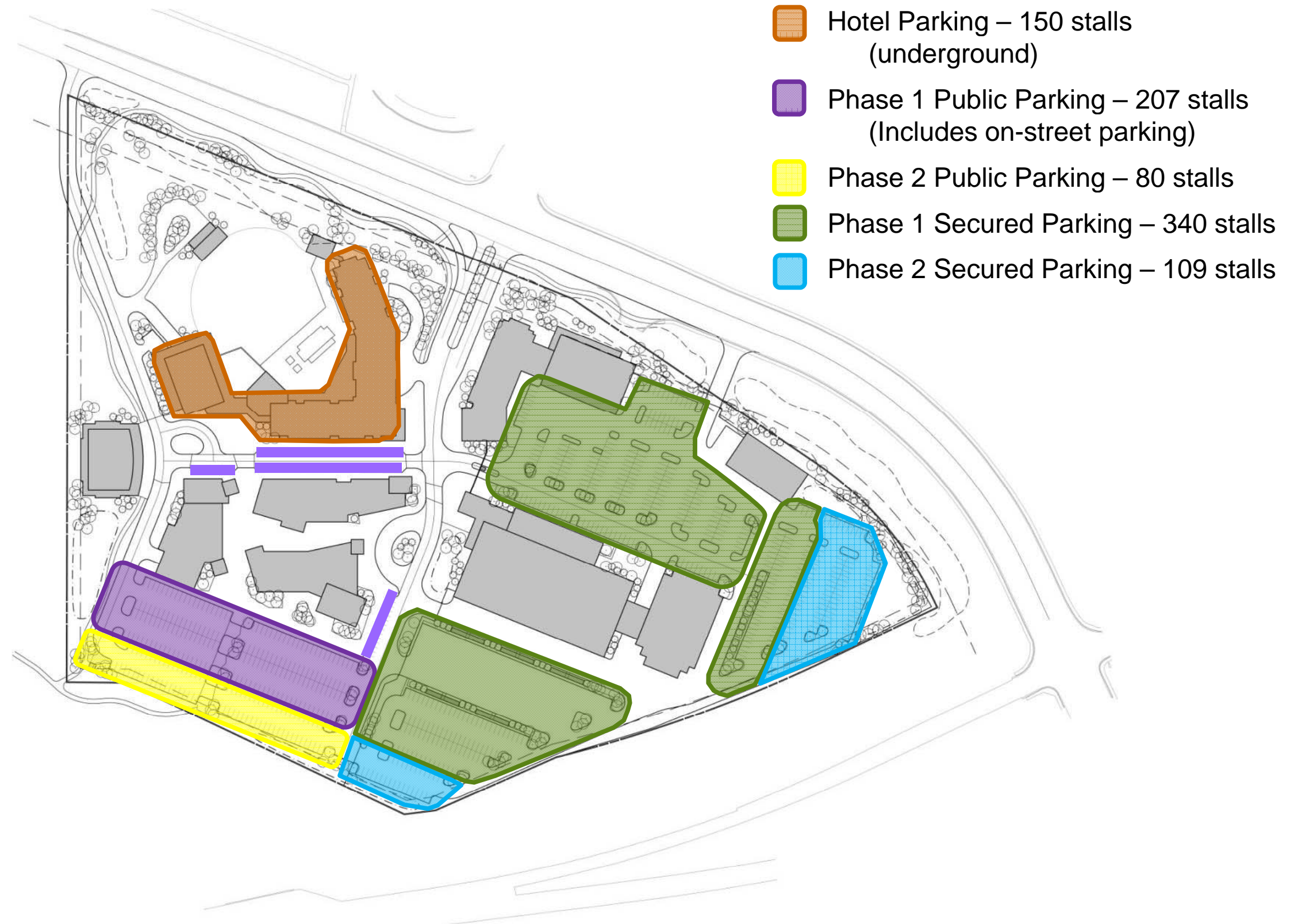
Raleigh Studios – Snow Storage Plan



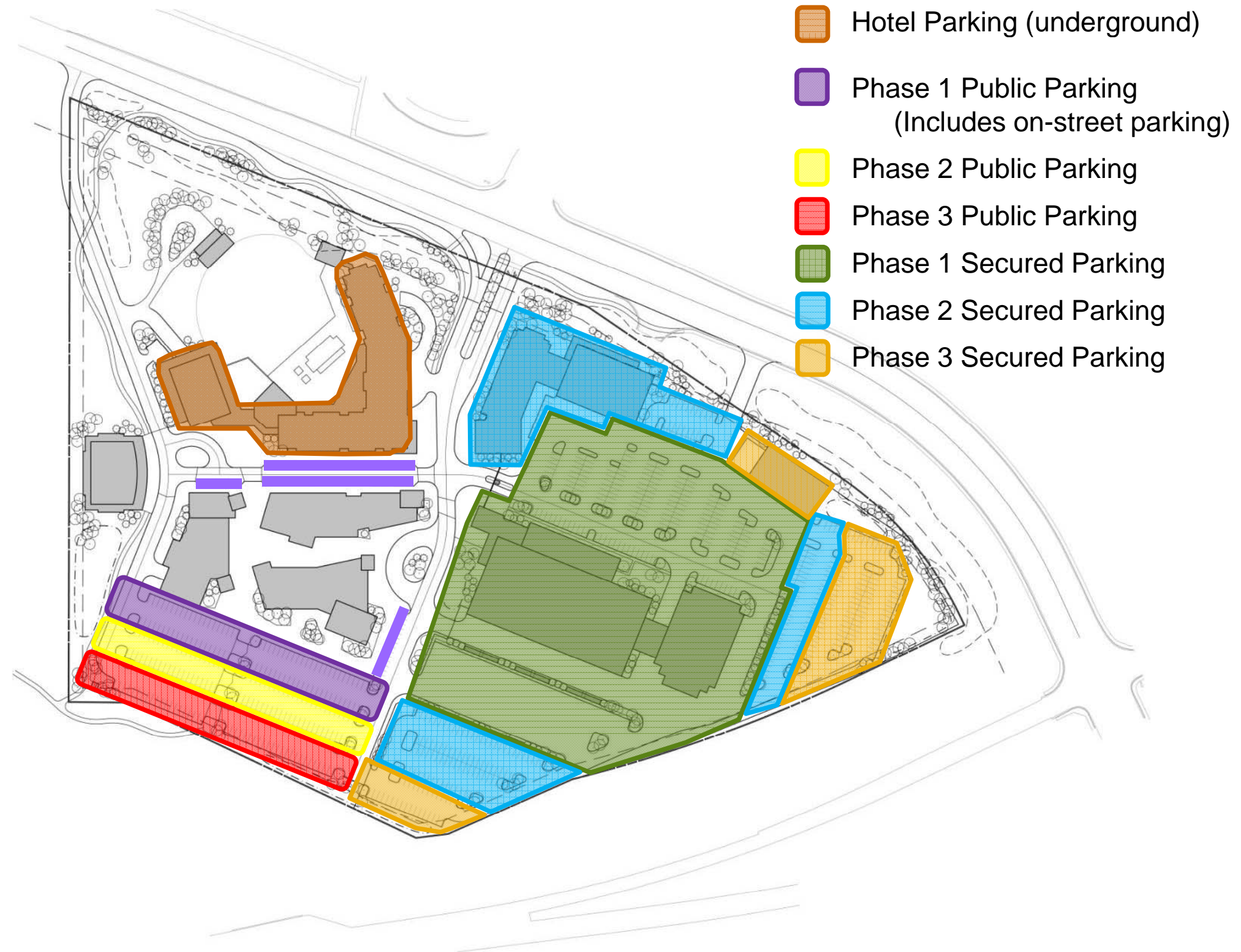
Raleigh Studios – Parking Plan w/Counts



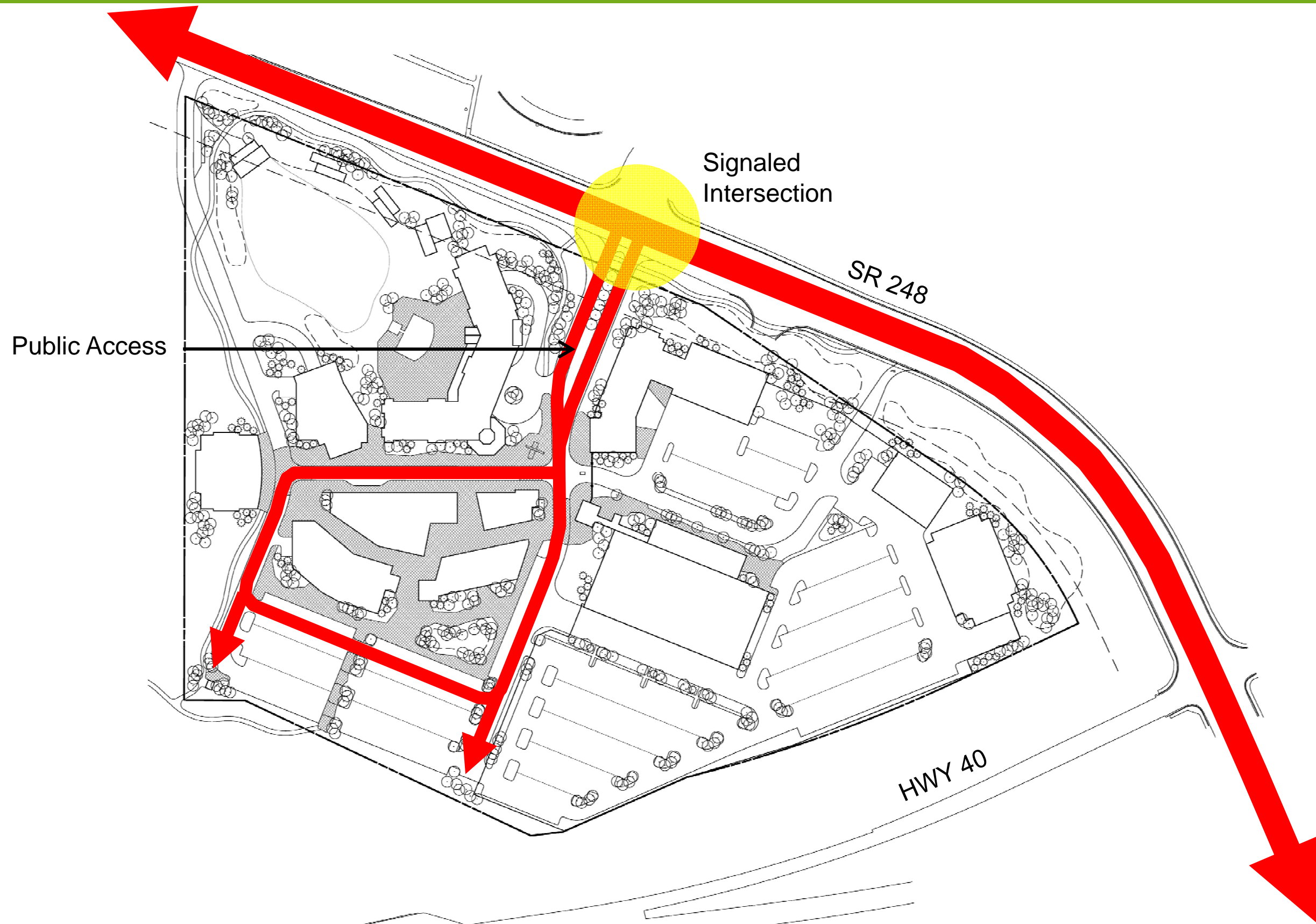
Raleigh Studios – Parking Phasing



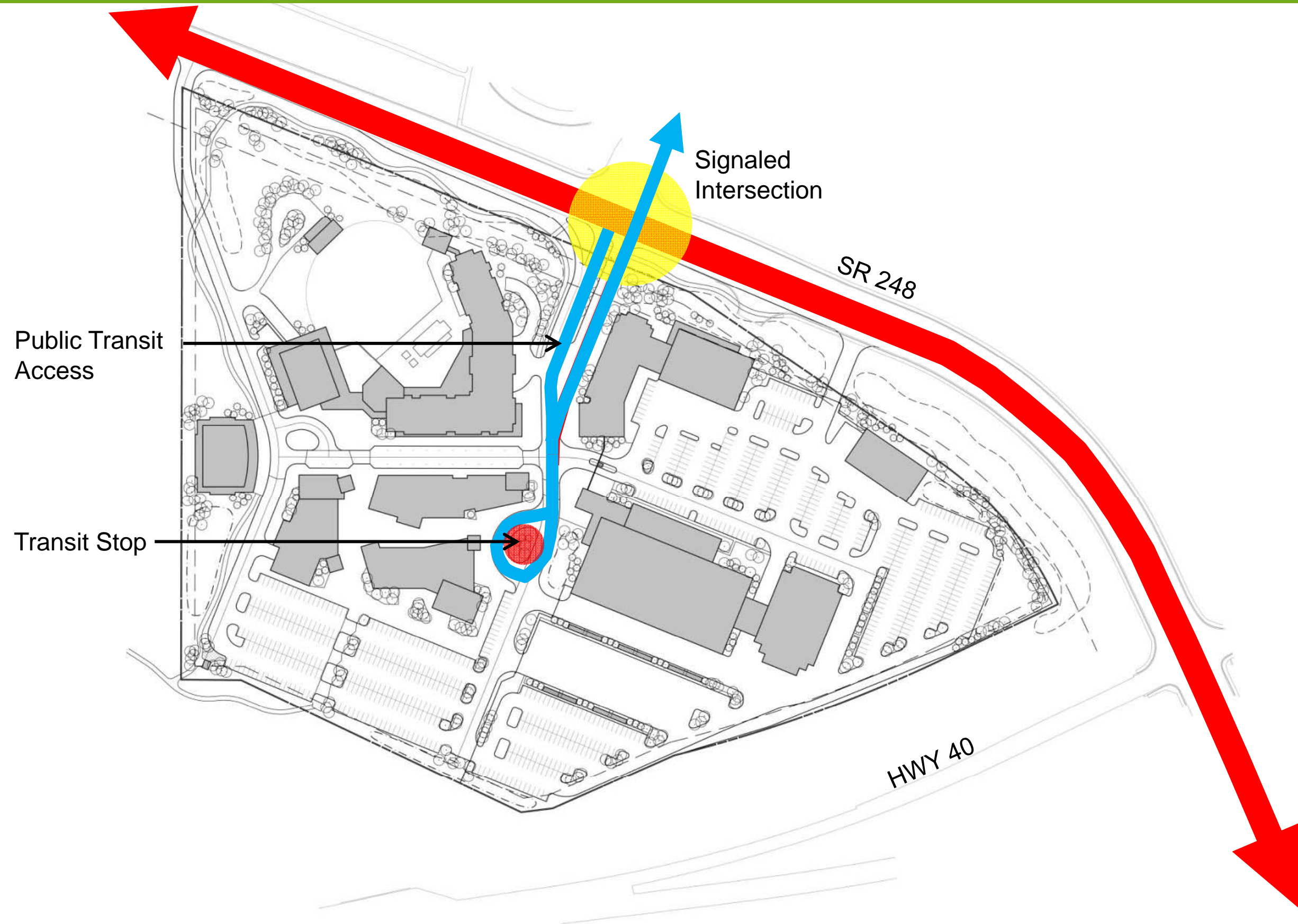
Raleigh Studios – Parking Phasing



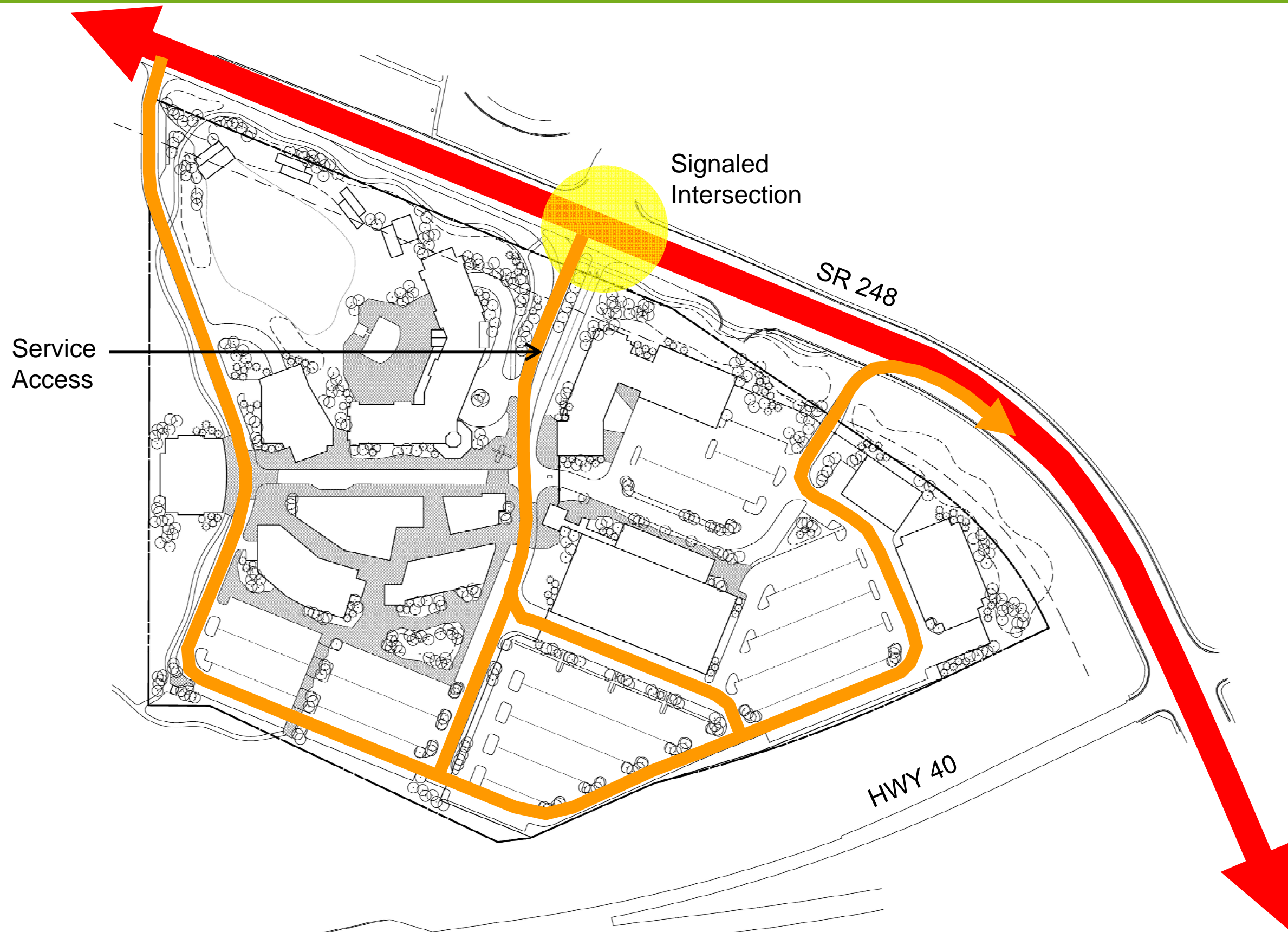
Raleigh Studios – Access/Circulation (Public Access)



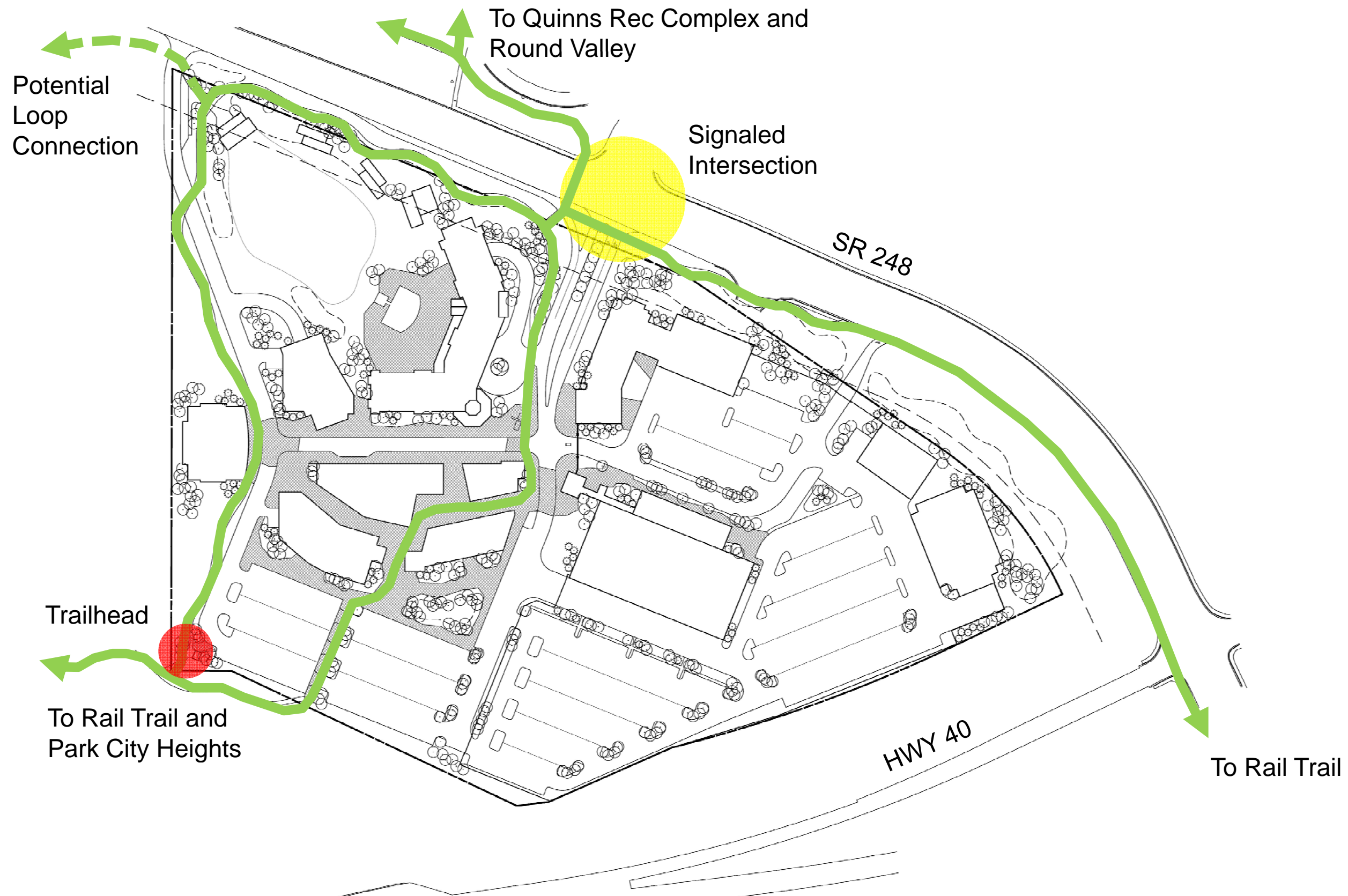
Raleigh Studios – Public Transit Plan



Raleigh Studios – Access/Circulation (Service)



Raleigh Studios – Access/Circulation (Trails)

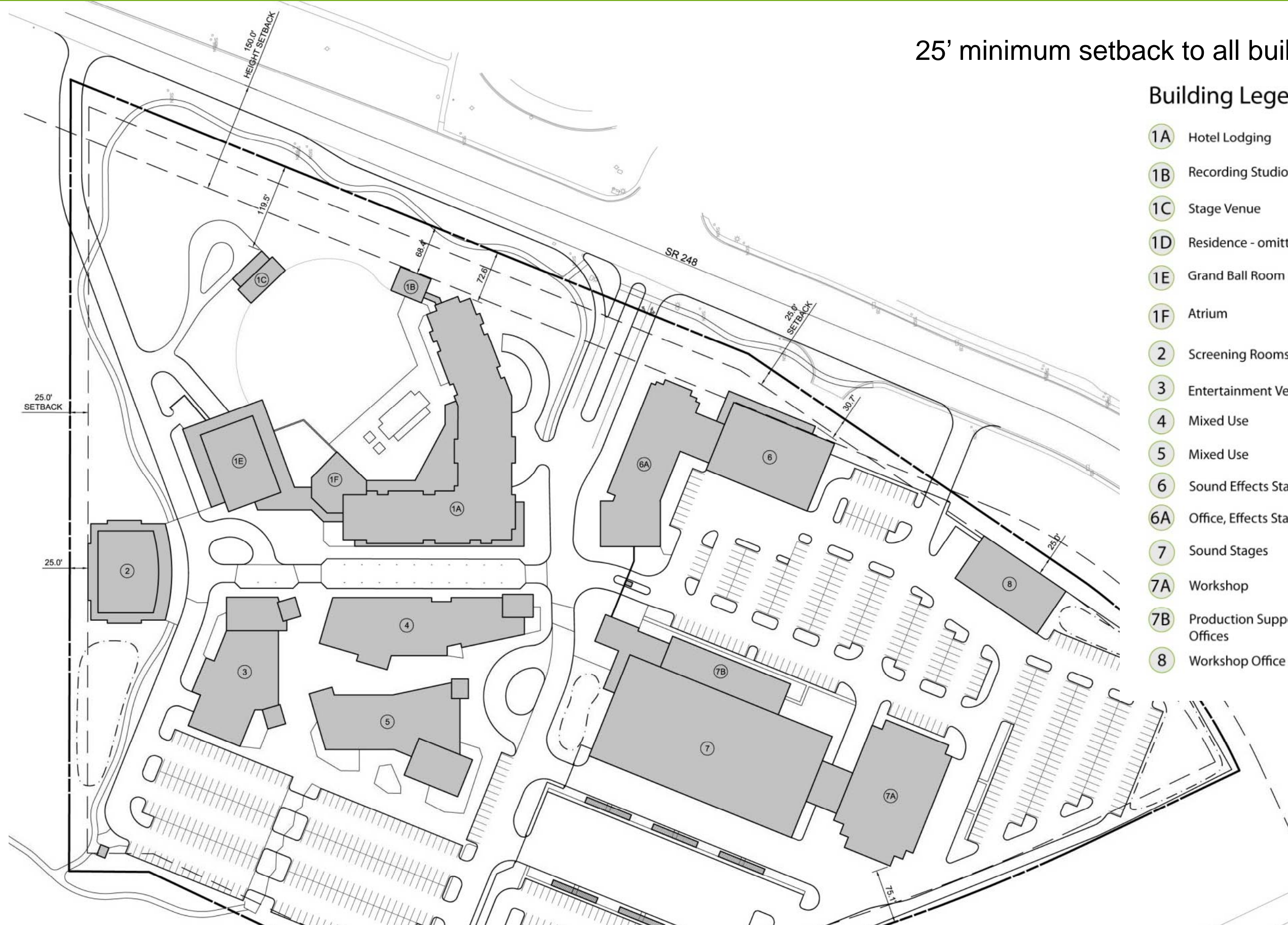


Raleigh Studios – Setback Distances

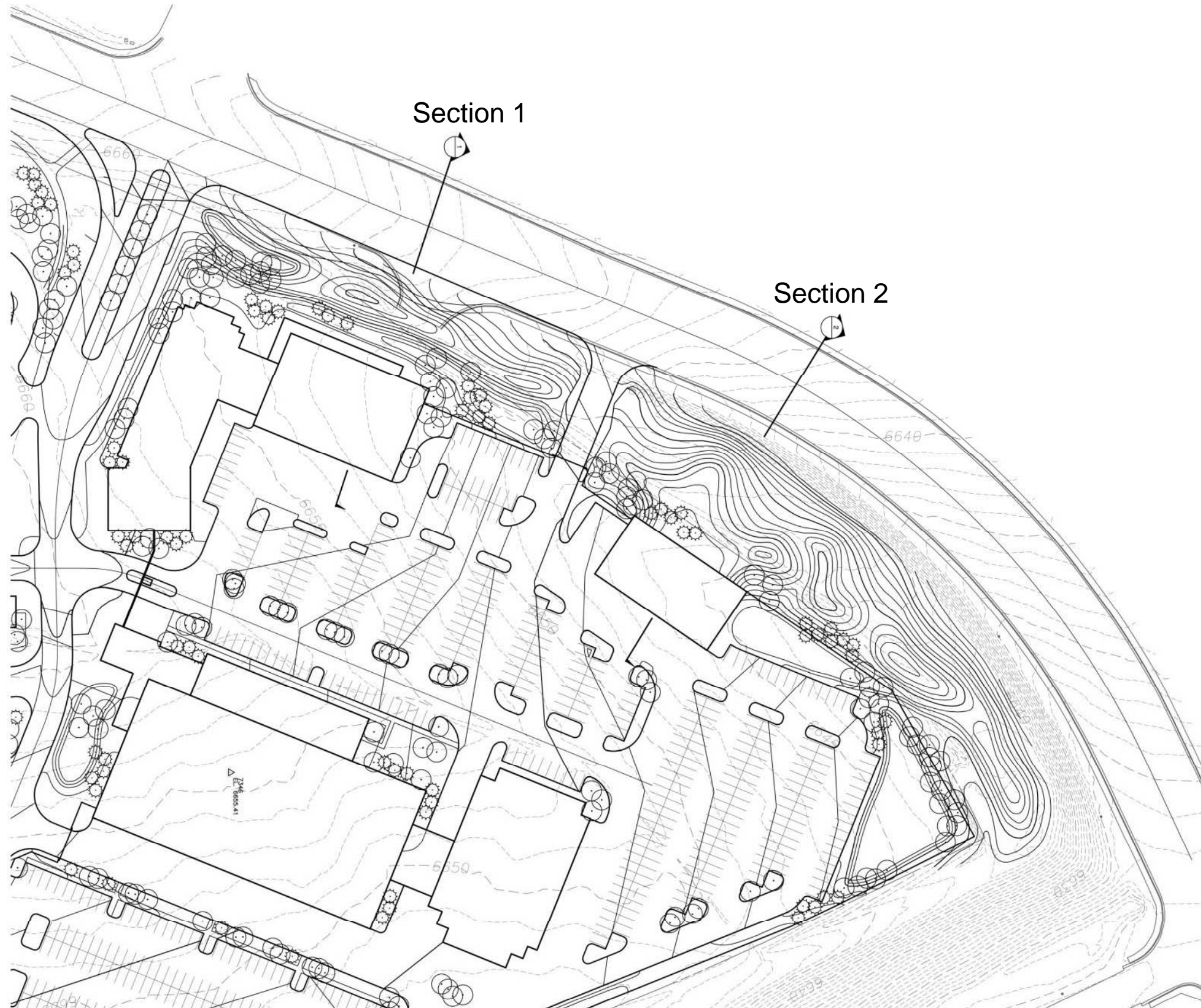
25' minimum setback to all buildings

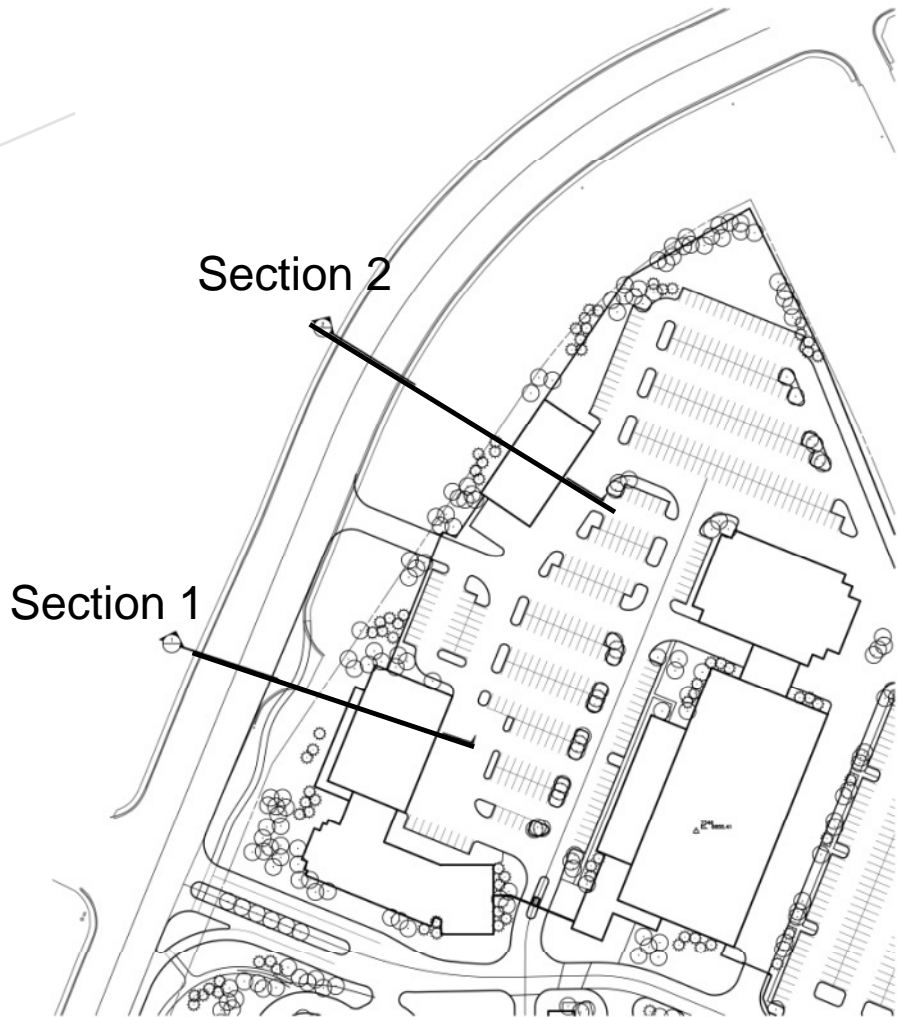
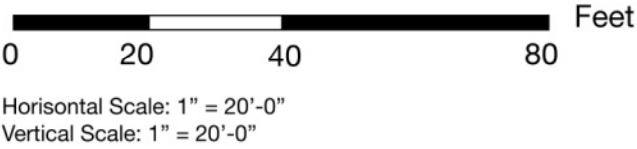
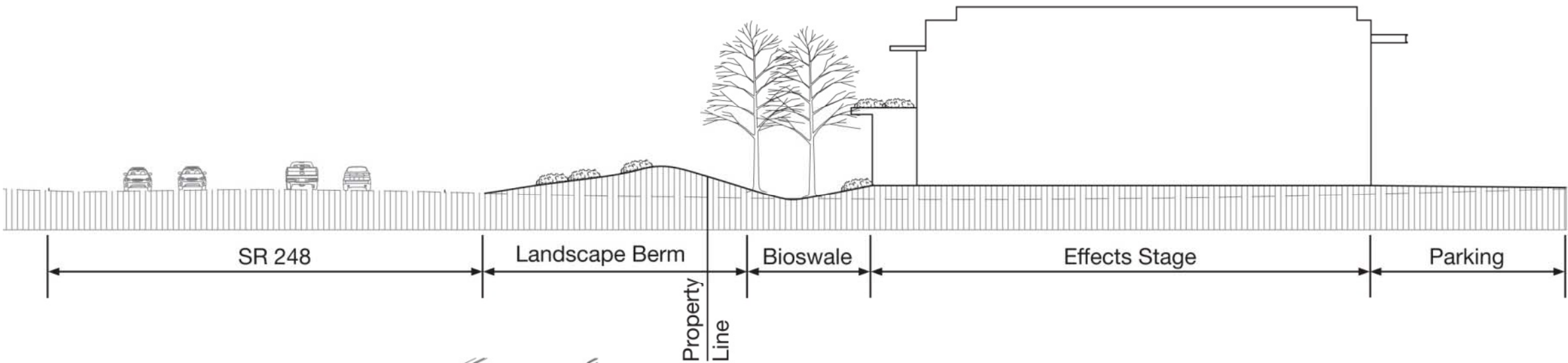
Building Legend

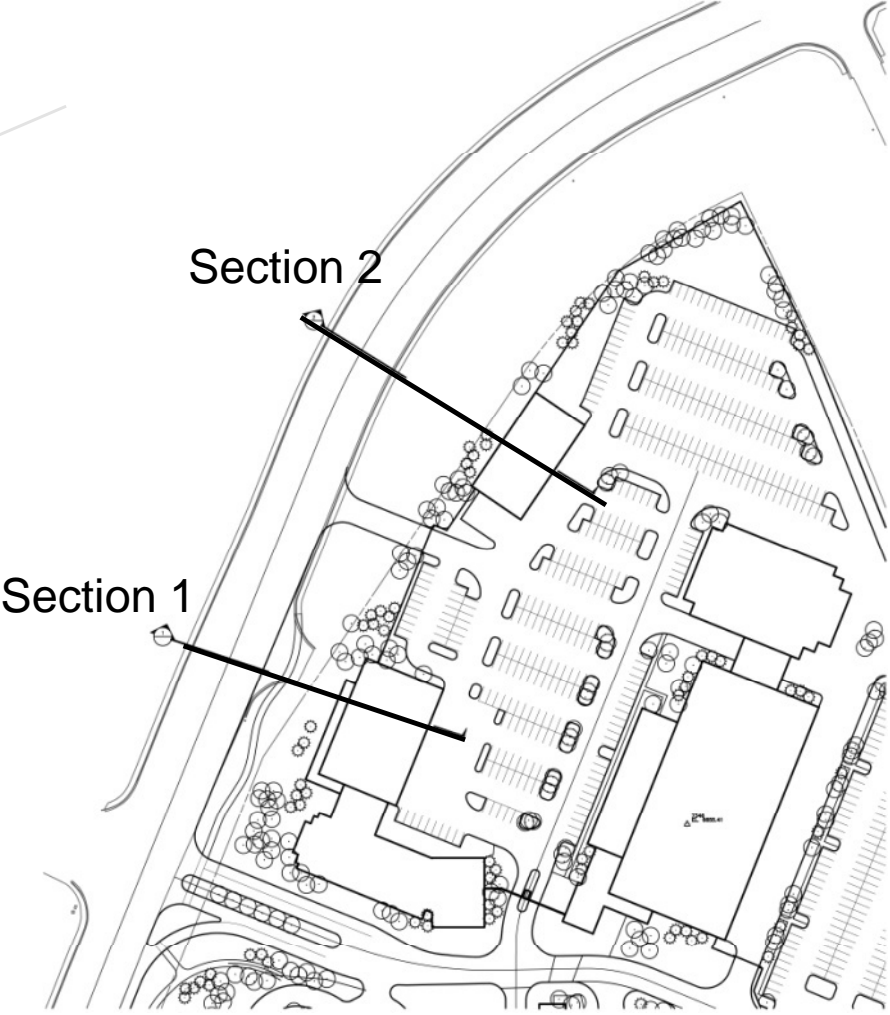
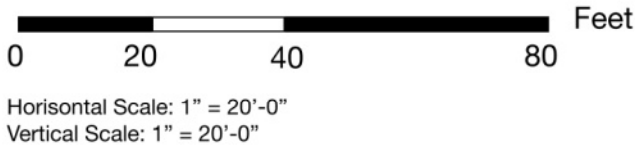
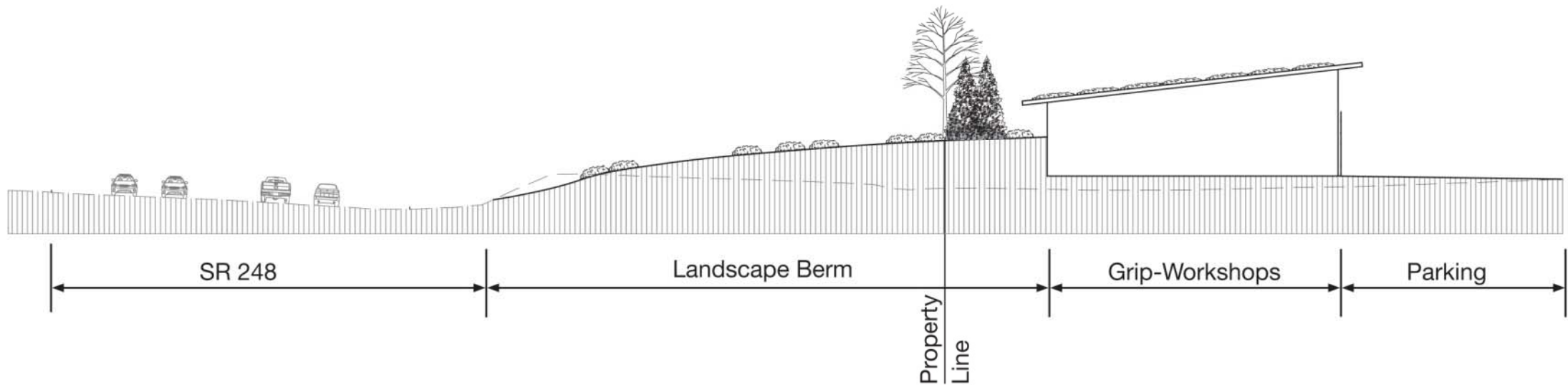
- 1A Hotel Lodging
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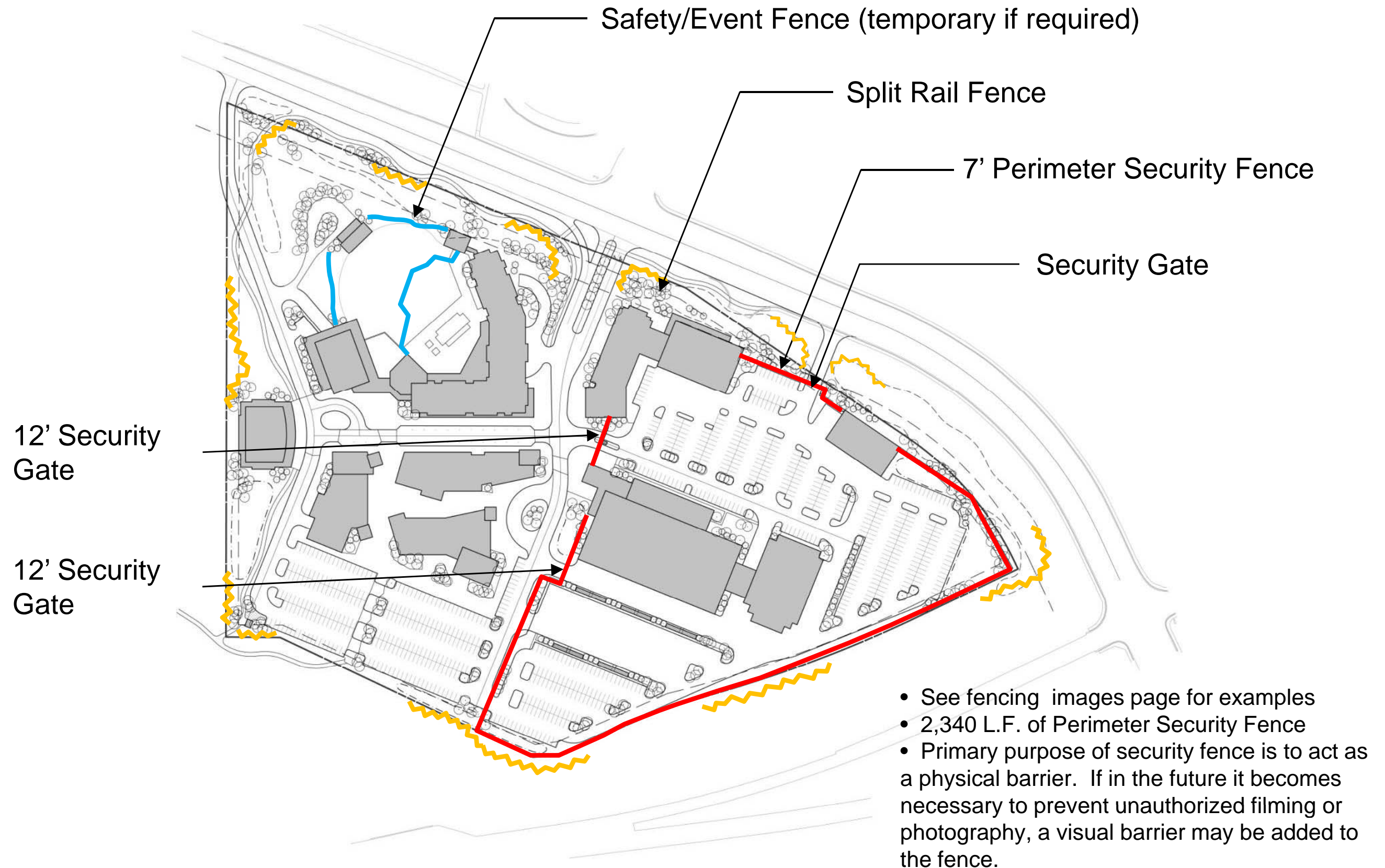
Raleigh Studios – Conceptual Berm Grading







Raleigh Studios – Fencing Plan



Raleigh Studios – Fencing Images



Raleigh Studios – Landscape Plan



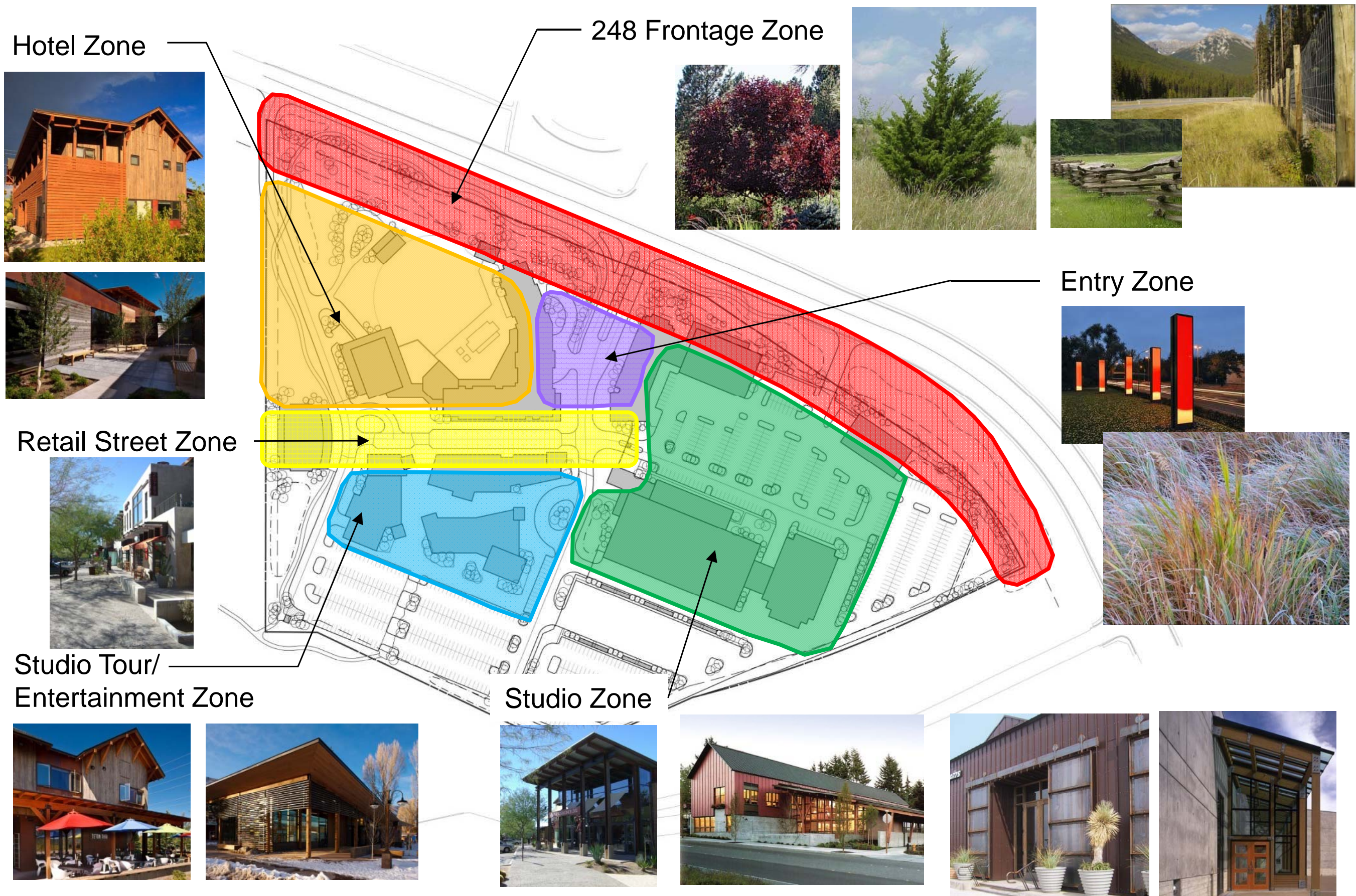
Raleigh Studios – Landscape Images



Raleigh Studios – Landscape Images



Raleigh Studios – Architectural Zones



Raleigh Studios – Precedent Image Boards



SURROUNDING AREA BUILDINGS / ARCHITECTURE
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

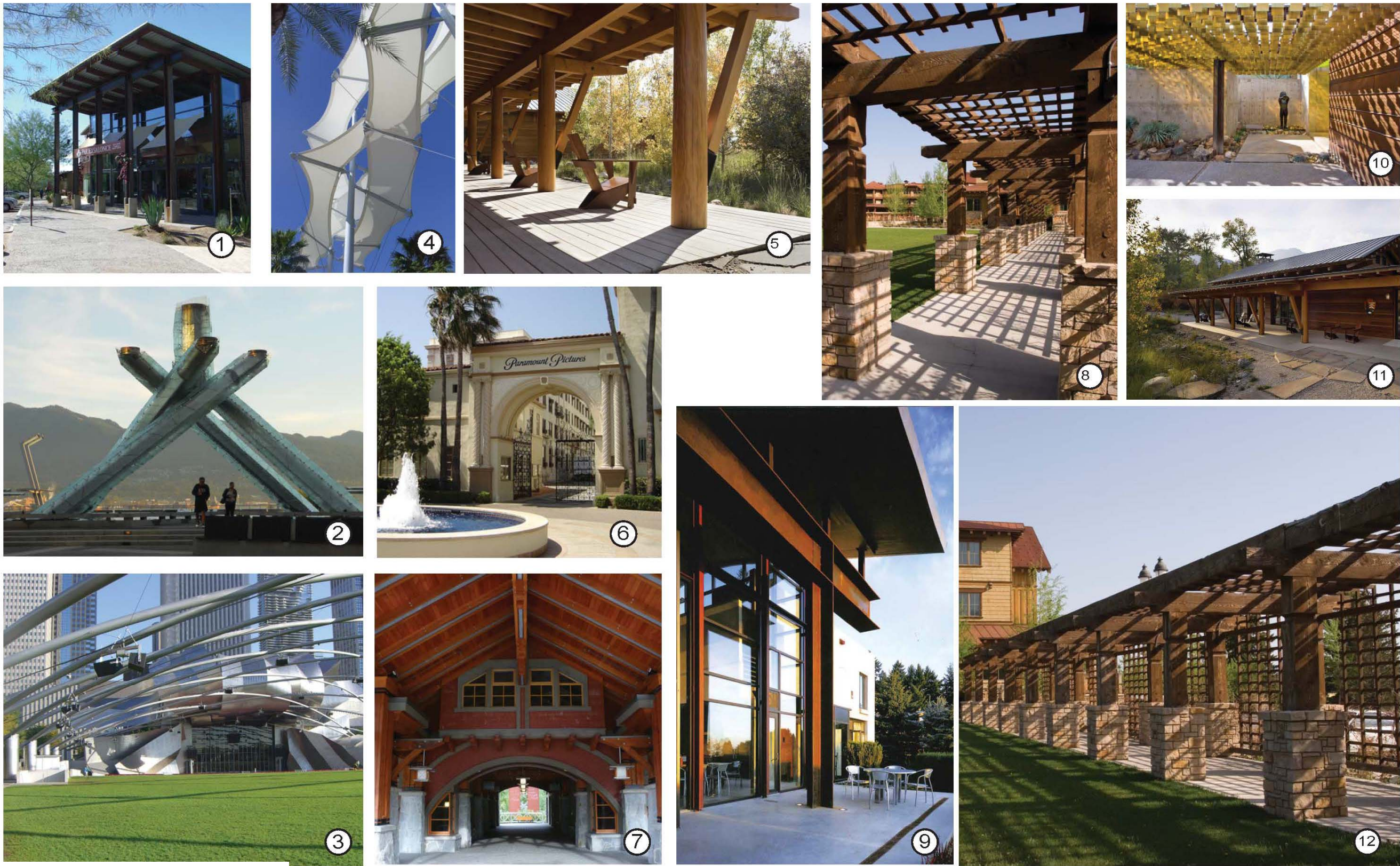
Project # 31889



Raleigh Studios
Park City, UT

Conceptual Site Plan
April 11, 2012

Raleigh Studios – Precedent Image Boards



Project # 3-889

ENTRY / ARCHWAY CONCEPTS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012



Raleigh Studios
Park City, UT

Conceptual Site Plan
April 11, 2012

Raleigh Studios – Precedent Image Boards



ARCHITECTURAL CONCEPTS / MATERIALS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

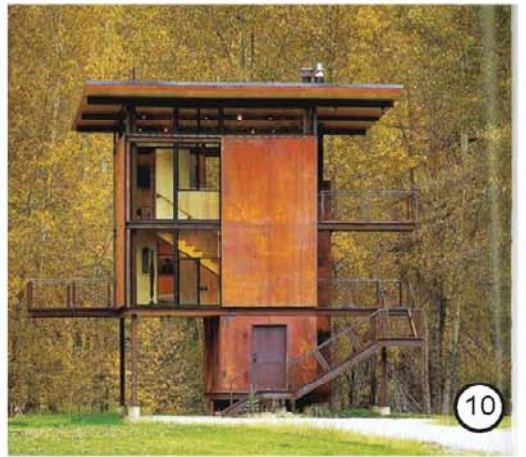
Project # 31889



Raleigh Studios
Park City, UT

Conceptual Site Plan
April 11, 2012

Raleigh Studios – Precedent Image Boards



ARCHITECTURAL CONCEPTS / MATERIALS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012



Raleigh Studios
Park City, UT

Conceptual Site Plan
April 11, 2012

Raleigh Studios – Precedent Image Boards



ARCHITECTURAL CONCEPTS / MATERIALS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

Project # 31309



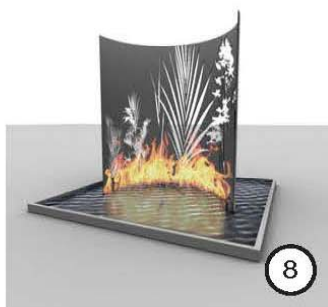
Raleigh Studios
Park City, UT

Conceptual Site Plan
April 11, 2012

Raleigh Studios – Precedent Images



Raleigh Studios – Precedent Image Boards



Raleigh Studios
Park City, UT

Conceptual Site Plan
March 28, 2012

FIRE FEATURES
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

Raleigh Studios – Precedent Image Boards



HARDSCAPE / PLAZA PAVING CONCEPTS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

Project # 31809



Previous Submittal Information – March 14, 2012



View Looking SW



View Looking SE



View Looking NE





EXISTING CONDITION

VIEW LOOKING SOUTH EXITING Hwy 40 AT TOP OF OFF RAMP





PROPOSED PROJECT

VIEW LOOKING SOUTH EXITING Hwy 40 AT TOP OF OFF RAMP

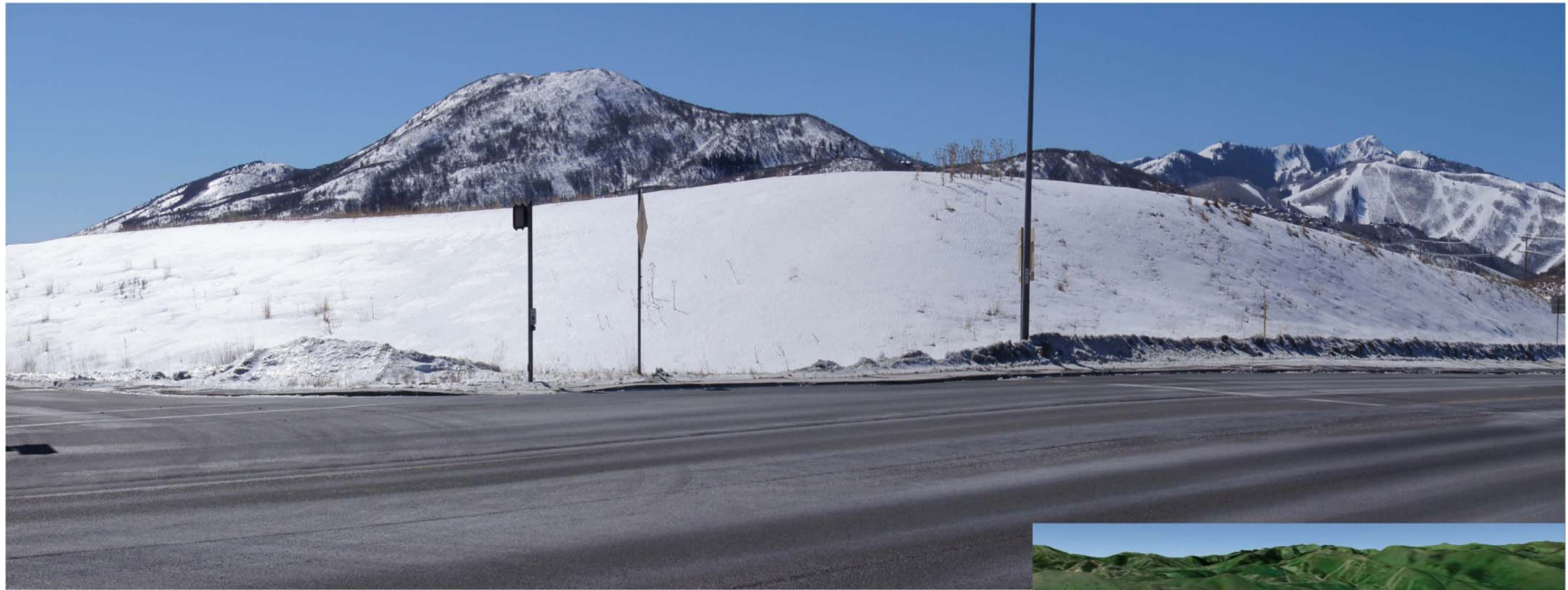




PROPOSED PROJECT WITH BERM

VIEW LOOKING SOUTH EXITING Hwy 40 AT TOP OF OFF RAMP





EXISTING CONDITION

VIEW LOOKING SOUTHWEST AT INTERSECTION
OF SR 248 & Hwy 40





PROPOSED PROJECT
VIEW LOOKING SOUTHWEST AT INTERSECTION
OF SR 248 & Hwy 40





PROPOSED PROJECT WITH BERM
VIEW LOOKING SOUTHWEST AT INTERSECTION
OF SR 248 & Hwy 40





EXISTING CONDITION
VIEW LOOKING NORTH ON SR 248





PROPOSED PROJECT
VIEW LOOKING NORTH ON SR 248





EXISTING CONDITIONS

VIEW LOOKING WEST ON SR 248 FROM
RICHARDSON FLATS





PROPOSED PROJECT

VIEW LOOKING WEST ON SR 248 FROM
RICHARDSON FLATS



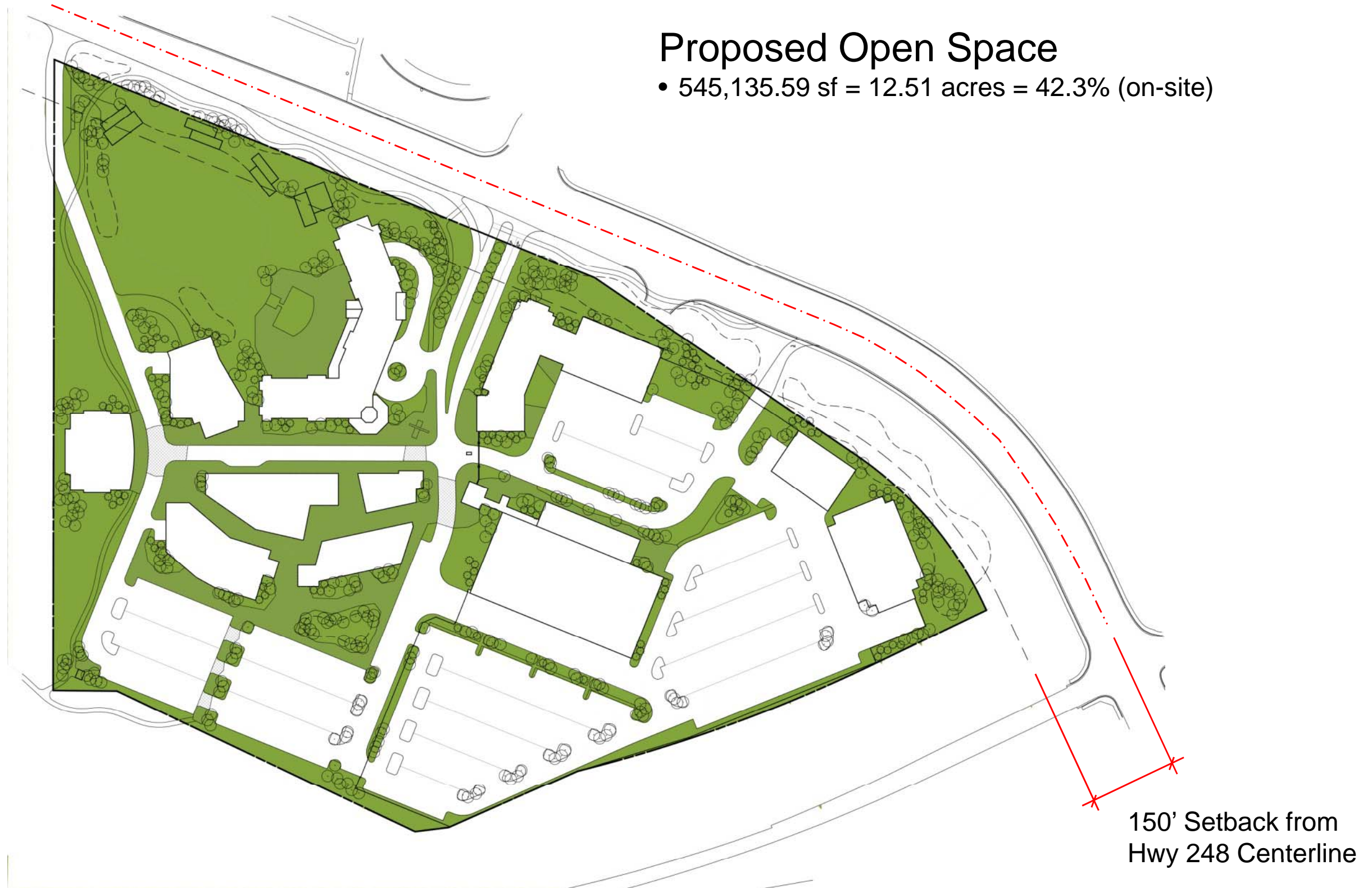


Site Planning Principles

- Clustered village approach
- Compact walkable core
- Screen surface parking with buildings
- Break down larger massing with foreground structures
- Trail network connections
- Naturalized landscape strategy

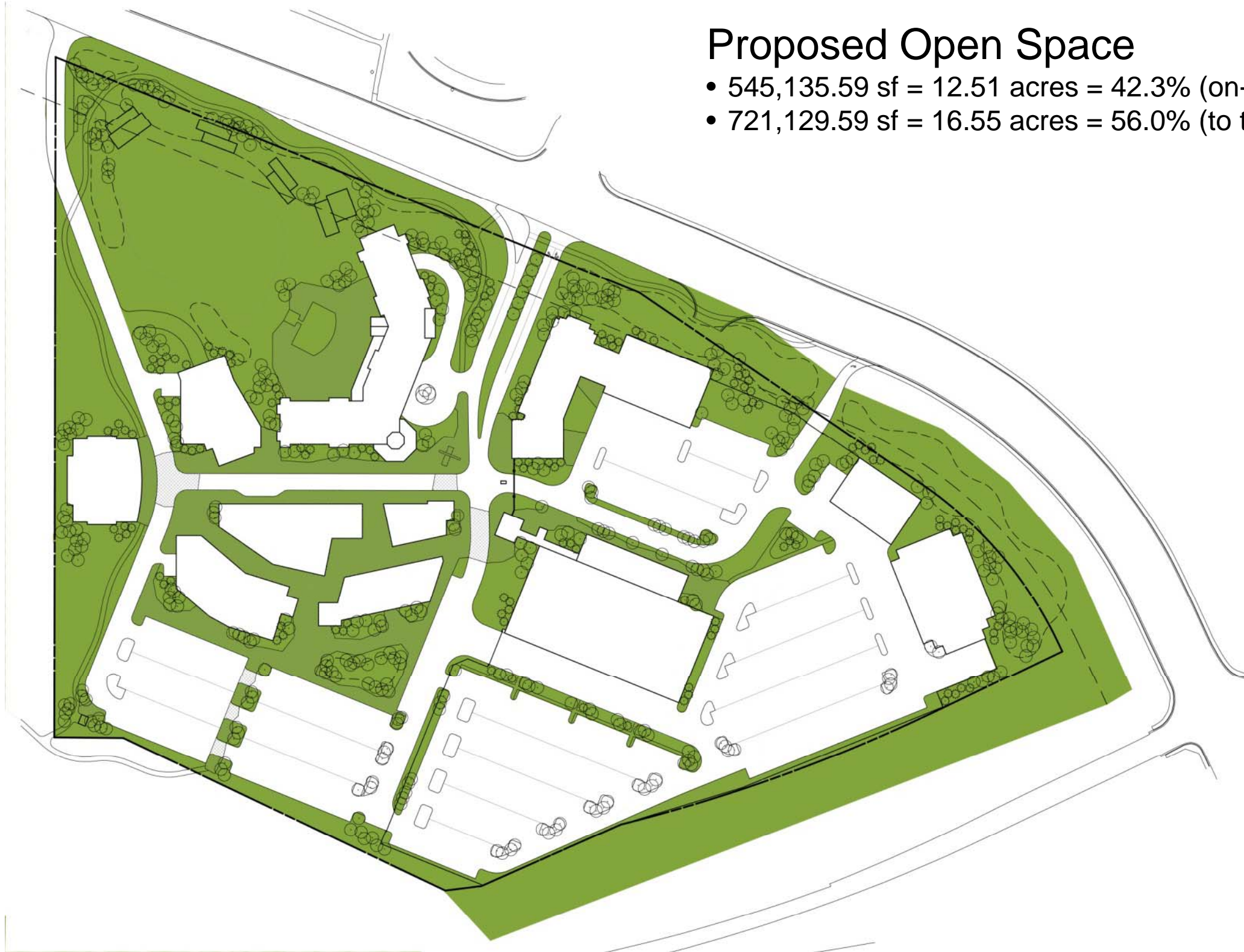
Proposed Open Space

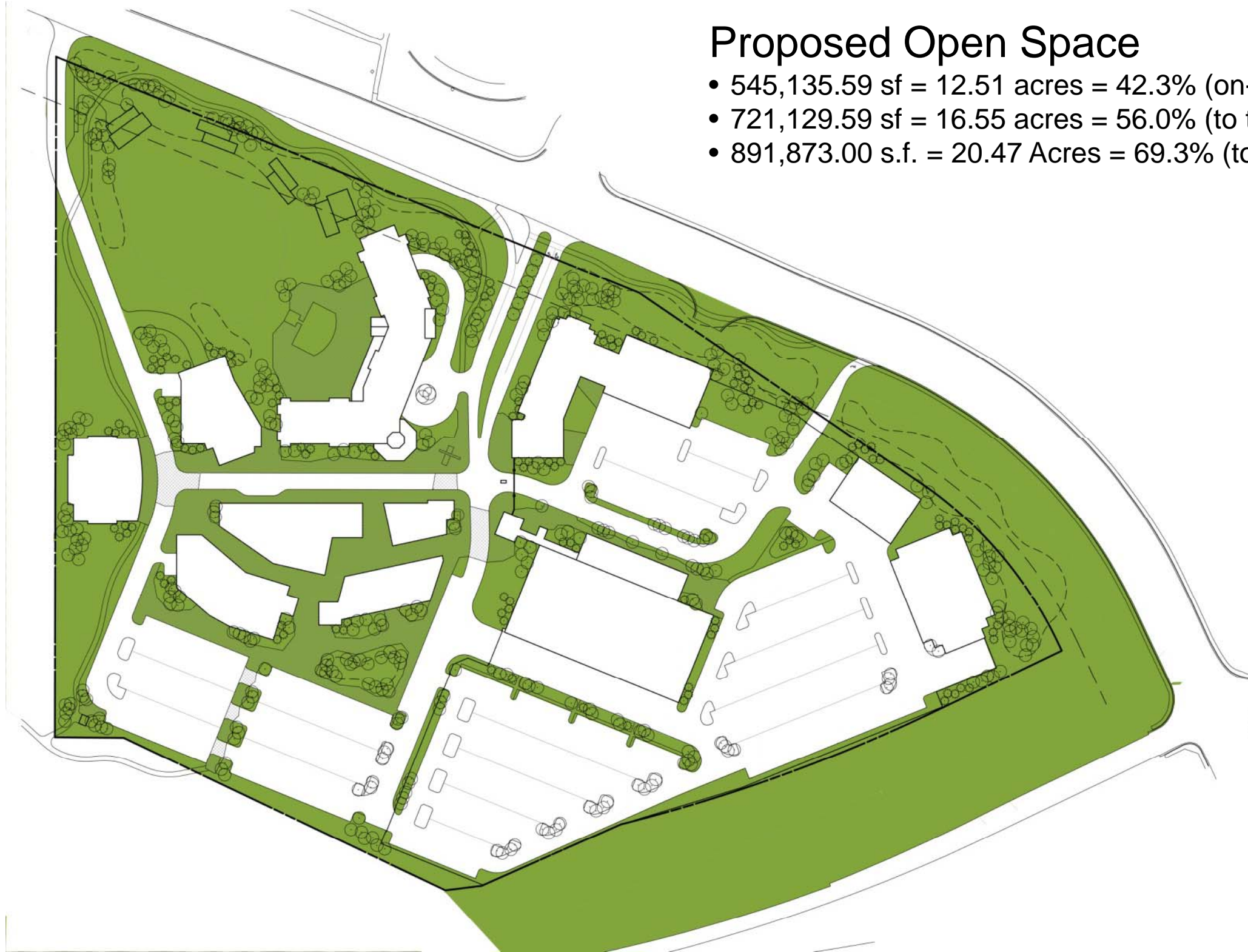
- 545,135.59 sf = 12.51 acres = 42.3% (on-site)



Proposed Open Space

- 545,135.59 sf = 12.51 acres = 42.3% (on-site)
- 721,129.59 sf = 16.55 acres = 56.0% (to top of cut bank)

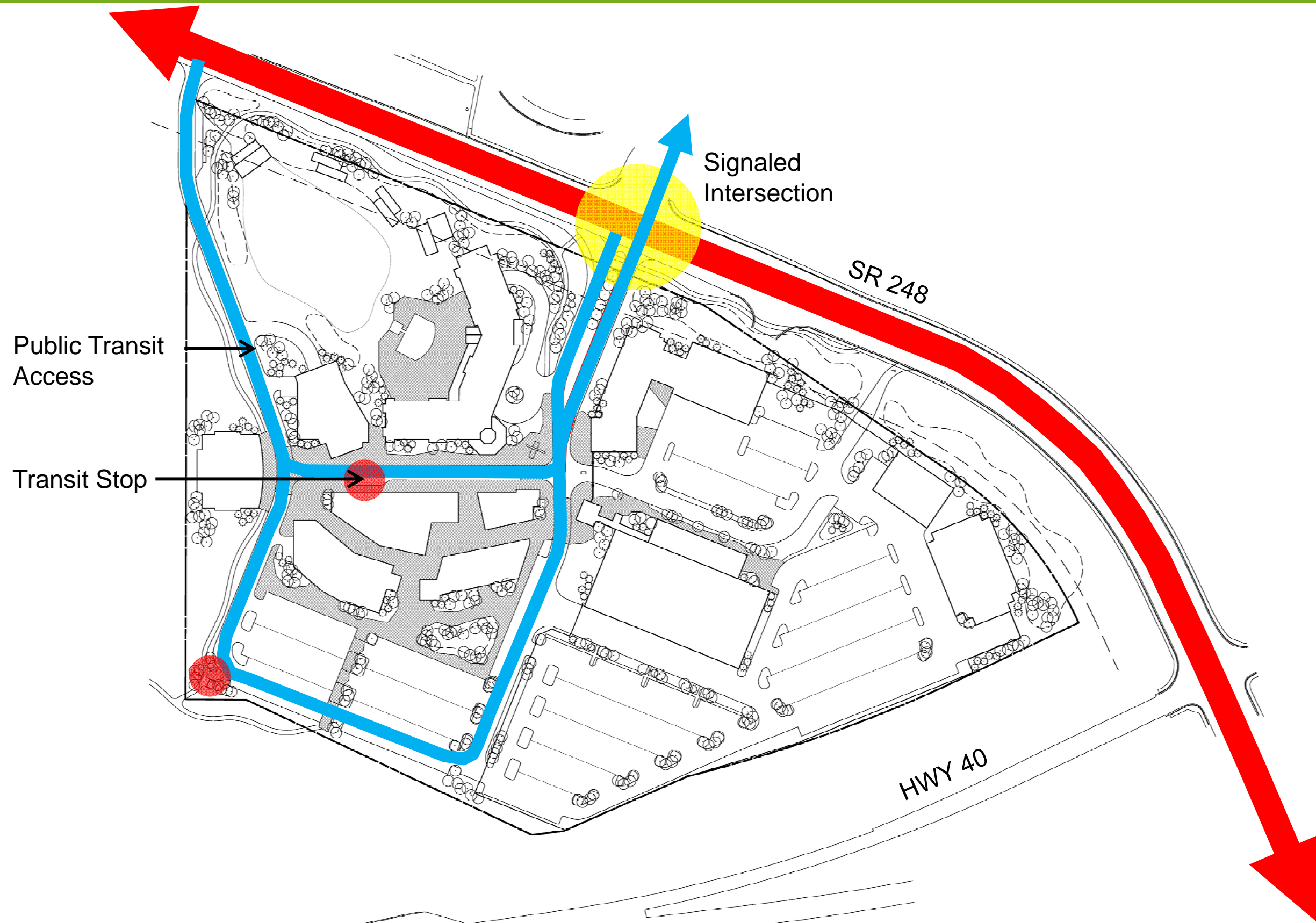




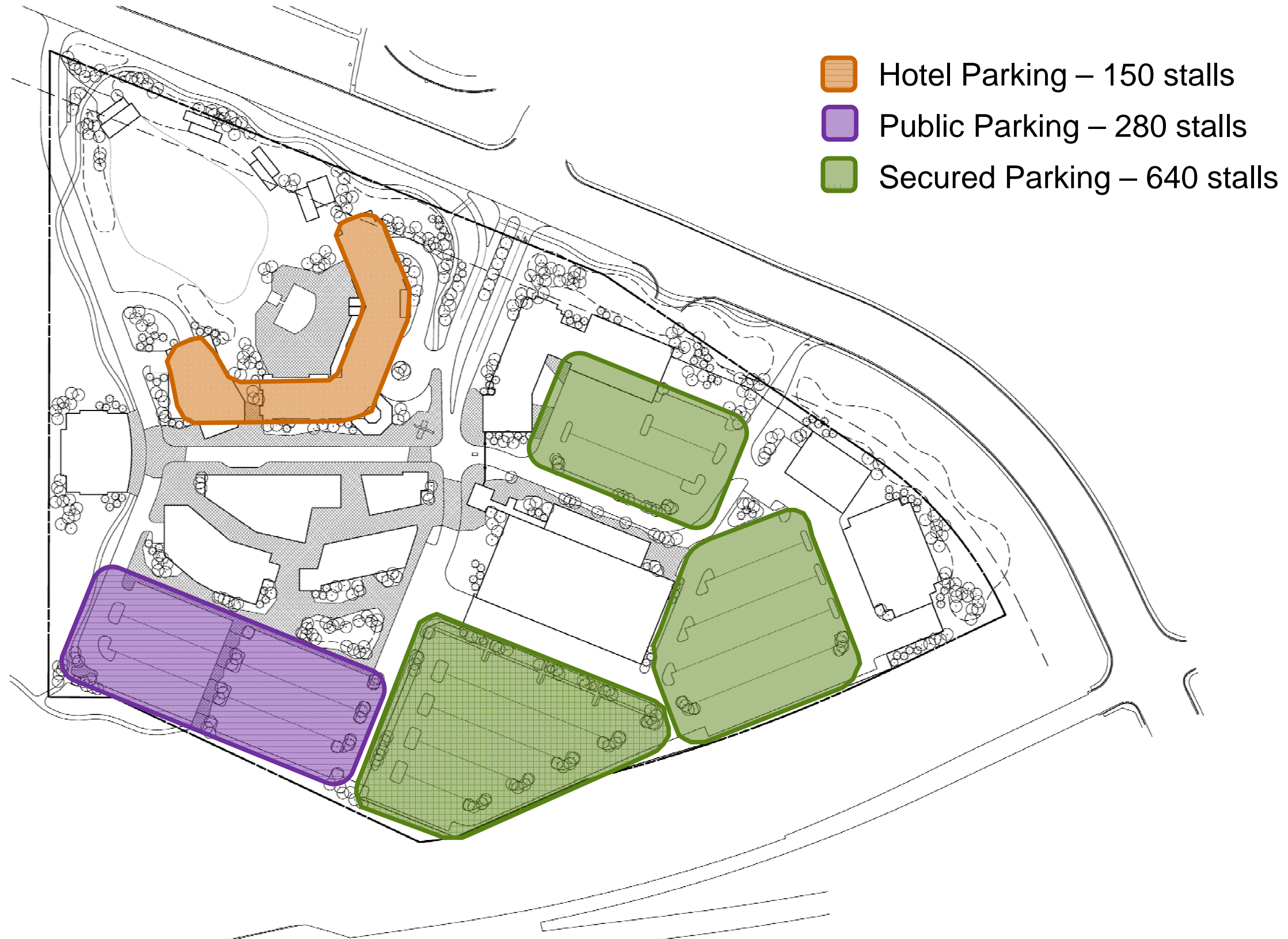
Proposed Open Space

- 545,135.59 sf = 12.51 acres = 42.3% (on-site)
- 721,129.59 sf = 16.55 acres = 56.0% (to top of cut bank)
- 891,873.00 s.f. = 20.47 Acres = 69.3% (to edge of 248/40)

Raleigh Studios – Access/Circulation (Transit)



Raleigh Studios – Parking



Raleigh Studios – Precedent Images (Studio Retail)



Raleigh Studios – Precedent Images (Architecture/Character)



Raleigh Studios – Precedent Images (Site Plans)



Insight Film Studios – Vancouver, British Columbia



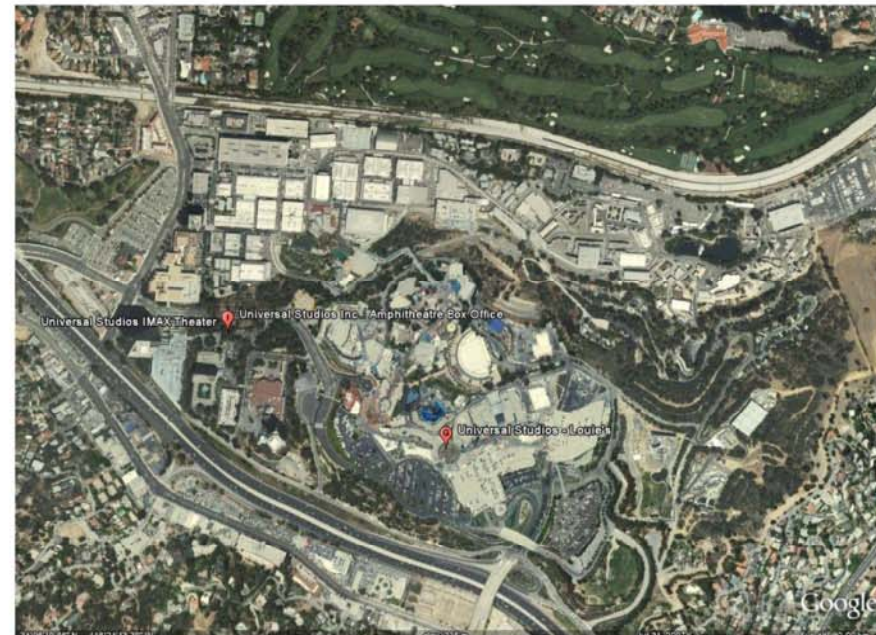
North Shore Studios – Vancouver, British Columbia



Northern Film & Media – Newcastle, England



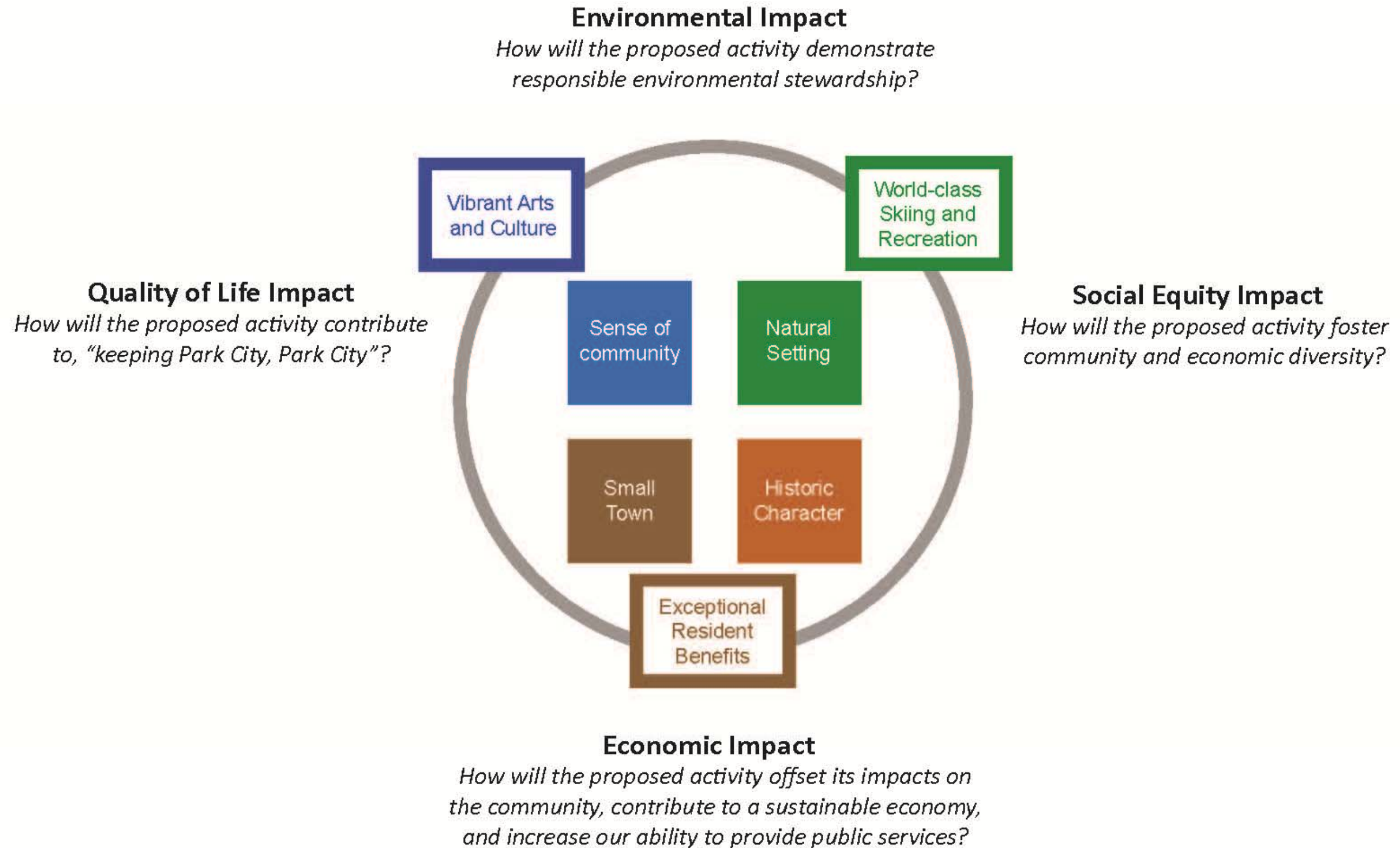
Pixar Animation Studios – Emeryville, California



Universal Studios – Hollywood, California



Lions Gate Studio – Vancouver, British Columbia



1 Quality of Life Impact – “keeping Park City, Park City”

- Embrace, showcase and encourage arts and culture
- Contribute to a year-round offering of uses and activities
- Enhance the community trail network
- Attract diverse demographic
- Improve transportation needs of visitors and residents

2 Economic Impact – “contribute to a sustainable economy and provide public services”

- Increased tax base to the resort economy
- Diversify the local economy through art and culture based industry
- Increase national, regional and local employment offerings
- Enhance the tourism economy through unique attractions
- Nurture and grow the success of the Sundance Film Festival
- Promote the film industry within the State of Utah
- Increase the international brand of Park City

3 Social Equity Impact – “foster community diversity”

- Attract the part-time and permanent resident demographic
- Attract and enhance year-round event and activity offerings
- Enhance community identity and image
- Increase and diversify educational offerings

4 Environmental Impact – “demonstrate responsible environmental stewardship”

- Promote public transit and trail connections to reduce vehicle miles traveled
- Green building design and construction to meet minimum LEED Silver Standards
- Water conservation site design through native, drought tolerant planting strategies
- Stormwater management to minimize and filter runoff

- 1 Preserve mountain resort and historic character of Park City (GP Goal 1)**
 - Complement historic and resort qualities through architectural design
 - Blend building materials and landscape character with the natural environment
 - Enhance the resort bed base and guest experience
- 2 Preserve environmental quality, open space and outdoor recreation opportunities (GP Goal 2)**
 - Focus new development at base of hills minimizing impact on ridgelines
 - Configured trails to provide outdoor recreational opportunities and connections
- 3 Maintain high quality public services and facilities (GP Goal 3)**
 - Promote public transit and trail linkages
 - Increase community facilities to meet the needs and desires of residents and visitors
 - Contribute privately to the development of community facilities
- 4 Work effectively with other governmental agencies to achieve the goals of the General Plan (GP Goal 4)**
 - Work with the State of Utah to promote the film industry
 - Collaborate with the County to benefit the local image and identity
 - Be a model community through policy and advocacy to promote a successful community
- 5 Develop an integrated transportation system to meet the needs of visitors and residents (GP Goal 10)**
 - Enhanced and expanded transit connections
 - Expanded trail network and connectivity

Previous Submittal Information – March 28, 2012

Raleigh Studios – Conceptual Site Plan Revisions



Raleigh Studios – Building Heights/Sizes



- ①A — Hotel – 110,250 sf, 40' height
- ①B — Recording Studio – 2,500 sf, 16' height
- ①C — Stage Venue – 700 sf, 16' height
- ①D — General Manager Residence – 750 sf, 16' height
- ①E — Meeting Rooms – 16,000 sf, 28' height
- ①F — Atrium Galleria – 0 sf, 28' height
- ② — Screen Room/Theater – 15,000 sf, 40' height
- ③ — Entertainment Venue – 33,350 sf, 28' height
- ④ — Mixed-Use – 14,500 sf, 40' height
- ⑤ — Studio Store/Office/Tour – 25,675 sf, 28' height
- ⑥ — Effects/Sound Stages – 15,900 sf, 40' height
- ⑥A — Office – 38,000 sf, 30' height
- ⑦ — Sound Stages – 71,375 sf, 60' height
- ⑦A — Lighting/Grip/Workshop – 20,000 sf, 28' height
- ⑦B — Stage Offices – 21,000 sf, 28' height
- ⑧ — Lighting/Grip/Workshop/Offices – 10,000 sf, 28' height

Building heights and percentages comply with requirements of the Annexation Agreement



Massing Study Looking South



Massing Study Looking SE

Raleigh Studios – Visual Analysis



Massing Study Looking NE



EXISTING CONDITION

VIEW LOOKING SOUTH EXITING Hwy 40 AT TOP OF OFF RAMP

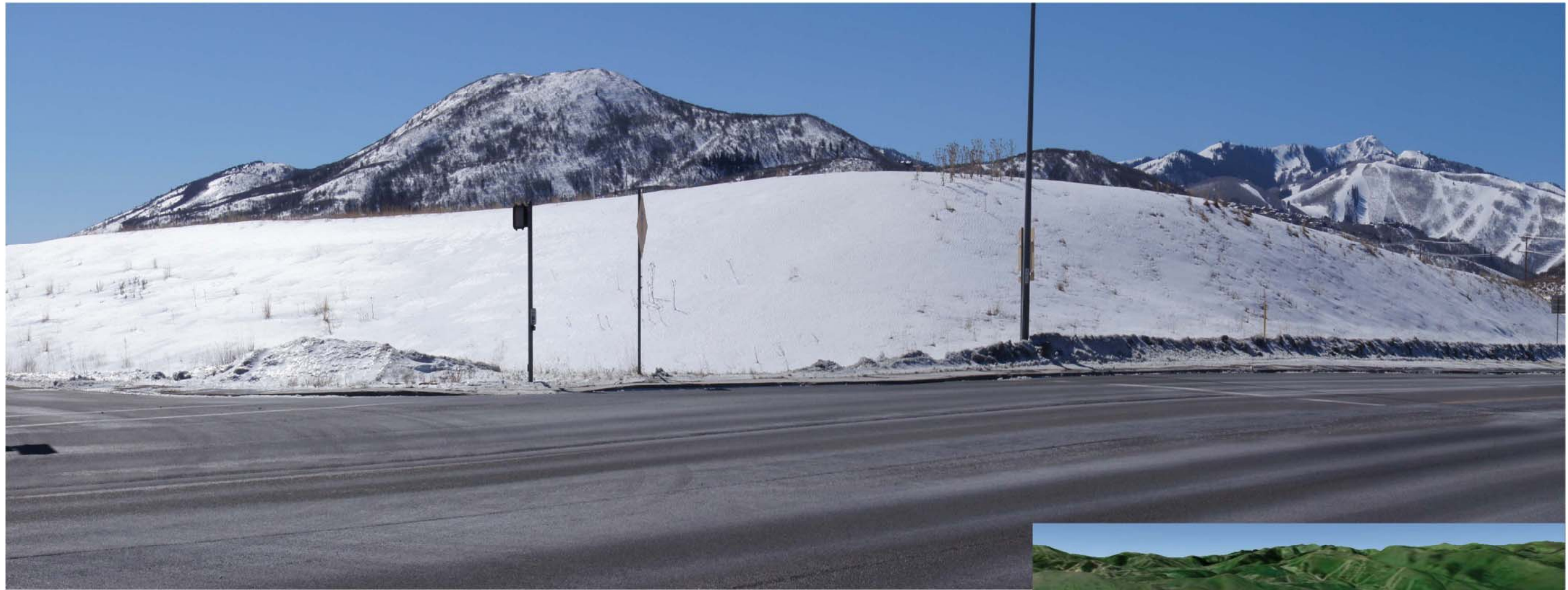




PROPOSED PROJECT WITH BERM

VIEW LOOKING SOUTH EXITING Hwy 40 AT TOP OF OFF RAMP





EXISTING CONDITION

VIEW LOOKING SOUTHWEST AT INTERSECTION
OF SR 248 & Hwy 40





PROPOSED PROJECT WITH BERM
VIEW LOOKING SOUTHWEST AT INTERSECTION
OF SR 248 & Hwy 40





EXISTING CONDITION
VIEW LOOKING NORTH ON SR 248





PROPOSED PROJECT
VIEW LOOKING NORTH ON SR 248





PROPOSED PROJECT
VIEW LOOKING NORTH ON SR 248





EXISTING CONDITIONS

VIEW LOOKING WEST ON SR 248 FROM
RICHARDSON FLATS





PROPOSED PROJECT

VIEW LOOKING WEST ON SR 248 FROM
RICHARDSON FLATS

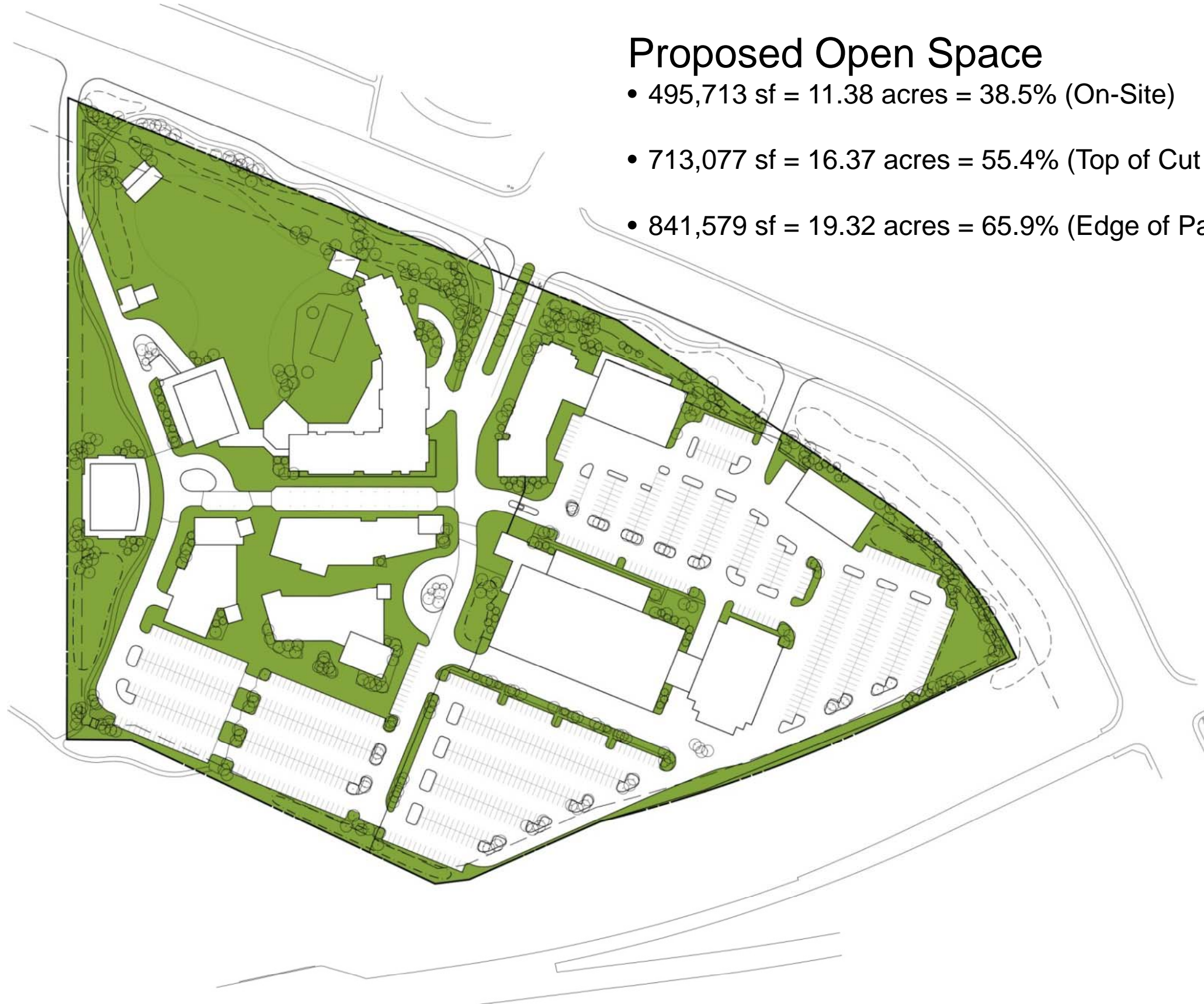




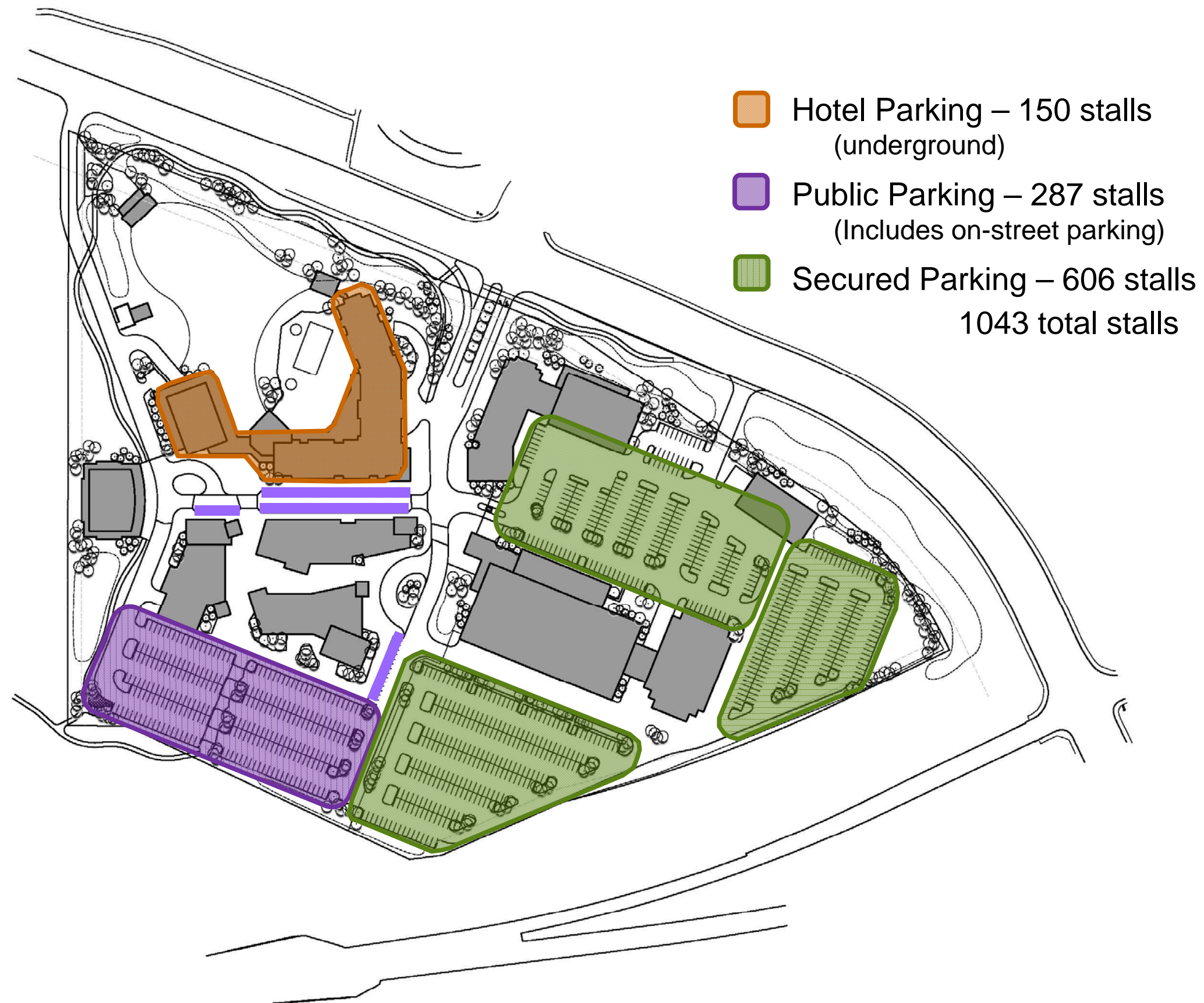
View Looking SW on SR 248

Proposed Open Space

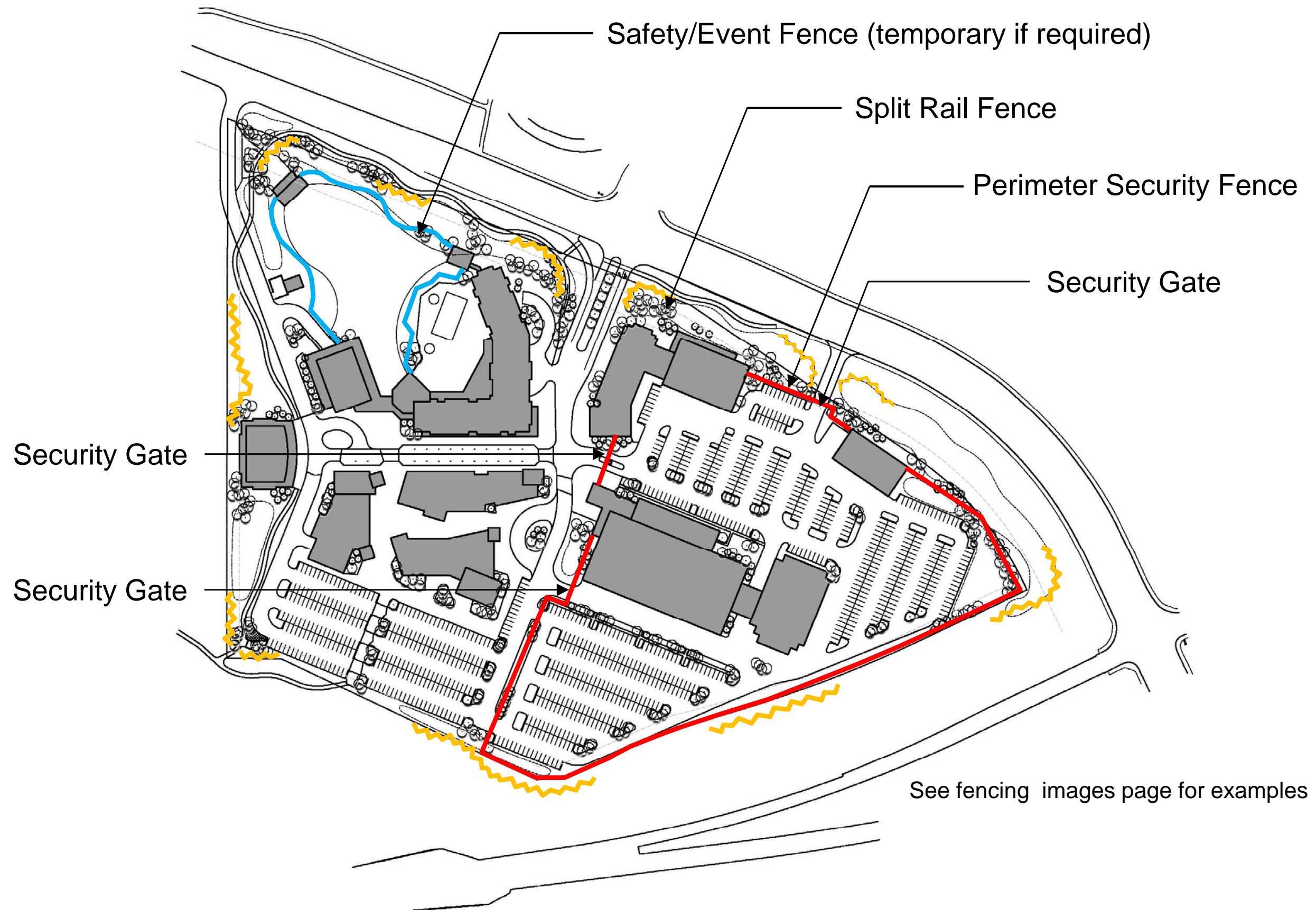
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- 713,077 sf = 16.37 acres = 55.4% (Top of Cut Slope)
- 841,579 sf = 19.32 acres = 65.9% (Edge of Pavement)



Raleigh Studios – Parking Plan w/Counts



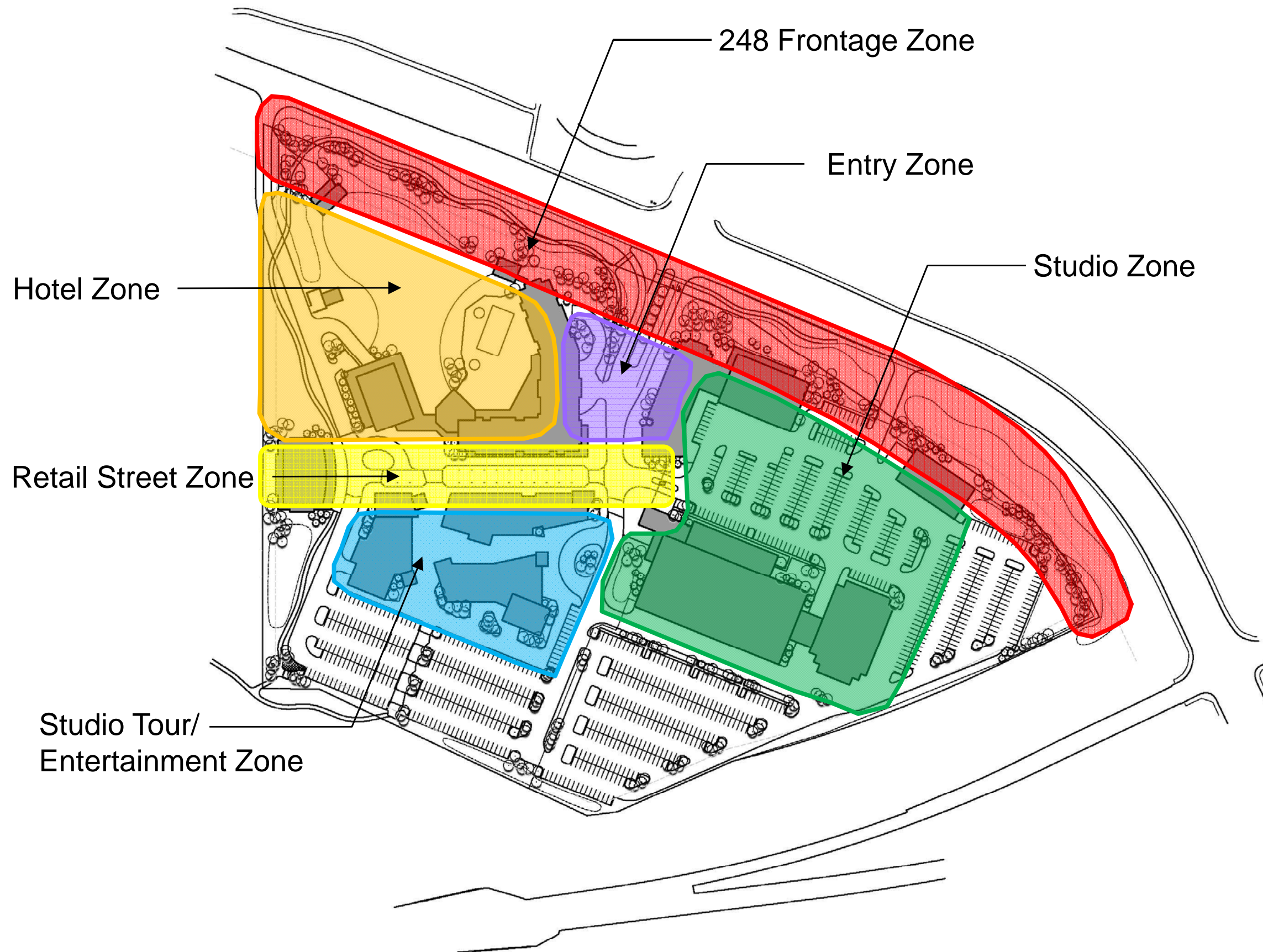
Raleigh Studios – Fencing Plan



Raleigh Studios – Fencing Images



Raleigh Studios – Architectural Zones



Raleigh Studios – Precedent Image Boards



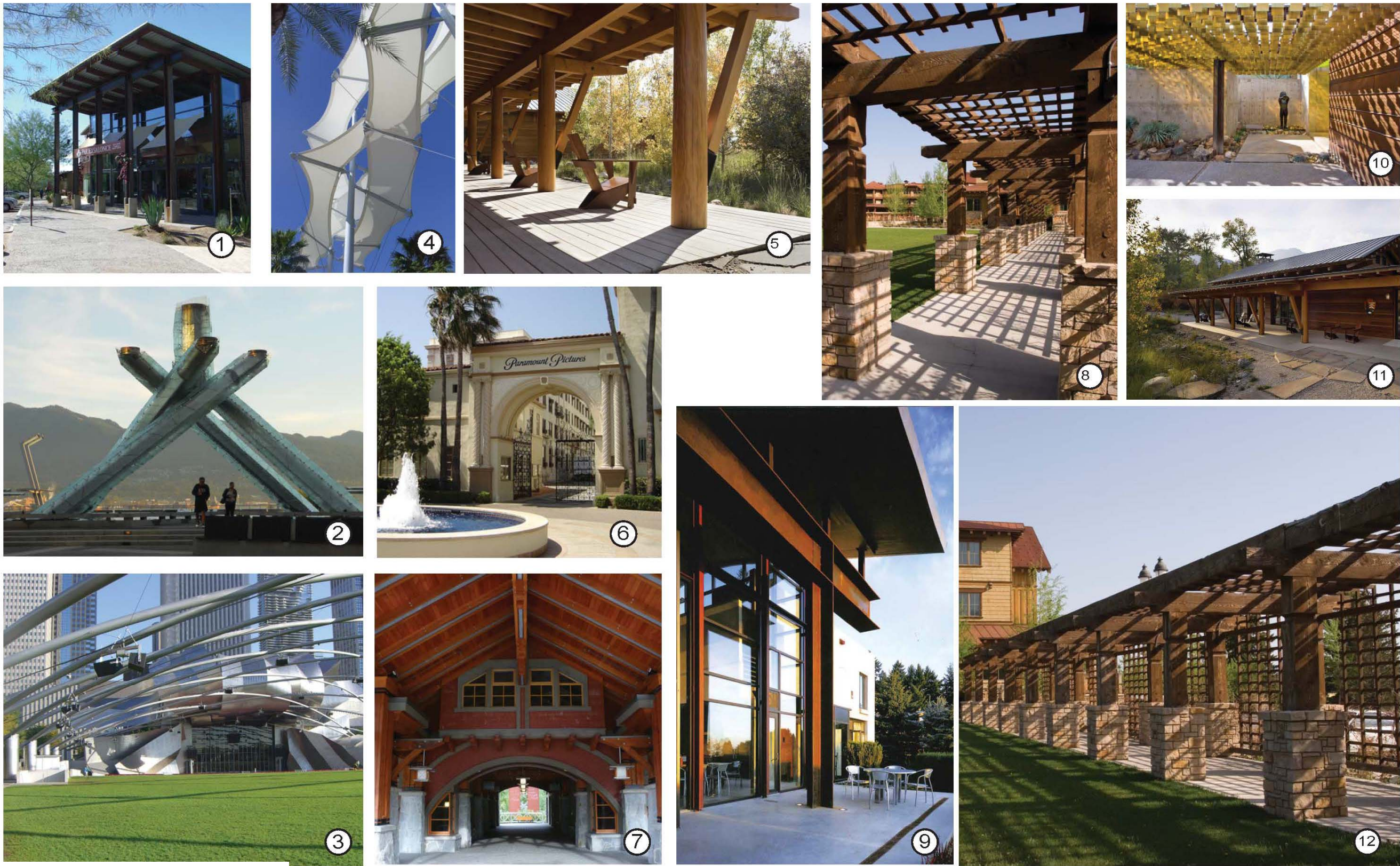
SURROUNDING AREA BUILDINGS / ARCHITECTURE
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

Project # 31899



Raleigh Studios – Precedent Image Boards



Project # 3-889

ENTRY / ARCHWAY CONCEPTS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012



Raleigh Studios
Park City, UT

Conceptual Site Plan
March 28, 2012

Raleigh Studios – Precedent Image Boards



ARCHITECTURAL CONCEPTS / MATERIALS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

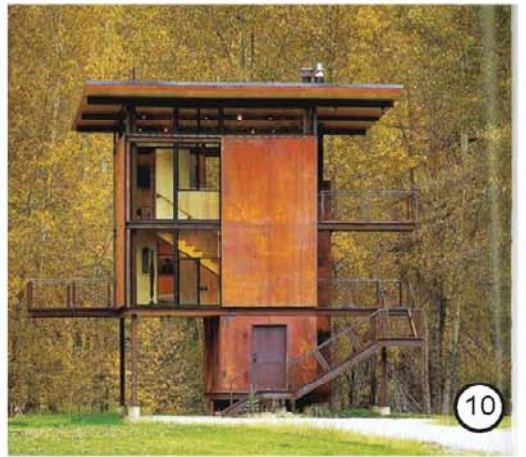
Project # 31889



Raleigh Studios
Park City, UT

Conceptual Site Plan
March 28, 2012

Raleigh Studios – Precedent Image Boards



ARCHITECTURAL CONCEPTS / MATERIALS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

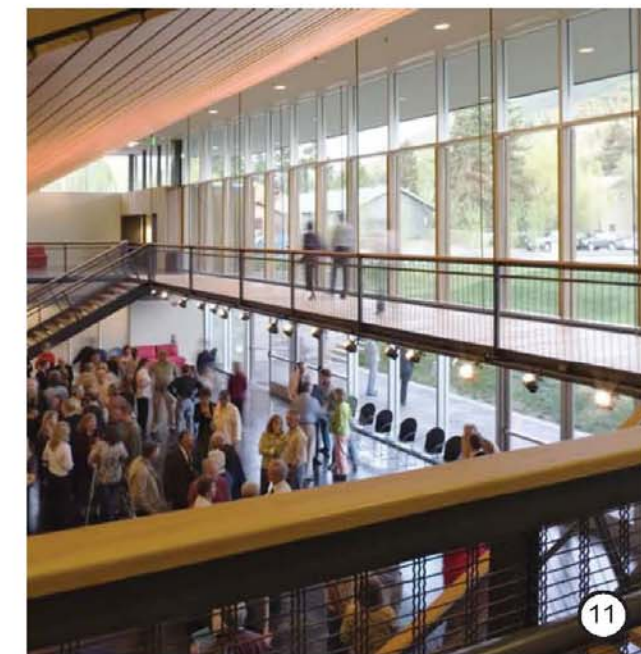
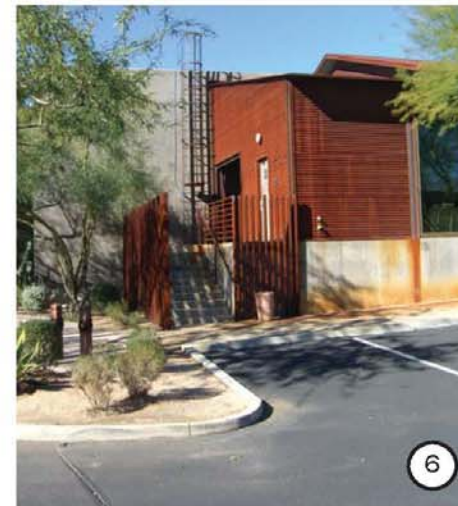
Project # 31869



Raleigh Studios
Park City, UT

Conceptual Site Plan
March 28, 2012

Raleigh Studios – Precedent Image Boards



ARCHITECTURAL CONCEPTS / MATERIALS
PRECEDENT IMAGES

RALIEGH STUDIOS
March, 2012

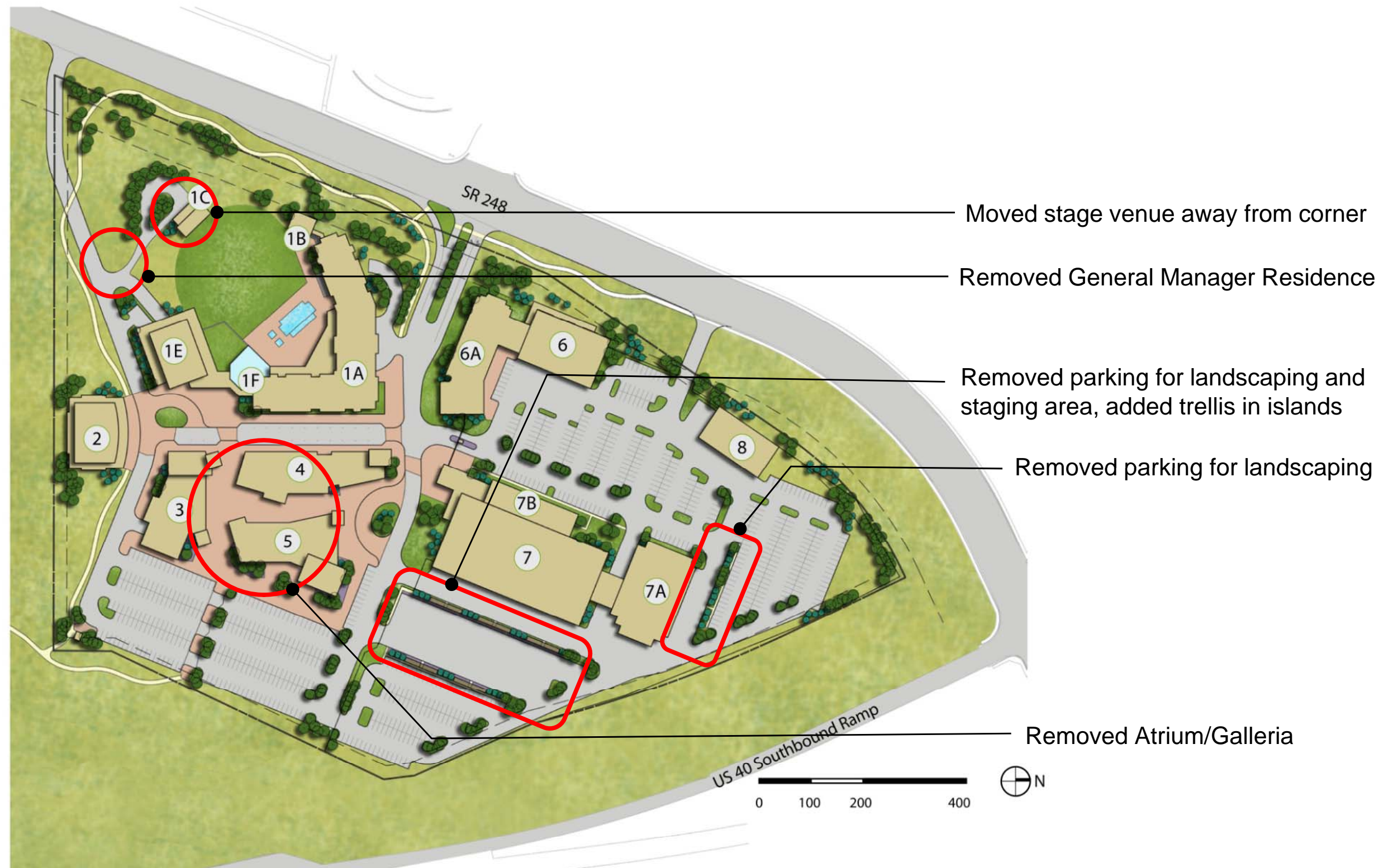


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Previous Submittal Information – April 11, 2012

Raleigh Studios – Conceptual Site Plan Revisions





View from US40 Northbound



Massing Study Looking SE



Buildings 7, 7A and 7B Massing Study Looking S

Raleigh Studios – Fencing Images

