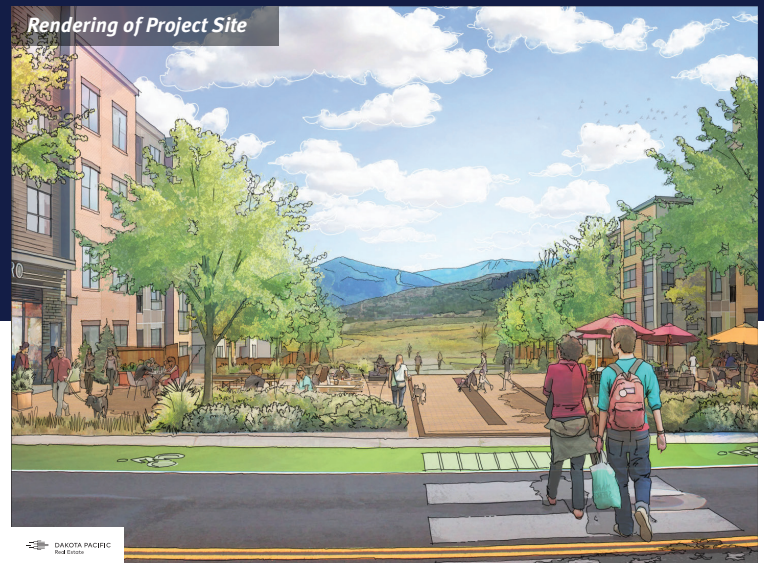


# Hey, Kimball Junction!

## LET'S CREATE A COMMUNITY that Inspires & Instills Pride in Us All

Summit County has a rare opportunity to guide the ongoing transformation of Kimball Junction into a thriving, exciting neighborhood, while also helping address some of the area's most-pressing community concerns, like traffic bottlenecks, pedestrian & bicycle safety, and lack of housing choices.

Dakota Pacific Real Estate's proposed mixed-use project, at the former Park City Tech Center site, is designed with community in mind.



## PROJECT HIGHLIGHTS

A rich mix of housing choices, thoughtful and sustainable design, multimodal transportation options, and a sense of place that reflects our mountain environment and lifestyle.

Dakota Pacific's project helps meet community needs by providing new housing choices, workplaces and gathering spots for individuals and families, in alignment with the Kimball Junction Neighborhood Master Plan and Summit County's Strategic Priorities.

### Attainable Housing

- 1,100 new units of much-needed housing, including:
  - 1,020 rental units (studios, 1-, 2- and 3-bedroom options)
    - 306 income-restricted units (30%-120% AMI) for local residents/workers**
    - 714 market-rate units
  - 80 for-sale townhomes (**no short-term rentals allowed**)
  - Onsite management and amenities for all residents

### Convenient Connections

- Pedestrian/bike paths throughout project;** links to nearby regional trails and open space
- Quick access to Kimball Junction Transit Center
- Tree-lined, pedestrian-friendly roads
- Generates 40% less traffic than 2008 plan**
- Complements potential future transportation investments at I-80 interchange, SR-224, and an expanded Transit Center
- Mostly off-street structured parking **reduces surface parking by 80% over 2008 plan**

### Sustainable Design

- Comprehensive approach to address social, environmental and economic sustainability
- Careful grouping of buildings allows for **55% more open space than 2008 plan**
- Range of housing choices for individuals and families of varying income levels
- Energy-efficient buildings, electric vehicle infrastructure and waterwise landscaping**

### Authentic Atmosphere

- Promotes a vibrant live/work/eat/play/stay community
- Dedicated open space **honors natural surroundings**
- Mix of building types and materials adds interest**
- Outdoor plazas and green spaces offer recreation and community opportunities for residents, employees, and visitors
- Mostly **out-of-sight parking enhances aesthetics and improves safety for pedestrians and cyclists**

# Increased housing options, less office space, more open space

## Here's How Today's Proposal Differs from 2008 Plan

**2008 / Summit County approves Tech Center plan** to develop 1.295 million square-foot of office and research space for technology-focused companies. Two buildings (Skullcandy & Visitors Bureau) were constructed, along with 152 required workforce housing units, and corresponding roads. No further development occurred after 2015, although the approved 2008 development plan remains active until revised by Summit County.

**2018-19 / Dakota Pacific Real Estate acquires site, submits development application for vibrant mixed-use village.**

**2020 / Dakota Pacific Real Estate revises development application to increase affordable housing units and reserve parcels for potential future civic and other uses.**

PROJECT COMPARISON <i>Key differences from approved 2008 plan to current proposal</i>						
Product Type	Park City Tech Center 2008		DPRE Mixed-use 2019 Application		DPRE Mixed-use 2020 Amended Application	
	Square Footage	Housing Units	Square Footage	Housing Units	Square Footage	Housing Units
Research Park / Office	1,295,000		300,000		235,000	
Civic			50,000			
Housing	195,000	152	1,353,000	1,135	1,248,000	1,100
Commercial / Retail			25,500		19,000	
Hospitality			211,500		122,500	
<b>Gross Total</b>	<b>1,490,000</b>	<b>152</b>	<b>1,940,000</b>	<b>1,135</b>	<b>1,624,500</b>	<b>1,100</b>
Minus Credit for Building Workforce Housing	(195,000)		(122,100)		(335,400)	
<b>Net Total</b>	<b>1,295,000</b>		<b>1,817,900</b>		<b>1,289,100</b>	

Application under review by Snyderville Basin Planning Commission; recommendation to Summit County Council expected in summer 2020.



## WHAT HAPPENS NEXT?

Summit County is currently reviewing Dakota Pacific Real Estate's development application. A Snyderville Basin Planning Commission public hearing and decision are tentatively expected in summer 2020, followed by review and decision by the Summit County Council. Construction could begin as soon as possible after project approval.

## STAY INFORMED & JOIN THE DISCUSSION

Visit [HeyKimballJunction.com](http://HeyKimballJunction.com) to read our development application, learn more about the project, and share your opinions by taking a short survey.