

Development Application | SNYDERVILLE BASIN PLANNING COMMISSION

June 23, 2020



DAKOTA PACIFIC
Real Estate



Charlier Associates, Inc.



Work Session #7: Application Update

Presentation Outline

- Background and Context
- Community Engagement
- Entitlement Comparison
- Housing Program
- Summary



Background and Context

Location

Kimball Junction

West
to SLC

GLENWILD

TANGER
OUTLETS

PROJECT SITE

NEWARK
TOWN CENTER

REDSTONE

SWANER
NATURE
PRESERVE

UTAH
OLYMPIC
PARK

East to
US-40

South to
Park City

224

80

Project Site



Aerial View



Project History

Office park plan approved in 2008

- 1.3 million square feet of density
- Two buildings, 152 workforce housing units, & roads, utilities constructed
- Restricted to office use; no flexibility to adjust for changing community needs

DPRE buys property in 2018, proposes mixed-use plan

- Housing-focused mixed-use plan submitted to Summit County in 2019
- Responds to community needs & challenges
- Reflects County & Kimball Junction strategies & plan
- Application under review

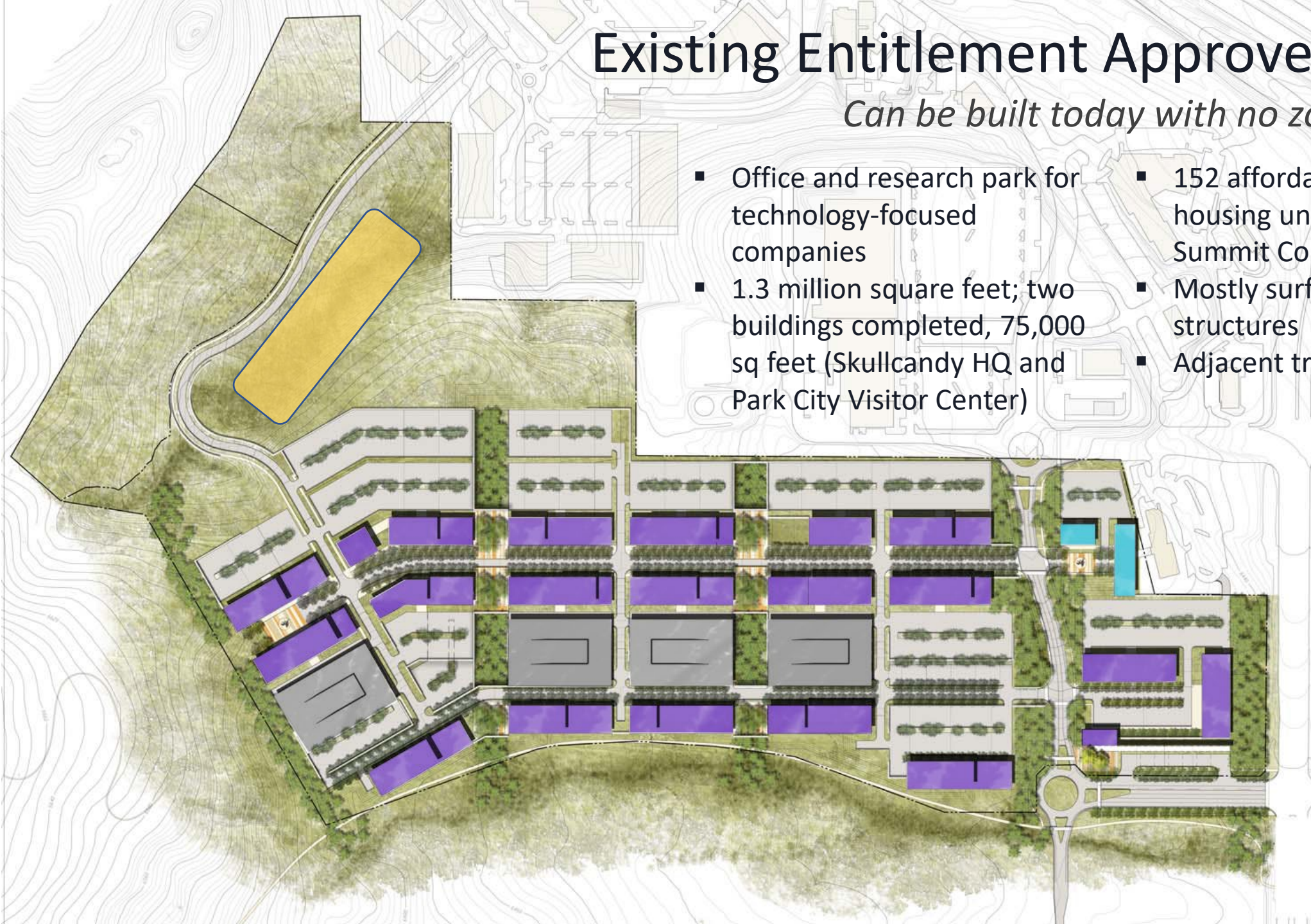
Existing Entitlement Approved in 2008

Can be built today with no zoning changes

- Office and research park for technology-focused companies
- 1.3 million square feet; two buildings completed, 75,000 sq feet (Skullcandy HQ and Park City Visitor Center)
- 152 affordable/ workforce rental housing units (required by Summit County)
- Mostly surface parking; 4 parking structures
- Adjacent transit center

LEGEND

- Office
- Transit Center/Civic
- Multifamily
- Structured Parking
- Surface Parking




Proposed Plan

Requires approval by Summit County

- Mixed-use community with housing, office, retail and hospitality uses
- 1.3 million square feet
- Pedestrian and bicycle trails throughout
- Generous open space
- 1,100 housing units
- 306 affordable/workforce rental units for those earning 30-120% of median income
- Most parking underground
- Adjacent transit center



LEGEND

-  Townhomes
-  Multifamily
-  Hotel
-  Retail
-  Parking
-  Office

Key Site Elements

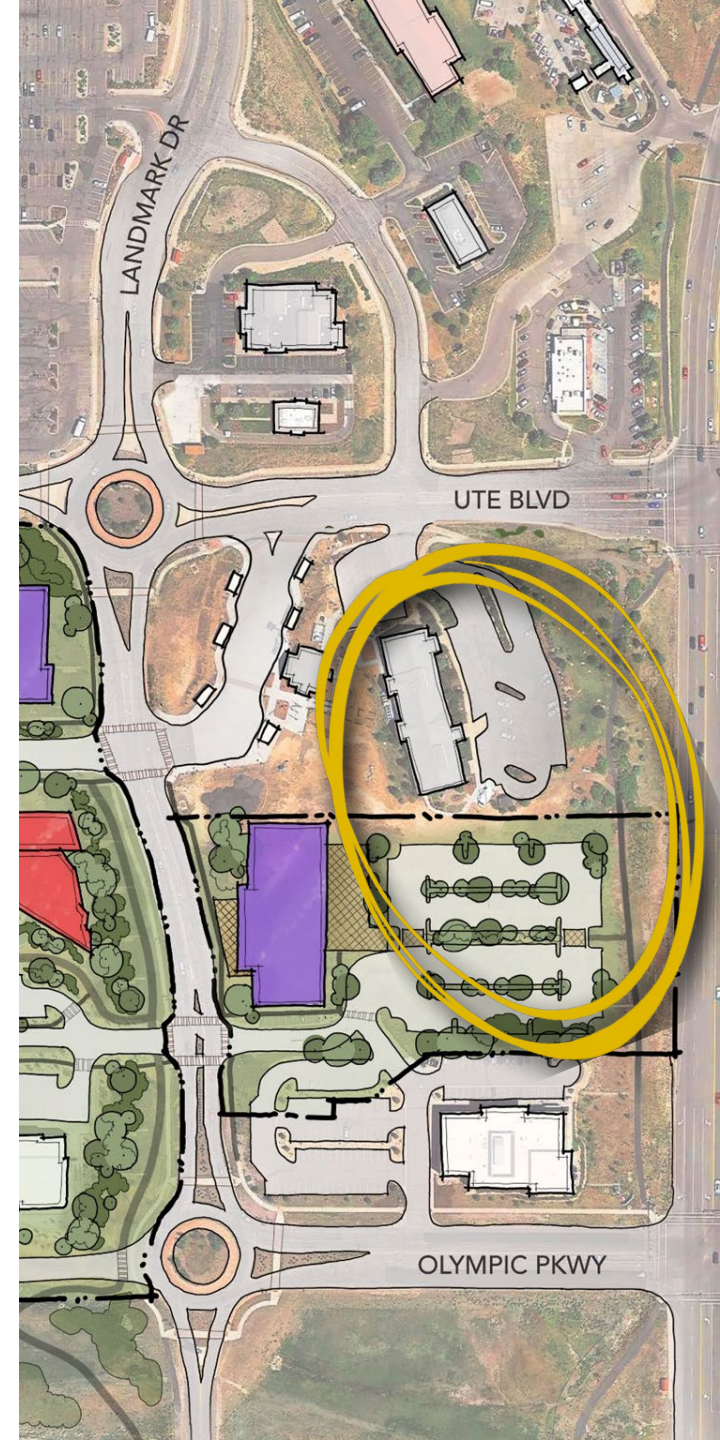
- **Community-oriented facilities and spaces**, including activated urban plazas, creative work hubs, community gardens, places for live music and performances, with space reserved for future, potential civic buildings, transit-oriented facilities and amenities that would attract residents from throughout the County.
- **Local-serving retail and dining**, which would complement existing uses in Kimball Junction while providing opportunities for experiential shopping, entertainment, and creative new work/shop/live experiences.
- **Office uses** integrated within the project that provide opportunities for local employment and help to address the jobs-housing imbalance in Summit County.

Key Site Elements

- **Hotel** to serve visitors throughout the year, provide tax revenue for the County, and offer alternative destination hospitality proximal to regional transportation infrastructure.
- **Sustainable design** such as energy-efficient building and site design, green walls, natural stormwater infrastructure, and programs for residents and workers that help reduce environmental impacts, as appropriate.
- **Creative, artistic gateways and signage elements** that foster a sense of place and navigability within the community, as well as create a more beautiful and identifiable entry for the entire region.
- **Access to nearby trails, open spaces and adjacent retail**, via a series of pedestrian pathways and bicycle facilities, with convenient trailheads that enable Summit County residents to quickly connect to Utah Olympic Park, the Wasatch Range, and beyond.

Future Collaboration

Potential Transit Center Redevelopment Opportunity Preserved



Community Engagement

Engaging the Community

Deep engagement through a range of methods . . .



3 FOCUS GROUPS



**314 RESPONSES TO
ONLINE SURVEY**



**2 VIRTUAL OPEN
HOUSES**



**145 BUSINESSES
CONTACTED**



**1,673 PAGEVIEWS AT
HEYKIMBALLJUNCTION.
COM**



6 NEWS STORIES



**50,000 ONLINE AD
IMPRESSIONS AT
PARKRECORD.COM**



**482,867 TARGETED
DIGITAL AD
IMPRESSIONS**

Engaging the Community

Feedback Themes

People want **walkable communities, with lots of open space, that allow a live-work-play-connect lifestyle**

Dakota Pacific proposal generally preferred over current entitlement

What people like about the 2020 proposal:

- Provides more housing, especially affordable/workforce
- Includes a mix of uses
- Preserves open space; includes multiple green spaces
- Allows a live-work-play-connect lifestyle

What people have concerns about:

- Adding more traffic to already-overburdened infrastructure
- May have too much housing, not enough retail, office
- Potential impacts on school district, emergency services

Suggested opportunities to meet community needs:

- Include housing for seniors
- Prioritize County residents for housing; don't allow short-term rentals and secondary homes
- Provide trail connection to Walmart shopping center

Hey, Kimball Junction!
(and the rest of Summit County, too!)

Engaging the Community

Quotes from Community Members

“I like the idea of having affordable housing and putting it in a central spot where we can build infrastructure around it like transportation.”

“This is an opportunity to provide much needed low-income housing for workers that are the backbone of our community.”

“We really don't need another hotel.”

“(Kimball Junction is) an essential area ... but currently not working well at all. Disorganized and haphazard. Not geared at all to youth, who use it more than anyone.”

“Please include some parks and playgrounds for kids.”

“They've made a real effort to preserve greenspace.”

“The interior courtyards might encourage people to come out and play and walk around...it feels like an opportunity to connect.”

Entitlement Comparison

Compare and Contrast

What stays the same

- Approximately 1.3 million square feet of density
- Inclusion of Housing and Office uses
- Basic street circulation plan

What changes with the new plan

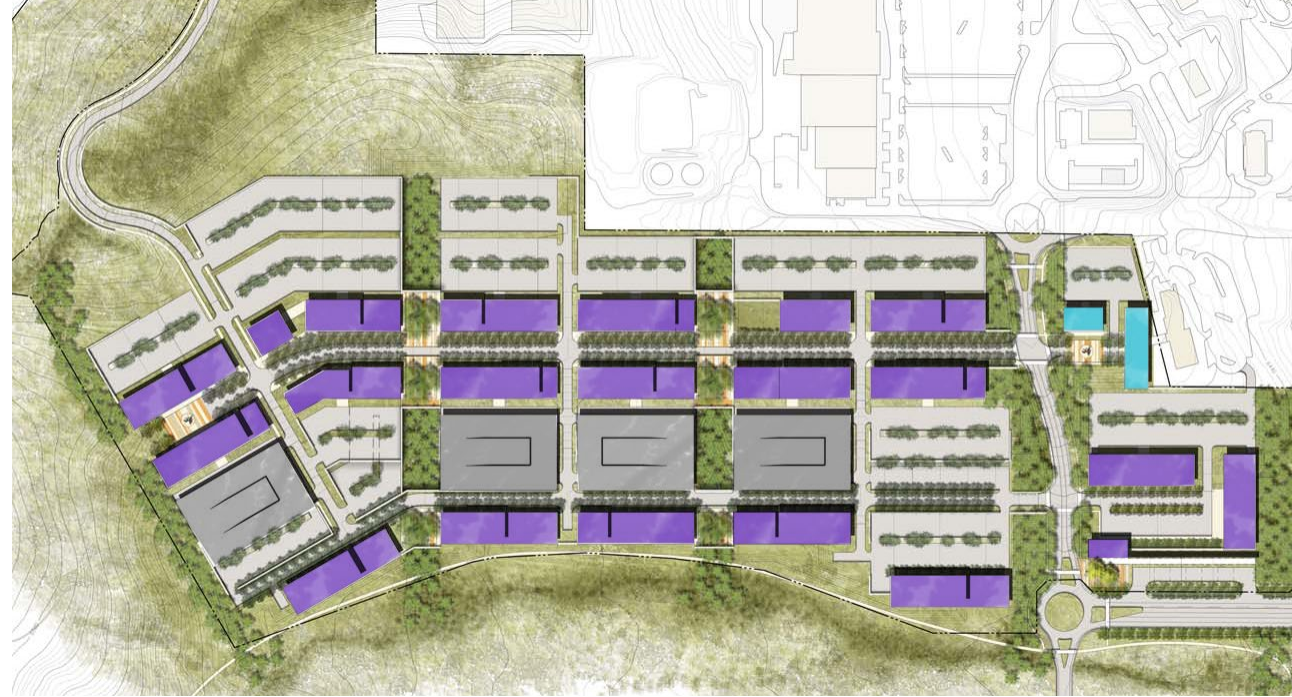
- Shifting from an Office focus to a Housing focus, with expanded Workforce Housing
- Including Retail and Hospitality support uses
- Increasing open space by 55%
- Reducing surface parking by 80%
- Reducing peak trip generation by 40%



Side-by-Side Comparison

2008 vs 2020

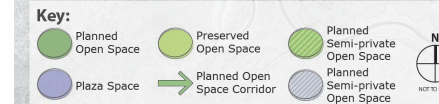
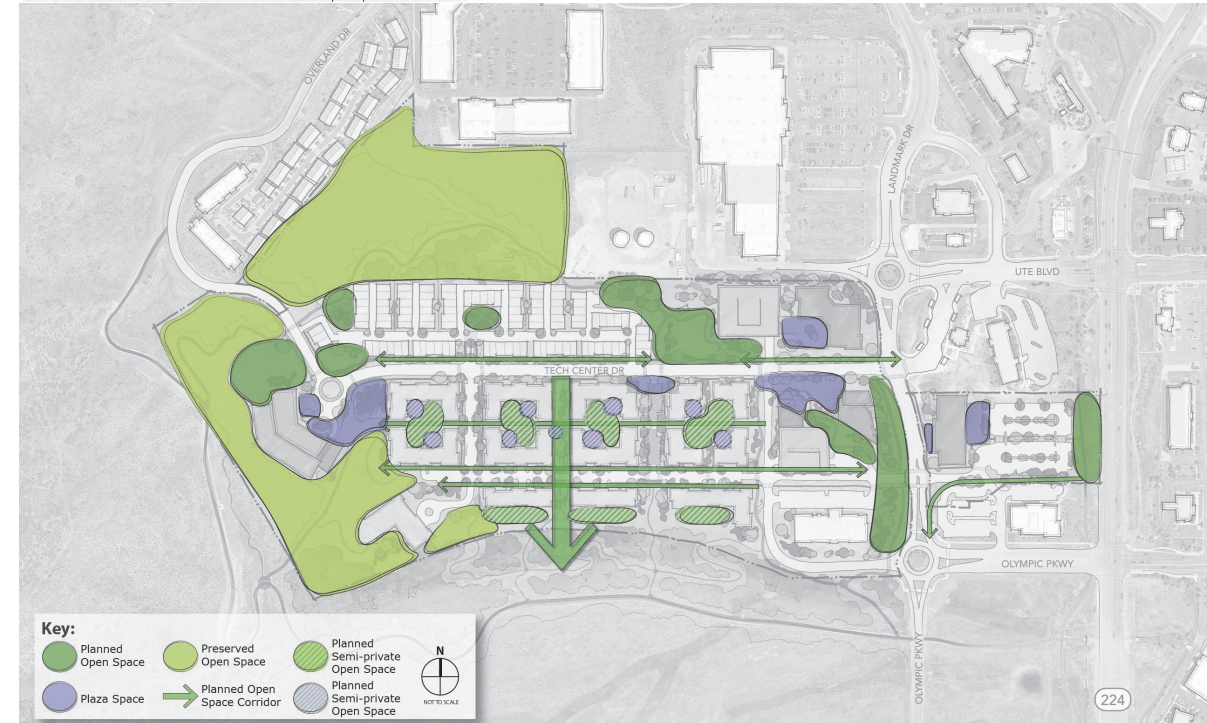
- Mix of building uses, types, scale
- Finer-grain buildings, articulation and architectural character
- Use of site's topography to mitigate building heights
- Podium and structured parking



Open Space

Existing Entitlement:
1,146,000 SF (26.3 acres)

Development Concept:
1,777,500 SF (40.8 acres)
55% Increase
14 Additional acres

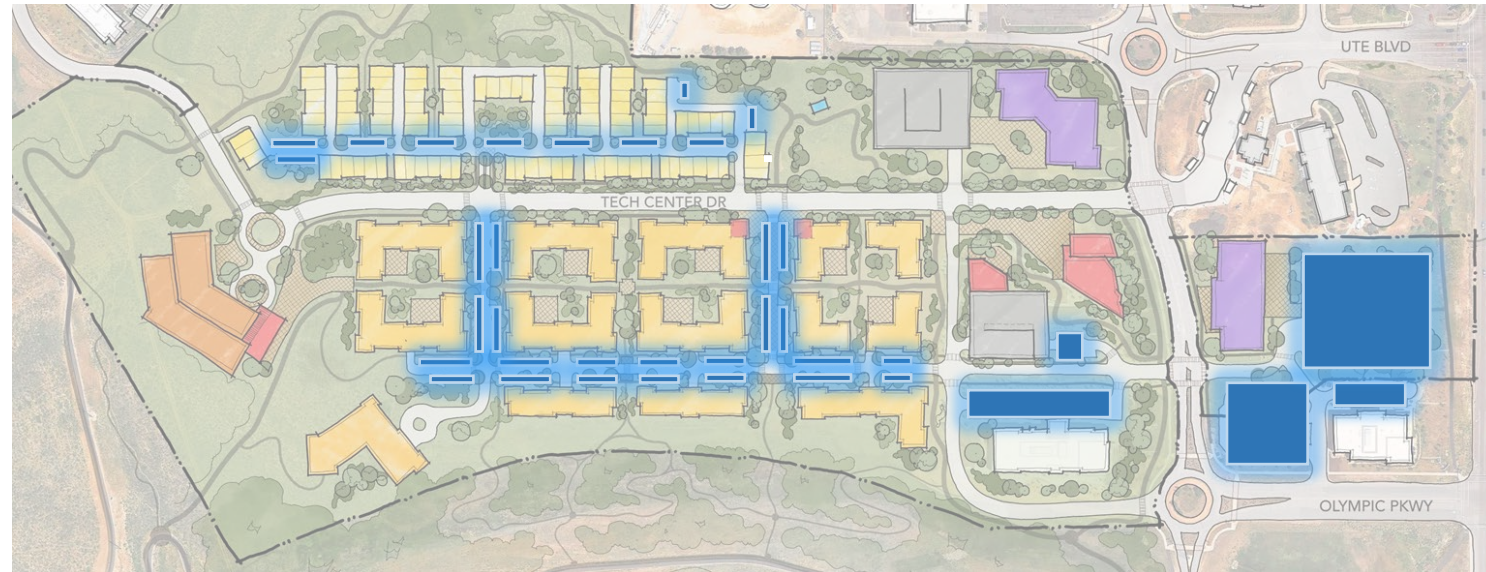


Surface Parking ■

Existing Entitlement:
710,000 SF (16.3 acres)



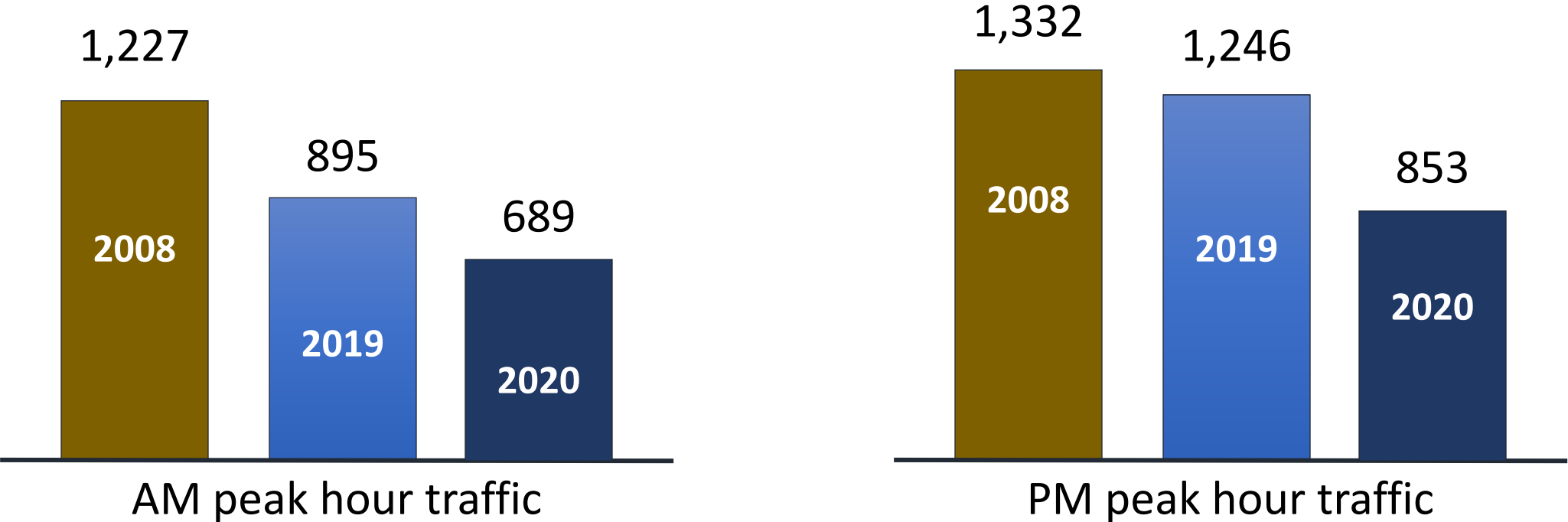
Development Concept:
126,000 SF (2.9 acres)
80% Reduction



External Traffic Generation | peak hour traffic added to area roadways

project traffic studies

- 2008: Summit Research Park
- 2019: Original application (16% reduction in AM/PM traffic from 2008 study)
- 2020: Revised application (40% reduction in AM/PM traffic from 2008 study)



Housing Program

Site Program Comparison

	Park City Tech Center		DPRE Mixed-Use CURRENT PROPOSAL	
Product Type	SF	Units	SF	Units
Research Park / Office	1,295,000		235,000	
Civic				
Housing	195,000	152	1,248,000	1,100
Commercial / Retail	-		19,000	
Hospitality	-		122,500	
Gross Total	1,490,000	152	1,624,500	1,100
Less Workforce Housing	(195,000)		(335,400)	Note
Net Total	1,295,000	152	1,289,100	1,100

Note
306 affordable units. Does not include the existing 195,000 SF (152 units) of workforce housing

Housing | Density/Scale

This new project:

- Ensures diversity in the types and scale of housing, integrated with open space throughout the project
- Includes stepbacks and setbacks to maximize and preserve viewsheds
- Orients apartments, condos and townhomes to integrate with the site's topography



Housing | Multi-Family Precedents



Housing | Townhome Precedents



Affordable Housing – Proposed Housing Mix

Based on Chapter 5’s affordable housing requirements, our for-rent development concept includes:

	Restricted Units	Unrestricted Units	Total Rental Units
Baseline Criteria	306	714	1,020
<i>As a % of Total Rental Units</i>	30%	70%	100.0%

Proposed Housing Mix

	ALLOCATION OF RESTRICTED RATE UNITS								TOTAL
	MODERATE INCOME						MIDDLE INCOME		
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI	
AMI Unit Mix Options									
Baseline Criteria	128 units			128 units			50 units		306 units
As a % of Total Restricted Units	42%			42%			16%		
Cumulative Total	42%			84%			100%		
Area Median Income	\$23,919	\$31,892	\$39,865	\$47,838	\$55,811	\$63,784	\$79,730	\$95,676	
Maximum Monthly Rent (Single Person)	\$598	\$797	\$997	\$1,196	\$1,395	\$1,595	\$1,993	\$2,392	
	Ski Patrol \$20,339	Hotel & Resort Desk Clerks \$26,600	Cooks, Restaurant \$32,852	Police, Fire, & Ambulance Dispatchers \$40,009	Welders \$50,949	Skullcandy Executive Assistant† \$58,000	Accountants \$65,845	Skullcandy Motion Designer† \$83,000	
	Waiters & Waitresses \$21,448	Retail Salesperson \$28,714	Skullcandy Accounts Receivable Analyst† \$38,000	Bus Drivers \$42,634	Skullcandy Logistics Analyst† \$53,000	Special Education Teachers \$59,228	Registered Nurses \$66,472	Mechanical Engineers \$87,584	
	Childcare Workers \$23,129	Skullcandy Loss Prevention Specialist† \$30,000		Skullcandy Junior Designer† \$45,000	Loan Officers \$53,974		Skullcandy Graphic Designer† \$70,000	Financial Analysts \$88,830	
				Concierges \$45,760			Architects \$71,100	Lawyers \$92,482	
† Glassdoor.com (March 2020)									

† Glassdoor.com (March 2020)

Summary

What the Community Wants & Needs

“...significantly decrease the deficit in workforce/affordable housing...”

Summit County’s Strategic Effects

“...develop housing in the current Tech Center...”

Kimball Junction
Neighborhood Master Plan

“... encourage the creation of highly livable neighborhoods .. connected by open spaces and multi-modal transportation systems ...”

Snyderville Basin General Plan

“All neighborhood development should focus on sustainable patterns of development.”

Snyderville Basin General Plan

“... balance types of housing, styles of housing, ownership category, unit sizes, and a range of affordability...”

Snyderville Basin General Plan

“...a variety of sustainable modes of transportation.”

Kimball Junction
Neighborhood Master Plan

“...highly livable neighborhoods and mixed-use areas...”

Snyderville Basin General Plan

“... bettering the overall neighborhood connectivity and walkability...”

Kimball Junction
Neighborhood Master Plan

“How a neighborhood looks affects how residents feel about where they live, work, and recreate.”

Kimball Junction Neighborhood Master Plan

PROJECT ELEMENTS

Attainable Housing

- 1,020 rental units
 - Studios, 1-, 2- and 3-bedrooms
 - 306 income-restricted units for local residents/workers (30%-120% AMI)
 - 714 market-rate units
- 80 for-sale townhomes
 - No short-term rentals allowed
- 1,100 total new housing units
- Onsite management & amenities



PROJECT ELEMENTS

Sustainable Design

- Holistic approach to social, environmental and economic sustainability
- Grouping buildings allows for more open space
- Range of housing choices for individuals and families of varying income levels
- Energy-efficient; EV-ready; waterwise landscape



PROJECT ELEMENTS

Convenient Connections

- Transit-ready: buses + BRT + shuttles
- Walkable, family-friendly environment
- Plaza, squares, wide sidewalks
- Modern bicycle lanes
- Direct access to regional trail network
- Limited surface parking; most in garages
- Less traffic than approved project

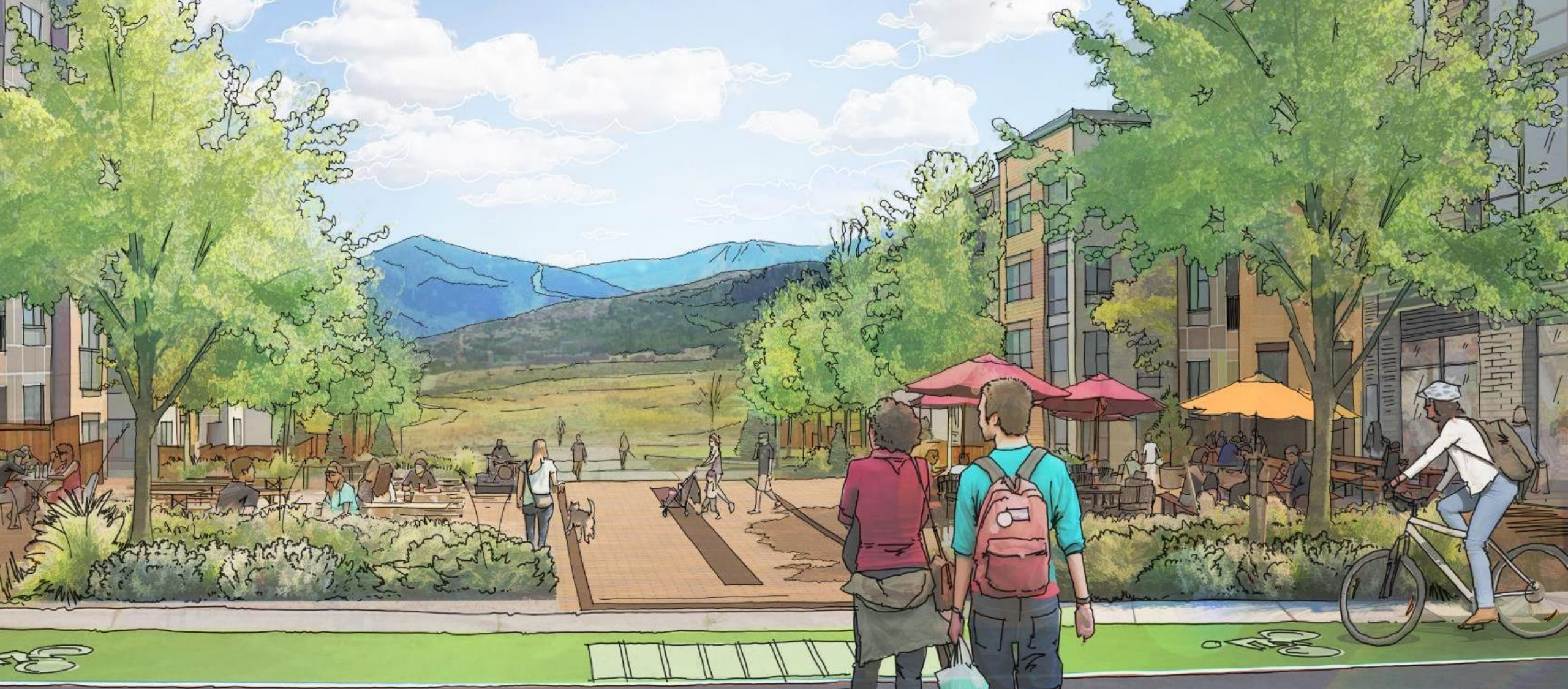


PROJECT ELEMENTS

Authentic Character

- Vibrant live/work/eat/ play/stay community
- Honors natural surroundings
- Mix of building types & materials
- Recreation & community opportunities for residents, employees, visitors
- Out-of-sight parking enhances aesthetics, improves safety for pedestrians & cyclists





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