



Development Application | SNYDERVILLE BASIN PLANNING COMMISSION

April 28, 2020



DAKOTA PACIFIC
Real Estate



Charlier Associates, Inc.



Work Session #6: Application Update

Presentation Outline

- A. Project Overview
- B. Site Plan and Program
- C. Housing
- D. Transportation
- E. Sustainability



A. Project Overview

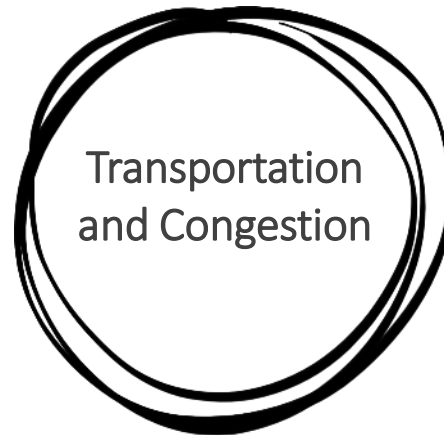




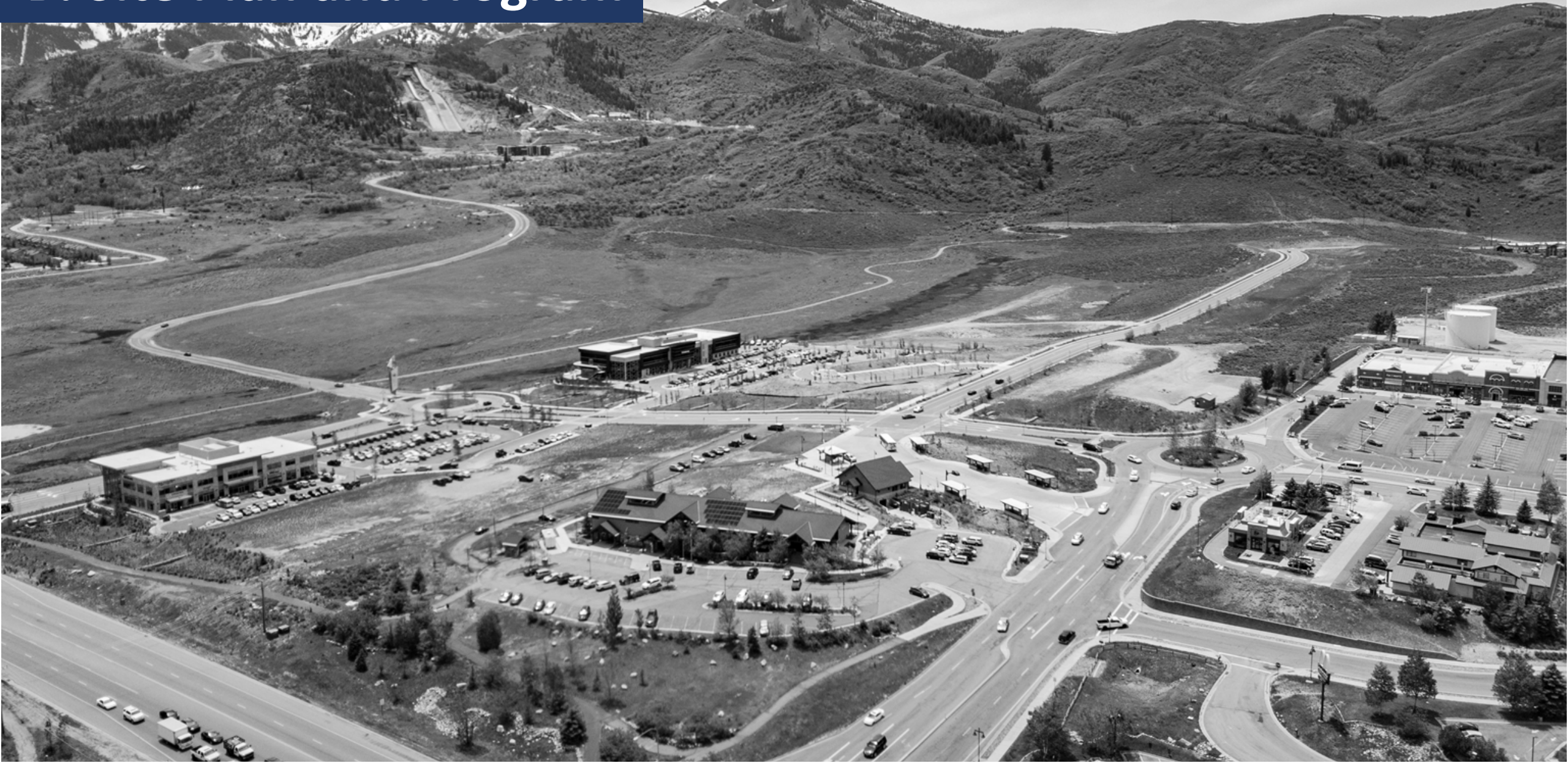
Summit County | Vision, Mission and Values



STRATEGIC EFFECTS



B. Site Plan and Program



Prior Concept

LEGEND



Townhomes
Multifamily
Hotel



Retail
Civic
Office



Office/Hotel
Gondola
Parking



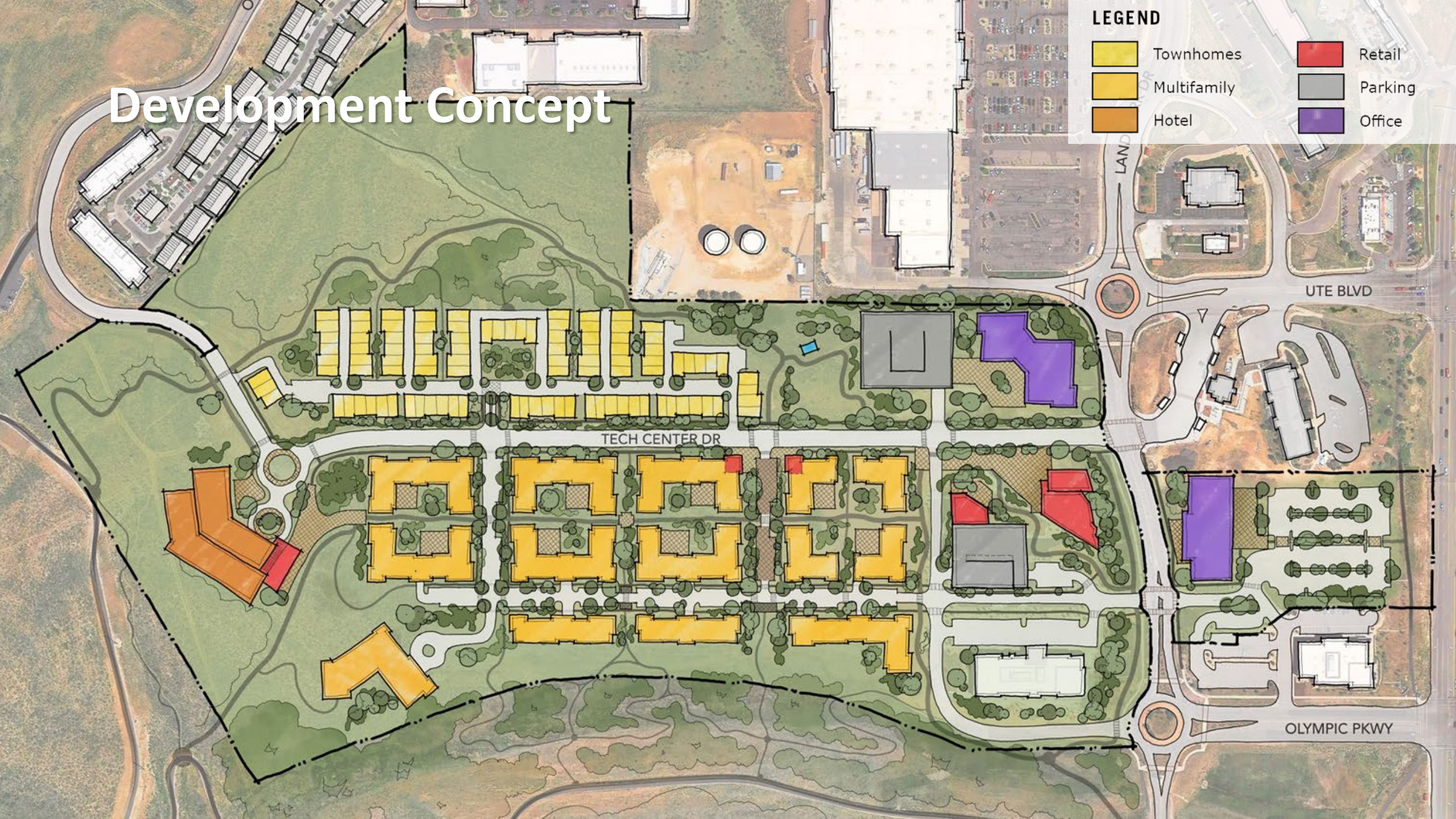
Transit Center
(Below Grade)



Development Concept

LEGEND

	Townhomes		Retail
	Multifamily		Parking
	Hotel		Office



Existing Entitlement



Density/Scale Comparison

Proposed Development Concept

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



Site Program Comparison

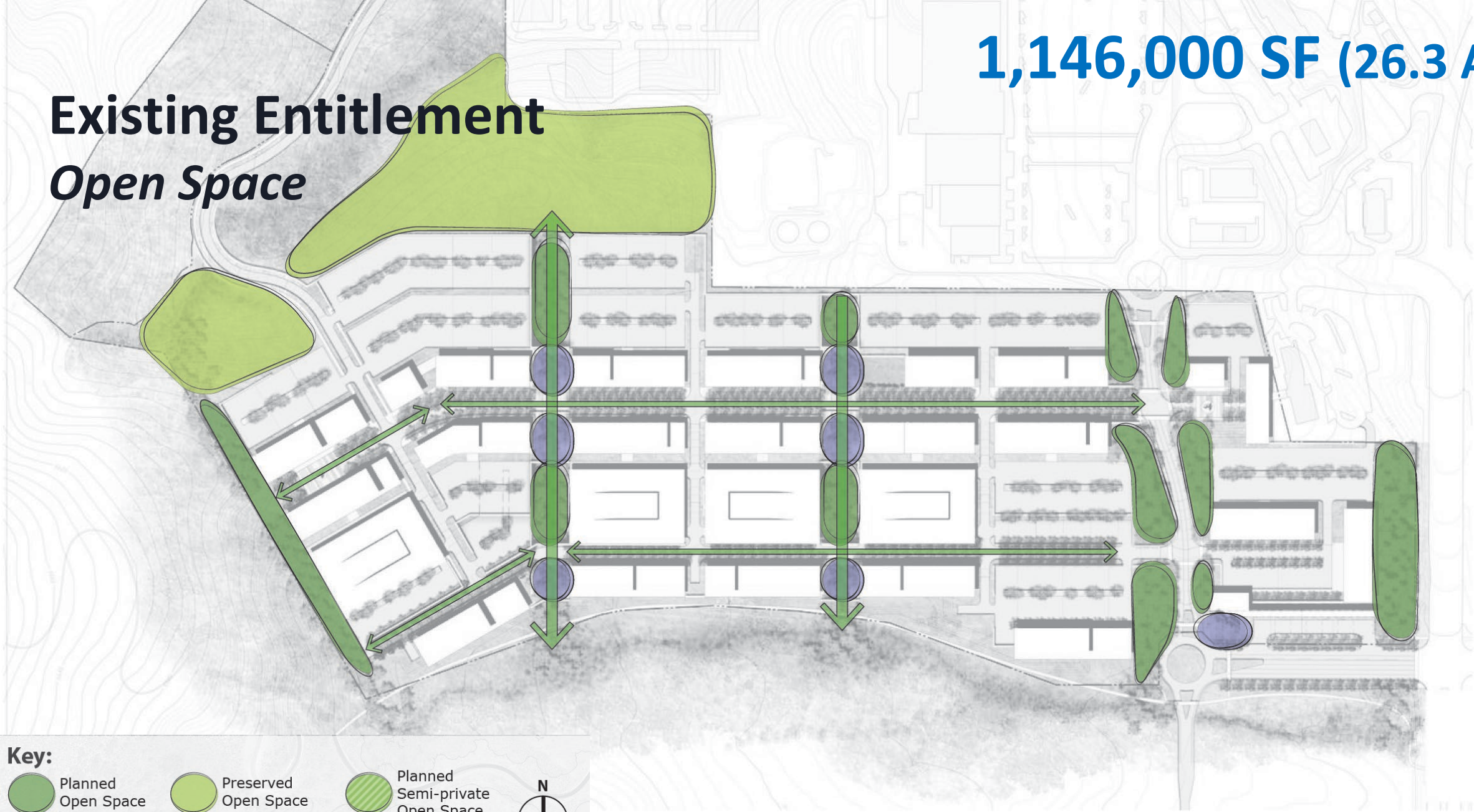
DPRE SITE PROGRAM PROJECT COMPARISON						
	Park City Tech Center		DPRE Mixed-Use CURRENT		DPRE Mixed-Use PROPOSED	
Product Type	SF	Units	SF	Units	SF	Units
Research Park / Office	1,295,000		300,000		235,000	
Civic			50,000			
Housing	195,000	152	1,353,000	1,135	1,248,000	1,100
Commercial / Retail	-		25,500		19,000	
Hospitality	-		211,500		122,500	
Gross Total	1,490,000	152	1,940,000	1,135	1,624,500	1,100
Less Workforce Housing	(195,000)		(122,100)	*Note 1	(335,400)	*Note 2
Net Total	1,295,000	152	1,817,900	1,135	1,289,100	1,100

Note 1
 111 affordable units. This calculation assumed a a 25% reduction in required density by building the affordable housing up front and deducted the existing 195,000 SF (152 units) of workforce housing







Note 2
 306 affordable units. Does not include a density reduction in exchange for building the affordable housing up front and does not include the existing 195,000 SF (152 units) of workforce housing


1,146,000 SF (26.3 AC)

Existing Entitlement
Open Space



Key:

 Planned Open Space	 Preserved Open Space	 Planned Semi-private Open Space
 Plaza Space	 Planned Open Space Corridor	 Planned Semi-private Open Space

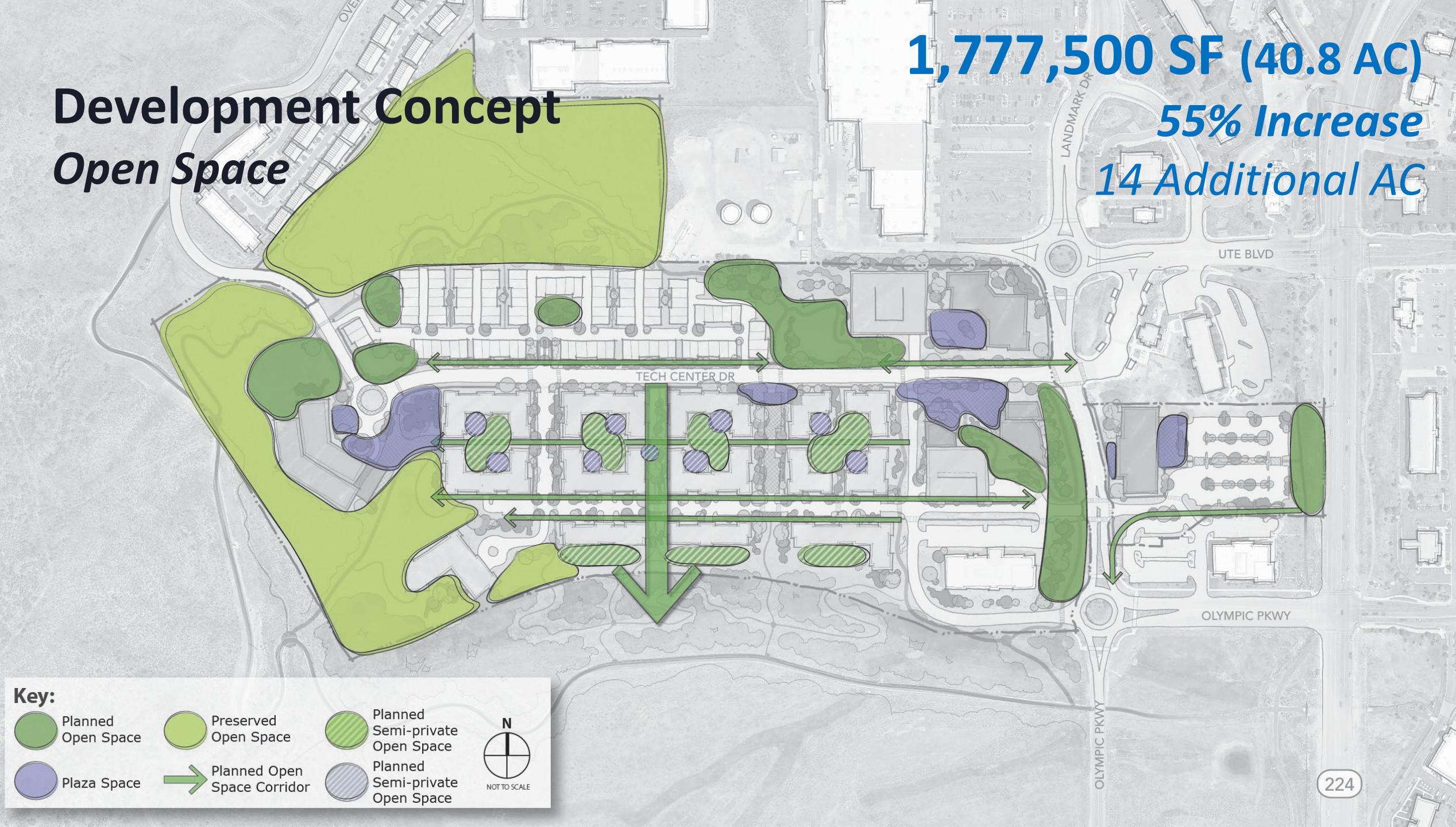


NOT TO SCALE


Development Concept

Open Space

1,777,500 SF (40.8 AC)
55% Increase
14 Additional AC



Key:

 Planned Open Space	 Preserved Open Space	 Planned Semi-private Open Space
 Plaza Space	 Planned Open Space Corridor	 Planned Semi-private Open Space

 N
NOT TO SCALE





710,000 SF (16.3 AC)

Existing Entitlement

Surface Parking 



Development Concept

Surface Parking



126,000 SF (2.9 AC)

80% Reduction



C. Housing



Workforce Housing Requirements

Summit County's Vision, Mission, Values and Strategic Effects

Strategic Effect #2 – Workforce Housing:

“The County will facilitate efforts to significantly decrease the deficit in workforce/affordable housing in order to have more community members who work and live in our County.”



Snyderville Basin General Plan

- **Mission Statement:** “...prevent suburban sprawl, and promote our mountain resort community.”

- **Goal:** Provision and inclusion of affordable housing

Ch. 2, Objective A: “Encourage the creation of highly-livable neighborhoods and mixed use areas...”

Policy 2.1: Identify, plan, and create neighborhood master planned specific areas where development/redevelopment should occur. These designated areas should be rezoned accordingly.

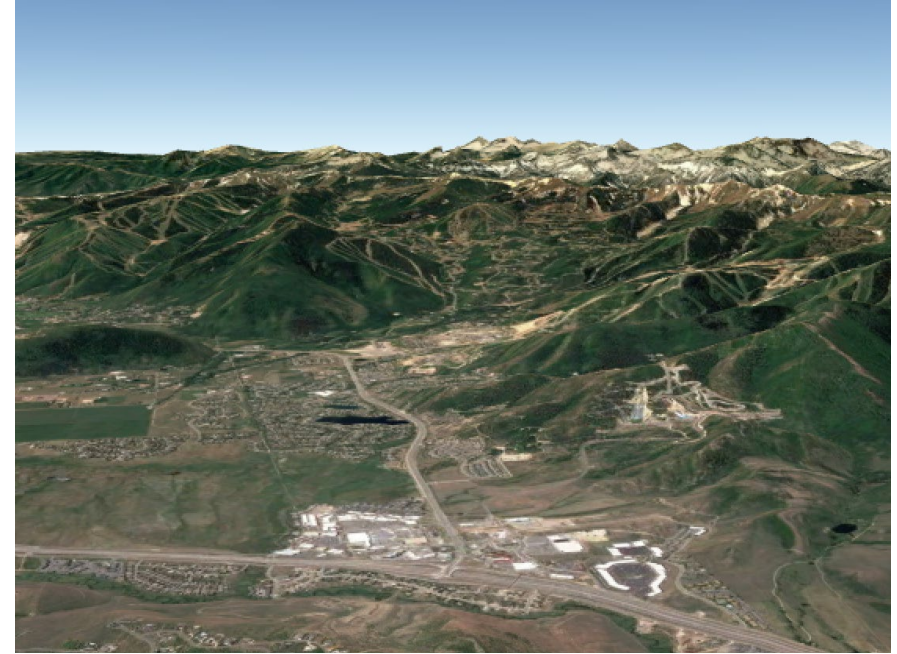
SNYDERVILLE BASIN GENERAL PLAN Contents	
Chapters	
1.	Vision and Background
2.	Land Use
3.	Open Space
4.	Recreation
5.	Sustainability, Cultural and Natural Resources
6.	Housing
7.	Services and Facilities
8.	Transportation
9.	Neighborhoods

Snyderville Basin General Plan

- **Chapter 6: Housing Element**

Goal: Provide equal housing opportunities for all residents of the Basin by facilitating reasonable opportunities for a variety of housing, including low and moderate income housing.

Policy 6.3: Support a variety of housing consisting of a balance of types of housing, styles of housing, ownership category, unit sizes, and a range of affordability



Kimball Junction NBHD Plan

- **Fundamental Planning and Community Design Principles:**
Provide a Variety of Housing Choices

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

“...medium to high density residential uses.”

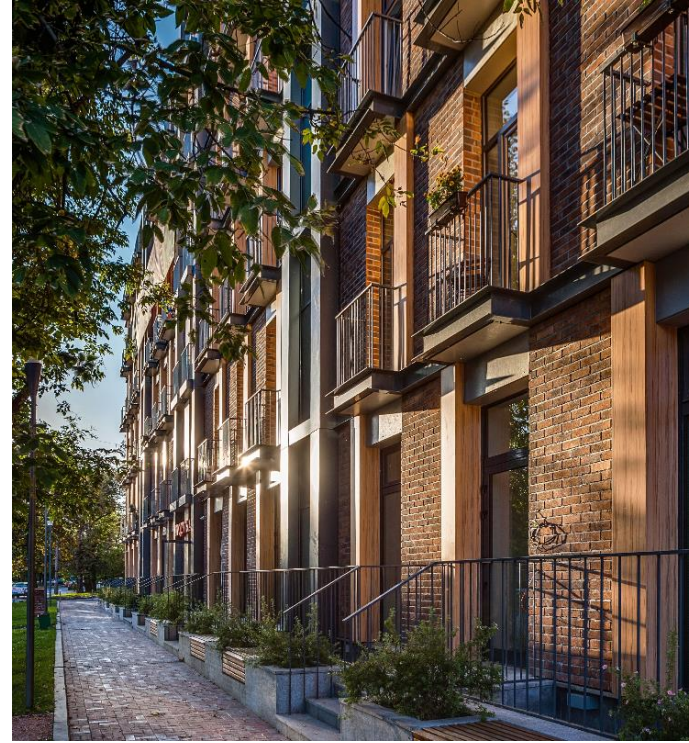
“...create pockets of additional workforce housing”



Kimball Junction West

Housing Program

- Single-family townhomes and multi-family apartments
- Mix of studio, one-, two- and three-bedroom units
- Amenities for all residents
- On-site management of housing and surrounding environments/amenities
- Ongoing affordability
- Phased delivery



Proposed Housing Mix

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

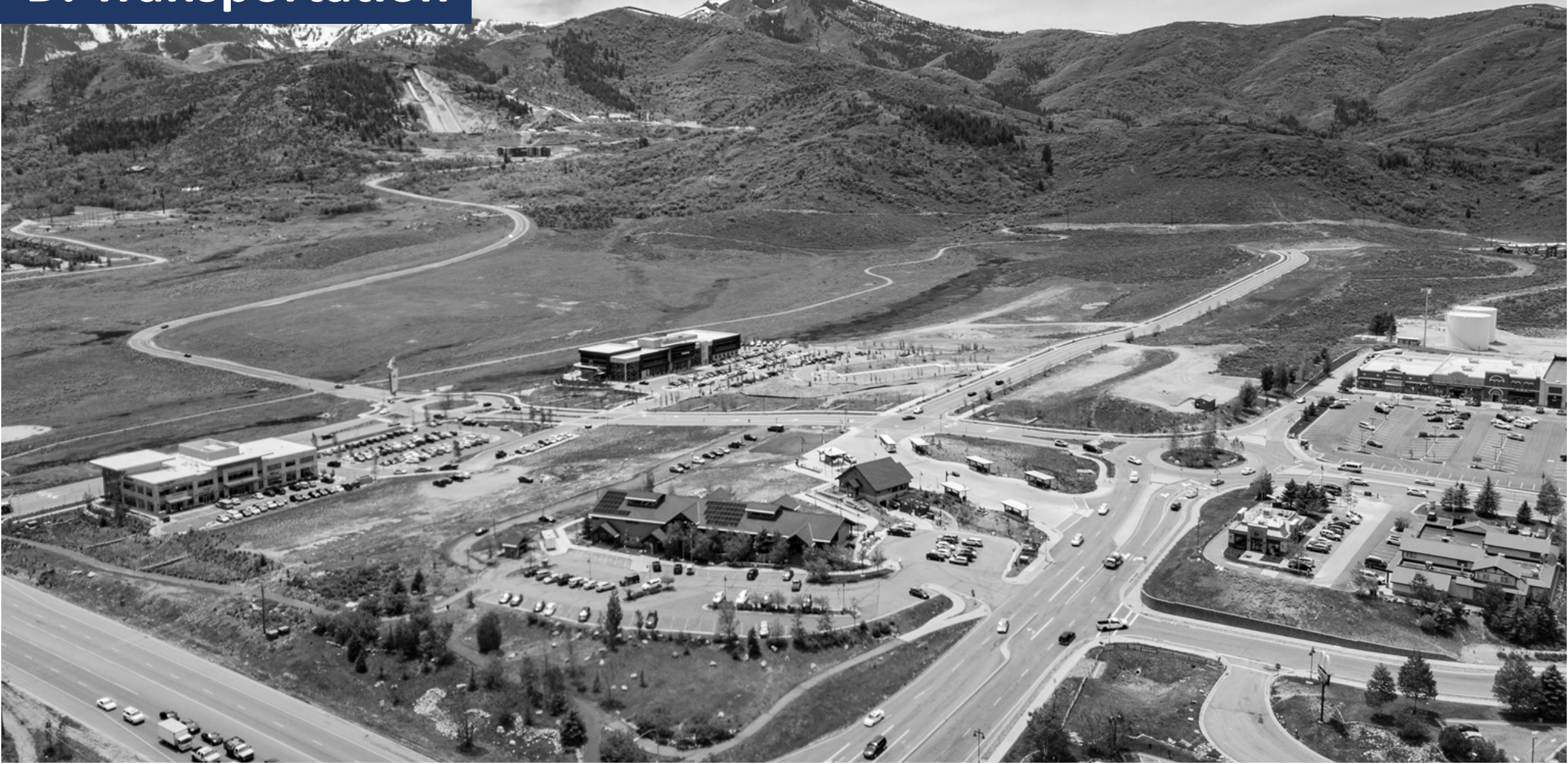
	Restricted Units	Unrestricted Units	Total Rental Units
Baseline Criteria	306	714	1,020
<i>As a % of Total Rental Units</i>	30%	70%	100.0%

Proposed Housing Mix

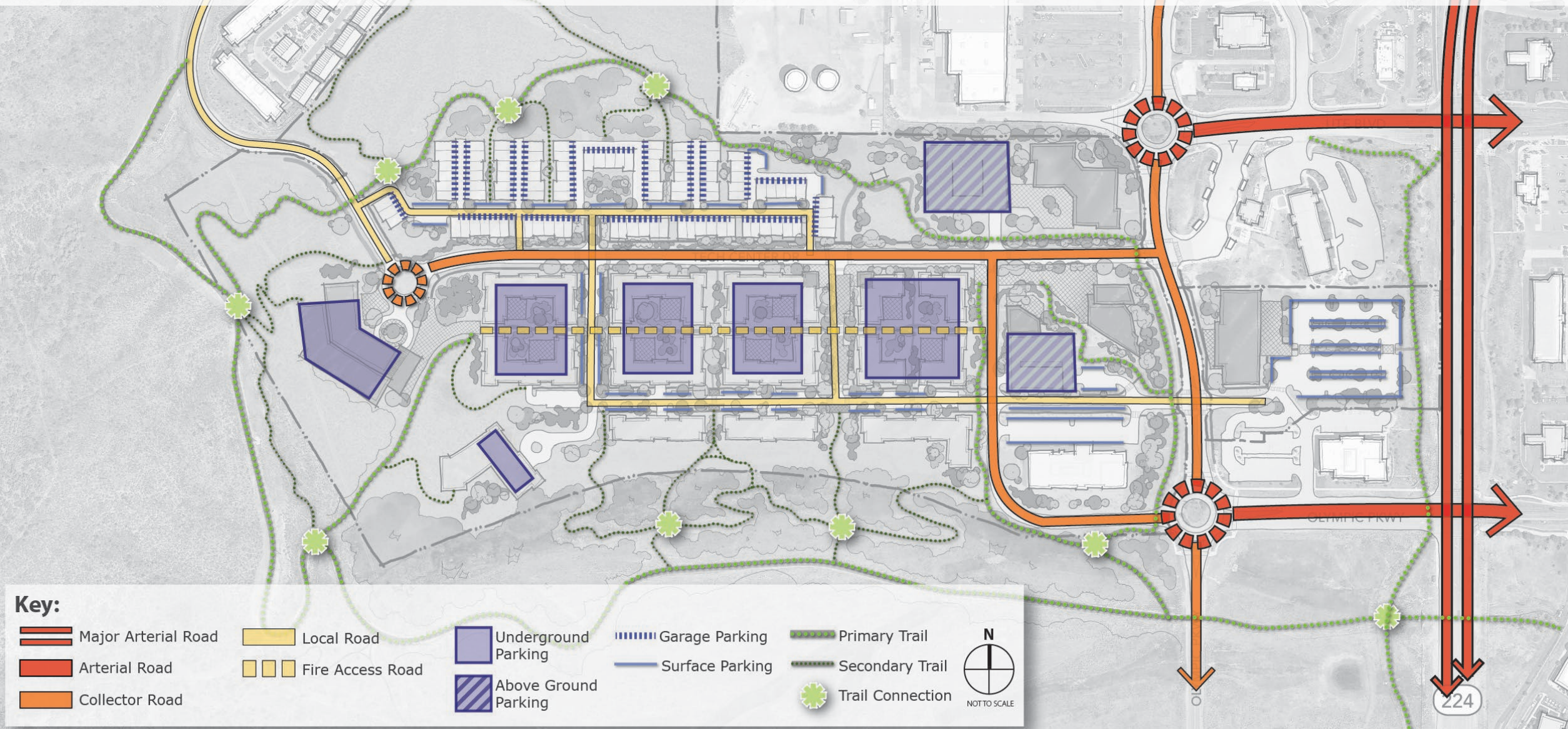
	ALLOCATION OF RESTRICTED RATE UNITS								TOTAL
	MODERATE INCOME						MIDDLE INCOME		
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI	
AMI Unit Mix Options									
Baseline Criteria	128 units			128 units			50 units		306 units
As a % of Total Restricted Units	42%			42%			16%		
Cumulative 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)									

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D. Transportation



Development Concept | Mobility, Circulation and Parking



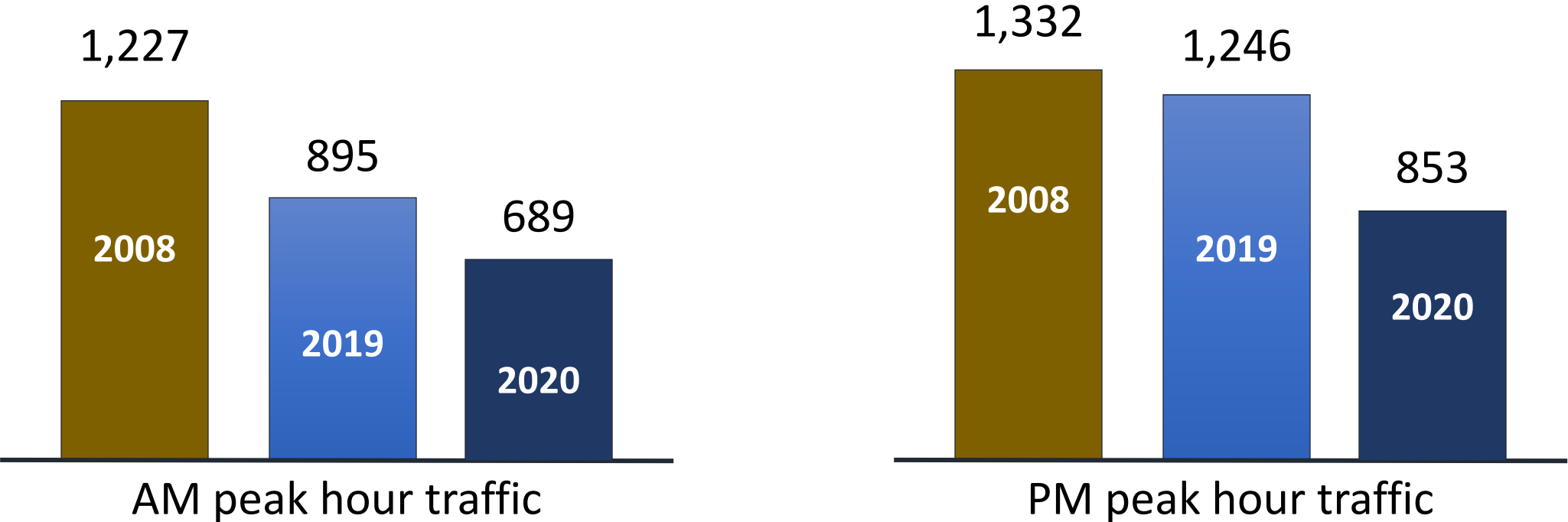
Development Concept | Multimodal from the ground up



External Traffic Generation | peak hour traffic added to area roadways

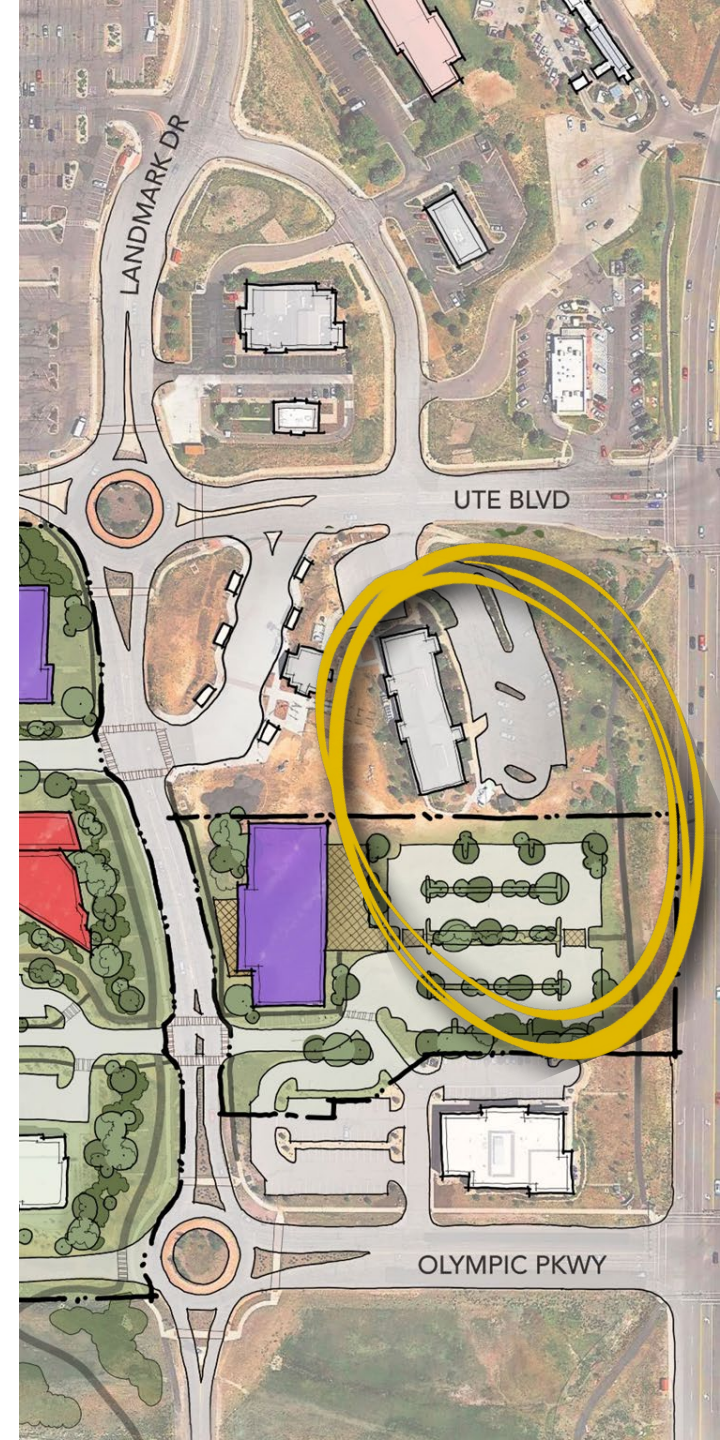
project traffic studies

- 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)

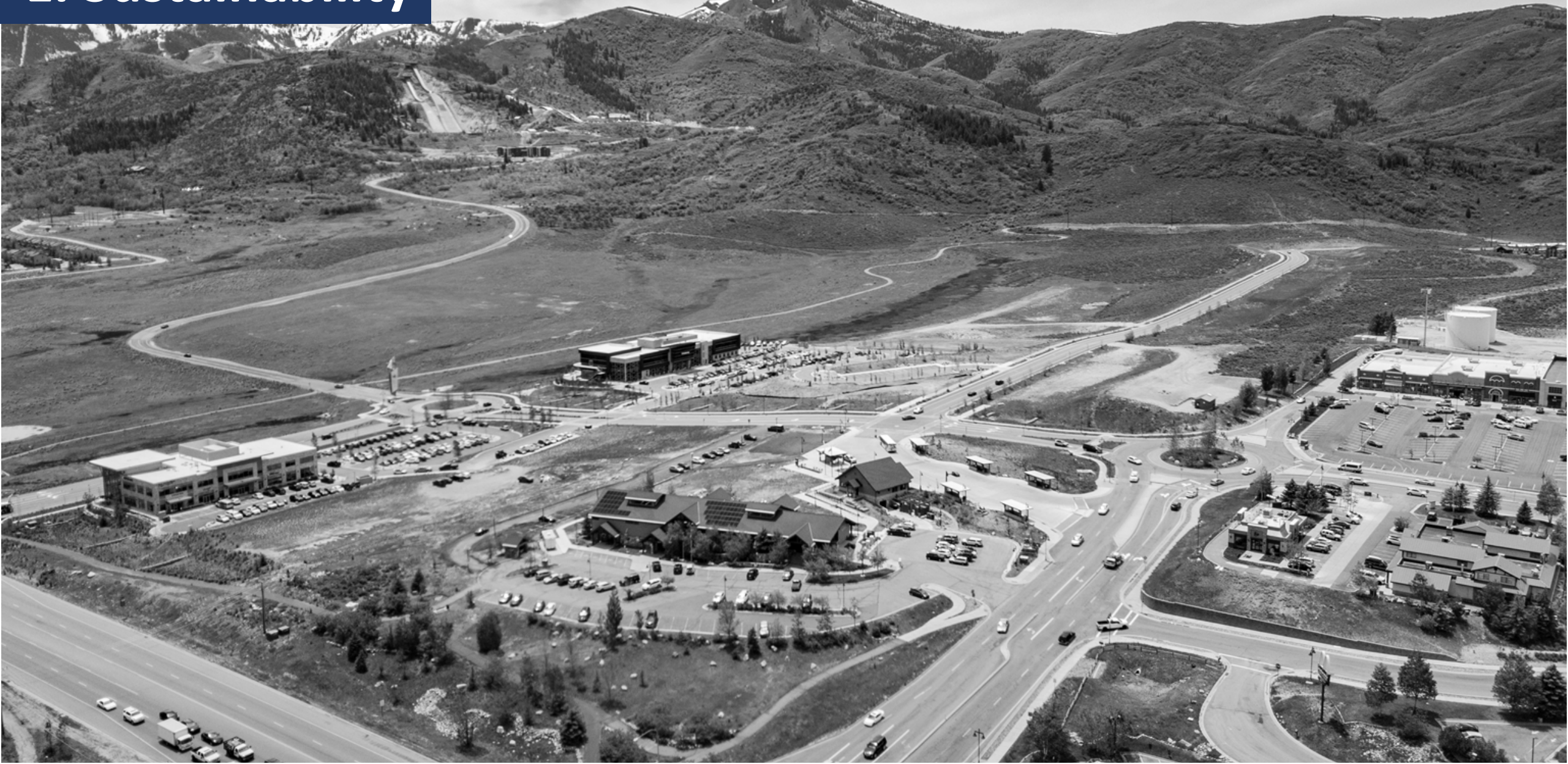


Future Collaboration

Potential Transit Center Redevelopment Opportunity Preserved



E. Sustainability



Sustainability Approach

- **Multi-pronged, comprehensive approach to** addressing social, environmental and economic sustainability.
- Working towards **Summit County's Sustainability goals**, focusing on **increased energy efficiency and EV-compatible infrastructure** in design guidelines.



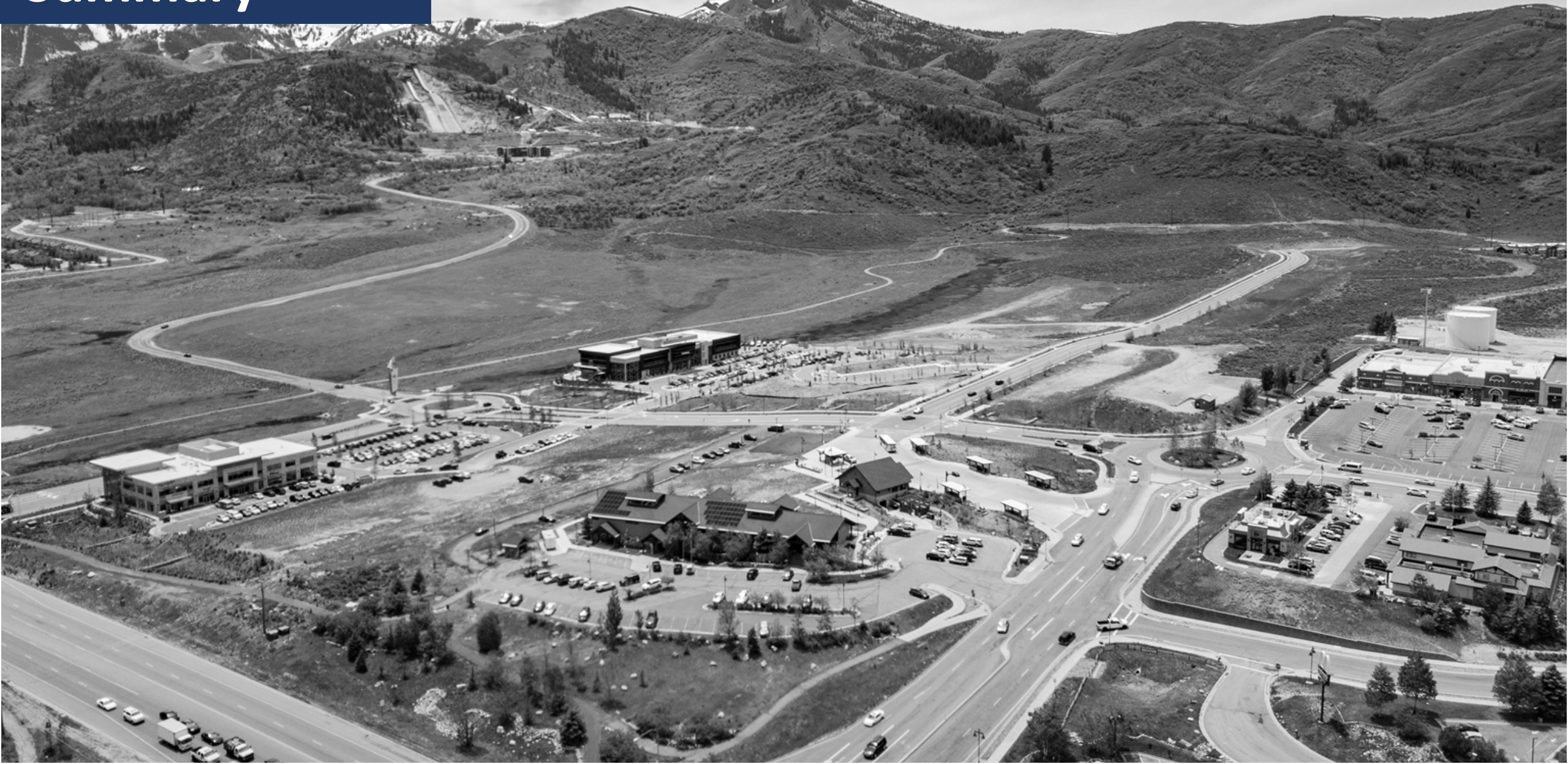
Comprehensive and Holistic

- **Social Sustainability (*Social Equity and Resilience*)**
 - Ensure health and safety of residents and users
 - Enhance and retain the quality of life
 - Mixed income housing and diversity of uses to attract diverse user groups
- **Natural Resources Sustainability**
 - Smart water policy and design
 - Tech-ready for energy efficiency
- **Land Use and Transportation**

Local and State-wide Goals

- **Integrating** Summit County, Park City and Salt Lake City's (SLC Green) **sustainability goals** into the development's guiding principles, such as:
 - Incorporating recharging infrastructure
 - Increased energy efficiency
 - Reduced GHG emissions through multi-modal design
- Continuing to search out **key partnerships** to help realize sustainability goals where applicable

Summary



Workforce Housing *Achieving your goals*

Summit County's Strategic Effects

- “The County will facilitate efforts to significantly **decrease the deficit in workforce/affordable housing...**”

Snyderville Basin General Plan's Chapter 6

- ...a variety of housing, including low and moderate...
- ... balance of types of housing, styles of housing, ownership category, unit sizes, and a range of affordability.

Kimball Junction Neighborhood Master Plan

- “...develop Housing in the current Tech Center”
- “...medium to high density residential uses”
- “...create pocket of additional workforce housing”

DPRE Development Concept

- **Variety of housing** including low, moderate, attainable, market and for-sale units
- Includes apartments, townhomes and condos
- Sizes include **studio, 1 BR, 2 BR and 3BR units**
 - **306 For Rent Workforce/Attainable Units**
 - 256 between 40% and 80% of AMI
 - 50 between 100% and 120% of AMI
 - 714 Market Rate Housing Units
 - 1,020 Total Rental Units
 - 80 For Sale Condominiums
- 1,100 Total Residential Units

Mixed Use *Achieving your goals*

Snyderville Basin General Plan's Chapter 2

- Encourage the creation of **highly-livable neighborhoods** and **mixed-use areas**...
- Identify, plan, and create neighborhood master planned specific areas where development/redevelopment should occur.
- New residential developments should be **compact, connected**, and incorporated whenever possible into mixed use/transit friendly areas.

Kimball Junction Neighborhood Master Plan

- Mixed-Use neighborhoods where residential, retail, service, and civic uses are connected...
- Audit and re-evaluate existing Development Agreements [to] increase **mixed-use, workforce and attainable housing, multi-modal connectivity**, and parking mitigation.

DPRE Development Concept

- **Mixed-use area with density consolidated** within the confines of a previously approved commercial development
- Proposed density **allows for more open space** within the project
- Master-planned community creates a **pedestrian friendly neighborhood**

Transportation *Achieving your goals*

Summit County's Strategic Effects

- "...plan for and make improvements to our transportation system to **reduce traffic congestion.**"

Snyderville Basin General Plan

- Provide for **interconnectivity**... for all modes
- Encourage the creation of highly livable neighborhoods ... that are **connected by open spaces** and multi-modal transportation systems.
- ... Create a multi-modal transportation network to **support desired development patterns.**

Kimball Junction Neighborhood Master Plan

- Improving the flow of the regional through traffic
- Bettering the overall neighborhood **connectivity and walkability**

DPRE Development Concept

- Mix of uses **minimizes peak hour traffic**, resulting in **40% reduction**
- Existing entitlement at build-out will average 1,280 cars during peak hours; the development concept will average 771
- **Allows people who work in the area to live in the area**, rather than commuting from the valley
- **Multimodal opportunities** including bus, dedicated bicycle lanes, and pedestrian friendly sidewalks and trails to reduce automobile trips
- **Higher utilization of the existing transit center** due to 1,100 residential units within approximately a third of a mile from the center

Sustainability *Achieving your goals*

Summit County's Strategic Effects

- ... implement plans and policies to secure, preserve and protect our water, land and air quality for the present and future.

Snyderville Basin General Plan's Land Use

- All neighborhood development should focus on **sustainable patterns of development**
- Support programs that ... **minimize environmental impacts.**

Kimball Junction Neighborhood Master Plan

- Promote the vitality of Kimball Junction's main commercial spaces and protect the natural areas.
- Support development which facilitates the use of a **variety of sustainable modes of transportation.**

DPRE Development Concept

- Focus on **Summit County's sustainability goals** of increased energy efficiency (utilizing the latest technology) and EV-compatible infrastructure
- Incorporate **smart water policy and design** including drought tolerant landscaping and efficient stormwater management
- Integrate **Park City and Salt Lake City's sustainability goals** as well into our guiding principles including:
 - Incorporating recharging infrastructure
 - Increased energy efficiency
 - Reduced GHG emission through multi-modal design
- **Significantly increased open space by 55%** within the project as compared to currently approved Tech Center plan.



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