



Development Application | SUMMIT COUNTY COUNCIL

November 9, 2020



DAKOTA PACIFIC
Real Estate



Charlier Associates, Inc.



Session #3: Land Uses and Affordable Housing

County Council Process

- **10/07:** Project Orientation
- **10/28:** Density, Volumetrics, Massing
- **11/09:** Land Uses and Affordable Housing
- **11/16:** Transportation and Mobility
- **11/23:** Economic Analysis and Review of DA
- **TBD:** Public Hearing and Action/Vote



County Council Process

- 10/07: Project Orientation
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Presentation Outline

- Program Approach
- Land Uses and Housing
- Affordable Housing
- Sustainability
- Phasing
- Summary



Program Approach

Adopted Policy Direction to Guide Future Growth



2017-2019 Strategic Priorities

VISION

Summit County is a vital community that is renowned for its natural beauty, quality of life, and economic diversity, that supports a healthy, prosperous, and culturally-diverse citizenry.

MISSION

Provide excellent, ethical, efficient services that ensure quality of life for present and future generations.

VALUES

Regional Collaboration: Work with our federal, state, municipal and community partners.

Responsive: Take action in a timely manner, meeting the needs our citizens.

Preservation: Preserve our land, water, air and culture.

Leadership: Motivate others to collaboratively achieve goals.

Strategic Effects

#1 Transportation and Congestion

The County will plan for and make improvements to our transportation system to reduce traffic congestion.

#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.

#3 Environmental Stewardship

Through environmental stewardship and leadership the County will implement plans and policies to secure, preserve and protect our water, land and air quality for the present and future.

#4 Refine County General Plans and Development Codes

The County will review and refine the General Plans and Development Codes focusing on improving and connecting the region's physical, natural, and economic environments and communities.

#5 Mental Health/Substance Abuse Issues

The County, in partnership with the Board of Health and the Summit County Mental Health Alliance will improve community awareness of mental wellness and substance abuse issues, and increased access to effective treatment and prevention services within Summit County.

SNYDERVILLE BASIN GENERAL PLAN Adopted by Ordinance 839 June 17, 2015

Planning Staff

Pat Putt, Community Development Director
Peter Barnes, Planning and Zoning Administrator
Jennifer Strader, Senior Planner

Snyderville Basin Planning Commission

Mike Franklin, Chair
Bea Peck, Vice-Chair
Colin DeFord
Greg Lawson
Mike Barnes
Canice Harte
Chuck Klingenstein

Summit County Council

Kim Carson, Chair
Roger Armstrong, Vice-Chair
David Ure
Chris Robinson
Claudia McMullin

KIMBALL JUNCTION

Location

The Kimball Junction neighborhood contains property on both the east and west sides of SR-224. The east side is bordered on the north by I-80; on the east and south by the Swaner Nature Preserve; and on the west by SR-224. The west side is bordered on the north by I-80; on the east by SR-224; on the south by Summit County open space; and on the west by the Hi-Ute Ranch.

Zoning

The zoning in this neighborhood is a combination of Rural Residential (RR), Town Center (TC), and Community Commercial (CC). The base density in the RR zone is 1 unit per 20 acres; the base density in the TC zone is determined through the Specially Planned Area process; the base density in the CC zone is determined by the ability of the development to meet all required development performance standards and criteria set forth in the Development Code.

Neighborhood Description

The Kimball Junction neighborhood is the designated Town Center in the Snyderville Basin, which is the focal point for living, working, shopping, entertainment, and social interaction. It serves as a vital hub and employment center of the area. The Park City Tech Center is a significant development located within this planning area which is governed by a Development Agreement. It is important that the Town Center should remain an economically and socially viable area at Kimball Junction that promotes a sense of place and community identity that supports the mountain resort economy of the Snyderville Basin.

There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

SR-224 that divides this neighborhood is the entryway to the Snyderville Basin and Park City. It is critical that the view from the road be one of quality, interest and sensitivity to the mountain environment. It is equally important that the roadway be able to operate in a safe and efficient manner. Summit County should continue to work with U.D.O.T. on future improvements to the roadway.



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*

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Kimball Junction Neighborhood Master Plan

- Fundamental Planning and Community Design Principle:
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”

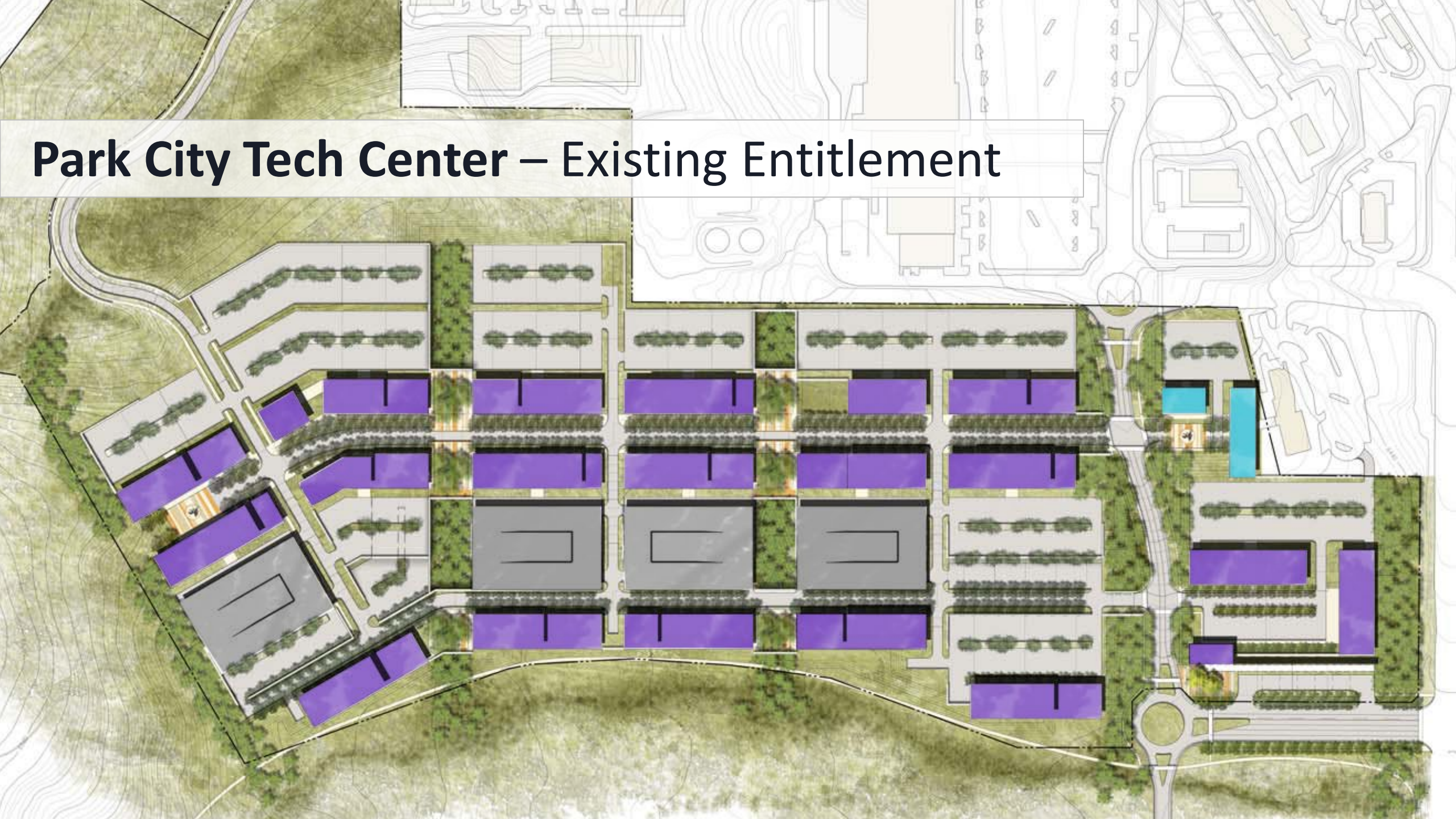


Creating a Whole Community



Land Uses and Housing

Park City Tech Center – Existing Entitlement



DPRE – Proposed Amendment

LEGEND

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



Office – Proposed Amendment

235,000SF – 14.5% of Program Total

LEGEND

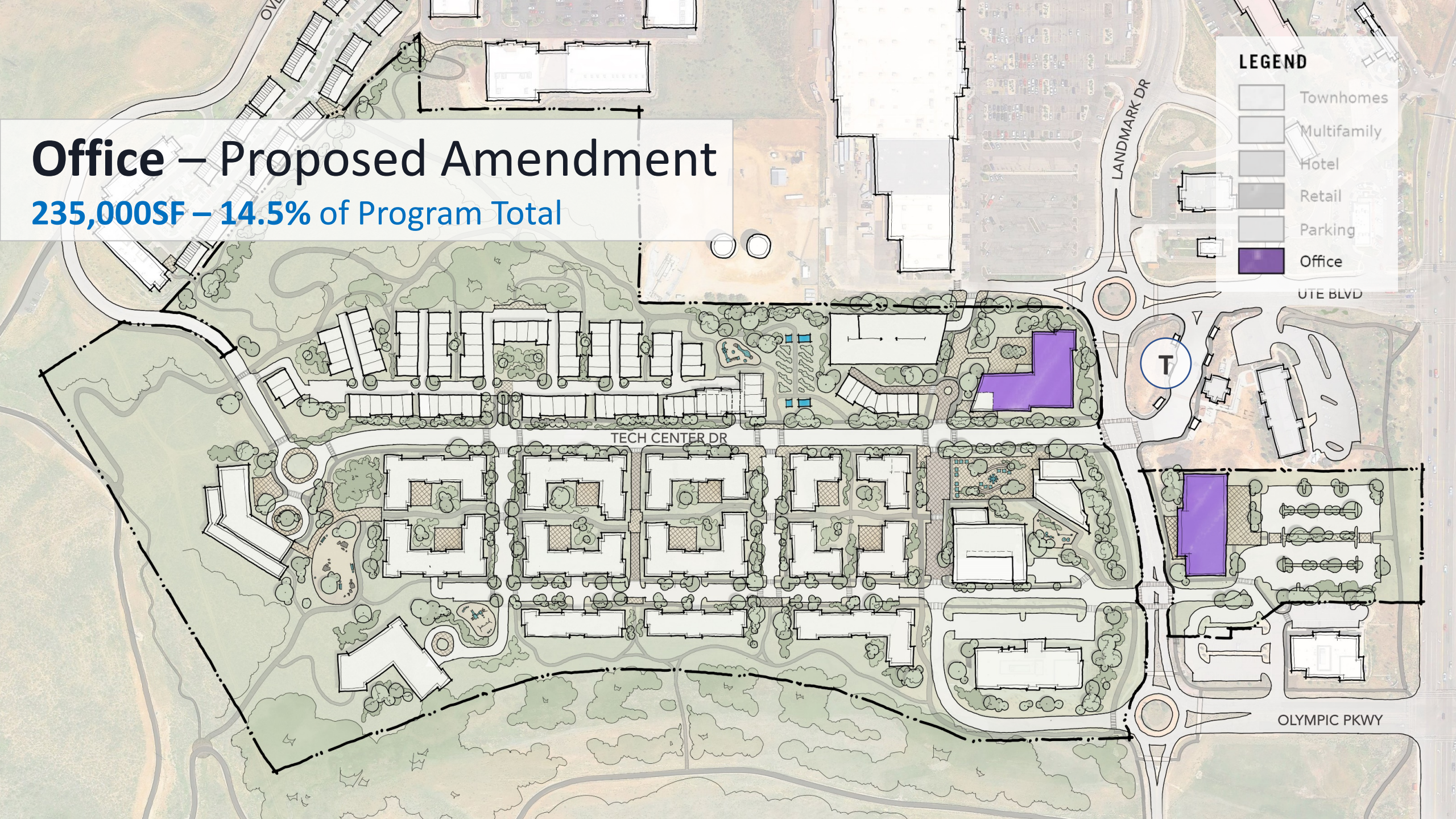
- Townhomes
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- Office

UTE BLVD

LANDMARK DR

TECH CENTER DR

OLYMPIC PKWY



Office – Proposed Amendment

235,000SF – 14.5% of Program Total

LEGEND

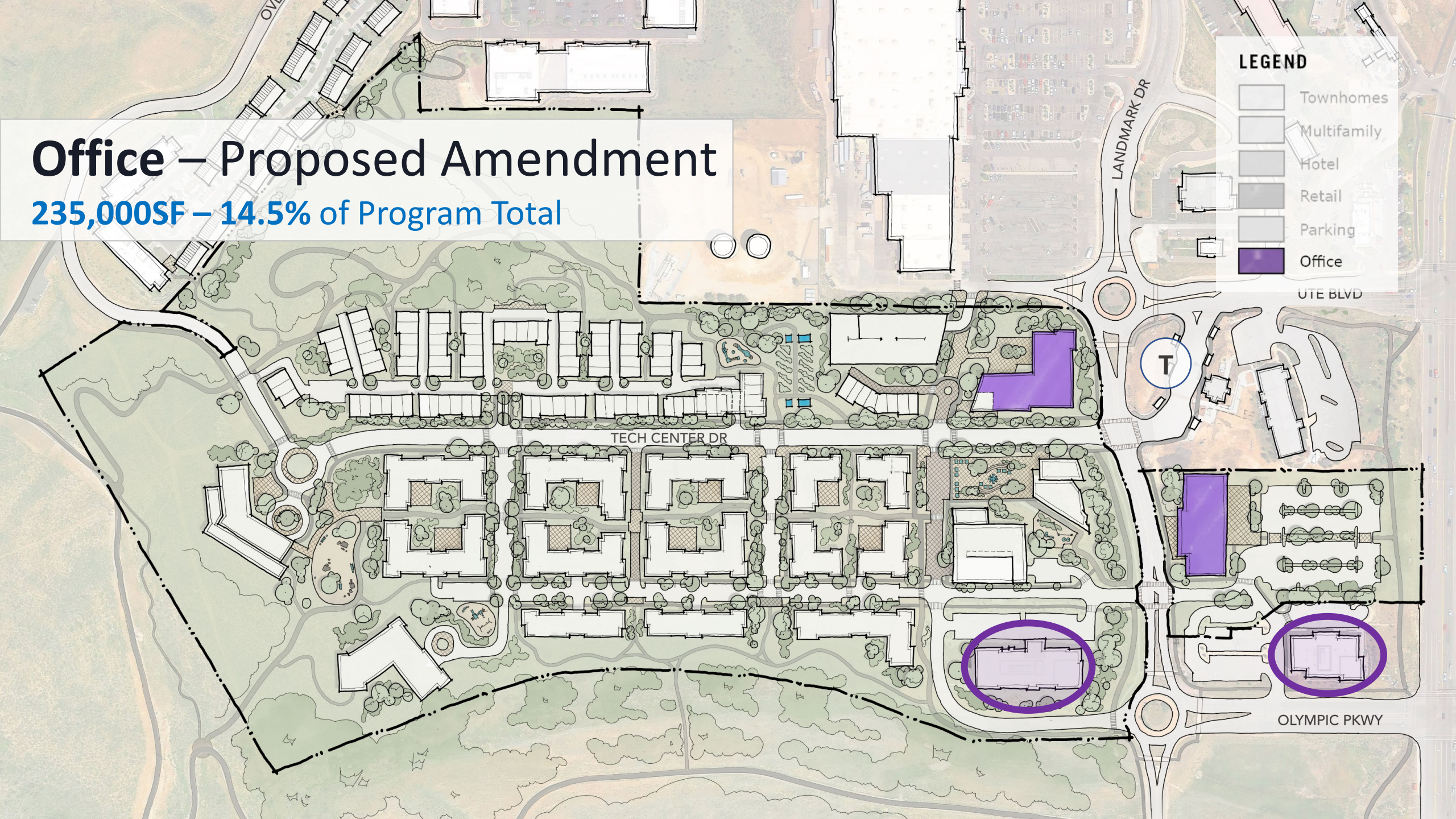
- Townhomes
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LANDMARK DR

TECH CENTER DR

OLYMPIC PKWY



Retail – Proposed Amendment

29,000SF – 2% of Program Total

LEGEND

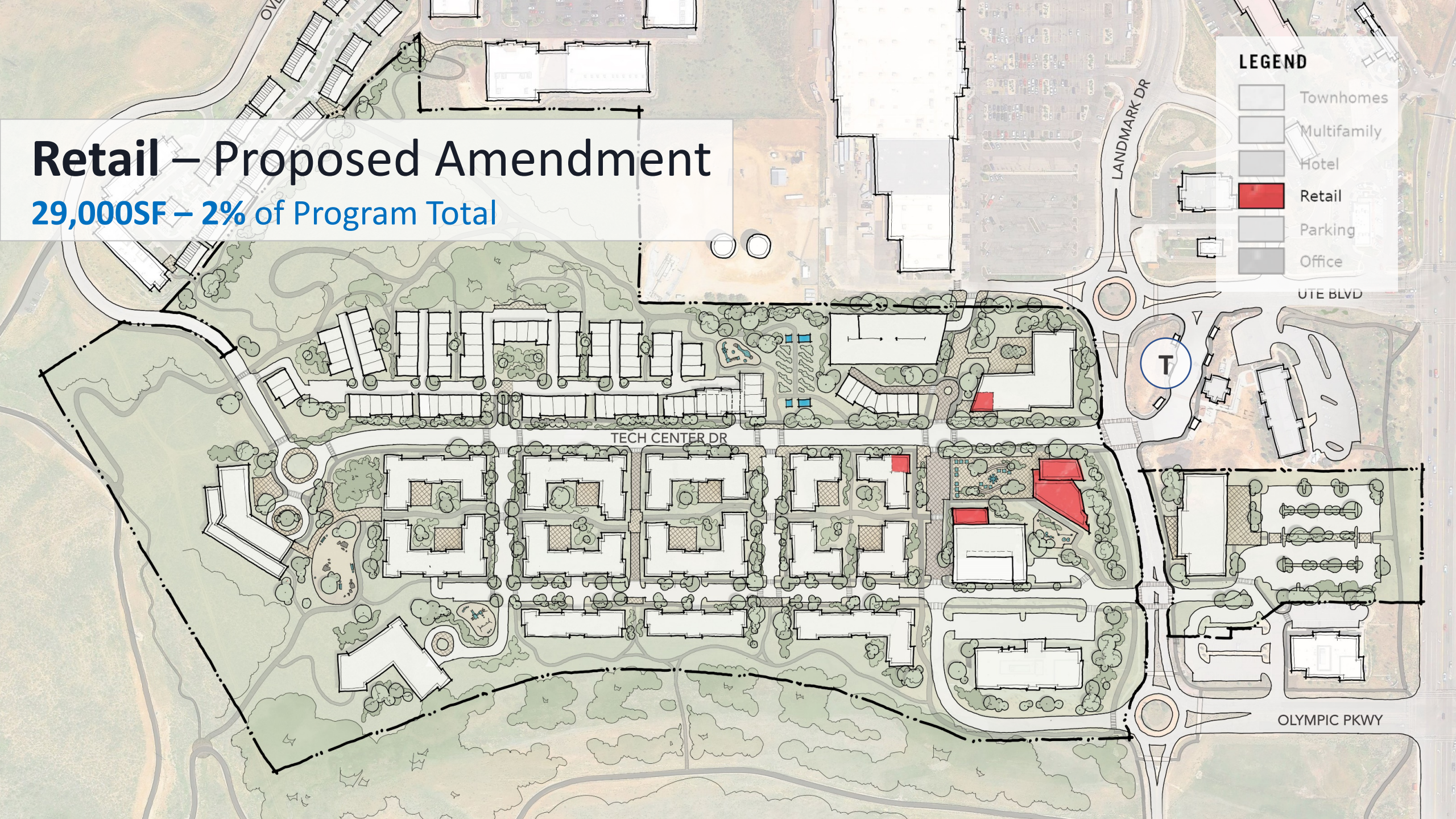
- Townhomes
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- Hotel
- Retail
- Parking
- Office

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LANDMARK DR

TECH CENTER DR

OLYMPIC PKWY



Hospitality – Proposed Amendment

122,500SF – 7.5% of Program Total

LEGEND

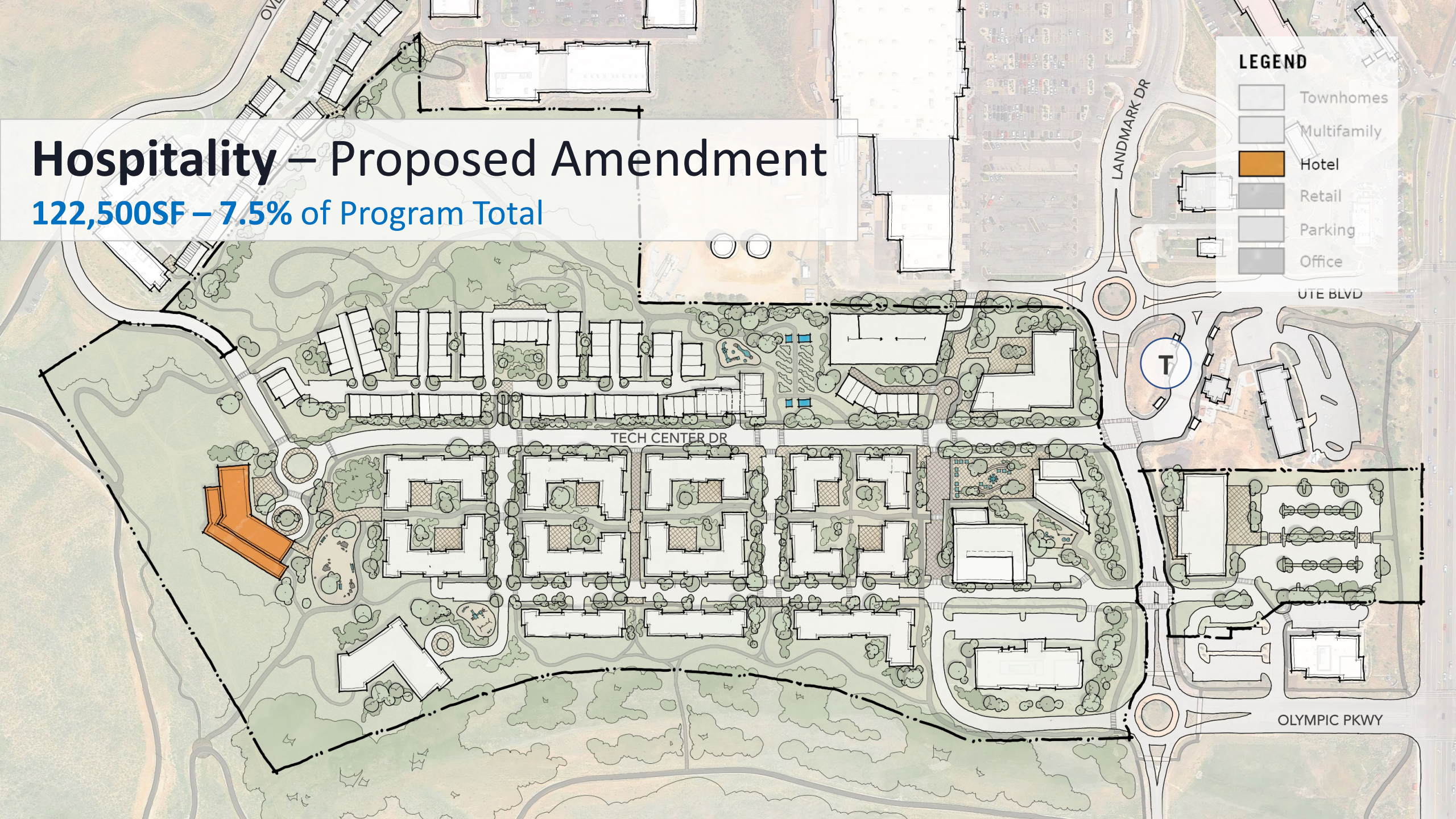
- Townhomes
- Multifamily
- Hotel
- Retail
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LANDMARK DR

TECH CENTER DR

OLYMPIC PKWY



Housing – Proposed Amendment

1,248,000SF – 77% of Program Total

LEGEND

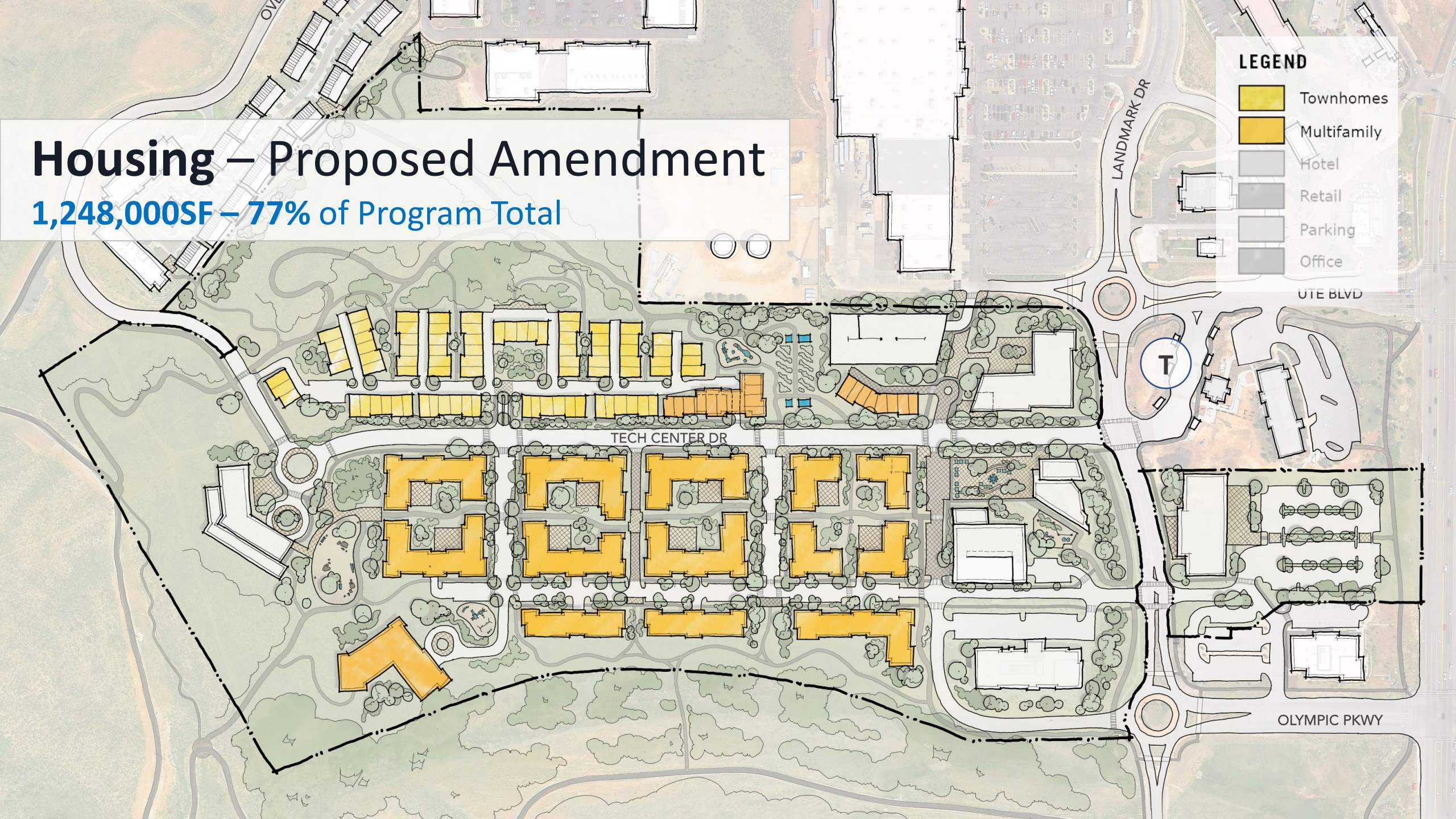
- Townhomes
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UTE BLVD

LANDMARK DR

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OLYMPIC PKWY



Housing Program

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



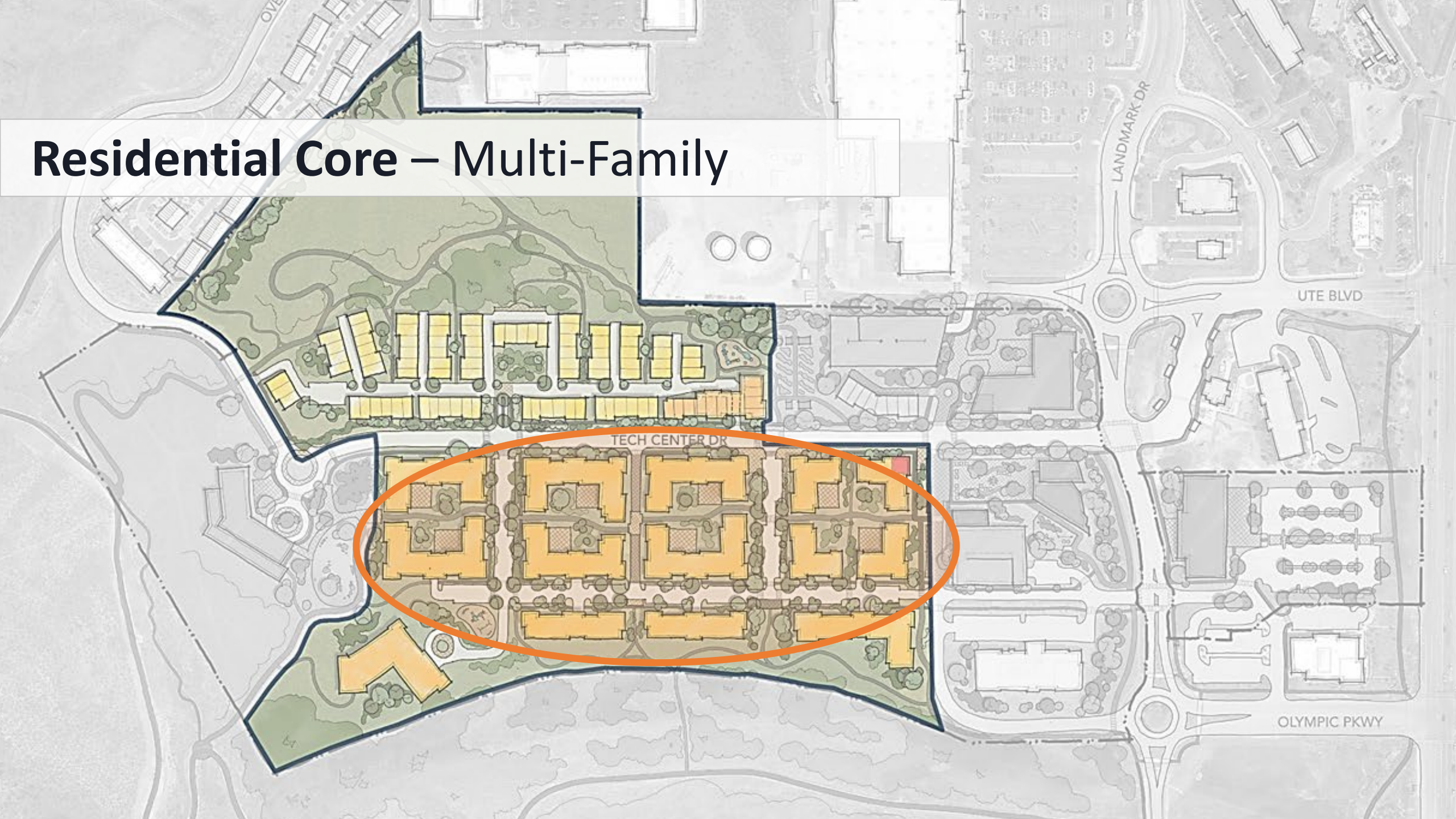
Residential Core



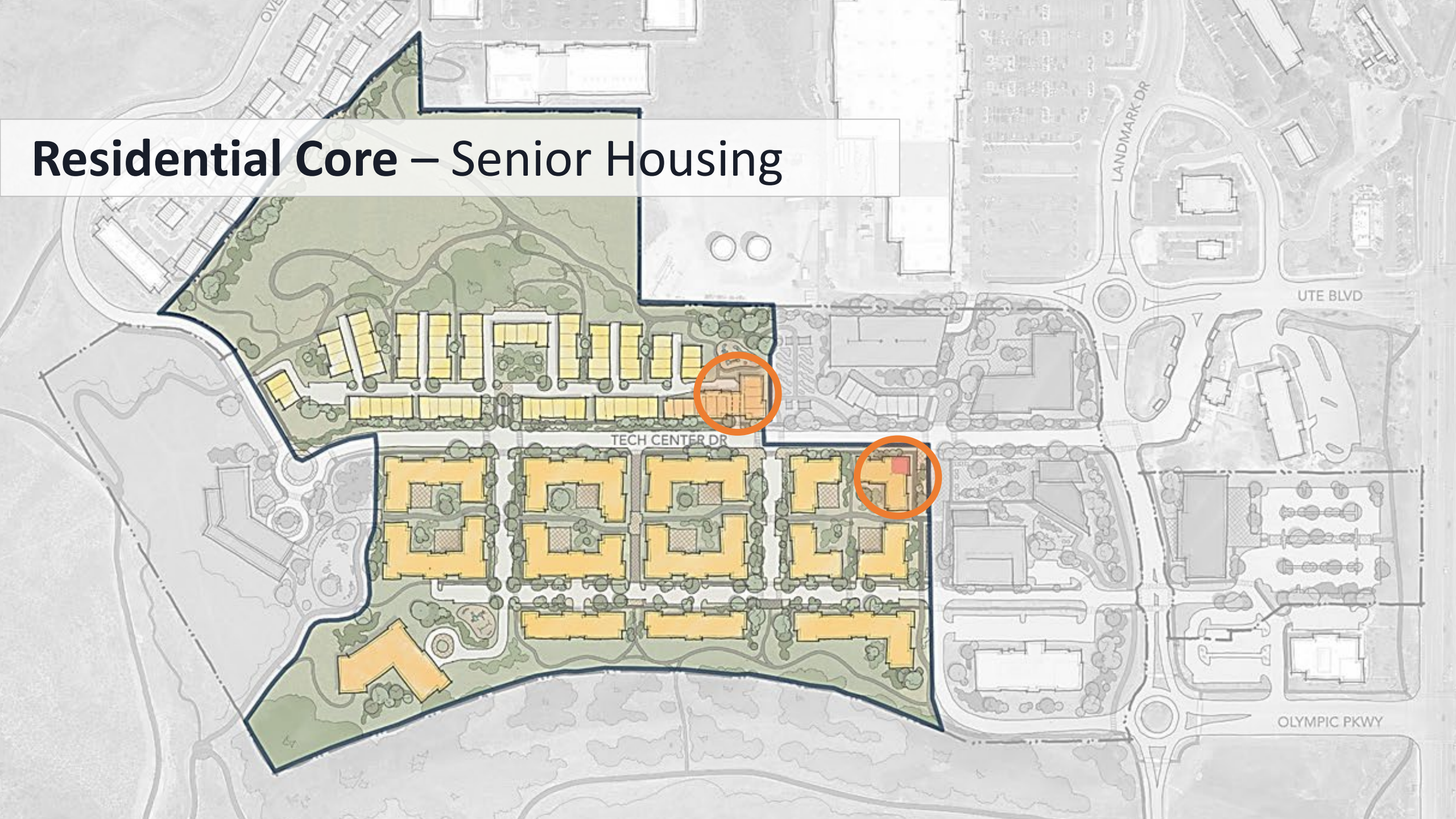
Residential Core – Townhomes



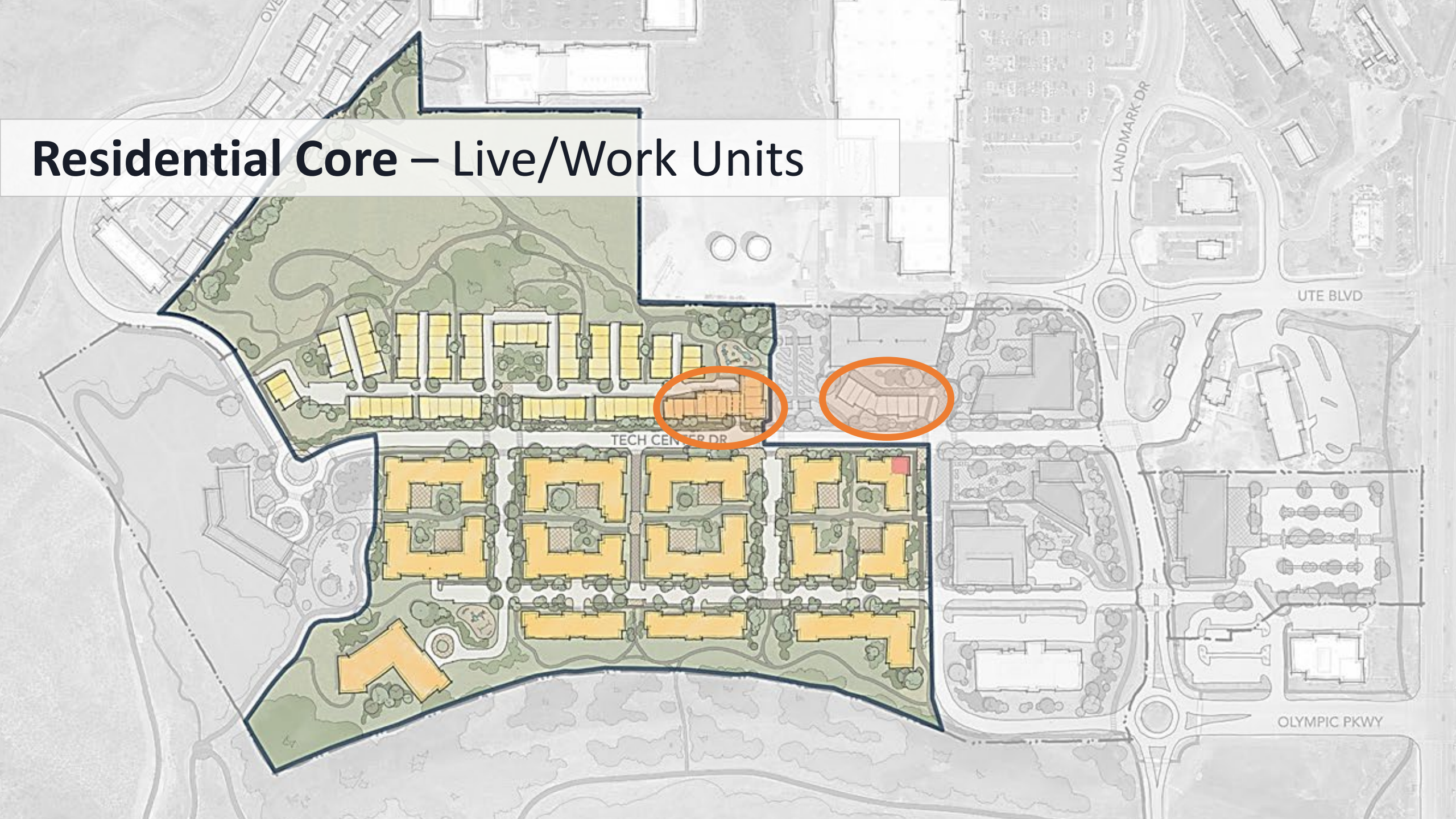
Residential Core – Multi-Family



Residential Core – Senior Housing



Residential Core – Live/Work Units



Residential Core – Condominiums



Range of Unit Types, Counts and Sizes

Type	Count	Size (avg)
Studio	90	510 SF
1 Bedroom Apartment	370	730 SF
2 Bedroom Apartment	320	1010 SF
3 Bedroom Apartment	140	1090 SF
2 Bedroom Townhome	100	1250 SF
2 Bedroom Condo	80	1250 SF



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)

Workforce Housing Calculation

Per Snyderville Basin Development Code Chapter 5

- **Units and/or SF** multiplied by **FTE modifier**
= **Employees Generated**
- **Employees Generated** multiplied by **Obligation Rate**
= **Mitigation Count**
- **Mitigation Count** divided by **Workers per Household**
and **Jobs per Employee ratio** = **Worker Obligation**

Workforce Housing Calculation

	Units/SF	SF/1000	FTE Ratio	Employees Generated	Obligation Rate	Employees to Mitigate	Divided by Workers/ Household	Divided by Jobs/ Employee	Worker Obligation
Hotel									
	130	-	0.6	78	20%	15.6	1.5	1.2	8.7
Commercial/ Retail									
	10,000	10	6.5	65	20%	13.0	1.5	1.2	7.2
Office									
	150,000	150	3.7	555	20%	111.0	1.5	1.2	61.7
Total				698		139.6			78

Sustainability

Sustainability Approach

- **Multi-pronged, holistic, comprehensive approach** to address social, economic and environmental sustainability
- Incorporate **Summit County's Sustainability goals**, with a range of solutions through the built form, landscape and overall site design
- **Key partnerships** to help realize sustainability goals, as applicable

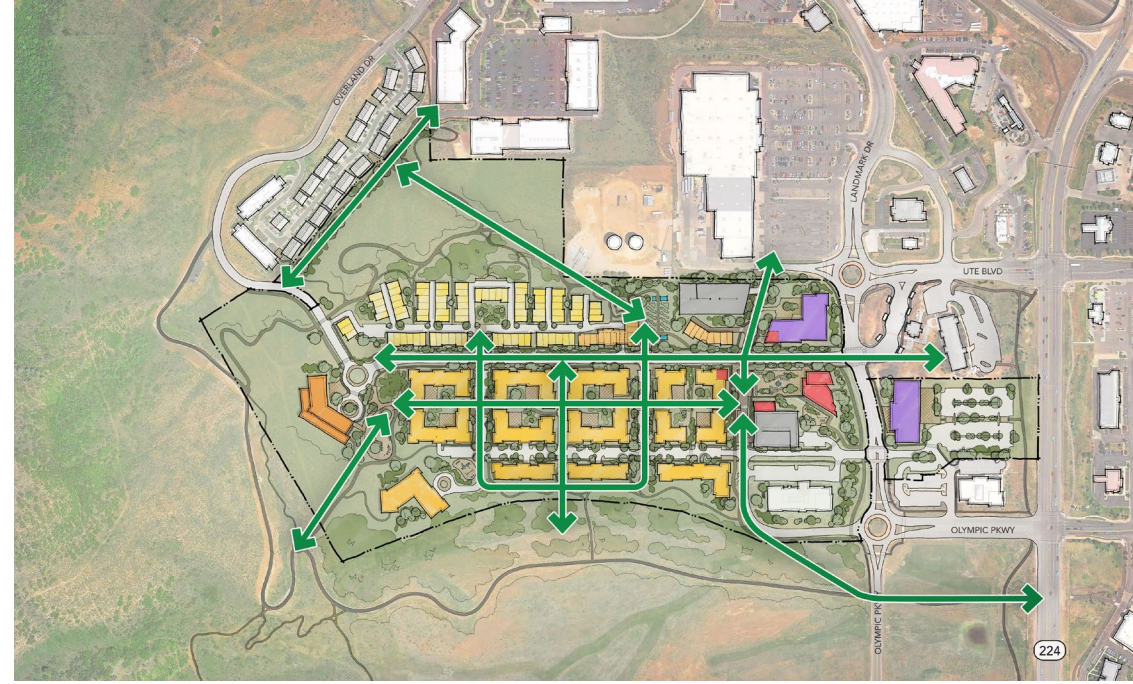


Sustainability Approach

- **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
- **Economic Sustainability**
 - Annual tax revenue
 - Development fees
 - Construction and ongoing operational jobs
- **Environmental Sustainability**
 - Buildings
 - Landscape
 - Systems
 - Potential for LEED Building, ND + SITES certification

Sustainability Approach

- **Land Use and Transportation**
 - Transit-oriented development
 - Walkable, bikeable community with interconnected trails and access to open space; close to services and amenities
 - Reduced auto dependency, reduction in GHG emissions
 - Expanded transit center opportunity
 - Catalyst for regional transportation solutions



Sustainability in the Built Environment



Building design with natural ventilation for cooling, solar access for heating



Energy-efficient light fixtures, smart technology



Low-flow water fixtures



Solar-ready roofs



Electric charging stations



Recycling/composting/trash compacting facilities



Best practices to minimize construction waste



Sustainability in the Built Environment



Water-efficient irrigation systems



Native, drought-tolerant plants and trees



On-site stormwater collection to naturally clean water, reduce impacts on County infrastructure

- Bio-filtration
- Permeable paving
- Retention
- Rainwater harvesting



Phasing

Phasing Principles

- Near-term:
 - Critical mass
 - Mix of uses
 - Adjacent to transit center + existing shops and services
 - Sense of place and community
- Community amenities and infrastructure in each phase
- Three primary phases
- Market-driven and flexible



Phasing

LEGEND

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



Overall Phase Intent

Phase	Uses and Amenities						
	Res	Office	Retail	Parking Structure	Community Amenities	Infrastructure	Hotel
Phase 1 1 - 3 years	X	X	X	X	Public Plaza Comm. Garden Children's Play	X	
Phase 2 4 - 6 years	X	X	X	X	Pocket Parks Dog Park	X	X
Phase 3 6+ years	X				Children's Play	X	

Phase 1

Phase	Uses and Amenities						
	Res	Office	Retail	Parking Structure	Community Amenities	Infrastructure	Hotel
Phase 1 1 - 3 years	X	X	X	X	Public Plaza Comm. Garden Children's Play	X	
Phase 2 4 - 6 years	X	X	X	X	Pocket Parks Dog Park	X	X
Phase 3 6+ years	X				Children's Play	X	

Phase 1

Phase	Uses and Amenities						
	Res	Office	Retail	Parking Structure	Community Amenities	Infrastructure	Hotel
Phase 1 1 - 3 years	X	X	X	X	Public Plaza Comm. Garden Children's Play	X	
Phase 2 4 - 6 years	X	X	X	X	Pocket Parks Dog Park	X	X
Phase 3 6+ years	X				Children's Play	X	

Phase 1

Phase	Uses and Amenities						
	Res	Office	Retail	Parking Structure	Community Amenities	Infrastructure	Hotel
Phase 1 1 - 3 years	X	X	X	X	Public Plaza Comm. Garden Children's Play	X	
Phase 2 4 - 6 years	X	X	X	X	Pocket Parks Dog Park	X	X
Phase 3 6+ years	X				Children's Play	X	

Summary

Creating a Whole Community: Housing

- Range of unit types and sizes
- Range of affordability, including workforce and senior housing
- For-rent and for-sale living opportunities
- Sustainable design



Creating a Whole Community: Gathering Places and Amenities

- Public plaza accommodates farmers markets, summer movies, concerts and food trucks
- Public community garden available to residents throughout Kimball Junction
- Pocket parks, kid-friendly parks and a dog park available to residents throughout Kimball Junction





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