



# Development Application | SUMMIT COUNTY COUNCIL

October 28, 2020



DAKOTA PACIFIC  
Real Estate



Charlier Associates, Inc.



Session #2: Density, Volumetrics, Massing



# Our Team



**John R. Miller**

Managing Director and Founder,  
Dakota Pacific Real Estate



**Jeff Gochmour**

Director of Development & Project Lead,  
Dakota Pacific Real Estate



**Chris Beynon**

Chief Development Officer, MIG, planning & design



**Mark De La Torre**

Project Manager, MIG, planning & design



**Jim Charlier**

President, Charlier Associates, transportation/  
traffic/parking

# County Council Process

- **10/07:** Project Orientation
- **10/28:** Density, Volumetrics, Massing
- **11/04:** Affordable Housing
- **11/09:** Transportation and Mobility
- **11/16:** Economic Analysis and Review of DA
- **11/23:** Public Hearing
- **TBD:** Action/Vote





# County Council Process

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# Presentation Outline

- Site Plan Approach and Volumetric Comparison
- Character Area Massing
- Viewshed Analysis





## Site Plan Approach and Volumetric Comparison



# 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.

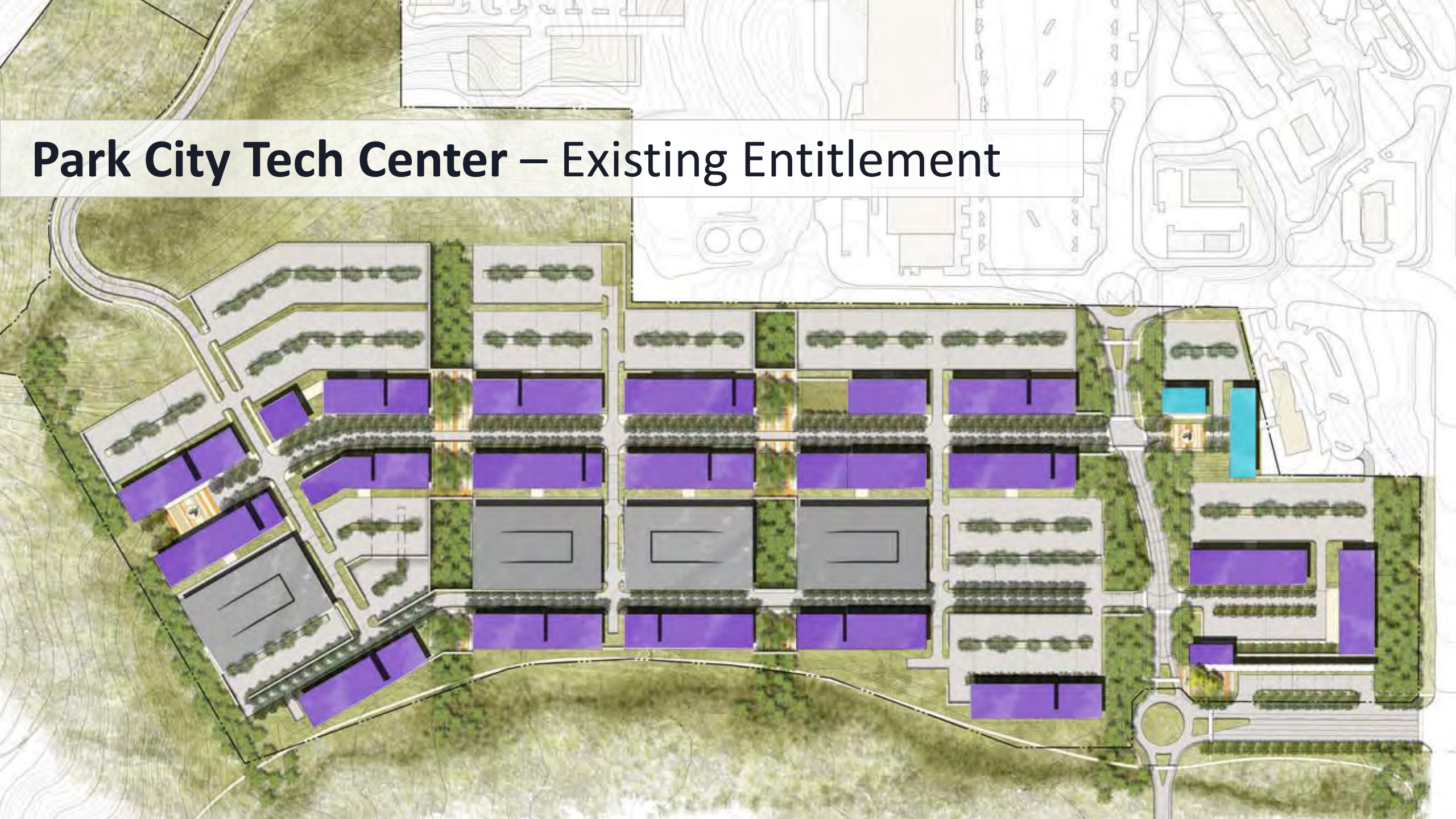
There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

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.





# Park City Tech Center – Existing Entitlement

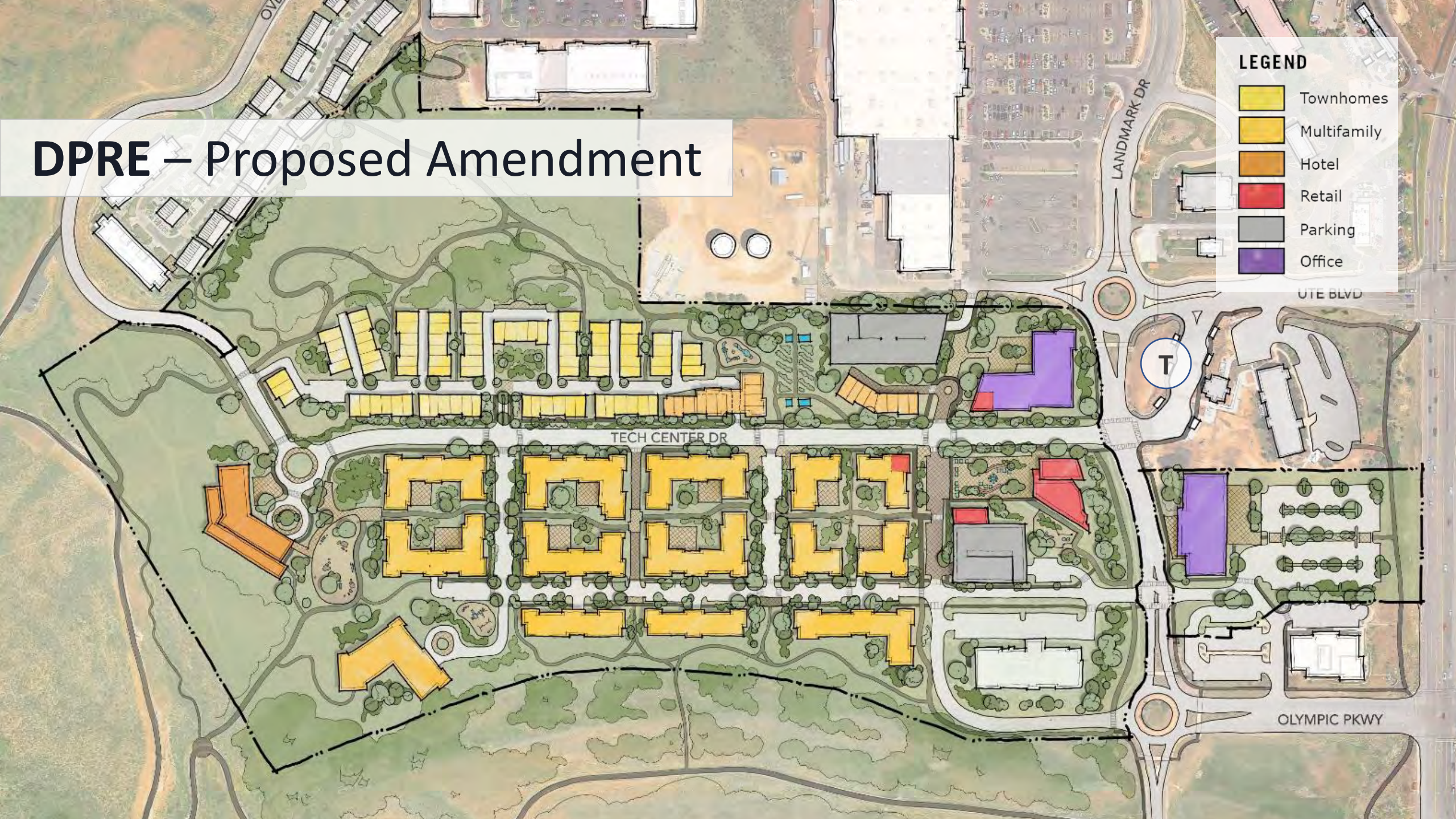




# DPRE – Proposed Amendment

## LEGEND

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





# Land Use/Density/Scale Comparison

## Proposed Amendment to allow for:

- Direct response to the Kimball Junction Master Plan and Snyderville Basin General Plan
- Variance of building uses, types, and scale
- Creation of finer detail in buildings, articulation and architectural character
- Use of site's topography to mitigate building heights and enhance views
- Multi-faceted parking: podium, structured and limited surface
- Maintains same height maximum (56') from building face to adjacent roadway/path









# PCTC Land Use Massing





# DPRE Land Use Massing





# DPRE Design Concept

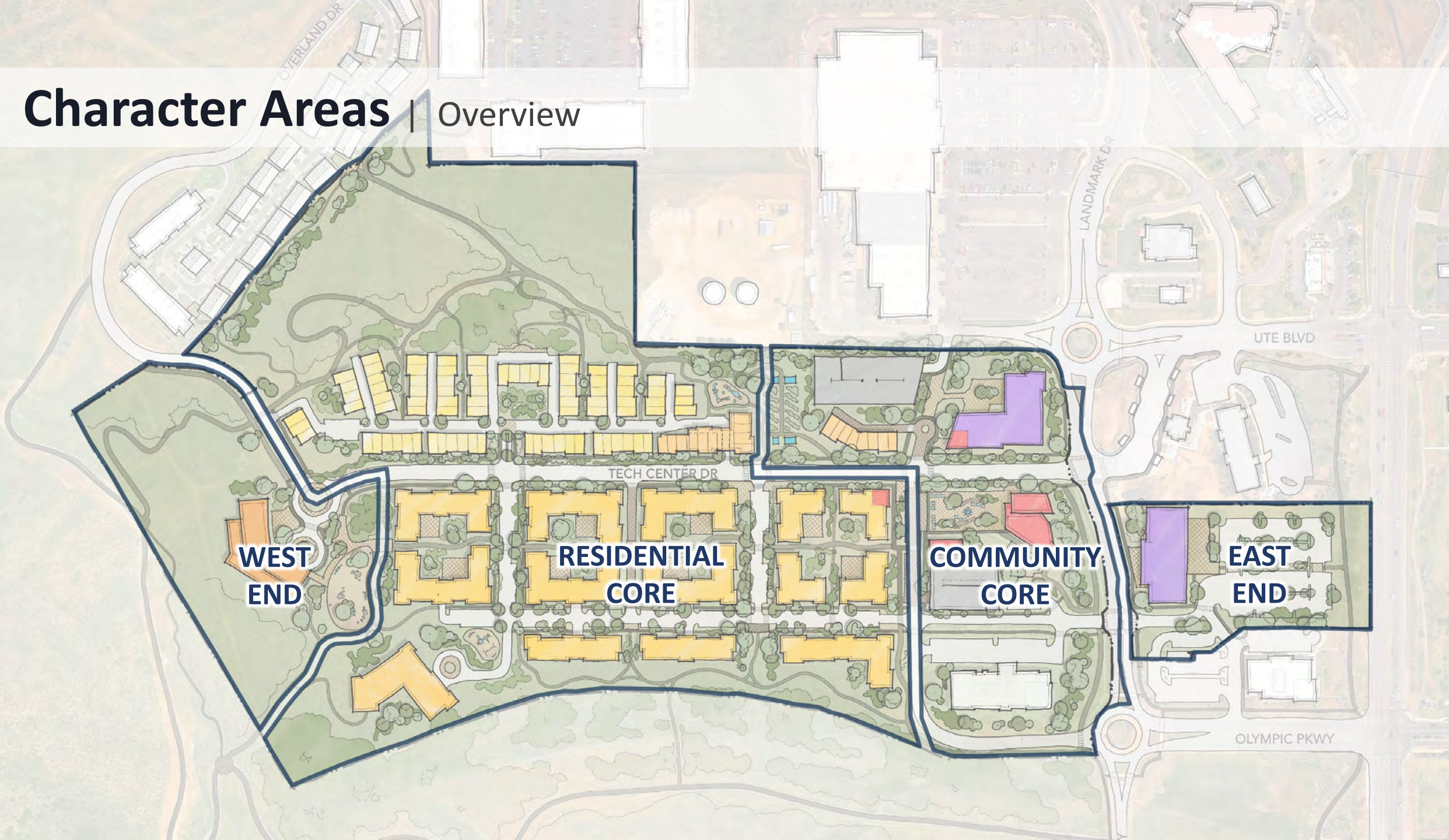




## Character Area Massing



# Character Areas | Overview



**WEST  
END**

**RESIDENTIAL  
CORE**

**COMMUNITY  
CORE**

**EAST  
END**



# East End





# East End | Density/Scale Comparison

## The Proposed Amendment:

- Allows for future integration of the county parcel(s), assuming partnership/exchange
- Employs surface parking to allow for future partnerships
- Proposes a similar development program to the previous entitlement of office, transit center
- Minimizes visual impact on SR 224

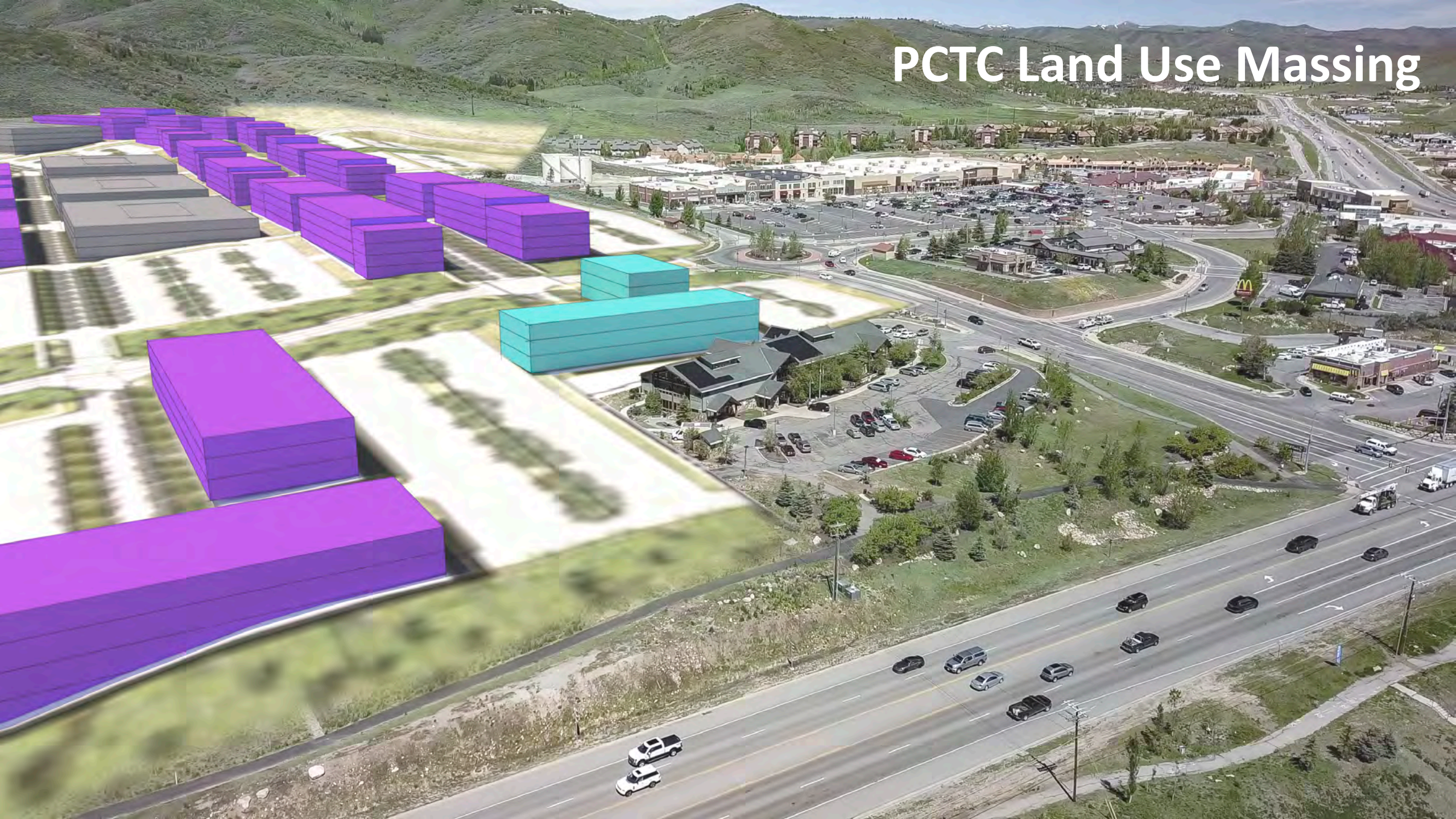






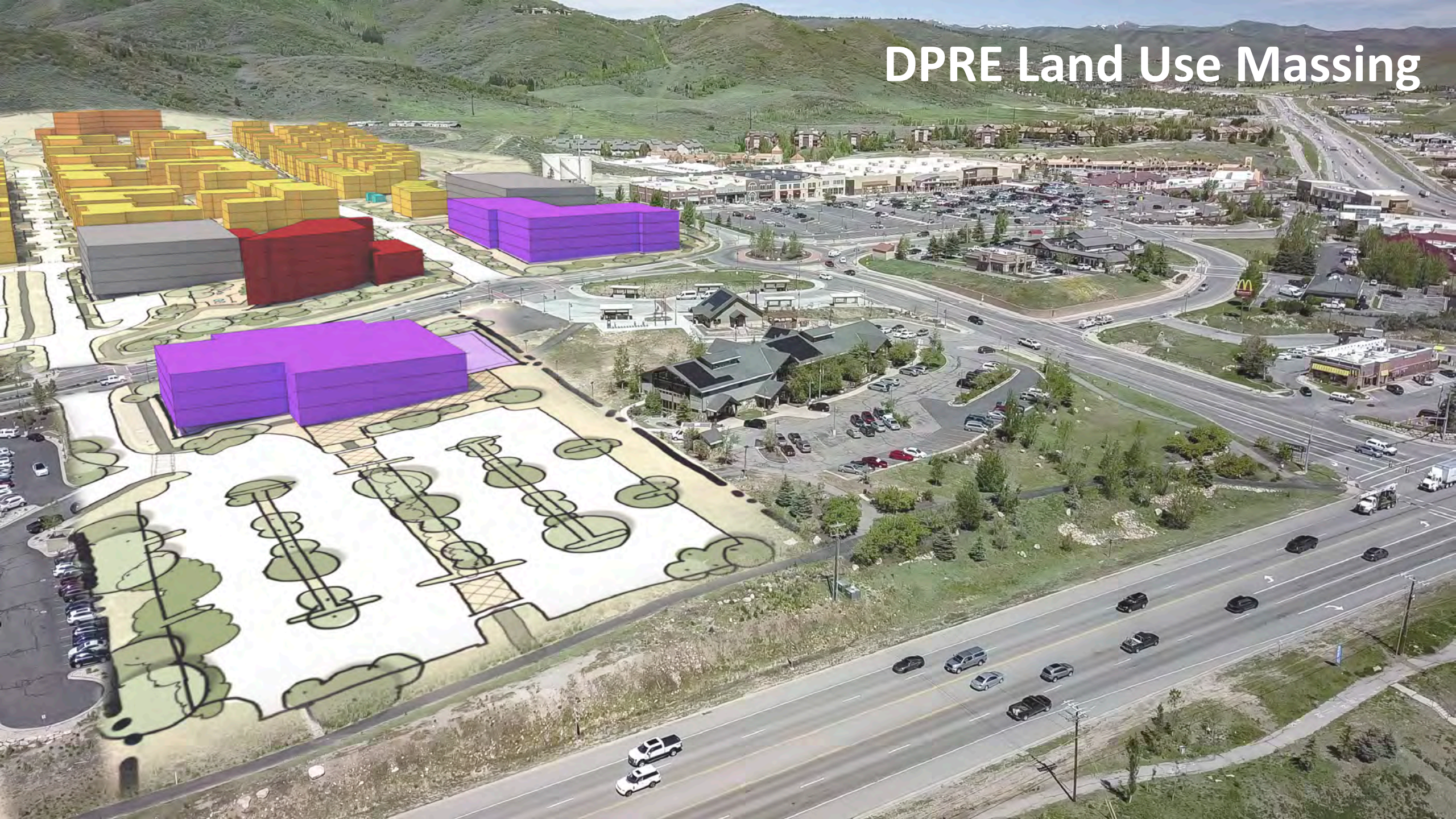


# PCTC Land Use Massing





# DPRE Land Use Massing



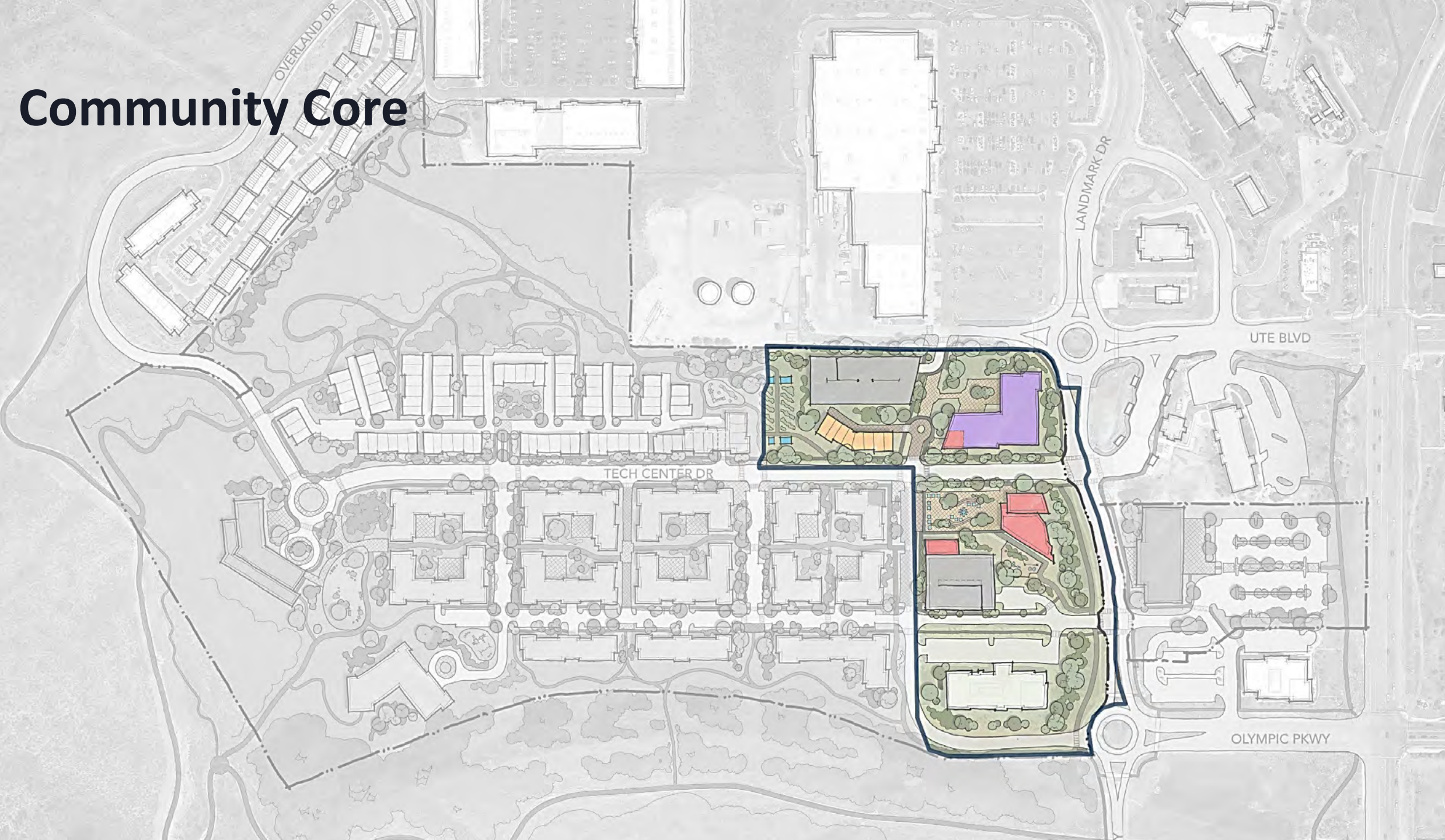


# DPRE Design Concept





# Community Core





# Community Core | Density/Scale Comparison

## The Proposed Amendment:

- Introduces diverse land uses that support large, active gathering spaces, and external site access
- Maintains the existing gas-line easement along NW – SE alignment
- Reduces the building program and overall height from the original entitlement at the entrance of Tech Center Dr. from Landmark Dr.

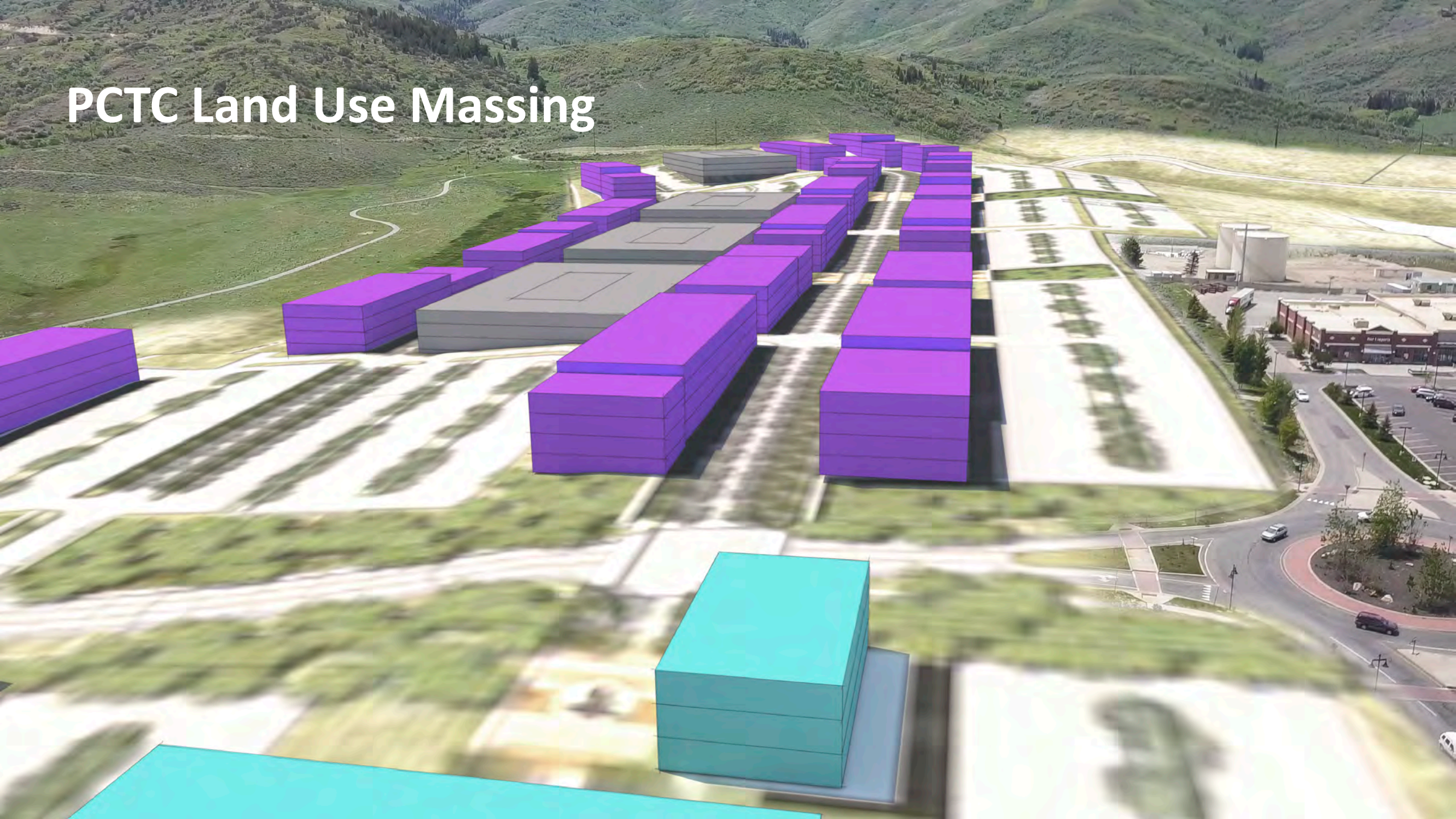






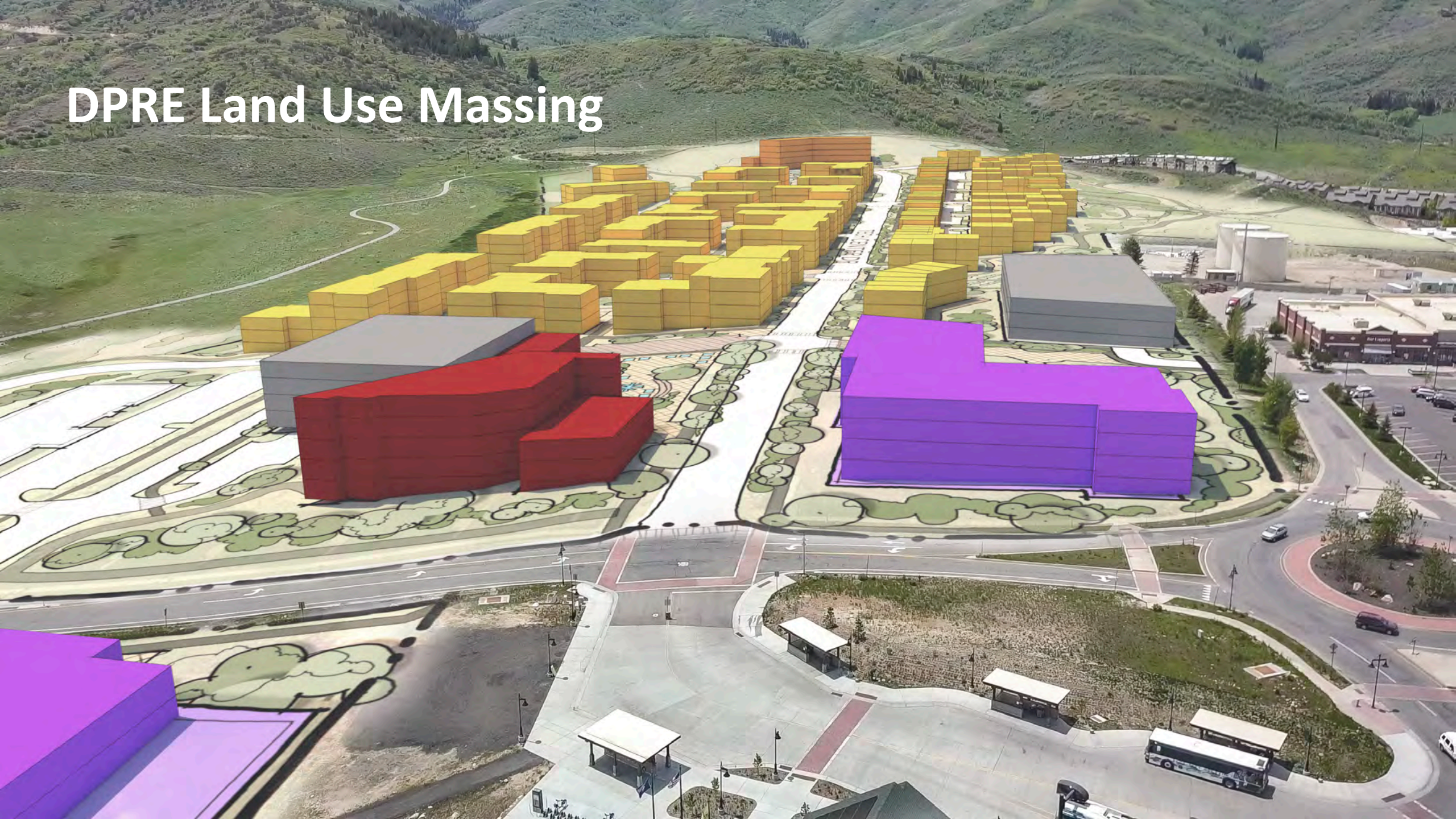


# PCTC Land Use Massing





# DPRE Land Use Massing





# DPRE Design Concept









# DPRE Design Concept

Community  
Garden

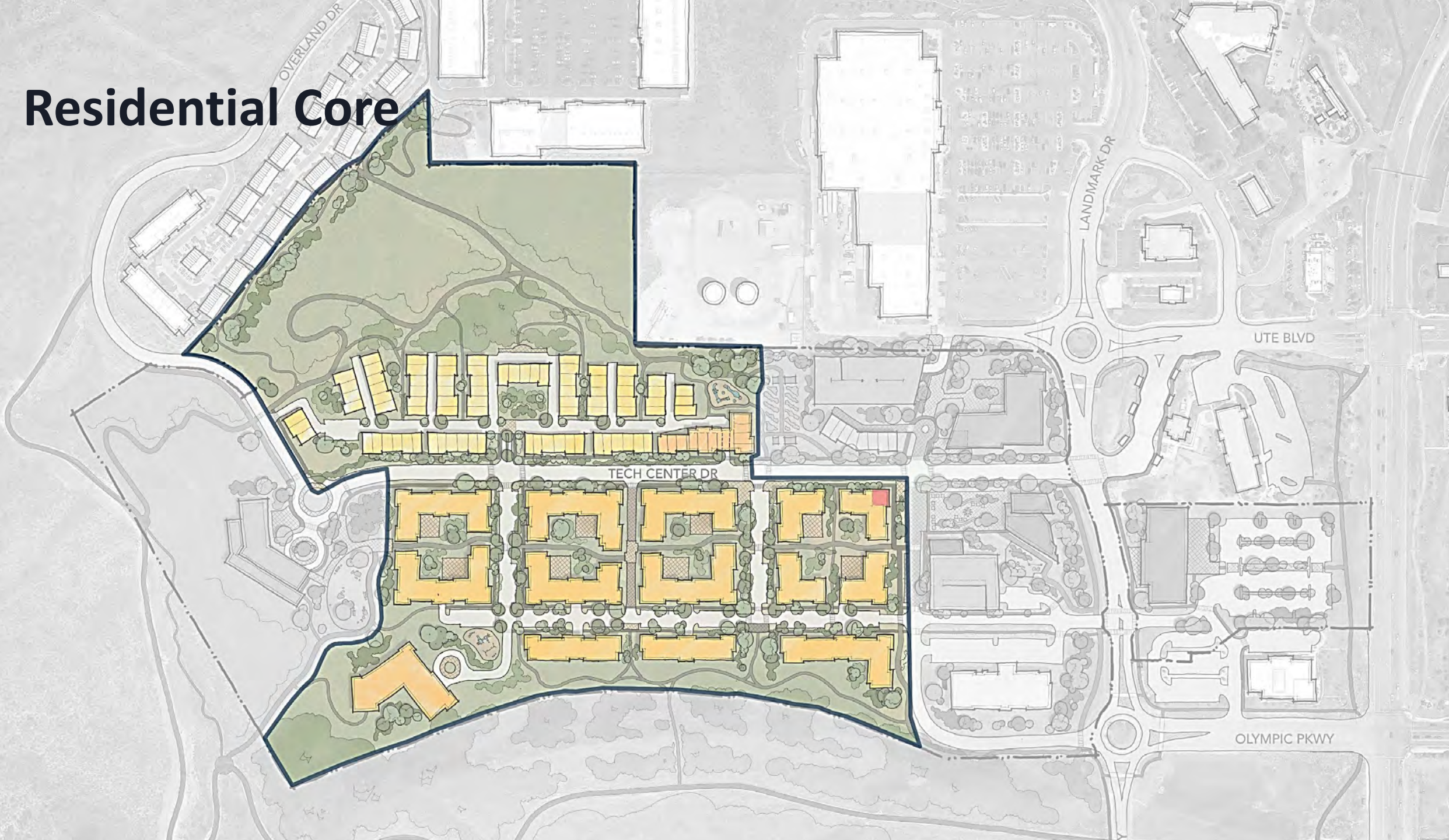








# Residential Core





# Residential Core |

## Density/Scale Comparison

### Proposed Amendment:

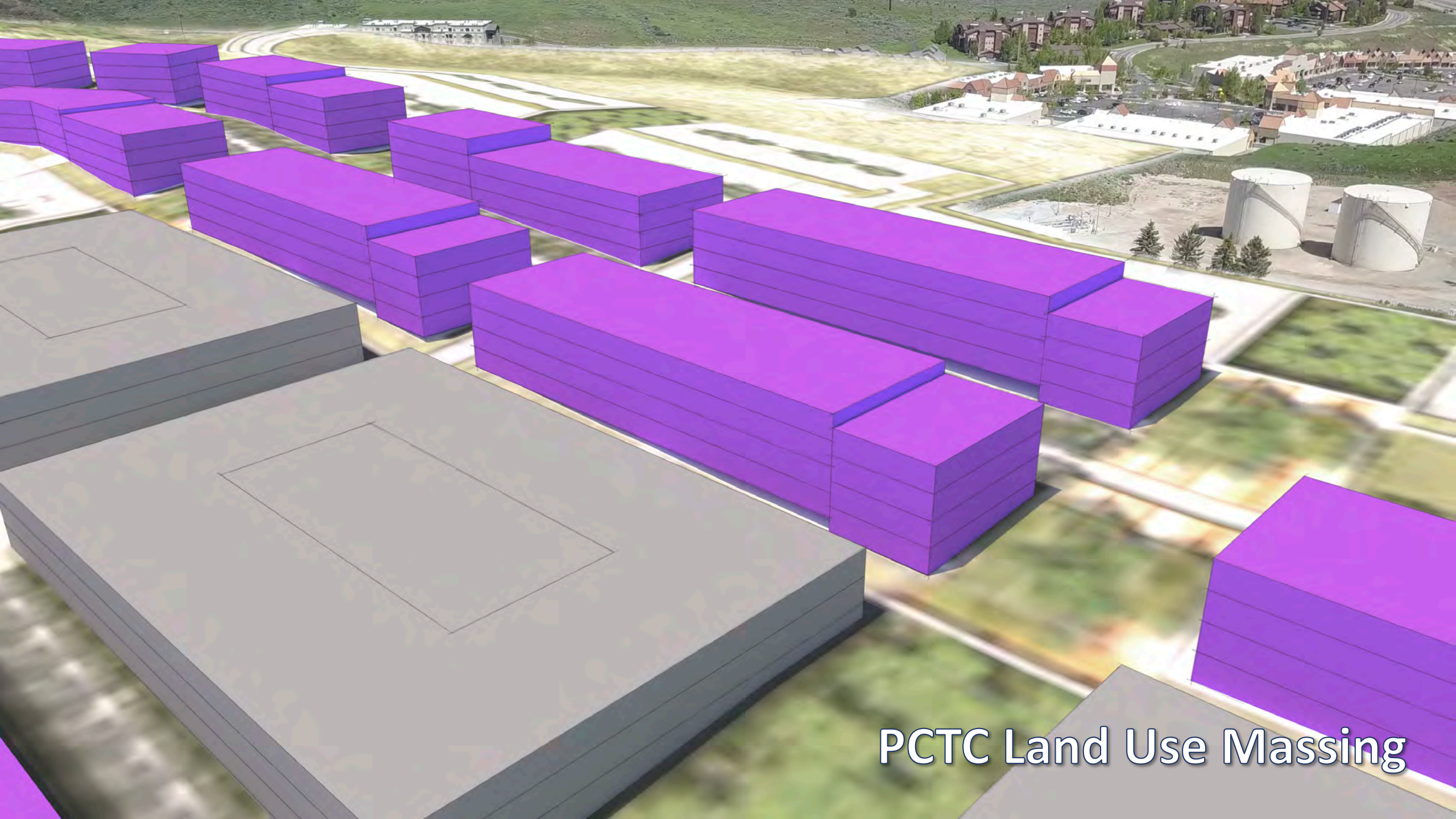
- Ensures diversity in the types and scale of open space throughout the project
- Includes stepbacks after the third level to maximize views and minimize visual impact on site users
- Orients townhomes to integrate with the site's topography











PCTC Land Use Massing





DPRE Land Use Massing





DPRE Design Concept







# West End





# West End | Density/Scale Comparison

## Proposed Amendment:

- Integrates with the topography to minimize massing
- Includes a hotel use, building design and community dog park that creates an attractive terminus at the western edge of the site







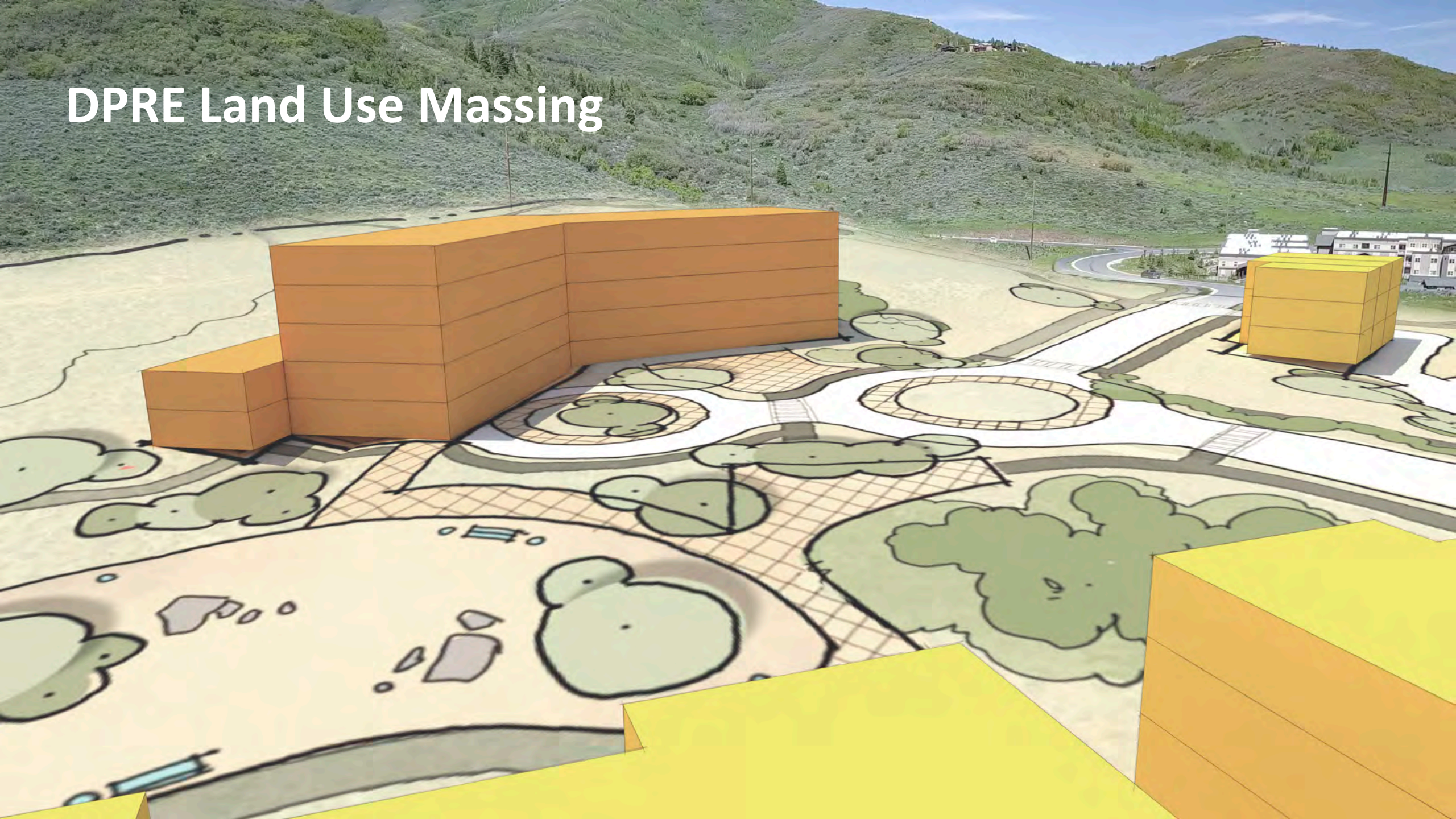


# PCTC Land Use Massing





# DPRE Land Use Massing





# DPRE Design Concept



Community  
Dog Park



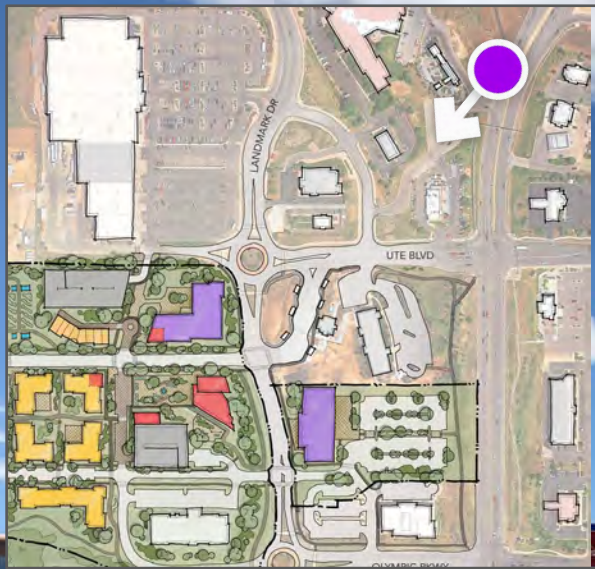




## Viewshed Analysis



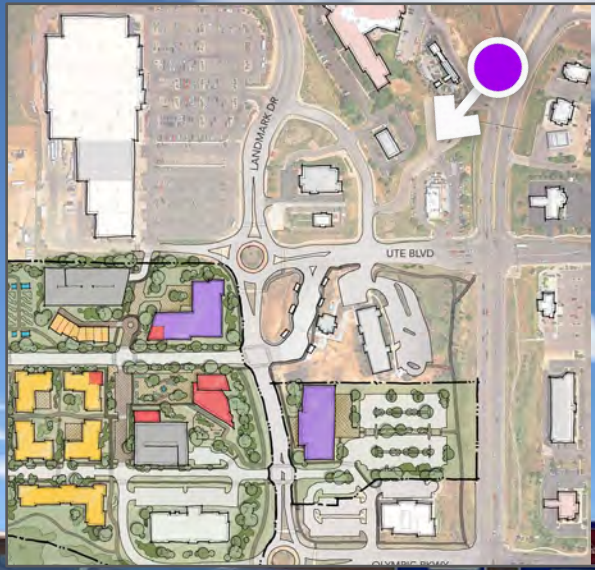
# Highway 224 Near I-80 Looking Southwest



PCTC Land Use Massing



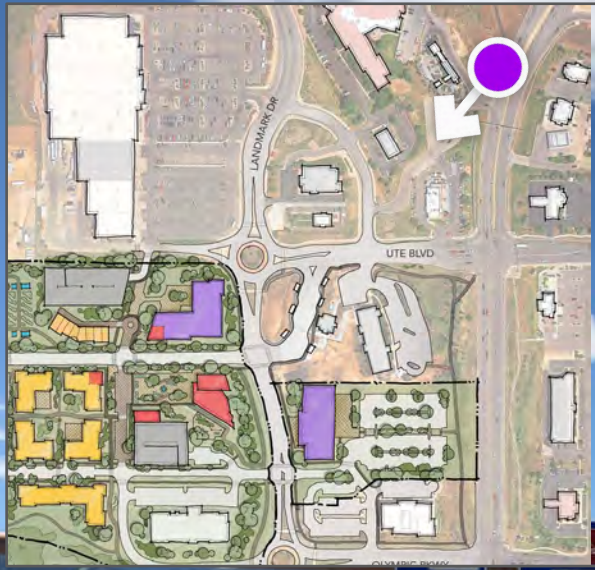
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DPRE Land Use Massing



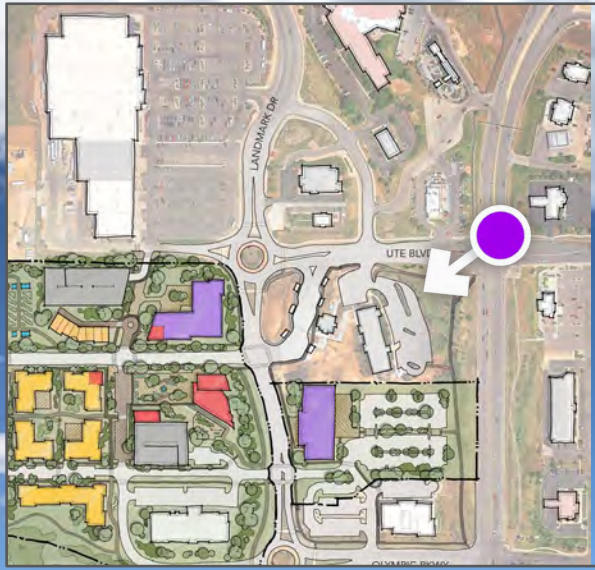
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DPRE Design Concept



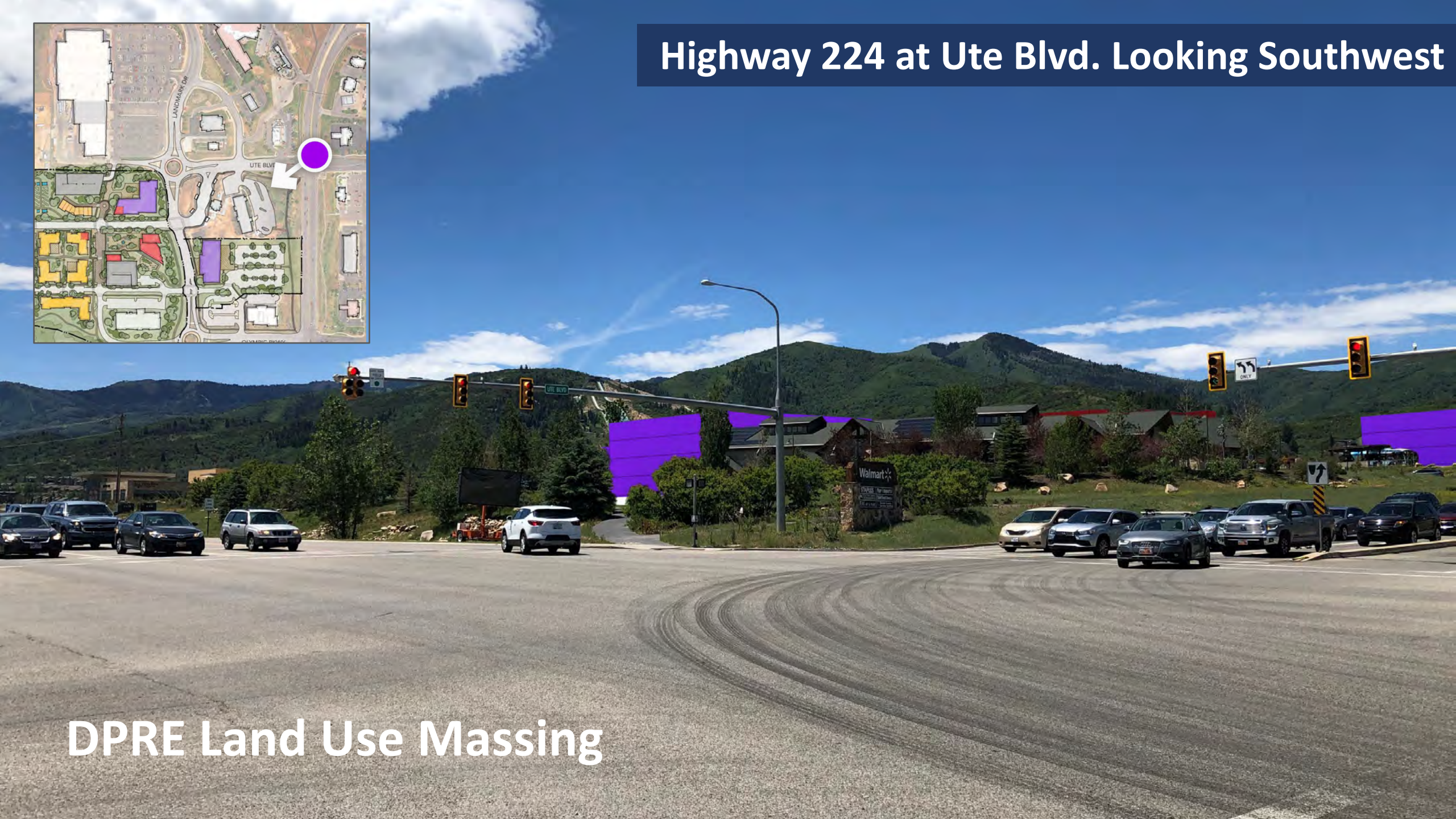
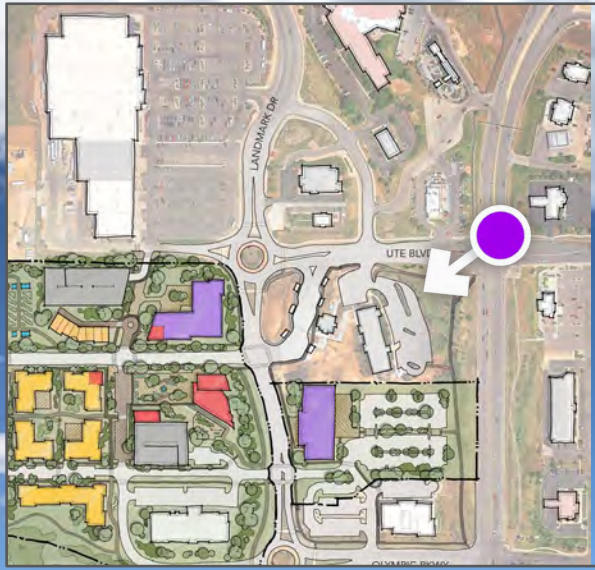
# Highway 224 at Ute Blvd. Looking Southwest



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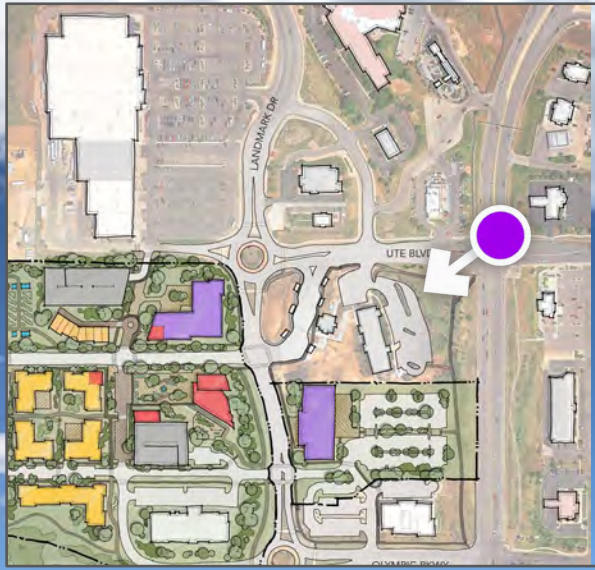
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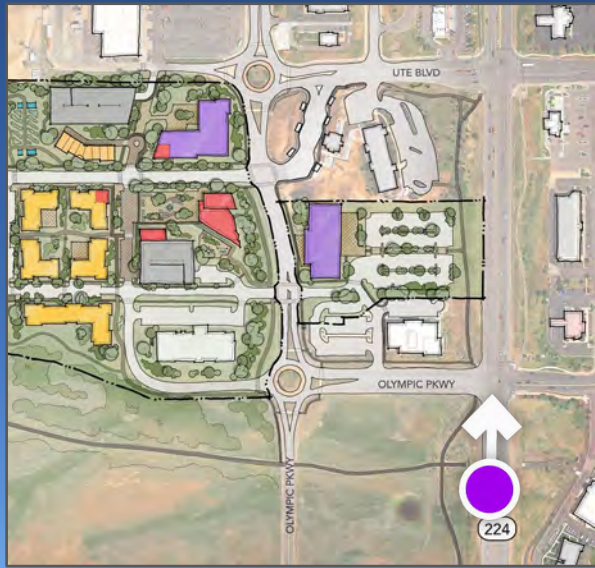
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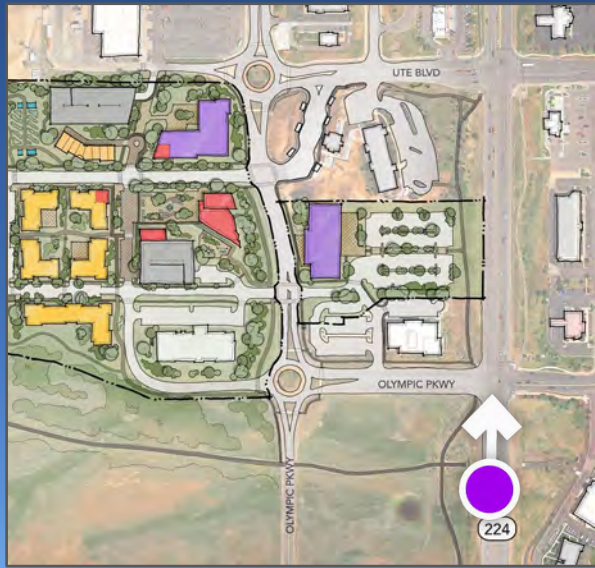
# Highway 224 Looking North



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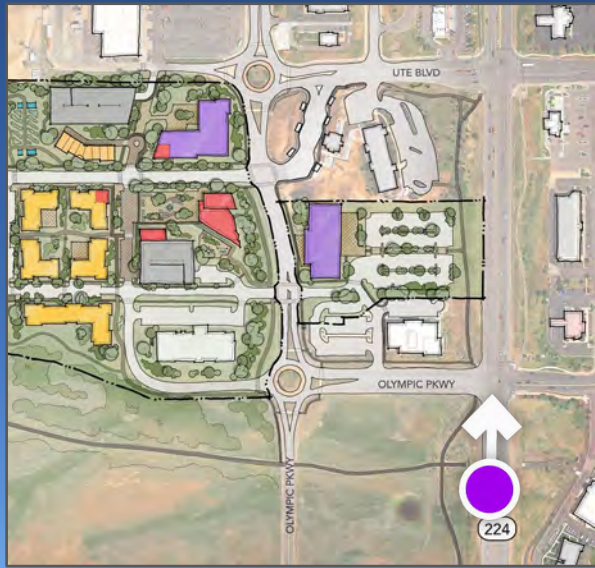
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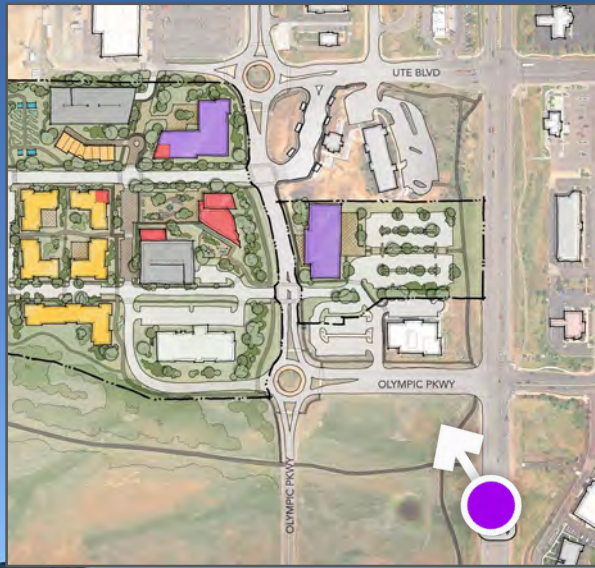
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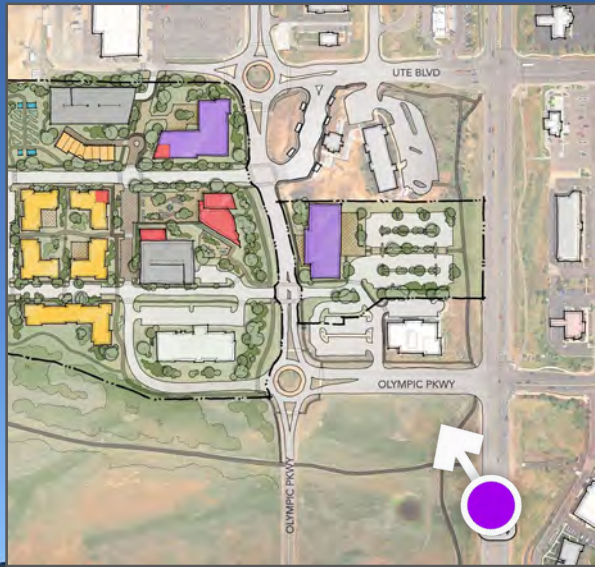
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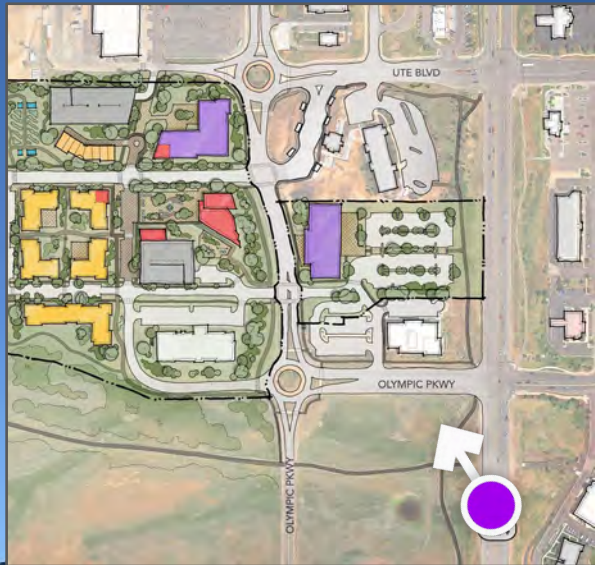
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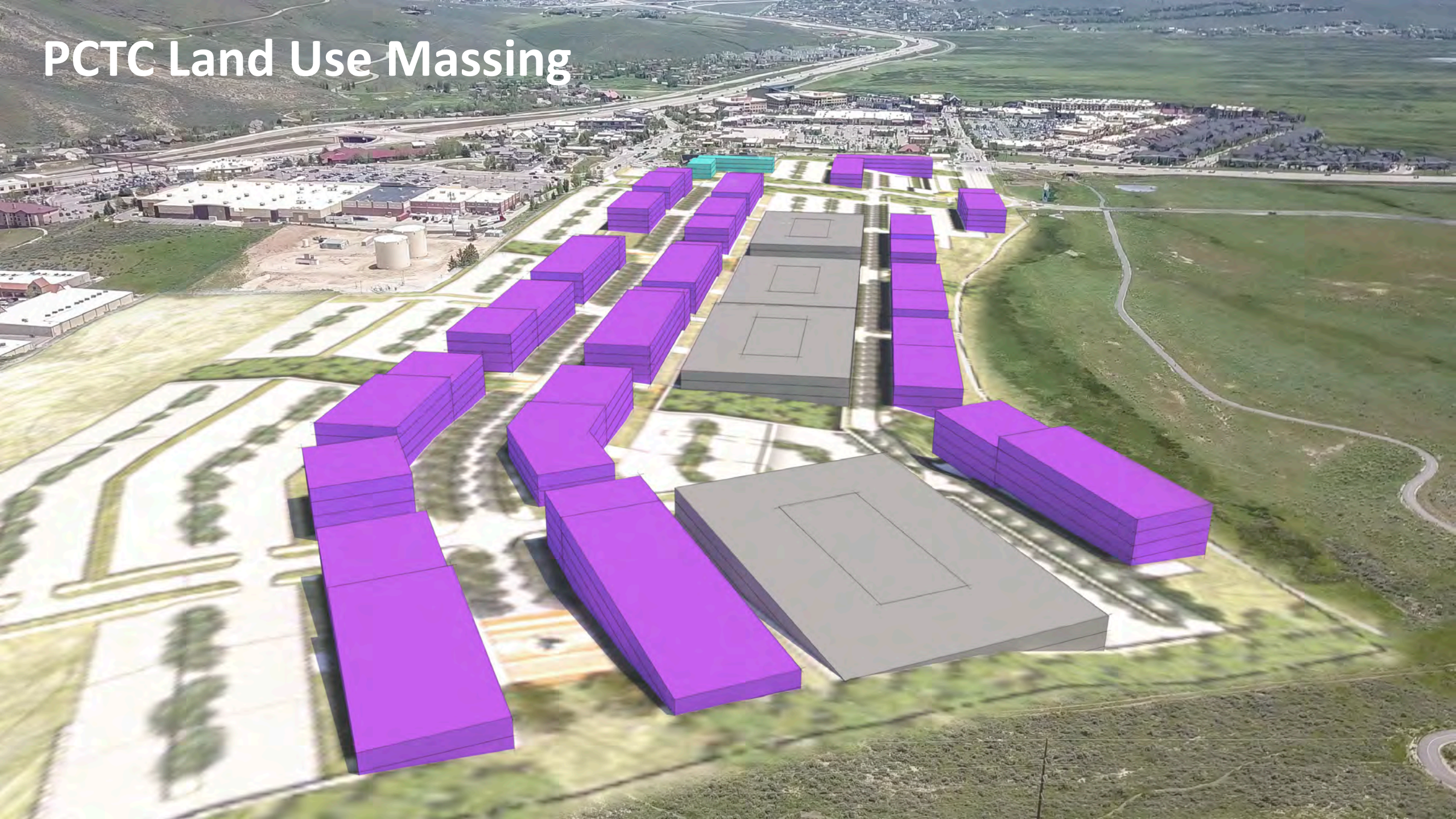
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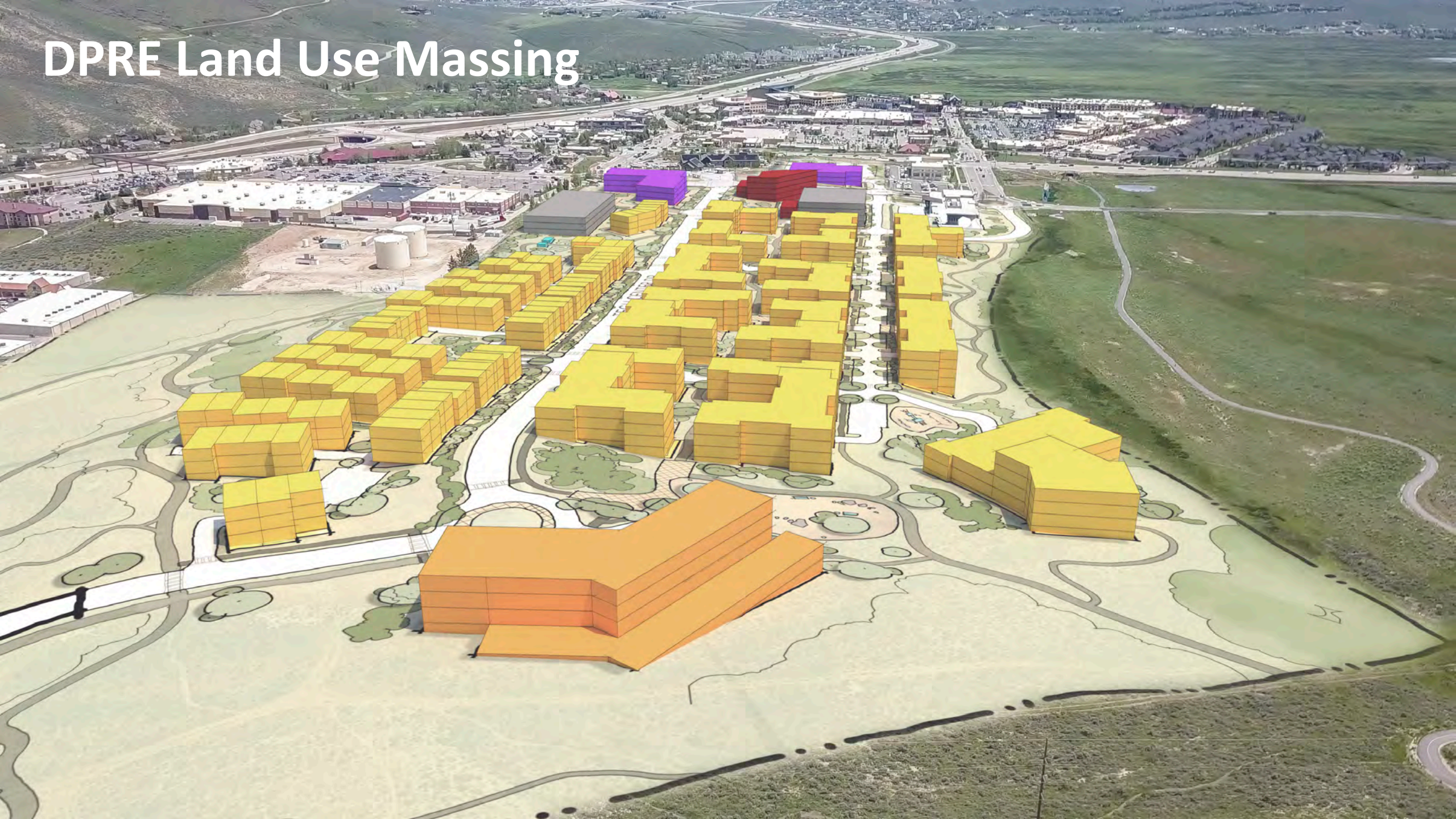


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