



Development Application | SUMMIT COUNTY COUNCIL

January 13, 2021



DAKOTA PACIFIC
Real Estate



Charlier Associates, Inc.



Session #6: Public Hearing

County Council Process

- **10/07:** Project Orientation
- **10/28:** Density, Volumetrics, Massing
- **11/09:** Land Uses and Affordable Housing
- **11/16:** Transportation and Mobility
- **12/09:** Economic Analysis and Summary
- **1/13:** Public Hearing



Project Background and Elements

Project History

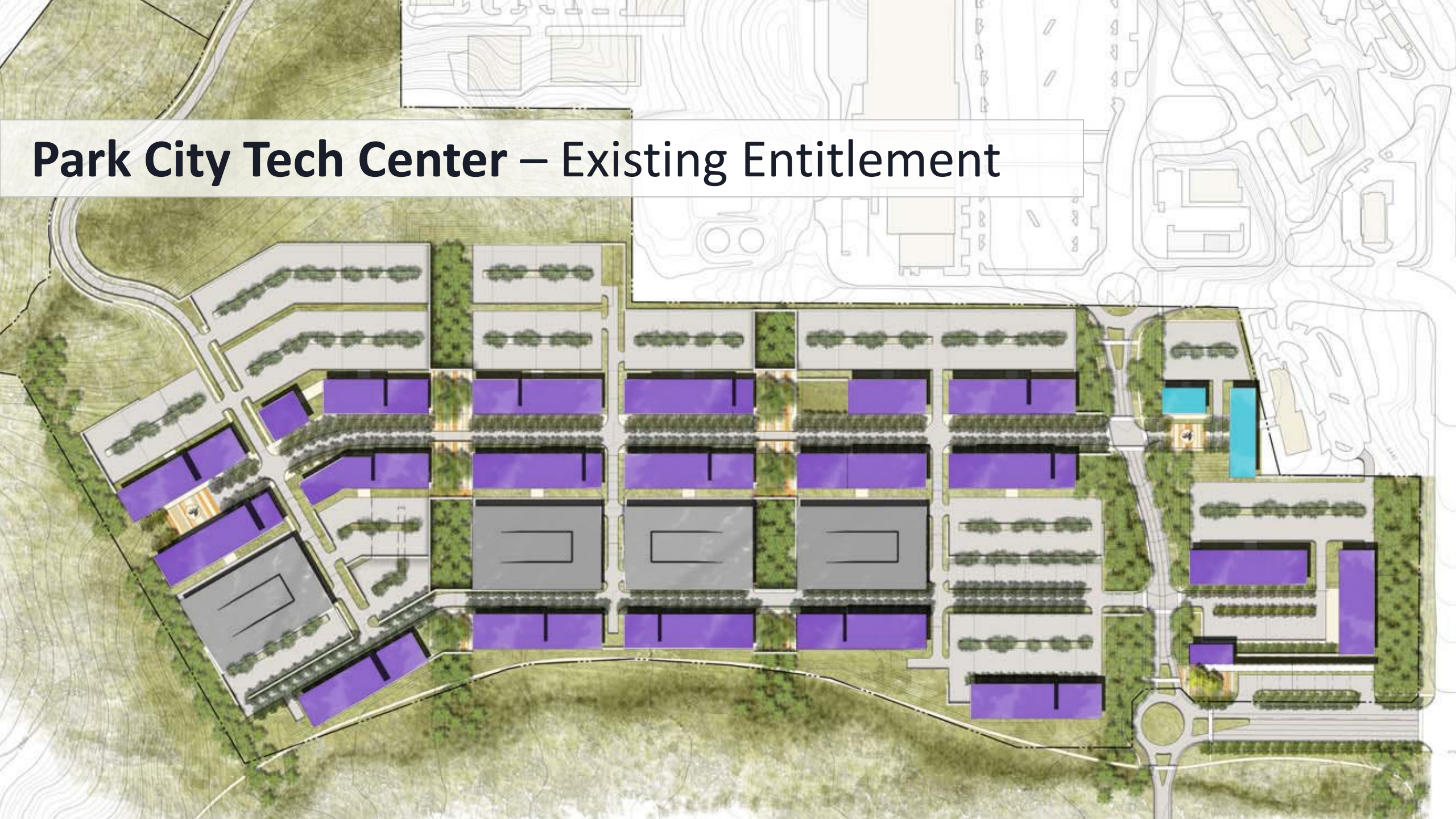
Office park plan approved in 2008

- 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 market and community needs

DPRE buys property in 2018, proposes mixed-use plan

- Long-term investors; sole owner of site
- Housing-focused mixed-use plan submitted to Summit County in 2019
- Plan responds to Summit County policy guidance, strategies and plans
- Responds to community input, needs and challenges
- Application under review

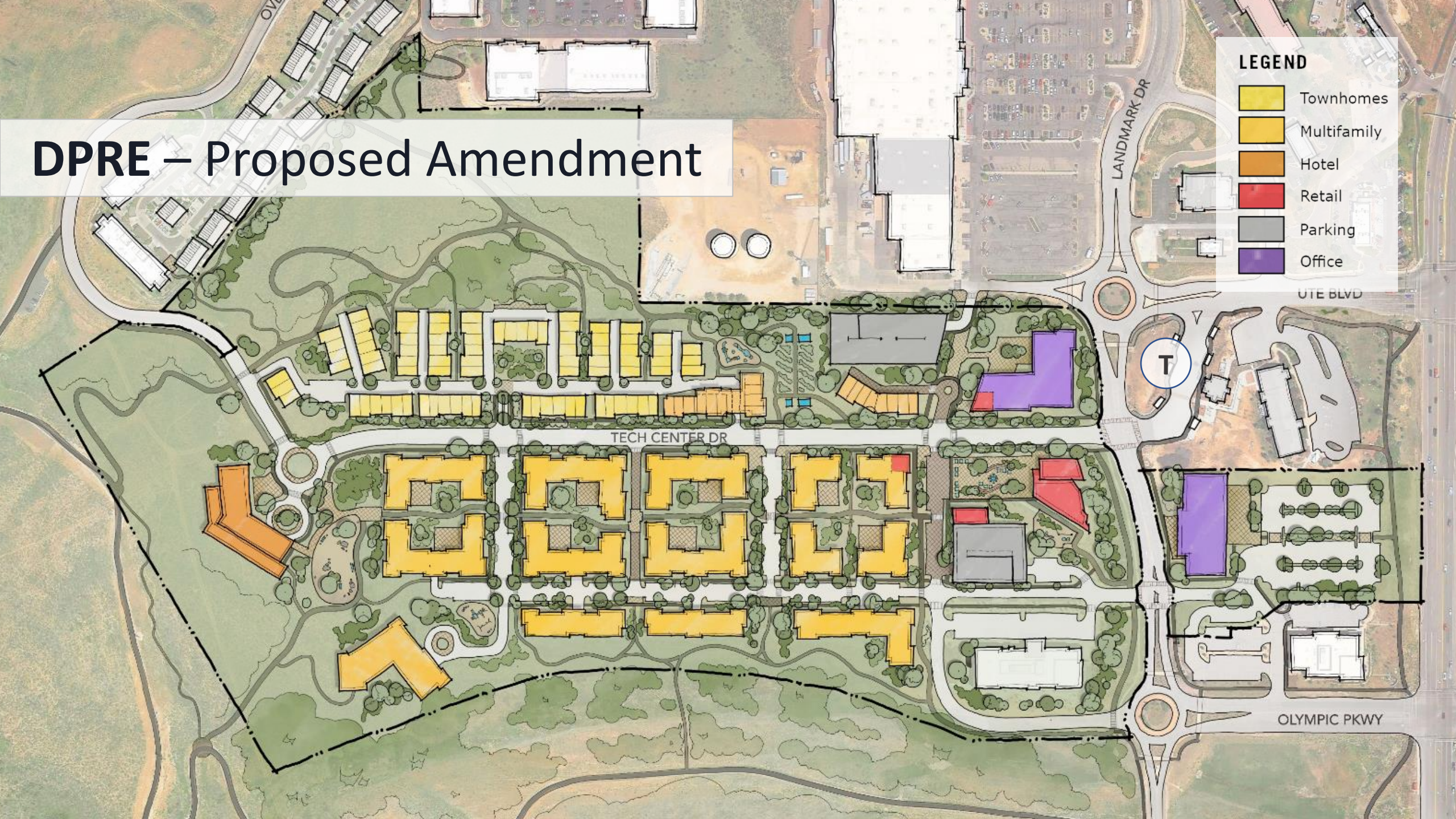
Park City Tech Center – Existing Entitlement



DPRE – Proposed Amendment

LEGEND

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



Housing



Office







Open Spaces and Trails



Project in Summary

A Sustainable, Mixed-Use, Walkable Community

Implementation of Summit County and Snyderville Basin Policy Directions and the Kimball Junction Neighborhood Master Plan:

- Mixed-use neighborhood
- People-oriented environment
- Seamlessly connected walkable neighborhood
- Centralized parking
- Variety of housing choices
- Sustainable community



Economic Considerations

- Annual Tax Revenue
 - Over \$5,000,000
- One-time Permit and Impact Fees
 - Over \$15,000,000
- Dramatically increases annual tax revenue
- Diversifies job creation across multiple sectors



Community Scale

- Variety of **building uses, types, and scale**, creating 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



Open Spaces and Amenities



Housing

Summit County has an immediate and ongoing shortfall in workforce housing

Range of Housing

- **Various sizes** – Studio, 1BR, 2BR and 3BR
- **Various types** – Apartments, Townhomes, Condos, Senior, and Live/Work
- **Various levels** – 256 affordable units (30%-80% AMI), 50 attainable units (100%-120% AMI), 714 market rate units, and 80 for-sale condos

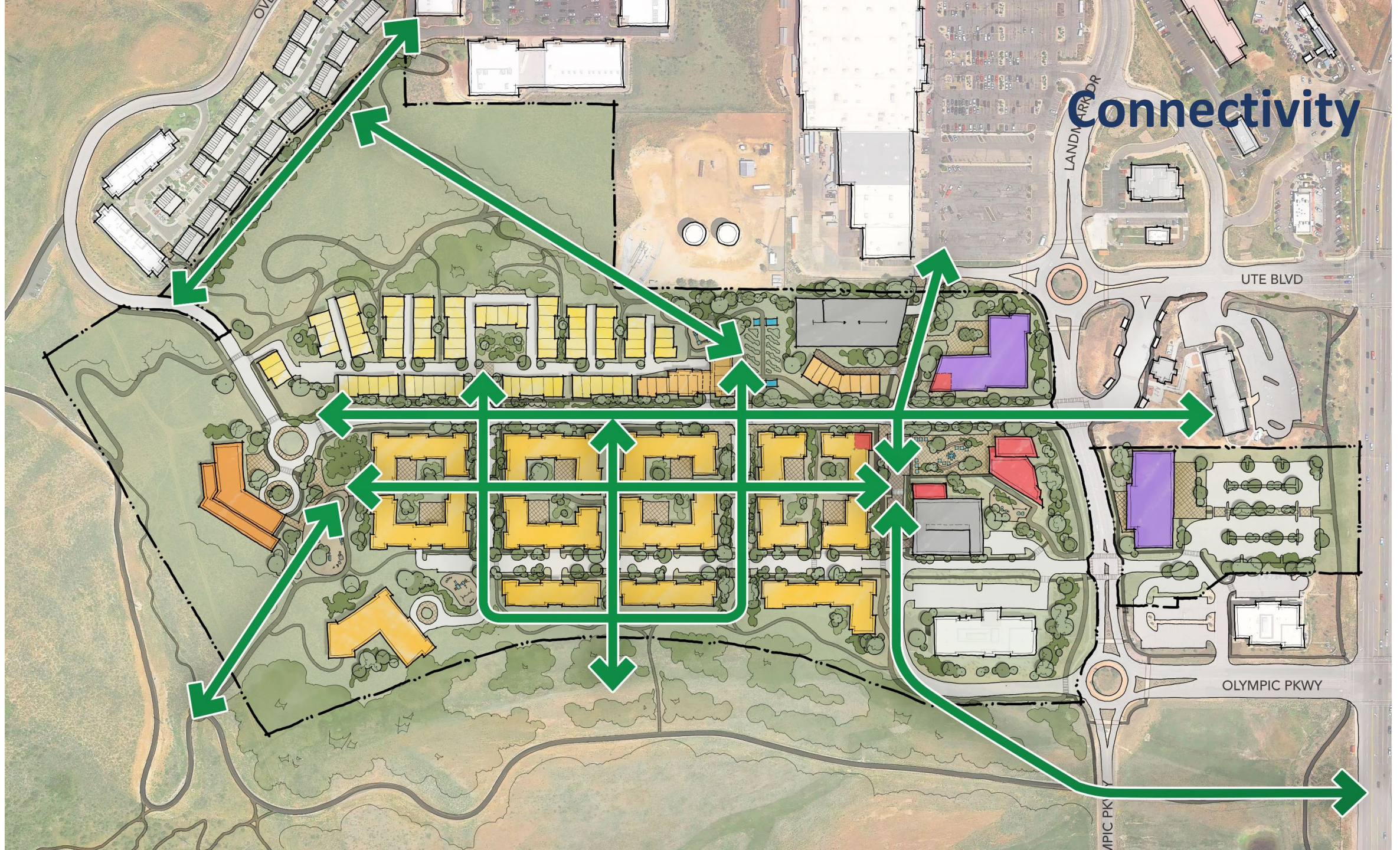


Transportation and Mobility

- Transit-Oriented and Transit-Ready Development
- Leverage the existing transit center to reduce the number of vehicle trips
- Walkable and bikeable community
- Currently monitoring the ongoing UDOT SR224 study
- Traffic Study completed by Transportation Planning and Engineering consultants, and **confirmed and approved by Summit County Transportation Staff**
 - 70% of existing traffic is generated by employees commuting from outside Summit County
 - Mixed-use plan reduces peak traffic by 30% vs. existing entitlement



Connectivity



Sustainability

Holistic approach to social, environmental and economic sustainability

- Range of Transit-Oriented Development housing for individuals and families of varying income levels
- Grouping buildings and minimizing impervious surface parking allows for more open space
- Energy-efficient; EV- and solar-ready
- Collaboration with Rocky Mountain Power focused on renewable energy programs
- Waterwise, native landscaping with sustainable stormwater infrastructure
- Recycling and sustainable waste programs



The Right Project at the Right Time



Our Request

Amend the development agreement to incorporate a change in land use.





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