



Development Application | SUMMIT COUNTY COUNCIL

February 24, 2021



DAKOTA PACIFIC
Real Estate



Charlier Associates, Inc.



Session #6









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.

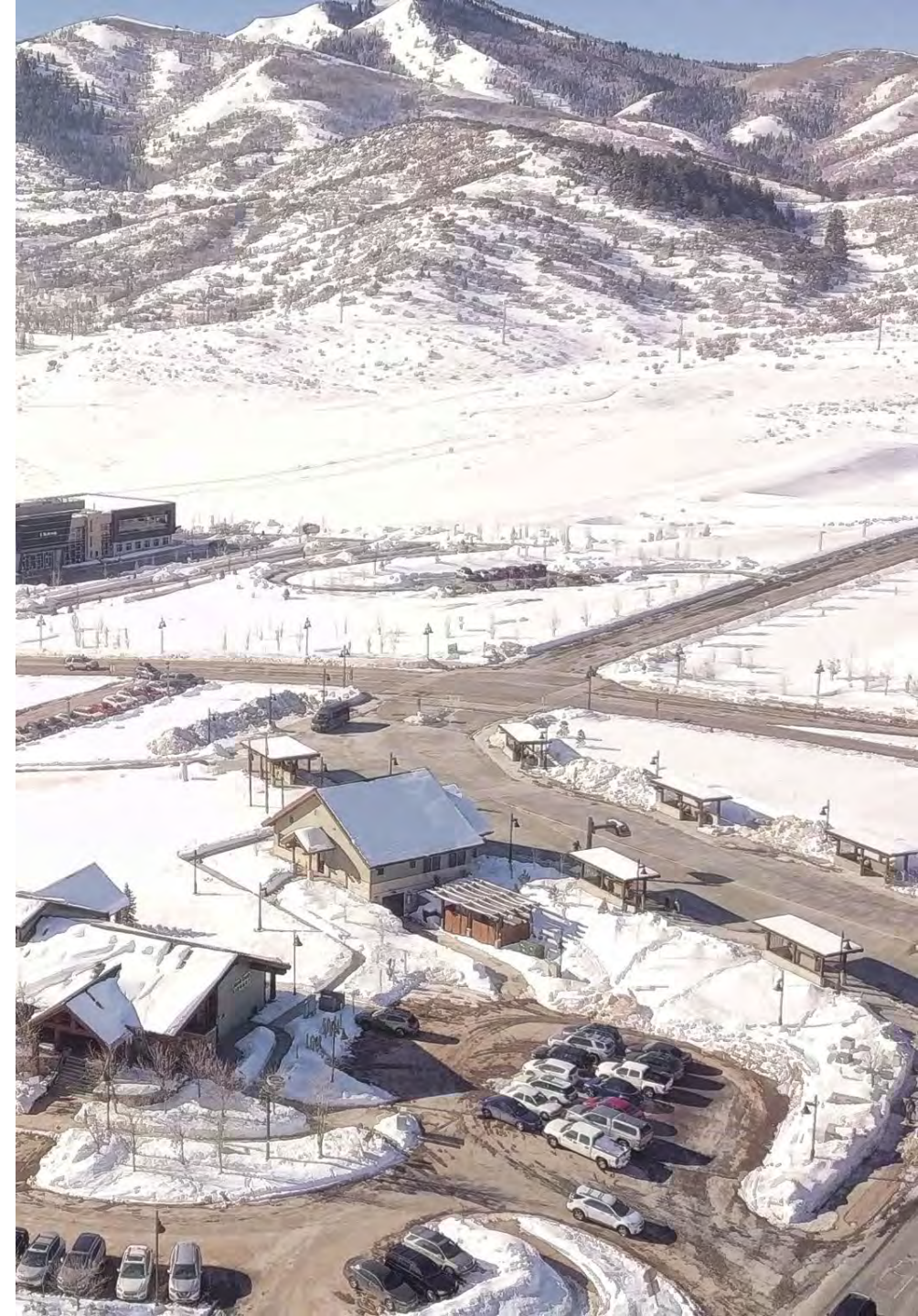
There are not many undeveloped large lots in this neighborhood so redevelopment and in-fill development is the most likely to occur. An appropriate mix of land uses, as well as various activity spaces and programs to encourage a sense of community, attracting people on a daily basis, are important objectives.

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.



Vision for the Community

- Gateway to the region
- Vibrant mix of uses
- Pedestrian and bicycle-oriented community in an auto-oriented space
- Transit-focused community
- Destination amenities and gathering spaces
- Workforce, market-rate and senior housing
- Resident population that supports local retail and shops
- Sustainable buildings, landscapes and programs
- Landmark opportunity to work together to create a new civic space and identity





Key Discussion Topics

- Land Partnership Opportunities
- Support for a Community Development Area
- Housing and Affordability
- Community Programming
- Commitments to Sustainability
- Mobility and Traffic Mitigation
- Phasing



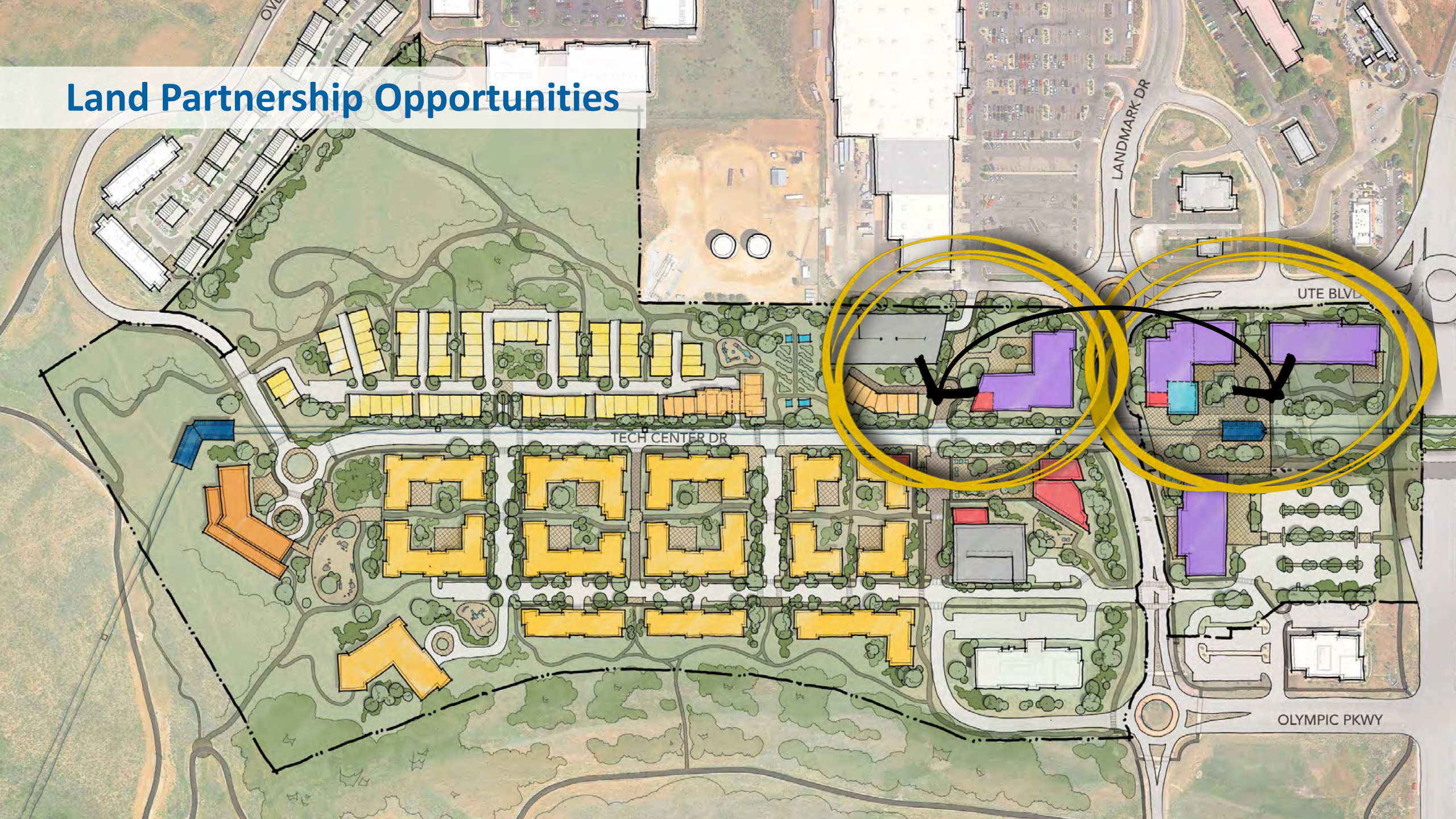
Land Partnership Opportunities



Land Partnership Opportunities



Land Partnership Opportunities



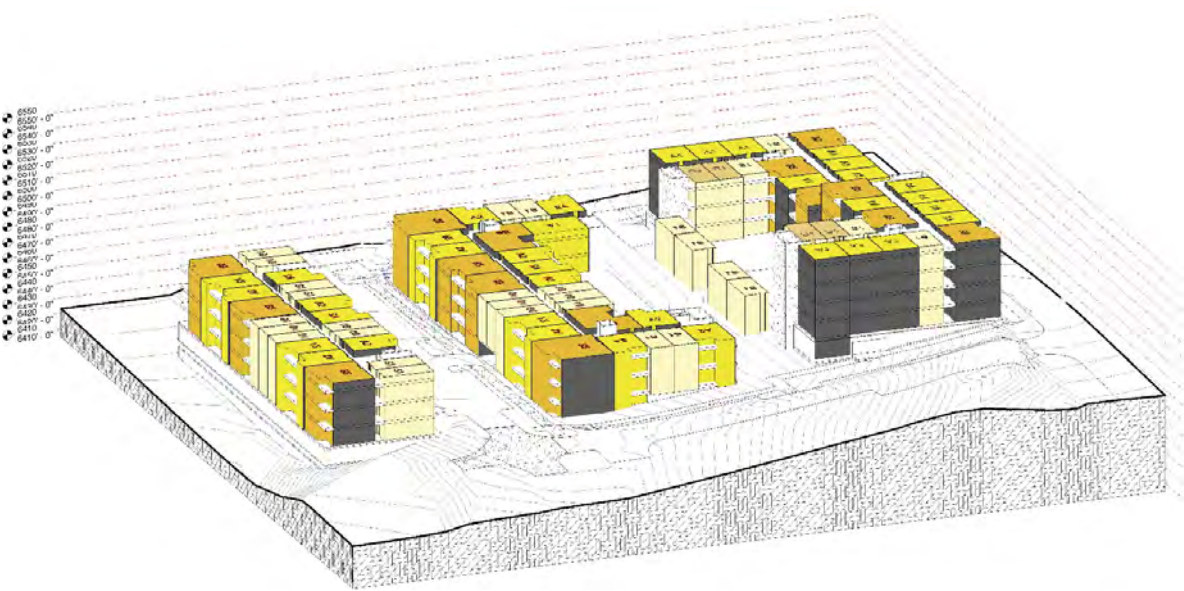
Land Partnership Opportunities



Support for a Community Development Area



Housing and Affordability



Community Programming

Potential partnerships with:

- Summit County Community Market
- Park City Farmer's Market
- Park City Film
- Existing Kimball Junction Businesses
- Summit Community Gardens
- Basin Recreation
- And more...



Community Programming

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- And more...



Commitments to Sustainability



High performance building envelopes



Energy-efficient light fixtures, smart technology



Low-flow water fixtures



Clear energy agreement with R.M. Power



Electric charging stations



LEED certified office buildings



Recycling/composting/trash compacting facilities



Commitments to Sustainability



Summit County Bike Share Program



Water-efficient irrigation systems



Prioritize native, drought-tolerant vegetation



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

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

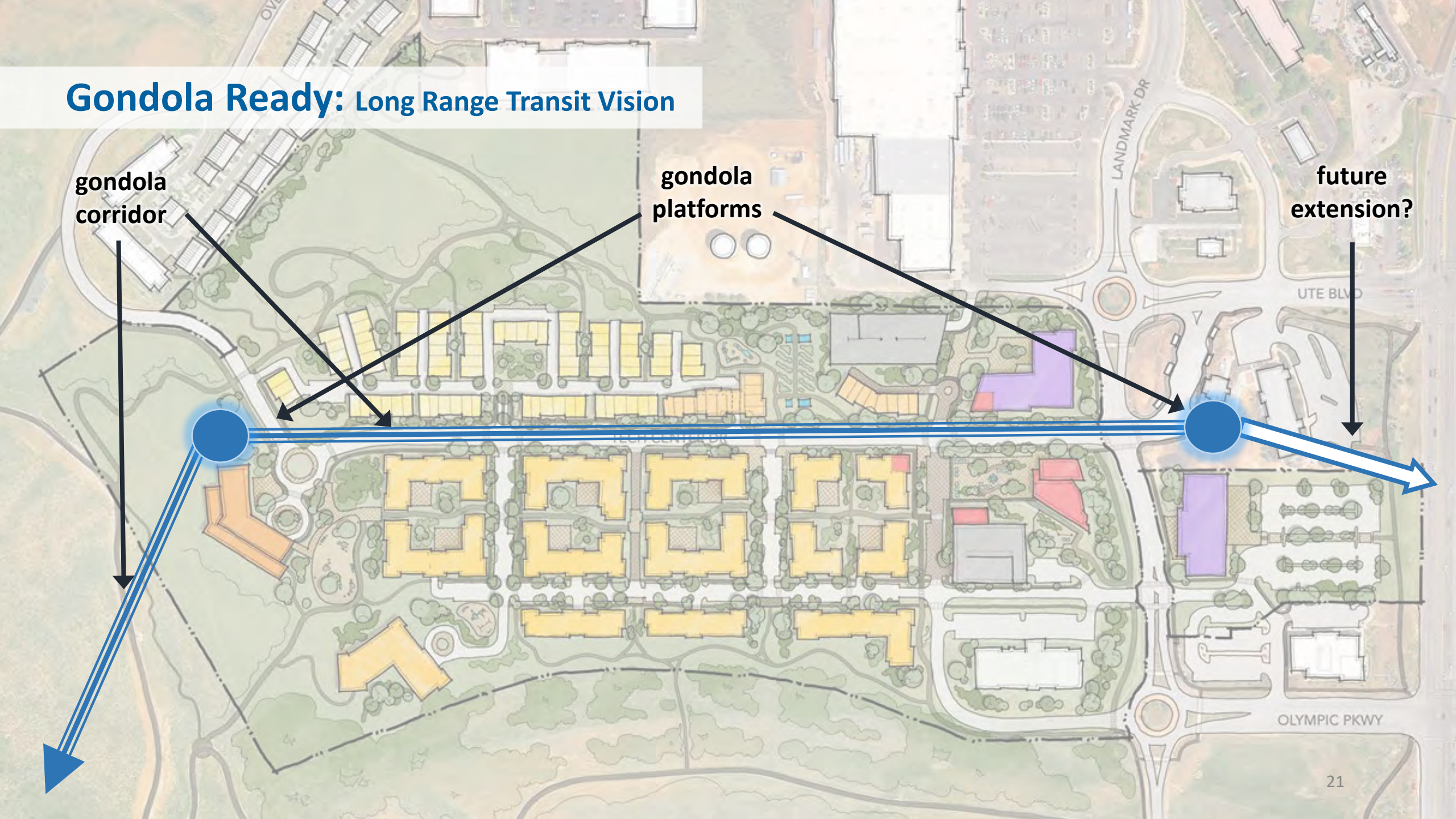


Mobility and Traffic Mitigation

- Create a dynamic walkable and bikeable community
- Support regional transportation and connectivity solutions
- Ensure less traffic impact than the existing entitlement



Gondola Ready: Long Range Transit Vision

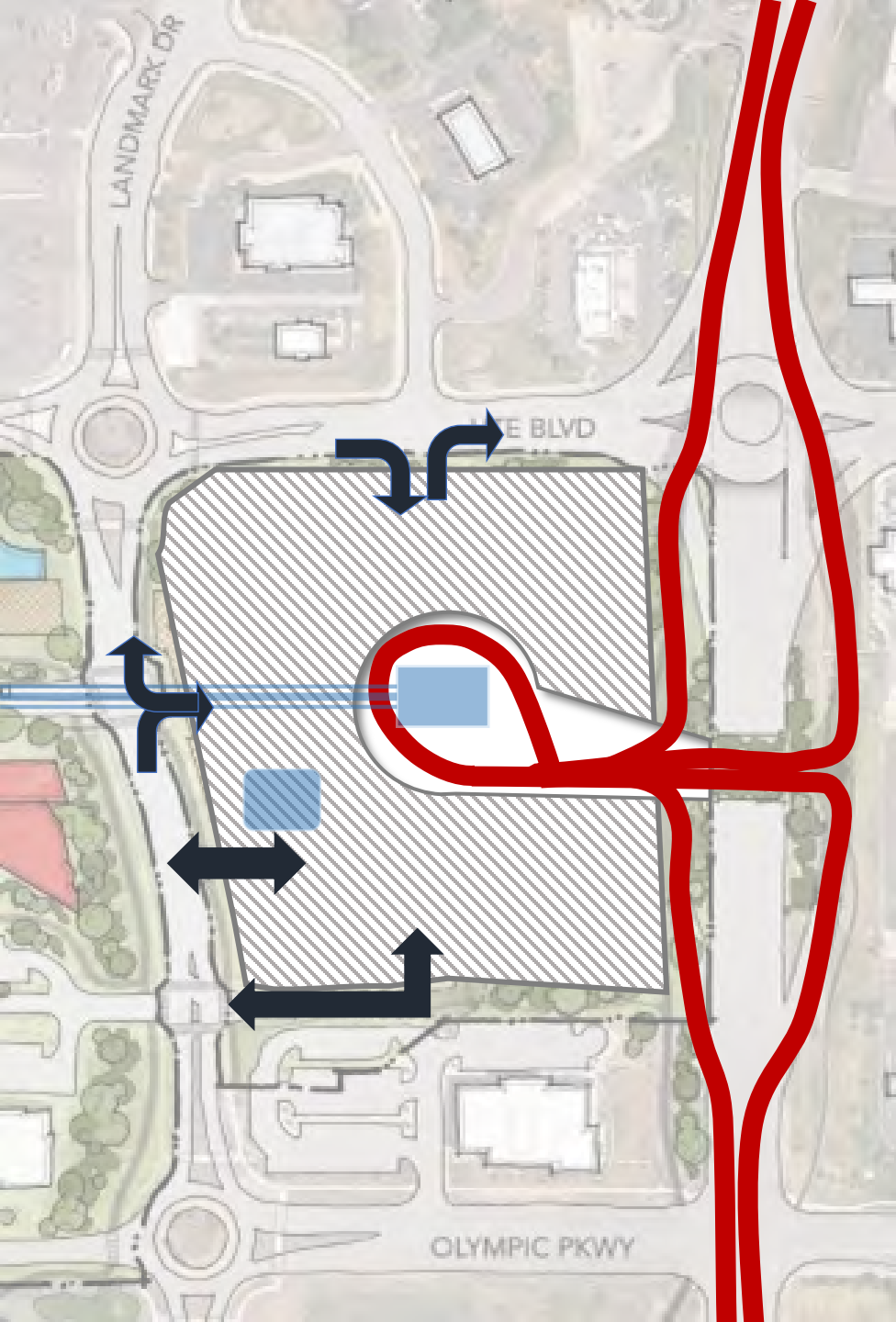
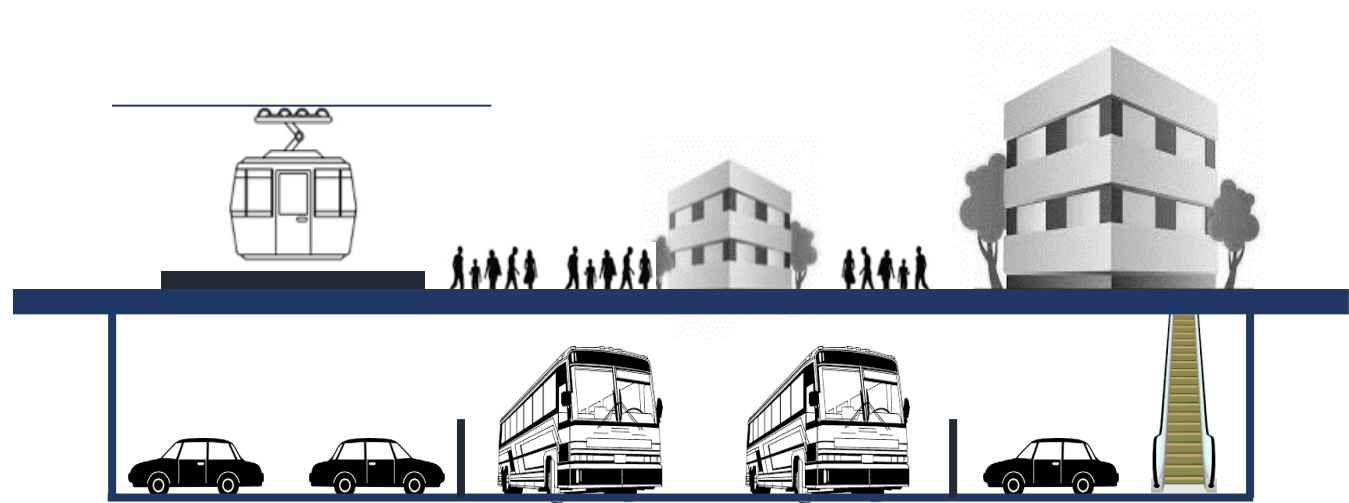


gondola
corridor

gondola
platforms

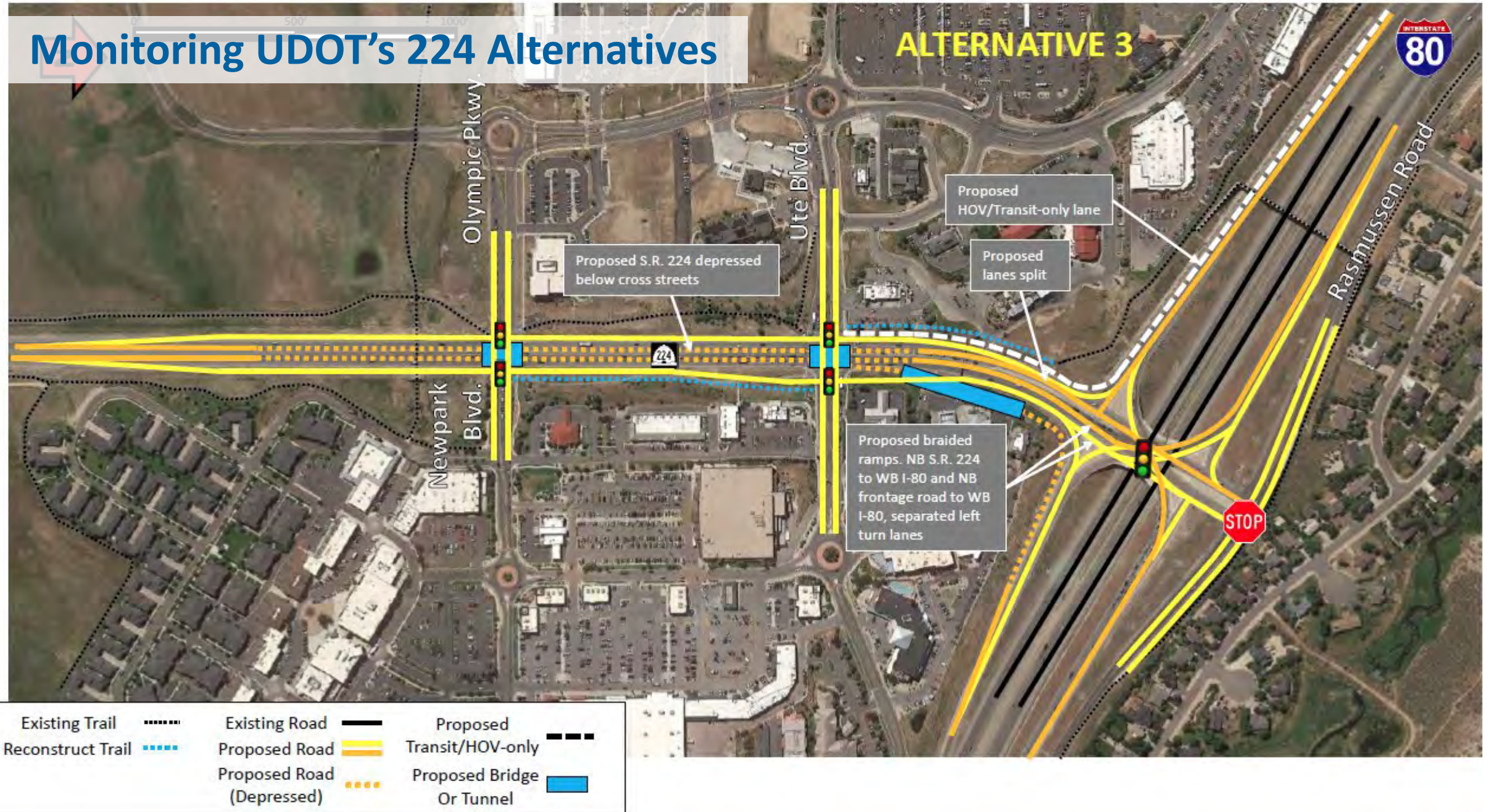
future
extension?

Intermodal Transit Center: Long Range Transit Vision

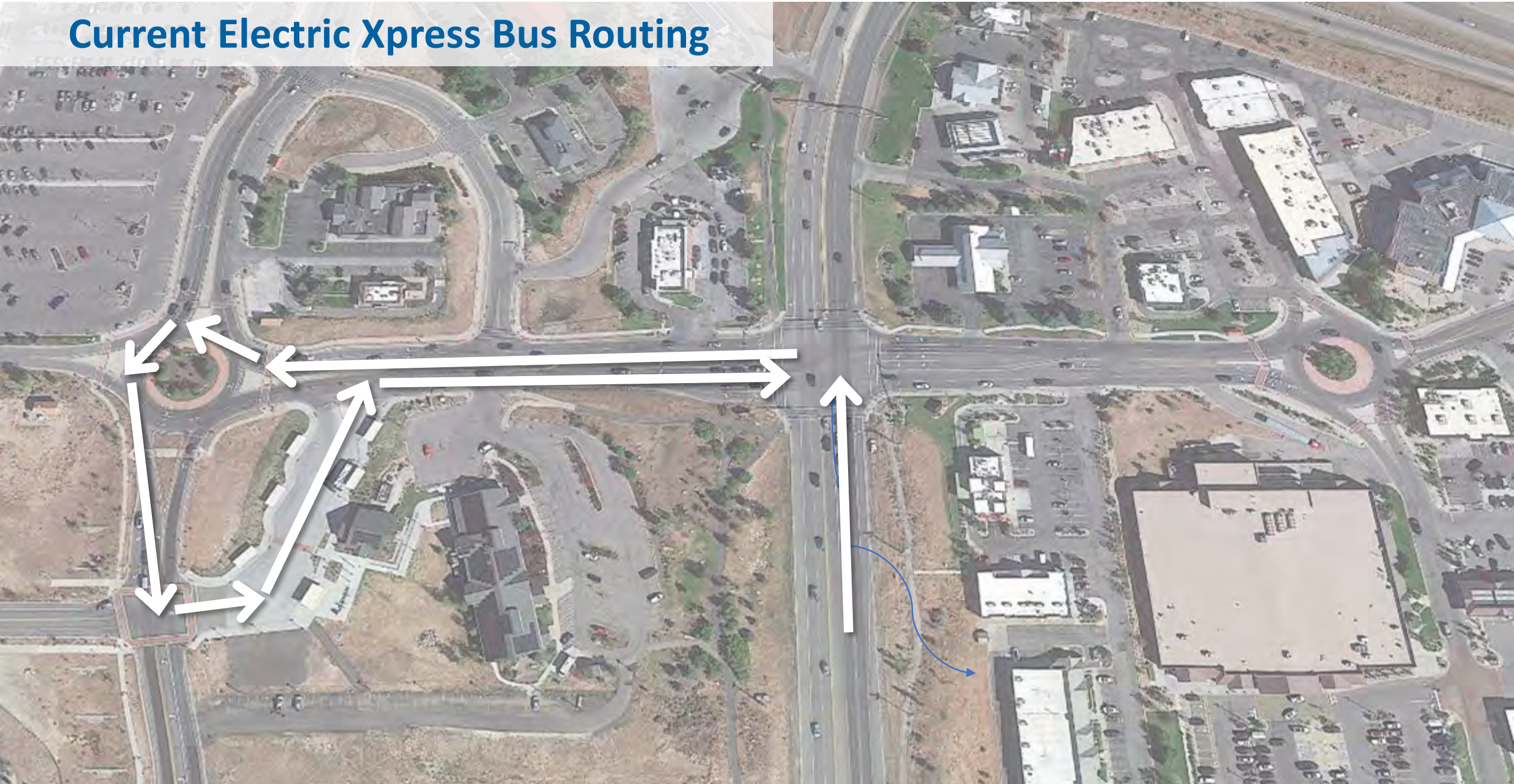


Monitoring UDOT's 224 Alternatives

ALTERNATIVE 3



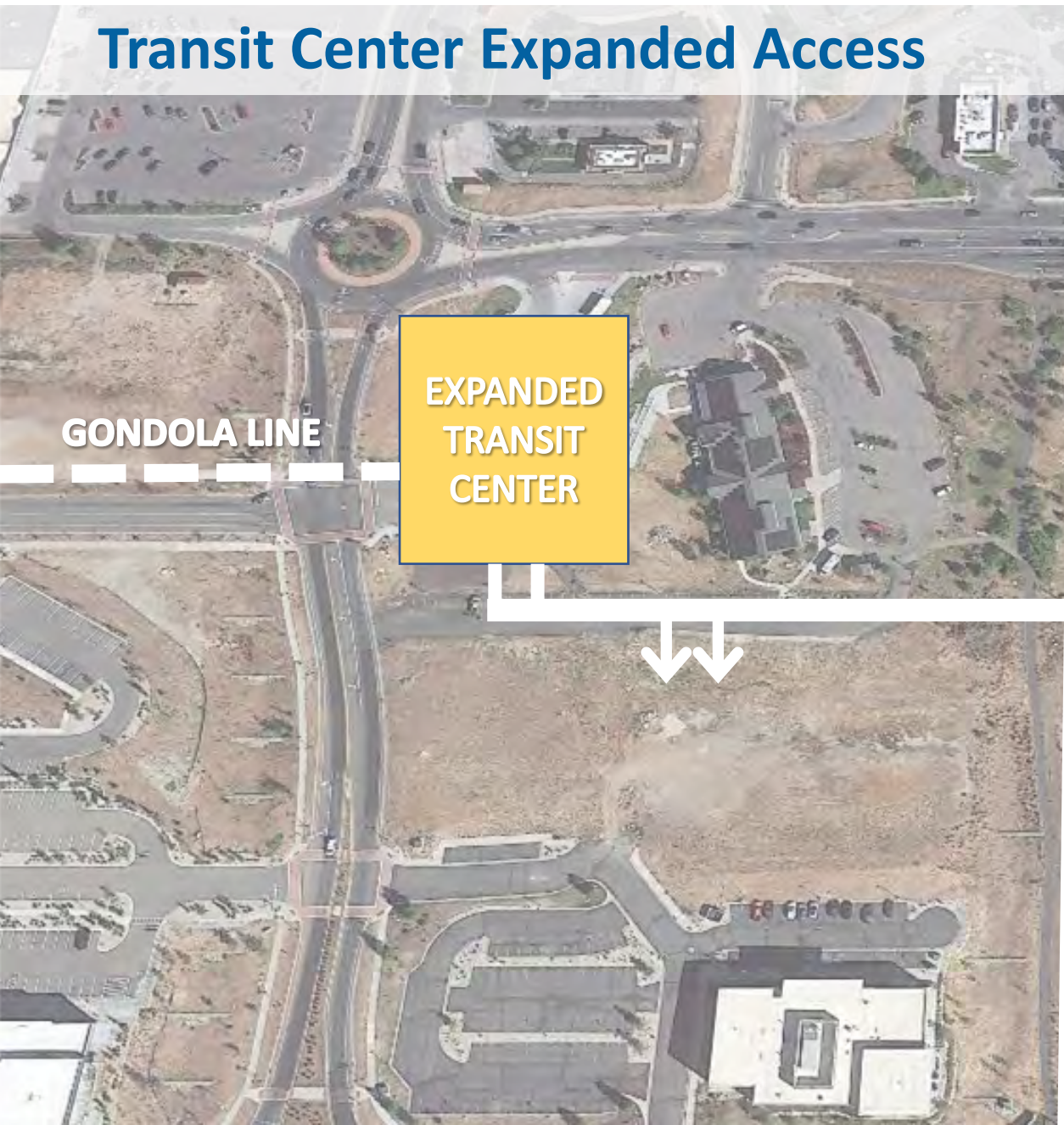
Current Electric Xpress Bus Routing



Transit Center Expanded Access

GONDOLA LINE

EXPANDED
TRANSIT
CENTER



Transit Center Expanded Access

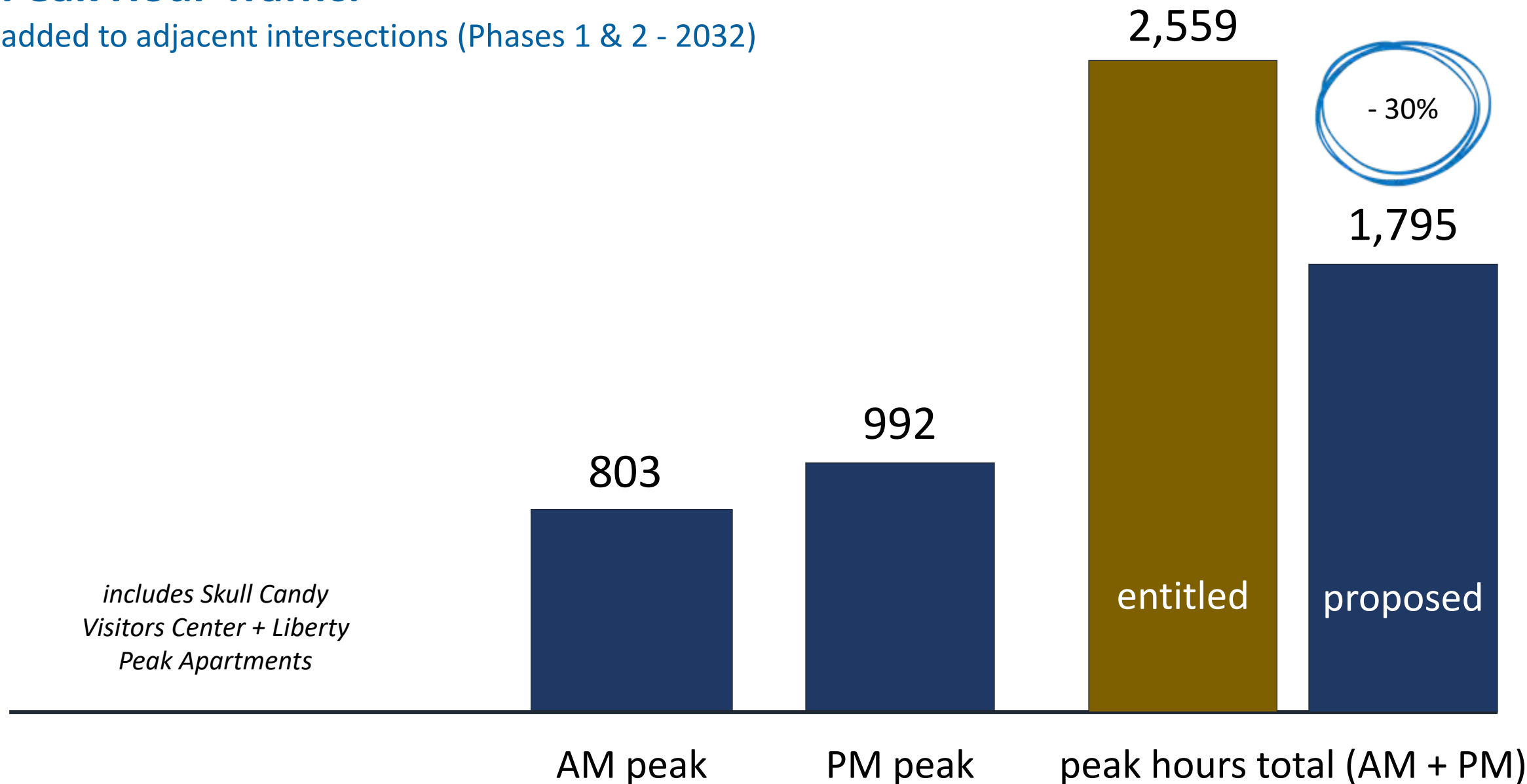


Mobility and Traffic Mitigation



Peak Hour Traffic:

added to adjacent intersections (Phases 1 & 2 - 2032)



Mitigation: Tech Center Drive & Landmark Drive

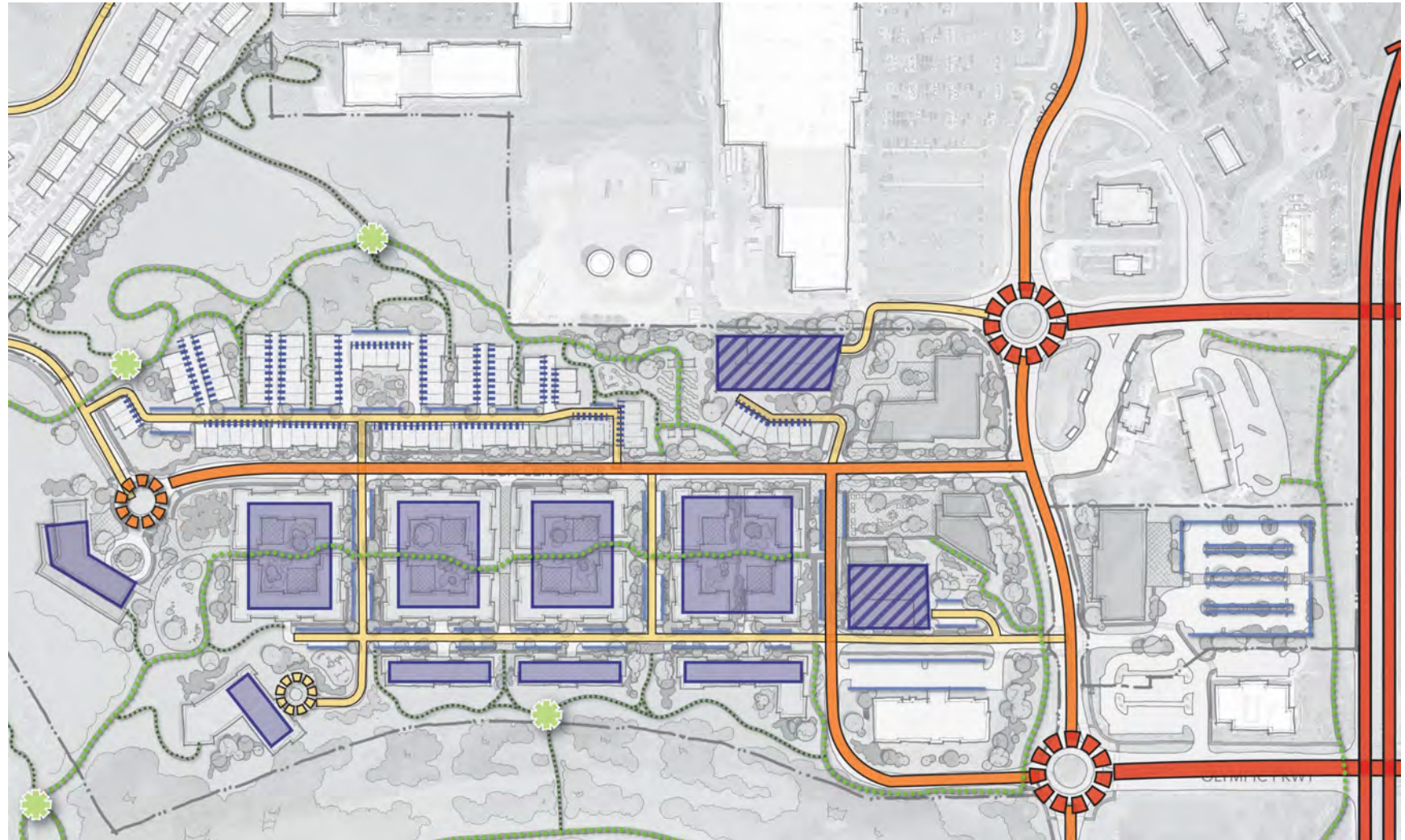
Channelize eastbound traffic to prevent left turns, add merge lane for southbound turns

Continue to support convenient bus access



Mitigation: Tech Center Drive & Landmark Drive

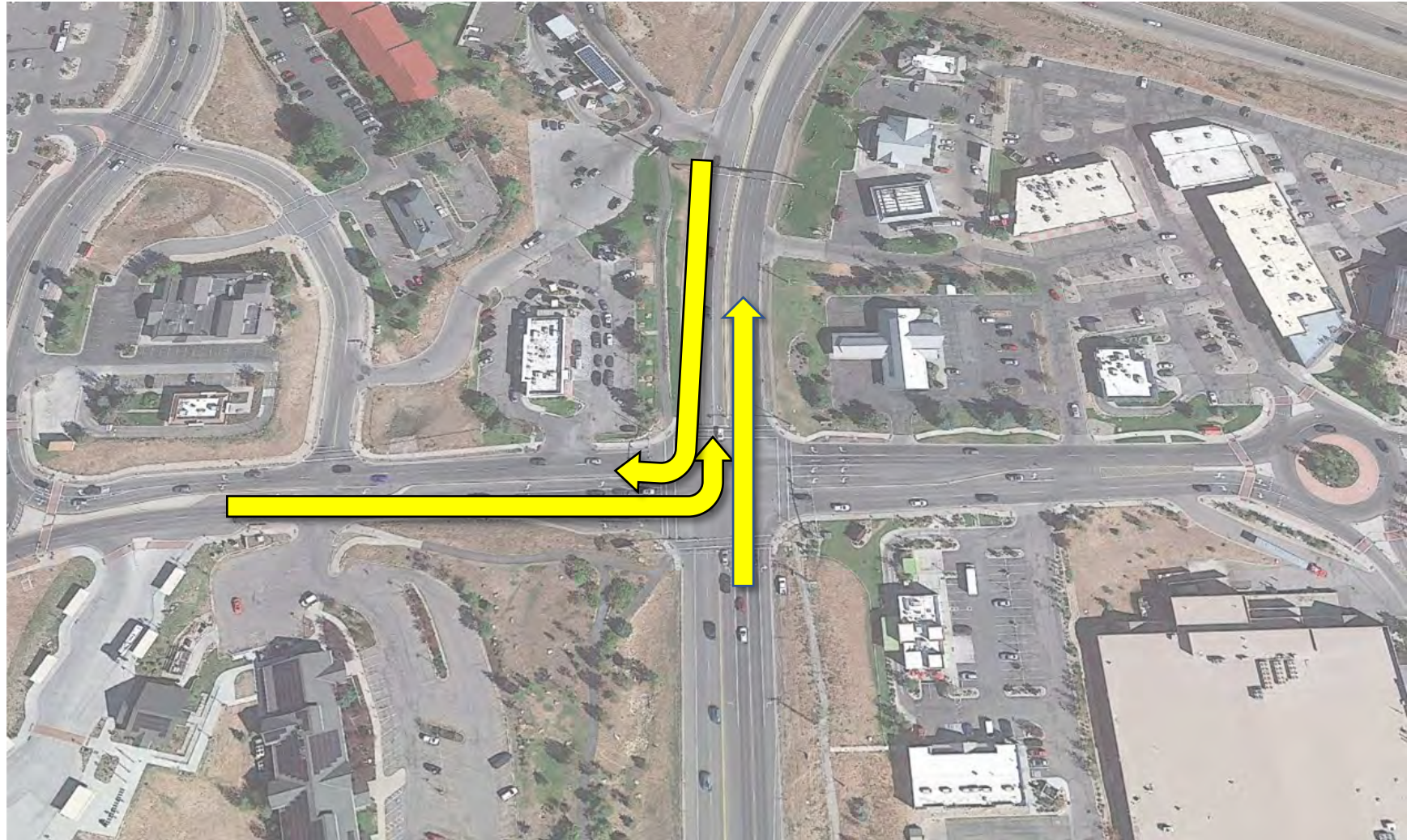
- Send more traffic to south roundabout
- Shift impact away from Ute Blvd
- Enhance pedestrian and bicycle safety



Mitigation: Ute Blvd & SR 224

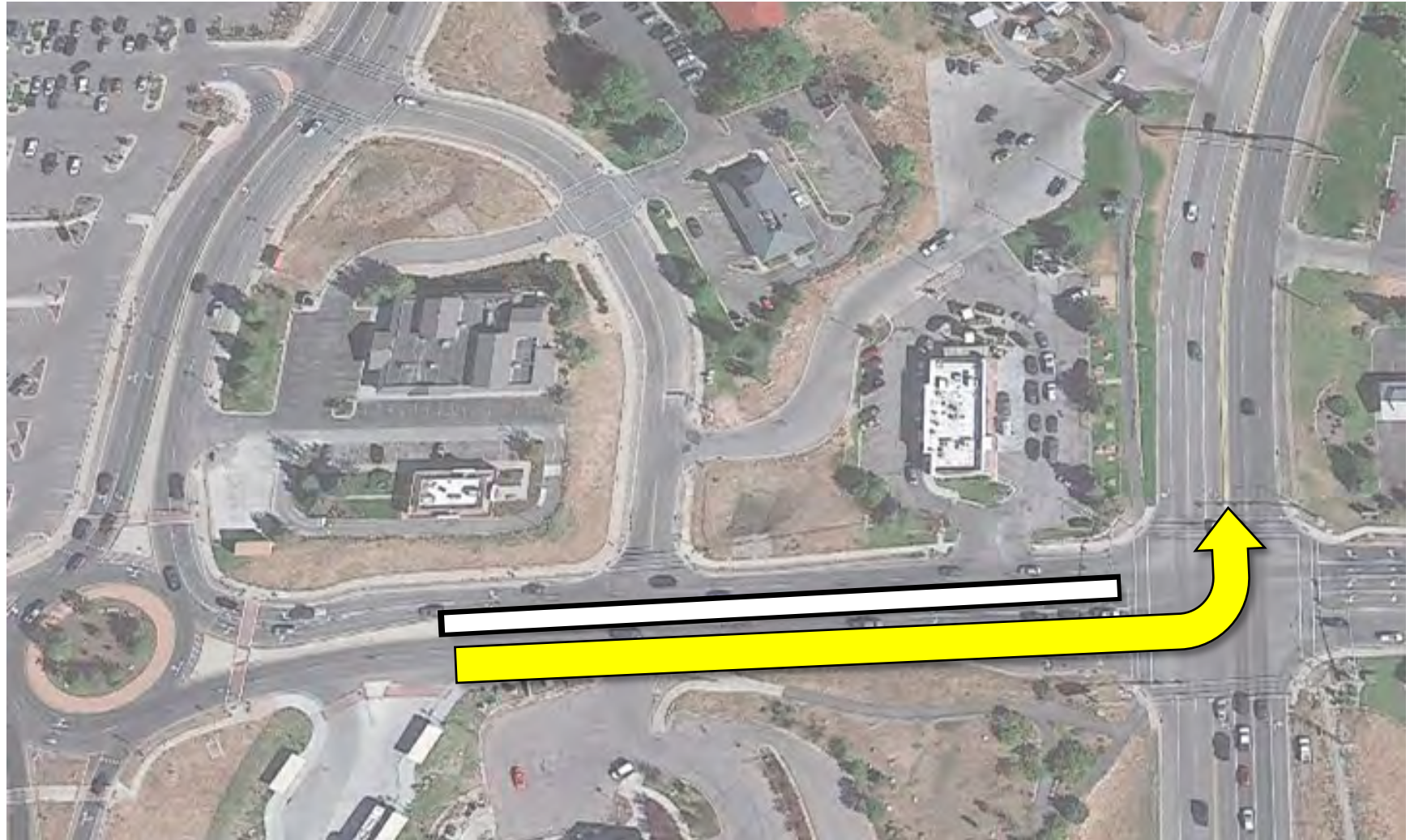
Delay Issues

- Southbound right turn capacity
- Eastbound left turn queues
- Northbound through to westbound I-80



Mitigation: Ute Blvd & SR 224

- Close median at Landmark Loop
- Lengthen left turn lane



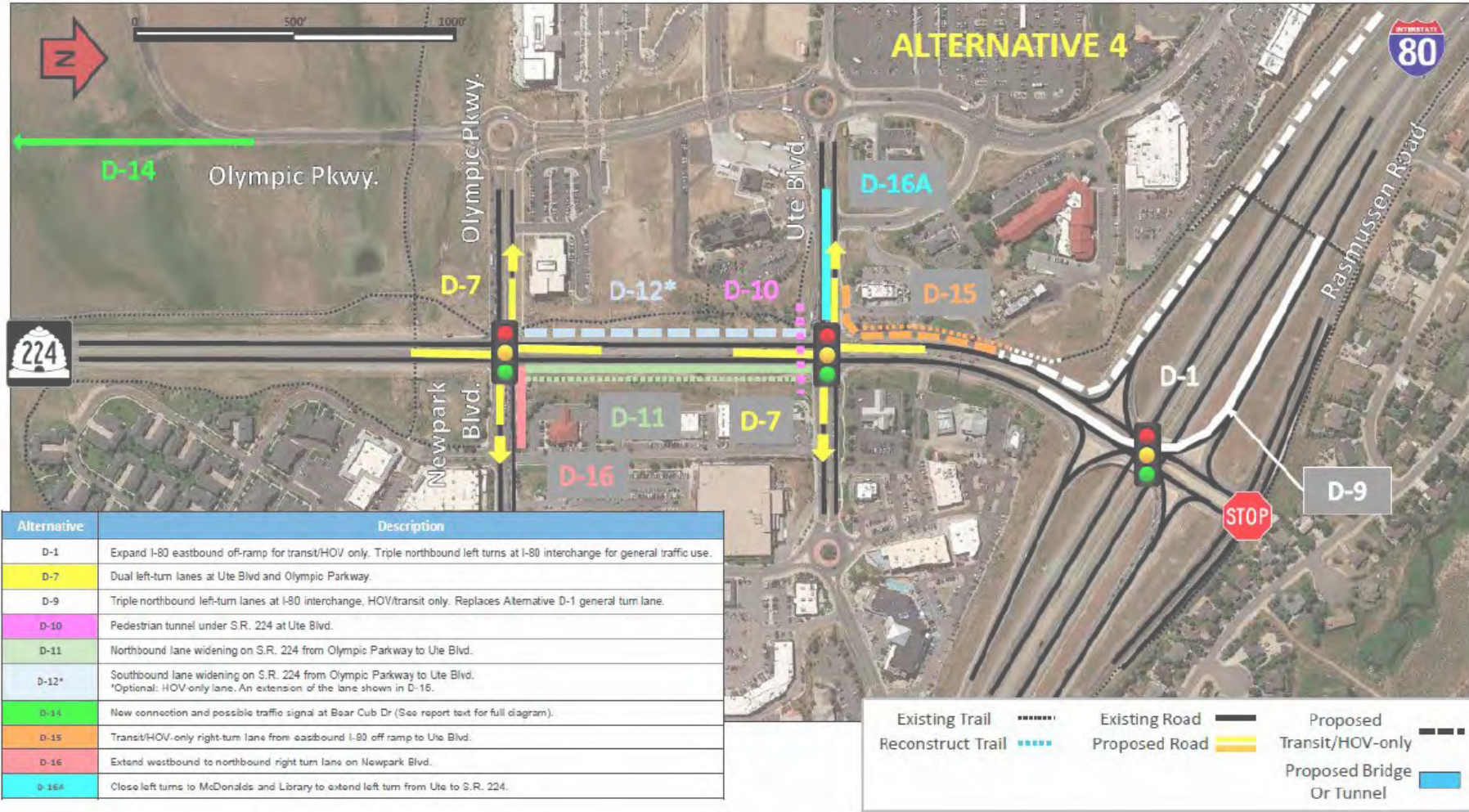
Mitigation: Ute Blvd & SR 224

- Add southbound to westbound right turn capacity
- Add northbound through to I-80 capacity



Mitigation: Ute Blvd & SR 224

UDOT interim measures –
Same conclusions

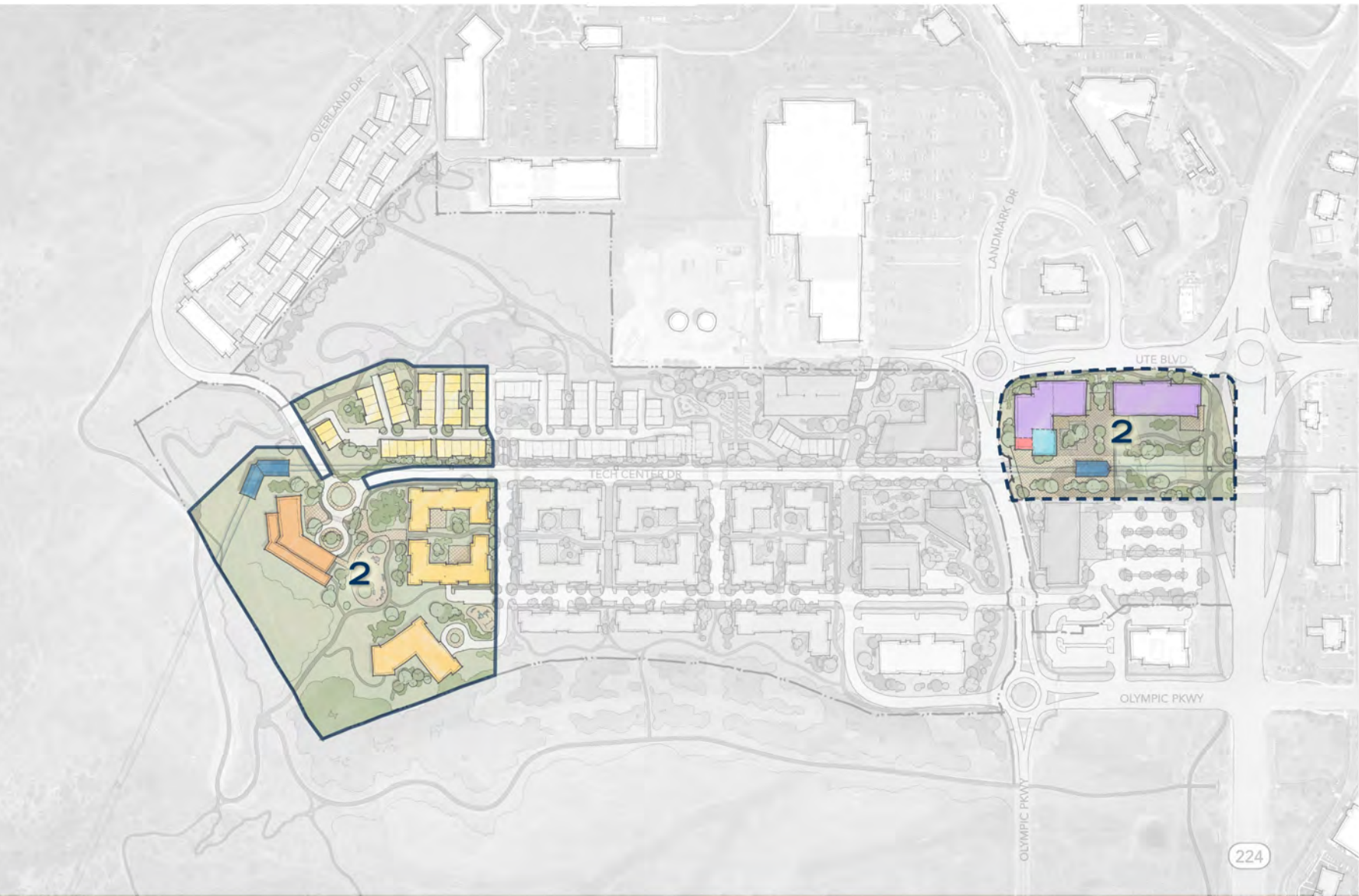


Phasing: Phase 1



Multi-Family	738 UNITS 775,000 SF
Townhome:	58 UNITS 145,000 SF
Office:	160,000 SF
Retail:	26,000 SF
Hospitality:	0 SF
Project Total:	66%

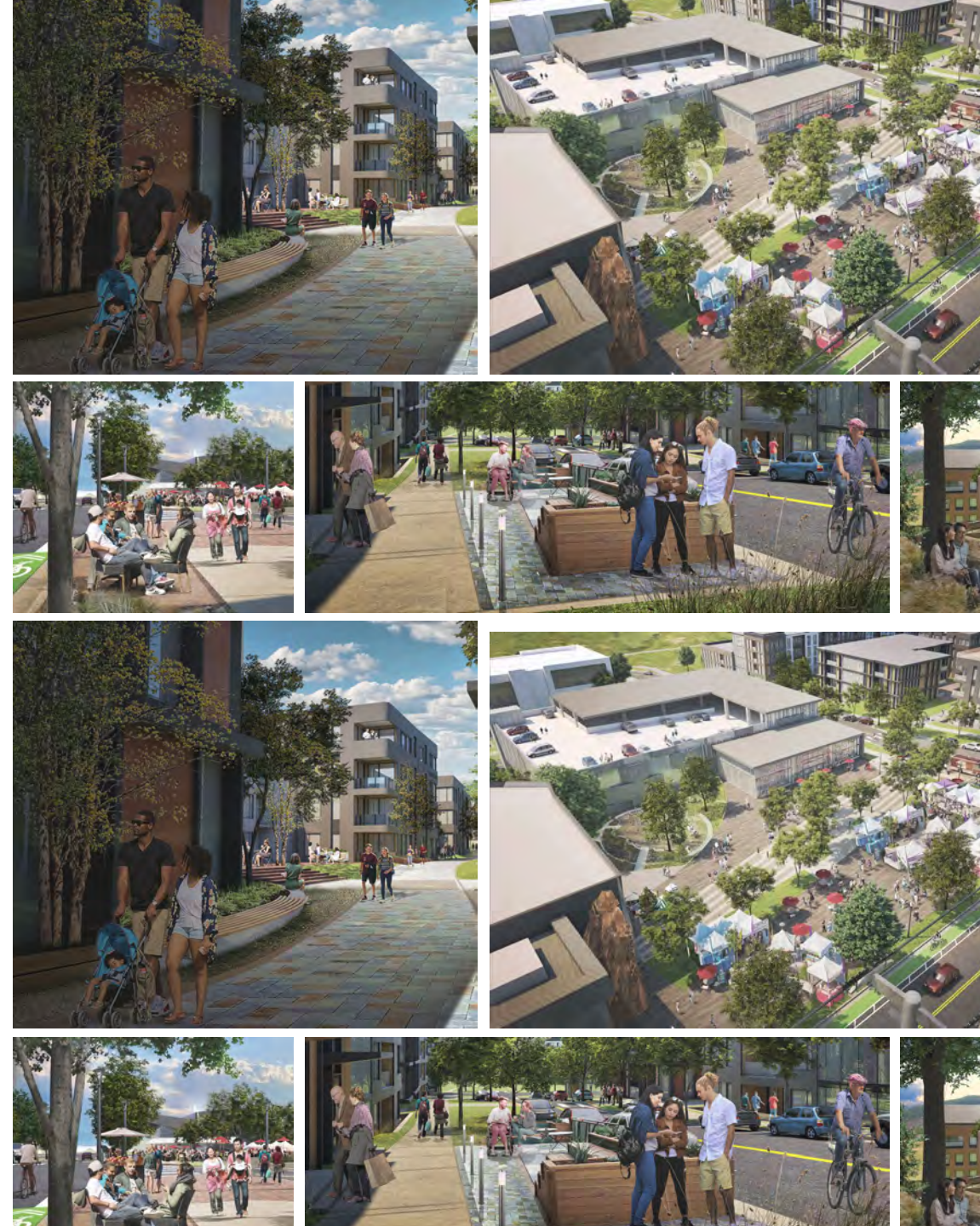
Phasing: Phase 2

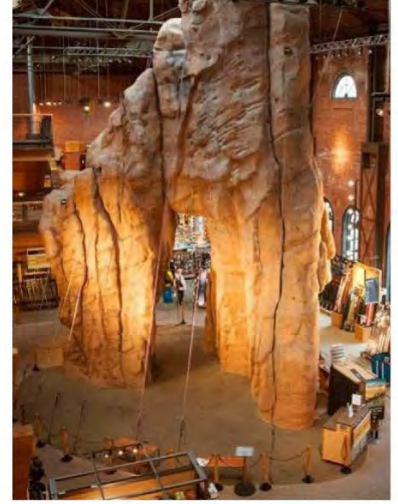


Multi-Family	262 UNITS 320,000 SF
Townhome:	42 UNITS 105,000 SF
Office:	0 SF
Retail:	5,000 SF
Hospitality:	130 UNITS
Project Total:	34%

Benefits to the Community

- Over 300 workforce housing units, plus 800 more units available to the public
- Added ridership/support of transit system
- Part of regional transportation solutions
- Support of existing local retail
- Unique destinations and amenities
- Creation of the CDA
- Model for sustainable development in the region





A Vibrant, Mixed-Use, Walkable Community
That Provides Local and Regional Benefits and Solutions



The Right Project in the Right Place at the Right Time





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