



Development Application | SUMMIT COUNTY COUNCIL

January 27, 2021



DAKOTA PACIFIC
Real Estate



Charlier Associates, Inc.



Session #6: Public Hearing

Economic Impacts

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**
- **At least three phases**
- **Market-driven and flexible**



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	

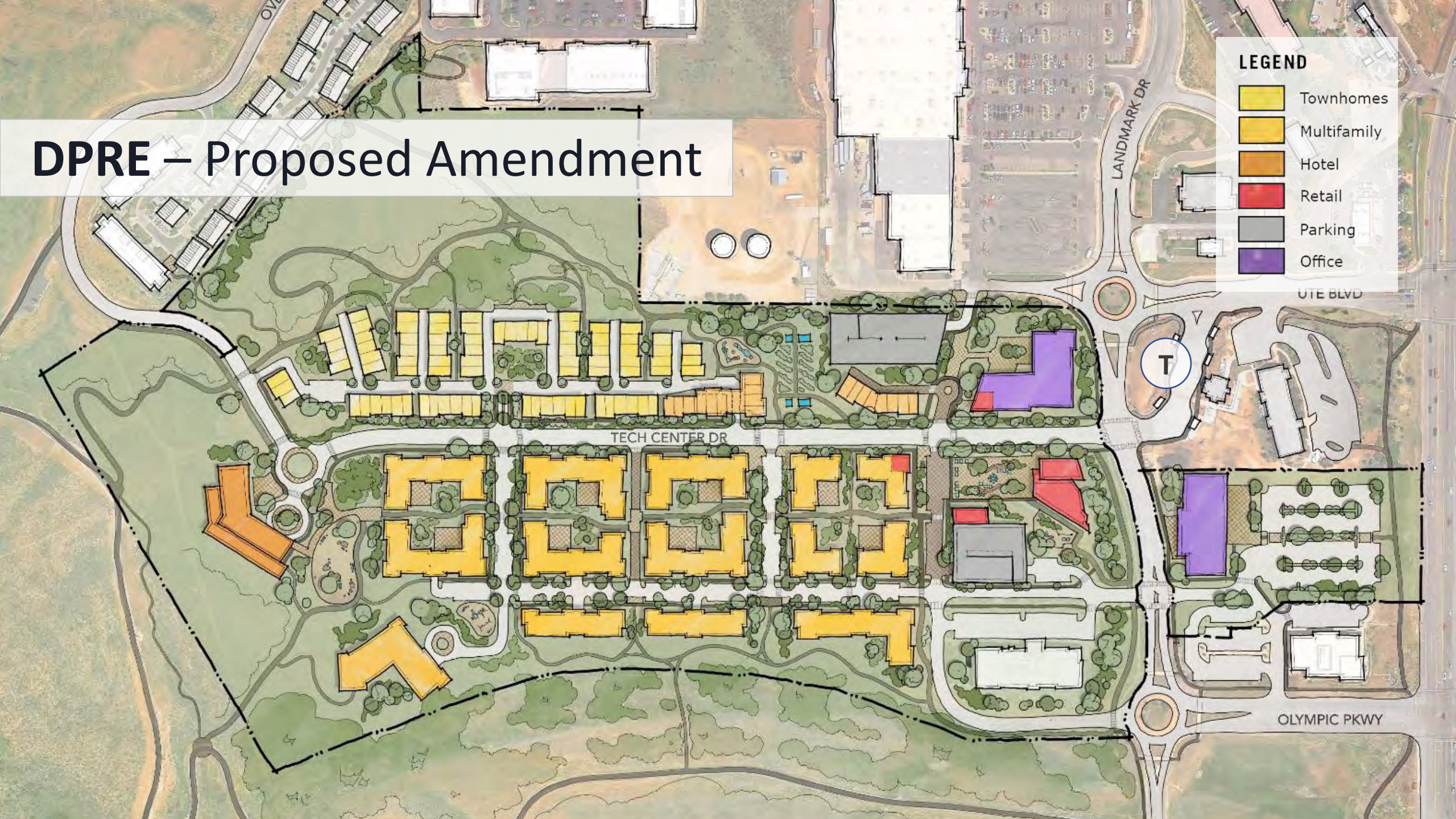
Overall Phase Intent

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Phase 2 4 - 6 years	X	X	X	X	Pocket Parks Dog Park	X	X
Phase 3 6+ years	X				Children's Play	X	

DPRE – Proposed Amendment

LEGEND

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





**WEST
END**

**RESIDENTIAL
CORE**

**COMMUNITY
CORE**

**EAST
END**

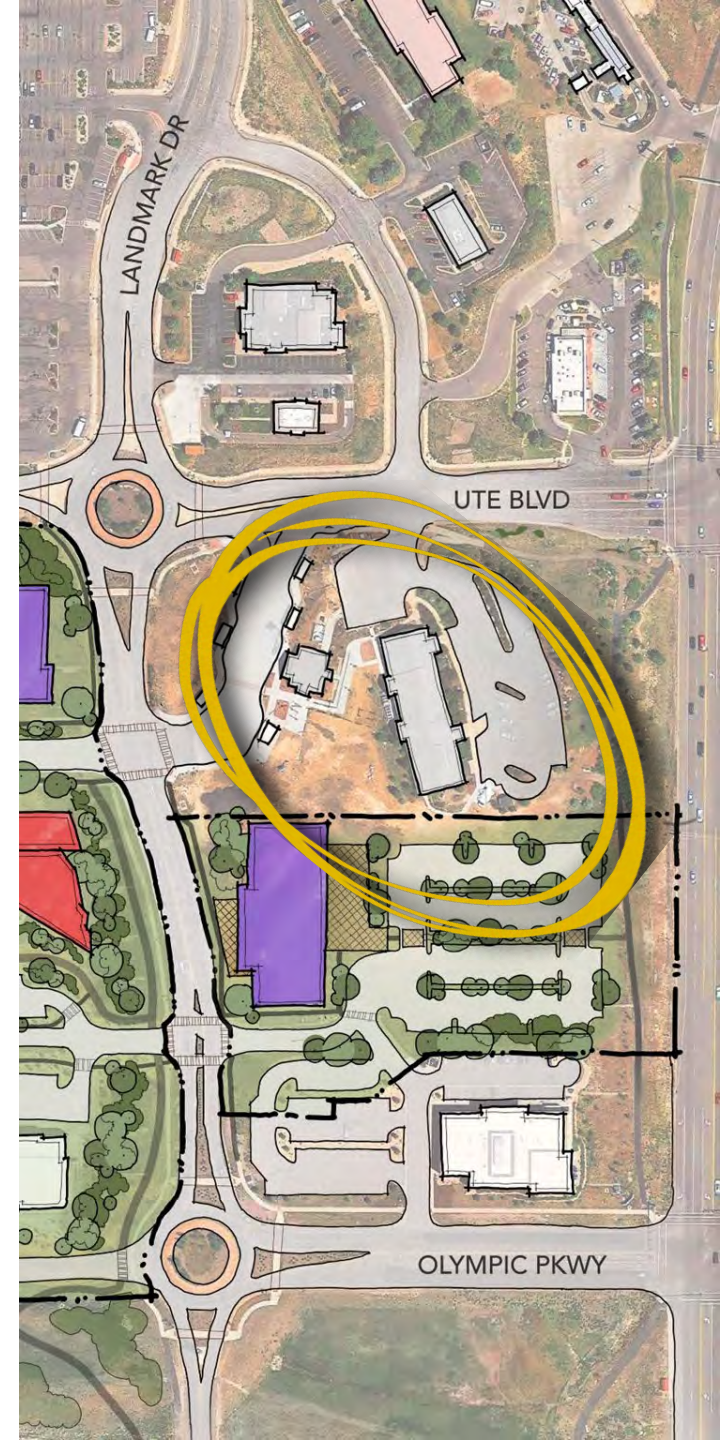
TECH CENTER DR

LANDMARK DR

UTE BLVD

OLYMPIC PKWY





Affordable Housing

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 Waiters & Waitresses \$21,448 Childcare Workers \$23,129	Hotel & Resort Desk Clerks \$26,600 Retail Salesperson \$28,714 Skullcandy Loss Prevention Specialist† \$30,000	Cooks, Restaurant \$32,852 Skullcandy Accounts Receivable Analyst† \$38,000	Police, Fire, & Ambulance Dispatchers \$40,009 Bus Drivers \$42,634 Skullcandy Junior Designer† \$45,000 Concierges \$45,760	Welders \$50,949 Skullcandy Logistics Analyst† \$53,000 Loan Officers \$53,974	Skullcandy Executive Assistant† \$58,000 Special Education Teachers \$59,228	Accountants \$65,845 Registered Nurses \$66,472 Skullcandy Graphic Designer† \$70,000 Architects \$71,100	Skullcandy Motion Designer† \$83,000 Mechanical Engineers \$87,584 Financial Analysts \$88,830 Lawyers \$92,482	
† Glassdoor.com (March 2020)									

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Site Program Comparison

	Park City Tech Center		DPRE Mixed-Use CURRENT PROPOSAL	
Product Type	SF	Units	SF	Units
Research Park / Office	1,295,000		235,000	
Civic				
Housing	195,000	152	1,248,000	1,100
Commercial / Retail	-		19,000	
Hospitality	-		122,500	
Gross Total	1,490,000	152	1,624,500	1,100
Less Workforce Housing	(195,000)		(335,400)	Note
Net Total	1,295,000	152	1,289,100	1,100

Note
306 affordable units. Does not include the existing 195,000 SF (152 units) of workforce housing

Volumetrics and Sustainability



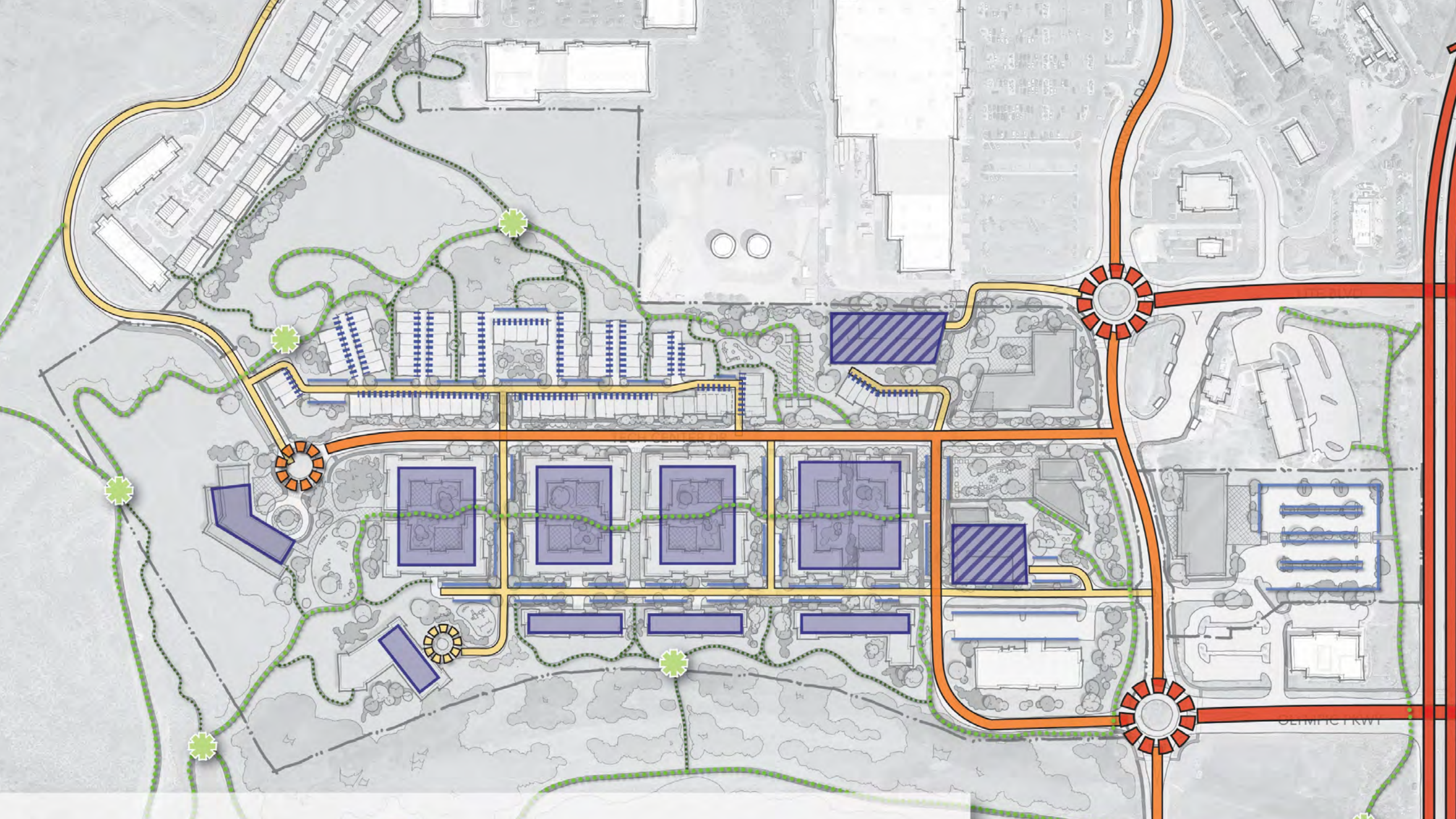
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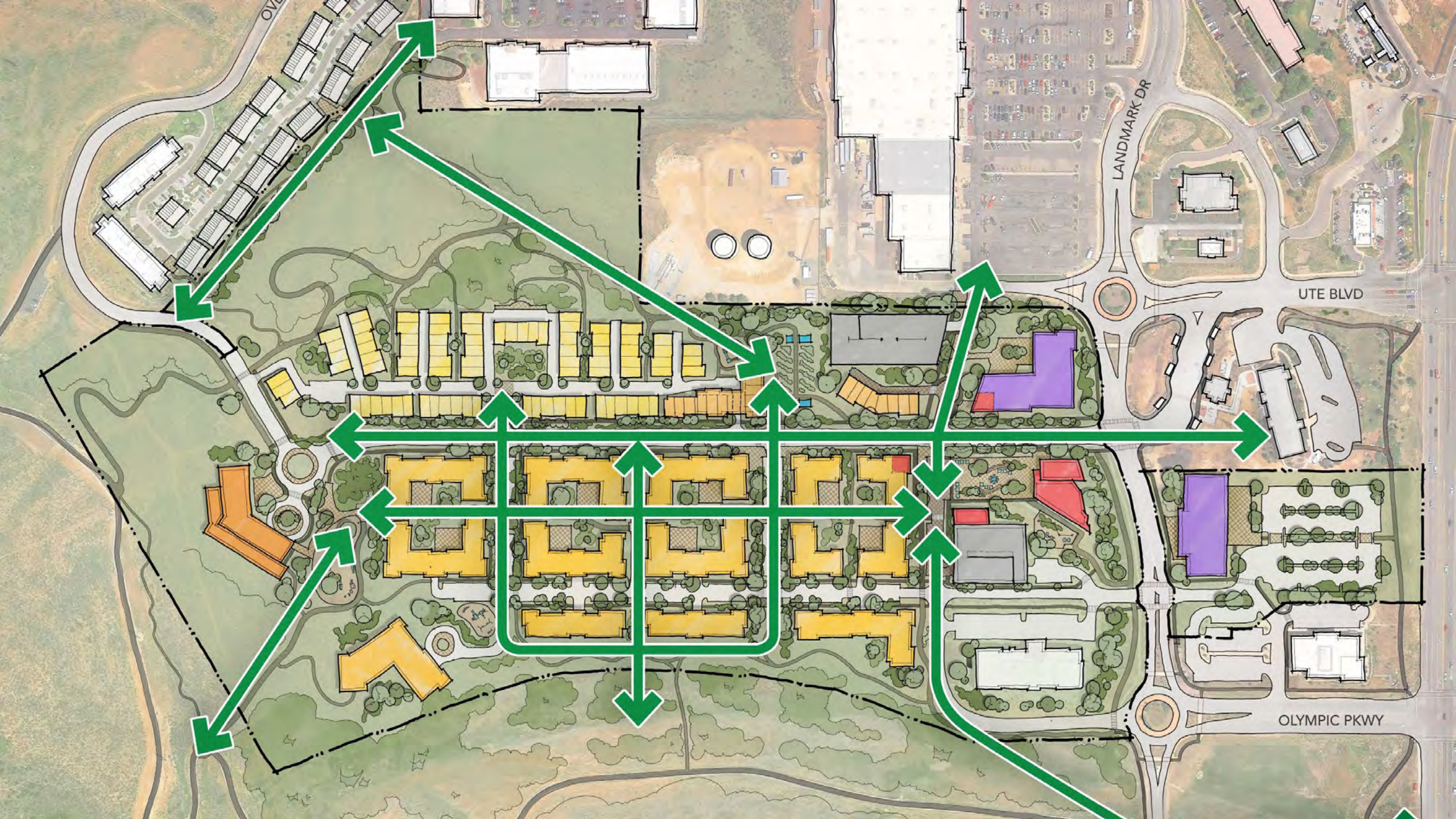
LANDMARK DR

UTE BLVD

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OLYMPIC PKWY





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UTE BLVD

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SUMMER

12:00



SPRING

12:00



WINTER

12:00















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