Vision

A Vibrant, Mixed-Use, Walkable Community and True Place . . . That Provides Local and Regional Benefits and Solutions
Summit County – Vision, Mission and Values

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

STRATEGIC PRIORITIES

Transportation and Congestion

Workforce Housing

Environmental Stewardship
Connecting the Region
Policy and Planning Context

- Summit County 2017-2019 Strategic Priorities
- Kimball Junction Neighborhood Master Plan
- Park City Forward
- Existing Development Agreement
Open Space

A = 8.4 ac
B = 2.2 ac
C = 20.5 ac
Total = 28.9 ac

*40.5 % Open Space
Character Areas
East End | Parcels 20, 21 and 22
East End

A. Hotel or Office with Attached Retail/Dining
B. Transit Station Pavilion
C. Potential Gondola and Transit Plaza
D. Primary Office
E. Office Expansion Above Below-Ground/ Parking Structure
F. Pedestrian Land Bridge/224 Overpass
G. Below-Ground Bus Station + Vertical Conveyance
East End | Parcel 20

- **Primary Use:**
  Hotel or Office (pending market demand)

- **Supporting Use:**
  Dining/Café

- **Parcel Size:**
  1.4 acres

- **Overall Square Footage:**
  89,000SF

- **Square Footage by Floor:**
  Ground Floor: 25,250 GSF, Floors 2 – 4: 21,250 GSF

- **Anticipated Height:**
  Approximately 65’
East End | Parcel 21

- **Primary Use:**
  - Office
- **Parcel Size:**
  - 1.3 acres
- **Overall Square Footage / Unit Count:**
  - 85,000 SF
- **Square Footage by Floor:**
  - Floors 1 – 4: 21,250 GSF each
- **Anticipated Height:**
  - Approximately 65’
East End | Parcel 22 - Office

- **Primary Use:**
  Office (two buildings)
- **Parcel Size:**
  4.1 acres
- **Overall Square Footage:**
  170,000 SF, 85,000 SF each
- **Square Footage by Floor (per building):**
  Floors 1 – 4: 21,250 GSF each
- **Anticipated Height:**
  Approximately 65’
East End | Parcel 22 – Transit Facility/Parking

- **Primary Use:**
  Transit Facility, Parking Garage

- **Overall Square Footage / Unit Count:**
  6,500 SF Transit Facility,
  1000+/- Parking Spaces

- **Anticipated Height:**
  Transit Facility – 2 floors, approximately 30’
  Parking Garage – 4 levels, below-ground
East End | Parcel 22 – Transit Facility Precedents
Civic Core | Parcels 6, 7, 17, 18 and 19
Civic Core | Parcel 6

- **Primary Use:**
  Cultural/Arts Facility (pending tenant)
- **Supporting Use:**
  Surface Parking
- **Parcel Size:**
  1.7 acres
- **Overall Square Footage / Unit Count:**
  25,000 SF, 90 Parking Spaces +/- 
- **Anticipated Height:**
  Approximately 45’
Civic Core | Parcel 7

- **Primary Use:** Civic Facility
  - Library, State DMV, Gov’t Office, Community Room(s)
- **Supporting Use:** Surface Parking
- **Parcel Size:** 2.3 acres
- **Overall Square Footage / Unit Count:** 25,000 SF, 60 Parking Spaces
- **Anticipated Height:** Approximately 30’
Civic Core | Parcel 17

- **Primary Use:** Retail
- **Parcel Size:** 0.7 acres
- **Overall Square Footage / Unit Count:** 15,000 GSF
- **Anticipated Height:** Approximately 35’*

*Approximately 60’ with a recreational use*
Civic Core | Parcel 18

- **Primary Use:** Parking Garage
- **Supporting Use:** Retail
- **Parcel Size:** 1.6 acres
- **Overall Square Footage / Unit Count:** 250 Parking Spaces, 4,000 GSF Retail
- **Anticipated Height:** 3 floors of parking, approximately 35’
  1 floor of retail, approximately 20’
Civic Core | Parcel 19 - Existing

- **Primary Use:**
  Office (Skullcandy)

- **Supporting Use:**
  Surface Parking

- **Parcel Size:**
  2.1 acres

- **Overall Square Footage / Unit Count:**
  45,000 GSF, +/- 60 Parking Spaces

- **Existing Height:**
  2 floors, approximately 35’
Residential Core | Parcels 2 – 5, and 8 - 16
Residential Core | Unit Mix

Residential Mix

920 Multifamily Rental Units (Parcels 9 – 16)
100 Townhome Rental Units (Parcels 3 – 5)
115 Condominiums (Parcel 8)

1,135 Total Dwelling Units

The proposed unit mix of residential Multifamily apartments is as follows:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Count</th>
<th>Approx. Sq. Ftg.</th>
<th>% of Unit</th>
</tr>
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<tr>
<td>Studio</td>
<td>88</td>
<td>510 sf</td>
<td>9.5%</td>
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<tr>
<td>One Bedroom</td>
<td>388</td>
<td>624 to 780 sf</td>
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<td>Two Bedroom</td>
<td>300</td>
<td>952 to 1,075 sf</td>
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<td>Three Bedroom</td>
<td>144</td>
<td>1,190 to 1,176 sf</td>
<td>15.7%</td>
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The 100 Townhome units will be a mix 2 Bedroom and 3 Bedroom Townhomes.
Residential Core | Parcels 2, 4 and 5

- **Primary Use:** Residential, Street-Facing Townhomes
- **Parcel Size(s):** 3.0 (1.0, 0.8 and 1.2) acres
- **Overall Square Footage / Unit Count:** 92,500 (22,500, 30,000 and 40,000) GSF
  37 (9, 12, and 16) units
- **Anticipated Height:** 2 - 3 floors, approximately 35’
Residential Core | Parcel 3

- **Primary Use:** Residential, Townhome
- **Parcel Size(s):**
  3.8
- **Overall Square Footage / Unit Count:**
  157,500 GSF / 63 units
- **Anticipated Height:**
  2 - 3 floors, approximately 35’
Residential Core | Parcel 2, 3, 4, 5 Precedents
Residential Core | Parcel 8

- **Primary Use:** Residential condominium
- **Supporting Use:** Podium Parking, 1.125 spaces per unit
- **Parcel Size(s):** 1.7 acres
- **Overall Square Footage / Unit Count:** 130,000 GSF / 115 units
- **Square Footage by Floor:** Floors 1 – 5: 26,000 GSF each
- **Anticipated Height:** 4 – 5 floors, approximately 70’
Residential Core | Parcels 9 and 12

- **Primary Use:** Residential, Multi-Family
- **Supporting Use:** Podium Parking, 1.35 spaces per unit
- **Parcel Size(s):** 4.6 (2.4 and 2.2) acres
- **Overall Square Footage:** 357,000 GSF, 178,500 GSF each
  - North Buildings: 111,550 GSF each
  - South Buildings: 66,950 GSF each
Residential Core | Parcels 9 and 12

- **Unit Count**
  - 340 units, 170 units each
    - North Buildings: 106 GSF each
    - South Buildings: 64 GSF each
  - 170 Dwelling Units/Apartments (Studios, 1BR, 2 BR & 3 BR)

- **Square Footage by Floor:**
  - Floors 1 – 5, North and South Buildings:
    - 22,315 GSF each, 8 per parcel

- **Anticipated Height:**
  - North Buildings: 4 – 5 floors, approximately 65’
  - South Buildings: 3 – 5 floors, approximately 65’
Residential Core | Parcels 10 and 11

- **Primary Use:**
  Residential, Multi-Family with Retail
- **Supporting Use:**
  Podium Parking, 1.35 spaces per unit
  Limited on-street short-term parking
- **Parcel Size(s):**
  4.4 (2.2 each) acres
- **Overall Square Footage:**
  357,000 GSF, 178,500 GSF each,
  North Buildings: 111,550 GSF each
  South Buildings: 66,950 GSF each
  Including 7,000 GSF of Retail
  5,000 GSF in P10, 2,000 GSF in P11
Residential Core | Parcels 10 and 11

- **Unit Count**
  
  340 units, 170 units each
  
  North Buildings: 106 GSF each
  
  South Buildings: 64 GSF each
  
  170 Dwelling Units/Apartments (Studios, 1BR, 2 BR & 3 BR)

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- **Square Footage by Floor:**

  Floors 1 – 5, North and South Buildings:
  
  22,315 GSF each, 8 per parcel

- **Anticipated Height:**

  North Buildings: 4 – 5 floors, approximately 65’
  
  South Buildings: 3 – 5 floors, approximately 65’
Residential Core | Parcels 13 – 16

- **Primary Use:** Residential, Multi-Family
- **Supporting Use:** Podium Parking, 1.5 spaces per unit
- **Parcel Size(s):** 5.8 (1.9, 1.3, 1.2, and 1.4) acres
- **Overall Square Footage:** 252,000 GSF, 63,000 GSF each
Residential Core | Parcels 13 – 16

- **Unit Count**
  240 units, 60 units each
  60 Dwelling Units/Apartments (Studios, 1BR, 2 BR & 3 BR)
  ![Unit Counts](6 25 19 10)

- **Square Footage by Floor:**
  Floors 1 – 3: 22,315 GSF each

- **Anticipated Height:**
  3 floors, approximately 45’ maximum
Residential Core | Parcel 8-16 Precedents
West End| Parcel 1
West End | Parcel 1

- **Primary Use:**
  - Hotel
- **Supporting Use:**
  - Dining/Café
- **Parcel Size:**
  - 1.4 acres
- **Overall Square Footage / Unit Count:**
  - 122,5000 GSF/ 130 hotel rooms
  - 117,5000 GSF Hotel, 5,000 GSF Dining/Café
- **Anticipated Height:**
  - 3 to 5 floors, approximately 75’
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*NOTE: Parcel 20’s building square footage remains the same (85,000SF) regardless of use as a hotel or an office.