I. Recommendation

The applicant requested a work session with the Snyderville Basin Planning Commission (SBPC) to present a new Concept Master Plan and proposed amendments to the approved 2008 Summit Research Park Development Agreement (Development Agreement). Staff is not requesting formal Planning Commission action at this meeting.

II. Project Description

Project Name: Concept Master Plan and Summit Research Park Development Agreement Amendments
Applicant(s): Jeff Gochnour, Dakota Pacific Real Estate
Property Owner(s): Park City Junction, L.L.C.
Location: Southwest Corner of SR 224 and West Ute Blvd
Parcel Size: 50.53 acres
Zone Districts: Community Commercial (CC)
Final Land Use Authority: County Council

III. Background

On December 10, 2008, the previous property owner, Boyer Snyderville Junction L.C., entered into a Development Agreement with Summit County for the Summit Research Park (aka Park City Tech Center). See Exhibit A (link to Development Agreement). In conjunction with approval of the Development Agreement, a re-zone of the property from Rural Residential and Hillside Stewardship to Community Commercial was adopted by Ordinance 706. Specific permitted and conditional uses were stated in the Ordinance, as were land use provisions for moderate income housing and a future church site. An Amendment to the Development Agreement was approved in 2014, providing clarity as to process for “use” determinations.

In the eleven years since approval of the Summit Research Park, two buildings have been constructed, namely the Visitor Information Center/Offices and Skull Candy Corporate
Headquarters. A bus transit center was constructed, as were core roads and utilities. Liberty Peak Apartments were constructed on Overland Drive providing 150 one- and two-bedroom workforce housing units, affordable to those residents earning below 80% of Summit County Average Median Income. These units were required by the Development Agreement to satisfy an affordable housing requirement of the Summit Research Park approval. Public open space and trails located to the south and west of the project area will remain.

IV. Vicinity Map

![Vicinity Map](Image)

V. Proposal
The applicant, Jeff Gochnour, Director of Development with Dakota Pacific, applied for amendments to the approved Summit Research Park Development Agreement ([Exhibit B – link to applicant submittal document](#)) as follows:

- Amend the Overall Development Concept Master Plan from a predominately single use, automobile centric research park with surface parking to a mixed-use community consisting of the following:
  - townhouses and multi-family apartments (affordable/workforce tax credit and market rate rental housing),
  - hotel and office use (traditional hotel rooms, not condo hotel),
  - neighborhood and hotel-oriented support commercial uses,
- civic space for arts and culture and potential future County services,
- open space plazas, amphitheater and park areas,
- regional transit center and parking,
- trails and sidewalks connecting uses within the community as well as to adjacent uses, community open space and trails
- parking primarily located beneath buildings

- Increase development square footage from 1.295 million square feet (msf) to 1.94 msf.
- Development to occur on existing subdivided development parcels (PCTC-402-AM, PCTC-403-AM, PCTC-404-AM, PCTC-5B-AM) consisting of 50.53 acres.
- Existing County and Basin Recreation Special Service District open space area and trails to the south and west remain as public open space and trails.
- Pursue a land trade with Summit County to relocate a new County Services Building to the interior “Civic Core” area (westside of Olympic Parkway).
- Pursue private and public partnerships to enhance pedestrian connectivity over SR 224 to Redstone/New Park.
- Pursue private and public partnerships to enhance alternative transportation opportunities (relocate and improve transit center, parking and operations; explore gondola as connectivity to the Olympic Park; explore slip lanes and round-about at SR 224 and Ute Blvd)

Summit Research Park was approved in 2008 for 1.295 million square feet (msf) of primarily research/tech related uses, dispersed over 20 development blocks. An additional 195,000 square feet of workforce housing (152 units) and 3,910 parking spaces (primarily surface) were included in the Development Agreement. See below (Figure 2) for approved concept plan.
The proposed Concept Master Plan includes the following uses (illustrated in Figures 3 and 4 below).

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Total Units</th>
<th>Hotel Rooms</th>
<th>Square Feet</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes (average 2,500 sf unit)</td>
<td>100</td>
<td></td>
<td>250,000</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Apartments (average 1,000 sf unit)</td>
<td>115</td>
<td></td>
<td>130,000</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Apartments (average 750-1,000 sf unit)</td>
<td>920</td>
<td></td>
<td>966,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total Residential</strong></td>
<td></td>
<td></td>
<td>1,346,000</td>
<td>69.4%</td>
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<tr>
<td>Neighborhood Support Retail</td>
<td></td>
<td>22,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel Retail</td>
<td></td>
<td>9,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking/Transit Retail</td>
<td></td>
<td>4,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Retail</strong></td>
<td></td>
<td>35,000</td>
<td>1.8%</td>
<td></td>
</tr>
<tr>
<td>Hotel (average 575 sf room size)</td>
<td>130</td>
<td></td>
<td>117,500</td>
<td></td>
</tr>
<tr>
<td>Hotel or Office (75 if hotel)</td>
<td></td>
<td>85,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Hotel/Office</strong></td>
<td></td>
<td>202,500</td>
<td>10.4%</td>
<td></td>
</tr>
<tr>
<td>Office (includes existing 45k Skull Candy)</td>
<td></td>
<td>300,000</td>
<td></td>
<td></td>
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<tr>
<td><strong>Total Office</strong></td>
<td></td>
<td>300,000</td>
<td>15.5%</td>
<td></td>
</tr>
<tr>
<td>Civic (County services, library, other civic uses) (includes existing Richins County Services Building)</td>
<td></td>
<td></td>
<td>25,000</td>
<td></td>
</tr>
<tr>
<td>Civic (Arts/Cultural)</td>
<td></td>
<td>25,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic (Transit Facility)</td>
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<td>6,500</td>
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<tr>
<td><strong>Total Civic</strong></td>
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<td>56,500</td>
<td>2.9%</td>
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<tr>
<td><strong>Total Development area</strong></td>
<td>1,135</td>
<td>130 -205</td>
<td>1,940,000</td>
<td>100%</td>
</tr>
</tbody>
</table>

*Figure 3*

The 2008 Development Agreement refers to development on 89 acres. The proposed concept master plan is for development of 50.53 acres. Open space, storm water detention areas, Boyer property on Overland Drive, Visitor Center property, and Liberty Peak Apartments are not included in the proposed Concept Master Plan. The Skull Candy property, current Transit Center, County Richins building and open space within the proposed development are included in the 50.53 acres. Also see Exhibit C- Parcel map of area and Exhibit D – Zoning map of area.
The Concept Master Plan from applicant’s submittal page 19 is illustrated below. See also pages 20 and 21 of the submittal documents for a more detailed table of uses, square footages, acres and location within the development area (See Exhibit E for Illustrative Site Plan).

![Illustrative Site Plan](image)

**Figure 4**

**VI. Next Steps**

Following further analysis of the Amended Concept Plan, staff will return to the Snyderville Basin Planning Commission for a work session and initial public hearing on this item.

Internal meetings with Planning, Engineering, Transportation, Public Works, Economic Development and Attorney’s Office have occurred since the application was submitted. Staff has sent out the application and proposed concept master plan to local service providers for comments and will incorporate those in review of the application.

Staff will review the proposal and requested amendments for consistency with the updated (2017-2019) Summit County Strategic Priorities, Goals and Objectives of the updated 2015 Snyderville Basin General Plan (adopted by Ordinance 839), and the 2019 adopted Kimball Junction Neighborhood Master Plan, focusing initially on the following items:

- Land Uses (mix, type, percentage, location, etc.)
• Density (specifically the request for additional development square footage as it weighs against additional public benefits provided and/or created with development of this area)
• Phasing of development and public amenities
• Transportation (traffic study, roads, transit center, SR 224 improvements, Park City Forward transportation planning, etc.)
• Site Plan and Connectivity (paying attention to pedestrian experience, urban design principals, sustainability and best planning practices, and exploring contributions to connectivity solutions that mitigate impacts of SR 224 on the Kimball Junction neighborhood)
• Parking (capacity, location, access, etc.)
• Workforce and Attainable Housing (mix of unit size, compliance with current County codes, amendments to approved Housing Plan, etc.)
• Civic uses (arts and culture, transit center and potential land swap with Summit County)
• Utilities
• Open Space and Trails

VII. Recommendation
This introduction provides an opportunity for the applicant to present the proposed Concept Master Plan and their vision and guiding planning principals to the Planning Commission. Staff is not requesting Planning Commission action at this meeting.

VIII. Exhibits
Exhibit A  Approved Development Agreement (link to document) (no exhibits for this mtg)
Exhibit B  Applicant’s submittal document (link to document)
Exhibit C  Parcel map
Exhibit D  Zoning Map
Exhibit E  Illustrative Site Plan
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.
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