NEIGHBORHOOD 5: RESORT CENTER

Map 1

NATURAL CONDITIONS

Legend:
- Existing Roads
- Ridgelines
- 100' Contours
- Slopes > 30 deg.
- Buildings
- Wetlands
- Existing Vegetation
- Streams and Water
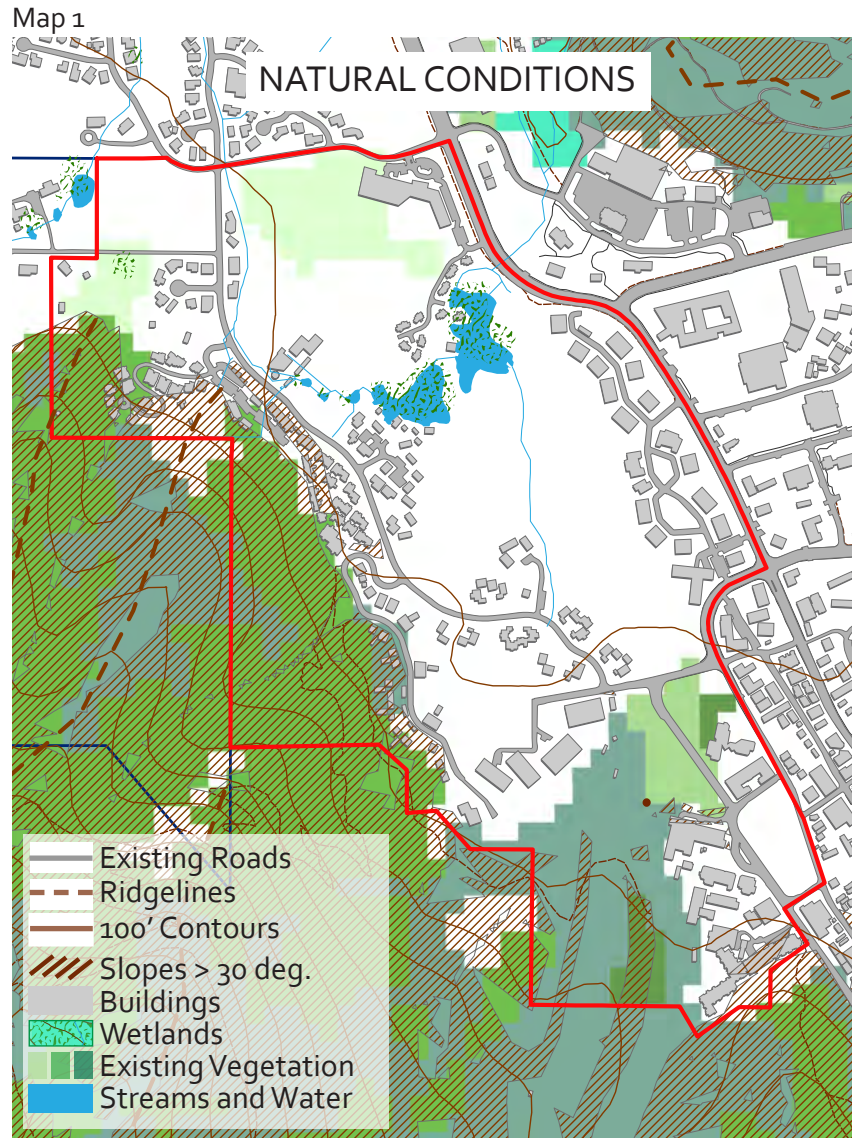
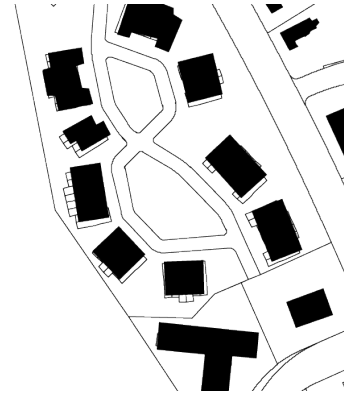|	
Total Area (sq. miles)	.33 square miles
Total Area (acres)	214 acres
Total Units	1,034
Unbuilt Units	403
% of Total Park City Units	11%
Average Density	16.37 units per acre
Range of Density	0.3 – 76 units per acre
Population	97
Total Businesses	40
% of Total Park City Businesses	5%
Housing Types	Hotel, multi-family, & single-family homes
Historic Sites	3 sites on Historic Inventory
Affordable Housing	Silver Star (20)
Occupancy	5% Primary residences 3% Owner-occupied 2% Renter-occupied

Neighborhood Icons	Glenwood cemetery, Silver King Mine Building, Park City Mountain Resort, Park City Golf Course, White Pine Touring Center
Parks	None
Amenities	Park City Golf Course, Park City Mountain Resort
Trails	Extensive trails throughout Park City Mountain Resort & Nordic ski trails at the Golf Course
Walkability	Moderate walkability due to existing amenities and lack of sidewalks.
Sub-Neighborhoods	Payday, Three Kings, Silver Star

* HOAs may exist in this neighborhood; please refer to page 10.

Map 2

BUILT CONDITIONS

Thaynes Canyon Drive

SR 224 / Park Avenue

Empire Drive

Affordable Housing
Trail
Trail Head
Bus Route
Bus Stop
Paved Road
Open Space
Streams and Water
Institutional Use
Parks and Rec.
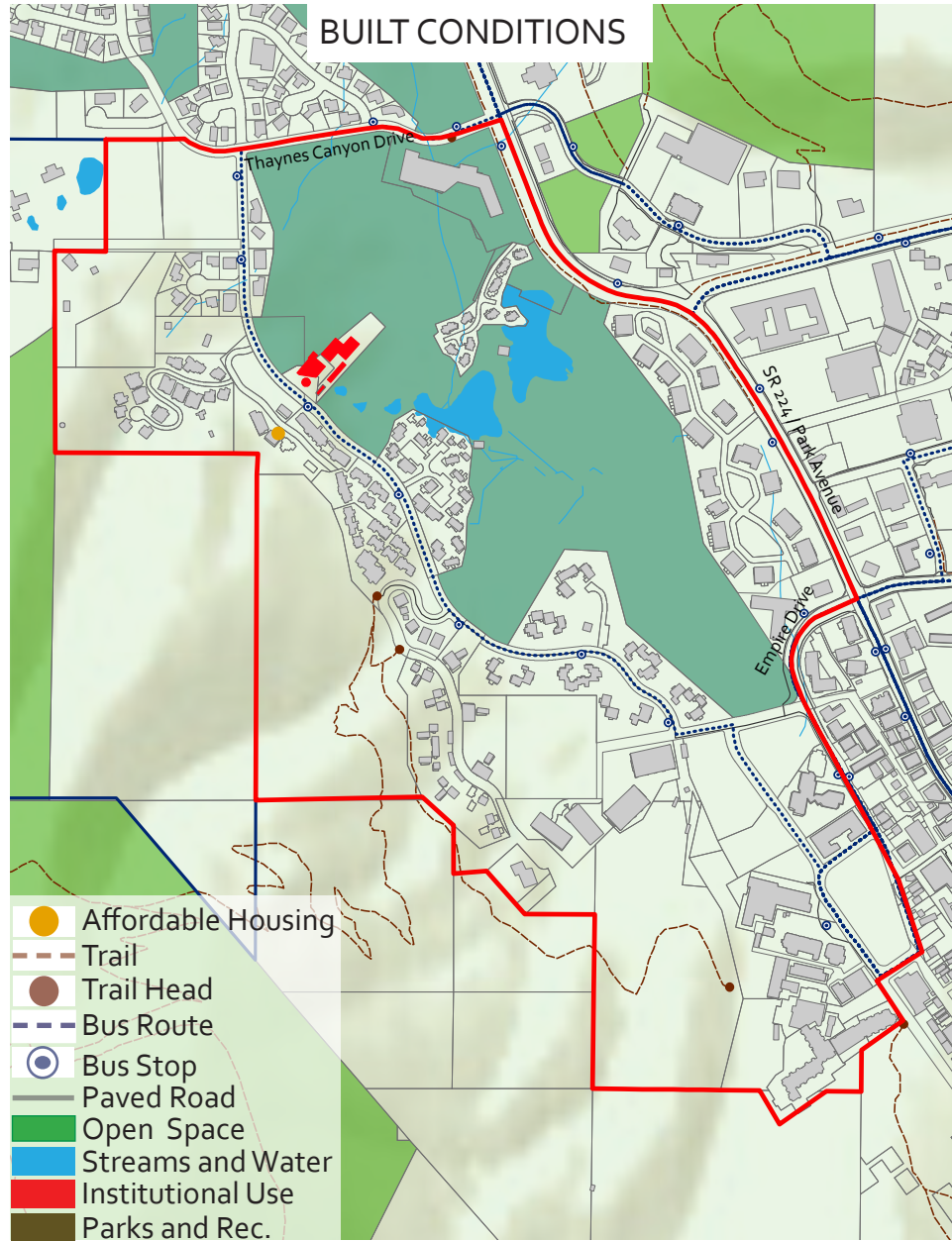
As one of the most dense resort-oriented neighborhoods, the typical lot configuration accommodates multi-family condominiums, hotels, and time-share units. A few single family homes exist at the northern edge of the neighborhood.

5.1: The Resort Center Neighborhood: Where redevelopment integrates a world class resort with a strong sense of community.

The base of the Park City Mountain Resort (PCMR) contains a mix of medium- and high-density condo-hotel buildings that are primarily offered as Nightly Rental. Resort support commercial uses (e.g. ski rental, restaurants, and retail shops) are concentrated at the resort base. The Resort Center is uniquely "Park City" with the Old Town neighborhood wrapping the southern and eastern edge. Although similar in context to the neighboring multifamily neighborhood between Empire Avenue and Park Avenue to the east, future development within the Resort Center will create a more dense village core. The historic Park Avenue entry corridor redevelopment must remain true to the historic

context. The Resort Center Neighborhood is surrounded by many community assets including City Park, the Library and Education Center, the Senior Center, and Miners Hospital. PCMR has embraced its central ties to the community with an enduring long-term relationship with the locals through community programs and a legacy of hosting local benefits.

Future PCMR development of the three parking lots located at the base provides an opportunity for PCMR to rebrand itself by combining the ski experience with the lodging experience. Currently, PCMR manages the ski resort but has little control of the private business at the base area. The future style, layout, and design will redefine the character of the base area and influence the entire Resort Center neighborhood. The majority of the Resort Center neighborhood is

located within the Lower Park Avenue Redevelopment Area (RDA). Originally created in 1990, the Lower Park RDA contributed to the revitalization of the area surrounding the Resort Center with improvements that include the sound garden, skateboard park, outdoor theatre, Miner's Hospital, and City Park. The Lower Park Avenue RDA has been the largest funding source for Historic Preservation Matching Grants and the City's affordable housing programs. The Lower Park Avenue RDA plan guides appropriate investments within the area. The RDA plan was extended in 2012, allowing increment funding to continue through 2030. This will allow the City to work with PCMR to ensure improvements in the redevelopment area balance tourism and community needs. The Lower Park Avenue RDA includes three neighborhoods; the Resort

Center, Old Town, and Bonanza Park & Snow Creek.

Multiple planning documents have been created for this area, including the Lower Park Avenue RDA plan(1990, 2012 amendment), Lower Park Avenue Design Study (PCMC, 1993), Lower Park Avenue Preliminary Planning Concepts (Jack Johnson Company, 2009), the Lower Park Avenue Redevelopment Authority Project List (Design Workshop, 2009), & the PCMR Base Area Transit Center and Parking Structure Plan (2013).

To bring all the concepts into one guiding document, a Lower Park Avenue/Resort Center Area Plan should be a top planning priority to ensure success of the RDA and guide development in a cohesive manner.

FUTURE LOWER PARK AVENUE/
RESORT CENTER AREA PLAN

Resort Center Neighborhood
Old Town Neighborhood
Lower Park RDA
Future Area Plan Boundary
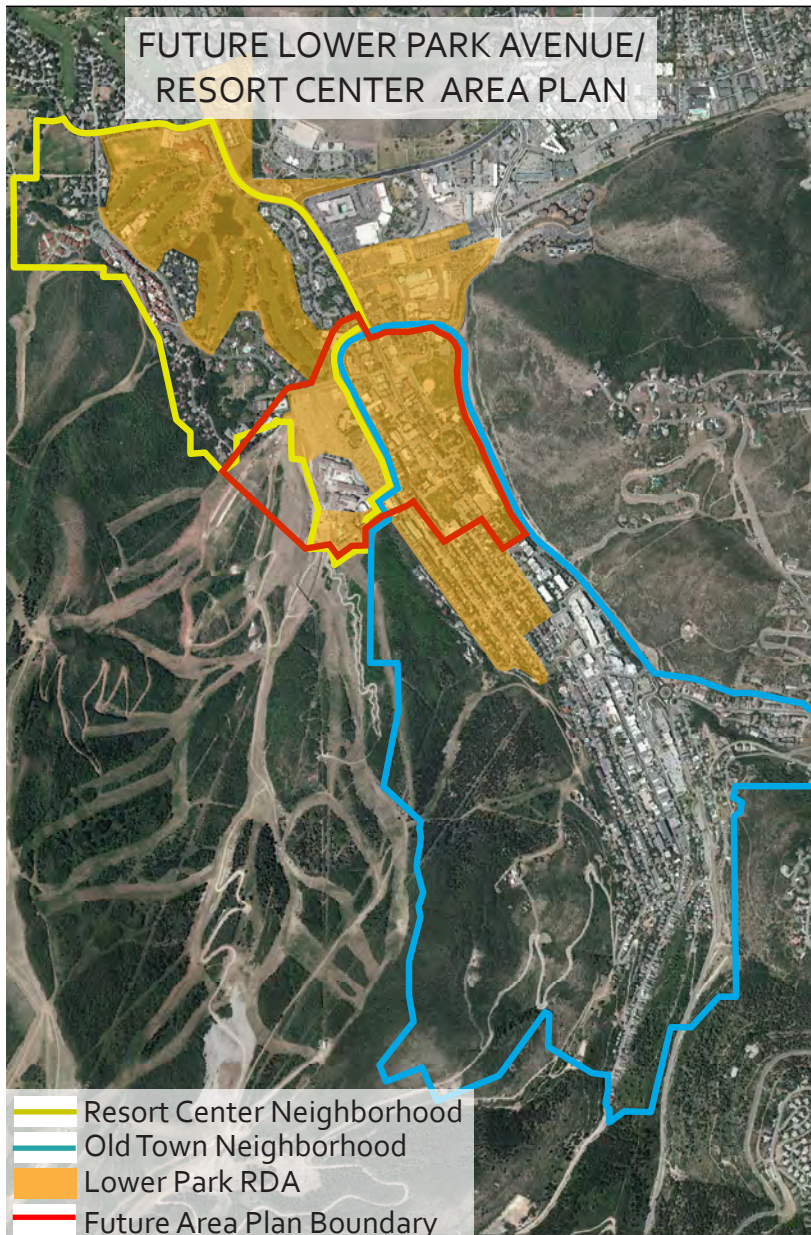
Based upon studies completed over the past decade as well as recent planning analyses, the following concepts should be included in a future Area Plan:

Area Plan Principle 1: Support redevelopment of the Resort Center through public/private partnership to stimulate private investment within the RDA project area.

The three resort center parking lots at PCMR are entitled to future redevelopment of a mix of resort oriented residential and commercial uses. According to the 2009 Jack Johnson Company study, "The prohibitive costs of comprehensive replacement of this parking in underground or structured formats has stymied past redevelopment efforts." The lots are located within the Lower Park Avenue RDA, providing redevelopment

tools for the Park City Mountain Resort Base Area which include public/private partnerships on development projects, public financing, and/or financial incentives. Future public/private investments from RDA funds should promote redevelopment by stimulating private development within the project area. The investment into the area should improve the visitor experience within the project area, resulting in increased competitiveness of Park City within the resort market. Flexibility should be employed regarding the execution of the existing PCMR MPD approval in order to facilitate: 1) public/private partnership opportunities for public transit for visitors and locals, parking and affordable housing; 2) potential relocation/transfer of density; and 3) new uses including emerging recreation and resort visitor experiences.

Area Plan Principle 2: Improve the guest experience of arriving and leaving the Resort Center.

Circulation Improvements: There are four areas that should be addressed to improve circulation at the Resort Center.

1. Management of load-in, load-out.

During peak periods of demand at the Resort Center (peak holiday skiing visitation, Sundance Film Festival, Arts Festival, and Fourth of July), conflicts are common between private vehicles, transit, and pedestrians. Also, overflow parking impacts the neighboring residential/hotel areas with parking on the streets and in restricted areas. These may be addressed via Transportation Demand Management (TDM) or other measures as appropriate. In addition, the creation of park-and-ride options for visitors and employees should be examined.

2. Primary entry point improvements are necessary at existing intersections of Park Avenue & Deer Valley Drive, Empire & Three Kings, Kearns & Park Avenue, and Deer Valley Drive & Bonanza Drive.

The 2009 Lower Park Avenue Preliminary Planning Concepts created by the Jack Johnson Company recommended consideration of "the use of appropriately scaled traffic circles, grade separate improvements for pedestrians or vehicles, and strategies to allow uninterrupted flow of Public Transit (transit only express lanes/free right turns) as potential strategies for improvement to these nodes." Following this recommendation, the City hired Fehr and Peers in 2012, to complete a corridor plan to address pedestrian, bicycle, public transit, and private automobile flow through the three key entry points. The corridor study was finalized in 2012 with recommendations to address the traffic challenges. The recommendations of this study should be included within the future Area Plan.

This map illustrates the proposed Dan's to Jan's corridor improvements which should continue the soft greenspace experience as well as improved the bike/ped experience.

3. Public Transit Improvements

The 2009 JJC study also recommended the consideration of "new modes of public transit and dedicated transit lanes or corridors throughout the study area and connecting to and through adjacent districts.

Consider dedicated small bus service, trolley, or street car service on Lower Park Avenue, Main Street and Deer Valley Drive loop. Long term consideration should be given to preserving corridors and nodes for light rail service between the resorts and key points outside the neighborhood." As a major destination, the Resort Center is one of the busiest public transit stops within the City. The future Area Plan should support increased connectivity through fun, fast, green public transportation methods over the private automobile.

4. Additional East-West connections

Existing egress into and out of the Resort Center is dominated by North-South routes including Park Avenue and Deer Valley Drive. Additional East-West connections should be sought to complete a more efficient grid with additional options.

Wayfinding Improvements:
"Signage and wayfinding improvements that help identify connections to and through the neighborhood and create a seamless transition between the resort and surrounding neighborhoods. Use these items to strategically direct vehicle and pedestrian traffic along preferred routes." (Jack Johnson Company, 2009) Smart Messaging leading into and out of the Resort Center would improve traffic flow and guest experience.
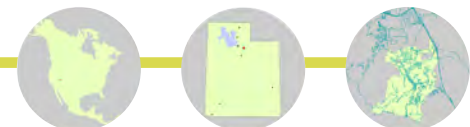
Parking Improvements:
A mix of the following six suggested parking improvements should be considered to improve parking within the Resort Center:
1. Modify location of building pads and keep on grade parking lots.
2. Initiate public/private partnerships to make development more affordable on parking lots.
3. Implement alternative parking location with state-of-the-art public transportation connection.
4. Consider reducing parking requirement combined with investment in alternative public transportation.
5. Develop cooperative, trip reduction strategies through shared management plan of multiple public and private entities.
6. Utilize a park-n-ride facility for the resort to assist with both employee and visitor peak parking.

"Consider all potential transportation and connectivity improvements under the lens of their ability to provide functional and identifiable ties between bed base and revenue centers in the Lower Park Avenue Neighborhood and those adjacent to it. Attempt to gauge the increase in revenue potential these solutions could bring to Historic Main Street, Bonanza Park, and elsewhere."

Jack Johnson Company 2009

Area Plan Principle 3: Provide a series of transportation and connectivity improvements to allow better synergy between the commercial and event economic engines and bed base.

Main Street, the Bonanza Park District, and the ski resorts are the main commercial areas in Park City. The resort bed base is scattered through the gateway and resort areas with hotels along Park Avenue, within and around the Resort Center base expansion, Main Street, and at Deer Valley. The future Area Plan should create connectivity and transit plans that improve the visitor experience and efficient movement between the Resort Center, Historic Main Street, Bonanza Park, and Deer Valley to create improved synergy between the bed base, restaurants, Main Street and the resorts.

Resort Center Neighborhood
Old Town Neighborhood
Lower Park RDA
Connectivity
Commercial Node
Resort Bed Base
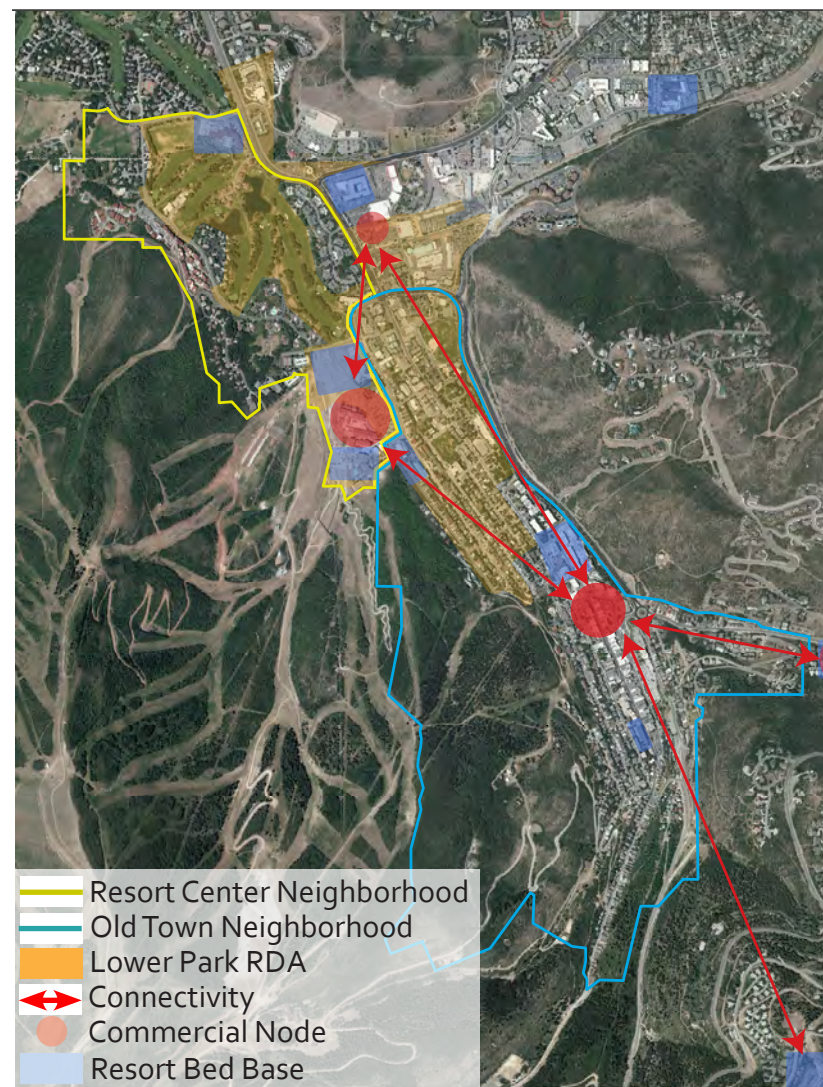
Future transportation improvements should create improved synergy between the major commercial nodes, resort centers, and resort bed base as identified in the above project location map.

Area Plan Principle 4:
Improve pedestrian connectivity between PCMR, the local civic buildings, and public gathering areas coupled with public transportation opportunities.

There are two areas within Lower Park Avenue that are in need of improved connectivity: the South End Civic Connection (SECC) and the North End Entry Corridor (NEEC).

South End Civic Connection: A cohesive East-West Connection is necessary between the north end of Lowell Avenue/PCMR Base and the Library Center, City Park, Miner's Hospital, and the Senior Center. There are existing connectivity challenges: private land ownership, street grade, and built conditions. Opportunities for creative design solutions should be explored, such as an artistic stairway to overcome grade challenges

while adding to the Old Town aesthetic. Previous creative solutions include outdoor escalators and elevators. There are many components to successful connectivity. The new Area Plan should not preclude transportation alternatives to assist in the East-West Connection. Further study on a macro level is necessary to identify the appropriate micro solution for this area to work seamlessly within the system. Additional land acquisitions may be necessary to complete connectivity; the location of future acquisitions will influence connectivity solutions.

North End Entry Corridor: The second area where connectivity improvements are necessary is between the Resort Center and the north end of Park Avenue. Civic connectivity should include the base of PCMR, Shadow Ridge Hotel, City Park softball diamond, and

Resort Center Neighborhood
Old Town Neighborhood
Lower Park RDA
Ped/Bike Connectivity
Commercial Node
Civic Node

North End Entry Connection
City Park
South End Civic Connection
Library and Ed. Center
Resort Core

Poison Creek Trail. A safe pedestrian connection is needed to provide a pleasant pedestrian experience leading from Park Avenue to the Resort. Redevelopment of the Resort Center and Bonanza Park (BoPa) should improve connectivity between the neighborhoods.

Due to the historic context of Park Avenue, future connectivity and improvements must be sensitive to the Historic District, compliment the built environment, and fit within the residential context improving the overall pedestrian experience.

Area Plan Principle 5:
Public investment in historic sites, public buildings, affordable housing, and public gathering areas to ensure best use for increased Return On Community(ROC).

The project should demonstrate Park City's commitment to historic preservation, sense of community, education, local entrepreneurship, and sustainability. Adaptive reuse of historic structures to accommodate civic use is recommended. Three City owned historic properties include 1354 Park Avenue (Miner's Hospital), 1333 Park Avenue, and 1255 Park Avenue (Carl Winter's School/Library). Non-historic City owned properties within the redevelopment area include the decommissioned Park City Fire Station at 1353 Park Avenue and the Senior Center property at 1361 Woodside Empire Avenue. Adaptive reuse or new

construction on these sites is appropriate.

Previous studies identified necessary community assets that should remain in or be introduced into the redevelopment area, including a senior center, workforce/affordable housing, a neighborhood center, and small scale neighborhood services. Purchase of outdated housing units for affordable housing retrofits should be researched and considered to create increased local housing opportunities through public funding or new financing mechanisms. Housing units located between the Resort Center, Park Avenue, and the North end of City Park should be explored. The City should identify potential partners in redevelopment opportunities in order to lower the cost burden while achieving community goals.
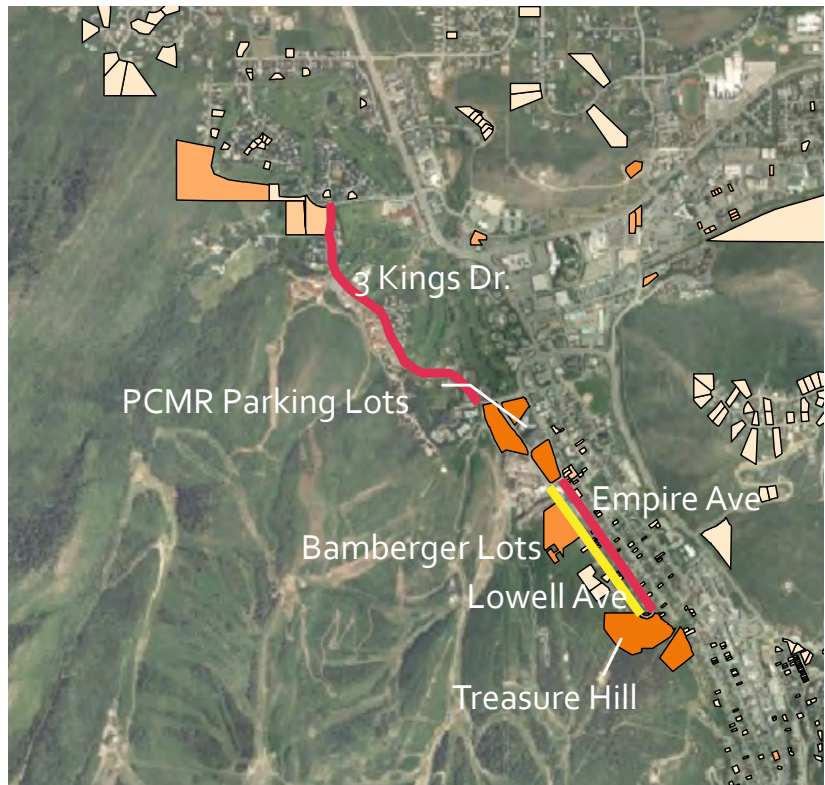

"Consider additional uses for the Library Center that enhance rather than detract from the civic and park characteristics the community currently enjoys at the site. A community garden or relocation of the Senior Center to this parcel are both examples of projects that could be entertained without compromising the existing attributes of the Library Center and green space."

Jack Johnson Company, 2009

Area Plan Principle 6:
Decrease destination resort impacts on surrounding residential communities.

The Lowell/Empire Loop.
Future development will place demand on Lowell and Empire Avenue. Consistent with the Sweeney/Treasure Hill MPD, additional improvements to manage increased traffic demand will be necessary. Transportation design should direct traffic toward Lowell Avenue and lower Empire Avenue (north of Manor Avenue) to access future development of Treasure Hill and the Bamberger Lots. Also, to decrease traffic on Lowell Avenue an alternative transportation solution between the Resort Center and Treasure Hill should be explored as recommended within the 2009 Jack Johnson Company Study.

Lower Woodside Avenue
Potential exists within the

Future development at the Resort Center combined with development along Lowell Avenue (Bamberger Lots and Treasure Hill) will create increased demand on nearby roads. Traffic calming measures to deter visitors from utilizing roads that exist within residential neighborhoods should be implemented prior to construction. Three Kings Drive and Empire Avenue (highlighted in red) should limit through traffic. Lowell Avenue (highlighted in yellow) is the expected route for the future buildout of Treasure Hill and the Bamberger Lots.

Lower Woodside Avenue right-of-way to provide a pleasant pedestrian corridor that would connect multifamily residences to the north with the Library Center. Lower Woodside should remain a low vehicular-use road with priority given to pedestrians and bicycles through

design and wayfinding. Beautification projects would add to the sense of place within the dense northern blocks of Woodside Avenue and help reintroduce a small town aesthetic. Beautification projects may include sidewalks, pedestrian boulevard, planter boxes, public art, benches, shade

trees, and pocket park opportunities.

Three Kings Drive.
Discourage resort through traffic on Three Kings Drive through improved design and wayfinding signage.

Area Plan Principle 7:
Balanced Decision Making

Many exciting, yet challenging, decisions will be made by the redevelopment team for future projects within the Resort Center and Lower Park Avenue. The redevelopment authority will utilize RDA funds to assist in those projects within the development area that will improve revenue potential and guest experience, and increase visitation. At the same time, the redevelopment authority will measure the projects' influence on maintaining the core values of Park City to protect the "Park City Experience" of small town, natural setting, historic character, and sense of community. Decision-making must balance Return On Investment (ROI) with Return On Community (ROC).

The aphorism "a rising tide lifts all boats" is applicable to how projects should influence and be influenced by the redevelopment area. As the redevelopment authority allocates funds to public/private partnerships to stimulate private investment, these investments should improve the visitor experience at the Resort creating a competitive edge for Park City in the resort market. Increased demand will result in increased financial return on investment. Public/private collaboration projects should mitigate impacts of increased demand on public infrastructure prior to causing the increase in demand. Return On Community is a major influence on decision-making for project prioritization. Projects should support, not threaten, the community vision. Not all projects within the Resort Center need to have community
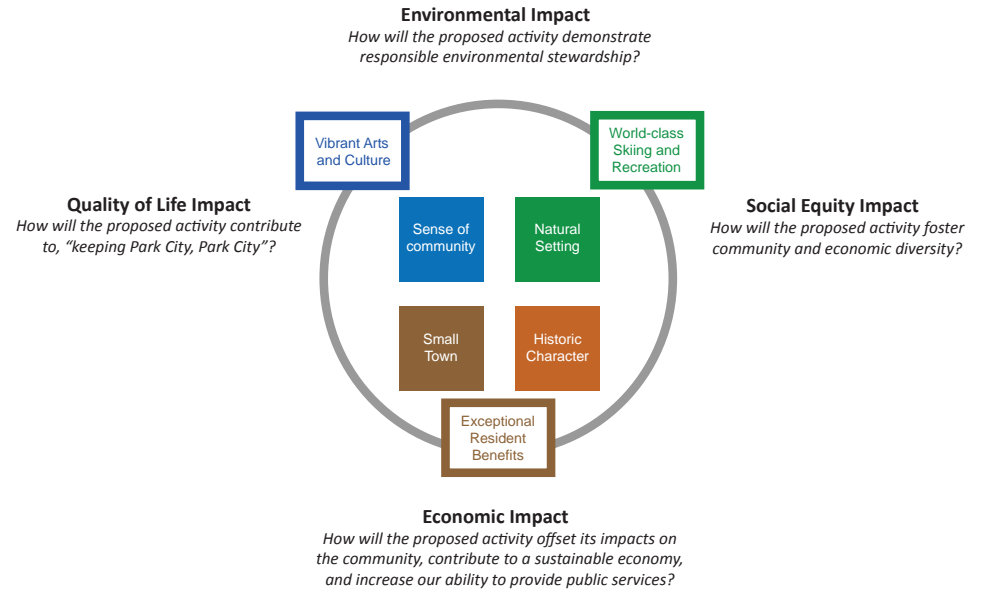
benefit when realizing the ongoing benefit to the community of a prosperous, self-sustaining resort. Future community projects creating opportunities for a senior center, and affordable housing are primary community goals within the redevelopment area. In 2009, Design Workshop created a matrix as a tool for project prioritization in

which different outcomes of projects were weighted. This matrix should be utilized by the Redevelopment Authority to make well-informed decisions. Impacts to the City's Visioning Core Values should quantified and added to this matrix.

Environmental Impact
How will the proposed activity demonstrate responsible environmental stewardship?

Quality of Life Impact
How will the proposed activity contribute to, "keeping Park City, Park City"?

Social Equity Impact
How will the proposed activity foster community and economic diversity?

Vibrant Arts and Culture

World-class Skiing and Recreation

Sense of community

Natural Setting

Small Town

Historic Character

Exceptional Resident Benefits

Economic Impact
How will the proposed activity offset its impacts on the community, contribute to a sustainable economy, and increase our ability to provide public services?

5.2: The Resort Center Neighborhood: Home to year-round events and recreational activity.

The Resort is host to a wide range of national and international sporting events in winter and summer. These events include the 2002 Olympic Winter Games, World Cup ski and snowboard competitions, IMBA mountain biking competitions on the Gold Status trail system, and marathons. When athletes are not competing in the many events held at the Resort, they are training here and calling Park City home. To embrace the competitive population, housing and high altitude training opportunities should be supported.

State, national, and international events bring competitors from near and far, filling the Resort Center's condo-hotels, restaurants

and shops. Powdr Corp, the management company for Park City Mountain Resort, invested in year-round recreation facilities at their sister mountains in California and Colorado. The recreation facility is utilized as a camp facility for extreme sports during

the summer and is an added amenity to the ski area in the winter. Creative business models that will attract visitors to Park City year-round should be encouraged during the build out of the base area. Flexibility within the Master Planned Development

may be necessary to ensure the best build out of the base area. The area should be considered for potential relocation/ transfer of density, due to the pending redevelopment opportunity, existing and future infrastructure improvements, and visibility.

5.3: The Resort Center Neighborhood: A model for green practices.

Park City Mountain Resort has been very influential in the local "Save our Snow" campaign to curb climate change through carbon mitigation strategies. The City has a unique opportunity to work with the resort to continue the legacy toward one of the greenest resorts in the Nation. A portion of redevelopment funds could be applied toward green house gas reduction within model sustainable redevelopment.

ready... set... go green!

5.4: The Resort Center Neighborhood: Maintain the rural character of the transition area between the Resort Center and Thaynes Neighborhood.
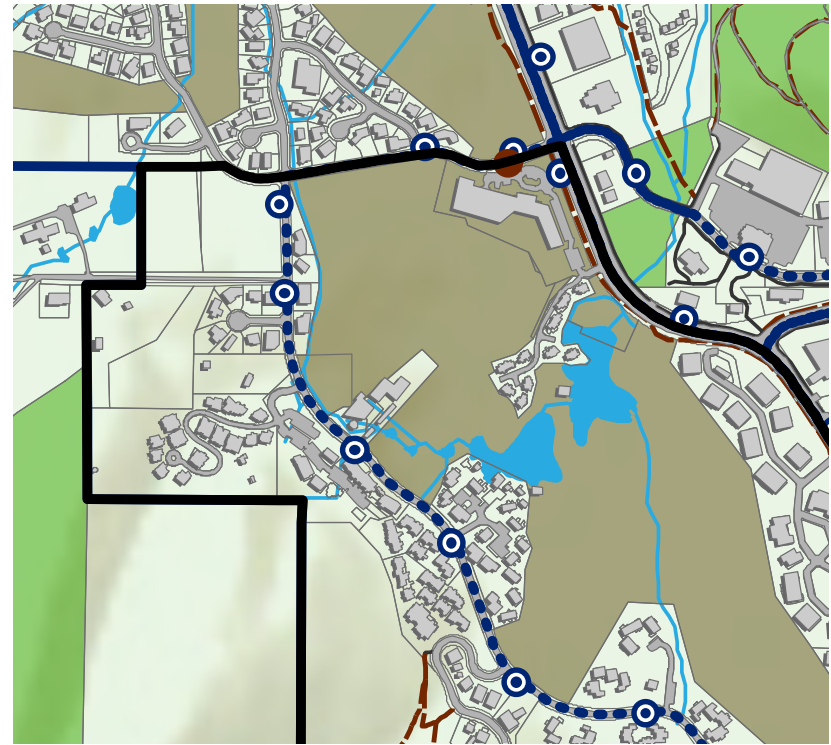
The Resort Center Neighborhood connects with the Thaynes Neighborhood at the intersection of Thaynes Canyon Drive and Three Kings Drive. Within the half-mile length of Three Kings Drive there is a major shift in development patterns. Density shifts from high density at the resort center to single family and agriculture at the edge.

There is a property at the edge of the resort center neighborhood within this transition area that is currently located within Summit County yet land locked by Park City. This county land should be annexed in the future to comply with Utah land use law. Future annexation of

the Snows Lane area into the City should maintain the low density of current county Mountain Remote zoning of 1 unit per 120 acres.

The corner of Three Kings and Snows Lane should maintain the pastoral aesthetic of the corner with the line of established trees. Preference to maintain this corner as open is desirable. If future development were to occur, development should be set back with access off Snow's Lane. Future homes should be oriented with front porches toward Three Kings Drive and car access coming in off of Snows Lane in the rear yard. Design for the automobile should not disrupt the pastoral front yard. Flexibility in the area should be maintained to accommodate small cottage style homes.

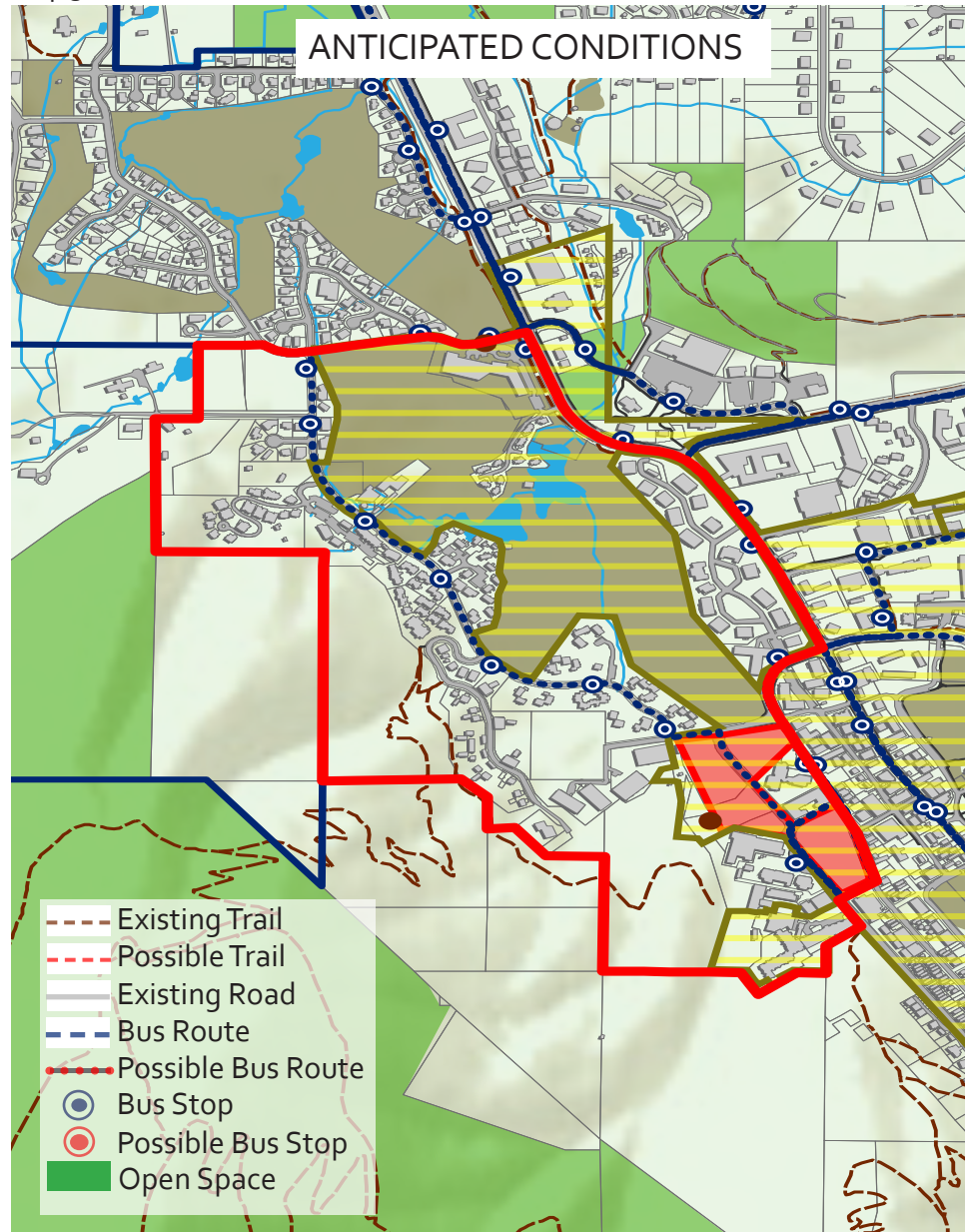Relative to buffers and greenspace, the City's golf

To maintain the natural buffer between the resort center neighborhood and the Thaynes neighborhood, the pastoral setting at the corner of Thaynes and Three Kings should be maintained. If development were to occur it should be set back from the road and pulled closer to Snows Lane. This area would be best left as open space or developed in a compact manner implementing conservation subdivision design.

course runs through this neighborhood as well as the Thaynes neighborhood and is a significant community asset that should be

protected for its summer and winter recreational opportunities.

Map 3

ANTICIPATED CONDITIONS

Existing Trail
Possible Trail
Existing Road
Bus Route
Possible Bus Route
◎ Bus Stop
◉ Possible Bus Stop
Open Space

5.5: The Resort Center Neighborhood: The mountain alpine village aesthetic.

As the resort center builds out, the aesthetic of a traditional alpine village, through contemporary lens, should create a stronger sense of place in the Resort Center Neighborhood. A quality pedestrian experience of architectural interest, connectivity, and public activity, is essential to the successful creation of a village experience. The local mining and ski heritage should be respected in the sense of scale and design features. Future site development should be identified in the context of the surrounding mountain landscape while conserving the views of the mountains and the recreation element that define the neighborhood.

The opportunity exists to establish a vision for mountain resort recreational development to be more contemporary, sustainable, vibrant, and embracing of both guests and the community.
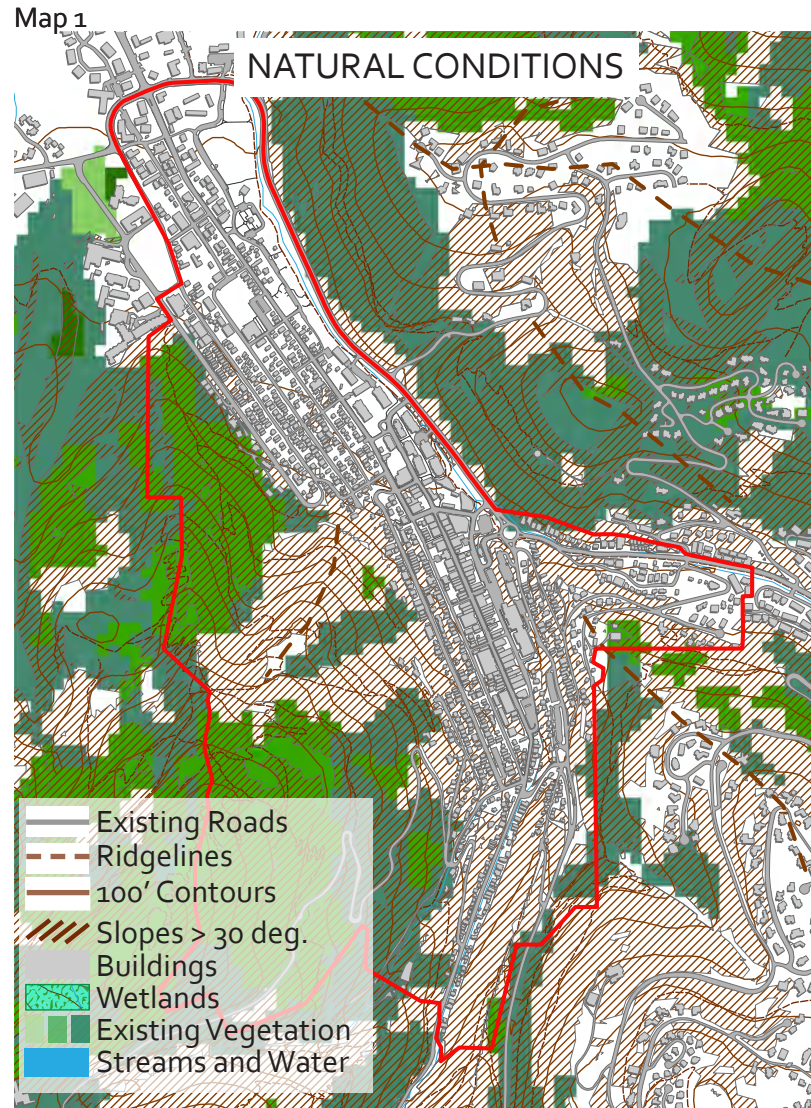
NEIGHBORHOOD 6: OLD TOWN

Map 1

NATURAL CONDITIONS

Legend:
- Existing Roads
- Ridgelines
- 100' Contours
- Slopes > 30 deg.
- Buildings
- Wetlands
- Existing Vegetation
- Streams and Water

Total Area (sq. miles)	.83 square miles
Total Area (acres)	530 acres
Total Units	2,431
Unbuilt Units	860
% of Total Park City Units	26%
Average Density	17.35 units per acre
Range of Density	0.29 – 200 units per acre
Population	1284
Total Businesses	244
% of Total Park City Businesses	29%
Housing Types	Single Family, Condos, multi-family & Boarding house
Historic Sites	416 on Historic Sites Inventory
Affordable Housing	Washington Mill (8) The Line Condos (22)
Occupancy	25% Primary residences 11% Owner-occupied 14% Renter-occupied 57% Seasonal 18% Vacant

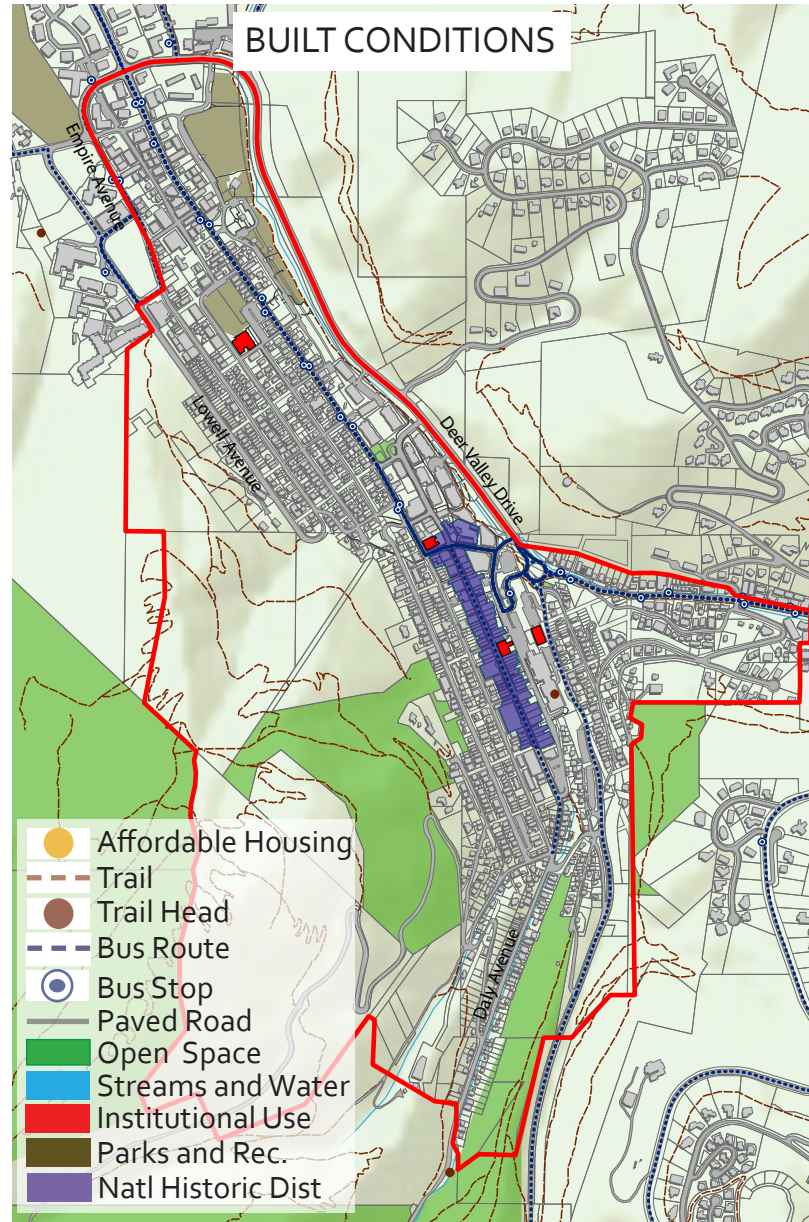|	
Neighborhood Icons	Historic Mining Era Structures Main Street Historic District Miner's Hospital Santy Auditorium Carl Winter's School Unofficial Dog Park Poison Creek Pathway Shoe Tree Stairways connecting streets Steep Slopes
Parks	City Park Skateboard Park Main Street Park Miner's Park
Amenities	Museum Library Field Treasure Mountain Daly Canyon
Trails	Extensive single track trails on mountainsides surrounding Old Town connecting to adjacent neighborhoods and the greater Wasatch region.
Walkability	Highly walkable due to dense housing in close proximity to the Main Street commercial district.
Sub-Neighborhoods	Deer Valley Drive, Lower Old Town, Upper Old Town, Rossi Hill

* HOAs may exist in this neighborhood; please refer to page 10.

OLD TOWN

Map 2

BUILT CONDITIONS

Empire Avenue

Lowell Avenue

Deer Valley Drive

Daly Avenue

- ● Affordable Housing
- - - Trail
- ● Trail Head
- - - Bus Route
- ◉ Bus Stop
- — Paved Road
- ■ Open Space
- ■ Streams and Water
- ■ Institutional Use
- ■ Parks and Rec.
- ■ Natl Historic Dist

As the most dense neighborhood in Park City, a typical Old Town lot measures 25' x 75'. In the 1970s and 1980s new development often combined several lots creating wider frontage along Main Street. This trend is also seen within the Master Planned Developments North of Heber Avenue. Larger residential lots exist along the periphery of Old Town and occasionally within the neighborhood blocks where multiple lots have been combined.
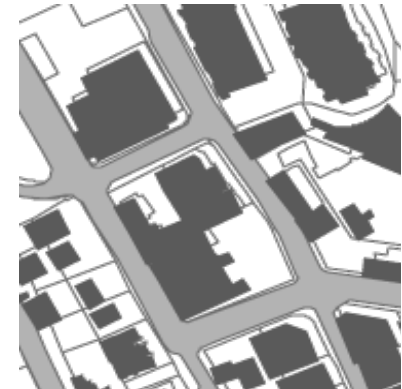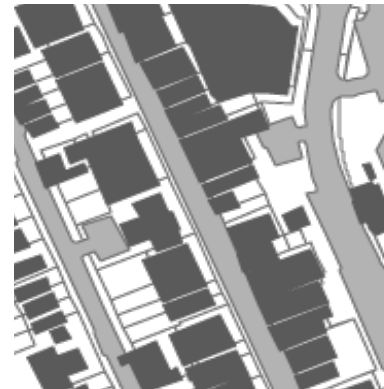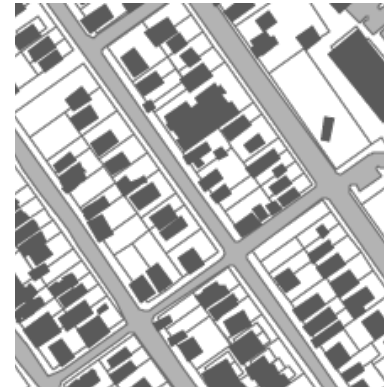
6.1. Old Town: Infill and new additions should be compatible in the neighborhood context and subordinate to existing historic structures.

The Design Guidelines for Historic Districts and Historic Sites should guide infill (additions and new construction) to ensure that infill is compatible in the neighborhood context. In an effort to be consistent, the City must raise the level of review for whether or not additions to historic homes are "compatible" and "subordinate" to the primary structure. Compatibility regulations should be created to limit lot size, massing, siting, and height in order to guide compatible neighborhood development. Specific criteria to measure subordinate design should be enhanced. The future amendments to the Design Guidelines and zoning regulations must be clear and easy to follow, not only for developers and designers, but also for the City as a regulator to ensure that the public does not feel unjustly targeted by additional design controls.

Revisions to the Land Management Code (LMC) should also ensure the preservation of the neighborhood's historic integrity. Historically, small homes accommodated the limited needs of early miners. Though small additions were common, few homes were built to the maximum envelope as they are today. Though the LMC currently permits building heights up to twenty-seven feet (27') in the residential area, this exceeds the height of the majority of historic mining homes. The LMC also limits the size of structures by establishing minimum front, side, and rear yard setbacks; however, combining Old Town lots through plat amendments has created larger building

The two images above are examples of infill that are not compatible in the neighborhood context.

pads than were built upon historically.

To better define standards that would result in infill compatibility, the Planning Commission must identify regulatory thresholds for accommodating change in the Historic Districts. The City may then define the basic framework of our neighborhoods, looking to historic development to determine the traditional configuration of blocks and streets, building orientation and siting, and mass and scale. New development must fit within the historic

context while meeting the needs of the residents. Size of a home is not the sole deciding factor for compatibility, although it is an important one. The visual effects of new development can be gauged through compatibility criteria and analyzed within illustrated streetscapes or three-dimensional models.

To effectively guide development through the LMC and ensure the Design Guidelines resolve future issues with compatibility, a number of steps must be taken. Maximum wall width and height should be defined to ensure that the front wall plane of a new structure relates to the façade height and width of historic structures along the streetscape. The maximum building height and necessary stepping must be identified to prevent infill development from appearing out of scale with surrounding

historic buildings. Floor level elevations should relate to the street grade and reinforce the historic neighborhood pattern of floor levels. All criteria for compatibility should be included within the Design Review process.

6.2. Old Town: To maintain local, state, and national historic district designations, the City must prevent incompatible infill, significant modifications/alterations to historic structures, and the loss of historic resources.

Park City standards of compatibility and historic preservation have not mirrored federal preservation standards. While more flexible standards accommodated redevelopment and adaptive re-use, overall Historic District integrity

suffered. In 2009, new Land Management Code (LMC) regulations and Historic District Design Guidelines were adopted to prevent further loss of historic resources. Using the tools described in section 6.1, Park City can strengthen the review criteria to measure "compatibility" and "subordinate design".

The fabric of a historic structure must be retained, maintained, and protected to prevent decline or loss of local historic resources. Preservation, Rehabilitation, and Restoration are three of the four supported historic preservation practices in Park City. Preservation, the stabilization and retention of materials of a historic structure, is the first treatment to consider when renovating a historic building. Preservation maintains the existing integrity and character of a structure, emphasizing

conservation, repair, and maintenance, and precluding uses that would require major additions. Rehabilitation, the second treatment, also maintains the existing integrity and character of a historic structure, but allows for replacement of historic material when the condition of the material is too deteriorated to redress. Rehabilitation also allows for modifications to the historic structure to accommodate a compatible contemporary use where the modifications do not threaten the integrity of the structure. The third treatment, Restoration, is the process of taking a historic structure back to an earlier time by retaining materials from the most significant period in the structure's history, and by removing later features and redressing historic fabric. The City rarely recommends

527 Park Avenue is an example of compatible rehabilitation. The owners recessed the garage door increasing the degree of subordinate design, removed faux stone, and reintroduced stone walls and foundation with local stone.

Reconstruction, the fourth preservation practice. Reconstruction produces a new structure identical in size, form, features, and details from a historic structure that no longer exists or a historic structure too dilapidated to be restored. Reconstruction lacks historic materials.

To limit removal of historic material, a new addition should adjoin a historic structure by a transitional element, creating a connection with the least impact to historic material. Porches, doors and

windows, cladding and other materials should be repaired rather than replaced in an effort to maintain the integrity of the structure. Routine maintenance is vital to assess the condition of historic material in order to address nocuous issues as they arise. Deferred maintenance can lead to rapid decline of historic material, significantly contributing to costly repairs, loss of fragile elements, and in the worst case, demolition by neglect.

The siting of new homes also impacts how

compatible they are with existing structures. New development must be kept off of ridgelines to continue the protection of viewsheds from/to Old Town.

The roads throughout Old Town tend to be very narrow and should be maintained as such - that is part of the character of this district. The impact of cars should be reduced in this district.

6.3. Secondary/accessory structures, ruins and historic walls, and archeological sites should be recognized as historically significant and listed in local, state, and national registers.

The Historic Sites Inventory includes structures significant to the mining era (1868-1930). In order to preserve the entirety of Park City historic resources, the City must identify secondary/accessory structures,

ruins, and archaeological sites that may have been overlooked in past inventories and incorporate these cultural resources into new inventories and surveys. Existing historic preservation policy should be applied to preserve ruins and archeological sites, ensuring their preservation while maintaining public safety. Park City should also consider updating the local Historic Sites Inventory to protect ski-era structures from invasive alterations and modifications that would diminish their historic integrity.

These historic resources should be protected through local and state historic designations as well as the National Register of Historic Places. Local designation will require the Planning Department to review and approve any proposed changes to secondary/accessory structures using the criteria

set by the LMC and Design Guidelines. Moreover, greater public awareness and City understanding of the historic significance of ruins and archeological sites will ensure the conservation of these local resources.

Incentives to maintain Park City's secondary structures should be introduced. One practice utilized in Crested Butte, CO is an exception for secondary structures; a historic secondary unit is allowed to be occupied if it is deed restricted as an affordable rental unit. This incentive would assist in the City's need for workforce housing while creating

funding for residents to maintain the historic secondary structures.

To maintain the pattern of smaller secondary buildings in Park City, the Planning Commission should consider footprint exceptions to allow secondary units to be reintroduced into Old Town, reinforcing such pattern. One location for secondary, or accessory, units might be above a detached garage.

Currently the footprint for a detached garage counts against the total square feet of an allowed footprint, resulting in property owners typically incorporating the

garage into the footprint of the house; this allows maximization of the total allowed footprint, with a story under and/ or above the garage. A footprint exception for a detached garage with a studio/ apartment above would provide incentive for a property owner to consider this option.

6.4. Old Town: The character of historic sites should be retained and preserved.

To understand the relationship of a historic structure to its site, the character of historic sites

must be retained and preserved. Building setbacks and orientation contribute to the character of the site; however, stone retaining walls, trees, natural grade, and landscaping are equally important. Today these traditional aspects of the site are threatened by parking demands and many sites are losing their historic integrity due to the addition of driveways, parking pads, and removal of landscaping elements to accommodate the car. These site-specific details also contribute to the overall historic character of the streetscape and their loss diminishes the historic integrity of

The natural context of the site on the left was completely removed, leveled, and paved for additional parking, impacting the streetscape. The home on the right has maintained the historic setting and context.

the neighborhood. An amendment to parking requirements for infill development should be considered to prevent further impacts to the streetscape.

Historically, Park City's 25 foot by 75 foot Old Town lots were platted to accommodate high density. Small mining cottages with accessory structures fit comfortably within these plats, allowing adequate spacing between structures while providing sufficient backyard spaces. The Sanborn Fire Maps of the early 20th century are documented proof of the original settlement pattern of Park City.

Planning and engineering requirements for setbacks, off-street parking, and snow-shed have threaten the historic small-town fabric. Lot combinations have become common practice to accommodate
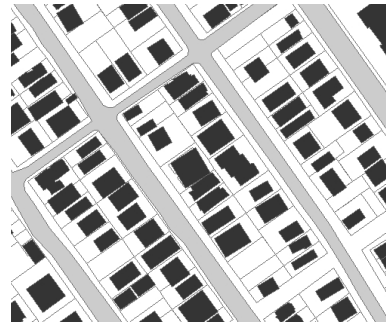
larger residential structures and additions. To disincentivize incompatible lot combinations, the City has applied a footprint formula which decreases proportionately as the resulting lot increases. This approach was not in effect during the post-Olympic boom increase in demand for larger homes. The resulting incremental changes have caused adverse effects on the historic pattern and aesthetic of the Old Town neighborhood. Although there are many factors influencing compatibility, lot combination is one major influence. Lot combination must be reassessed by the Planning Commission to create new regulations to prevent further negative impacts to the fabric of the neighborhood.

In order to regulate future infill development that would complement the historic pattern of

Lots and built structures on Sampson Avenue.

Lots and built structures within the 900 Block of Norfolk Avenue

The home above was demolished due to neglect. The City required a preservation plan and placed a lien on the property prior to demolition.

the neighborhood, two complimentary zoning tools should be adopted. First, lot combinations should be limited within existing blocks to respect the historic fabric of the block. For example, lot combinations in the 900 block of Woodside would set a maximum of combining 2 lots, while lot combinations on Sampson Ave would require a minimum of 2 lots with no maximum. Next, the City should adopt a maximum width of new structures and additions based on the historic context. By doing so, in areas such as Sampson Avenue where

more than two lots may be combined, the built structure's width would not exceed the width of what could be achieved within a two lot combination. Adopting limitations to lot combinations and maximum building widths will preserve the rhythm of the streetscape set by the historic fabric of the neighborhood, while maintaining existing density.

6.5. To prevent demolition by neglect, stricter enforcement of municipal regulations, public programming, and financial assistance shall be utilized.

Demolition by neglect is caused by severe deterioration, beyond repair, of historic structures due to deferred maintenance. This is caused by property owners neglect or inability to upkeep a property. In some instances, the neglect causes owners to abandon properties all together, leading to even greater deferred maintenance and often problems with nuisance.

Demolition by neglect procedures must be enforced as a top priority to prevent the loss of historic materials and structures.

The Building and Planning Departments must work together to effectively monitor and enforce maintenance, to ensure the stewardship of historic structures.

Hardship provisions must safeguard against the argument of owner's that their own neglect has caused an economic

hardship. Ordinances should also give local government the authority to make repairs directly and keep owners accountable through placing a lien on neglected properties. Non-profit or city-organized volunteer crews may also be developed to complete routine maintenance and reduce costs for owners.

6.6. Old Town: Financial incentives should be made available to facilitate intensive restoration, rehabilitation, and preservation projects.

The City should promote the availability of financial incentives such as tax incentives, low-cost loans, and grants, to encourage property owners to complete routine maintenance and offset the costs. By maintaining funding in Park City's Historic District Grant program, the City has the opportunity to

assist property owners in financing their projects. Establishment of a low-interest revolving loan fund would provide increased funding and financing opportunities for GAP financing, interior renovations, and those expenses not covered by the Historic District Grant.

The National Register does not place additional obligations on property owners; it does, however, increase the availability of financial incentives for preservation that may help property owners offset the high cost of maintenance and restoration projects. While the National Register does not prevent demolition by private parties, it does prevent federal funds from being used to significantly alter or demolish historic resources.

State and federal historic tax credits can be applied to building preservation

601 Sunnyside received a matching grant in 2009 to stabilize the miner's home with a foundation and reconstruct the compromised exterior.

and renovation, so long as construction work complies with the Secretary of the Interior's Standards. Many organizations have also paired affordable housing tax credits and new market tax credits to fund preservation. The City shall continue to use funds from established Tax Increment Financing (TIF) within redevelopment areas, including the Main Street RDA and the Lower Park Avenue RDA. Special service area (SSA) is another tool which creates tax districts to reinvest community tax dollars into infrastructure projects that spur redevelopment

and neighborhood revitalization. Moreover, Business Improvement Districts (BIDs) can also be designated so that funding may be invested in a specific commercial neighborhood.

It is vital that information on available funding alternative be shared with the public in an effective manner. Planning Staff should be familiar with financial sources and refer applicants to the proper governmental departments for additional information. Funding should also be promoted online, easily accessible to those visiting the City's website.

Annual updates, providing information about City-provided funding as well as state and local preservation tax credits, should be included within the City's electronic newsletter. Radio programming should also be utilized to share this information.

6.7 To maintain a balance of residential and resort oriented development, Old Town should maintain a mix of uses by balancing nightly rentals with the primary housing stock within the neighborhood.

According to the 2010 census, the Old Town neighborhood is dominated by vacant housing; however, there are several blocks that contain a majority of occupied housing. Old Town contains a mix of primary homes, second homes, and nightly rentals. Nightly rentals are income properties, in which an owner collects a rental fee in exchange for accommodations of less than 30 days.

The Old Town neighborhood has the most nightly rental inventory, making up 25% of nightly rentals Citywide. In 2012, 48% of existing units within the Old Town neighborhood were nightly rentals. However, second home ownership consists of 57 % of the neighborhood housing stock, relatively low compared to the Deer Valley neighborhoods.

Due to the high density historic configuration of Old Town's platted lots (typically 1,875 square feet), there is an urban environment of approximately 23 units per acre. Sources indicate a population of approximately 4,200 people in Old Town in the 1930s, supporting that the neighborhood pattern supported almost twice the 2010 population.

Planning efforts to maintain primary home ownership in the Old Town neighborhood is motivated by the community's Vision. In order to Keep Park City Park City, it is essential that Parkites be located in the heart of the City. While, there is certainly a need to allow nightly rental in the district to provide visitors with the authentic Park City experience, it is recommended that the City consider investigating incentives to keep primary residents located within Old Town.

6.8 Old Town: Main Street as the Heart of Park City

In the past, Main Street was a community gathering space for merchants, shoppers, craftsmen, and city dwellers. Though Park City's Historic Main Street has changed significantly since the late 1800s, its remains an active gathering spot for tourism. Historic buildings along Main Street demonstrate how the street has evolved along with the residents it caters to, eluding to our heritage, the present, and the future. The street has retained much of its historic architecture, through preservation and rehabilitation to accommodate the changing uses over the decade. Ongoing efforts by the City, business owners, and residents to protect this community jewel is evident through the retained cultural resources. Future restoration efforts by property owners to take a building and/or site back to an earlier time by removing non-historic features, will add to the cultural tourism of Park City.

Main Street is truly the heart of the community connected to local neighborhoods, Snyderville Basin, the Wasatch Back and SLC through the trail systems, state of the art public transportation transit center, state road 224, a ski lift to PCMR, and possibly future connectivity to Deer Valley and the Cottonwood Canyons. With direct ski access to Park City Mountain Resort and Deer Valley only a 2 minute drive away, historic Main Street is an easily accessible destination for visitors. The China Bridge parking garage adds to the convenience for patrons of the street. City efforts to maintain ease of access and continue to improve connectivity

to the local resorts and neighborhoods will continue to add to the success of Main Street.

Main Street is home to over 200 unique businesses, with a mix of boutiques, entertainment venues, restaurants, bars, spas, and galleries. As a prominent employment center, Main Street acts as an incubator for small, independent businesses that promote local products and cater to tourists' needs. It performs as an economic engine for Park City, contributing to the tax base that funds the local infrastructure. To keep this area activated, drawing in tourist and locals, participation from a variety of entities is necessary. The Historic Park City Alliance (HPCA) organizes the shop owners with activity programming, ongoing maintenance, and shared back of house necessities for the street (recycling, garbage disposal, street cleaning). The City works closely with the HPCA for special events, upkeep of public areas (sidewalks, parks, and walkways), parking, public improvements, and infrastructure maintenance. A five year

OLD TOWN

plan was established and implemented in 2013 for sidewalk, plaza, pocket parks, landscaping, and infrastructure improvements to enhance the streetscape while emphasizing the preservation of the historic resources. The City has worked in cooperation with the HPCA to ensure that the five year plan is in alignment with the HPCA's goals. Continued public-private partnerships ensure a pleasant visitor experience and upkeep of one of Park City's most treasured assets.

This central core is also the backdrop to community events such as parades, festivals, competitions, and concerts. Continued programming of the street provides local businesses with year round patrons. As a center for cultural and recreation tourism, the street is becoming more than a winter destination, but host to events year round. Being in the spot light for large events translates into national and international advertising of the Park City experience and capturing new visitors. Ensuring quality management, safe venues, and a straightforward process by the City for master festival and special events license holders is key to continued success for programming the street.

Main Street is also a civic forum in which local government and citizens gather. The US Post Office and City Hall are located within the district maintaining the area as a frequented destination for locals. Local non-profits including the Park City Museum and the Kimball Arts Center draw in Parkites for various events and classes. Although Main Street is visited by locals, it has shifted over the years from being the local hub to
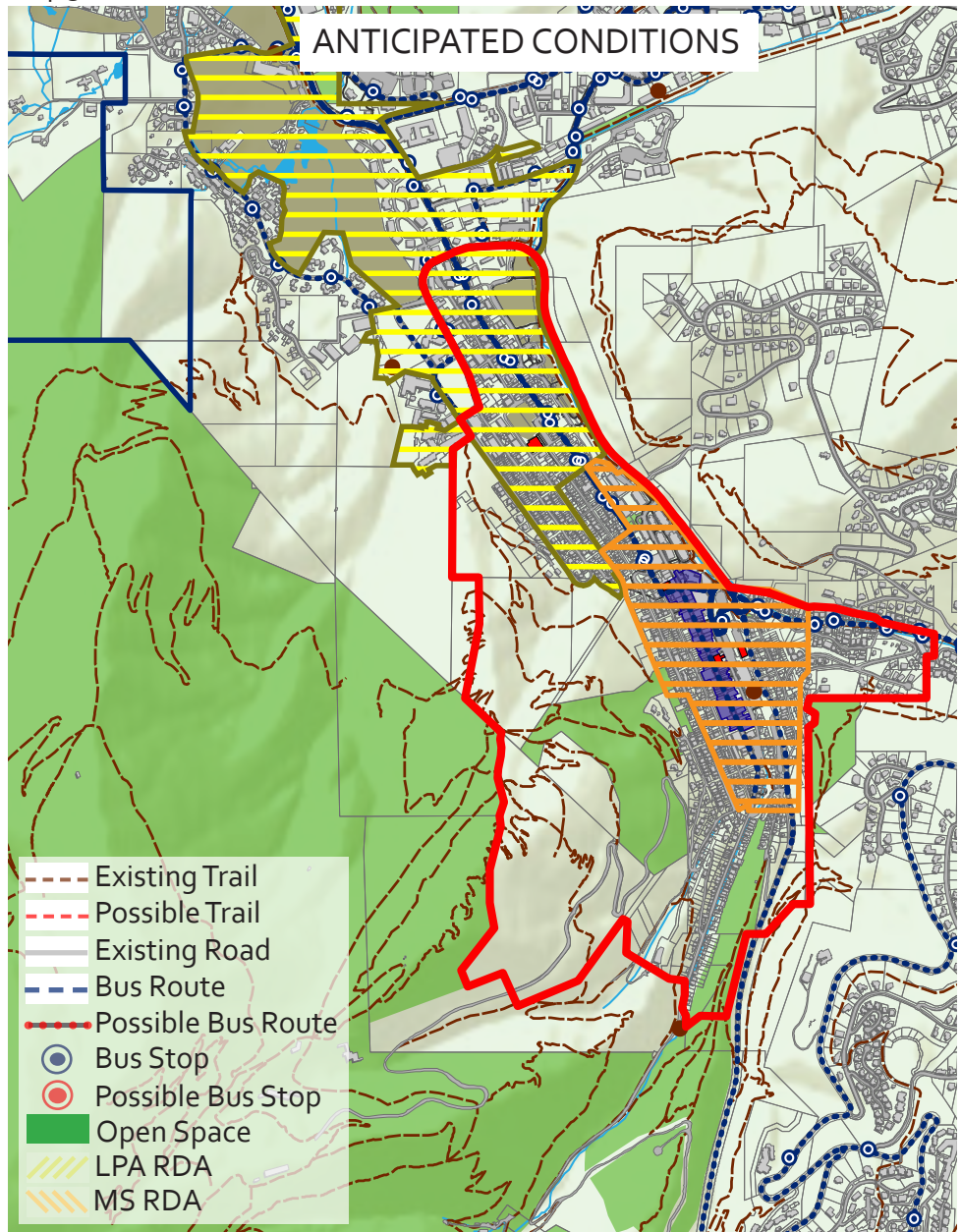

a tourism hub. To maintain the street as the heart of the City, the locals must be kept in the equation. Creative solutions to maintain local needs on the street should be given top priority when a local attraction is threatened. Also, as the City's needs expand, priority should be given to restoration of historic buildings within the City's core, prior to building new facilities.

6.9 Old Town: Open Space

The dense fabric of Old Town has made community open space in the neighborhood a treasured asset. Open space within the Old Town neighborhood is urban, often in the form of a small pocket park, a walkways, or within the under-utilized City right-of-ways. Due to the shared community benefit of the rights-of-way, improvements should include pathways and staircases.
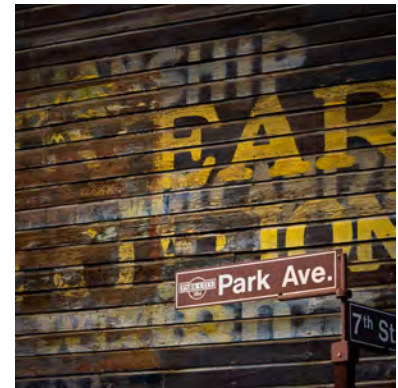
Map 3

ANTICIPATED CONDITIONS

- - - Existing Trail
- - - Possible Trail
—— Existing Road
- - - Bus Route
•••• Possible Bus Route
◉ Bus Stop
◉ Possible Bus Stop
█ Open Space
▨ LPA RDA
▨ MS RDA

6.10 The aesthetic of the Old Town neighborhood should be preserved.

Aesthetics are influenced by multiple Historic District Design Guidelines that have already been introduced, including compatibility (5.1), subordinate design (5.1), retain, maintain, and preserve historic building materials (5.3), secondary/ accessory structures (5.4), and the character of the site (5.5). The Old Town experience goes beyond preservation and includes the mixed "hodge-podge", "funkiness" and "eye candy" of the neighborhood. Park City must maintain flexibility to support the continued mix of unique characteristics within the neighborhood.
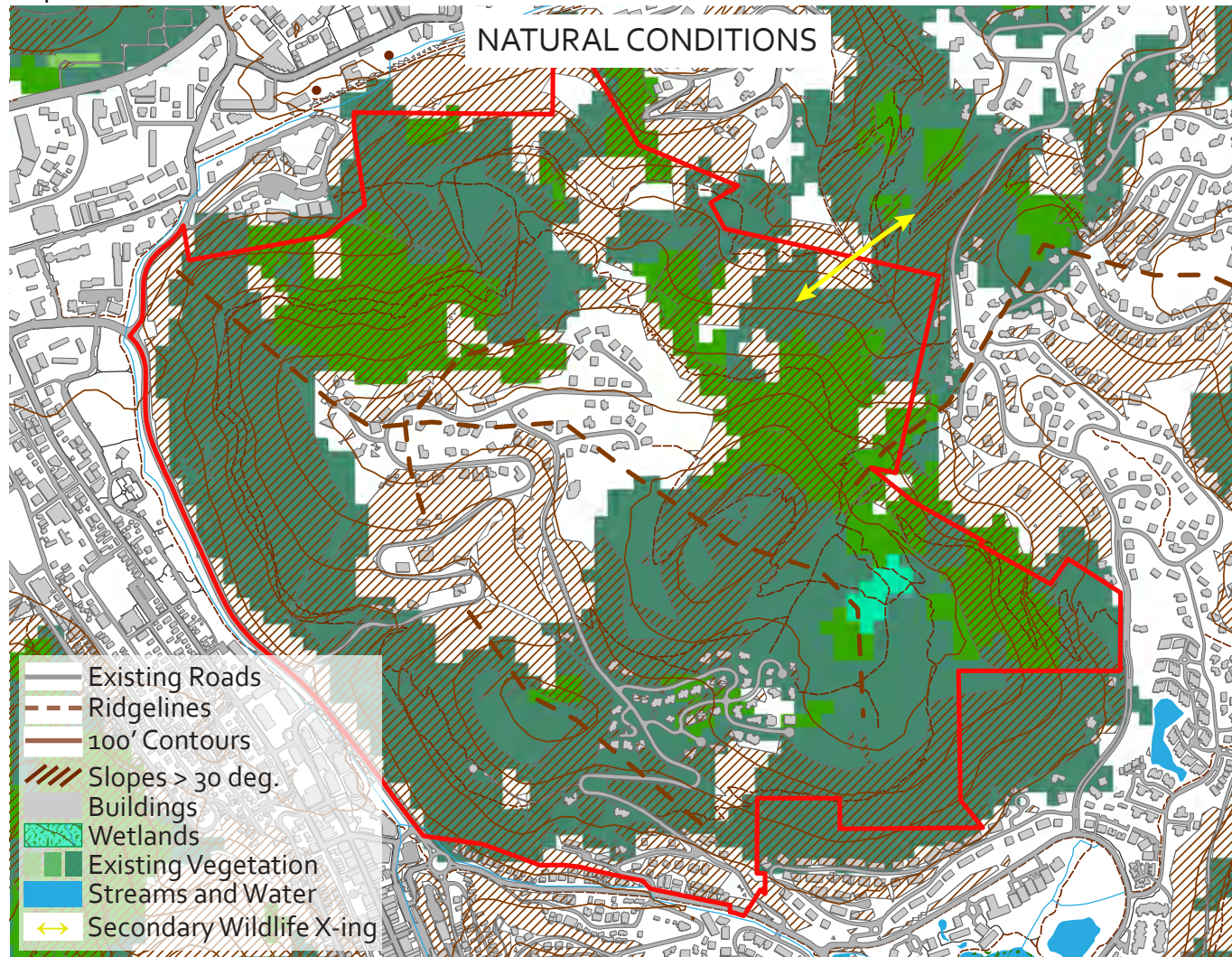
MASONIC HILL

NEIGHBORHOOD 7: MASONIC HILL

MASONIC HILL

Map 1

NATURAL CONDITIONS

Legend:
- Existing Roads
- Ridgelines
- 100' Contours
- Slopes > 30 deg.
- Buildings
- Wetlands
- Existing Vegetation
- Streams and Water
- Secondary Wildlife X-ing

Total Area (sq. miles)	.97 square miles	Neighborhood Icons	Hiking Trails Views of Old Town Water Tank
Total Area (acres)	622 acres		
Total Units	267	Parks	None
Unbuilt Units	69		
% of Total Park City Units	3%	Amenities	Gamble Oak, Hope-White Acre, Solamere, Aerie, Mellow Mountain, April Mountain
Average Density	3.03 units per acre		
Range of Density	0.23 - 27.1 units per acre		
Population	267	Trails	Lost Prospector Trail
Total Businesses	8	Walkability	Low due to no internal amenities, yet proximity to Main Street maintains moderate walkability
% of Total Park City Businesses	1%		
Housing Type	Single Family and Multifamily		
Historic Sites	None	Sub-Neighborhoods	Aerie, Mellow Mountain, Sunnyside
Affordable Housing	None		
Occupancy	43% Primary residence 28% Owner-Occupied 16% Renter-Occupied		

* HOAs may exist in this neighborhood; please refer to page 10.

Map 2

BUILT CONDITIONS

MASONIC HILL

Deer Valley Drive

Mellow Mountain Road

Affordable Housing
Trail
Trail Head
Bus Route
Bus Stop
Paved Road
Open Space
Streams and Water
Institutional Use
Parks and Rec.
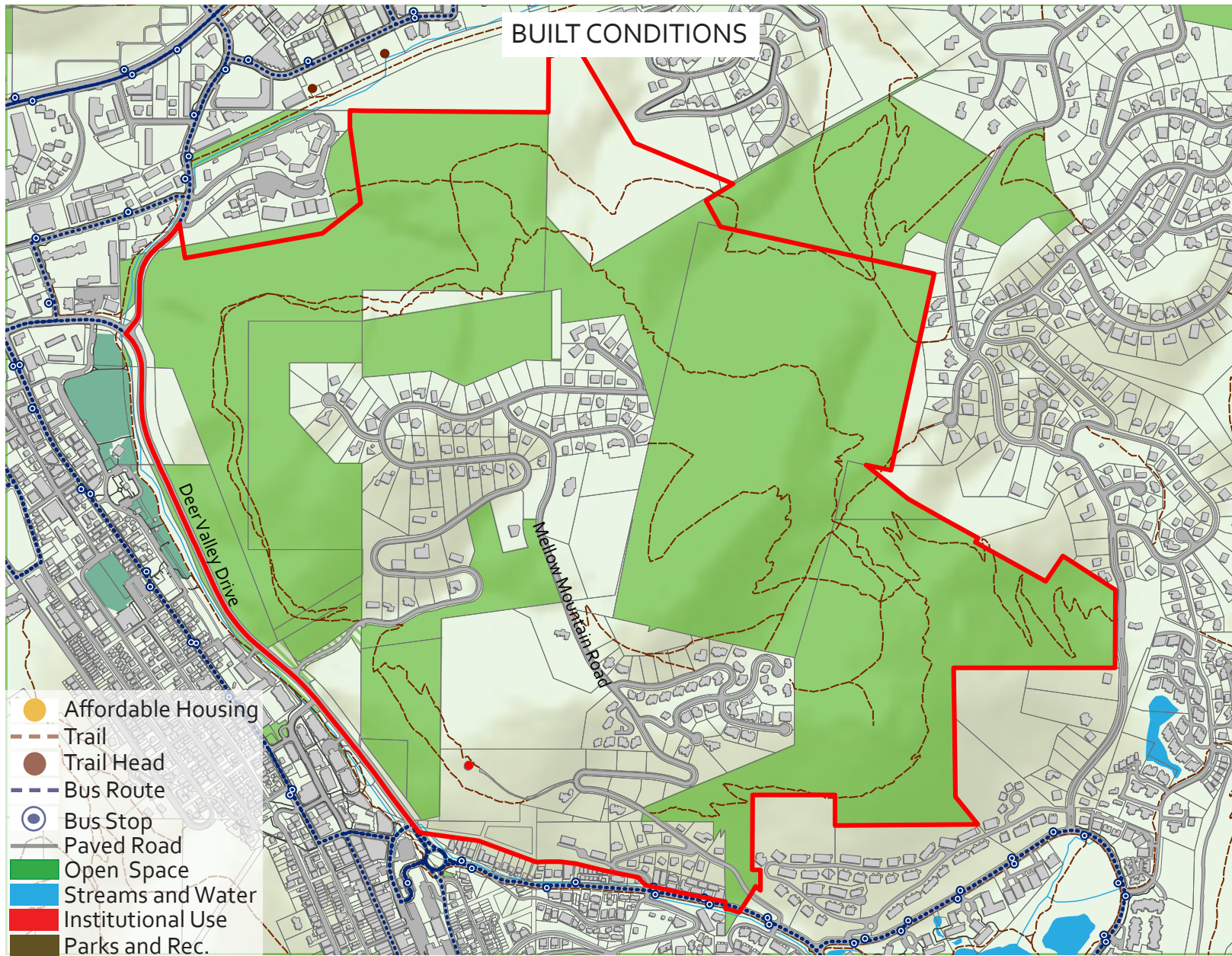
The built environment within Masonic Hill ranges from large single family lots to more dense multifamily development. The multifamily units are clustered closely together surrounded by open space. The established pattern within Masonic Hill is influenced most by the area that has not been developed. Open space surrounds the single family and multifamily units. The majority of built units backup to protected open space.

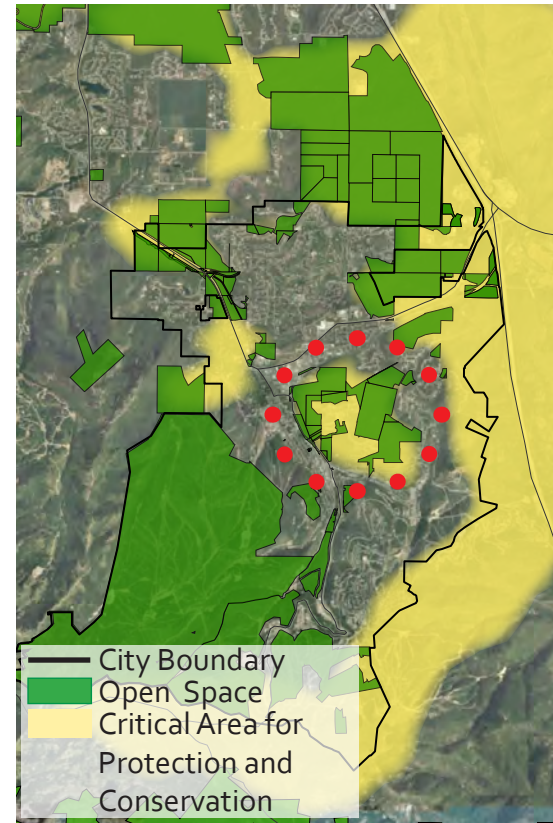### 7.1 Masonic Hill: A natural conservation neighborhood.

The future of the Masonic Hill neighborhood will not look very different than today, with the exception of being further camouflaged into the existing landscape. The neighborhood exists central to the entire city, tucked into the side of Masonic Hill and surrounded on all sides by open space. The neighborhood is small in size, approaching only one square mile. In 2011, there were 267 built units with 69 vacant lots. The average units per acre is low at 3.03 units per acre within the subdivision.

The neighborhood's central location combined with the vast amounts of open space has maintained one of the neighborhoods original functions as wildlife habitat. The open space provides sufficient wildlife

habitat within the landscape dominated by scrub oak and sage, typical of dry upland vegetation. The area is frequented by deer, elk, and moose.

The neighborhood, in its entirety was identified as critical area for protection and conservation within the February 2011 Natural Resource Inventory Study.[1] By protecting the native vegetation in the area, plants will continue to play their crucial role in the ecosystem: filtering air and water, preventing erosion, and providing essential habitat (food, water, and shelter) for wildlife.

As the neighborhood continues to evolve, special guidance through incentives and restrictions should be put in place to manage the neighborhood as a natural conservation neighborhood. Programs to be considered which result in preserving

City Boundary
Open Space
Critical Area for Protection and Conservation

The 2011 Natural Resource study identified the entire Masonic Hill neighborhood as "critical area for protection and conservation." The neighborhood is surrounded by open space and is utilized by wildlife for habitat.

the natural vegetation of the area, including strict limits of disturbances, prohibiting tall fencing, adopting building pads, and incentives to plant native vegetation. Also, wildfire mitigation should be introduced to prevent future wildfires in the extremely high risk neighborhood.
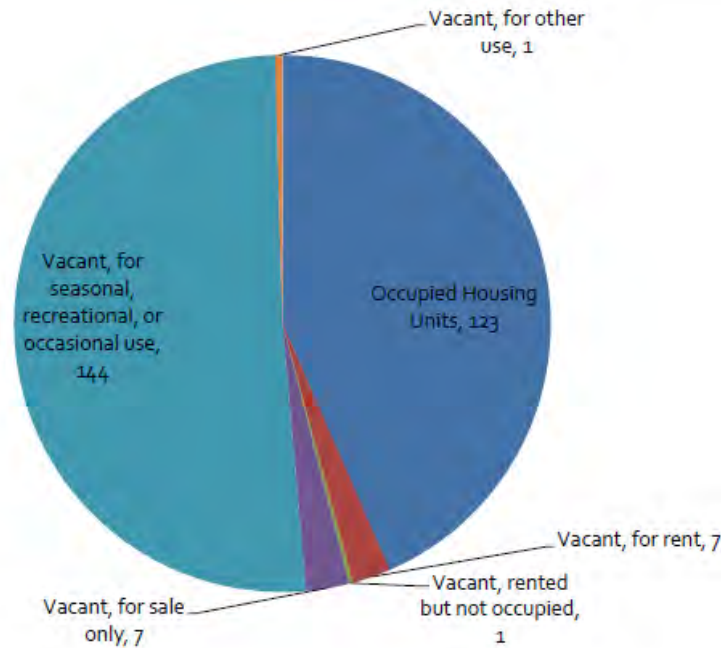
There are a few parcels of land in the open space loop around Masonic Hill that are not currently protected as open space. Due to the steep slopes, ridgelines, and lack of access to these parcels, the parcels would be best utilized as open space.

7.2 Masonic Hill: A neighborhood balanced by second homes and primary residents.

There has always been a mix of full-time and part-time residents in the Masonic Hill neighborhood. During the 2010 census, the Masonic Hill neighborhood had 51% seasonal ownership and nightly rental was not allowed. To maintain this neighborhood as a quiet, low traffic residential neighborhood, the restriction on nightly rentals should remain.

As a critical area for protection and conservation, this neighborhood is not appropriate for additional density. In this context, lockouts and accessory dwelling units should be prohibited. The Masonic Hill neighborhood provides a viable option for those who chose to have a second home in Park City, close to the resorts, within a quiet, conservation neighborhood. Affordable housing opportunities in this neighborhood should take the form of deed restricting entitled single family and multifamily units.

Vacant, for other use, 1

Occupied Housing Units, 123

Vacant, for seasonal, recreational, or occasional use, 144

Vacant, for rent, 7

Vacant, rented but not occupied, 1

Vacant, for sale only, 7

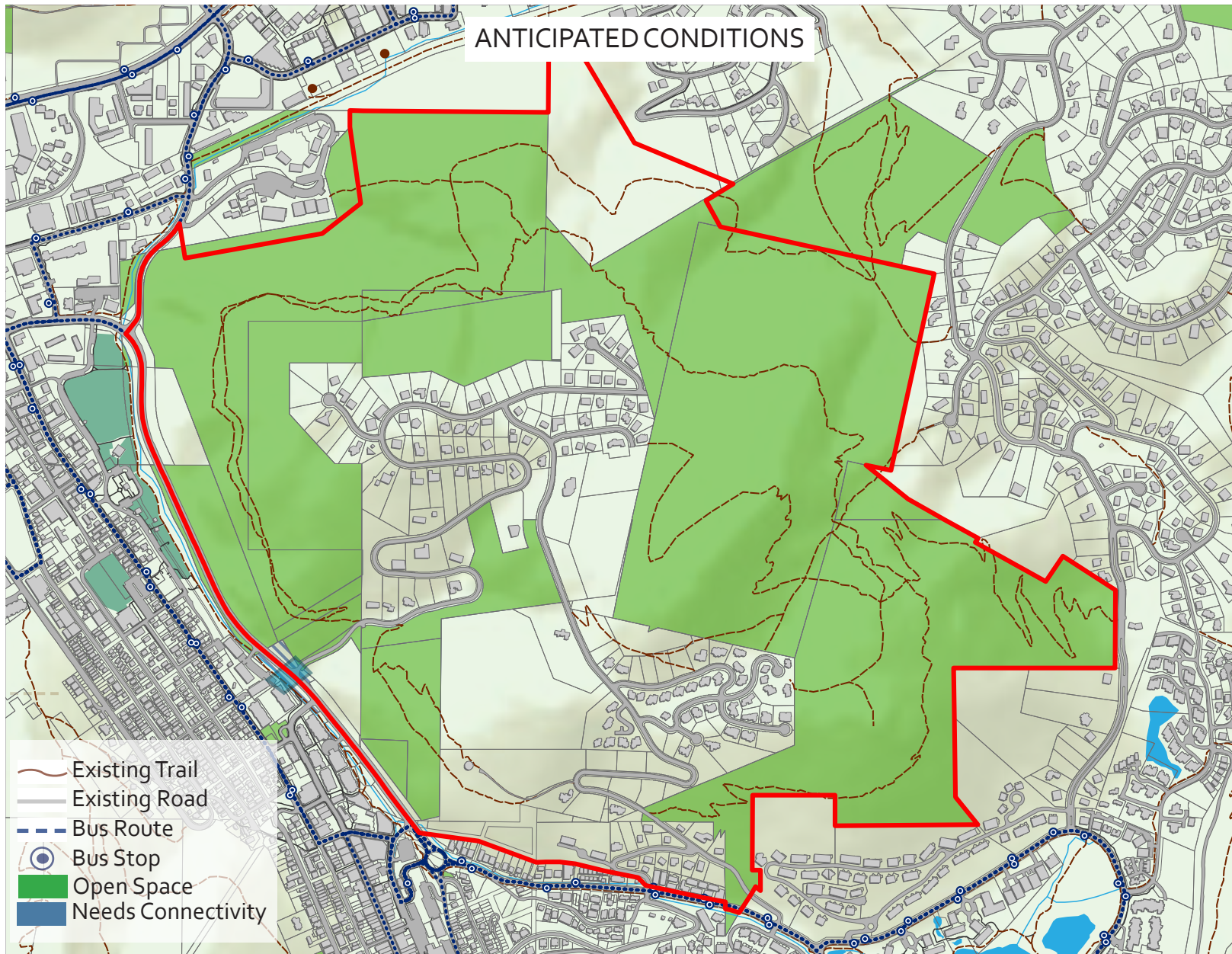**7.3 Masonic Hill: A neighborhood of trails sitting atop Old Town.**

The Masonic Hill neighborhood is in close proximity to Old Town; it sits just across Deer Valley Drive.

This location allows residents to access Old Town quickly and easily. In addition, in terms of trail connectivity, the neighborhood is exemplary with trails leading to Deer Valley, Prospector, and beyond.

Map 3

ANTICIPATED CONDITIONS

MASONIC HILL

Existing Trail
Existing Road
Bus Route
Bus Stop
Open Space
Needs Connectivity

Park City, the Best Town **for** the Planet

7.4: The aesthetic of the Masonic Hill Neighborhood should be preserved.

The Masonic Hill neighborhood offers a unique quality of life with access to open space out of the majority of property's back yards. Propped up on a hillside above the valley's each home has a grand view often framed from large living room windows.

There is not much variety within the development patterns of the neighborhood. Large mountain homes and multifamily units make up the 200 built units in the neighborhood. The lots are unique in that the native landscape has been preserved on many lots creating a natural aesthetic and identification for the neighborhood. The native sage brush and scrub oak create a sense of place tied to the natural environment.

The neighborhood should continue to build out with controlled pads protecting the natural vegetation. Wildlife habitat and corridors are a priority in this neighborhood.