



**Treasure Hill Conditional Use  
Permit Application  
August 10, 2016**

# **Square Footage Calculations and Volume of Treasure Hill**

**Standards for Review Nos. 2, 3, & 4**

**CUP Criteria Nos. 1, 4, 5, 7, 8, 11, & 15**

# Overview of Presentation:

- At the time of the 1986 MPD Approval, Park City knew it was approving a large scale development.
- The evolution of the design of Treasure Hill required by ordinance and with direction from Staff and the Planning Commission, and the resulting impact on the square footage and volume of Treasure Hill.
- How the square footage of Treasure Hill compares to other large scale developments approved by Park City, including the allocation of “back of house” square footage.



Excavation Material Placement Zone

200 0 200 400 FEET

REVISIONS:  
12/8/2008  
1/29/2009

SDI  
614 Main Street, Suite 404  
P.O. Box 4560, Park City, Utah 84060  
435-649-4499



MPE  
INCORPORATED

The Big Picture

Developed by  
MPE, INC., PO Box 2429, Park City, UT 84060  
eMail: info@treasureparkcity.com



SHEET NUMBER

BP-01

6/12/2008



Treasure Hill Project

Town Lift Base

Pool Plaza

Commercial Plaza

Area 5



REVISIONS:  
12/9/2008

210 Shoreline Highway  
Mill Valley, CA 94041  
Ph: 415-381-6600  
Fax: 415-381-6601  
www.integrated-ids.com

**ids**  
INTEGRATED  
DESIGN  
S E R V I C E S

SITE PLANNING  
LANDSCAPE ARCHITECTURE  
RESORT DESIGN  
29716 E. Fern Avenue, #102  
Fremont, CA 94555  
Ph: 925-299-9282  
Fax: 925-299-9287

**PERKINS DESIGN ASSOCIATES**

**MPE**  
INCORPORATED

Illustrative Plan

Developed by  
MPE, INC., PO Box 2429, Park City, UT 84060  
eMail: info@treasureparkcity.com

**treasure**  
PARK CITY, UTAH

SHEET NUMBER  
**V-1**  
6/12/2008

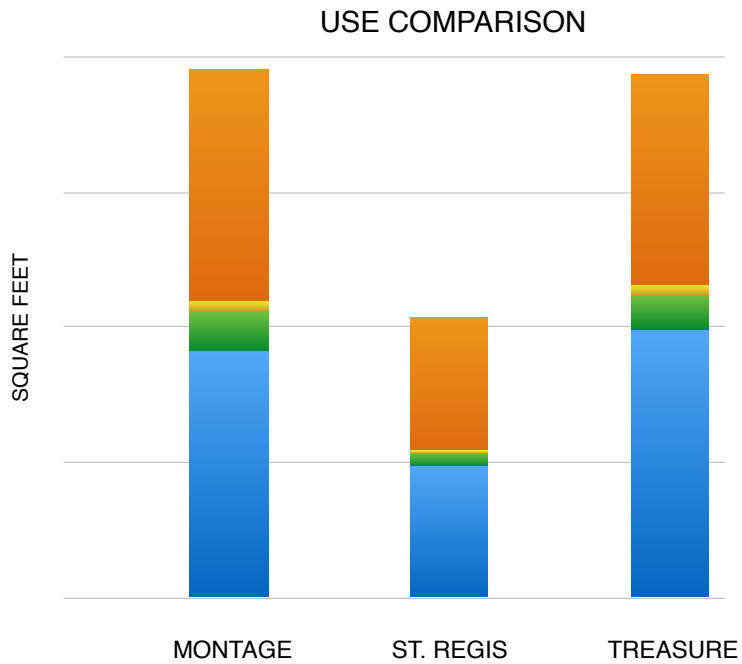
Park City Staff, Revised Staff Report, dated December 18, 1985 (revised to reflect the October 16, 1986 City Council Approval of the MPD):

- High-rise concept
- Cluster the bulk. The cluster approach, although highly visible from certain areas, does not impose massive structures in the most prominent areas. Instead, the tallest buildings have been tucked into Creole Gulch...
- Massiveness
- Large sky scraper type buildings

Park City Staff, Revised Staff Report, dated December 18, 1985 (revised to reflect the October 16, 1986 City Council Approval of the MPD):

- Several of the alternatives prepared were in response to specific concerns expressed relative to the scale and mass of buildings necessary to accommodate the density proposed. The latest concept developed represents a refined version of the cluster approach originally submitted.
- The various iterations submitted for review demonstrated the trade-offs between height and site coverage.

## MONTAGE and ST. REGIS SQUARE FOOTAGE COMPARISON\*\*



USE COMPARISON

	MONTAGE		ST. REGIS		TREASURE	
GROSS FLOOR AREA*	780,173		416,582		775,485	
BACK OF HOUSE	341,948	<b>43.8%</b>	196,289	<b>47.1%</b>	313,172	<b>40.4%</b>
MEETING SPACE	16,409	2.0%	6,062	1.5%	16,127	2.1%
COMMERCIAL	58,356	7.5%	19,481	4.7%	52,275	6.7%
RESIDENTIAL	364,000	46.7%	194,750	46.7%	393,911	50.8%

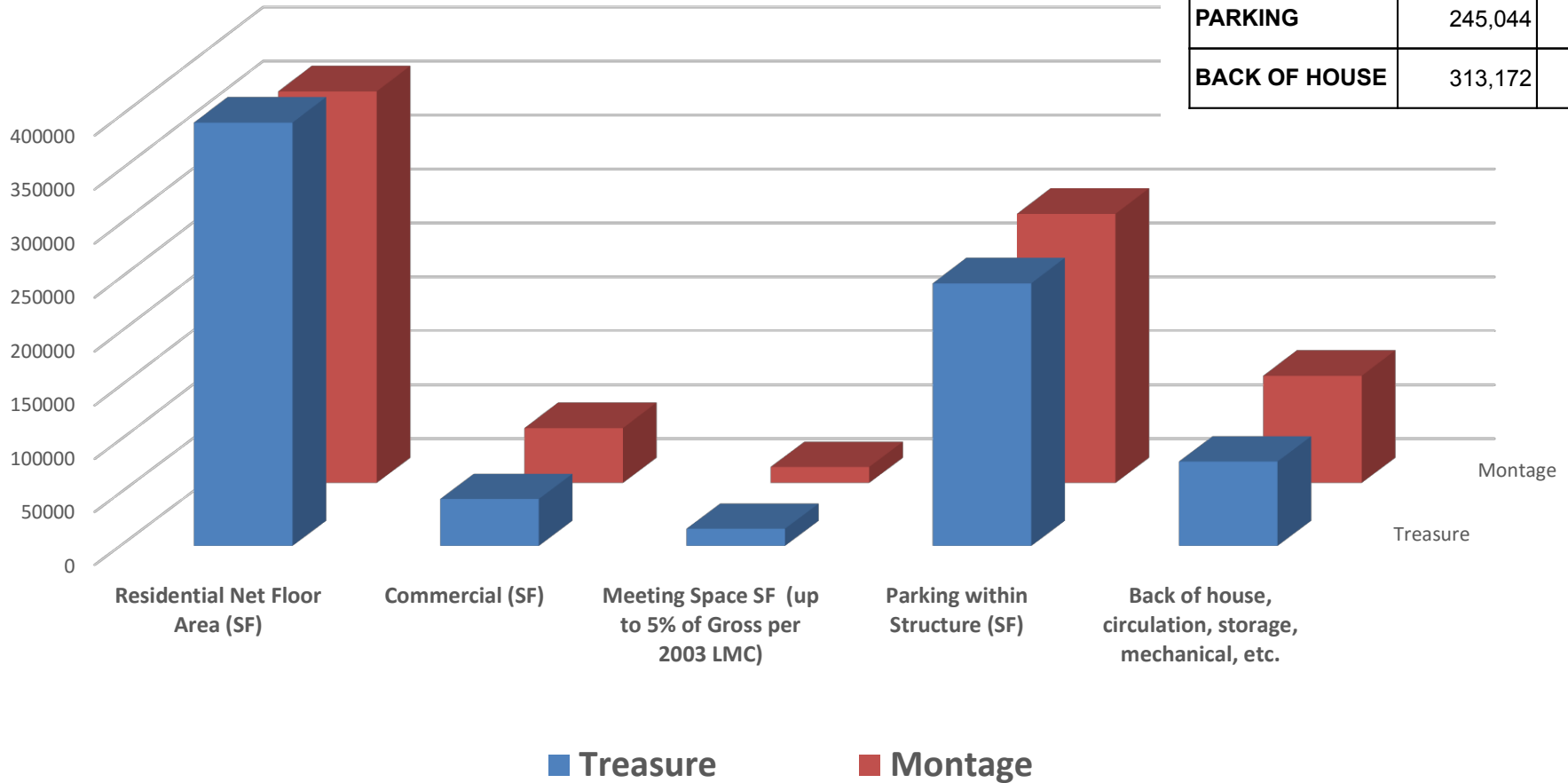
\* EXCLUSIVE OF PARKING

\*\* BASED ON PLATS OF RECORD AND THE 2009 TREASURE CUP SUBMITTAL



# Project Comparison: Treasure vs. Montage

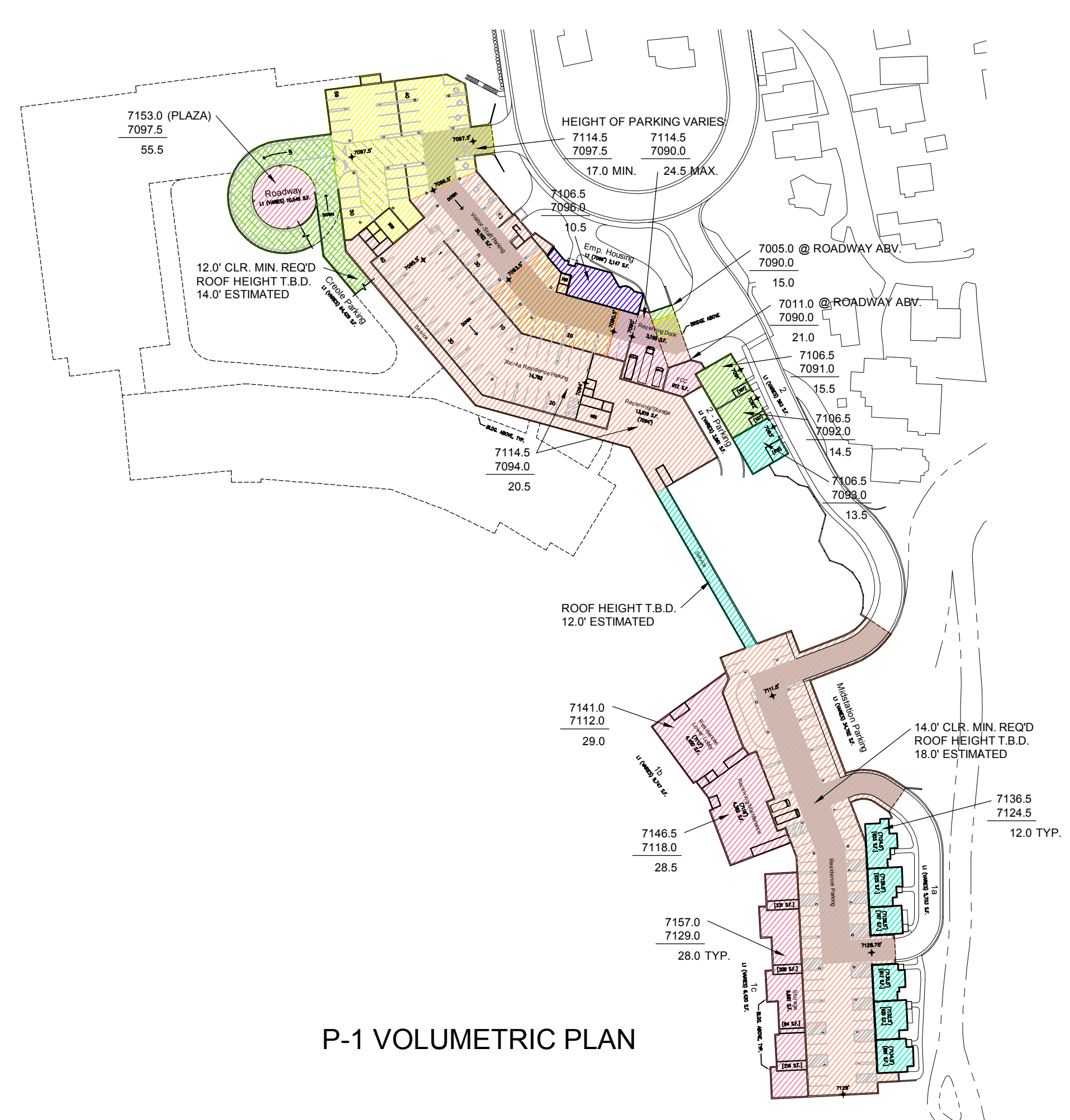
	TREASURE	MONTAGE
RESIDENTIAL	393,911	364,000
COMMERCIAL	52,275	58,356
MEETING SPACE	16,127	16,409
PARKING	245,044	250,000
BACK OF HOUSE	313,172	341,948



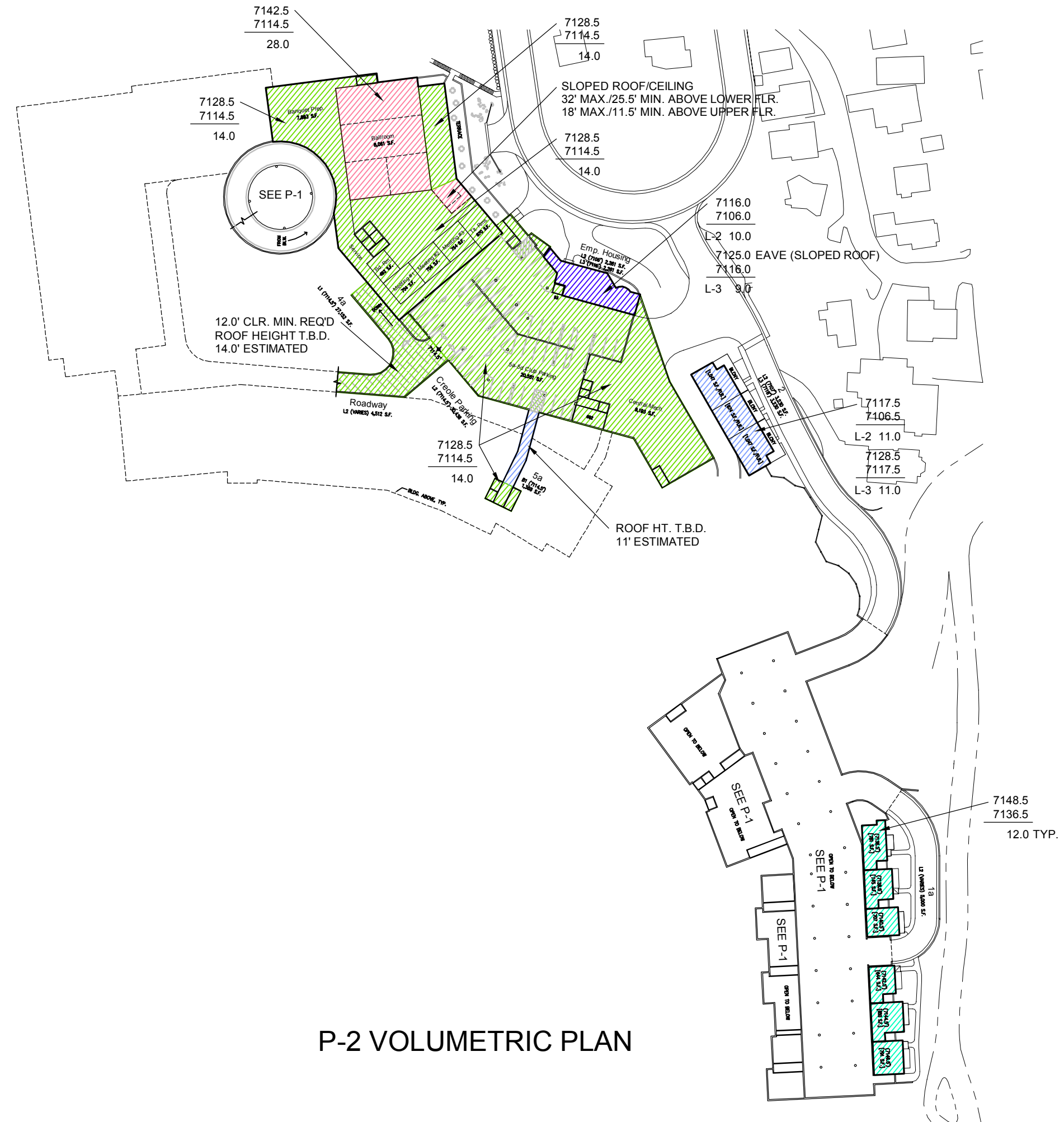


4B	B1	P-3	1,638	9.50																	1,638	
	L1	P-4	4,317	10.00					5,827	14.00	lobby, elevator/stair										10,144	
	L2	P-5							12,966	15.00	lobby, commercial										12,966	
	L3	P-6	9,605	10.00																	9,605	
	L4	P-7	30,056	10.00																	30,056	
	L5	P-8	28,046	10.00																	28,046	
	L6	P-9	27,678	10.00																	27,678	
	L7	P-10	23,959	10.00																	23,959	
	L8	P-11	23,959	10.00																	23,959	
	L9	P-12	22,716	10.00																	22,716	
	L10	P-13	21,658	10.00																	21,658	
	L11	P-14				20,710	11.75														20,710	
L12	P-15						19,076	13.75	roof level											19,076		
5A	B1	P-2			778	11.00			590	14.00	elevator/stair										1,368	
	L1	P-3										3,681	17.50	lobby, elevator/stair							3,681	
	L2	P-5	3,123	10.50								4,281	16.50	lobby							8,536	
			1,132	10.50																		
	L3	P-6	6,989	10.50																	6,989	
	L4	P-7	6,989	10.50																	6,989	
	L5	P-8	6,989	10.50																	6,989	
	L6	P-9	6,989	10.50																	6,989	
	L7	P-10	3,914	10.50				3,075	12.50	roof level											6,989	
	L8	P-11	3,914	10.50																	3,914	
L9	P-12	3,914	10.50																	3,914		
L10	P-13						3,914	12.50	roof level											3,914		
5B	B1	P-9	656	10.50			3,770	12.00	storage/maint.												4,426	
	3-Story Townhouse	P-10			3,655	11.00															3,655	
		P-11				3,655	11.00															3,655
		P-12						3,205	12.00	roof level												3,205
5C	B1	P-4										1,135	18.50	storage, elev/stair							1,135	
	L1	P-5	7,059	10.50																	7,059	
	L2	P-6	5,184	10.50																	5,184	
	L3	P-7	9,387	10.50																	9,387	
	L4	P-8	9,387	10.50																	9,387	
	L5	P-9					9,387	13.50	pool deck												9,387	
	L6	P-10	5,391	10.50																	5,391	
	L7	P-11	5,223	10.50																	5,223	
	L8	P-12	5,223	10.50																	5,223	
	L9	P-13	5,223	10.50																	5,223	
	L10	P-14	5,223	10.50																	5,223	
L11	P-15						5,223	12.50	roof level											5,223		
5D	B1	P-9					6,806	13.50	storage/maint.												6,806	
	L1	P-10	6,340	10.50																	6,340	
	L2	P-11	6,340	10.50																	6,340	
	L3	P-12	6,806	10.50																	6,806	
	L4	P-13	6,340	10.50																	6,340	
	L5	P-14	6,340	10.50																	6,340	
L6	P-15					6,340														6,340		
<b>SITE TOTAL</b>			<b>492,908</b>		<b>64,217</b>		<b>115,312</b>		<b>187,871</b>		<b>32,887</b>		<b>73,033</b>		<b>5,930</b>		<b>36,650</b>			<b>1,008,808</b>		
<b>% OF TOTAL AREA</b>			<b>48.86%</b>		<b>6.37%</b>		<b>11.43%</b>		<b>18.62%</b>		<b>3.26%</b>		<b>7.24%</b>		<b>0.59%</b>		<b>3.63%</b>					
AREA BELOW GRADE			86,453		3,193		15,709		104,693		23,195		73,033		5,930		22,680			334,886		
% OF TOTAL BELOW GRADE			25.82%		0.95%		4.69%		31.26%		6.93%		21.81%		1.77%		6.77%					
AREA ABOVE GRADE			406,455		61,024		99,603		83,178		9,692		0		0		13,970			673,922		
% OF TOTAL ABOVE GRADE			60.31%		9.06%		14.78%		12.34%		1.44%		0.00%		0.00%		2.07%					

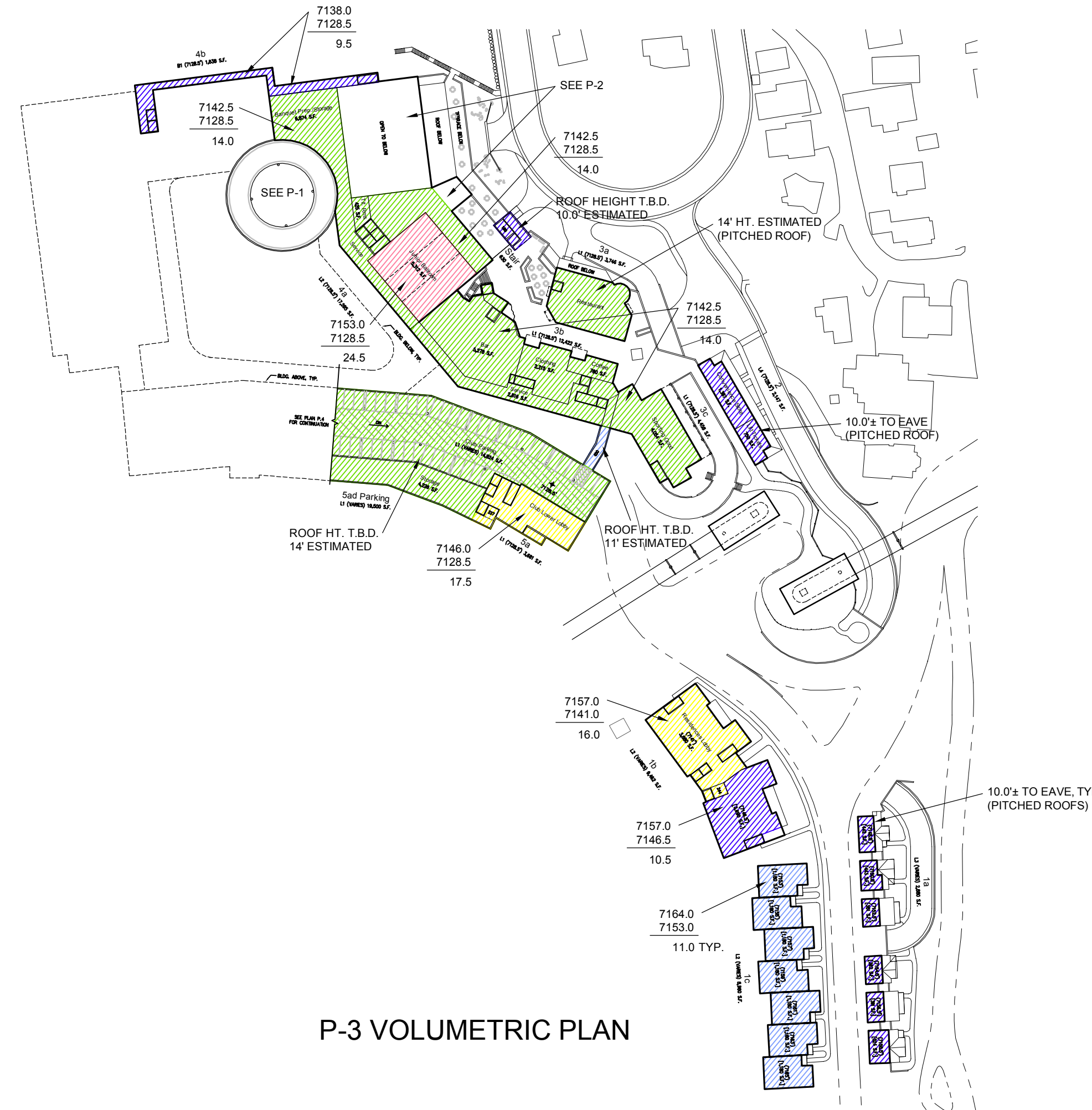
- DESIGNATES CEILING HEIGHT RATHER THAN FLOOR TO ROOF (SLOPED ROOF STRUCTURES)
- DESIGNATES AREAS BELOW GRADE
- DESIGNATES AREAS WITH VARIABLE FLOOR TO FLOOR/ROOF HEIGHTS



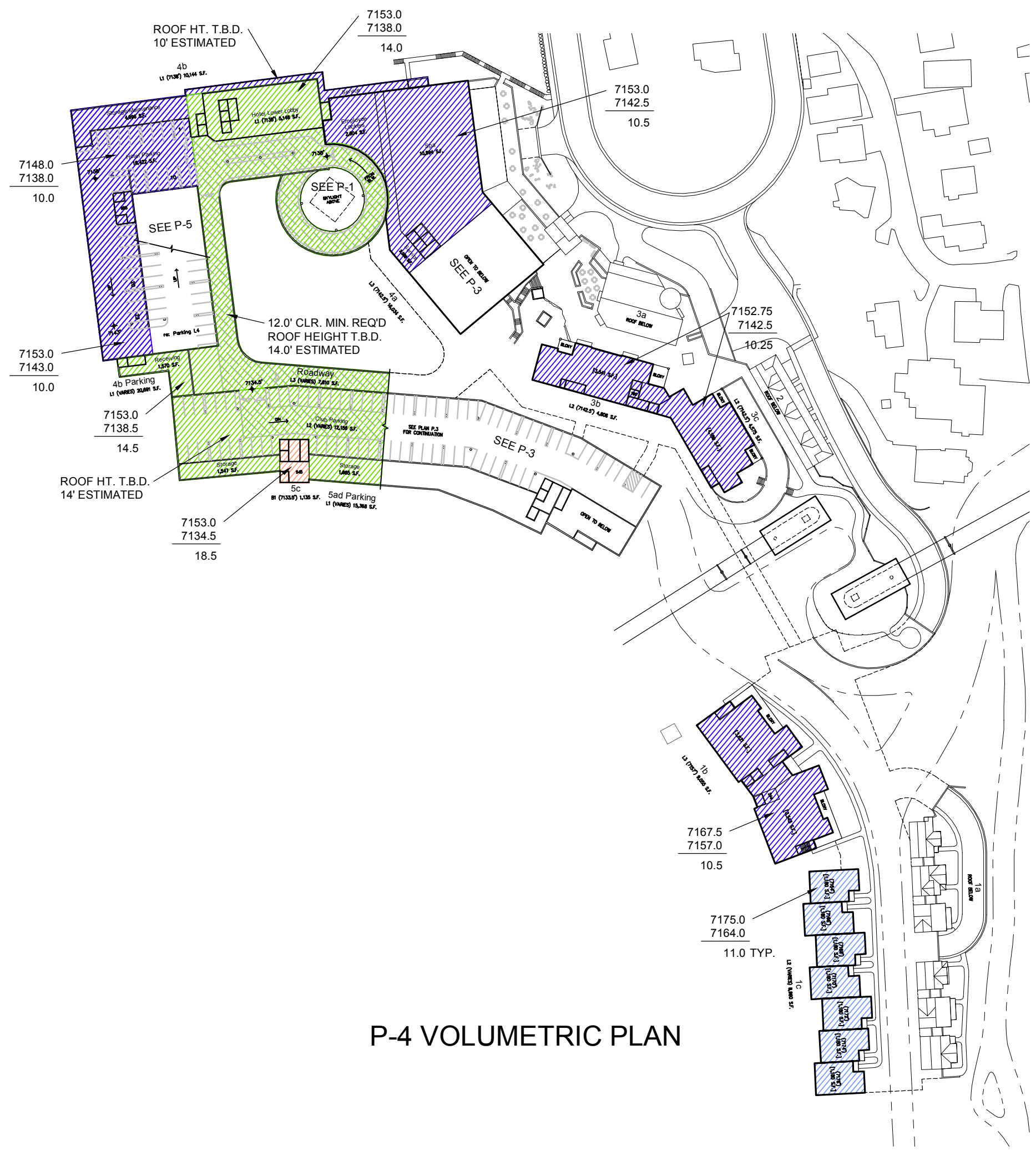
P-1 VOLUMETRIC PLAN



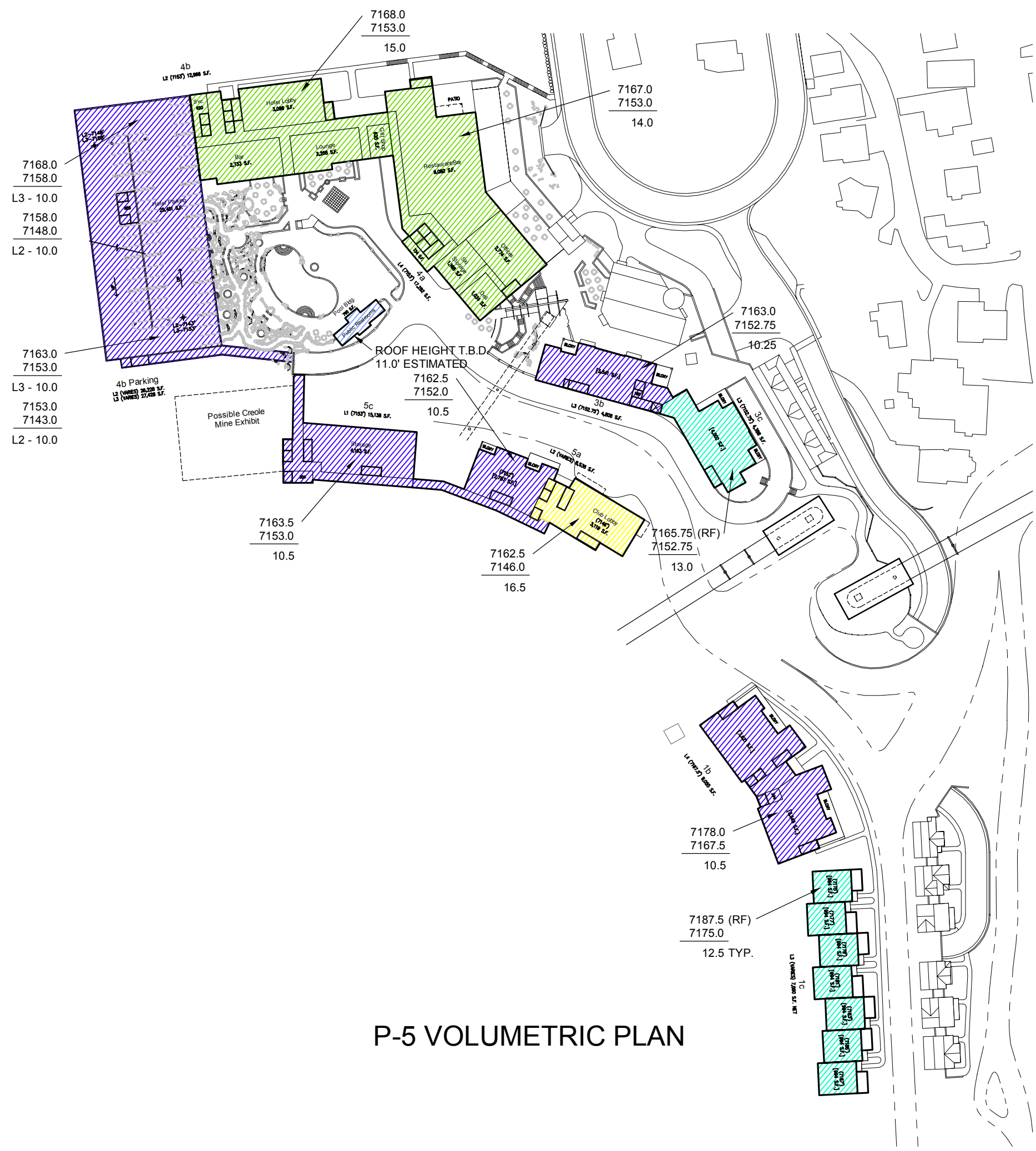
P-2 VOLUMETRIC PLAN



P-3 VOLUMETRIC PLAN



P-4 VOLUMETRIC PLAN

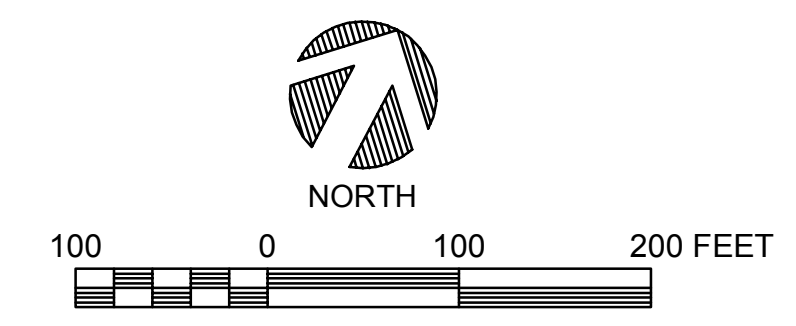


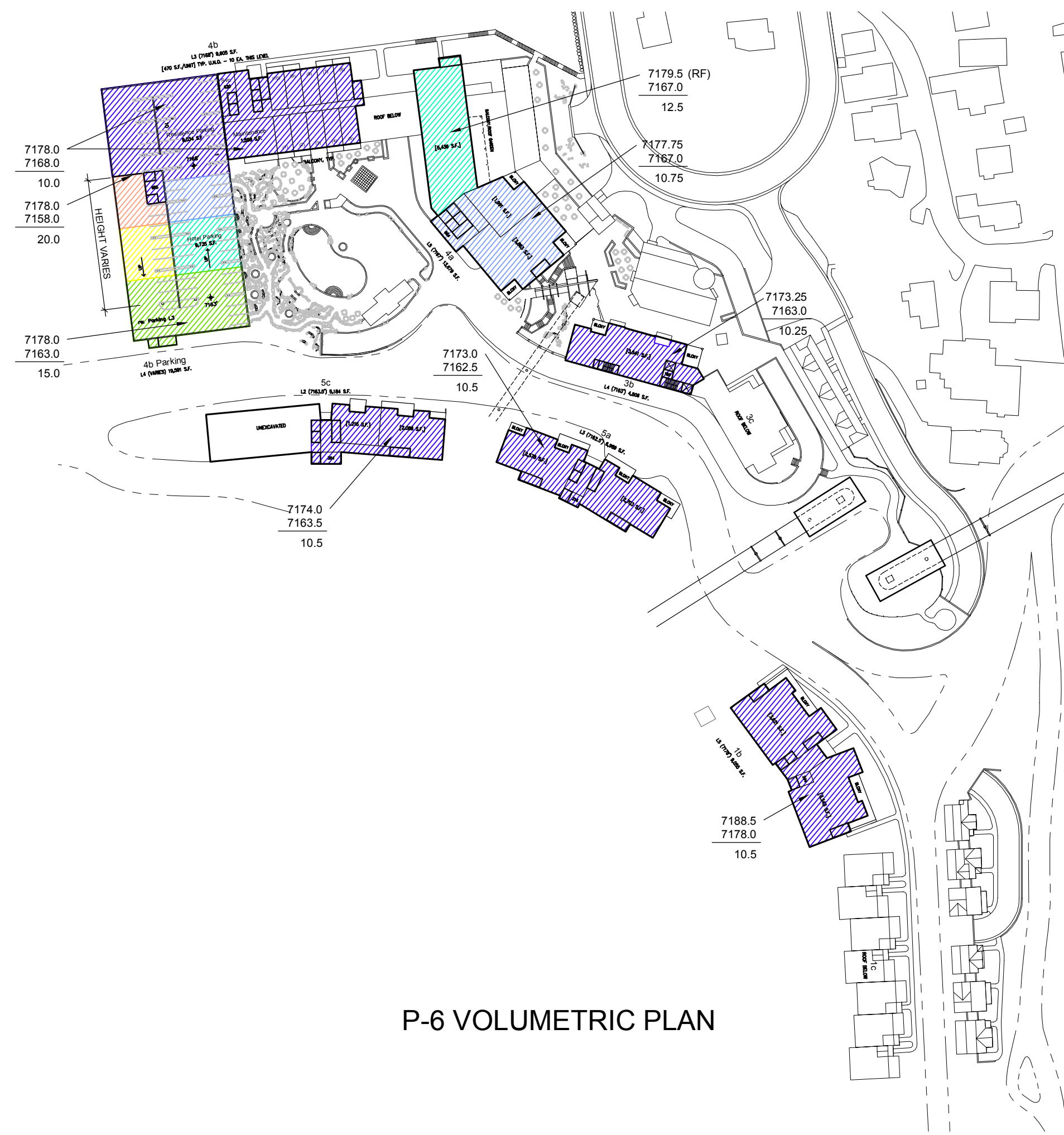
P-5 VOLUMETRIC PLAN

**FLOOR TO FLOOR/ROOF HEIGHT LEGEND**

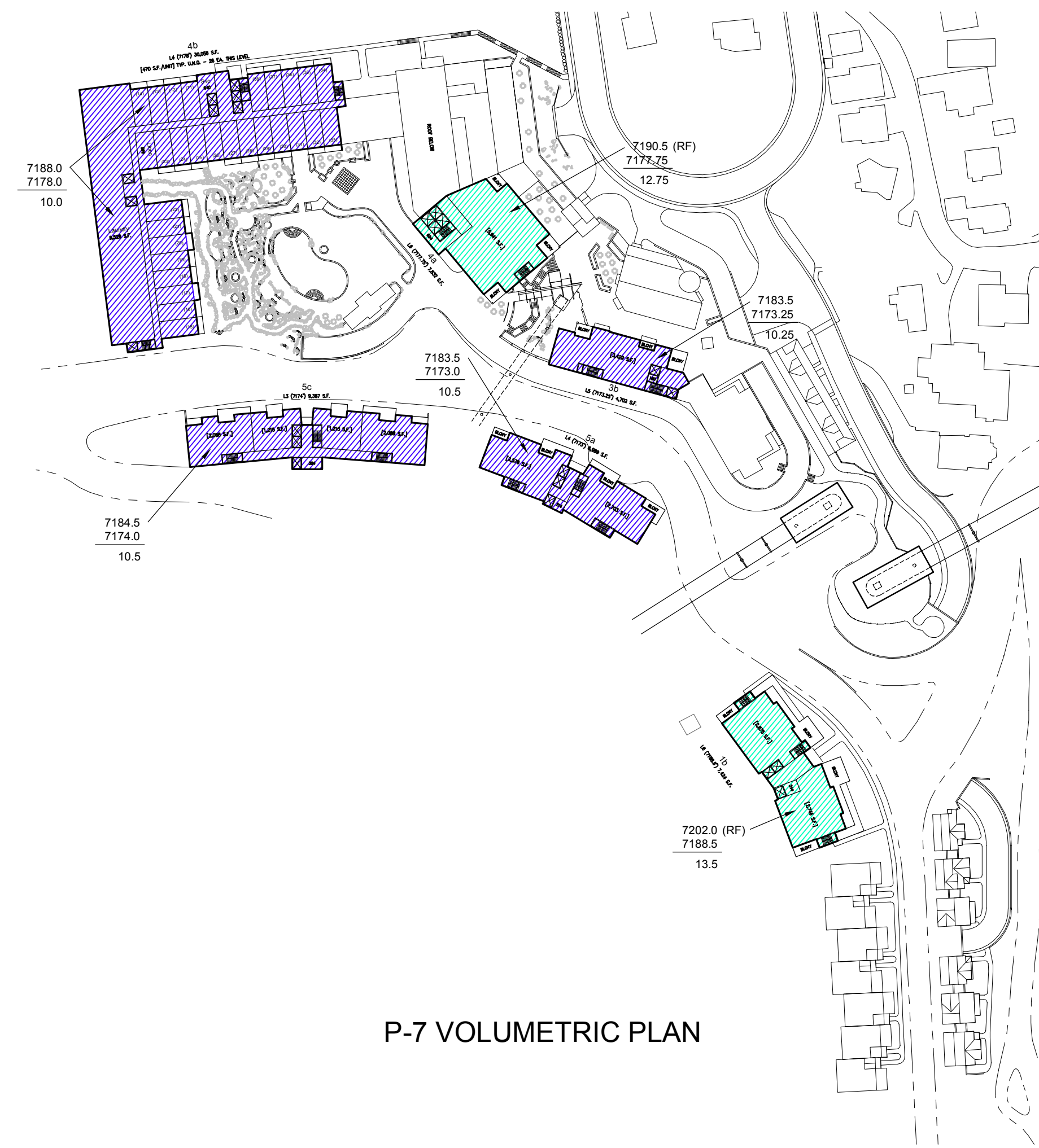
- 10.5' OR LESS
  - MORE THAN 10.5' BUT LESS THAN 12.0'
  - 12.0' TO LESS THAN 14.0'
  - 14.0' TO LESS THAN 16.0'
  - 16.0' TO LESS THAN 18.0'
  - 18.0' TO LESS THAN 21.0'
  - 21.0' TO LESS THAN 24.0'
  - 24.0' OR GREATER
  - 12' MIN. CLEAR CEILING HEIGHT REQ'D FOR EMERGENCY VEHICLES
  - 14' MIN. CLEAR CEILING HEIGHT REQ'D FOR FIRE DEPT. VEHICLES
- Finish Floor/Roof Elevation Above  
 Finish Floor Elevation  
 Difference = Floor to Floor/Roof Height

ABBREVIATIONS:  
RF = Roof

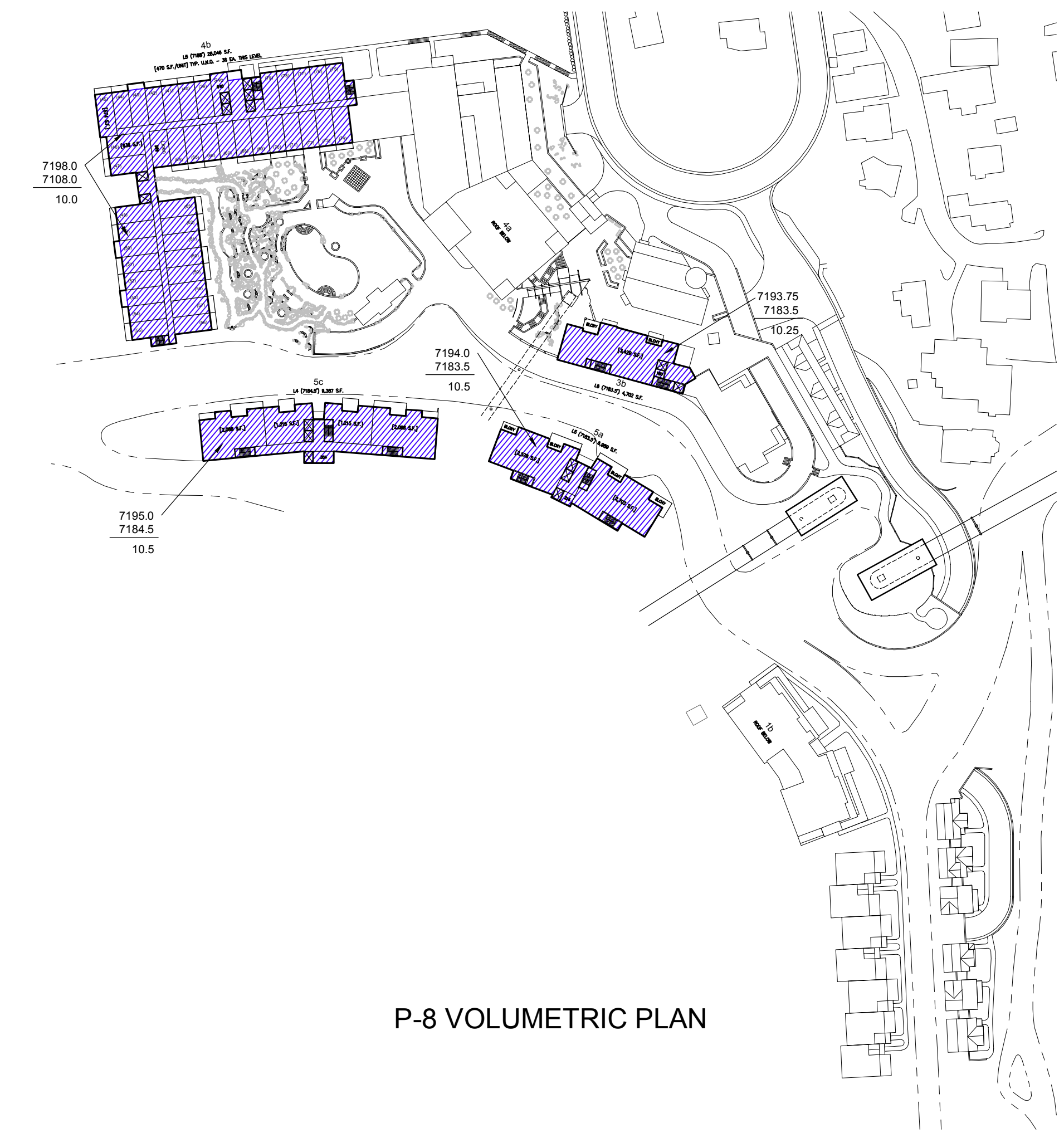




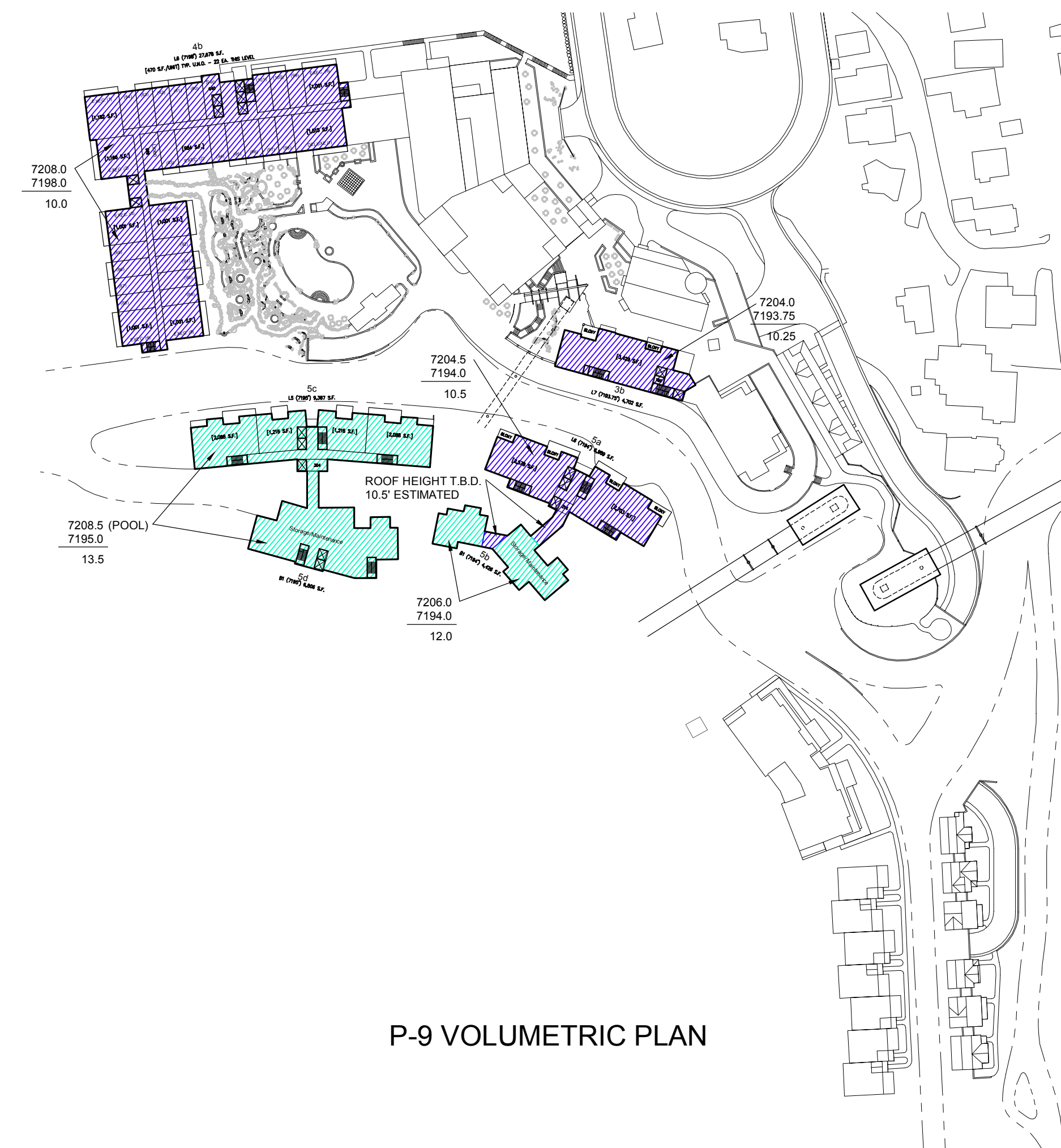
P-6 VOLUMETRIC PLAN



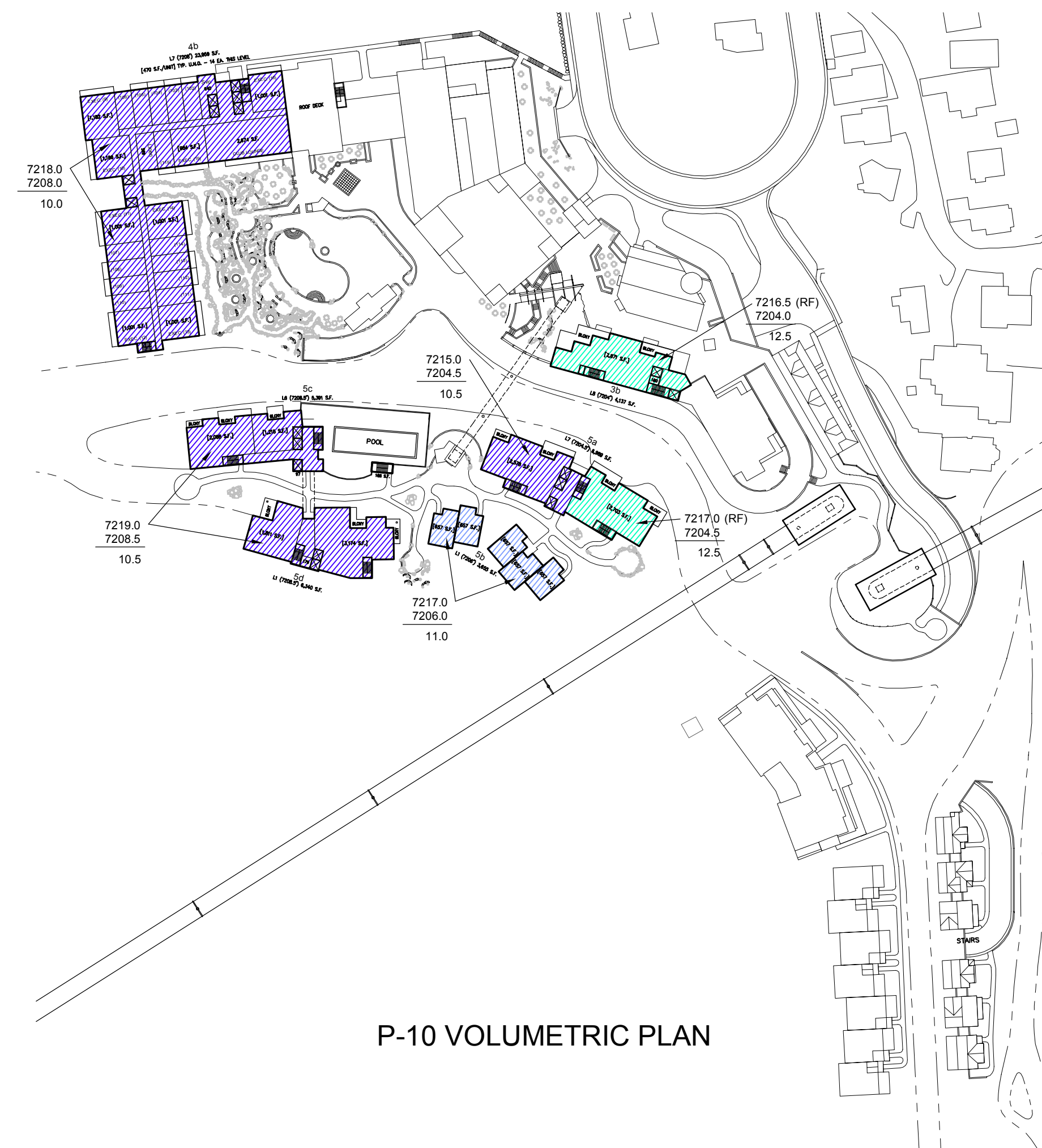
P-7 VOLUMETRIC PLAN



P-8 VOLUMETRIC PLAN



P-9 VOLUMETRIC PLAN



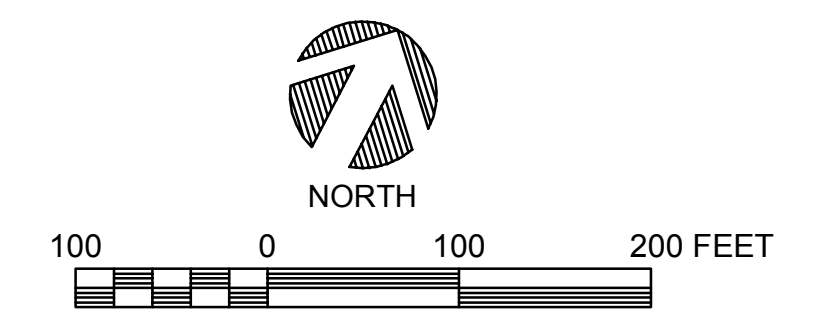
P-10 VOLUMETRIC PLAN

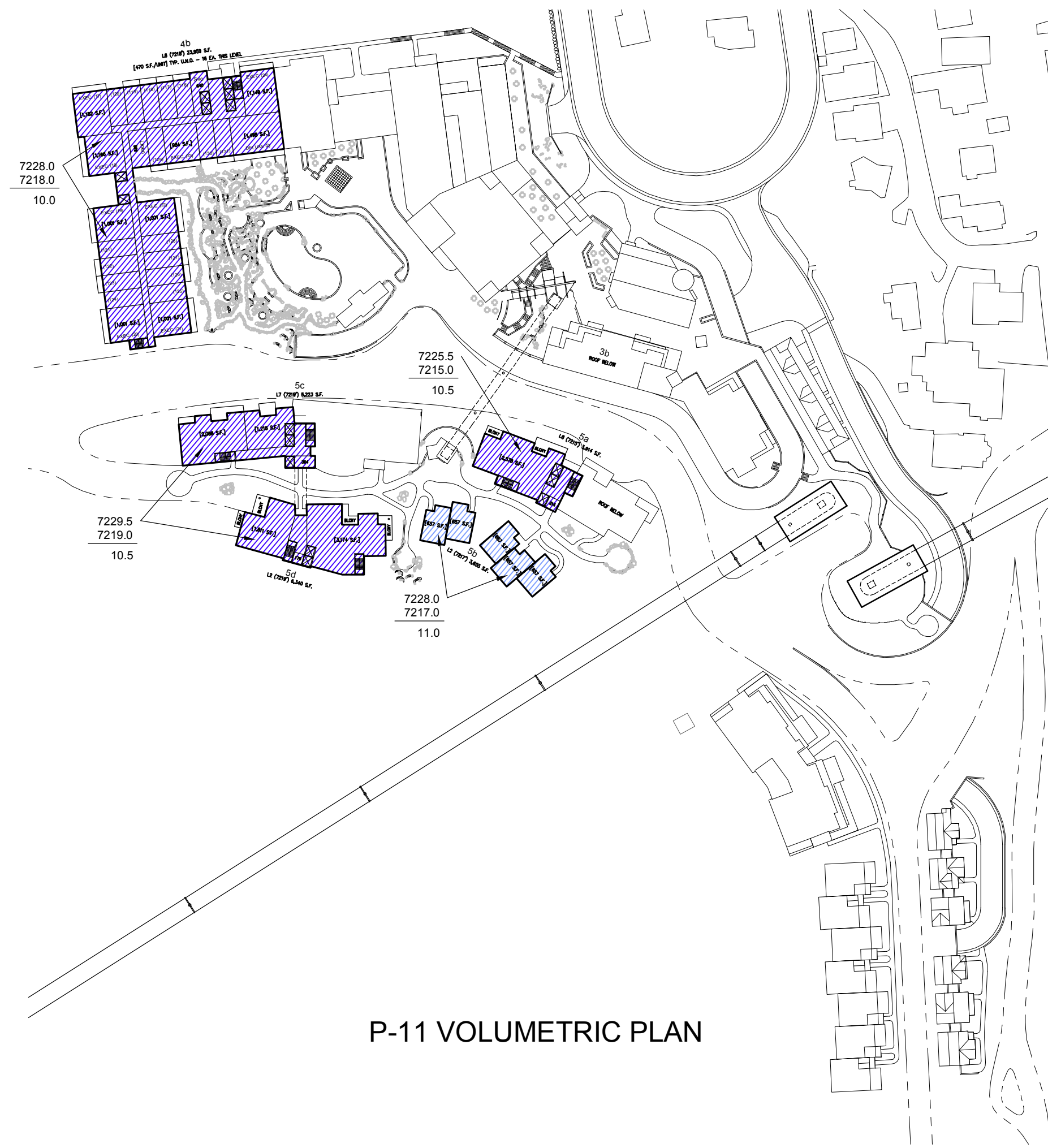
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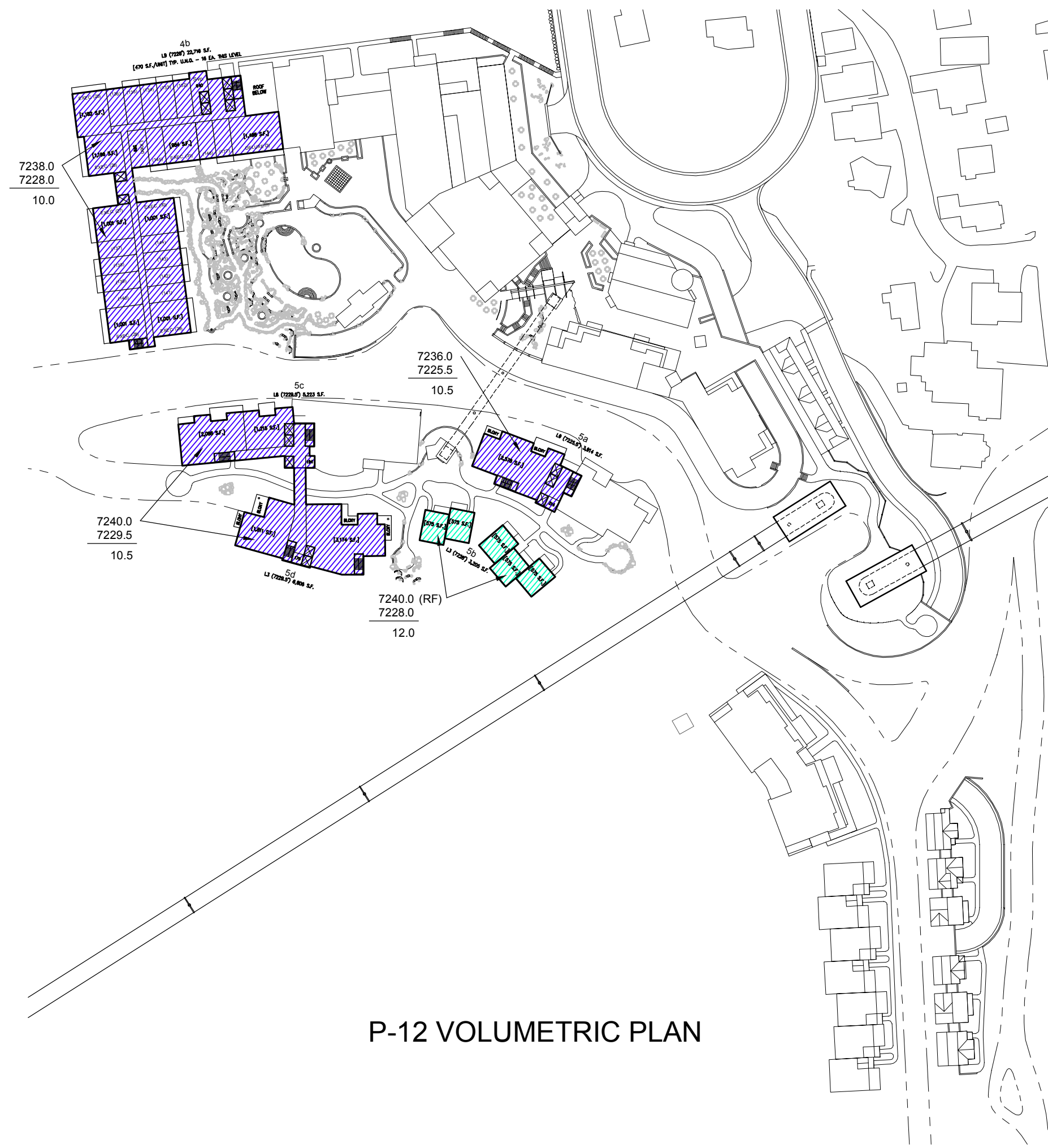
Finish Floor/Roof Elevation Above  
 Finish Floor Elevation  
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ABBREVIATIONS:  
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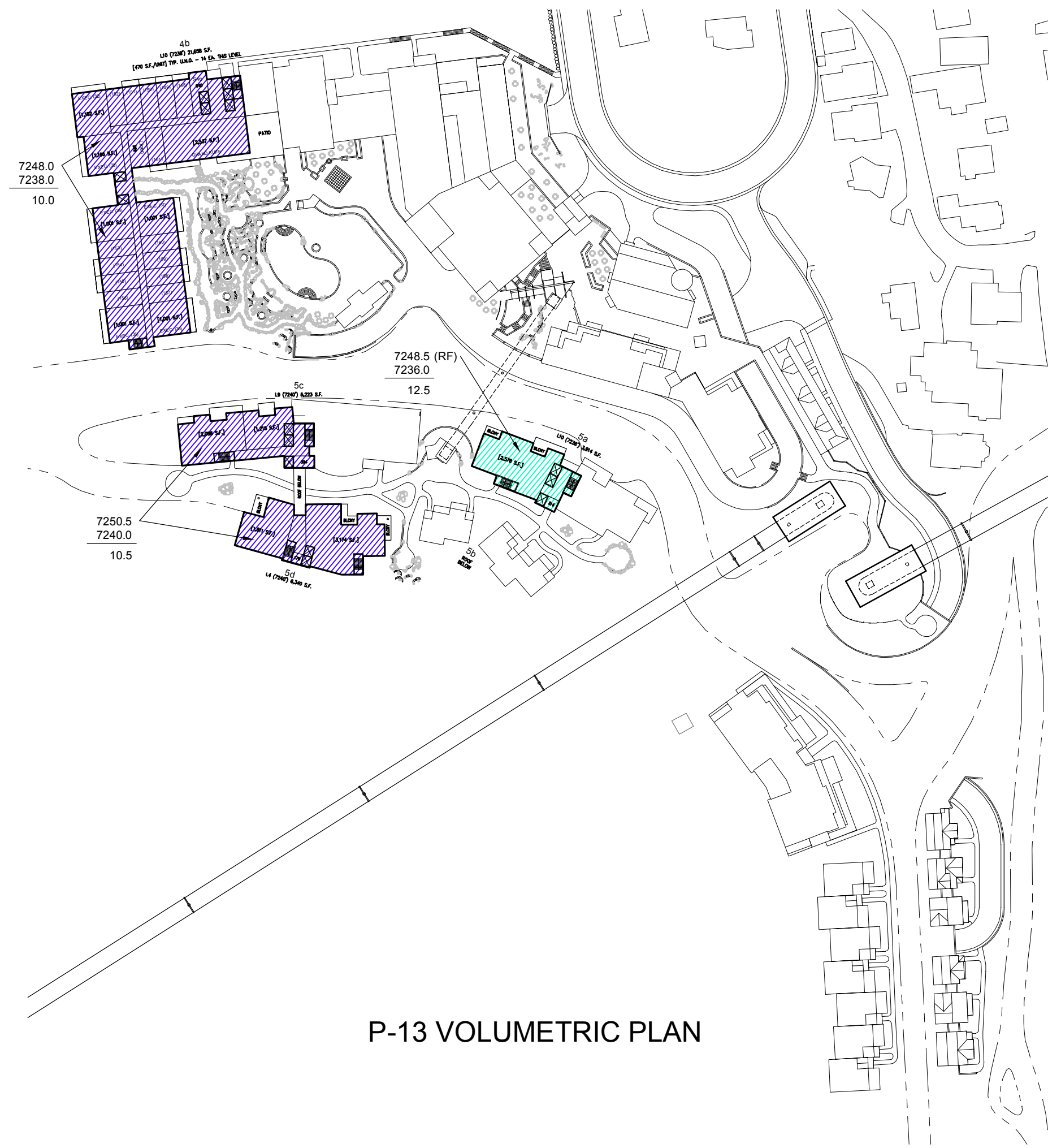




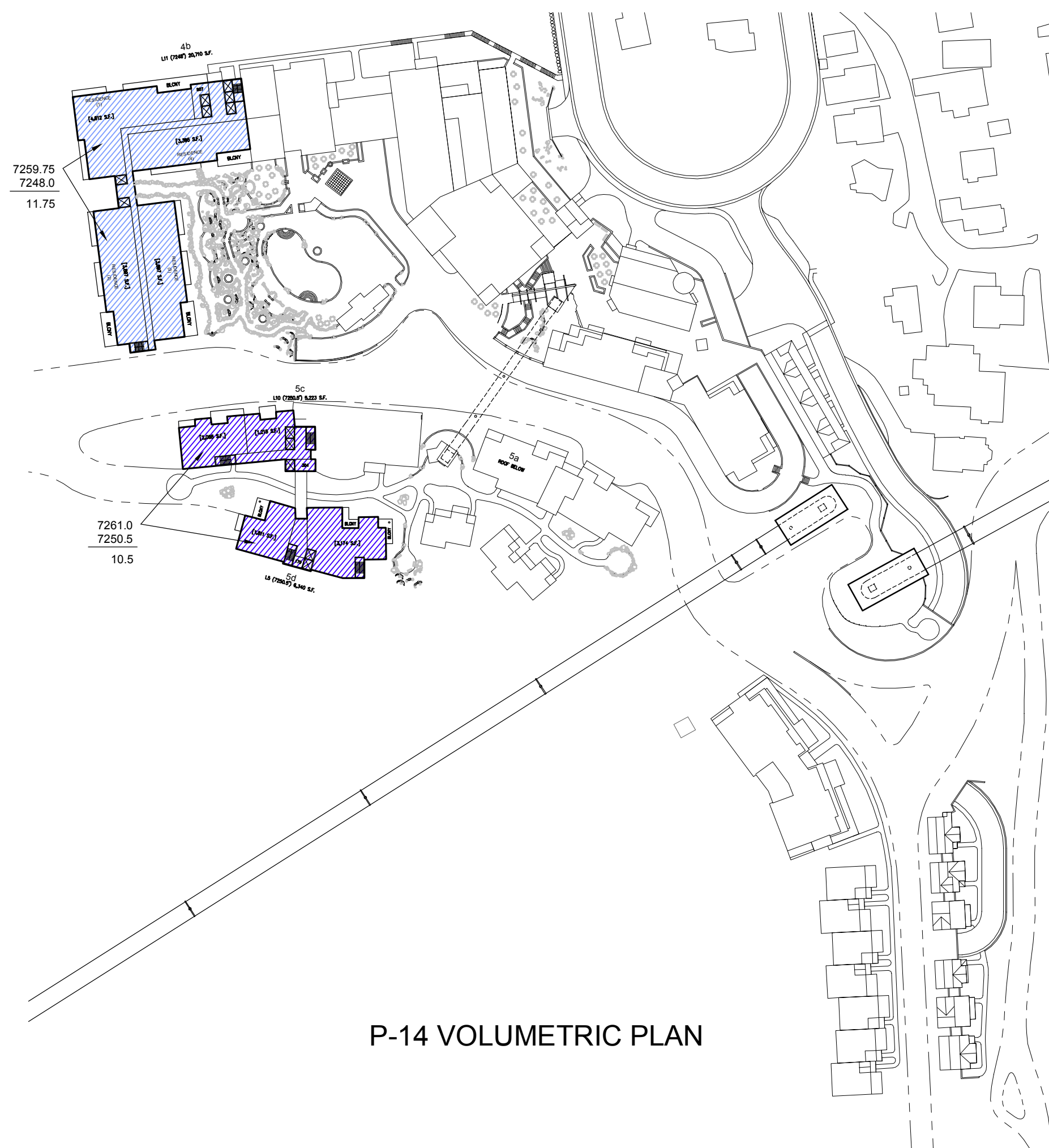
P-11 VOLUMETRIC PLAN



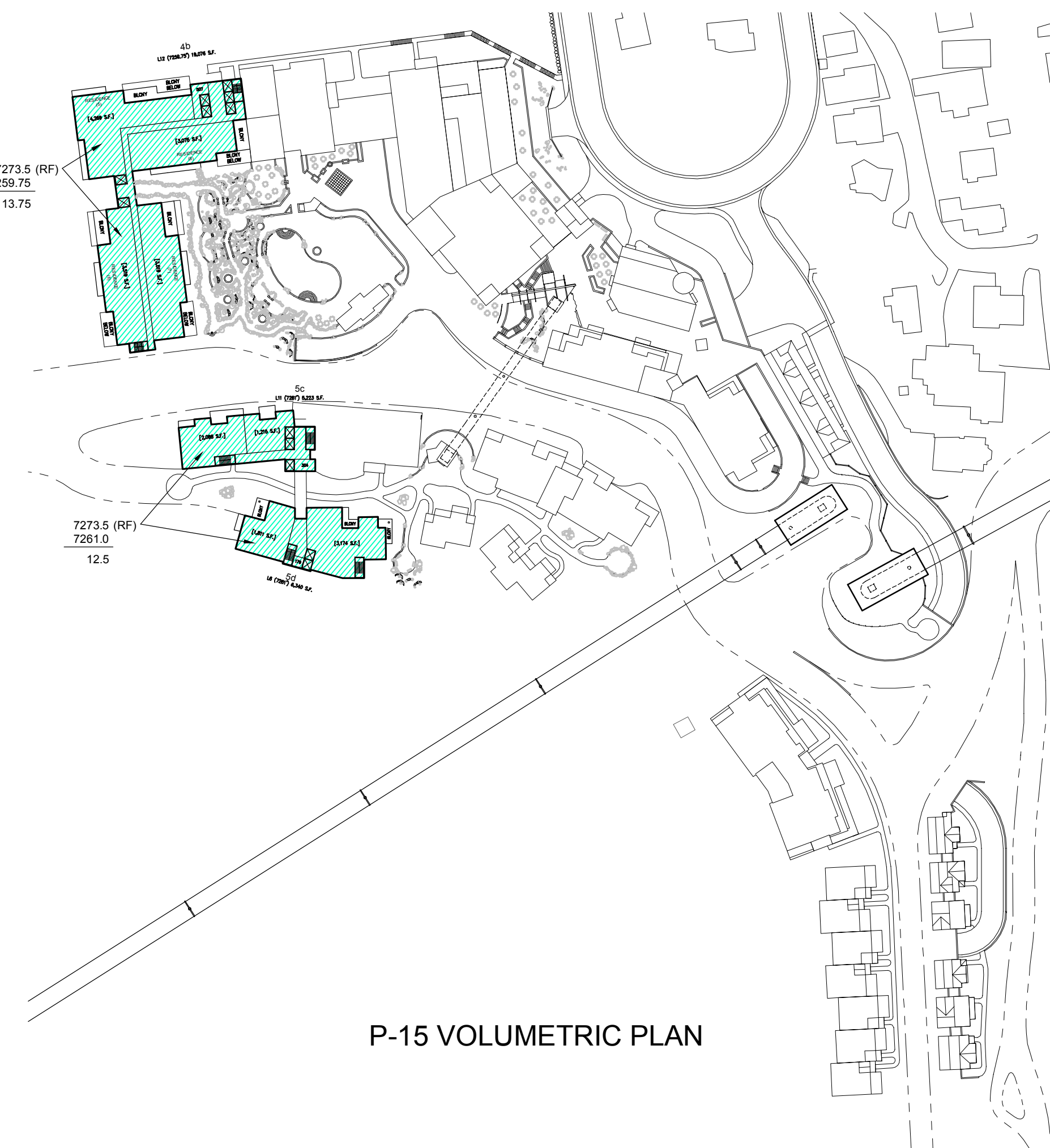
P-12 VOLUMETRIC PLAN



P-13 VOLUMETRIC PLAN



P-14 VOLUMETRIC PLAN



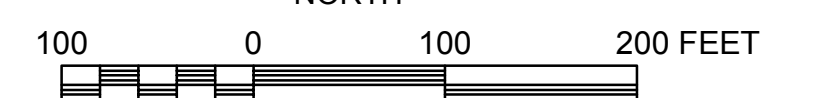
P-15 VOLUMETRIC PLAN

**FLOOR TO FLOOR/ROOF HEIGHT LEGEND**

- 10.5' OR LESS
- MORE THAN 10.5' BUT LESS THAN 12.0'
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- 14.0' TO LESS THAN 16.0'
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- 21.0' TO LESS THAN 24.0'
- 24.0' OR GREATER
- 12' MIN. CLEAR CEILING HEIGHT REQ'D FOR EMERGENCY VEHICLES
- 14' MIN. CLEAR CEILING HEIGHT REQ'D FOR FIRE DEPT. VEHICLES

Finish Floor/Roof Elevation Above  
 Finish Floor Elevation  
 Difference = Floor to Floor/Roof Height

ABBREVIATIONS:  
RF = Roof



# ABOVE GRADE VOLUME HEIGHTS BY PERCENTAGE

## % GROSS SF ABOVE GRADE

<b>SLAB TO SLAB</b>	<b>GROSS SF</b>	<b>%</b>
≤ 10.5'	406,455	60.3%
10.5'+ TO < 12'	61,024	9.1%
12' TO < 14'	99,603	14.8%
14' TO < 16'	83,178	12.3%
16' TO < 18'	9,692	1.4%
18' TO < 21'	0	0.0%
21' TO < 24'	0	0.0%
24+'	13,970	2.1%
<b>TOTAL GROSS SF ABOVE GRADE</b>	<b>673,922</b>	

# Volumetric Calculation Summary:

- 55% of the gross area of the entire project has floor-to-floor/roof heights less than 12'-0".
  - 88% of that area (49% of the gross) has floor-to-floor/roof heights 10'-6" or less.
- 60.3% of the above grade gross area of the project has floor-to-floor/roof heights less than 10'-6".
- All of the above-grade spaces with floor-to-floor/roof heights 14' or more are commercial spaces, ballrooms, meeting rooms, or public lobbies.



# Treasure Hill SketchUp

