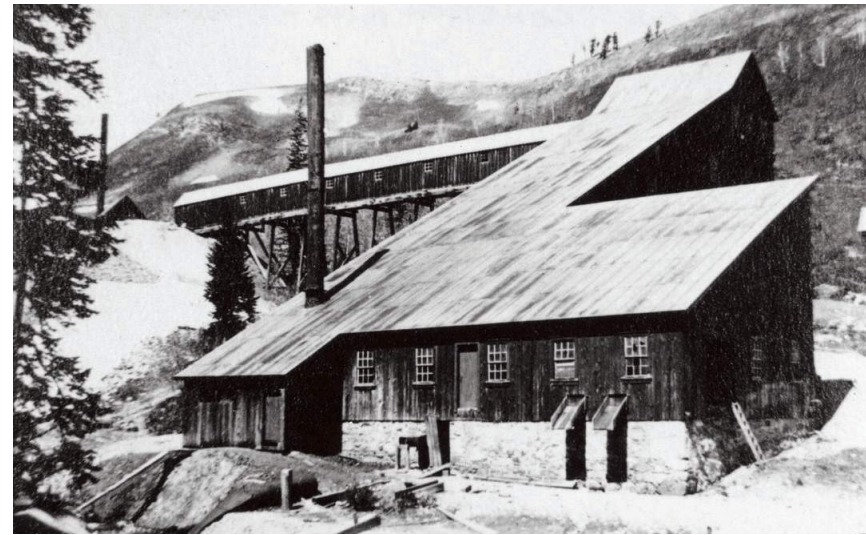


2. DEVELOPMENT CONTEXT

1. *MINING INDUSTRY*
2. *HISTORIC DOWNTOWN*
3. *UPPER RESORT BASE*
4. *LOWER RESORT BASE*
5. *EMPIRE AVENUE*
6. *RECENT LOCAL DEVELOPMENT*
7. *MOUNTAIN RESORT DESIGN*



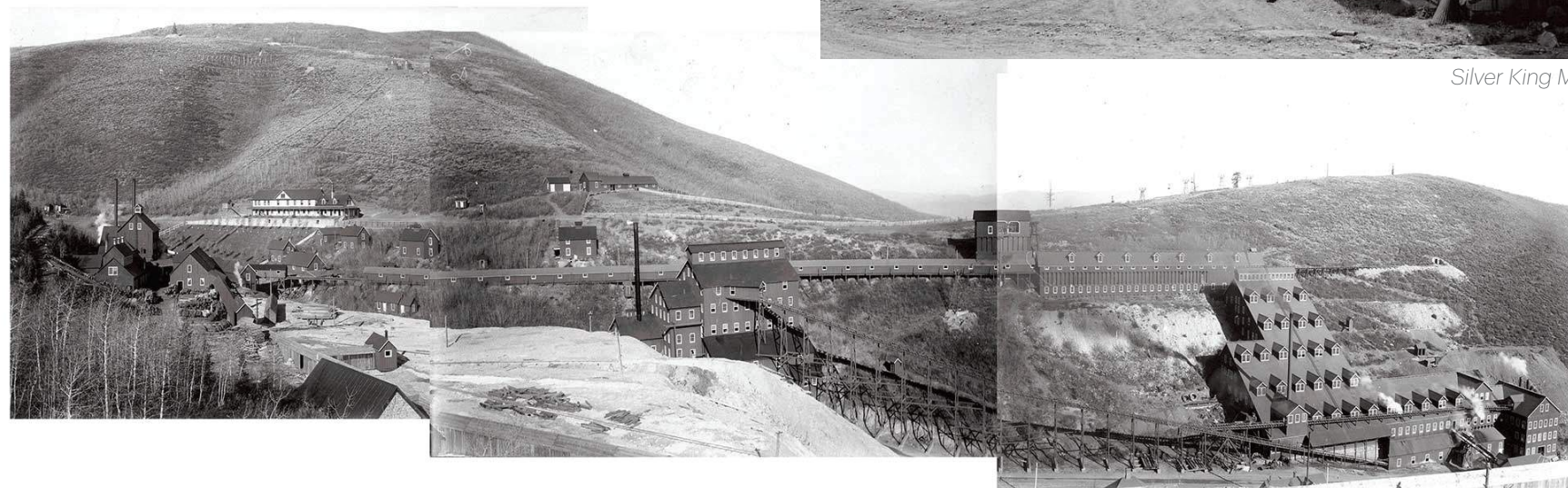
Silver King Mine



California-Comstock Mine



Silver King Mine



Silver King Mine

Presented below is a contextual analysis of the Park City Base Area Lot Redevelopment. The context of the base area redevelopment is multifaceted. First, the development must consider the history of the place in which it exists. Prominent among Park City's historic structures are the mining structures and downtown buildings that represent much of the architectural character of the city. The development should not employ historic styles of any sort that are not native to Park City. Additionally, replicating or mimicking existing historic structures devalues the historic structures themselves, therefore, new development must be respectful of the history, while remaining honest to its own era. Second, the development must consider structures in its immediate vicinity. The base area is surrounded by numerous vacation properties of a variety of scales. Third, the development must consider local, contemporary projects and evaluate their response to their local and environmental context. Lastly, the development must consider the resort from a building typology perspective.

MINING INDUSTRY

Although it has been several decades since mining operations in Park City have ceased, many mining structures have remained and have been identified as historic sites. Of the approximately 70 mines that once operated in Park City, about half are within the boundaries of the Park City Base Area Lot Redevelopment. Over time, these structures have become widely recognized symbols of Park City, and many organizations are actively working to preserve them.

Notable in these mining structures are repetitive and stepped gable roofs, extended shed roofs that follow the mountain topography, accentuated framed windows, metal and wood siding, and exposed timber and steel framing. These structures are utilitarian, pragmatic, and vernacular. They were designed and constructed with function and efficiency as priority. They are void of ornamentation, and their form is both simple and complex; simple when the program demanded large volumes of space, complicated when the topography and function required. Many of the structures rise vertically above the grade for efficiency and for hoist operations. They are thought of today as worn and aged structures, but historic photographs show that even during their prime they were rugged and rustic.

Many of these pragmatic design solutions and simple forms have been employed in more contemporary building typologies. Incorporating the character of these mining structures in the base area redevelopment, while respecting their unique presence and history and responding to current environmental design requirements, is a key priority of the development.

HISTORIC DOWNTOWN

The growth of the year-round, outdoor recreation industry in the past several decades has also brought substantial growth to downtown Park City. Main Street and Park Avenue are a key attraction for destination and regional visitors, serving as the primary location for après ski, retail and nightlife activity. Park City has been able to maintain the historic feel of Main Street through a community focus on preservation, national brand regulations and adaptive reuse.

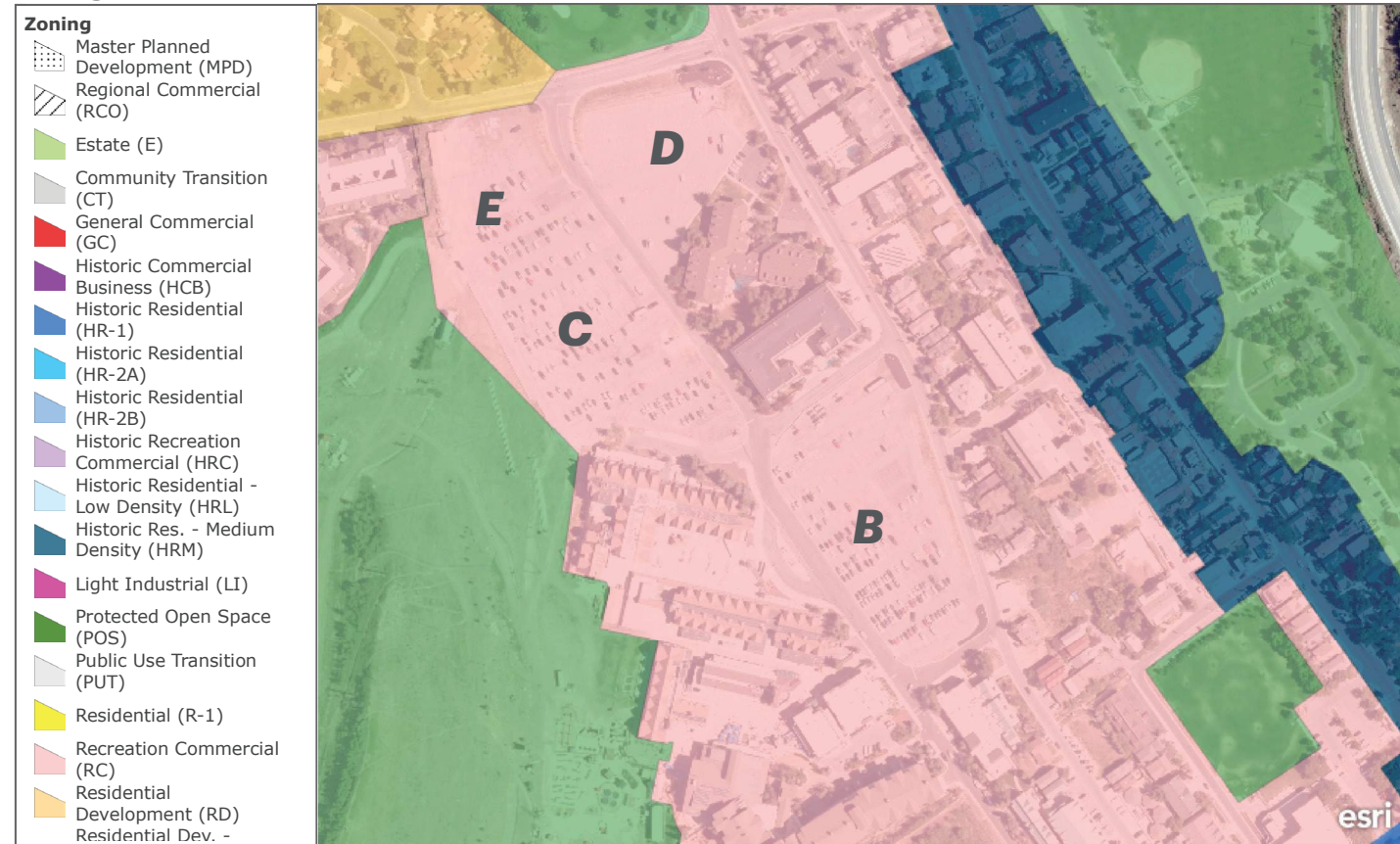
The historic downtown structures are, in many ways, opposite in design and expression to the historic mining structures. The forms are dense, small-scale with mostly flat roofs, bright colors, and frequent use of ornamentation. Many of the structures have created outdoor spaces via roof decks, balconies, and canopies, some of which extend over the sidewalks. In spite of the low height of the buildings, their small width and individual expression, and the number encroachments in the right of way, give downtown Park City a very dense urban atmosphere.

While the base area does not directly abut any historic districts, the development, while distinct from surrounding Historic Sites, should not detract from them. The development should relate to the traditional architectural patterns and heritage of Park City.



Park City Main Street and Beyond from Ontario Avenue

Zoning



300ft
PCMC



Park City Main Street during Sundance. Photograph by Fred Hayes.



Marriott Mountainside



The Village Loft



The Resort Center Inn



The Lodge at the Mountain Village



Silver Mill House



The Lowell

UPPER RESORT BASE

The resort base is comprised of two distinct areas: the upper resort base and the lower resort base. The upper resort base contains several buildings that serve resort visitors, primarily through skier services facilities, lodging, and retail shops:

- The Marriott Mountainside - this is a fractional ownership, eight-story hotel operated by Marriott. It is the largest development on the resort base and relates to historic mining structures through its vertical form, narrow gables, exposed timber and steel framing, repeating punched windows, and wood siding. The massing cradles the Payday Lift and provides amenities that face the mountain.
- Silver Mill House - along with Marsac Mill Manor, this was one of the first ski-oriented structures developed at resort, about five years after the founding of Park City ski area. This is a six-story, red brick structure with a pronounced tower capped by a mansard roof and steeple. The program consists of two levels of retail with about 24 residential condominiums on the upper levels.
- Marsac Mill Manor - along with Silver Mill House, this was one of the first ski-oriented structures developed at the resort, about five years after the founding of Park City ski area. This is a four-story wood clad structure with a mansard roof. The program consists of two levels of retail with about 12 residential condominiums on the upper levels.
- The Lowell - this is a four-story condominium building clad wood siding and tan ashlar stone. The building also includes underground parking
- The Village Loft - this is a four-story brick structure with an open air observation tower located above the top story. The program consist of a retail level, which is currently used for resort ticketing and skier services with 1, 2 and 3-bedroom condominiums on the upper levels.
- The Resort Center Inn - this is a four-story wood clad structure with underground parking. The massing appears as one pronounced, continuous gable with repeating, multi-story, gable dormers similar to the Lodge at the Mountain Village.
- The Lodge at the Mountain Village - this is a four-story wood clad structure with underground parking. The massing appears as one pronounced, continuous gable with repeating, multi-story, gable dormers similar to the Resort Center Inn.



Silver King Condominiums



Shadow Ridge Condominiums



Snowflower Condominiums



Snowflower Condominiums

LOWER RESORT BASE

The lower resort base contains several for-rent condominium buildings for skier lodging:

- Shadow Ridge Condominiums - this is a four-story, brick clad building with parking below grade, accessed from Empire Avenue. This project was built on the original site of the Miner’s Hospital, which was saved from demolition and relocated.
- Silver King Condominiums - this is a four-story condominium building clad in wood siding with a parking garage below grade, accessed from Empire Avenue. It is located between the Shadow Ridge Condominiums and Parcel D.
- Snowflower Condominiums - this development consists of two separate three-story structures, with parking below grade, accessed from Silver King Drive. These are ski-in ski-out buildings clad in wood siding with log framed post and beam balconies and entrance canopies.

EMPIRE AVENUE

Empire Avenue consists of a variety structures, ranging from three-story condominiums to single family dwellings. This street front is depicted at the bottom of this page.

RECENT LOCAL DEVELOPMENT

Over the last 50 years of growth, the architecture of Park City has evolved, following various design trends that have been in influence. Park City’s Land Management Code has, where appropriate, addressed design trends that may distract from Park City’s architectural character. Current architectural guidelines prohibit certain styles, motifs, and materials because they are either strongly attached to another region, inappropriate for the climate of Park City, or would have adverse impacts on the value of adjacent properties. In recent decades, much of the architecture, particularly for large hospitality/lodging and luxury single family residences, has followed a design trend used throughout the mountain west. This design trend is marked by complex facades defined by stepping wall planes, complex roof lines of multiple forms, large timber bracing and framing at balconies and canopies, and a general material palette of rustic stone facades at grade level with a more refined wood or cement fiber siding at upper levels.

Recent architectural designs in the Park City area have trended towards simpler massing, larger window openings, and lighter balcony articulation. The following page exhibits a few projects that exhibit these trends.



Empire Avenue Street Frontage



Echo Spur

A 7-home development above City Hall just off Rossie Hill Drive. Each home has a rectangular massing with flat, occupied roof decks. The Homes range between 2,700 and 3,500 sf and feature large glass openings, including 2-car garages with glass doors.



Woodside Park - Phase I

Residential development consisting of 12 affordable units including: restoration of existing historic home, reconstruction of historic home, 2 new single family homes, and 4 town homes with 4 studio apartments attached. The form of the new town homes consists of a simple gable roof mixed with small flat roofs.



One Empire Pass

Luxury condominium hotel consisting of 27 homes. The design features lighter balcony expressions and 10' tall floor to ceiling window walls.



Stein Ericksen Residences

This recent development consists of 15 single family homes and 35 condominium residences. The design features mountain contemporary design with larger expanses of glass, simpler forms, and clean detailing



Woodside Park - Phase II

Multi-family development contain 52 affordable housing units with an additional 6 market rate units. The massing is simplified with repetitive shed roofs defining smaller townhomes and a single flat roof over the apartment buildings.



The Parkite

A more urban condominium development located on historic Main Street, with a program of 15 residences, a roof top deck, and underground parking. The massing is defined by flat roofs, multiple staggered rectangular forms and



MOUNTAIN RESORT DESIGN

A mountain development of this scale is not only an opportunity to understand what other resorts are doing to attract visitors, but also an opportunity to raise the standard of mountain resort design and amenities. Some precedents are shown here to illustrate the recent architectural design at other resorts.

