

5. LANDSCAPE AND SITE DESIGN

1. *SITE LANDSCAPING OBJECTIVE*
2. *PLACEMAKING*
3. *PARCEL B*
4. *PARCEL C*
5. *PARCEL D*
6. *PARCEL E*
7. *LANDSCAPE PLANTING APPROACH*
8. *DECIDUOUS AND ORNAMENTAL TREES*
9. *EVERGREEN TREES AND SHRUBS*
10. *ORNAMENTAL SHRUBS AND GRASSES*
11. *PERENNIAL AND SEASONAL FLOWERS*



SITE LANDSCAPING OBJECTIVE

Park City Base Area Lot Redevelopment landscape will demonstrate the project’s commitment to sustainability by regulating micro and macro climate within the resort base area and improving human health and well-being. These benefits extend to the community surrounding the resort. Thoughtful, well-designed and maintained outdoor spaces provide access to great facilities for skiing, hiking, bicycling, use of public transportation, and other forms of passive recreation.

Structured spaces for circulation, access, socializing, recreation, and gathering serve the needs of visitors. Streetscape improvements will aid in wayfinding and create new connections that bring visitors to the mountain.

The development landscape focuses on ‘mountain’ materials; stone, steel, pavers such as stone, clay and concrete, appropriate lighting, and alpine environment landscape plantings. Evergreen trees are used to frame and accent views to the mountains above. Ornamental trees provide shade and beautify the spaces for gathering and dining. Each parcel will maintain a unique feel while remaining connected to the other parcels via use of similar materials and design themes.

A visual connection to the mountain is maintained as vehicles pass through the roundabout at the intersection of Empire and 15th. A view corridor is framed by new buildings as well as landscape elements which give prominence to the mountain view.

The resort landscape is the site of constant movement as users move on, off and through the sidewalks and plazas on a daily basis. Movement through plazas, pathways and roadways is clarified through clear and memorable wayfinding signage that reinforce the resort brand. Plazas allow easy access to summer trails and winter skiing with a ski-in-ski-out connections. Public transit connects via an improved transit stop on Lowell Avenue with adjacent pedestrian crossings.





PLACEMAKING

Placemaking is a community-driven approach to design and management of public spaces. It harnesses a community’s assets, inspiration, and potential, to create public spaces that promote health and wellbeing. Placemaking is designed around the users of a specific site where they live, work, and play. Some major site elements and components that help with creating placemaking are discussed below.

STREETSCAPE

Effective placemaking cannot occur without attention to streetscapes and walkability. Hardscape treatment works hand-in-hand with vertical elements and site furniture to break up long stretches of pedestrian walkways. Pedestrians will sense that these walking spaces were designed with them in mind, with enhanced visual and spatial interest. Such attention to a space’s aesthetic possibilities makes a space more desirable and approachable.

There are currently few or no sidewalks around the expanded base area. Improved sidewalks and street crossings allow better access to the resort and adjacent parts of the community. Scale, texture, and material will help to define the use of the streetscape. The design will utilize materials, patterns, and colors that similar to what have been used in the surrounding community and historic Main Street district.

PUBLIC SPACES

Public spaces are important in establishing the character of the resort. They are vital to the perceived welcomeness of the area and help to create a sense of place. Public spaces that are designed to function in parallel with the activities of future users are more memorable and are utilized to their potential.

PAVING

The paving that is used throughout the site can help define and organize functional spaces. Concrete and other traditional materials are utilized in vehicle drop-offs and transition spaces. Stone or clay pavers can create spaces that are used for connecting and aid in wayfinding. They can be utilized in gathering areas, dining areas, open plazas, and along commercial storefronts. Utilizing paver color and/or patterns can provide interest and reinforce the hierarchy of each location. Higher priority areas to be more detailed with lower priority areas simplified.

PLAZA SPACE

Varying seating and gathering spaces should be included for groups to congregate. Focus on natural materials wherever possible, wood/steel for chairs, tables and benches. Plaza spaces should be designed to function year-round. Winter snow loads should be accommodated to still allow for open plaza spaces during the winter ski season.



PODIUM ROOF GARDEN

Roof gardens can be utilized to expand the outdoor experience of resort guest and residents. Amenities should be included to create comfort and interest. Elements such as festoon lighting, fire-pits, varying seating areas, and landscape integrated into the hardscape create memorable and enjoyable spaces. The roof garden should utilize mountain style plantings such as aspen trees, flowering trees, evergreen trees, mountain perennials, and hardy succulents.

POOL AND HOT TUB AREA

Pools function best when they are designed to accommodate both small and large groups. Multiple small outdoor dining areas should be clustered around the pool area to accommodate small and large groups of people. Sunbathing areas should be separate from public areas and primary walkways to provide privacy.

The pool area is to maintain a compatible theme with the base area by using stone paving and site features such as walls and stairs. Integrating 'mountain features' into the pool edge creates a warm and inviting space. Outdoor grills and kitchen areas should be placed near the pool for dual use. Provide a fire pit near the pool for summer/early fall night swims and accent lighting. Shade structures and shade devices such as umbrellas can further define gathering spaces and become a focal point of the terrace. They should compliment the architectural character of the building and use colors and materials that blend into the surroundings.





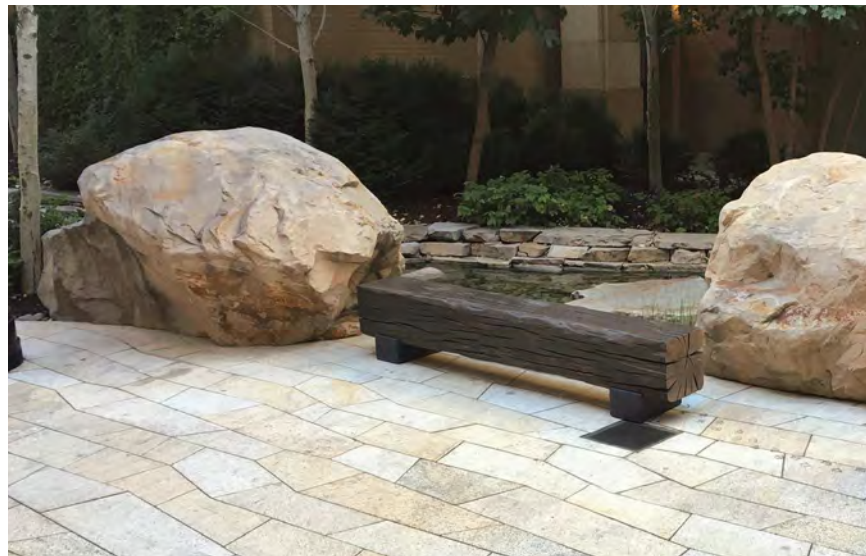
VERTICAL ELEMENTS AND SITE FURNITURE

Vertical elements such as trees, sculpture, bollards, and streetlights, add needed rhythm and repetition to the pedestrian experience. They will also work in harmony with site furnishings to announce the unique theme of the development, shaping identity and atmosphere. Safe pedestrian crossings, gateways, and connections to the mountain, are woven into the thematic colors, textures, proportions, and styling to give distinction and add value to the area. Vertical elements draw users attention up to the mountain.

PEDESTRIAN CONNECTION

Lowell Ave drop-off: Improves circulation and becomes a focal point for the entry to the resort. Circulation improvements include new sidewalks along all parcels connecting the trail that currently ends at the golf course and providing pedestrian access to Park Avenue via Woodside Phase 2. Landscape plantings and hardscape to be 'upscaled' to help amplify the entry experience. Provide 'Major Entry' welcome signage.

City bus stop connection: Provides improved bus circulation and access to the resort.





SITE LIGHTING

Lighting should be visually appealing and should be placed at pedestrian scale. No tall poles should be used in pedestrian areas. Matching style with site furnishings such as benches and trash receptacles is recommended. Street lighting to be predominantly pole lights. Accent areas to include plant beds and lighting for the beds. Lighting elements should be designed in a manner to meet night sky requirements. Accent lighting for gathering areas, seating areas, walkways and other site elements will enhance the spaces and improve safety.

WAYFINDING

Way finding can be placed in to two different categories: vehicular and pedestrian. Both categories of way finding should have the same goal of facilitating clear and concise information to users as they move through the site. Vehicular signs should be large and general in nature indicating parking, building uses, and branding. Pedestrian signs can be more precise indicating shop locations, plaza areas, walkways, etc. All signs should coordinate with one another to help with placemaking.







PARCEL B

Walkability is one of the guiding principles of the base area master plan. Parcel B is a critical hub for connections to the neighborhood and improved circulation and pedestrian walkways are provided along all four sides of the building.

Empire Avenue is completed with a new streetscape and landscape buffer that provides shade along the new sidewalk and extends the mountain landscape aesthetic to the neighborhood. The sidewalk width reflects the character of the street and includes a generous park strip for snow storage and separation from the roadway. A new connection to the future Woodside development on Manor Way establishes an important and safe connection from the community to the resort base and transit hub. Primary pedestrian crossings are focused onto the north and south sides of Lowell Avenue. These improve safety and wayfinding with contrasting colors and a change in materials from the roadway. Planted islands separate the bus stop and drop off areas from the roadway and reduce the perceived overall road width. The pedestrian experience along Lowell Avenue includes small plaza-like amenity zones at key entrances.

The roof terrace provides outdoor living amenities with views to the north and south. Landscape organizes the terraces into a series of spaces that can accommodate large and small groups.



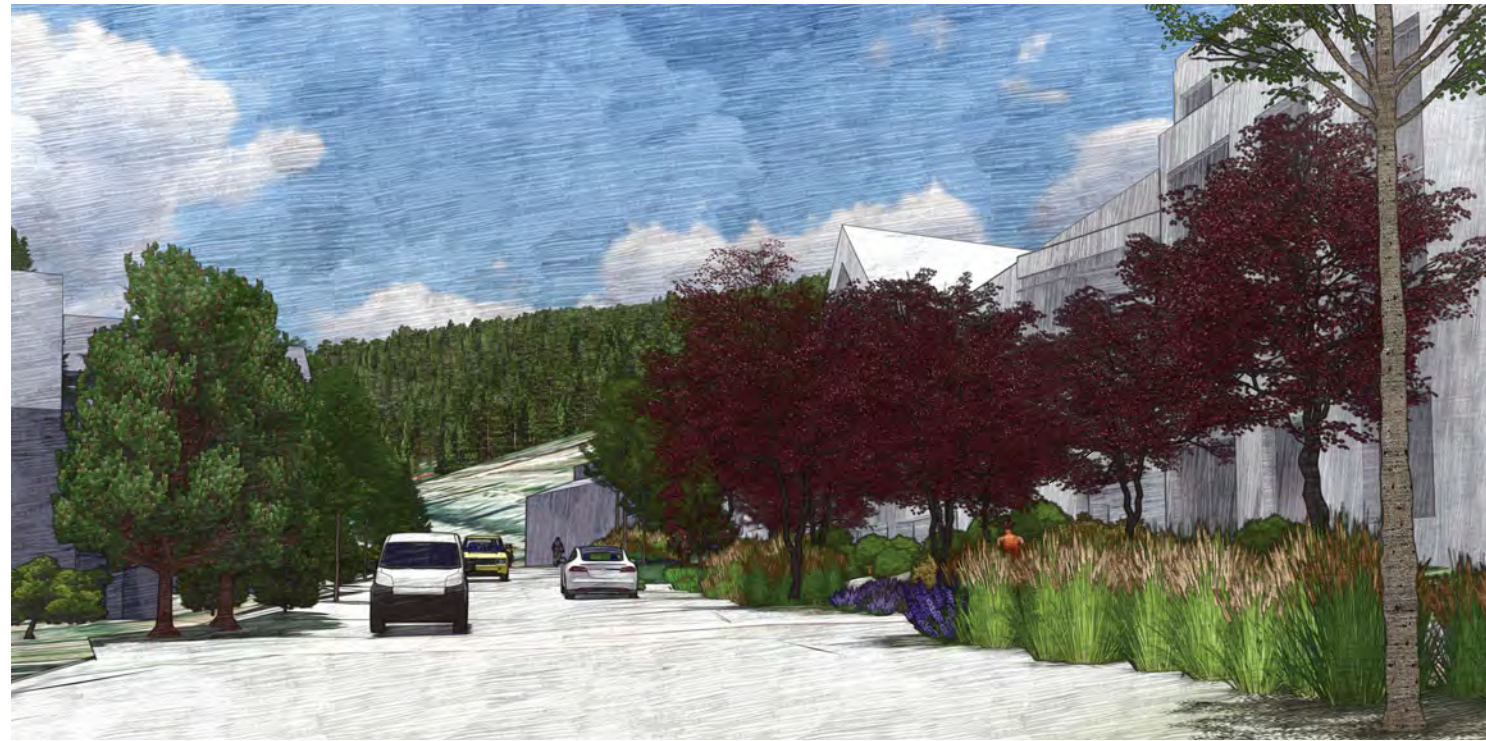


IMAGE 1



IMAGE 2



IMAGE 3





PARCEL C

The landscape and outdoor spaces reflect the character of the proposed hotel and reinforce the guest experience. Landscape buffers provide privacy and separation from adjacent uses while maintaining a visual connection to the resort. A sequence of outdoor spaces start at the arrival court surrounded by and extension of the alpine landscape and filled with rich materials that reflect the mountain community. Layers of trees and shrubs provide screening for the garage and loading dock entrances, separating them visually from the street. An important pedestrian connection along the south side connects Lowell Avenue to the mountain. This connection maintains an accessible route to the existing development south of the hotel as well as a new connection to the future NAC building.

Next to the mountain itself are the large outdoor gathering spaces. These include the mountain plaza featuring ski slope access and becomes an extension of the hotel lobby. As the grades fall to the north an elevated pool terrace and outdoor dining terrace rise above the adjacent runs and the First Time Lift. Festoon lighting, furnishings and other amenities add to the character of the space.

Boulders integrated into the hardscape, mountaneous plantings filled with Aspen, evergreens and other alpine plants create a strong connection between the native landscape and guest experience. Hardscape materials are used to accent the mountain character and the integration of patterns or other forms help create a memorable space. Paver colors and wall materials will be used to reflect the hierarchy of each space.





IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4





PARCEL D

A stunning view of the mountain will be framed by the buildings surrounding this open space. As the first point of access into the resort base area, this gathering space plays an important role in the guest and neighborhood experience. An emphasis on community and becoming a hub of summer activities is a focus on the development of this outdoor space. A series of terraces and outdoor rooms run along the north side of the building flanked by a large community lawn. The lawn can accommodate uses such as small concerts, markets and other community events.

Connecting this new space to the Woodside and Park Avenue neighborhood is made with new crosswalk on Empire Avenue. Movement through the space is emphasized through the use of pavement and wall materials. Vehicular circulation moves between this community lawn and the new plaza along Lowell Avenue. A key crossing has been established to connect these two spaces and pull visitors to the mountain through the new plaza.

Landscape carefully frames the view corridor, preserving and enhancing the view from the intersection up to the mountain. Landforms within the lawn and planted areas create berms that enclose the edges of the space. The rooftop terrace provides additional views to the mountain through this view corridor. Amenities such as a spa, outdoor grills, dining, planters and fire pits activate the space.





IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4





PARCEL E

Anchoring this parcel is a new residential building and the primary gathering space of the resort base area. This new plaza is organized at the intersection of the community, mountain, and the two new buildings. As the hub of activity for the lower base area this space strives to find a balance between large group events, busy ski days and summer activities. Locations have been identified for outdoor dining next to the hotel that work with the winter sun patterns.

Pedestrian circulation through the plaza is established with three sets of stairs and a series of accessible routes connecting the various building entrances to the vehicular drop off on Lowell Avenue. Wide paths have been developed to accommodate busy ski days and set into terraces along the eastern edge of the plaza.

The central part of the plaza is surrounded by hubs of activity. On the south are opportunities for plaza level retail and restaurant pads, and terrace level restaurant dining. Near the skier services connection is an elevated platform that can be used for concerts or outdoor seating. On the north side of the plaza is an umbrella bar and connection to the ski club. Expansion of the plaza onto the ski run can be made towards the First Time Lift. At the center of the plaza is a large fireplace, becoming a landmark within the space.

The edges of the plaza are defined with refined stone walls that allow the plaza to rise up from Lowell Avenue in approximately 3' increments. These walls create smaller gathering spaces within the overall plaza and can be focused around fire pits and other amenities to reflect the season.





IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 1 - WINTER



IMAGE 2 - WINTER



IMAGE 3 - WINTER



LANGSCAPE PLANTING APPROACH

PLANTING APPROACH

Three distinct influences

1. Plant selection
2. Plant massing and form
3. Landform

Three general planting areas

- 1 - Right of Way at Grade (Streetscape near sidewalks, roads etc.)
- 2 - Open Space at grade (gardens, meadows, lawn areas)
- 3 - Terrace Level (roof gardens, plaza level planting)

Plants to be selected from the Park City approved plant list in City code 14 Trees/Landscaping. Plants to be appropriate to the Park City climate conditions and site-specific conditions such as near roadways, sidewalks, sun and wind exposures etc. Provide plants that are conducive to creating a 'mountain' look where appropriate. Use native species where possible while accenting the higher profile areas with plants perceived as cleaner and easier to maintain.

RIGHT OF WAY

Provide plants that create mass, structure, color and winter interest. Provide plants that are conducive to visibility for both vehicles and pedestrians. Coordinate with sight triangles for heights and extents of shrub and tree locations. Coordinate with City for preferred plants in park strips where applicable. Select plants that can tolerate snow loads from snow removal. Right of way areas will be coordinated with Park City to help determine the best plant selections for ornamentation while still being mindful of snow removal requirements. ROW plants are expected to be predominantly ornamental grasses and perennials with some shrubs wherever possible. From past experience Park City prefers to minimize tree presence where possible in ROW areas next to roads and walks. With this in mind we would like to keep trees grouped in areas that are less affected by the impact of snow removal.

OPEN SPACE

Provide plants that create mass, structure, color and winter interest. Provide plants for screening and framing views where needed. Larger trees when possible. Larger shrubs when possible. Shade trees and mountain evergreen trees will be used to accent and frame mountain views as well as screen and make areas more private.

TERRACE LEVEL

Roof garden plantings. Tray or traditional roof bed planters depending on roof design. Low water use ground covers, perennials, ornamental grasses and smaller shrubs and trees as appropriate for the space. Festoon lighting across garden, framing seating areas. Trees will be integrated into the hardscape and defining spaces. Mountaineque style plantings anchored by Aspen trees, flowering trees, evergreen trees, mountain perennials, and succulents.

DECIDUOUS TREES



Acer platanoides 'Emerald Queen'
Emerald Queen Maple

Mature Height - 50'
Mature Spread - 40'



Acer grandidentatum 'Schmidt'
Rocky Mountain Glow Maple

Mature Height - 25'
Mature Spread - 15'



Quercus gambelii
Gambel Oak

Mature Height - 20'
Mature Spread - 20'



Ulmus parvifolia
Lacebark Elm

Mature Height - 40'
Mature Spread - 25'



ORNAMENTAL TREES



Populus tremuloides
Quaking Aspen

Mature Height - 40'
Mature Spread - 20'



Prunus virginiana 'Canada Red'
Canada Red Chokecherry

Mature Height - 30'
Mature Spread - 25'



Pyrus calleryana 'Chanticleer'
Chanticleer Flowering Pear

Mature Height - 35'
Mature Spread - 25'



Syringa reticulata 'Ivory Silk'
Ivory Silk Lilac Tree

Mature Height - 25'
Mature Spread - 15'



DECIDUOUS AND ORNAMENTAL TREES

Deciduous trees provide shade and color during the spring and summer months. Trees shown represent a mix of both shade, native and ornamental flowering trees. Each tree fulfills a specific function and purpose on the site. Shade trees help provide form and structure while providing shade to the site. Flowering trees provide the 'pop' or color interest needed to make an outdoor space.

Street Level there are two main uses:

- 1 - Street Trees in ROW or parking areas,
- 2 - Open Space specifically, Plaza and planter beds.

Street trees primary function is to provide shade and some height and structure along the roadways and have a softening affect on building facades. Trees in these areas will be primarily larger shade trees with a few flowering trees focused in higher profile areas such as building entrances or street crossings.

Open space trees function is to frame and beautify spaces. Trees within the open space will reflect the mountain character with larger evergreen and deciduous trees.

Terrace landscape trees function to frame and beautify spaces on the terrace levels. Trees within the terrace landscape will be smaller and more ornamental with a mix of larger compatible trees where appropriate.

EVERGREEN TREES



Abies concolor
White Fir
Mature Height - 55'
Mature Spread - 30'



Picea omorika
Serbian Spruce
Mature Height - 25'
Mature Spread - 15'



Picea leucodermis
Bosnian Pine
Mature Height - 30'
Mature Spread - 15'



Pinus flexilis 'Vanderwolf'
Vanderwolf Pine
Mature Height - 25'
Mature Spread - 15'



EVERGREEN SHRUBS



Arctostaphylos patula
Greenleaf Manzanita
Mature Height - 3'
Mature Spread - 4'



Arctostaphylos uva-ursi 'Massachusetts'
Massachusetts Kinnikinnick
Mature Height - 1'
Mature Spread - 3'



Buxus mic. 'Winter Gem'
Winter Gem Boxwood
Mature Height - 4'
Mature Spread - 30"



Pinus mugo 'Mops'
Mops Mugo Pine
Mature Height - 3'
Mature Spread - 3'



EVERGREEN TREES AND SHRUBS

Evergreen trees provide interest and form throughout the year, especially in winter months. They will be used to help create structure and be the present in many of the landscape areas. Evergreen trees create green backdrops and impressive frames to mountain views. Larger evergreens will be used in open space areas while more moderately sized and smaller specimen trees will be used to frame entrances or in smaller terrace planting beds.

Evergreen shrubs provide color and form primarily during winter but also create a nice consistent green that can be enjoyed throughout the year while other plants are in between flowering and dormancy. Evergreen shrubs will be used as ground covers, as shrub hedges/masses and anchor plants throughout the various plant beds.

ORNAMENTAL SHRUBS



Buxus 'Winter Gem'
Winter Gem Boxwood

Mature Height - 5'
Mature Spread - 3'



Fallugia paradoxa
Apache Plume

Mature Height - 4'
Mature Spread - 4'



Potentilla 'Gold Drop'
Gold Drop Potentilla

Mature Height - 4'
Mature Spread - 4'



Ribes aureum
Golden Currant

Mature Height - 4'
Mature Spread - 4'



ORNAMENTAL GRASSES



Calamagrostis acutiflora
Karl Foerster Grass

Mature Height - 5'
Mature Spread - 3'



Festuca glauca
Blue Fescue Grass

Mature Height - 18"
Mature Spread - 18"



Miscanthus sinensis
Maiden Grass

Mature Height - 5'
Mature Spread - 5'



Pennistum alopecuroides 'Hameln'
Hameln Fountain Grass

Mature Height - 30"
Mature Spread - 30"



ORNAMENTAL SHRUBS AND GRASSES

Ornamental shrubs are the primary plants used in the landscape. Shrubs will be a mix of interesting foliage and flowering types. Attention will be given to structure, color, texture, interest and use of Utah native plants and adapted natives. Shrub beds will be used to further separate the hardscape areas and define spaces.

Ornamental grasses help lighten the feel of the space with their wispy and flowing foliage. Grasses are most appropriate in the plaza spaces and beds nearer buildings. They may be used in pockets in some of the open space areas.

PERENNIAL FLOWERS



Gaura 'Whirling Butterflies'
Whirling Butterflies Gaura

Mature Height - 30"
Mature Spread - 30"



Lavendula angustifolia 'Munstead' -
English Lavender

Mature Height - 18"
Mature Spread - 18"



Penstemon barbatus
Scarlet Bugler Penstemon

Mature Height - 18"
Mature Spread - 18"



Sempervivum tectorum
Hens and Chicks

Mature Height - 4"
Mature Spread - 12"

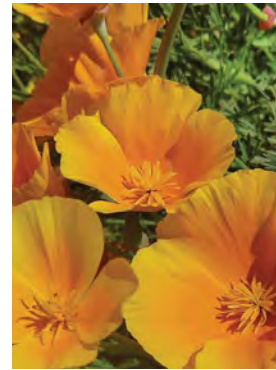


SEASONAL FLOWER BEDS



Cosmos bipinnatus
Cosmos

Mature Height - 12-48"
Mature Spread - 12"-48"



Eschscholzia californica
California Poppy

Mature Height - 12"
Mature Spread - 12"



Helianthus annuus
Sunflower

Mature Height - 6'
Mature Spread - 3'



Nicotiana sylvestris
Flowering Tobacco

Mature Height - 30"+
Mature Spread - 30"+



PERENNIAL AND SEASONAL FLOWERS

Perennial Flowers and Seasonal Flower Beds will be used to highlight and accent areas with intense color in plazas and entry points. Other areas deserving of color and fragrance may be less intense and more naturalized.

Perennial flowers provide consistent yearly color. The perennial flowers are the constant in the flower bed while the seasonal flower bed can be replaced and rearranged each year.

Perennials emphasize native and adaptive native plant materials. Seasonal flowers offer opportunity to explore color themes, plant sizes and unique specimens that can reflect each season or even be customized for special events.