

PCMR BASE MASTERPLAN

ARCHITECTURAL DESIGN PRESENTATION





A LARGER APERTURE ABOVE THE PODIUM HAS BEEN RELOCATED TO BETTER ALIGN WITH THE TERMINUS OF 14TH STREET AS WELL AS THE LOWER MASSING OF THE CONDO BUILDING, OPENING UP MOUNTAIN VIEWS

STEPPING OF CONDO BUILDING ALONG LOWELL WITH TALLER MASS CONCENTRATED AT THE CORNER WHERE GRADE IS HIGHEST, RATHER THAN MID BLOCK

THE MASSING OF THE CONDO BUILDING ALONG LOWELL STEPS WITH THE TOPOGRAPHY

ARTICULATION OF BASE, MIDDLE AND TOP WITH CHANGES IN PLANE AND MATERIALITY TO DEFINE EACH. 15' MINIMUM CHANGES IN MASSING EVERY 120' OR LESS



LOWER SCALE 2 STORY ARCHITECTURAL MASS ON PODIUM ALONG EMPIRE TO RELATE TO LOWER SCALE OF RESIDENTIAL AND SERVE AS A FOIL TO LARGER CONDO BUILDING BEYOND

LOWER MASS AT CORNER OF SHADOW RIDGE AND EMPIRE WHERE GRADE IS LOWER. MASSING STEPS BACK AT LEVELS 5 AND 6.

ARTICULATION OF BASE, MIDDLE AND TOP WITH CHANGES IN PLANE AND MATERIALITY TO DEFINE EACH. 15' MINIMUM CHANGES IN MASSING EVERY 120' OR LESS

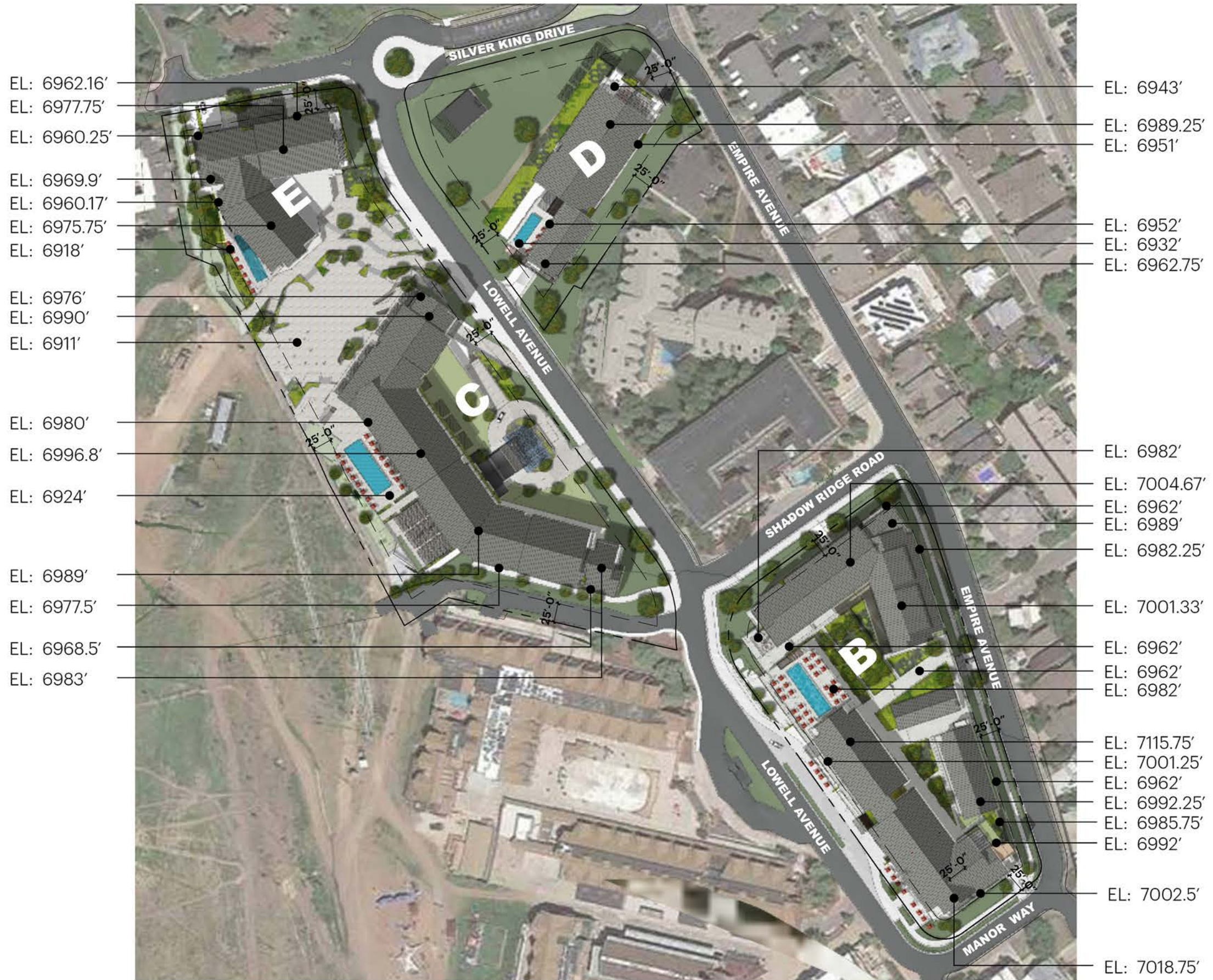
ARCHITECTURAL MASSING REVISIONS

PARCEL B

Parcel B is the largest development in the master plan, consisting of a four-story parking structure, a condominium building, and a residential building that has both affordable housing and employee housing. The parking structure contains 760 day-skier parking spaces and 118 residential stalls for condos and affordable units, both accessible at 3 separate levels by entrances located on Manor Way, Empire Avenue, and Shadow Ridge Road. The majority of the parking structure is either concealed by residential programming or architecturally clad in a similar palette of materials and elements in keeping with the residential scale. Each corner of the building on Lowell Ave has day-skier entrances, providing a clear circulation path from each parking level to the resort. Also fronting Lowell Avenue are retail and day-skier locker spaces intended to serve resort guests.

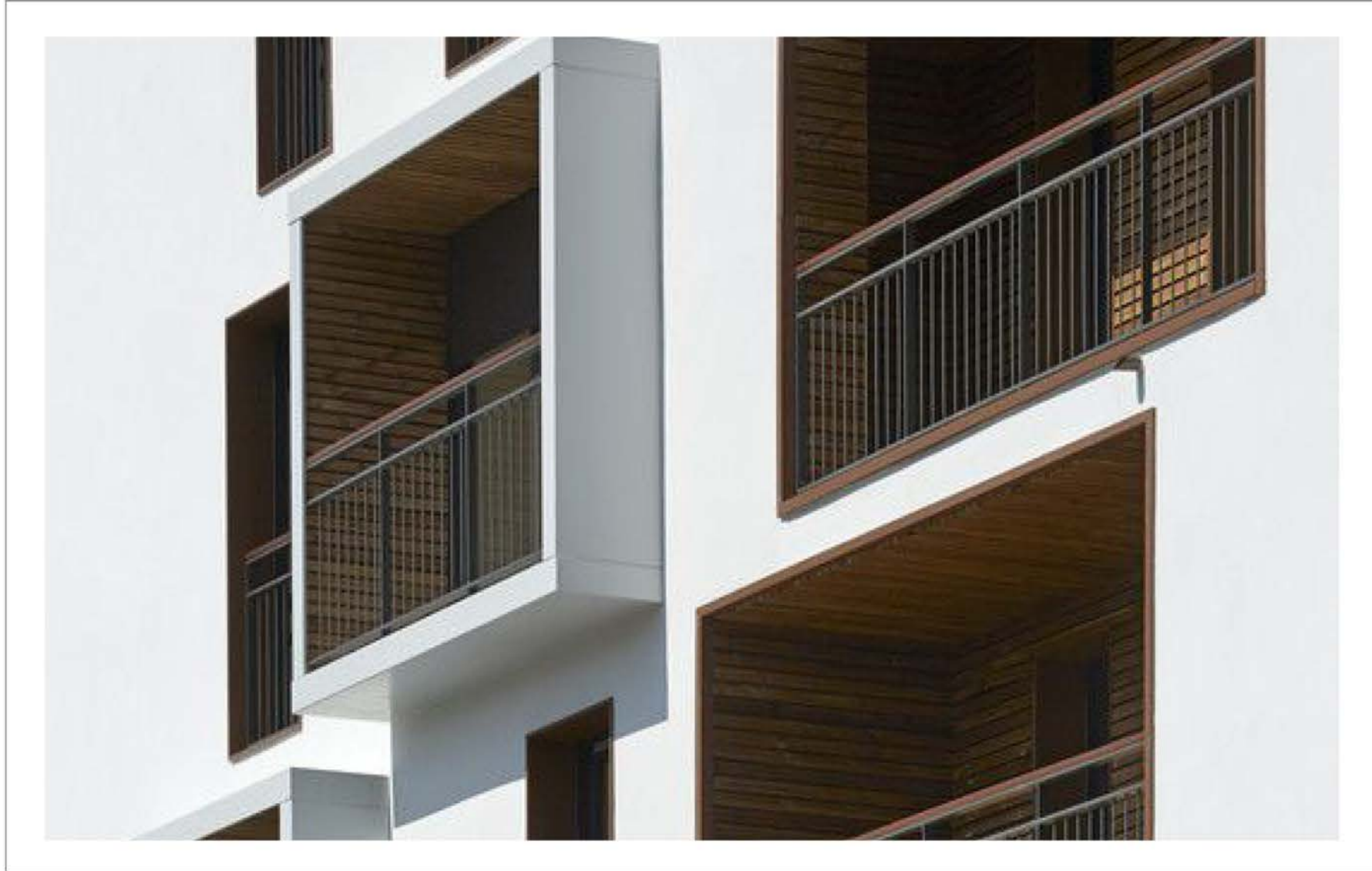
The massing of Parcel B is split into two distinct volumes wrapping and sitting on top the parking structure. The northern volume, containing the affordable and employee housing, steps both vertically and horizontally to reduce the visual scale of the massing. This can be seen at the corner where the building is carved away where the grade is lowest. The entrance to this volume is located on Shadow Ridge Road, with separate entrances provided for employee housing and affordable housing. The south-western condo building is aligned with Lowell Avenue and wraps the corner onto Manor Way. This massing steps with the topography along Lowell, with the tallest element at the Southern corner. Noted by a larger vertical break in the architecture, the condominium entrance is located on Lowell Avenue with an adjacent drop-of drive. A two story mass of condo units sits on the parking podium, set back from Empire Avenue, and mimics the smaller scale of residences across the street. A visual break above the podium at the end of 14th provides a visual connection to Park City Mountain Resort to the west.

The employee housing program satisfies the employee housing demand generated by the entire development, including 23-beds of employee housing that were required for Parcel A (Marriott Mountainside), but never provided. The employee housing for the development was calculated using the Employee Generation Table documented in municipal resolution 03-2017. Abiding by the same resolution, the affordable housing program is also intended to satisfy the affordable housing for the entire development, and fulfills the requirements of the 2015 Amendment to the Development Agreement.



OVERALL ILLUSTRATIVE SITE PLAN





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BUILDING ELEVATIONS

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LOWELL STREET ELEVATION





SHADOW RIDGE ROAD ELEVATION



EMPIRE AVENUE ELEVATION



MANOR WAY ELEVATION



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RENDERINGS
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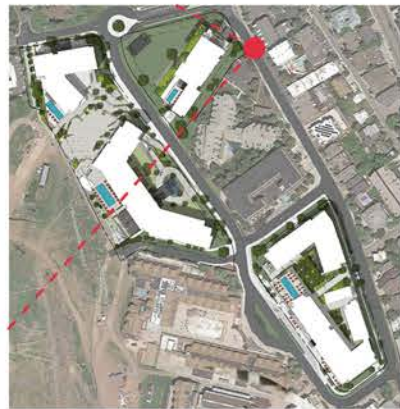
VIEW 1



VIEW 2



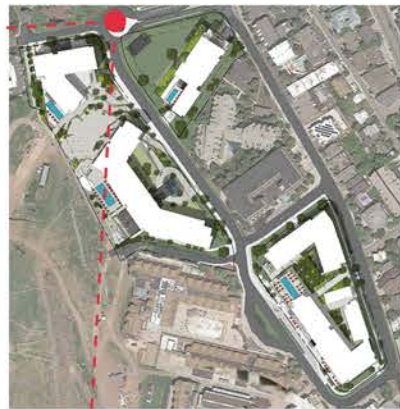
PARCEL C
PERSPECTIVE VIEW

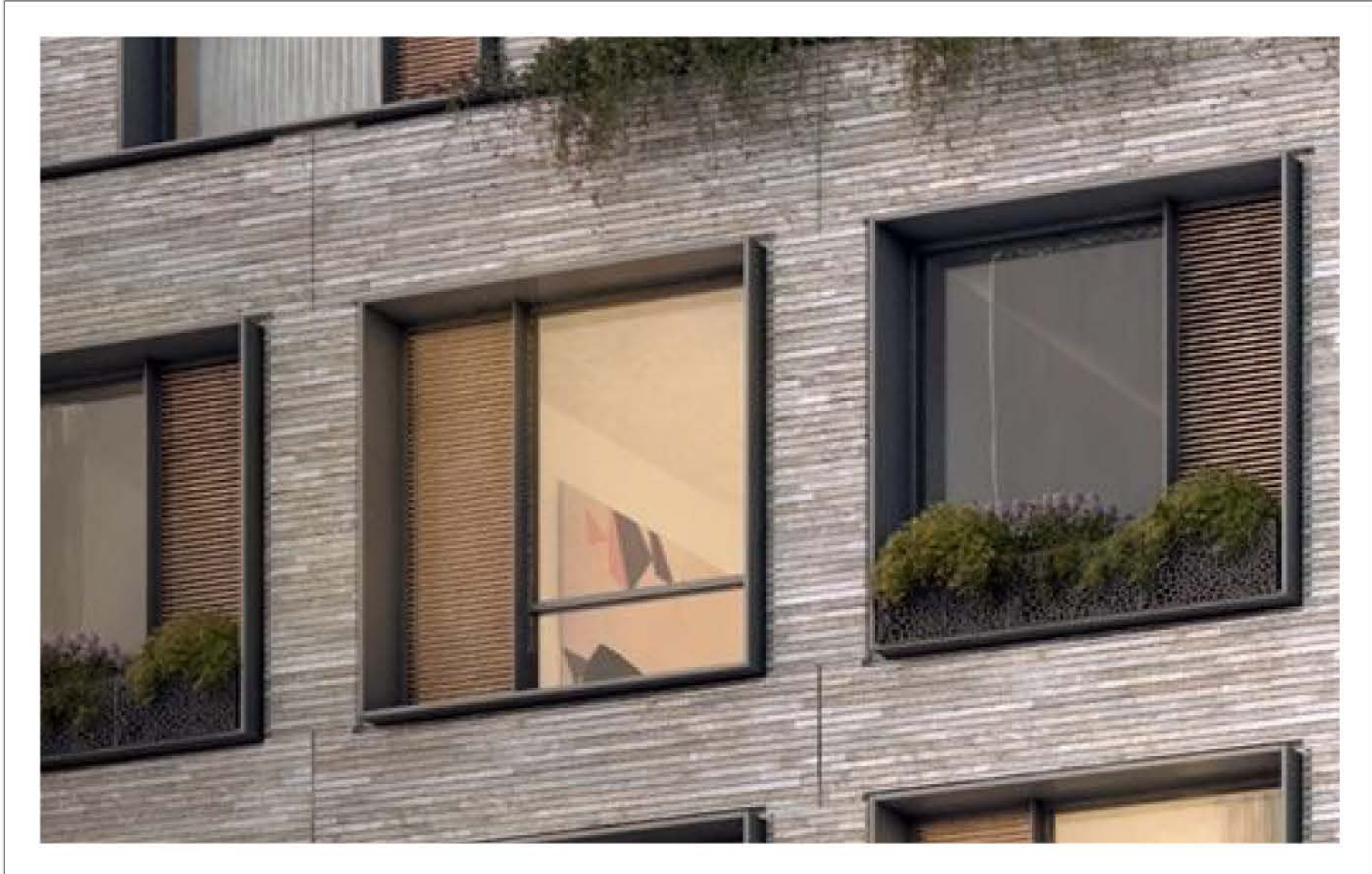




PARCEL **E**

PERSPECTIVE VIEW





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ARCHITECTURAL IMAGERY

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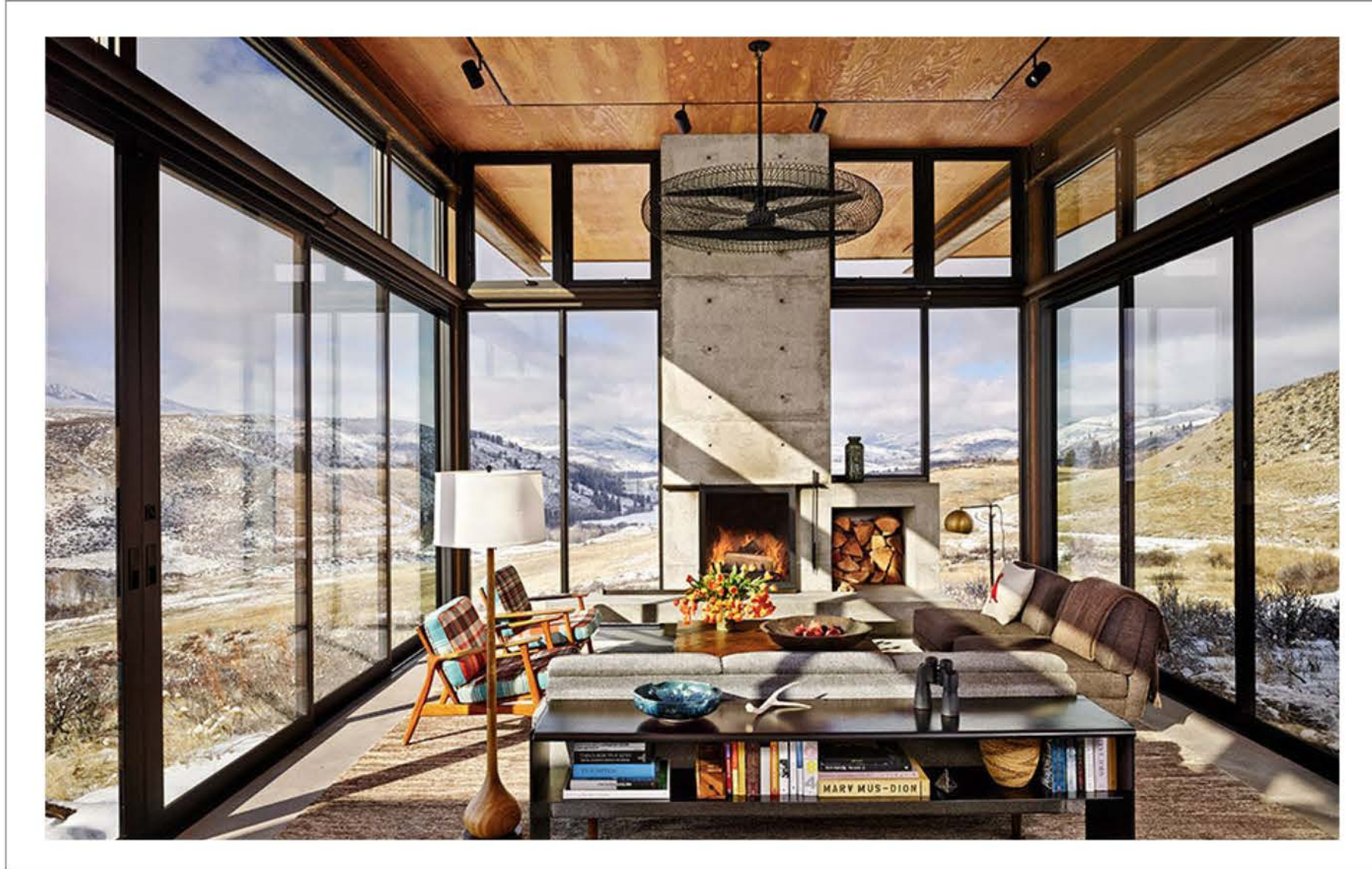


amenities



materials





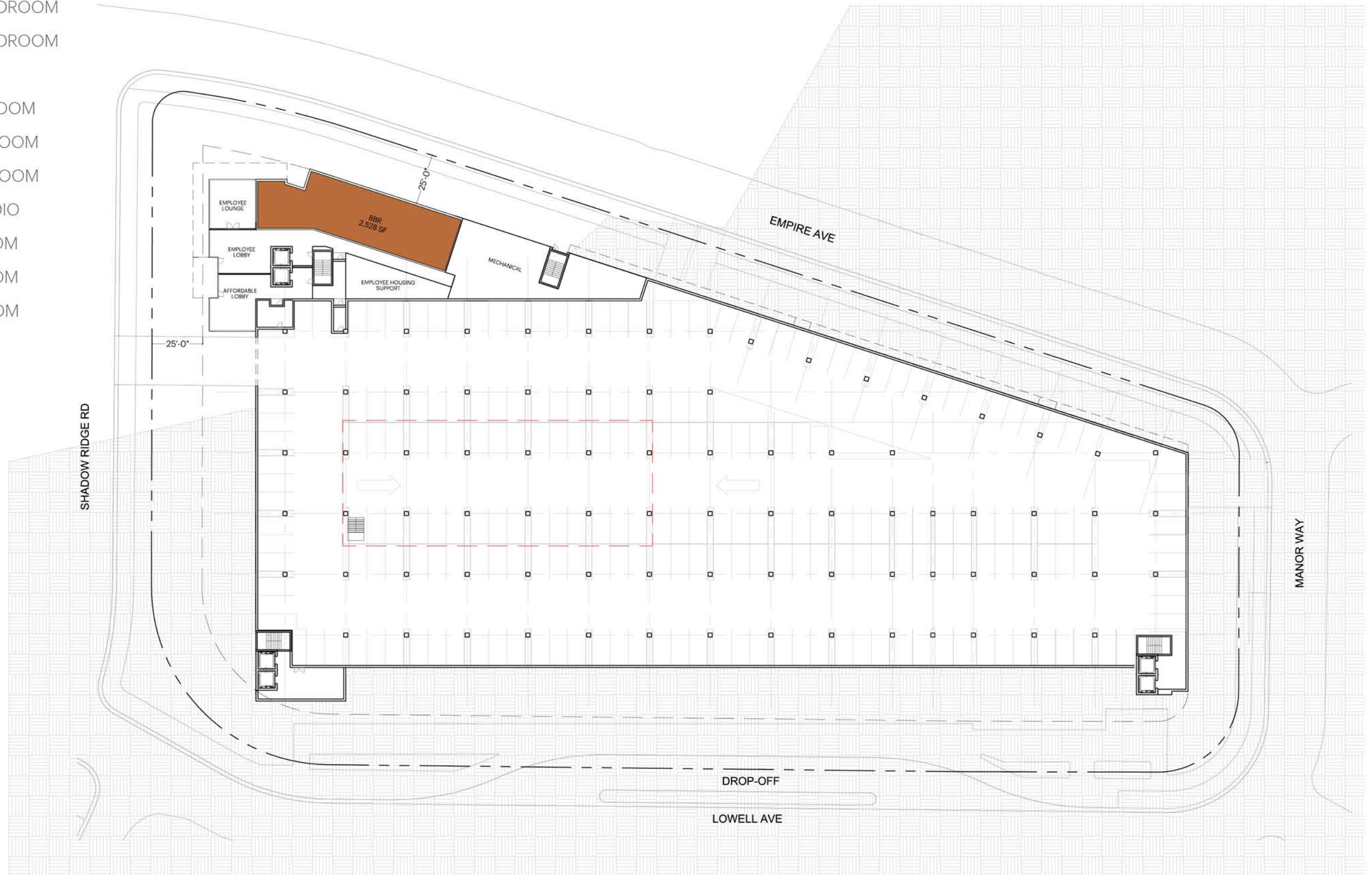
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FLOOR PLAN DIAGRAMS

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KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY

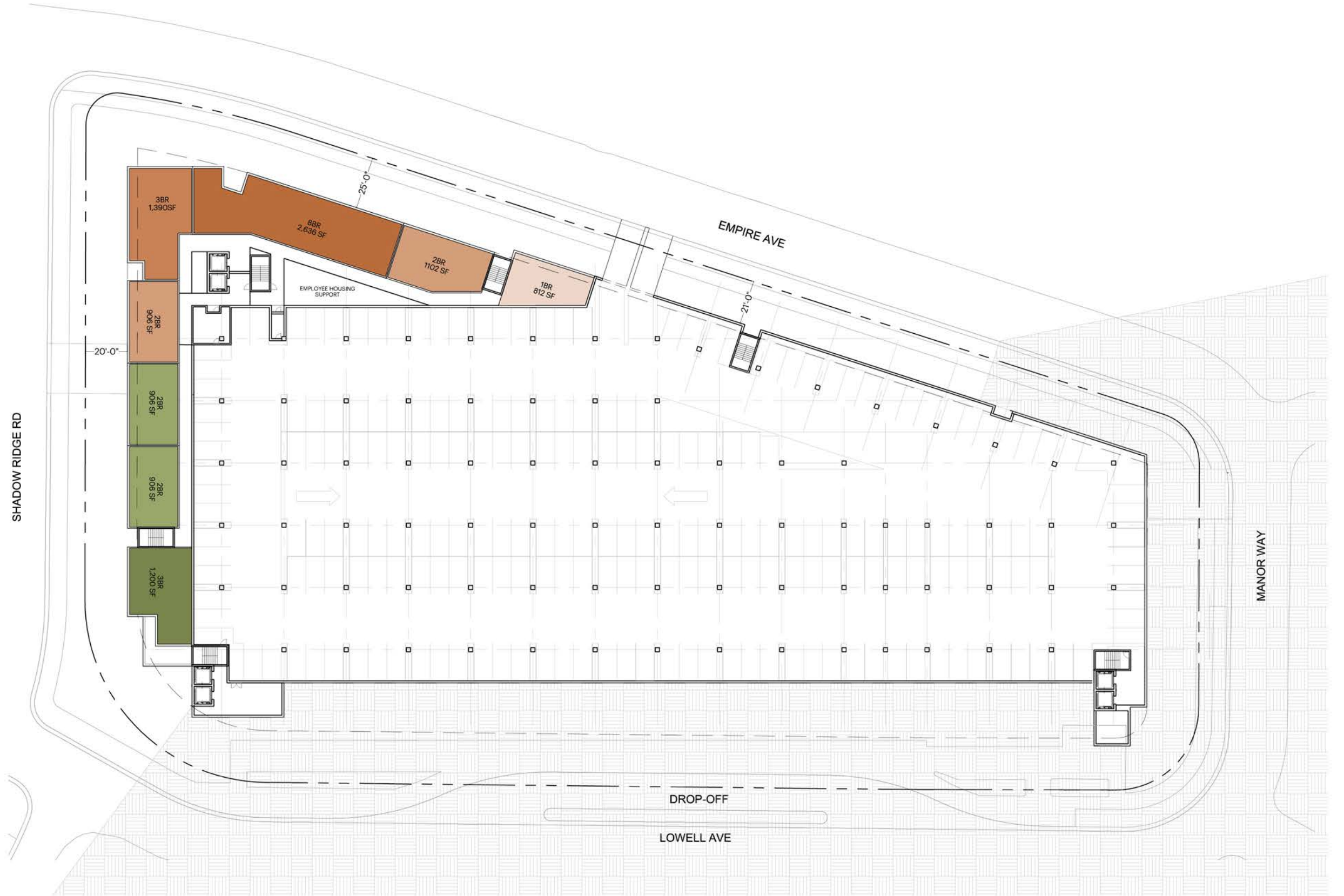


LEVEL 01 FLOOR PLAN



KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY

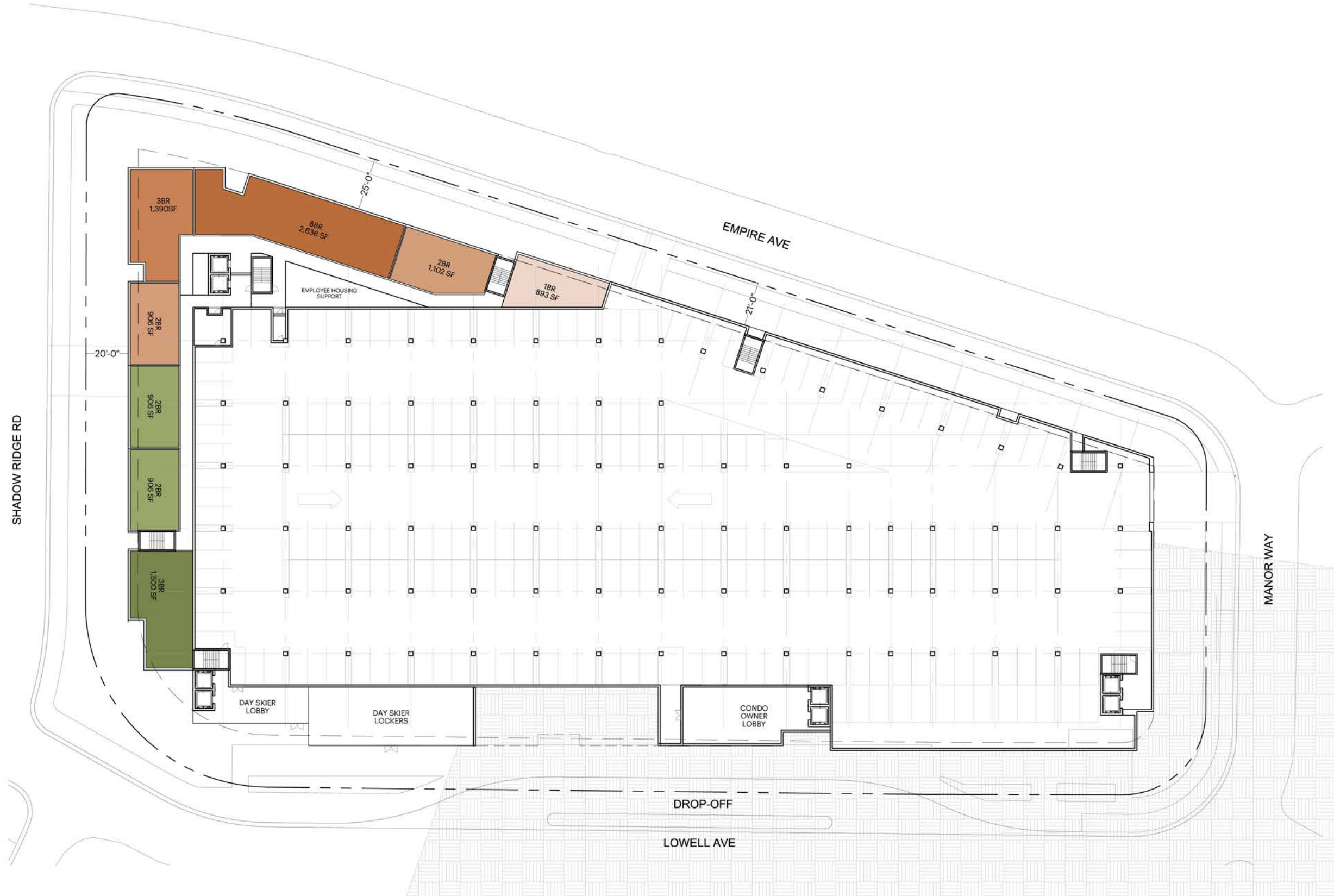


LEVEL 02 FLOOR PLAN



KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY

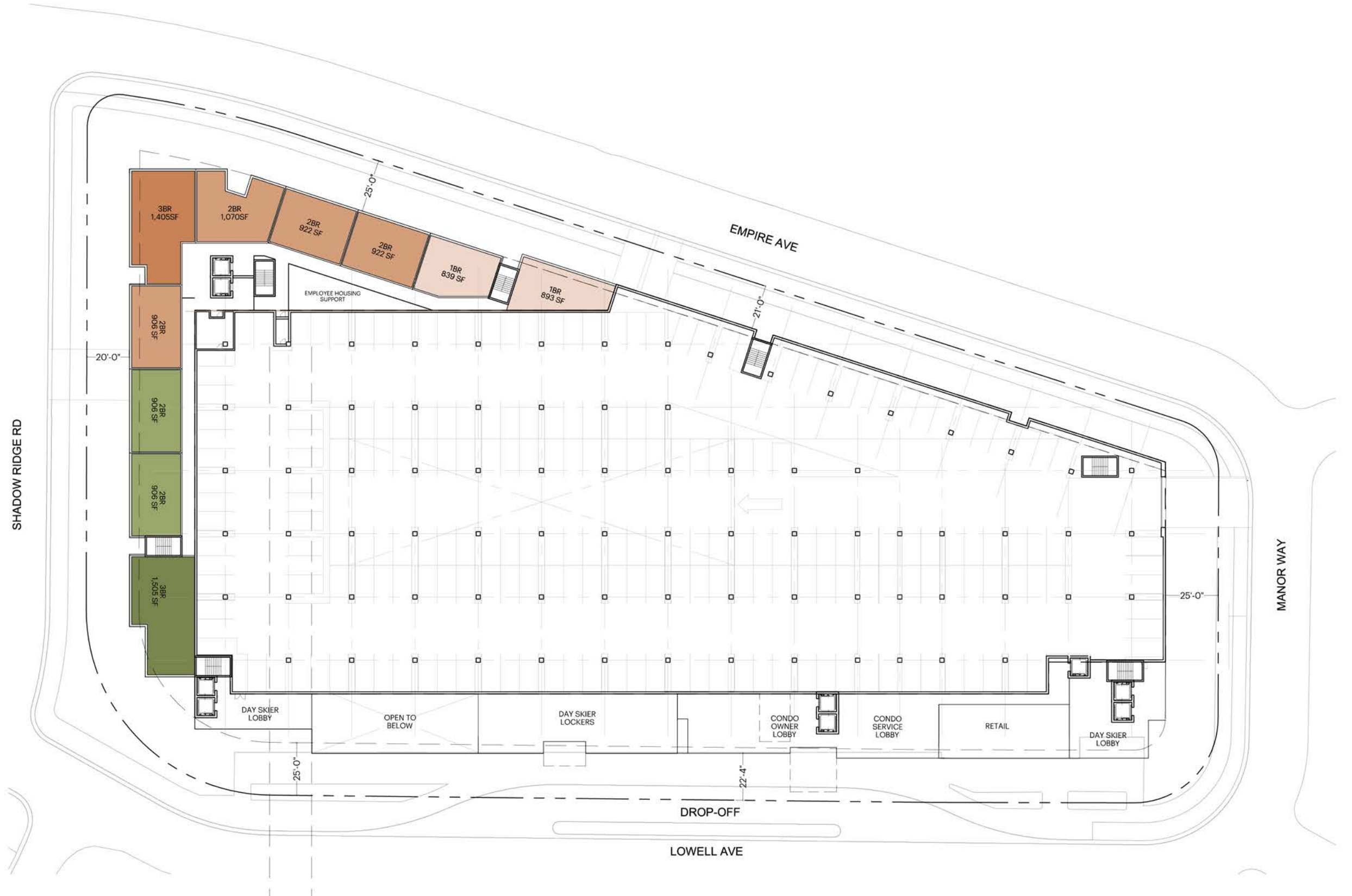


LEVEL 03 FLOOR PLAN



KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY



LEVEL 04 FLOOR PLAN



KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY



LEVEL 05 FLOOR PLAN

KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY



LEVEL 06 FLOOR PLAN



KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY

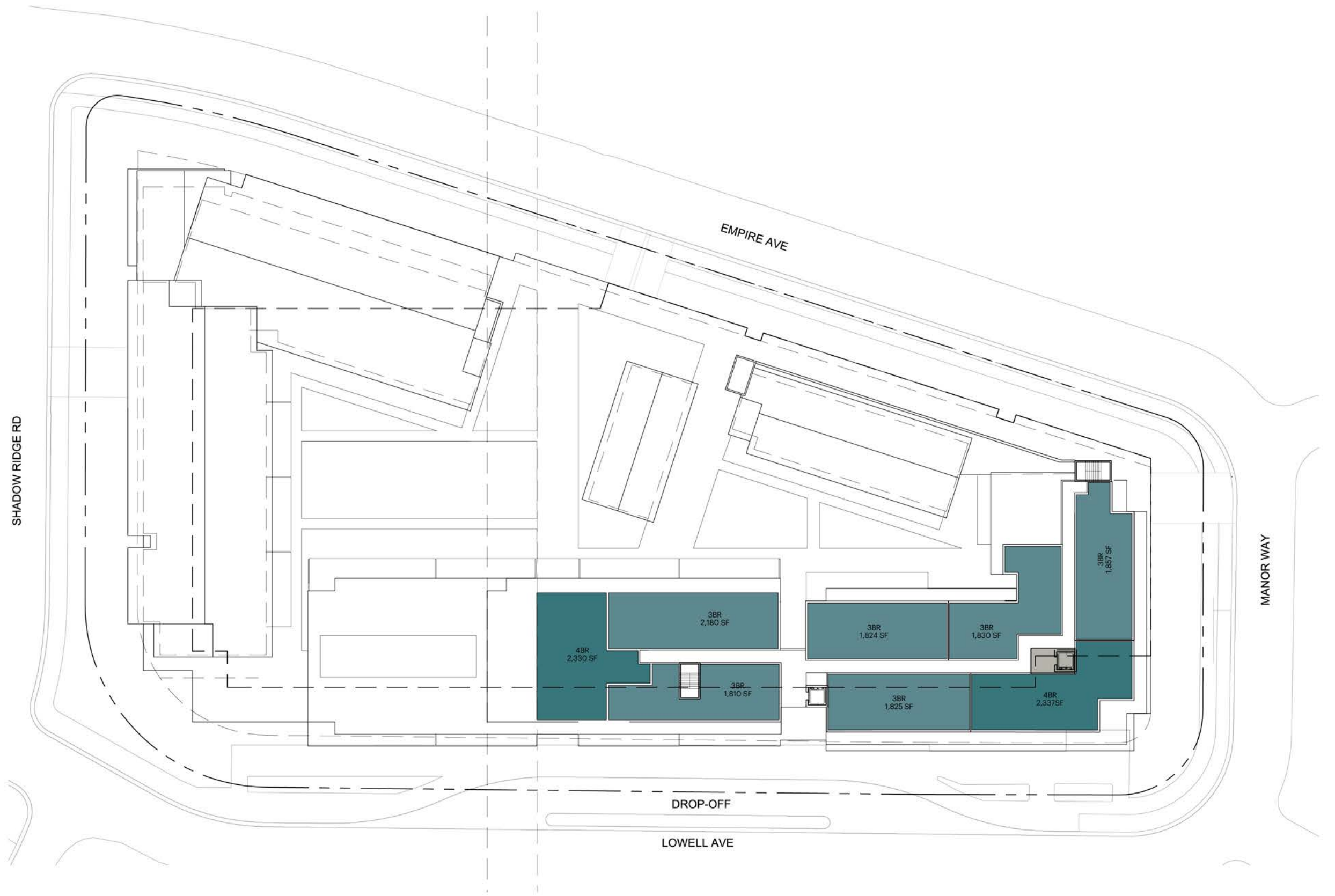


LEVEL 07 FLOOR PLAN



KEY

- AFFORDABLE - 2 BEDROOM
- AFFORDABLE - 2 BEDROOM
- BOH
- EMPLOYEE - 1 BEDROOM
- EMPLOYEE - 2 BEDROOM
- EMPLOYEE - 3 BEDROOM
- CONDO - 1 BR/STUDIO
- CONDO - 2 BEDROOM
- CONDO - 3 BEDROOM
- CONDO - 4 BEDROOM
- CONDO AMENITY



LEVEL 08 FLOOR PLAN

