



**Park City Municipal Corporation (“PCMC” or “City”)  
REQUEST FOR PROPOSALS**

**WOODSIDE PARK PHASE II AFFORDABLE HOUSING & SENIOR CENTER  
DEVELOPMENT**

**1361 WOODSIDE AVE., PARK CITY, UTAH**

**RELEASE DATE | Friday, January 19, 2024**

**SUBMISSION DEADLINE | By 3:00 p.m. on Friday, March 29, 2024**

*Respondents or their agents are instructed not to contact City employees, agents or contractors of the City, selection committee members, the Mayor’s office or staff, members of the City Council, or attempt to externally manipulate or influence the procurement process in any way, other than through the instructions contained herein, from the date of release of this RFP to the date of execution of the agreement resulting from this solicitation. City, in its sole discretion, may disqualify a Respondent for violation of this provision.*

**NOTICE TO DEVELOPERS**

**REQUEST FOR PROPOSALS FOR  
DEVELOPMENT PARTNERS**

**Woodside Park Phase II Affordable Housing & Senior Center Development**

PCMC is inviting proposals from qualified persons or firms (“Respondent”) for the Woodside Park Phase II Affordable Housing & Senior Center Development.

**PROPOSALS DUE:** **By 3:00 p.m. on Friday, March 29, 2024**  
Submit proposals electronically via Utah Public Procurement Place (“U3P”) or via e-mail to Jason Glidden, Housing Development Manager at: [jglidden@parkcity.org](mailto:jglidden@parkcity.org).  
The proposals will be opened after the submission deadline.

**PROJECT NAME:** Woodside Park Phase II Affordable Housing Development

**RFP AVAILABLE:** The RFP will be available on Friday, January 19, 2024, at U3P and the PCMC website. Any modifications or addendums including questions to the RFP will be made in a redlined form on U3P or the PCMC website each week. Please check the RFP on U3P or the PCMC website each Friday.

**PROJECT LOCATION:** 1361 Woodside Avenue, Park City, Utah

**PROJECT DESCRIPTION:** PCMC seeks a developer experienced with a combination of affordable and senior residential housing, multi-unit residential rental projects, mixed-use, public/private partnerships, and associated tax, grant and regulatory matters, and the financing and operation of mixed-income housing to design and develop the Woodside Park Phase II project.

**OWNER/CONTACT:** Jason Glidden, Housing Development Manager  
Park City Municipal Corporation  
P.O. Box 1480  
Park City, Utah 84060  
[jglidden@parkcity.org](mailto:jglidden@parkcity.org)

**All questions shall be submitted in writing by 2:00 p.m. on Friday, February 2, 2023, to Jason Glidden at: [jglidden@parkcity.org](mailto:jglidden@parkcity.org).**

Proposals will remain valid for 90 days after submission. PCMC reserves the right to reject any or all proposals received for any reason. Furthermore, PCMC reserves the right to change dates or deadlines related to this RFP. PCMC also reserves the right to waive any informality or technicality in proposals received when in the best interest of PCMC.

**In the event of difficulty submitting electronically, proposals can be dropped off to the City Recorder, at 445 Marsac Avenue, 3rd Floor – Executive Department, Park City, UT 84060. Proposals submitted through the City Recorder should be received on a zip drive. No paper copies should be submitted.**

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## SECTION I - PROJECT INFORMATION

### INTRODUCTION

PCMC has community goals of developing 800 affordable housing units by 2026, and net-zero carbon and 100% renewable electricity by 2030. In an effort to further the housing goal, the City has identified public-private partnerships as a possible opportunity to meet these goals on property owned by the municipality and centrally located in Park City, and to work to satisfy strategies identified in the [2021 Amendment](#) to the [2021 Housing Assessment and Plan](#).

PCMC owns approximately 1.53 acres located at 1361 Woodside Ave (“Property”) in the Old Town neighborhood in proximity to the Park City Mountain Resort base area and the Park City Library. PCMC requests Proposals (“Responses”) from experienced developers (“Respondents”) interested in working with PCMC to design and construct a mixed-use, mixed-income, intergenerational, multi-unit dwelling project (“Project”) on the Property that includes space for a new Park City Senior Center.

Today, the property is split between undeveloped land and the existing Park City Senior Center. The Project goal is primarily a residential, affordable rental development that contains approximately 80% affordable units, 20% market-rate senior units, as well as the development of a newly constructed senior center with a building footprint of approximately 7,000 square feet. PCMC defines Affordable Rental Housing as housing that is priced affordable to households with incomes ranging up to 80% of AMI.

Accordingly, PCMC seeks a partnership to deliver a financially viable mixed-use development that maximizes the number of affordable units while incorporating a new senior center and a combination of affordable and market-rate senior housing.

To this end, PCMC seeks a developer experienced with a combination of affordable and senior residential housing, multi-unit residential rental projects, mixed-use, public/private partnerships, and associated tax, grant and regulatory matters, and the financing and operation of mixed-income housing.

PCMC’s partnership contribution is the land specified in **Exhibit A: Property Site Map** and assisting the Developer to obtain financial tools and incentives to maximize the number of affordable housing units and community benefits outlined in **Exhibit B: Project Requirements and Preferences**. Refer to **Section V – PCMC Development Tools for additional information**.

The developer selected by PCMC (“Developer”) must be willing to complete the following as part of the Project:

- Obtain all necessary entitlements (including, but not limited to: plat amendment, conditional use permit, and affordable master-planned development pursuant to the Park City Land Management Code Chapter 15-6.1). PCMC will assist with the entitlement process, recognizing that the ultimate decision-making authority will be with the Planning Commission and City

Council.

- Design an affordable housing project on the Property including, but not limited to: affordable rental housing, resident amenity spaces, multi-modal transportation, parking, and a new Park City senior center.
- Collaborate and engage with the [Park City Senior Citizens](#), Inc. (“Seniors”), in the design process of the new senior center space and senior housing. The senior center footprint should not exceed 7,000 square feet, and should work to achieve mutually acceptable environmental remediation, affordability, design, sustainability, transportation, and other project requirements and preferences, and should meet all aspects of the City’s zoning and Land Management Code.
- Develop a tenant selection plan that contains an agreement utilizing “waterfall” provisions that gives preference to applicants working within approximately one mile of the Property, and qualified seniors, municipal and first responder employees, and is consistent with [Fair Housing](#) regulations.
- Develop a site plan and building design that successfully integrates within the Old Town character of the area and exemplifies mountain town design principles.
- Maximize energy performance in accordance with IECC 2021 ([LINK](#)) with the overall project design, and pursuant to the adopted policies and resolutions.
- Perform a sustainability audit before the end of schematic design to identify early features for passive design to drive down energy use and ensure long-term affordability of utility bills.
- Enter into a pre-development agreement with the goal of entering into ground lease with PCMC for the Property, for a contemplated minimum period of fifty (50) years.

## **SITE CHARACTERISTICS**

The Property is located in the Old Town neighborhood of Park City<sup>1</sup>. Old Town is an important neighborhood, adjacent to the Park City Mountain Resort base area, Park City Library, and Park City, City Park. The Property is accessed from Woodside Avenue and Empire Avenue and there is potential for pedestrian access to Norfolk Avenue through a neighboring private property. Empire Avenue experiences occasional congestion in the winter associated with resort traffic. The neighborhood has excellent overall access to numerous recreational amenities, including City Park, the Park City Skate Park, the Park City Library Field, the Poison Creek bike and pedestrian trail, and more.

The Property itself has been part of Park City since before 1970, as it is included within the Snyder’s Addition survey to the original Park City street grid. The Property is currently zoned [Recreation Commercial](#) (RC), and uses within the Recreation Commercial zone are varied and include residential, commercial, and institutional uses.

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<sup>1</sup> [Park City General Plan](#), p. 205

The Property is approximately 1.53 acres in size, and PCMC contemplates utilizing the entire Property for affordable housing, senior housing (affordable and market rate), and a senior center as displayed in **Exhibit A**.

Currently the property is home to the Park City Senior Center. The City entered into a 99-year lease in 1977 to locate a 3,200-square-foot building which is owned by the Park City Senior Citizens, Inc.. PCMC has negotiated a Memorandum of Understanding with Park City Senior Citizens, Inc. to create a new senior center that will be included in the future redevelopment of the Property. In exchange for a new building, the Park City Senior Citizens, Inc. have agreed to end the land lease and enter into a building lease for a minimum of the remaining years of the land lease. The current senior center building can be considered a historic structure; however, it is not historic to the site as it was relocated to the site several decades ago from outside of Park City. The building is not located on the [Historic Sites Inventory](#) and is not subject to historic preservation requirements. PCMC and the Seniors would like to see the building be relocated and repurposed or be removed with building materials incorporated into the new development.

To better understand the development feasibility, a preliminary massing study was commissioned by PCMC to provide potential massing options for the site and to analyze various planning processes ([Master Planned Development](#) & [Affordable Master Planned Development](#)), parking capacity, and several building configurations. The study is presented in **Exhibit C**. In addition to the massing study, floor plans (**Exhibit D**) of the senior and shared-use space were created to demonstrate how a shared space could be configured. The uses outlined in the floor plans came from feedback from Park City Senior Citizens, Inc. Both the massing study and draft floor plans were created as preliminary development tools to illustrate the feasibility of the project and paves the way for a public-private partnership. While these documents should be reviewed, the City is open to any designs that meet the overall development goals of the project.

The Developer will work with PCMC to conduct a thorough assessment of the soil on the Property and remove and/or remediate as necessary in order to comply with all local, state, and federal regulations.

#### **WRITTEN AGREEMENTS REQUIRED**

Pre-Development Agreement. Upon completion of the selection process, the successful respondent (“Developer”) will be required to enter into a written Pre-Development Agreement (“PDA”) with PCMC or an agreement outlining an alternative ownership model. The responsibilities of the Developer shall be defined and detailed in that PDA or other agreement. The PDA or other agreement will likely contain, but will not be limited to, the provisions set forth below. Developers responding to this RFP shall acknowledge their receipt and review of these terms in their proposals.

1. Developer will develop a construction budget and a proposed operations and maintenance budget for the project, both of which require approval by the City.
2. Developer will investigate (City will provide previously conducted environmental studies) the environmental condition of the site and undertake and finance any necessary remediation or management of any contamination of the site. The City will have final approval authority over the final construction mitigation plan, including logistics of any proposed soil hauling/removal.
3. Developer will be responsible for financing the cost of the project, including predevelopment costs such as entitlement, design, engineering, and other studies along with development costs, such as infrastructure and construction costs, through its own equity, borrowing, tax credits, governmental incentives, or other sources of funds. Funding Strategies that provide maximum flexibility will receive preference.
4. Developer will prepare a construction project schedule that is satisfactory to the City.
5. Developer will be responsible for procuring all necessary regulatory approvals for the entitlement, construction, and operation of the project.
6. Developer must actively seek input from community stakeholders, neighborhood associations, members of the Park City Senior Citizens, Inc., residents of Old Town, and the City during the planning phase of the project. The final development plan must be approved by the City staff in accordance with all planning and zoning requirements. Transparency and communication are key components of community trust and confidence. Engagement and active participation of residents, businesses, neighborhood associations, governmental officials and agencies, and other community stakeholders is a mandatory requirement under this solicitation. It is expected that the Developer will schedule and coordinate meetings, community workshops, and other public forums to ensure that all stakeholders in the development process are continuously kept abreast of ongoing activity. All community activities and dissemination of public information shall be coordinated with PCMC's Public Information Officer, and the Housing Department Project Manager.
7. Developer will be responsible for monthly progress meetings with the Project Advisory Group (Developer, Architect, General Contractor, Housing Development Manager, Housing Program Manager, City's Project Manager, and Park City Senior Citizens, Inc. (when appropriate)) throughout the planning and construction of the project.
8. Developer will be responsible for the long-term operation and maintenance of the Project, ensuring that the Project continues to meet all federal, state, and local codes and provides a clean and healthy environment for all residents and guests.
9. In the event Developer does not commence active construction or have a substantial portion of the planning of the Project completed (including Affordable Master Planned Development (AMPD) approval) within one year of the execution of the PDA, the City shall have the right to terminate the PDA. Extensions to this deadline may be negotiated if documented by the parties in writing.

10. Developer shall not sell, convey, sublease, or otherwise transfer or assign any rights incorporated into any agreement with PCMC without the prior and written consent of the City Council.
11. Developer will present the conceptual design, schematic design, design development, and final construction documents for review and approval by PCMC. Approval by PCMC does not in any way relieve the Developer of its obligation to comply with zoning regulations, building codes, and all other applicable regulations adopted by PCMC.
12. Developer will be responsible for obtaining and providing written proof to PCMC of adequate financing for all aspects of the development, including predevelopment, construction, and operations.
13. Developer will be responsible for designing and building the development in a manner that meets net-zero performance requirements, as per IECC 2021 ([LINK](#)). The developer will be responsible for conducting design charettes focusing on sustainability, including site design, energy efficiency, water conservation, quality, and other low-carbon lifestyle requirements of eventual occupants.
14. Developer's contractor will be required to obtain payment and performance bonds, or an equivalent form of security approved by the City prior to beginning any construction activities.
15. Developer will be required to maintain or cause others to maintain, property (builder's risk), contractor, architect, commercial general liability, pollution liability, auto liability, worker's compensation, and professional liability insurance, if applicable, through a contract in an amount and form ([City template](#)) approved by the City.
16. Developer will be required to prepare and record covenants, conditions, and restrictions ("CC&Rs"), and affordable housing deed restrictions against the Property in compliance with the Park City Housing Resolution in effect at the time of signing of the LLA.
17. Developer will be responsible for managing and operating the development consistent with the anticipated long-term ground lease terms in a manner that ensures long-term financial viability and a high-quality living environment for its residents.
18. Developer will be responsible for a construction plan, including a construction mitigation plan, that helps to meet the [energy goals](#) of the City and mitigate neighborhood impacts. A financial incentive through the City may be available to achieve energy goals.

Additional Agreements. The Developer must be willing to enter into certain agreements in addition to the PDA or other agreement pertaining to the Project that outlines the type, size, uses, and timeframe for development. These agreements include, but are not limited to:

1. Long-term lease of the Property that shall include an option to cancel said agreement if the Project is not completed and used as agreed as well as a City purchase option and first right of refusal for all fixed improvements under ground lease and City option to cure and take over in the event of foreclosure or bankruptcy.



2. Restrictive Use Agreement with restrictive covenants on the affordable housing units that run with the land for a minimum period of at least fifty (50) years, including survival in the event of foreclosure or bankruptcy.
3. Easement Agreement that ensures public pedestrian and bicycle access around and through the Property is maintained.

#### **PROJECT MANAGER**

**For additional information concerning this Request for Proposals, as well as any issued addenda, interested parties may contact Jason Glidden, Housing Development Manager, via email only at [jglidden@parkcity.org](mailto:jglidden@parkcity.org).**

## **SECTION II - SUBMISSION REQUIREMENTS AND PROCEDURE**

### **SUBMISSION REQUIREMENTS**

As part of a response to this RFP, Respondents shall provide the following information. Responses must address all items and clearly label all sections, graphics, and tables within the Response. PCMC has not set a specific page limit for Responses; however, there is an expectation to receive Responses that are thorough but concise.

1. Development Interest and Approach
  - a. Briefly describe your interest in pursuing the Project.
  - b. Describe your approach to managing the complexity of the Project, including dealing with mixed-income, mixed-generational housing.
  - c. Provide a brief narrative of your preliminary concepts for the site's development. This should provide insight into your general approach to development, proven ability to navigate complex projects, a record of community-responsive urban infill developments that provide public benefits, and an understanding of creative solutions and financing tools. This is an opportunity to provide a preliminary high-level vision. However, Proposals should detail your plan to:
    - i. Provide housing affordable to a range of income levels in **Exhibit B: Project Requirements and Preferences** described herein;
    - ii. Incorporation of a new senior center into the project;
    - iii. Maintain long-term affordability.
    - iv. Utilize environmentally friendly and sustainable principles for development; and
    - v. Facilitate multi-modal transportation connections within and to the community and surrounding neighborhood in close coordination with PCMC and in accordance with all adopted transportation plans. The multi-modal hierarchy and transportation demand management strategies should also be considered and incorporated into the Proposal.
2. Qualifications and Experience. Provide a description of your qualifications and relevant experience with comparable projects, including:

- a. A description of the legal entity with whom PCMC would contract.
- b. Identification, bios for, and descriptions of the roles of key individuals in the development team and any consultants who would be involved in negotiations, project management, project design, and implementation, including their background and experience, reflecting their capabilities and experience with similar projects;
- c. Examples of your experience with comparable projects. Provide no more than five examples highlighting experience with the development and operation of projects of similar size and scope, with particular emphasis on complex projects located in resort communities and projects developed through public-private partnerships. Examples should include images, location, development program, breakdown of residential affordability mix, members of the development team, total development cost, financing structure, project schedule, the role of the public sector, information on challenges faced and solutions achieved, and a local reference.
- d. A description of your experience in financing mixed-use, affordable, or mixed-income housing, securing grants and public funding sources, and financing references. Provide the composition of the current real estate portfolio owned and/or managed by the Respondent and a list of all projects in the development pipeline including location, status, schedule, estimated cost, and financing structure. Please also describe the Developer's capacity for completing the proposed Project in the context of the current development pipeline.
- e. A description of your financial capacity. The Developer will be required to submit additional financial information about the development entity and its owners while negotiating the PDA with PCMC. If a newly formed entity is proposed as the legal vehicle for acting as the Developer, the proposed guarantors of the entity and their net worth must be identified. This description should include the following:
  - i. Evidence of your ability to fund predevelopment costs; and
  - ii. Anticipated sources of funds, current relationships with lenders and equity investors, and ability to obtain necessary financing for the proposed development, including recent history of obtaining debt and equity financing.
- f. PCMC requires the use of sustainable building practices and the inclusion of energy efficiency elements in all of its development projects. You may include as part of your qualifications a description of the sustainable building practices and/or energy efficiency measures that have been incorporated in previous projects. Any incentive the City may provide will be based on meeting the IECC 2021 net-zero requirements ([LINK](#)).
- g. Disclosure of any litigation that could have a materially adverse effect on the development, entity's financial condition, and disclosure of any bankruptcy filings by the development entity or affiliates within the past five years.
- h. A Conflict of Interest statement or disclosure that complies with [Section 3](#) of the Park City Municipal Code.

## **SUBMISSION PROCEDURE**

Respondents shall submit an electronic copy of the Response in PDF format and submit via U3P or send it via email to Jason Glidden at [jglidden@parkcity.org](mailto:jglidden@parkcity.org). **In the event of difficulty submitting electronically, proposals can be dropped off to the City Recorder, located at 445 Marsac Avenue, Third Floor – Executive Department, Park City, UT 84060. Proposals submitted through the City Recorder should be received on a zip drive. No paper copies should be submitted.**

Submissions lacking one or more of the required documents shall be considered incomplete and subject to disqualification from consideration by PCMC. All Responses, including attachments, supplementary materials, addenda, etc., shall become the property of the City and will not be returned. It is the Respondents' sole responsibility to read and interpret this Request for Proposals and the written instructions contained herein. The first page of the Response shall:

1. State that Respondent "has read and understands this Request for Proposals and accepts the written instructions contained herein".
2. Include the signature of an officer or employee authorized to bind the Respondent contractually.
3. Provide the name, contact phone number, email address, and mailing address of the person to whom all correspondence should be sent regarding questions about the Response, requests for interviews, or notifications regarding potential selection. (This person will be responsible for disseminating information to you and your development team.)

**Responses are due by 3:00 p.m. on Friday, March 29, 2024.** Responses to the Request for Proposals that are not received by PCMC by the time and date specified will be considered late and thus subject to disqualification from consideration by PCMC. PCMC reserves the right to reject any late, incomplete, or irregular submissions and reserves the right to waive any non-material irregularity in submissions.

## **SECTION III – SELECTION PROCESS AND CRITERIA**

### **SELECTION PROCESS**

PCMC will make every effort to ensure that all Responses are treated fairly and equally throughout the selection process. PCMC intends to follow the following selection process:

1. Identify a short-list of Respondents: PCMC will form a Selection Advisory Committee comprised of representatives from PCMC staff, Park City Seniors Citizens, In., Summit County staff, and other public and private stakeholders to review the submitted Responses and provide recommendations to PCMC. PCMC will consider the Selection Advisory Committee's recommendations and identify a shortlist of Respondents.
2. Identify a First-, Second-, and Third-ranked Respondent: PCMC will notify the Respondents selected for the shortlist and may ask them to participate in an interview to discuss their qualifications in further detail. PCMC may select first-ranked, second-ranked, and third-ranked Respondents.

3. Negotiations with first-ranked Respondent: The first-ranked Respondent will be given a defined period of time to negotiate and execute a PDA with PCMC. In the event that exclusive negotiations are conducted and an agreement is not reached, PCMC reserves the right to enter into negotiations with the next highest-ranked Respondent without the need to repeat the formal solicitation process.
4. Final selection and subsequent agreements, including long-term ground lease, are subject to approval by the City Council in a public meeting.

## **SELECTION CRITERIA**

If Respondent proposes to use a third party (subcontractor, subconsultant, etc.) for completing all or a portion of the scope of work requirements, state the name and identify the portion of the scope of work to be completed by a third party.

PCMC intends to follow the following selection criteria:

### Phase I Evaluation

Proposals received will undergo an initial review to determine:

- a. Compliance with instructions stated in the RFP
- b. Compliance with Proposal submittal date

### Phase II Evaluation

1. Identification of a short-list of Respondents:
  - a. PCMC will form a Selection Advisory Committee comprised of representatives from PCMC staff, Park City Senior Citizen, Inc., Summit County staff, and other public and private stakeholders to review the submitted Responses and provide recommendations to PCMC. PCMC will consider the Selection Advisory Committee's recommendations and identify a shortlist of Respondents.
2. Identification of First-, Second-, and Third-ranked Respondents:
  - a. PCMC will notify the Respondents selected for the shortlist and may ask them to participate in an interview to discuss their qualifications in further detail. PCMC may select first-ranked, second-ranked, and third-ranked Respondents.
3. Negotiations with first-ranked Respondent:
  - a. The first-ranked Respondent will be given a defined period of time to negotiate and execute a PDA with PCMC. If exclusive negotiations are conducted, and an agreement is not reached, PCMC reserves the right to enter into negotiations with the next highest-ranked Respondent without the need to repeat the formal solicitation process.
4. Final selection and subsequent agreements are subject to approval by the Housing Authority and/or City Council in a public meeting.

PCMC anticipates adhering to the following schedule for review and selection of Respondents:

January 19, 2024	RFP submissions are opened and the question period is opened
February 2, 2024	The question period is closed at 2:00 PM
February 16, 2024	Question answers are published, the final modification or addenda will be made on the website by 5:00 PM
March 29, 2024	RFP submissions close at 3:00 PM
April 12, 2024	RFP Submissions are reviewed and scored by the Selection Advisory Committee, and top-ranked applicants are identified
April 19, 2024	Top-ranked applicants are notified for selection on the shortlist
April 26, 2024	Top-ranked applicants are interviewed by PCMC
May 3, 2024	PCMC selects the first-ranked respondent and begins negotiation to execute a PDA with PCMC
May 23, 2024	A PDA between PCMC and the developer is approved by the City Council and/or Housing Authority in a public meeting
August 15, 2024	The long-term ground lease agreement is finalized
September 2024	Construction breaks ground

## EVALUATION CRITERIA

The following is a guide to the criteria that will be used in evaluating development teams and their responses to the RFP:

<b>SECTION I - ORGANIZATIONAL CAPACITY &amp; EXPERIENCE (46 Possible Points)</b>	
<b>Housing Development Experience</b>	<b>12</b>
Experience with designing and developing affordable housing projects;	/ 2
Experience demonstrated with Public Private Partnerships	/ 2
Experience in effective property management of affordable workforce housing, commercial space, parking facilities, and other components of mix-use projects;	/ 2
Success of comparable developments, as evidenced by the following:	/ 2
- Economic success (success in attracting homebuyers, financing, sustainability, etc.);	
- Quality of past projects including architectural / site / design / landscape / amenities;	
- Timeliness of performance; and	
- Ability to deliver products as initially represented, on time and within budget.	
Experience of key team members	/ 2
Degree of technical assistance required from the Park City Municipal for implementation.	/ 2
<b>Planning / Design Experience</b>	<b>10</b>
Experience with planning and implementing similar development projects on environmentally sensitive lands	/ 2
Achievement of past including net-zero energy (ZNE) projects.	/ 2
Universal Design Accessibility Standards met in past projects.	/ 2
Overall architectural and landscape design quality.	/ 2
Ability to complete projects on time and within budget for past projects.	/ 2

<b>Management / Business Experience</b>	8
Management success in comparable developments, including business experience and development.	/ 2
Experience in developing business services / products.	/ 2
Success in marketing and sales of business products.	/ 2
Evidence of commitment to outreach to target population(s).	/ 2
<b>Financial Capacity</b>	10
Ability to raise equity and debt financing including current relationships with major lenders; Degree of capitalization as an entity.	/ 2
Resources and tenacity commonly referred to as “staying power”: - Sufficient liquid assets to meet short / long term needs of the project; - Cash needed for equity contribution, pre-development, overhead during planning and implementation (5 to 10% of total development costs); and - Sufficient financial strength to absorb reasonable project delays and cost overruns	/ 2
Amount and type of financial assistance required.	/ 2
Verifiable likelihood that sources and terms are realistic and accessible.	/ 2
Financial obligations with respect to housing portfolio and other programs present no significant risk to proposed project.	/ 2
<b>Organizational / Management Approach</b>	6
Implementation timeline is feasible; current obligations will not prohibit performance.	/ 2
Clear lines of responsibility within the proposer’s organization, and between the proposer’s organization and any other partner participants.	/ 2
Reasonable affirmative marketing plan, marketing and / or outreach plans and sufficient to deliver an adequate number of homebuyers by the time units are available.	/ 2

<b>SECTION II - PROJECT DESIGN &amp; SOUNDNESS OF APPROACH (24 Possible Points)</b>	
<b>Project Impact / Design</b>	12
Number of housing units created; number of beds created; number of households served; with higher points for maximizing variety of unit types to meet community housing needs and lower per-unit costs	/ 2
Ability to offer maximum quality / support to residents.	/ 2
Quality of proposed site design / architectural design / landscape plan and other amenities.	/ 2
Resident amenities, description of demographics served.	/ 2
Integration of design and building program with neighborhood, with preference for high level of integration.	/ 2
Proposed services, if any, offered to residents or broader community.	/ 2
<b>Site Control / Physical Project Design</b>	12
Proposed ownership structure, site control plan feasibility.	/ 2
Timeline feasibility (land use entitlements approval, construction start and completion, lease up, permanent loan conversion, etc., with preference for efficient delivery, within a reasonable timeframe).	/ 2
Plans include compliance with the current Net-Zero Energy Performance Requirements	/ 2
Plans include conformity to required building codes	/ 2
Uses are appropriate and in conformance with Park City’s Housing Resolution and housing development standards.	/ 2
Site drainage, slopes, sensitive lands, streets, and utilities have been considered.	/ 2

<b>SECTION III - FINANCIAL STRUCTURE &amp; PROJECT IMPLEMENTATION (20 Possible Points)</b>	
<b>Pro Forma, Funding Sources &amp; Uses</b>	10
Sources are appropriate and applied in accordance with federal regulations.	/ 2
Review of subsidy layering and margins.	/ 2
Is the project assured of receiving proposed leveraged funds?	/ 2
Is construction financing pre-arranged?	/ 2
Market assessment demonstrates both need and demand for unit(s) types.	/ 2
<b>Economic Impact</b>	10
Total project cost feasible.	/ 2
Leveraging ratio, including donated or subsidized land, labor, in-kind resources, developer contribution, loans, etc.	/ 2
Evaluate per-unit subsidy assistance.	/ 2
Evaluate per-unit leveraging.	/ 2
Developer's ability to meet performance measurements, including cost-benefit data.	/ 2

**Initial Proposal Points:**

/ 90
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<b>SECTION IV – INTERVIEW/PRESENTATION (10 Possible Points)</b>	
<b>Interview/Presentation</b>	10
The Selection Advisory Committee will identify the First-, Second-, and Third-ranked Respondents. PCMC may ask them to participate in an interview to discuss their qualifications in further detail.	/ 10
Proposers will be ranked on the quality of their presentation and responses to questions, up to a maximum of 10 points. Any points awarded during the interview phase will be added to the proposer's existing cumulative points as per the other evaluation criteria described above, increasing the maximum total points to 100.	

**Total Proposal Points:**

/ 100
-------

The selection committee will consider all documents, the presentation/interview if applicable, the response to the RFP, information gained while evaluating responses, and any other relevant information to make its determination. The committee will select the Respondent which, in the committee's sole judgment, is best able to provide the Woodside Park Phase II project.

**NOTE: Price may not be the sole deciding factor.**

PCMC reserves the right to reject any and all proposals for any reason. Proposals lacking required information will not be considered. The award of a contract may be subject to approval by City Council.

## **SECTION IV – DESIGN REVIEW AND PERMITTING**

During the period specified in the PDA, the Developer will work with PCMC to finalize the Project's design, including architectural, urban design, open space, and landscape architectural elements. The Developer is also subject to PCMC's standard processes and requirements for obtaining the required

development approvals/permits including but not limited to the following: Rezoning, Plat Amendments, Master Planned Development (or Affordable Master Planned Development), Conditional Use Permits, and Building Permits.

## **SECTION V – PCMC DEVELOPMENT TOOLS**

Given the current status of the Property—as well as the public benefits envisioned for the Property’s redevelopment—PCMC is willing to consider providing specific resources to assist the Developer in achieving financial viability for a Project that meets a high level of community benefit as outlined in Exhibit B: Project Requirements and Preferences and resources may include the following:

- Long-Term Ground Lease: PCMC expects to provide a long-term ground lease retaining PCMC ownership of the land in perpetuity. By entering into a long-term (50 years or more) lease with PCMC, the Developer receives the right to build and own the Project improvements without having to purchase the land.
- Lease of Senior Center: PCMC expects to provide a long-term lease of the senior center space to the Park City Seniors for a term no shorter than 50 years.
- Rental Subsidies: PCMC may consider a below-market lease rate to decrease the overall development cost for a Project that results in a high number of affordable units with rental rates between 30% - 50% AMI for Summit County.
- Fee Reductions/Waivers: PCMC may consider requests to reduce or waive certain fees associated with approvals/permits needed for the Project, particularly for affordable units, in accordance with the adopted Municipal Code and state law.
- Senior Center Assistance: PCMC will cooperate with seeking opportunities for grants or other funding for developing the Senior Center portion of the project.
- Energy Goal Loan: PCMC may provide grants or loans to help meet the City’s energy goals.
- Loans/Financing: PCMC could have the capability to help provide funding through various lending options such as City-backed loans, tax-exempt financing, or conduit financing.
- Direct Financial Participation: For Proposals that exceed the Projects Requirements and Preferences identified in Exhibit B, PCMC may consider direct financial participation, including grant matches or land value, in accordance with applicable state and local regulations and policies.

## **SECTION VI – PCMC AND CITY NON-LIABILITY & RELATED MATTERS**

1. No Representation or Warranties - All facts and opinions stated herein, any additional data including, but not limited to statistical and economic data and projections, are based on available information, and no representation or warranty is made with respect thereto by PCMC.
2. Building Permits, Zoning Variances, and Financial Viability - PCMC through the lease or sale of the Property in no way guarantees or warrants the issuance of building permits, zoning variances, or the financial viability of the Project.
3. PCMC Discretion, Non-Liability, Waivers, and Hold Harmless - Developers acknowledge by submitting information and Responses to PCMC that PCMC does not undertake and shall have no liability with respect to the development program, the RFP, and responses thereto or with respect to any matters related to any submission by a Respondent. By submitting a Response to the RFP, the Respondent



releases PCMC and the City from all liability concerning the development program, the RFP, and all matters related thereto, covenants not to sue regarding such matters, and agrees to hold PCMC harmless from any claims made by the Respondent or anyone claiming by, through, or under the Respondent in connection therewith.

## **SECTION VII - GOVERNMENT RECORDS ACCESS AND MANAGEMENT ACT**

All submittals will be treated as public records in accordance with the requirements of the Government Records Access and Management Act, Title 63G, Chapter 2 of the Utah Code ("GRAMA") unless otherwise designated by the Respondent pursuant to Utah Code § 63G-2-309, as amended. The burden of claiming an exemption from disclosure shall rest solely with each Respondent. Respondent shall submit any materials for which Respondent claims a privilege from disclosure marked as "Confidential" and accompanied by a statement from Respondent supporting the exemption claim. PCMC shall make reasonable efforts to notify Respondent of any GRAMA requests for documents submitted under an exemption claim. Respondent waives any claims against PCMC related to disclosure of any materials pursuant to GRAMA. Please note the following:

- a. Respondent must not stamp all materials confidential. Only those materials for which a claim of confidentiality can be made under GRAMA, such as trade secrets, pricing, non-public financial information, etc., should be stamped.
- b. Respondent must submit a letter stating the reasons for the claim of confidentiality for every type of information that is stamped "Confidential." Generally, GRAMA only protects against the disclosure of trade secrets or commercial information that could reasonably be expected to result in unfair competitive injury. Failure to timely submit a written basis for a claim of "Confidential" may result in a waiver of an exemption from disclosure under GRAMA.
- c. For convenience, a Business Confidentiality Request Form ("BCR Form") is attached to this RFP as **Attachment 1**. Respondent must submit a completed BCR Form at the time of submission of any proposal.

## **SECTION VIII - ETHICS**

By submission of a proposal, Respondent represents and agrees to the following ethical standards:

**REPRESENTATION REGARDING ETHICAL STANDARDS:** Respondent represents that it has not: (1) provided an illegal gift or payoff to a city officer or employee or former city officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees of bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 3.1 of the Park City Code; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a city officer or employee or former city officer or employee to breach any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 3.1 of the Park City Code.

## SECTION IX - GENERAL PROVISIONS

- a. No Representations or Warranty. It is the responsibility of each Respondent to carefully examine this RFP and evaluate all of the instructions, circumstances and conditions which may affect any proposal. Failure to examine and review the RFP and other relevant documents or information will not relieve Respondent from complying fully with the requirements of this RFP. Respondent's use of the information contained in the RFP is at Respondent's own risk and no representation or warranty is made by PCMC regarding the materials in the RFP.
- b. Cost of Developing Proposals. All costs related to the preparation of the proposals and any related activities are the sole responsibility of the Respondent. PCMC assumes no liability for any costs incurred by Respondents throughout the entire selection process.
- c. Equal Opportunity. PCMC is committed to ensuring equitable and uniform treatment of all Respondents throughout the advertisement, review, and selection process. The procedures established herein are designed to give all parties reasonable access to the same fundamental information.
- d. Proposal Ownership. All proposals, including attachments, supplementary materials, addenda, etc., will be retained as property of PCMC and will not be returned to the Respondent.
- e. Modification of RFP. PCMC reserves the right to cancel or modify the terms of this RFP and/or the project at any time and for any reason preceding the contract execution. PCMC will provide written notice to Respondents of any cancellation and/or modification.
- f. Financial Responsibility. No proposal will be accepted from, or contract awarded to, any person, firm or corporation that is in arrears to PCMC, upon debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the PCMC, or that may be deemed irresponsible or unreliable by PCMC. Respondents may be required to submit satisfactory evidence demonstrating the necessary financial resources to perform and complete the work outlined in this RFP.
- g. Local Businesses. PCMC's policy is to make reasonable attempts to promote local businesses by procuring goods and services from local vendors and service providers, in compliance with Federal, State, and local procurement laws.

## SECTION X – ATTACHMENTS AND EXHIBITS

**Attachment 1:** Business Confidentiality Form

**Exhibit A:** Property Site Map

**Exhibit B:** Project Requirements and Preferences

**Exhibit C:** Woodside Park Phase 2 - Massing Study

**Exhibit D:** Woodside Park Phase 2 - Senior Center/Shared Use Floor Plan

# Attachment 1

## REQUEST FOR PROTECTED STATUS

(Business Confidentiality Claims under Utah's Government Records Access and Management Act ("GRAMA"), Utah Code § 63G-2-309)

I request that the described portion of the record provided to Park City Municipal Corporation be considered confidential and given protected status as defined in GRAMA.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Description of the portion of the record provided to Park City Municipal Corporation that you believe qualifies for protected status under GRAMA (identify these portions with as much specificity as possible) (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_

The claim of business confidentiality is supported by (please check the box/boxes that apply):

- ( ) The described portion of the record is a trade secret as defined in Utah Code § 13-24-2.
- ( ) The described portion of the record is commercial or non-individual financial information the disclosure of which could reasonably be expected to result in unfair competitive injury to the provider of the information or would impair the ability of the governmental entity to obtain the necessary information in the future and the interest of the claimant in prohibiting access to the information is greater than the interest of the public in obtaining access.
- ( ) The described portion of the record would cause commercial injury to, or confer a competitive advantage upon a potential or actual competitor of, a commercial project entity as defined in Utah Code § 11-13-103(4).

**REQUIRED:** Written statement of reasons supporting a business confidentiality claim as required by Utah Code § 63G-2-305 (1) –(2) (attach additional sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE:** Claimant shall be notified if the portion of the record claimed to be protected is classified as public or if the determination is made that the portion of the record should be disclosed because the interests favoring access outweigh the interests favoring restriction of access. Records claimed to be protected under this business confidentiality claim may not be disclosed until the period in which to bring the appeal expires or the end of the appeals process, including judicial appeal, **unless the claimant, after notice, has waived the claim by not appealing the classification within thirty (30) calendar days.** Utah Code § 63G-2-309(2).

Signature of Claimant: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT A

PROPERTY SITE MAP

# Woodside Park Phase II Parcels



MAP

## EXHIBIT B

### PROJECT REQUIREMENTS AND PREFERENCES

The Project Requirements and Preferences are provided below to help articulate PCMC's vision for redevelopment of the Property. PCMC is willing to consider additional financial incentives for a Project that demonstrates a high level of consistency with the Requirements and Preferences stated below. Refer to Section V – PCMC Development Tools for additional information.

#### MINIMUM REQUIREMENTS

The Developer will partner with PCMC to plan and construct a residential or vertical mixed-use Project that includes the following:

- A Project plan that provides a detailed outline of your organization's successful implementation of this Project including a proposed working timeline and staff/ sub-consultants that would be assigned to each task.
- A proposal summary that contains a narrative describing the Project proposed with details including target population, quantity and type of housing, senior center, shared amenities, rental rates, affordability levels, and an estimate of the cost per unit.
- A Development Site Concept that includes a conceptual site plan, including building footprints and massing sited to maximize passive energy performance measures, parking types and layouts, common areas/ site amenities, and/or other major features;
- Energy models including EUI or ERI updated per project design modifications;
- Project financial information that demonstrates the feasibility of the Project, including a pro forma with estimated project costs and revenues, and a funding plan with estimated sources of funds.
- A residential component with approximately eighty percent (80%) of the units offered at affordable rates that meet the standards of [Housing Resolution 05-2021](#). Rents for these households should average sixty percent (60%) of the area median income ("AMI"). Affordable units will have a minimum affordability period of fifty (50) years;
- A tenant selection plan that includes pre-leasing and waitlist requirements for qualified applicants.
- A parking demand and traffic impact study be provided for PCMC review as part of the development proposal.
- A parking strategy that provides the most efficient and cost-effective options.
- A site plan and building design consistent with PCMC's Land Management Code, the Park City General Plan, and current City priorities.
- A site plan that includes elements of transit and connectivity to other areas of the neighborhood, to be publicly accessible and privately owned, operated, and maintained;
- A high level of concern for architectural and mountain town design principles that meet the PCMC [Land Management Code](#);

- A multi-level senior center with a building footprint of roughly 7,000 square feet, but a total not to exceed 10,000 square feet.
- Shared amenities (workout space, office space, multi-purpose space, etc.) that will be used by both residents and the Park City Seniors.
- A community engagement plan that describes how the development team plans to engage the community with each milestone in the Project.
- A Construction Mitigation Plan that addresses construction-related impacts and minimizes development impacts on the neighborhood.
- Maximization of density in a manner compatible with neighboring properties; and
- Construction that promotes enduring, healthy, and energy-efficient building(s) that utilize sustainable, environmentally friendly materials and methods ([LINK](#)).

## PREFERENCES

In addition to the Minimum Requirements listed above, the City seeks a development partner interested in maximizing the public benefit derived from the Project. As such, Responses from developers with experience in the following areas will receive priority during the selection process:

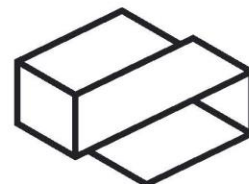
- A project that is an Affordable Master Planned Development (AMPD).
- A goal to develop 50 rental units, with most at affordable rental rates of 60% AMI or below.
- Developing more deeply affordable housing beyond the minimum requirements stated above, with a preference for maximizing housing affordable to households at or below fifty percent (50%) AMI.
- Housing that includes robust resident services programming, with programming and operations plan provided.
- Incorporation of “shared” amenities to provide shared access for seniors and residents. Amenities could include a workout facility, multi-use areas, and office or technology space.
- A tenant selection plan that contains an agreement utilizing a “waterfall” provision that gives preference to applicants working within approximately 1 mile of the Property, consistent with Fair Housing regulations.
  - The City will give priority to tenant selection plans that retain a percentage of units (e.g., 5%) for municipal employees in the selection process.
- Provide an opportunity for all market-rate housing units and a portion of the affordable units to be available to qualifying seniors.
- A Project that respects and responds to the historic Old Town context.
- A Project that includes pedestrian connectivity between Woodside Avenue and Empire Avenue.
- A Project that is constructed to meet the IECC 2021, with third-party energy performance certification as per the net-zero buildings benchmark ([LINK](#));
- A Transportation Demand Management Plan that promotes accessibility beyond minimum code requirements, supports multi-modal transportation and contributes to reducing residents' reliance on personal vehicle use. The Plan should include an analysis of active transportation strategies, transit connections, carpooling, and other related strategies; and
- The City is open to proposals that supplement the pedestrian access by seeking an easement to connect to the Norfolk Avenue right-of-way.

**EXHIBIT C**

**WOODSIDE PARK PHASE 2 – MASSING STUDY**

# Woodside Affordable housing / Senior Center Massing study

April 17, 2023



**stereotomic**

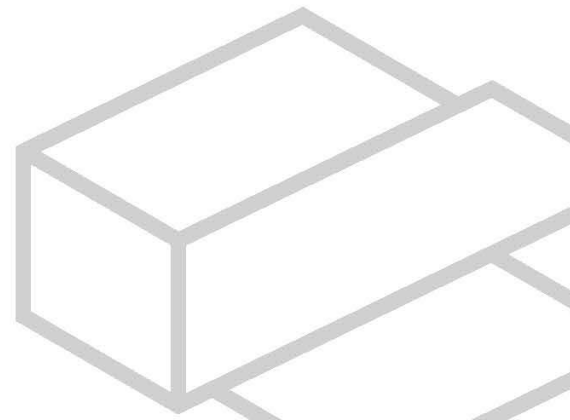
architecture + design



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	appendix. B - Summary of MPD/AMPD entitlements process



Mr. Jason Glidden, Housing Development Manager  
Park City Municipal Corporation  
445 Marsac Ave. / P.O. Box 1480  
Park City, UT 84060  
JGlidden@parkcity.org

Dear Jason,

We appreciate the opportunity to assist in the preliminary planning phases of this exciting new facility to service the community. In an effort to provide the requested data as a means for assisting city staff and elected officials to further define a path forward for the project, we initiated a (4) step process in an effort to provide clarity.

For the course of the study, we began by examining the statistics surrounding the city owned property identified for development, as well as analyzing two separate entitlements processes; the Master Plan development process and the Affordable Master Plan development process defined by the city's Land Management Code (LMC).

After examination of each of the entitlement options, we then calculated the limits outlined in per the LMC by establishing the maximum Floor Area Ratio limits.

We then established baseline estimates per each of the scenario's outlined in the scope of services, by creating baseline numbers using the optimum unit balance as requested per our various conversations.

The final step included balancing the statistical goals with an architectural test fit, including basic massing studies using computer aided processes.

The results of the steps outlined above are then included in the subsequent pages of this study. One item of note; the massing studies included here are meant to illustrate the general volume and relationship to the existing adjacent properties. As the project is advanced forward, careful development and visual logic of the forms should be carefully considered to provide the type of function and aesthetics which will compliment the existing fabric of the neighborhood.

We hope the information contained here will provide significant clarity to you and your team. As always, please feel free to reach out with any questions you may have as you implement the information.

Sincerely,



Principal-in-Charge  
Stereotomic Architecture + design

## executive summary

The following information provided in the study is presented as a means to help guide city management and elected officials with a basic, high level analysis of the potential of the site. The approach was executed by first analyzing the current Land Management Code (PC LMC) then conducting a purely mathematical set of calculations to understand what could be the highest potential yield allowed by the current code. The second step was to conceptually layout, or “test fit” the actual site based on generic programmatic elements as a means to confirm, or reconcile, the actual site constraints with what the theoretical entitlements process could yield. These “test fits” are illustrated in the follow pages of this document.

Two assumptions are also pivotal to the approach of this entire study. The first being the desire to provide at least 50% of the housing units as affordable units. The Second, that there will be a minimum of 10 Residential Equivalent Units (20,000 sq. ft.) in the project as defined by the PC LMC. If both of these assumptions are met, then two distinct entitlements approaches become valid. It has become apparent after completing both a mathematical analysis and test fit studies this project is defined by two distinct constraints. The first being the entitlements approach, and the second being the size of the public institution (i.e. the new Senior Center). The entitlements approach is defined by the use of the Master Planned Development (MPD) process or the Affordable Master Plan Development (AMPD) process. There are several distinctions which provide a large difference in terms of the yield potential.

The main difference between these two is the size of the Senior center. The current LMC for Park City allows a maximum of 10,000 square feet of public, quasi-public / commercial space while still using the AMPD process.(PC LMC 15-6.1-3C) If the project were to pursue a larger senior center, the ownership team would be required to use the standard MPD process (without pursuing an exception through the planning department). This has a large implication on the potential housing yields, based on the maximum density allowed per each approach. The standard MPD process states the maximum density “... shall not exceed the maximum Density in the Zoning District” (PC LMC 15-6-5.A). The project then defaults to the maximum density defined by the zoning district; and in this case, the zone is the RC (Recreation Commercial) which defines the maximum density as follows: “For all Development, except Single Family and Duplex Dwellings, the maximum Floor Area Ratio is one (1.0), not including underground Parking Structures” (PC LMC 15-2.16-3B). This maximum Floor Area Ratio (F/A/R) of 1.0 becomes **the** defining factor in housing yields when the project size of the proposed senior center

exceeds 10,000 square feet.

If the size of the senior center is capped at 10,000 square feet, the project would then be free to use the AMPD process. The biggest advantage to using the AMPD is the increase in the maximum density. The AMPD process has no preset maximum density, as it then becomes a product of the building envelope plus maximum height. "... Density for Affordable Master Planned Developments is volume based and is determined by the requirements outlined in this Affordable Master Planned Development Chapter." (PC LMC 15-6.1-6A). From calculating the volume density, the maximum area allowed by the AMPD is roughly 3 times that of the standard MPD.

In each of the scenario's studied, the parking capacity of each option would be possible by the use of subterranean underground parking structure. Although somewhat costly, structured parking below grade with use of a Post tension or one-way / post and beam style concrete structural deck would accommodate the parking required with either the AMPD or MPD scenario for each of the options studied. A minimal parking approach would be recommended for both cost savings and to encourage the use of public transit. This means in many of the options presented here, the illustrated

## ■ site statistics & constraints

The boundaries of this study include three (3) parcels, (SA-265-A-X, SA-277-278-X, SA-278-1-X) which encompass approximately 0.96 acres / 41,800 square feet of city owned land on the east side of Woodside Avenue. The access to the site consists mainly of the frontage on Woodside Avenue. The full property lays in the Recreation Commercial (RC) district, with the Historical Residential - Medium Density (HRM) district directly to the east on the other side of Woodside Avenue. This proximity to the HRM district will play a prominent role in the city approval process, as any design conceived should be appropriate in terms of materials, relief and scale.

The zone setbacks required for the parcel(s) are as follows: 20' front yard, 10' side yard(s) and 10' rear. These will be the required setbacks regardless of the entitlements approach - utilizing either the Affordable Master Plan Development (AMPD) or Master Plan Development (MPD) process. The open space requirements will vary based on with approach is to be used; with 20% dedicated open space and 60% dedicated open space required for AMPD and MPD, respectively. The required setbacks encompass roughly 10,242 square feet or 24.5% - which satisfy the open space requirements for AMPD but additional space will be required to satisfy the standard requirements for MPD. The significant finger of land projecting to the north offset from the west side of Woodside Avenue is a major character defining element. Given its dimensions, it does lend itself to a linear "bar" layout for one series of stacked flats. It also accommodates the general space requirements for underground parking structure along this projection.

The topography actually works quite well for a subterranean parking structure. There is an average gain of six (6'-0") feet from east to west across the lower portion of the site, identified for this study. The northwest corner will provide the biggest challenge to the grading, as the height difference on the north boundary of the property is twenty (20'-0") feet.

There are many challenges concerning the path forward with this study. Perhaps one of the biggest challenges is the site design and horizontal layout on the collection of several lots composing the project study area. The property boundary represents one set of challenges, and the significant topography represents the other.

Whatever options are developed, the designers should carefully consider the extension and connection of the existing mid block pedestrian connector incorporated into the design of the Woodside Phase I affordable housing project directly to the east.

## parking constraints

When considering a project of this scale, parking can be a significant driver of density and project yield. In an effort to understand the overall maximum parking yield, three separate scenarios were laid out to understand typical parking yields with several arrangements.

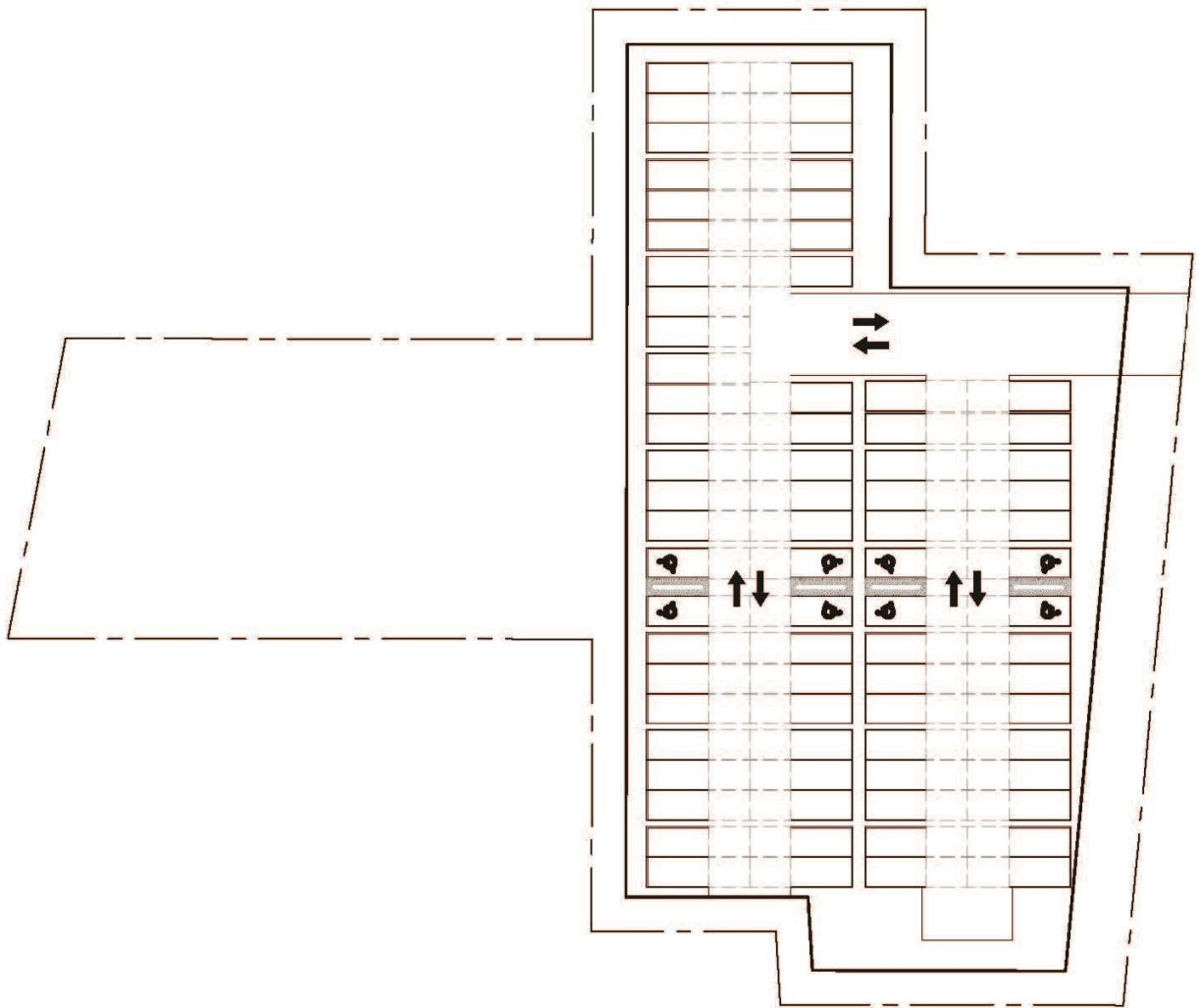
All of the parking yield options here assume a subterranean parking structure, with greater than 50% of the structure below finished grades. By placing a majority of the parking structure below grade, the parking avoids figuring into the F/A/R density calculation typical of the density described as part of the RC zone / regular MPD process.

The natural topography of the site provides some support for below grade parking, as the natural grade increases approximately 5'-8' from the east side of the study boundary to the west side. Further development of the ideal parking structural would be needed to verify an acceptable ramp slope can allow for the required depth to be achieved for the parking structure. Preliminary calculations from our office support a general slope angle of the access ramp of between 8%-10% to achieve the typical required depth necessary for this type of structure.

Parking stalls have been grouped by 3's, (approximately 27'-0" wide) to account for a concrete structural system. Each group of 3 is then separated by a 12" separation, to account for structural concrete columns.

As with any preliminary parking study which assumes structured parking, it is expected an attrition rate of up to 10% can occur to account for developed structural design, project amenities, trash collection and removal, and vertical transportation (stair and elevator cores). The exact parking yield should always be balanced and continually checked against the limitations of the LMC and the entitlements acquired.

Based on the findings of the preliminary parking study here, the maximum parking capacity expressed as a function of the site should be able to accommodate the preliminary unit & commercial yields contained in the subsequent pages of this study.

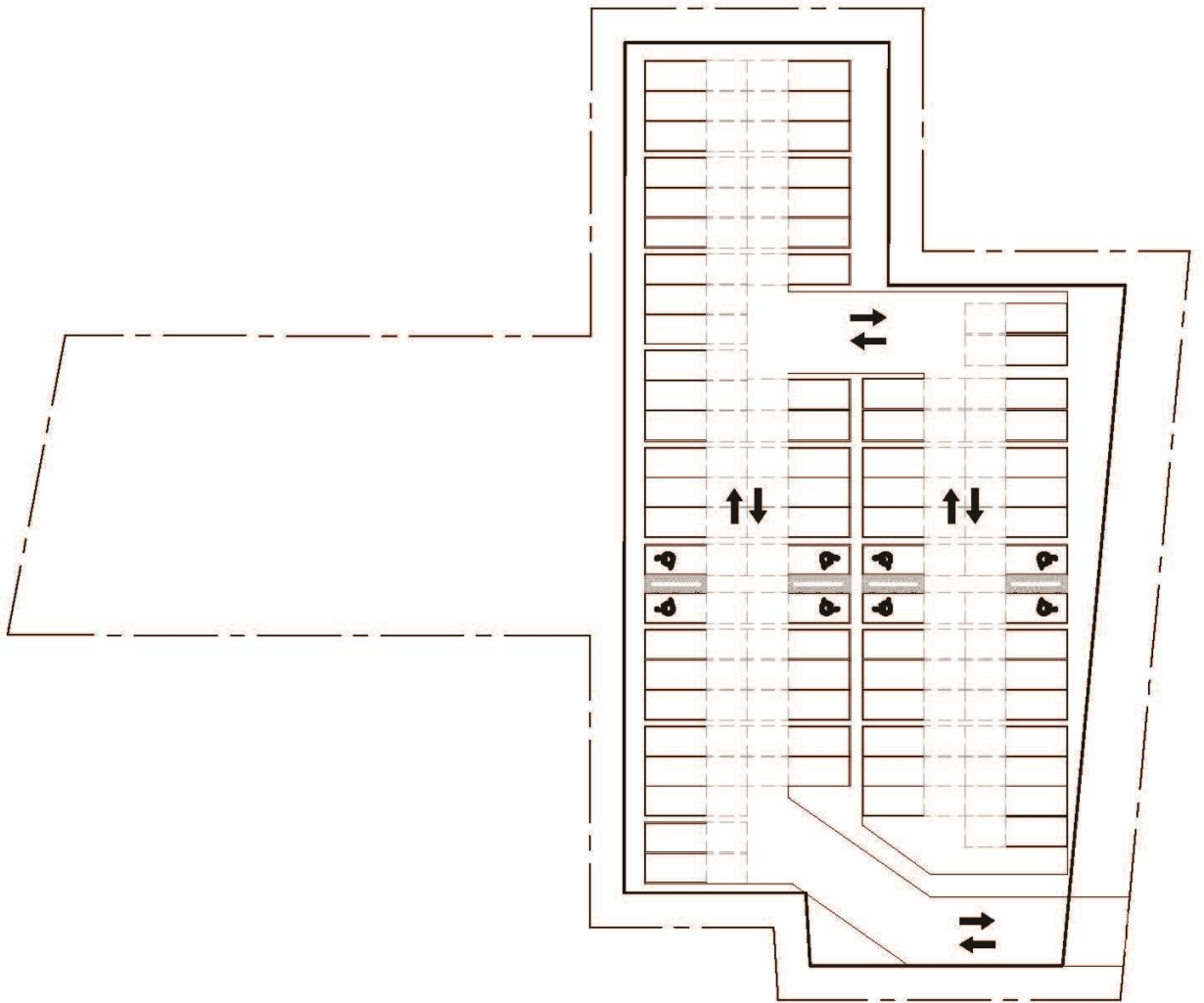


## parking yield study option 1

- 77 stalls / basic yield
- subterranean parking structure within site set-backs

general yield assumes single access ramp, located on the north side of the site from woodside avenue. Slope to be 12% or less with code required min. vertical clearance. Clearances for structural columns have been accommodated; assume up to 10% loss can occur during project design development.



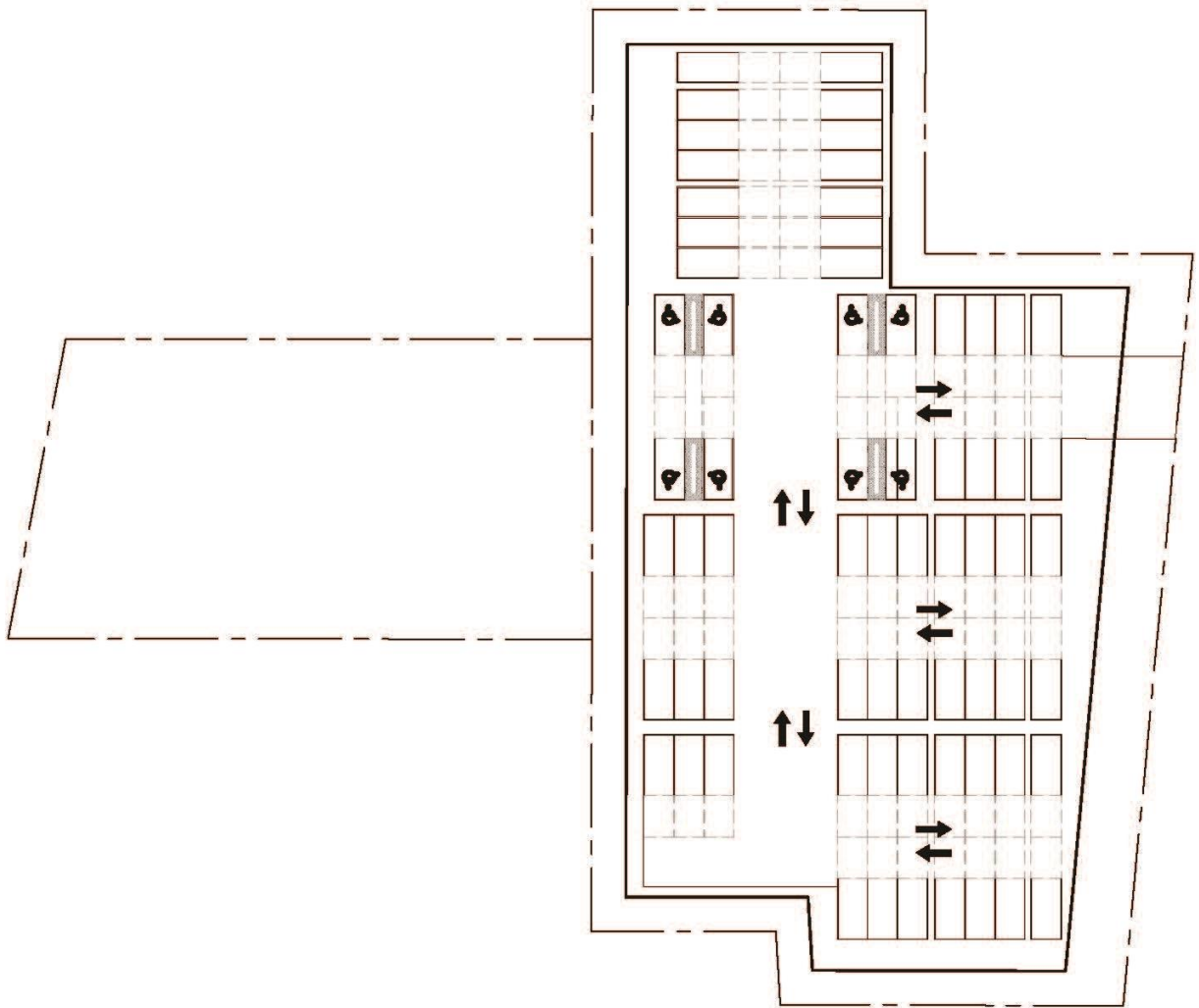


## parking yield study option 2

- 73 stalls / basic yield
- subterranean parking structure within site set-backs

general yield assumes single access ramp, located on the south side of the site from woodside avenue. Slope to be 12% or less with code required min. vertical clearance. Clearances for structural columns have been accommodated; assume up to 10% loss can occur during project design development.





### parking yield study option 3

- 67 stalls / basic yield
- subterranean parking structure within site set-backs

general yield assumes single access ramp, located on the north side of the site from woodside avenue. Slope to be 12% or less with code required min. vertical clearance. Clearances for structural columns have been accommodated; assume up to 10% loss can occur during project design development.

## stand alone senior center study

The options explored for the following four (4) scenario's incorporate a separate, stand alone building above grade as the potential for the future senior center. Assumptions are made which outline the maximum potential parking, including both above ground, at grade parking in conjunction with a subterranean parking structure below grade.



## option 1.1

**Senior Center - 6,000 sq ft**

**Residential Units - 48**

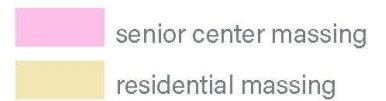
**Units per Acre - 50.0**

Assumptions:

10' floor to floor heights for residential units

12' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')

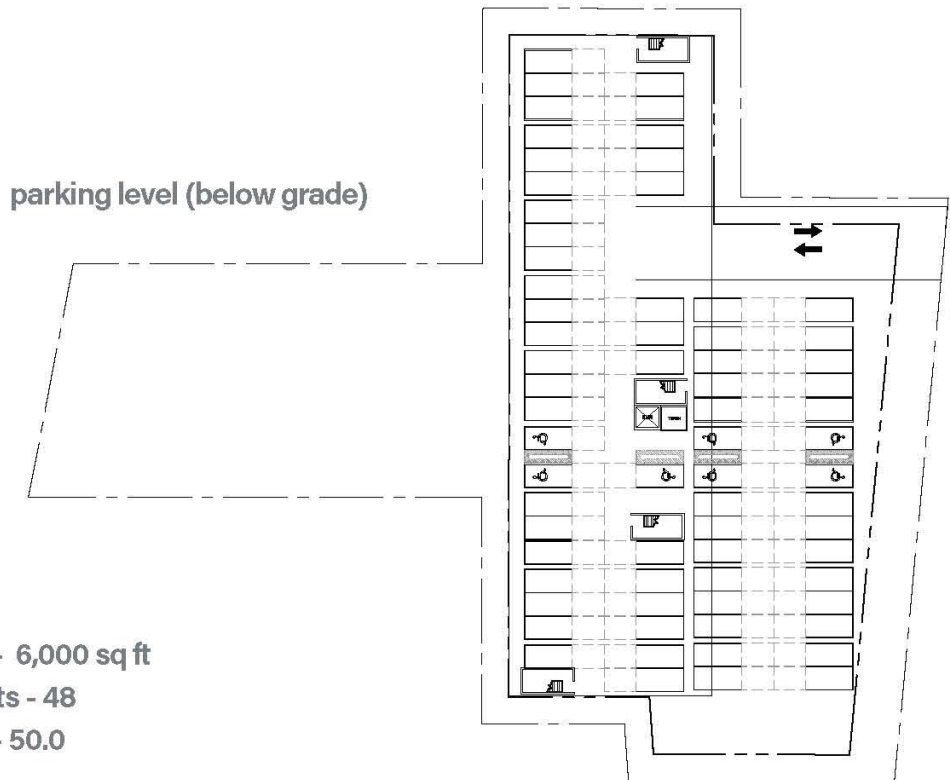
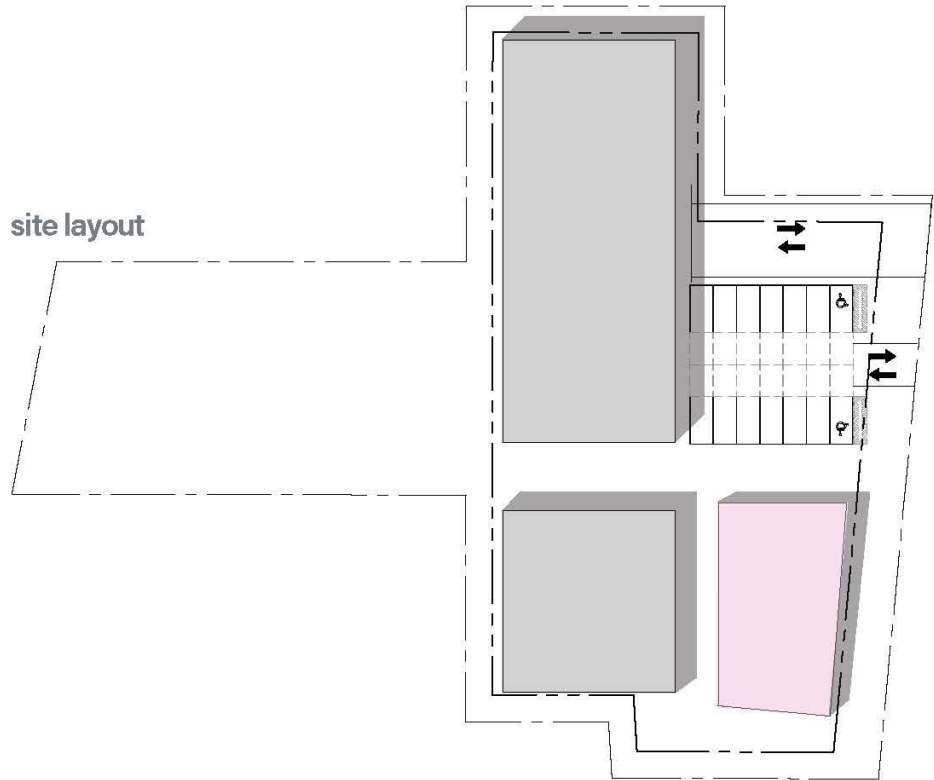


Option 1.1 is an attempt to balance moderate density, open space, surface parking & pedestrian access from woodside avenue. The size of the senior center allows for utilizing either the standard MPD or the Affordable MPD process outlined by the current land management code. This option would required the entitlements process to use the Affordable MPD process to allow for greater flexibility in the Floor Area Ratio (F/A/R) maximum

option 1.1 stats							
* NEEDS TO BE RUN THROUGH AMPD BASED ON F/A/R							
Density	Unit size (SF)	# of units			Units per acre	50.00	
Parcels		acre					
	SA-265-A-X	33541	0.77				
	SA-277-278-X	5227	0.12				
	SA-278-1-X	3049	0.07				
		<b>41,818</b>	0.96		<b>0.96</b>		
<b>Units total</b>						<b>48</b>	
<b>Parking total (req'd)</b>						<b>54</b>	
<b>Total F/A/R</b>						<b>1.17</b>	
					<b>*PARKING PER</b>	<b>**PARKING</b>	
					<b>MPD</b>	<b>PER AMPD</b>	
<b>Unit distribution</b>							
<b>BLDG 1</b>		<b>SF subtotal</b>					
	studio	400	1	500	3%	1.0	0
	1 bdr	600	12	8700	38%	12.0	0
	2 bdr	900	19	20900	59%	19.0	0.5
	3 bdr	1100	0	0	0%	0.0	1
	bldg units	<b>32</b>					
	bldg park required					<b>32</b>	<b>2</b>
	bldg park provided						
<b>BLDG 2</b>							
	studio	400	4	2000	25%	4	0
	1 bdr	600	6	4350	38%	6	0
	2 bdr	900	6	6600	38%	6	0.5
	3 bdr	1100	0		0%	0	1
	bldg units	<b>16</b>					
	bldg park required					<b>16</b>	<b>2</b>
	bldg park provided						
<b>Total Residential</b>		<b>48</b>		<b>43,050.00 SF</b>		<b>48</b>	<b>3</b>
<b>Sr Ctr / Commerical</b>				<b>6,000 SF</b>		<b>6</b>	<b>6</b>
<b>Total SF</b>				<b>49,050</b>			
<b>Max F/A/R</b>						<b>41,818</b>	<b>124,681</b>
						<b>-7,232</b>	<b>75,631</b>
<b>Total Parking, Req'd</b>						<b>54</b>	<b>9</b>
<b>Total Parking, Potential</b>						<b>83</b>	<b>83</b>

Total F/A/R

1.17



**option 1.1**

Senior Center - 6,000 sq ft

Residential Units - 48





Units per Acre - 50.0

levels 1-3



level 4



-  senior center massing
-  studio unit
-  1 bdr unit
-  2 bdr unit



## option 1.2

**Senior Center - 10,000 sq ft**

**Residential Units - 48**

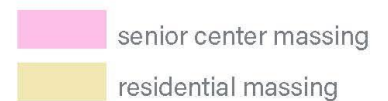
**Units per Acre - 50.0**

Assumptions:

10' floor to floor heights for residential units

12' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')



Option 1.2 is an attempt to balance moderate density, open space, surface parking & pedestrian access from woodside avenue. The size of the senior center allows for utilizing either the standard MPD or the Affordable MPD process outlined by the current land management code. This option would required the entitlements process to use the Affordable MPD process to allow for great flexibility in the Floor Area Ratio (F/A/R) maximum.

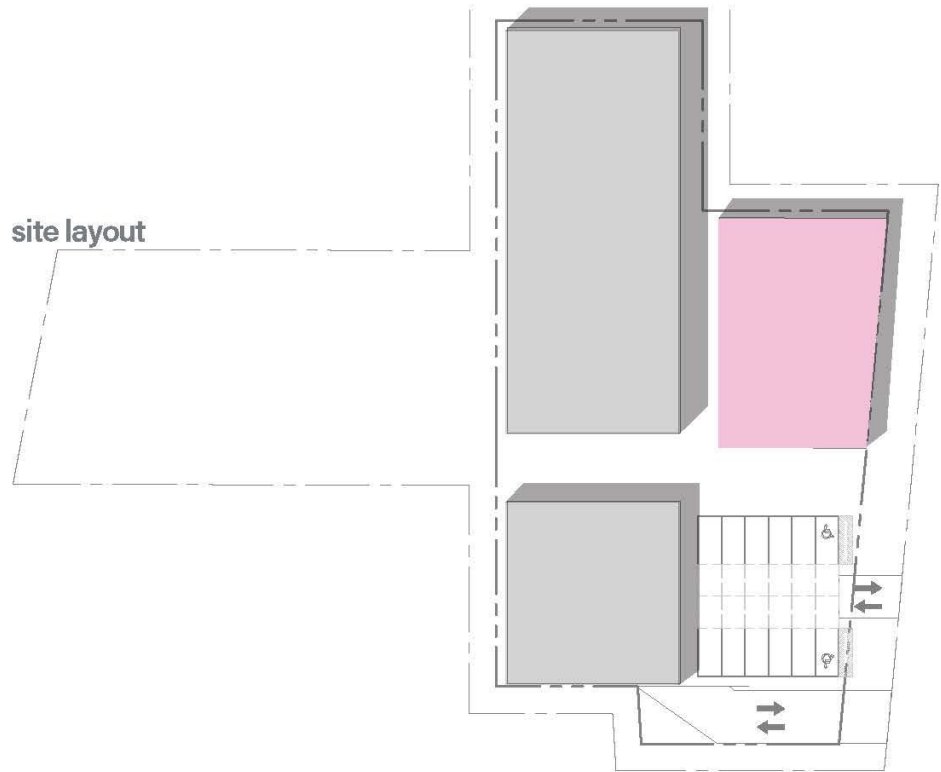
option 1.2 stats							
* NEEDS TO BE RUN THROUGH AMPD BASED ON F/A/R							
Density	Unit size (SF)	# of units			Units per acre	50.00	
Parcels		acre					
SA-265-A-X	33541	0.77					
SA-277-278-X	5227	0.12					
SA-278-1-X	3049	0.07					
	<b>41,818</b>	0.96			<b>0.96</b>		
<b>Units total</b>						<b>48</b>	
<b>Parking total (req'd)</b>						<b>58</b>	
<b>Total F/A/R</b>						<b>1.27</b>	
Unit distribution					PARKING PER MPD	PARKING PER AMPD	
<b>BLDG 1</b>				<b>SF subtotal</b>			
studio	400	1	500	3%	1.0	0	
1 bdr	600	12	8700	38%	12.0	0	
2 bdr	900	19	20900	59%	19.0	0.5	
3 bdr	1100	0	0	0%	0.0	1	
bldg units			<b>32</b>				
bldg park required					<b>32</b>	<b>2</b>	
bldg park provided							
<b>BLDG 2</b>							
studio	400	4	2000	25%	4	0	
1 bdr	600	6	4350	38%	6	0	
2 bdr	900	6	6600	38%	6	0.5	
3 bdr	1100	0	0	0%	0	1	
bldg units			<b>16</b>				
bldg park required					<b>16</b>	<b>2</b>	
bldg park provided							
<b>Total Residential</b>			<b>48</b>	<b>43,050.00 SF</b>	<b>48</b>	<b>3</b>	
<b>Sr Ctr / Commerical</b>				<b>10,000 SF</b>	<b>10</b>	<b>10</b>	
<b>Total SF</b>				<b>53,050</b>			
<b>Max F/A/R</b>						<b>41,818</b>	<b>124,681</b>
						<b>-11,232</b>	<b>71,631</b>
<b>Total Parking, Req'd</b>						<b>58</b>	<b>13</b>
<b>Total Parking, Potential</b>						<b>78</b>	<b>78</b>

Total F/A/R

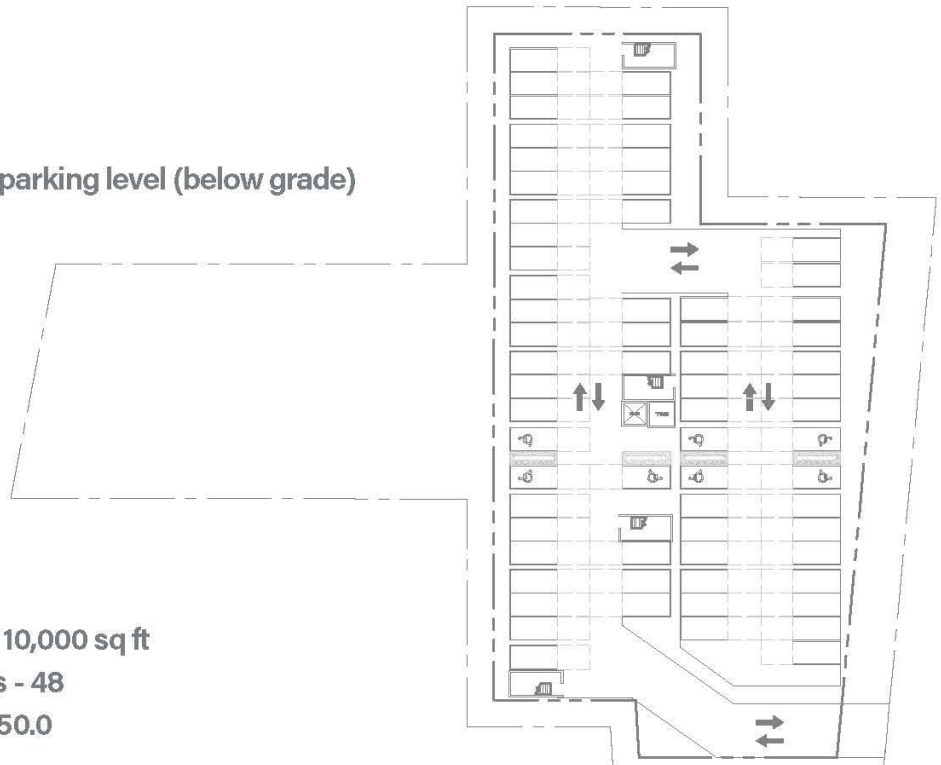
1.27



site layout



parking level (below grade)



## option 1.2

Senior Center - 10,000 sq ft

Residential Units - 48

Units per Acre - 50.0

levels 1-3



level 4



- senior center massing
- studio unit
- 1 bdr unit
- 2 bdr unit



## option 1.3

**Senior Center - 13,000 sq ft**

**Residential Units - 30**

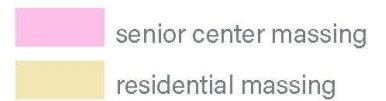
**Units per Acre - 31.25**

Assumptions:

10' floor to floor heights for residential units

12' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')



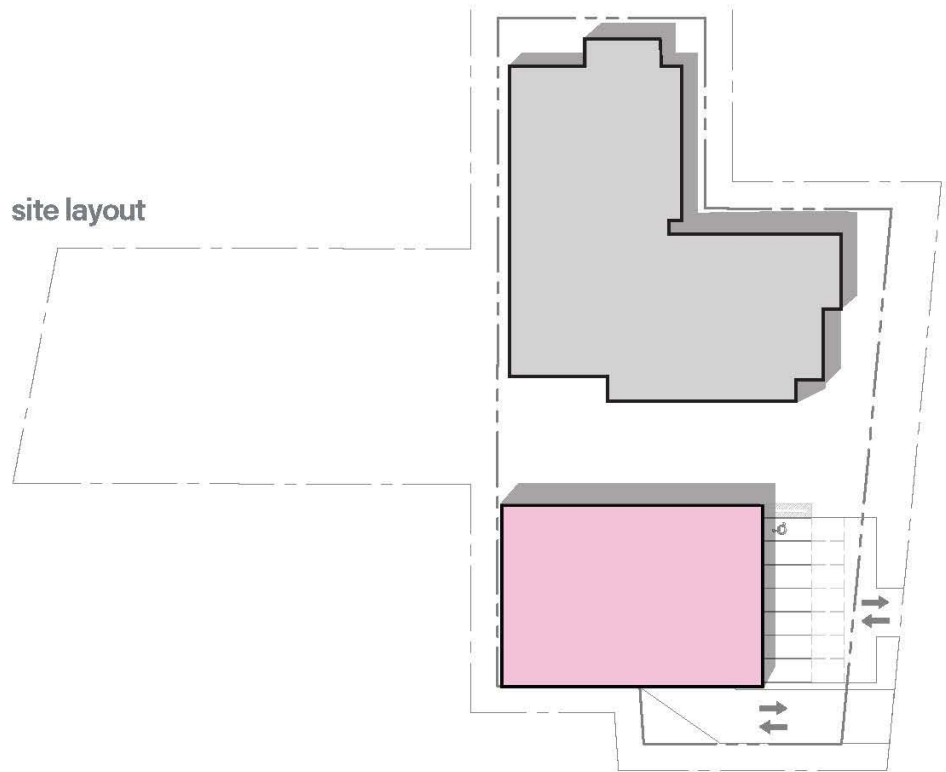
Option 1.3 is an attempt to understand how an increased senior center size affects the balance of density, open space, surface parking & pedestrian access from woodside avenue. The size of the senior center requires utilizing the standard MPD process outlined by the current land management code. This limits the maximum F/A/R to 1.0 (assuming sub subterranean parking structure). The significant reduction in units from Option 1.2 to 1.3 can be attributed to this limitation.

option 1.3 stats						
* NEEDS TO BE RUN THROUGH MPD BASED ON SF SR CTR						
Density	Unit size (SF)	# of units		Units per acre	31.25	
Parcels		acre				
SA-265-A-X	33541	0.77				
SA-277-278-X	5227	0.12				
SA-278-1-X	3049	0.07				
	<b>41,818</b>	0.96		<b>0.96</b>		
<b>Units total</b>					<b>30</b>	
<b>Parking total (req'd)</b>					<b>43</b>	
<b>Total F/A/R</b>					<b>0.99</b>	
Unit distribution					PARKING PER MPD	PARKING PER AMPD
<b>BLDG 1</b>			<b>SF subtotal</b>			
studio	400	0	0	0%	0.0	0
1 bdr	600	12	8700	40%	12.0	0
2 bdr	900	18	19800	60%	18.0	0.5
3 bdr	1100	0	0	0%	0.0	1
bldg units		<b>30</b>				
bldg park required					<b>30</b>	<b>2</b>
bldg park provided						
<b>BLDG 2</b>						
studio	400	0	0		0	0
1 bdr	600	0	0		0	0
2 bdr	900	0	0		0	0.5
3 bdr	1100	0	0		0	1
bldg units		<b>0</b>				
bldg park required					<b>0</b>	<b>2</b>
bldg park provided						
<b>Total Residential</b>		<b>30</b>	<b>28,500.00 SF</b>		<b>30</b>	<b>3</b>
<b>Sr Ctr / Commerical</b>			<b>13,000 SF</b>		<b>13</b>	<b>13</b>
<b>Total SF</b>			<b>41,500</b>			
<b>Max F/A/R</b>					<b>41,818</b>	<b>124,681</b>
					<b>318</b>	<b>83,181</b>
<b>Total Parking, Req'd</b>					<b>43</b>	<b>16</b>
<b>Total Parking, provided</b>					<b>70</b>	<b>70</b>

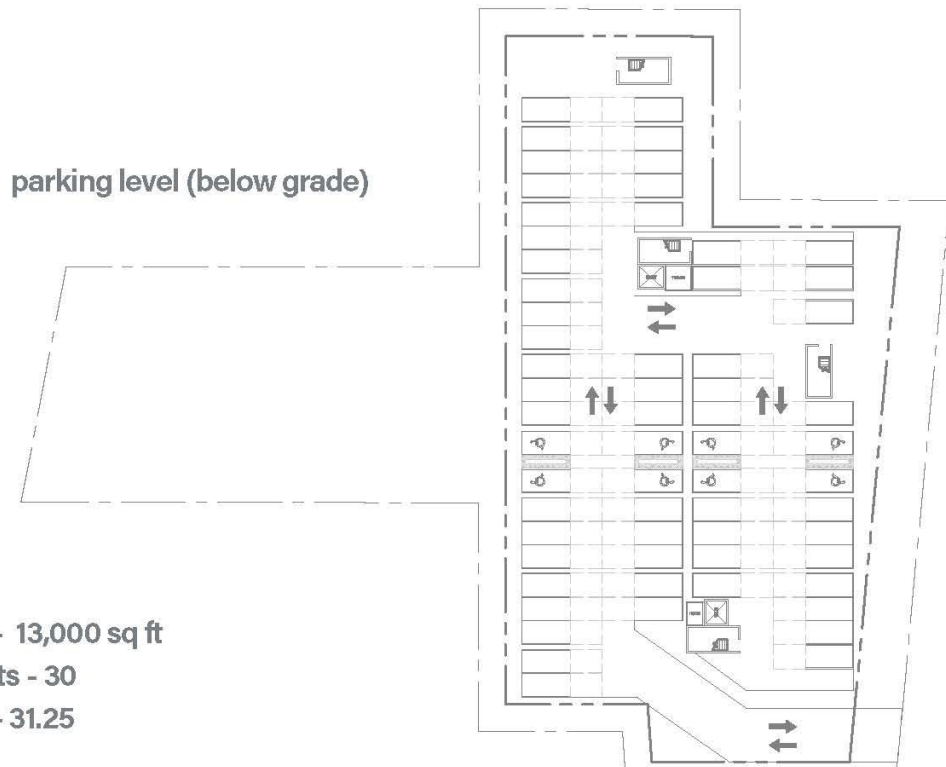
Total F/A/R

0.99

site layout



parking level (below grade)



### option 1.3

Senior Center - 13,000 sq ft

Residential Units - 30

Units per Acre - 31.25

levels 1-3



- senior center massing
- studio unit
- 1 bdr unit
- 2 bdr unit



## option 1.4

**Senior Center - 15,000 sq ft**

**Residential Units - 27**

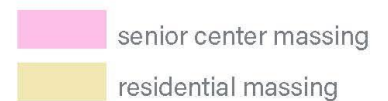
**Units per Acre - 28.13**

Assumptions:

10' floor to floor heights for residential units

12' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')



Option 1.4 is an attempt to maximize the opportunity for the senior center size - and how it affects the balance of density, open space, surface parking & pedestrian access from woodside avenue. The size of the senior center requires utilizing the standard MPD process outlined by the current land management code. This limits the maximum F/A/R to 1.0 (assuming subterranean parking structure). The significant reduction in units from Option 1.2 to 1.4 can be attributed to this limitation.

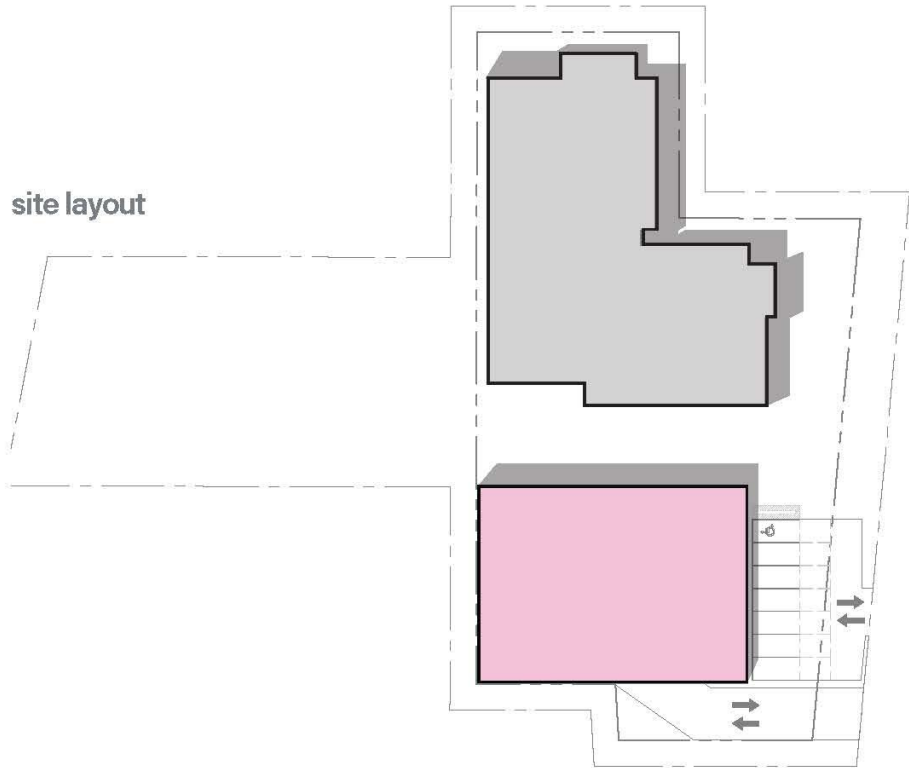
option 1.4 stats						
* NEEDS TO BE RUN THROUGH MPD BASED ON SF SR CTR						
Density	Unit size (SF)	# of units		Units per acre	28.13	
Parcels		acre				
SA-265-A-X	33541	0.77				
SA-277-278-X	5227	0.12				
SA-278-1-X	3049	0.07				
	<b>41,818</b>	0.96		<b>0.96</b>		
<b>Units total</b>					<b>27</b>	
<b>Parking total (req'd)</b>					<b>42</b>	
<b>Total F/A/R</b>					<b>0.99</b>	
Unit distribution					PARKING PER MPD	PARKING PER AMPD
<b>BLDG 1</b>			<b>SF subtotal</b>			
studio	400	0	0	0%	0.0	0
1 bdr	600	9	6525	33%	9.0	0
2 bdr	900	18	19800	67%	18.0	0.5
3 bdr	1100	0	0	0%	0.0	1
bldg units		<b>27</b>				
bldg park required					<b>27</b>	<b>2</b>
bldg park provided						
<b>BLDG 2</b>						
studio	400	0	0		0	0
1 bdr	600	0	0		0	0
2 bdr	900	0	0		0	0.5
3 bdr	1100	0	0		0	1
bldg units		<b>0</b>				
bldg park required					<b>0</b>	<b>2</b>
bldg park provided						
<b>Total Residential</b>		<b>27</b>	<b>26,325.00 SF</b>		<b>27</b>	<b>3</b>
<b>Sr Ctr / Commerical</b>			<b>15,000 SF</b>		<b>15</b>	<b>15</b>
<b>Total SF</b>			<b>41,325</b>			
<b>Max F/A/R</b>					<b>41,818</b>	<b>124,681</b>
					<b>493</b>	<b>83,356</b>
<b>Total Parking, Req'd</b>					<b>42</b>	<b>18</b>
<b>Total Parking, provided</b>					<b>70</b>	<b>70</b>

Total F/A/R

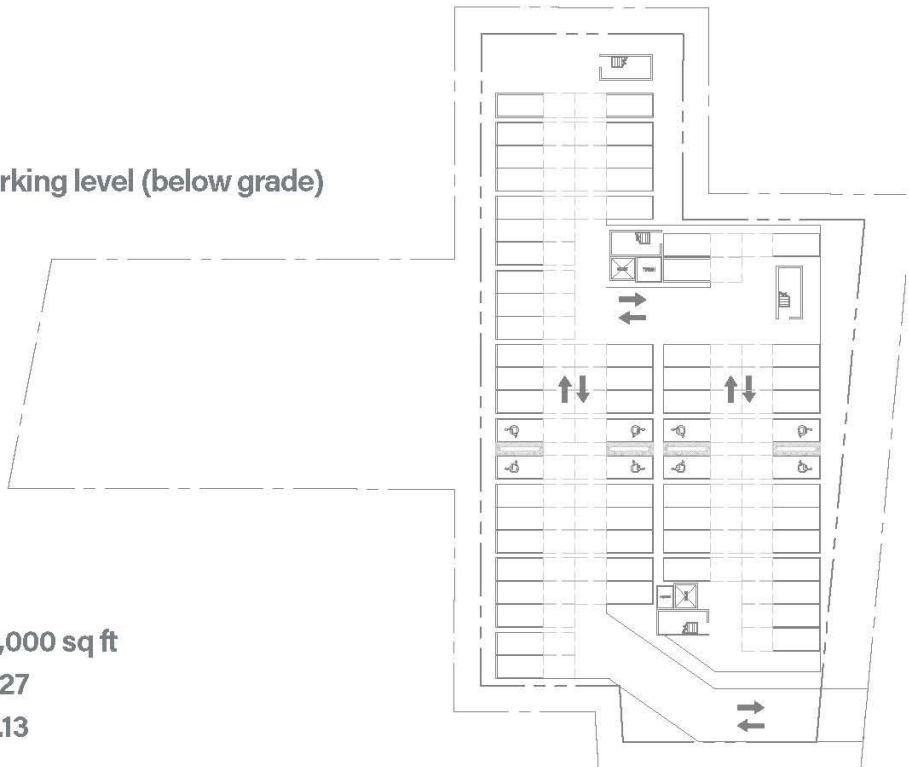
0.99



site layout



parking level (below grade)



### option 1.4

Senior Center - 15,000 sq ft

Residential Units - 27

Units per Acre - 28.13

levels 1-3



- senior center massing
- studio unit
- 1 bdr unit
- 2 bdr unit

## integrated senior center study

The options explored for the next four (4) scenario's incorporate into the overall massing of the site buildings the potential for the future senior center. Assumptions are made which outline the maximum potential parking, including both above ground, at grade parking in conjunction with a subterranean parking structure below grade.



## option 2.1

**Senior Center - 6,000 sq ft**

**Residential Units - 63**

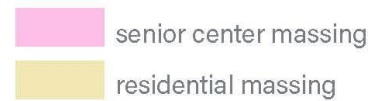
**Units per Acre - 65.63**

Assumptions:

10' floor to floor heights for residential units

15' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')



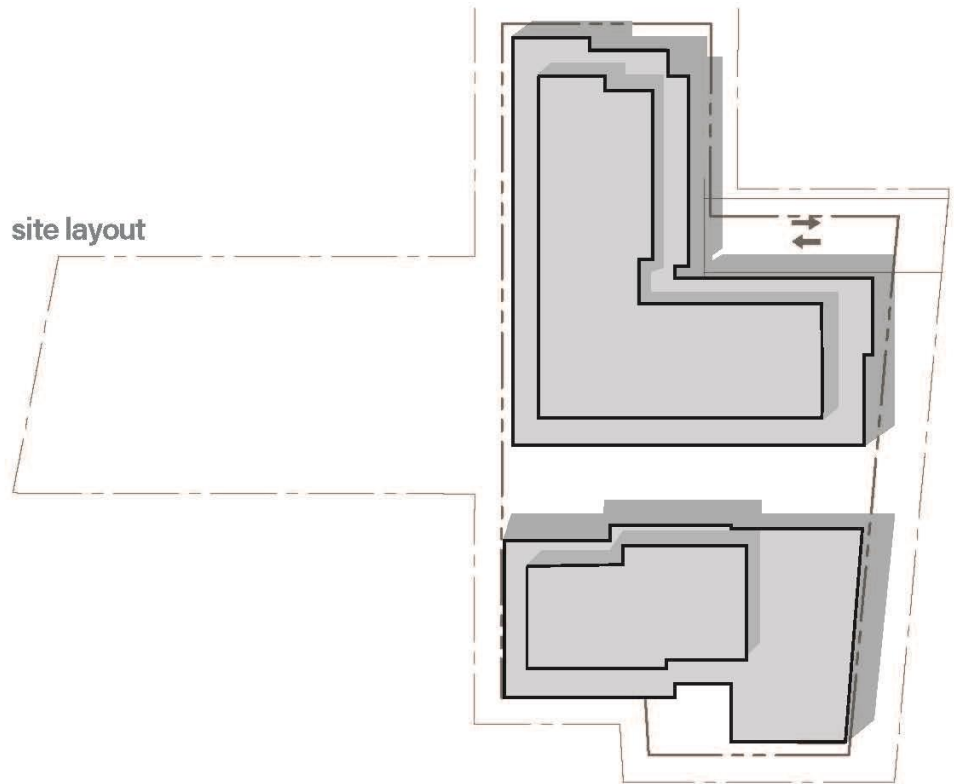
Option 2.1 explores how the impact of an integrated senior center facility could impact the basic density and site layout. Building 2 outlined on the next page would be connected to the senior center, and would most likely require careful code review and detailing to provide the required fire separation for fire/life safety considerations. The size of the senior center allows for the utilization of either the Master Planned Development (MPD) or the Affordable MPD. The increased density included in this study requires use of the Affordable MPD.

option 2.1 stats						
* NEEDS TO BE RUN THROUGH AMPD BASED ON F/A/R						
Density	Unit size (SF)	# of units		Units per acre	65.63	
Parcels		acre				
SA-265-A-X	33541	0.77				
SA-277-278-X	5227	0.12				
SA-278-1-X	3049	0.07				
	<b>41,818</b>	0.96		<b>0.96</b>		
<b>Units total</b>					<b>63</b>	
<b>Parking total (req'd)</b>					<b>69</b>	
<b>Total F/A/R</b>					<b>1.47</b>	
Unit distribution					PARKING PER MPD	PARKING PER AMPD
<b>BLDG 1</b>			<b>SF subtotal</b>			
studio	400	9	4500	19%	9.0	0
1 bdr	600	17	12325	35%	17.0	0
2 bdr	900	22	24200	46%	22.0	0.5
3 bdr	1100	0	0	0%	0.0	1
bldg units		<b>48</b>				
bldg park required					<b>48</b>	<b>2</b>
bldg park provided						
<b>BLDG 2</b>						
studio	400	0	0	0%	0	0
1 bdr	600	6	4350	40%	6	0
2 bdr	900	9	9900	60%	9	0.5
3 bdr	1100	0		0%	0	1
bldg units		<b>15</b>				
bldg park required					<b>15</b>	<b>2</b>
bldg park provided						
<b>Total Residential</b>		<b>63</b>	<b>55,275.00 SF</b>		<b>63</b>	<b>3</b>
<b>Sr Ctr / Commerical</b>			<b>6,000 SF</b>		<b>6</b>	<b>6</b>
<b>Total SF</b>			<b>61,275</b>			
<b>Max F/A/R</b>					<b>41,818</b>	<b>124,681</b>
					<b>-19,457</b>	<b>63,406</b>
<b>Total Parking, Req'd</b>					<b>69</b>	<b>9</b>
<b>Total Parking, Potential</b>					<b>65</b>	<b>65</b>

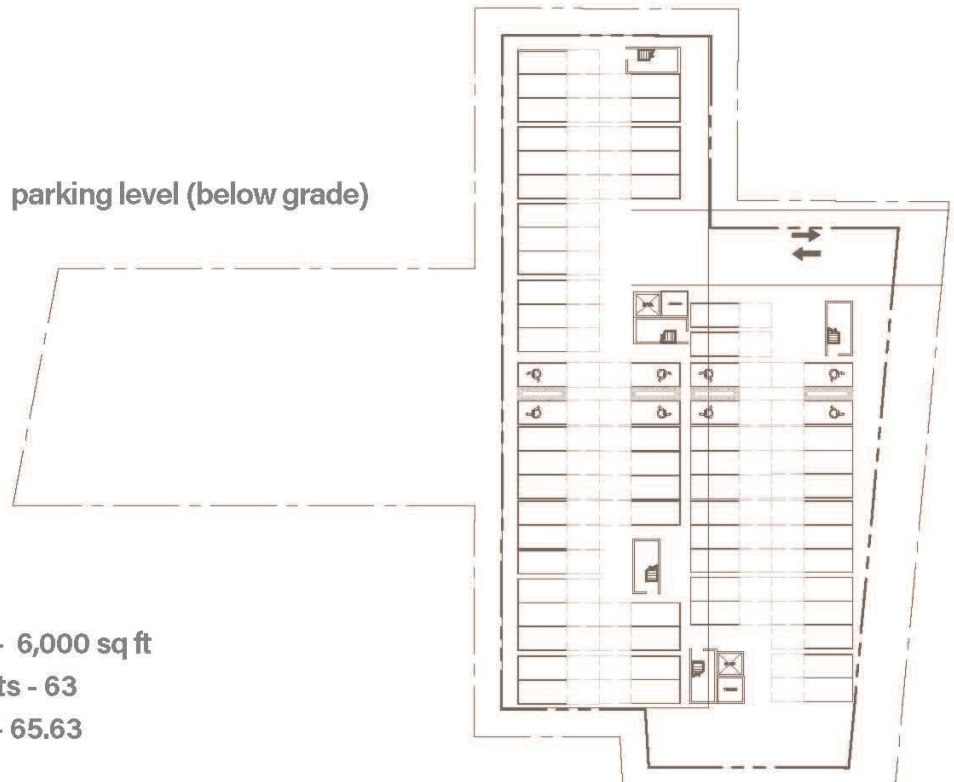
Total F/A/R

1.47

site layout



parking level (below grade)



**option 2.1**

Senior Center - 6,000 sq ft

Residential Units - 63





Units per Acre - 65.63

levels 1-3



level 4



-  senior center massing
-  studio unit
-  1 bdr unit
-  2 bdr unit



## option 2.2

**Senior Center - 10,000 sq ft**

**Residential Units - 63**

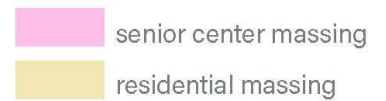
**Units per Acre - 65.63**

Assumptions:

10' floor to floor heights for residential units

15' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')



Option 2.2 explores the impact of an integrated senior center facility with an increase in size & volume. Building 2 outlined on the next page would be connected to the senior center, and would most likely require careful code review and detailing to provide the required fire separation for fire/life safety considerations. The size of the senior center allows for the utilization of either the Master Planned Development (MPD) or the Affordable MPD. The increased density included in this study requires use of the Affordable MPD.

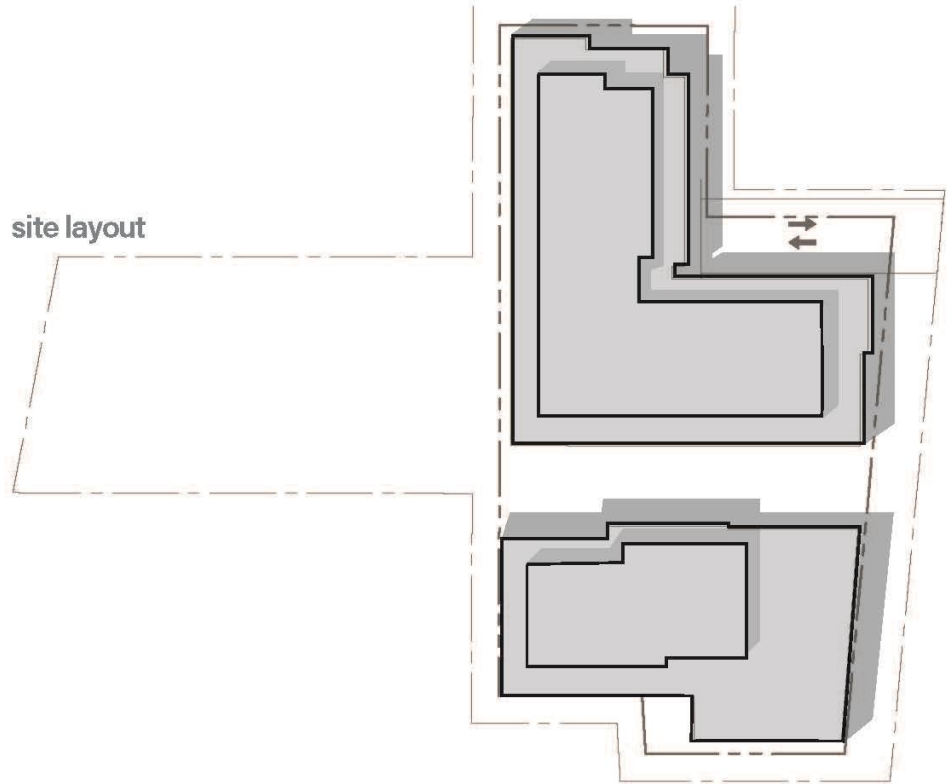


option 2.2 stats						
* NEEDS TO BE RUN THROUGH AMPD BASED ON F/A/R						
Density	Unit size (SF)	# of units		Units per acre	65.63	
Parcels		acre				
SA-265-A-X	33541	0.77				
SA-277-278-X	5227	0.12				
SA-278-1-X	3049	0.07				
	<b>41,818</b>	<b>0.96</b>		<b>0.96</b>		
<b>Units total</b>					<b>63</b>	
<b>Parking total (req'd)</b>					<b>73</b>	
<b>Total F/A/R</b>					<b>1.53</b>	
<b>Unit distribution</b>					<b>PARKING PER MPD</b>	<b>PARKING PER AMPD</b>
<b>BLDG 1</b>			<b>SF subtotal</b>			
studio	400	9	4500	19%	9.0	0
1 bdr	600	17	12325	35%	17.0	0
2 bdr	900	22	24200	46%	22.0	0.5
3 bdr	1100	0	0	0%	0.0	1
bldg units		<b>48</b>				
bldg park required					<b>48</b>	<b>2</b>
bldg park provided						
<b>BLDG 2</b>						
studio	400	0	0	0%	0	0
1 bdr	600	9	6525	60%	9	0
2 bdr	900	6	6600	40%	6	0.5
3 bdr	1100	0		0%	0	1
bldg units		<b>15</b>				
bldg park required					<b>15</b>	<b>2</b>
bldg park provided						
<b>Total Residential</b>		<b>63</b>	<b>54,150.00 SF</b>		<b>63</b>	<b>3</b>
<b>Sr Ctr / Commerical</b>			<b>10,000 SF</b>		<b>10</b>	<b>10</b>
<b>Total SF</b>			<b>64,150</b>			
<b>Max F/A/R</b>					<b>41,818</b>	<b>124,681</b>
					<b>-22,332</b>	<b>60,531</b>
<b>Total Parking, Req'd</b>					<b>73</b>	<b>13</b>
<b>Total Parking, Potential</b>					<b>65</b>	<b>65</b>

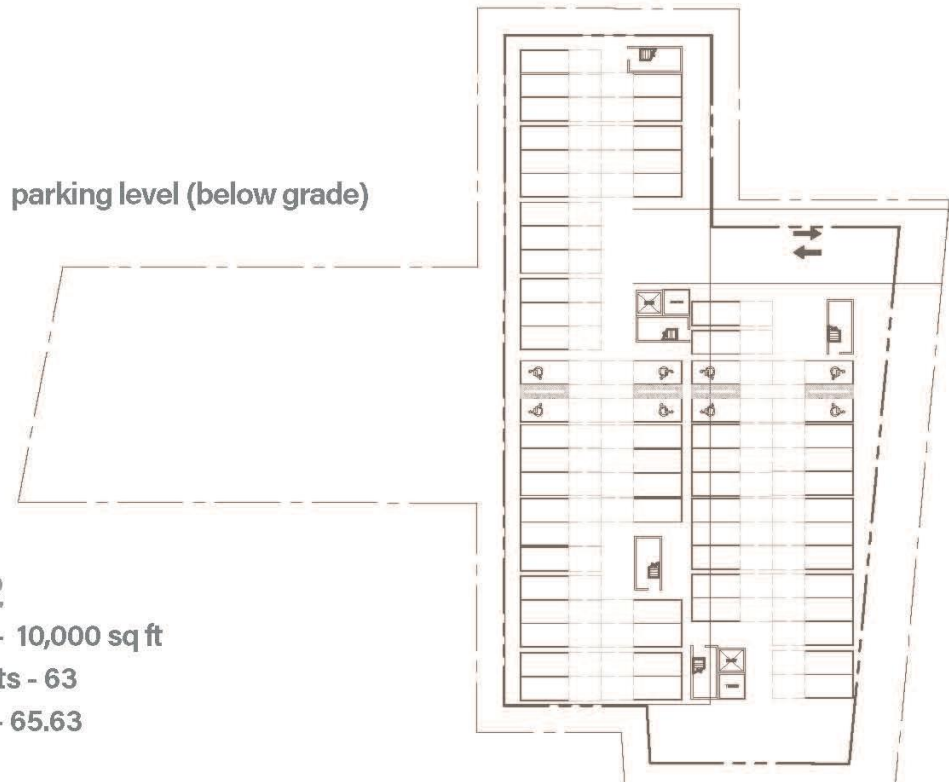
Total F/A/R

1.53

site layout



parking level (below grade)



**option 2.2**

Senior Center - 10,000 sq ft

Residential Units - 63

Units per Acre - 65.63

levels 1-3



level 4



- senior center massing
- studio unit
- 1 bdr unit
- 2 bdr unit



## option 2.3

**Senior Center - 13,000 sq ft**

**Residential Units - 33**

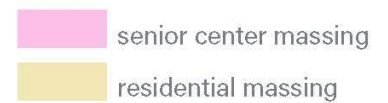
**Units per Acre - 34.38**

Assumptions:

10' floor to floor heights for residential units

15' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')



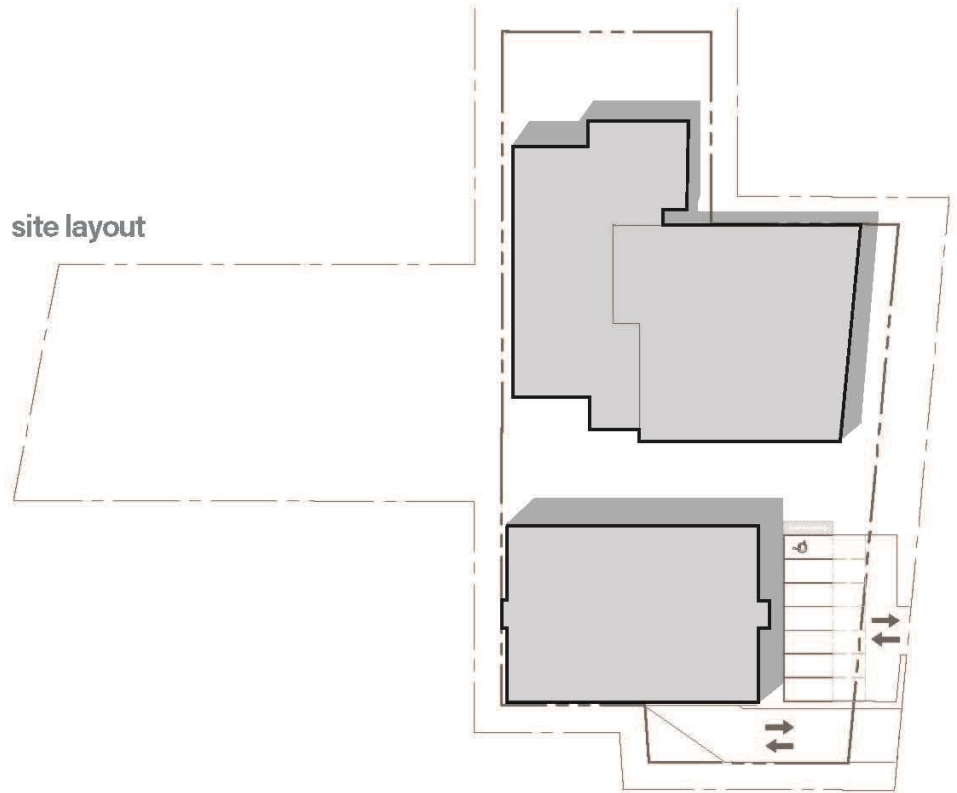
Option 2.3 explores the impact of an integrated senior center facility with an increase in size & volume. Building 1 outlined on the next page would be connected to the senior center, and would most likely require careful code review and detailing to provide the required fire separation for fire/life safety considerations. The size of the senior center requires the utilization of the standard Master Planned Development (MPD) entitlements process. The F/A/R limit (1.0) defined by the MPD is the limiting factor to the decreased number of units.

option 2.3 stats						
* NEEDS TO BE RUN THROUGH MPD BASED ON SF SR CTR						
Density	Unit size (SF)	# of units		Units per acre	34.38	
Parcels		acre				
SA-265-A-X	33541	0.77				
SA-277-278-X	5227	0.12				
SA-278-1-X	3049	0.07				
	<b>41,818</b>	<b>0.96</b>		<b>0.96</b>		
<b>Units total</b>					<b>33</b>	
<b>Parking total (req'd)</b>					<b>46</b>	
<b>Total F/A/R</b>					<b>1.00</b>	
<b>Unit distribution</b>					<b>PARKING PER MPD</b>	<b>PARKING PER AMPD</b>
<b>BLDG 1</b>			<b>SF subtotal</b>			
studio	400	0	0	0%	0.0	0
1 bdr	600	6	4350	50%	6.0	0
2 bdr	900	6	6600	50%	6.0	0.5
3 bdr	1100	0	0	0%	0.0	1
bldg units		<b>12</b>				
bldg park required					<b>12</b>	<b>2</b>
bldg park provided						
<b>BLDG 2</b>						
studio	400	3	1500	14%	3	0
1 bdr	600	9	6525	43%	9	0
2 bdr	900	9	9900	43%	9	0.5
3 bdr	1100	0	0	0%	0	1
bldg units		<b>21</b>				
bldg park required					<b>21</b>	<b>2</b>
bldg park provided						
<b>Total Residential</b>		<b>33</b>	<b>28,875.00 SF</b>		<b>33</b>	<b>3</b>
<b>Sr Ctr / Commerical</b>			<b>13,000 SF</b>		<b>13</b>	<b>13</b>
<b>Total SF</b>			<b>41,875</b>			
<b>Max F/A/R</b>					<b>41,818</b>	<b>124,681</b>
					<b>-57</b>	<b>82,806</b>
<b>Total Parking, Req'd</b>					<b>46</b>	<b>16</b>
<b>Total Parking, Potential</b>					<b>68</b>	<b>68</b>

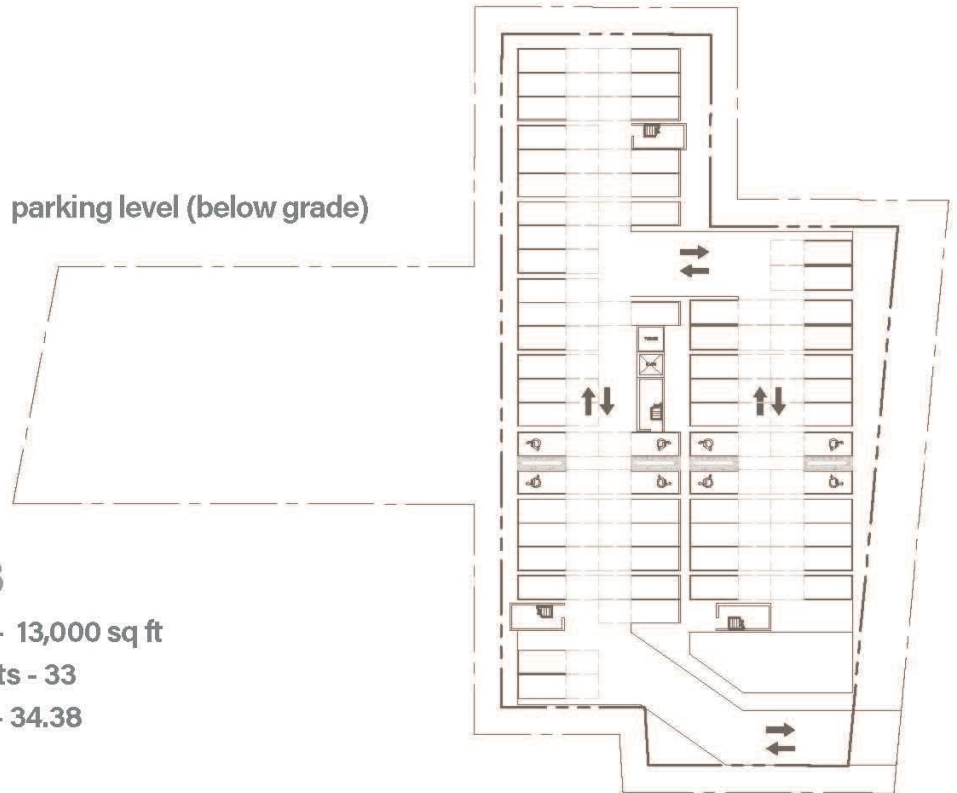
Total F/A/R

1.00

site layout



parking level (below grade)



### option 2.3

Senior Center - 13,000 sq ft

Residential Units - 33

Units per Acre - 34.38

levels 1-3



- senior center massing
- studio unit
- 1 bdr unit
- 2 bdr unit



## option 2.4

**Senior Center - 15,000 sq ft**

**Residential Units - 30**

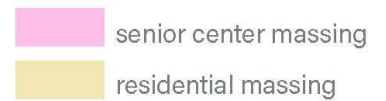
**Units per Acre - 31.25**

Assumptions:

10' floor to Floor heights for residential units

15' floor to floor heights for the Senior Center (2 levels)

Zone setbacks (20'/10'/10')



Option 2.4 maximizes the impact of an integrated senior center facility with an increase in size & volume. Building 1 outlined on the next page would be connected to the senior center, and would most likely require careful code review and detailing to provide the required fire separation for fire/life safety considerations. The size of the senior center requires the utilization of the standard Master Planned Development (MPD) entitlements process. The F/A/R limit (1.0) defined by the MPD is the limiting factor to the decreased number of units.

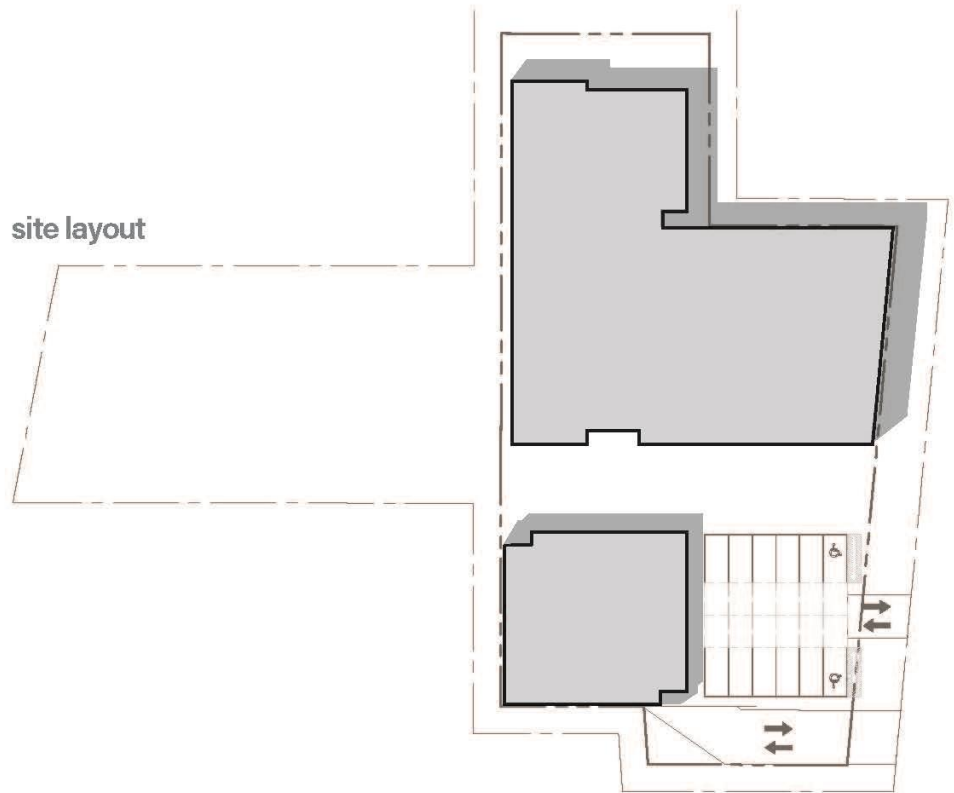


option 2.4 stats							
* NEEDS TO BE RUN THROUGH MPD BASED ON SF SR CTR							
Density	Unit size (SF)	# of units		Units per acre	31.25		
Parcels		acre					
	SA-265-A-X	33541	0.77				
	SA-277-278-X	5227	0.12				
	SA-278-1-X	3049	0.07				
		<b>41,818</b>	0.96		<b>0.96</b>		
<b>Units total</b>						<b>30</b>	
<b>Parking total (req'd)</b>						<b>45</b>	
<b>Total F/A/R</b>						<b>1.00</b>	
Unit distribution						PARKING PER MPD	PARKING PER AMPD
<b>BLDG 1</b>				<b>SF subtotal</b>			
studio	400	3	1500	17%	3.0	0	
1 bdr	600	6	4350	33%	6.0	0	
2 bdr	900	9	9900	50%	9.0	0.5	
3 bdr	1100	0	0	0%	0.0	1	
	bldg units	<b>18</b>					
	bldg park required				<b>18</b>	<b>2</b>	
	bldg park provided						
<b>BLDG 2</b>							
studio	400	0	0	0%	0	0	
1 bdr	600	6	4350	50%	6	0	
2 bdr	900	6	6600	50%	6	0.5	
3 bdr	1100	0		0%	0	1	
	bldg units	<b>12</b>					
	bldg park required				<b>12</b>	<b>2</b>	
	bldg park provided						
<b>Total Residential</b>		<b>30</b>	<b>26,700.00 SF</b>		<b>30</b>	<b>3</b>	
<b>Sr Ctr / Commerical</b>			<b>15,000 SF</b>		<b>15</b>	<b>15</b>	
<b>Total SF</b>			<b>41,700</b>				
<b>Max F/A/R</b>					<b>41,818</b>	<b>124,681</b>	
					<b>118</b>	<b>82,981</b>	
<b>Total Parking, Req'd</b>					<b>45</b>	<b>18</b>	
<b>Total Parking, Potential</b>					<b>75</b>	<b>75</b>	

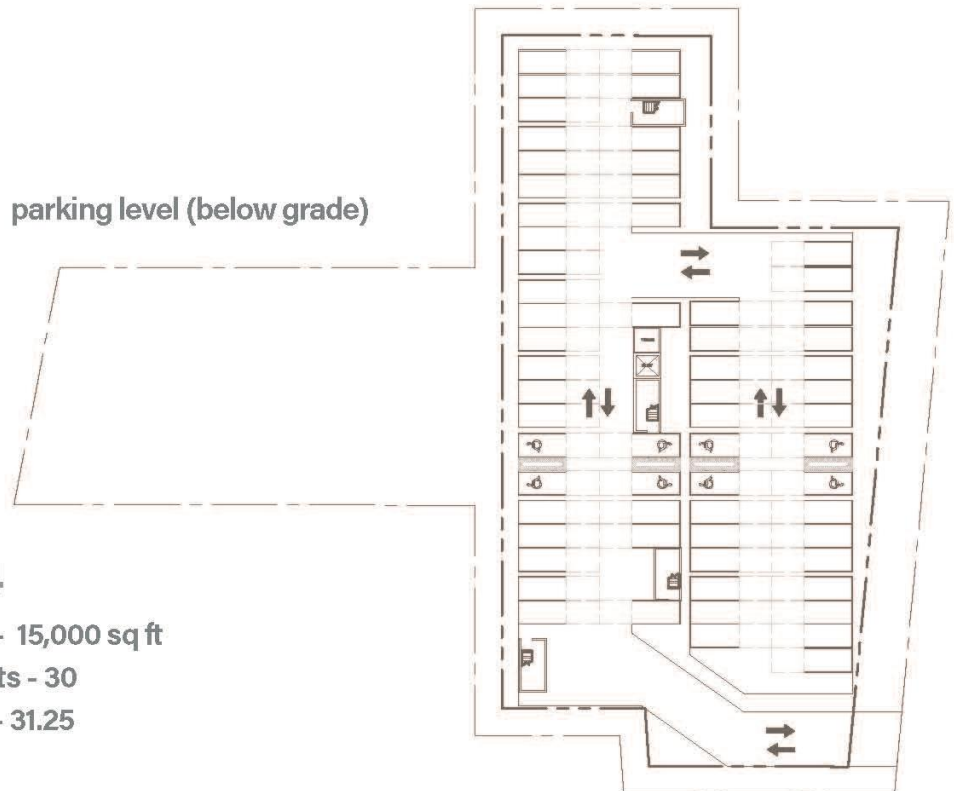
Total F/A/R

1.00

site layout



parking level (below grade)



### option 2.4

Senior Center - 15,000 sq ft

Residential Units - 30

Units per Acre - 31.25

levels 1-3



- senior center massing
- studio unit
- 1 bdr unit
- 2 bdr unit

## **appendices**

appendix A - ALTA survey

appendix B - Entitlements Summary



ZONE	RC	MPD	AMPD	NOTES
SETBACKS	20' / 10' / 10'	ZONE / 25'	ZONE	2.0 ACRES
OPEN SPACE	60%	60% / 30%	20%	> 25,000. If MPD, Sect 15-6-5 (D), GREENFIELD VS. PREVIOUS DEVELOPED
MAX HT	35' A.E.G.	ZONE	ZONE/45'	see exceptions
DENSITY / F.A.R.	1.00	1.00	Product of Site/open space MARKET/AFFORD.	Not including underground parking structures, uses UE formula
PARKING MF	0-1K SF 1K-2K SF 2K+	1 1.5 2	0.5 / 0 1.0 / 0.5 1.5 / 1.0	0-600 SF 600-1K 1K-2K 2K
PARKING OTHER	1.0 / 1K SF	1	1.0/1K SF	15-3-6.C (mixed use, higher number shall govern)
AU		X	X	M.F., PUB. INST.
CUP		X	X	
Required?		X	X	
Min. Requirements			min. 10 RUE / 50% afford. 10k max commi/quasi public SF	20,000 SF of residential units, 10,000 sf affordable AMPD 15-6.1.3

**EXHIBIT D**  
**WOODSIDE PARK PHASE 2 - SHARED USE/SENIOR CENTER FLOOR PLANS**



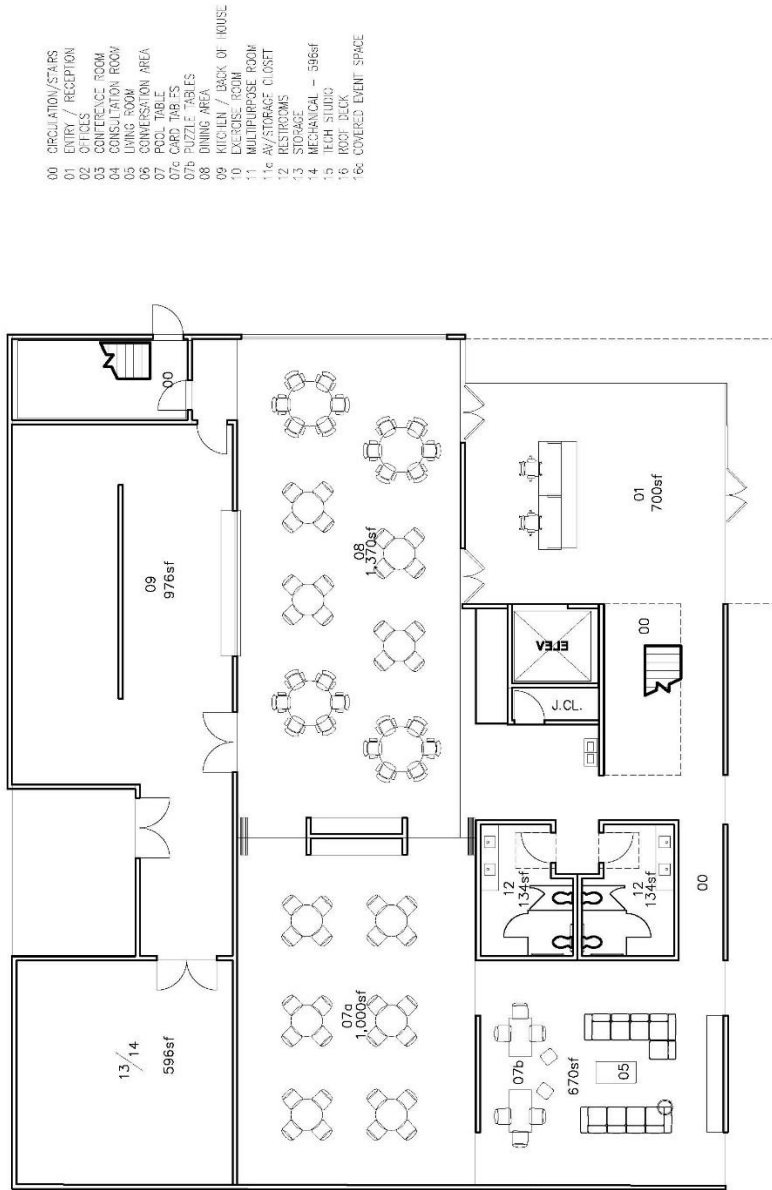
**STACKING OPTION 02.1**

project: PC Sr Center Study  
 Date: 11/7/2023  
 Client: Park City Municipal, Jason Glidden  
 Location: Park City Woodside Avenue  
 Zoning: RC  
 Description: conceptual program analysis

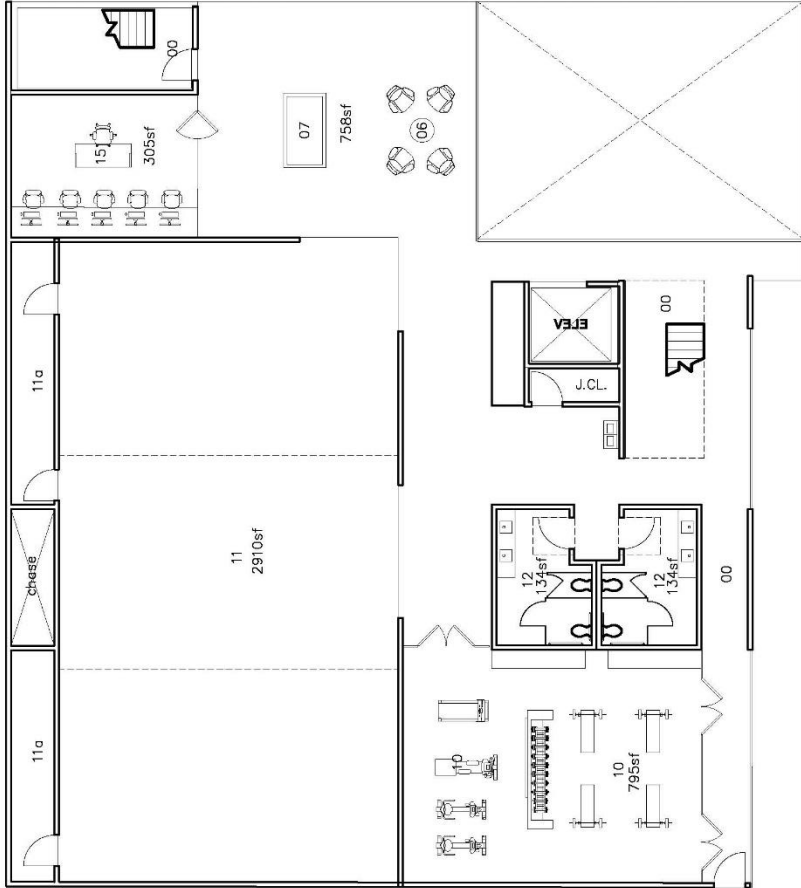
Level 01	Level 02	Level 03	Area	Quantity	Senior Center	MF Amenity	Unit size	Sq Ft Total	Actual Per Design			Notes	
									layout 9/28	Occ Factor	Occ Total		
x			01 Entry Room / Reception	1	300	400	450	450	700	150	3	15.0	30.0
		x	02 Offices	5		150	90	450	1,125	150	3	15.0	28.1
		x	03 Conference Room	1		450	450	450	450	15	30	15.0	30.0
		x	04 Consultation Room	1		100	100	100	200	150	1	10.0	10.0
	x		05 Living Room	1		600	600	600	670	30	20	20.0	30.0
			06 corner conversation area	1				0					
	x		07 Pool table	2		500	250	500	758				
			08 Dining Area	1	1500		1500	1,500	1,370	15	100	40.0	37.5
x			09 Kitchen / Back Of House	1	1000		1000	1,000	976	300	3	30.0	33.3
x			10 Exercise Room	1		1000	1000	1,000	795	150	7	40.0	25.0
			equipment open floor	1				0					
	x		11 Multipurpose Room	1	3000		3000	3,000	2,910	15	200	15.0	166.7
			(3) sections					0					
x	x		12 Restrooms	3	300	600	300	900	804	0	0		
x			13 Storage	1	600		600	600	596	0	0		
			14 ART	0			450	0	0	15	0		
	x		15 Tech	1			300	300	305	150	2		
		x	16 Roof Deck	1			2500	2,500	3,300	100	25		
x	x	x	00 Circulation @ 35%	1	2660	2660	3797.5	1,266	1,525	0			
<b>Grand Total</b>				0	9360	5860	15,220	0	16,514	394			

aggregate / 3 = per level quantity  
 Includes Roof Deck Area



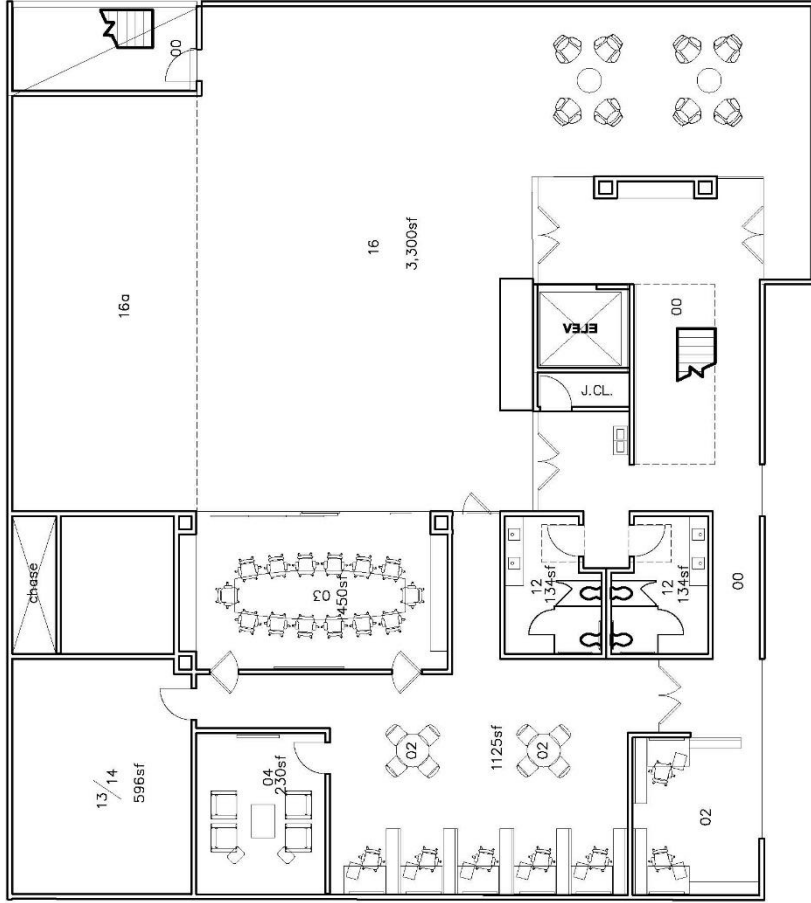


1 MAIN LEVEL PLAN  
 SCALE = 3/32" = 1' 0"



- 00 CIRCULATION/STAIRS
- 01 ENTRY / RECEPTION
- 02 OFFICES
- 03 CONFERENCE ROOM
- 04 CONSULTATION ROOM
- 05 LIVING ROOM
- 06 COMPETITION AREA
- 07 PRINTER
- 07a CHAIR TABLES
- 07b PUZZLE TABLES
- 08 DINING AREA
- 09 KITCHEN / BACK OF HOUSE
- 10 EXERCISE ROOM
- 11 MULTIPURPOSE ROOM
- 11a AV/STORAGE CLOSET
- 12 STORAGE
- 12a MECHANICAL - 508sf
- 15 TECH STUDIO
- 16 ROOF DECK
- 16a COVERED EVENT SPACE





- 00 CIRCULATION/STAIRS
- 01 ENTRY / RECEPTION
- 02 OFFICES
- 03 CONFERENCE ROOM
- 04 CONSULTATION ROOM
- 05 DINING ROOM
- 06 CONFIRMATION AREA
- 07 POOL TABLE
- 07a OFFICE
- 07b OFFICE TABLES
- 08 DINING AREA
- 09 KITCHEN / BACK OF HOUSE
- 10 CLOSET ROOM
- 11 MULTIPURPOSE ROOM
- 11a AV/STORAGE CLOSET
- 12 RESTROOMS
- 13 STORAGE
- 14 MECHANICAL - 595sf
- 15 TECH STUDIO
- 16 ROOF DECK
- 16a COVERED EVENT SPACE



1 | LEVEL 03 PLAN  
 (SCALE = 3/32" = 1'-0")