

Clark Ranch, an affordable housing development under consideration by the Park City Council, is proposed to meet some of the diverse needs of our community by providing a blend of housing options. Located in the Quinn's Junction area along US-40, south of Park City Heights, Clark Ranch would offer a variety of community housing types serving a range of income levels, blending mountain-inspired design with modern living in proximity to the Rail Trail.

Background of Proposed Development

2014 | Park City purchased 344 acres known as Clark Ranch, strategically located along US-40 in the Quinn's Junction area for both open space and community development.

2016 | The Park City Citizens Open Space Advisory Committee recommended that the 10 acres in the northwest corner –or south of and adjacent to Park City Heights – be earmarked for a future affordable and community housing development.

November 2022 | Park City conducted a Feasibility Study to evaluate potential density and obtain preliminary design concepts. The study concluded that the site could accommodate low, medium, and high densities, or between 90 and 275 housing units, depending on the final development plan. The City Council preferred a moderate amount of density.

March 2024 | Using the feasibility study, Park City issued a Request for Proposals (RFP) for Affordable and Community Housing Development based upon the Feasibility Study. The RFP closed in April 2024, and after a competitive selection process, The Alexander Company was selected to create a master plan and develop the project.

Project Team

- The Alexander Company: project lead in partnership with Park City
- General Contractor: New Star General Contractors
- Architect: Stereotomic Architecture
- Engineer: Talisman Civil Consultants
- Community Engagement: The Alexander Company and Stereotomic Architecture

Project Concept

- A proposed public-private partnership between the Alexander Company and Park City
 - Up to 210 units of housing
 - Up to 170 units of rental housing catering to those who earn 50%-70% of Area Median Incomes (exploring to include 40%)
- Up to 40 units of for-sale townhome-style housing
- Preservation of wildlife-urban interface and sensitive lands development principles
- Sustainable design, construction, and operations
- Indoor and outdoor community spaces and shared amenities
- Interior and surface parking

Who will the housing serve?

Clark Ranch will particularly benefit Park City's largest workforce sectors – education, healthcare, recreation, accommodations, food services, entertainment, government, and retail.

- 50% AMI entails a maximum income of \$53,550 or \$25/hr for a household of one
- 60% AMI entails a maximum income of \$64,260 or \$30/hr for a household of one
- 70% AMI entails a maximum income of \$74,970 or \$36/hr for a household of one

Contacts

Sara Wineman, Housing & Development Coordinator
Park City Municipal Corporation
sara.wineman@parkcity.org
435.731.6075

Kendra Bishop, Director of Business Development
The Alexander Company
kbishop@alexandercompany.com
608.268.8114

Project website: clarkranchpc.com



Alexander
Company



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