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# CAST Crested Butte Resort Base Development

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# Warmup

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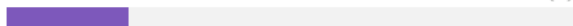


[PollEv.com/erikdaenitz467](https://PollEv.com/erikdaenitz467)

# Survey Review

1. Does your city or town have an active application to redevelop a resort base in your jurisdiction?

Yes 21% (3)

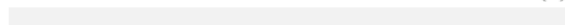


No 79% (11)



2. If your jurisdiction does have an application to redevelop a resort base, is the application consistent with your existing land management code?

Yes, it fully complies. 0% (0)



No, it asks for variances. 100% (3)

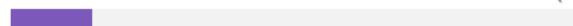


4. Would you consider partnering with a resort redevelopment to generate additional public benefits that would otherwise not exist without a partnership?

Yes, we would consider it. 86% (12)

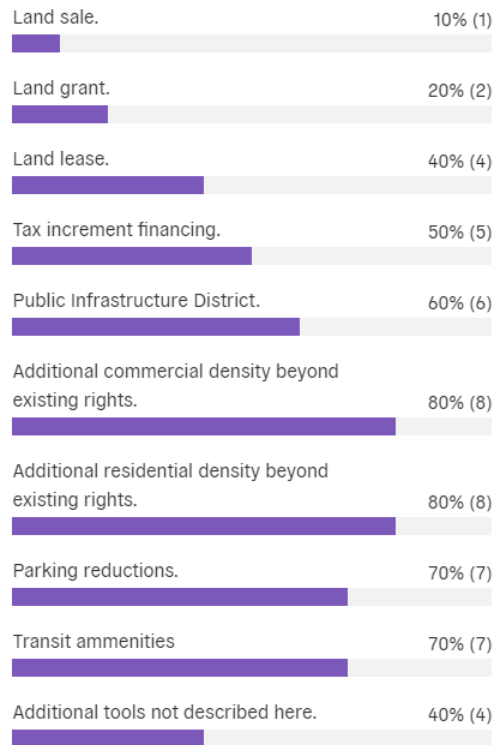


No, we would not consider partnering with a resort. 14% (2)



# Survey Review

5. If you would consider partnering with a resort, what tools would you be willing to authorize in a partnership?



Members are willing to deal when it comes to key drivers.

# Park City, leery of Carmageddon II, readies holiday traffic strategy

18. Regarding parking locations, is your philosophy to create vehicle parking in your city/town core or on the periphery of town?

Parking in the core is our main policy approach. 36% (5)

Parking outside of town is our main policy approach. 0% (0)

A mix of parking in the core and on the periphery is our main policy approach. 64% (9)

19. Are your parking facilities predominantly public or private assets?

Public parking. 64% (9)

Parking is mostly owned privately. 0% (0)

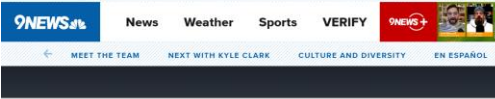
A mix of both. 36% (5)

Source: Park City Municipal Corporation. As of January 2024.



GET INVOLVED WHAT WE DO

Jackson has a traffic problem. Adding more roads will make it worse.



SKI

## Solving the parking problem at ski resorts

Vail and Breckenridge are working to fix the parking problems that occur during ski season.



PARKRECORD.com Park City and Summit County News

Park Record Photo Shop News Sports Entertainment Opinion Magazines Dining Classified

E-Edition



## Park City parking problems mount: Some leave cars in Park Meadows to catch the 'ski bus'

News [FOLLOW NEWS] | Jan 10, 2023

Jay Hamburger [FOLLOW] citynews@parkrecord.com



# Survey Review

22. Concerning general growth and development, what is your city or town's land management approach to vehicle parking supply?

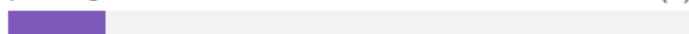
We mandate a minimum amount of parking.

86% (12)



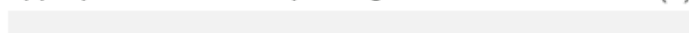
We mandate a maximum amount of parking.

14% (2)



We allow the developer to decide the appropriate amount of parking.

0% (0)



Opportunity for policy paper(s) and/or template?





# Survey Review

## Housing helps, are other opportunities being explored?

28. Have your local businesses reported any of the following challenges in the last 3 years?

Expand all / Collapse all

Yes. No. Unsure.

Recruiting/staffing challenges.

100%



Margin compression.

79%

21%



Lack of topline revenue growth.

43%

14%

43%



Increasing cost of labor.

93%

7%



Increasing cost of materials, supplies, food, hardware.

100%



Operating on emergency reserves.

21%

14%

64%



Bankruptcy.

21%

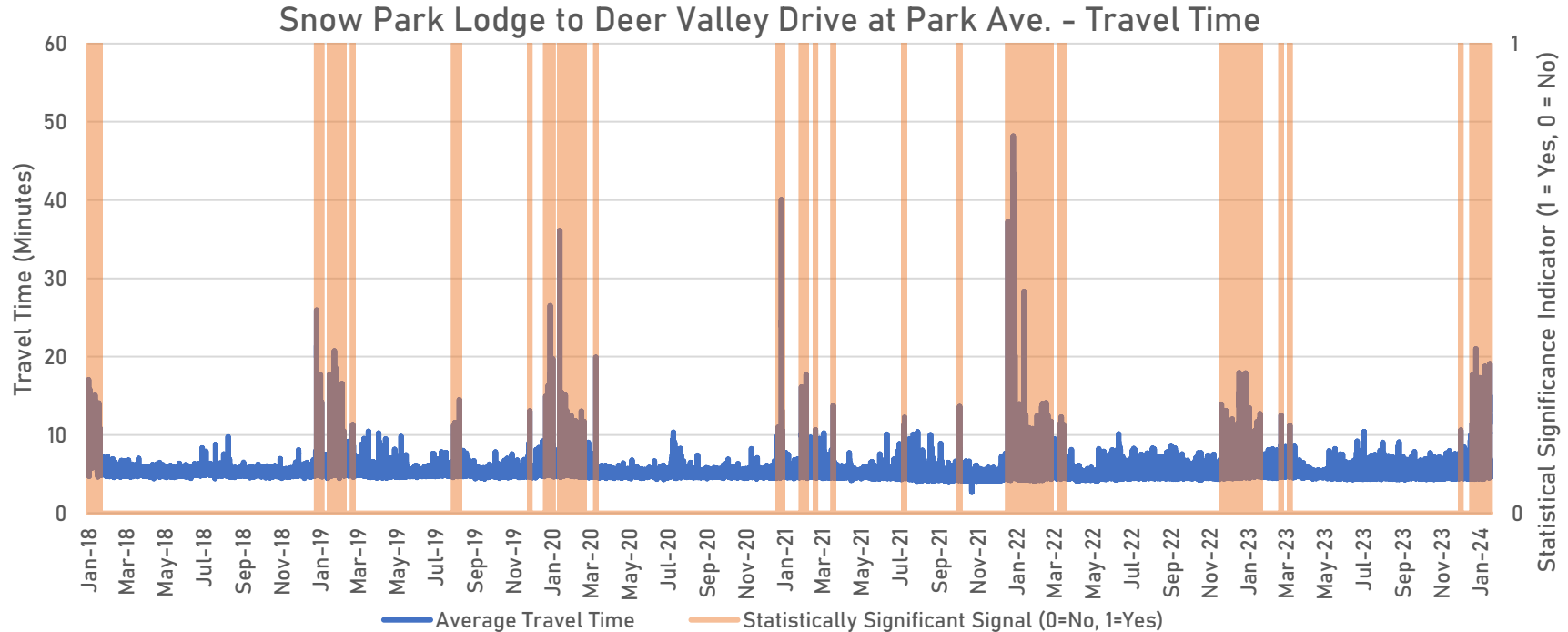
43%

36%



# Resort Bases - Externalized Costs

Understanding patterns of use drives mitigation strategies. Know when the wave will crest.



PCMC is partnered with UDOT on key projects:

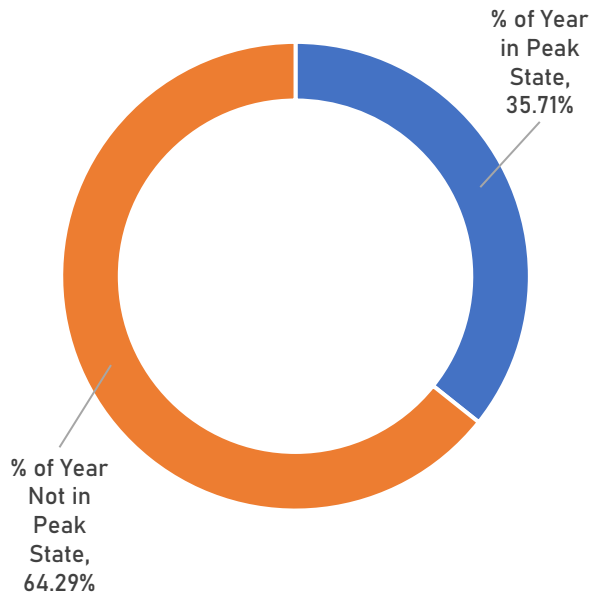
1. S-LC43(34) Summit County Intersection Planning Study: PIN No. 20035; Contract No. 228840 ongoing project with Summit County, Park City, UDOT.
2. SR248 EA pin # 14549.

Source: Park City Municipal Corporation. As of January 2024.

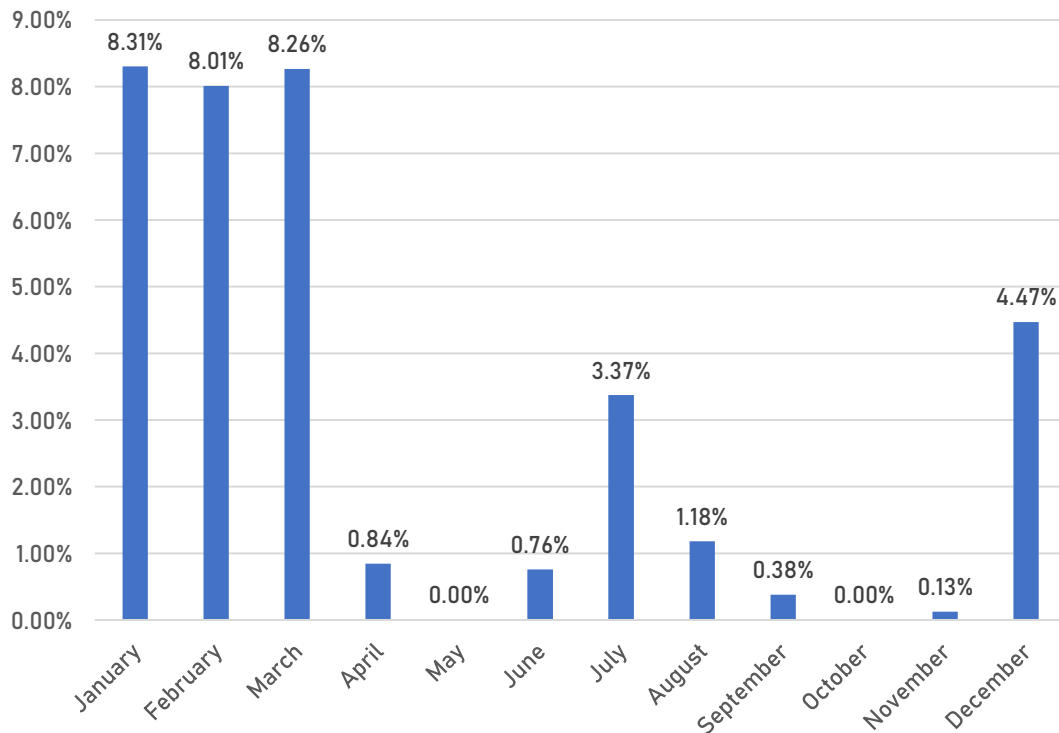


# How Much of Year is Peak Demand?

## Peak Day Model: 35% of Year



Month % Contribution to Peak State



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1. S-LC43(34) Summit County Intersection Planning Study: PIN No. 20035; Contract No. 228840 ongoing project with Summit County, Park City, UDOT.
2. SR248 EA pin # 14549.

Source: Park City Municipal Corporation. As of January 2024.

# PCMC Initial Approach

Using data to identify key conditions and targets – but how to achieve?

**3,400**  
Vehicles

Avg. Daily Vehicles in  
Winter



DEER VALLEY®

Resort Community Partners

**818**  
Passengers

Avg. Daily Winter Transit  
Riders

**1,340**  
Vehicles

Day Ski Parking  
Spaces

**16**  
Minutes

Avg. Winter Egress Travel  
Time

**5,000**  
Attendees

World Cup Event Attendees



# A Prime Template

PCMC imitating Breckenridge  sincerest form of flattery

## Vail & Breckenridge Public-Private Partnership (2016):

- 950 parking spaces
- 50-year ground lease with Vail Summit Resorts and Town
- Breck has two additional 10-year terms
- 4-tier parking structure
- ~6.4 acres
- Breck receives excise tax on single and multi-day resort admissions (no season pass) of 4.5% or minimum of \$3.5M/Y from resort guaranteed with banded inflation escalator of 1-4%/y, in perpetuity - passed by ballot measure



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# The Process

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**28**

months since  
initial project  
application

**9**

Planning  
Commission  
meetings

**10**

City  
Council  
meetings

**Countless**

community  
comments and  
conversations

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# Our Priorities

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## Partnership

Expand regional transportation and the availability of affordable housing

## Mitigation

Reduce the downstream impact on the local community

## Integration

Increase mountain access to divert traffic and minimize crowding

## Experience

Continue to offer residents and visitors a world-class experience

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# Partnership Highlights

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## Partnership

**\$15 million**  
in new funding for  
transportation  
infrastructure and  
affordable housing

## Mitigation

**20 percent**  
reduction in  
parking spaces,  
including day skier  
parking

## Integration

**Integrate DV lift  
infrastructure** with  
US 40 to more  
efficiently distribute  
access and parking

## Experience

Pedestrian-friendly  
village with **new  
dining, retail and  
lodging offerings**  
for all seasons

# Public-Private Partnership

## HIGHLIGHTS

- **\$15 million partnership** to construct a regionally significant transportation and parking facility.
- **20% reduction in day skier parking** from current peak conditions.
- **Integration of gondola infrastructure with U.S. Highway 40** to distribute resort access more efficiently across the mountain.





# Public-Private Partnership

## HIGHLIGHTS

- **67.1 Affordable Housing Unit Equivalents** built within Park City limits and with immediate access to public transit.
- **Substantial infrastructure investments** at the project site — including roads, intersections, crosswalks, transit, parking structure, and more.
- **Ensure access to Doe Pass Road** for emergency, utility, and public vehicles.
- **Maintain public access to Deer Valley Drive** throughout construction and minimize construction traffic.



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# Who Made it Work?

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Leadership.



# Forming a Toolkit

## Our immediate topic...

Base Developments

Opportunity to form a set of templates or repository of deals?

...there is so much more.

Transportation, Housing,  
Economy, Culture, Childcare...

Longitudinal data  
collection/consistent surveys  
helpful?



# Appendix





# Public-Private Partnership

## REGIONAL TRANSPORTATION FACILITY

Deer Valley will pay **\$15 million** towards the creation of a **regionally significant transportation and parking facility**. These funds may also be used for affordable housing in connection with that facility. A Management Committee will provide stewardship and fund oversight.

Park City will provide a **\$15 million match** to expand the scale of impact.

As partners, the City and Deer Valley commit to **secure additional public and private partners** to maximize the level of investment and scale of benefit.



# Public-Private Partnership

## TRANSPORTATION AND PARKING MITIGATION

Deer Valley will return to the Park City Planning Commission to **seek approval of an updated Master Plan Development (MPD) application** and final Subdivision Plat(s) that include, but are not limited to, the following **transportation and parking mitigation measures:**

- **Integration of Deer Valley's gondola infrastructure with U.S. Highway 40** to distribute resort access more efficiently across the mountain, thereby reducing crowding at key entry points and diverting some of the traffic and parking away from Park City.



# Public-Private Partnership

## Integration Details

- Deer Valley will create a **network of gondolas** to connect the Mayflower base area to Snow Park Village.
- To support the expanded gondola network, Deer Valley will seek to **expand maintenance facilities** at Silver Lake.
- Deer Valley will also **expand restaurant/skier services** at Silver Lake.





# Public-Private Partnership

- A **reduction in peak day skier parking by 20%** compared to existing conditions. The hotel, residential, dining, retail, and entertainment parking spaces will be prohibited for day skier parking. Deer Valley will also implement a **paid parking plan** to distribute arrivals and departures more efficiently.
- A **new public transit center** at Deer Valley. Plans for the new transit center will be **reviewed by the Planning Commission** in conjunction with the updated MPD application and final traffic circulation plan.



# Public-Private Partnership

## AFFORDABLE HOUSING

Deer Valley will build required **affordable housing** (at least 67.1 Affordable Unit Equivalents) **within Park City limits** and with **immediate proximity to public transit**.



# Public-Private Partnership

## INFRASTRUCTURE INVESTMENTS

Establishment of a **Public Infrastructure District (PID)** to enable Deer Valley to **invest in public infrastructure at the project site** following MPD approval—including roads, intersections, crosswalks, transit, parking structure, utilities and public pathways.

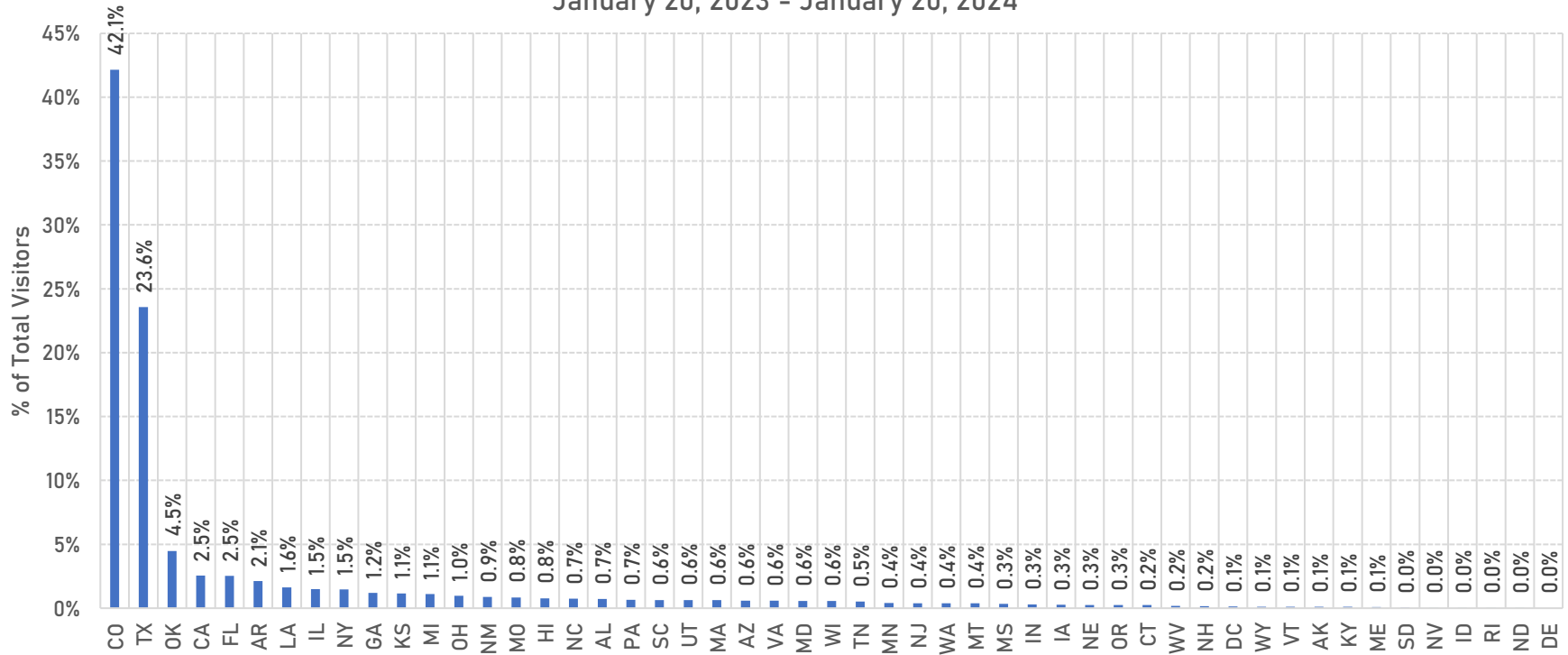


# Resort Requested Right of Way



# Source of Visitors – Crested Butte

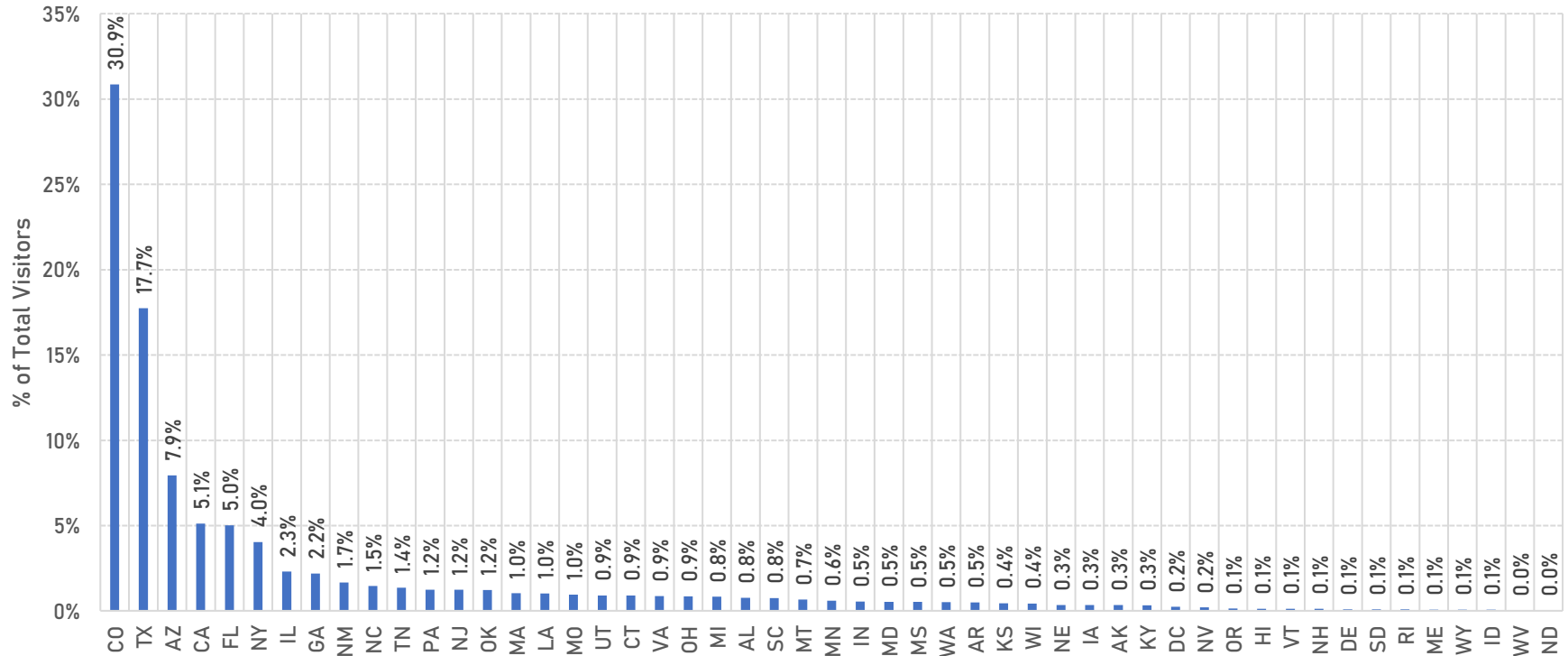
% of Visitors by Home Location - Crested Butte  
January 20, 2023 - January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Telluride

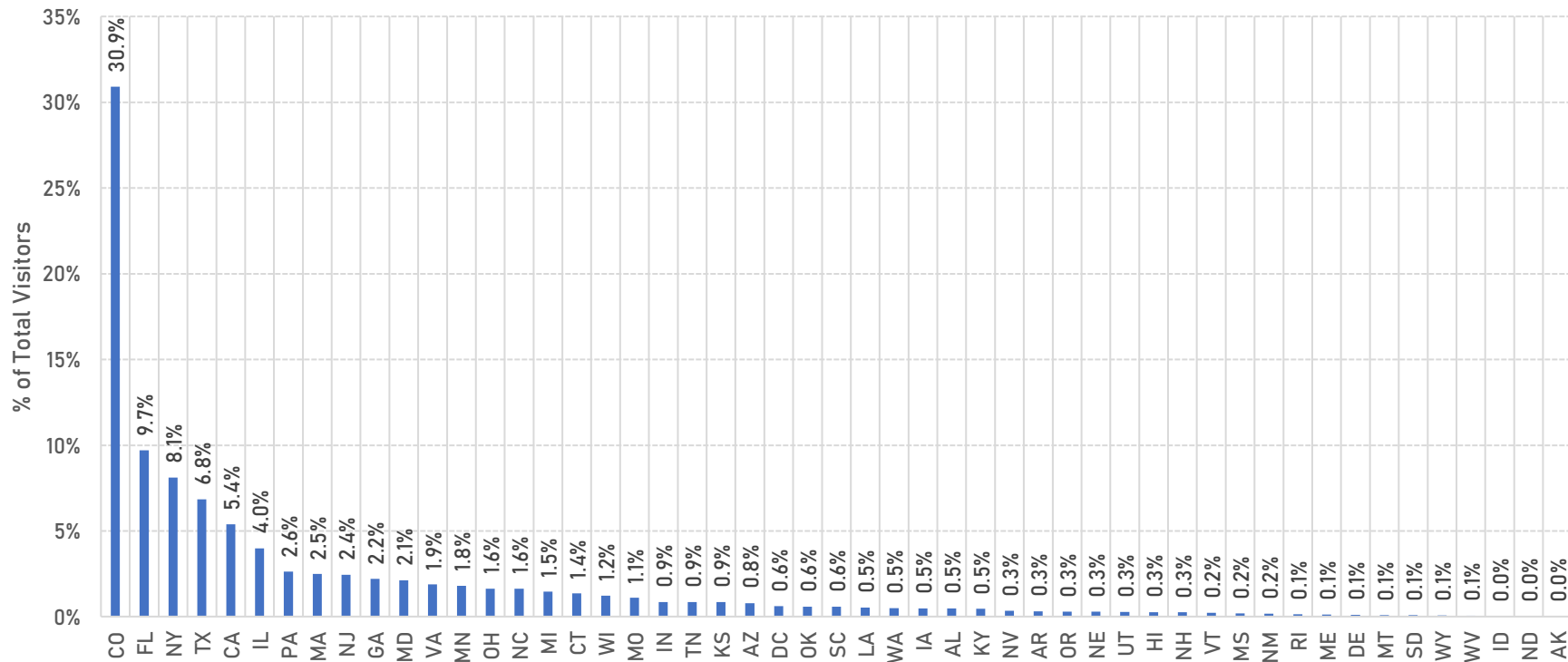
% of Visitors by Home Location - Telluride  
January 20, 2023 - January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Vail

% of Visitors by Home Location - Vail  
January 20, 2023 - January 20, 2024

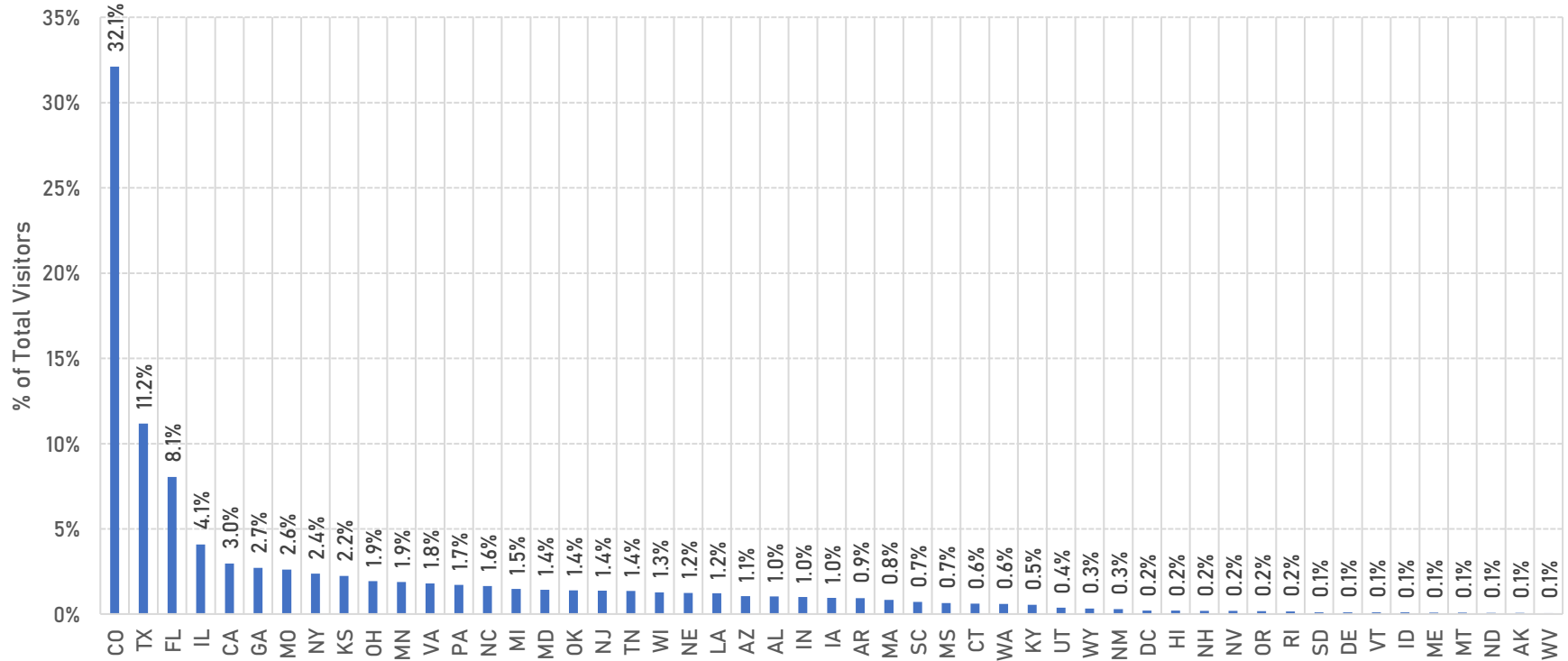


Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.



# Source of Visitors – Breckenridge

% of Visitors by Home Location - Breckenridge  
January 20, 2023 – January 20, 2024

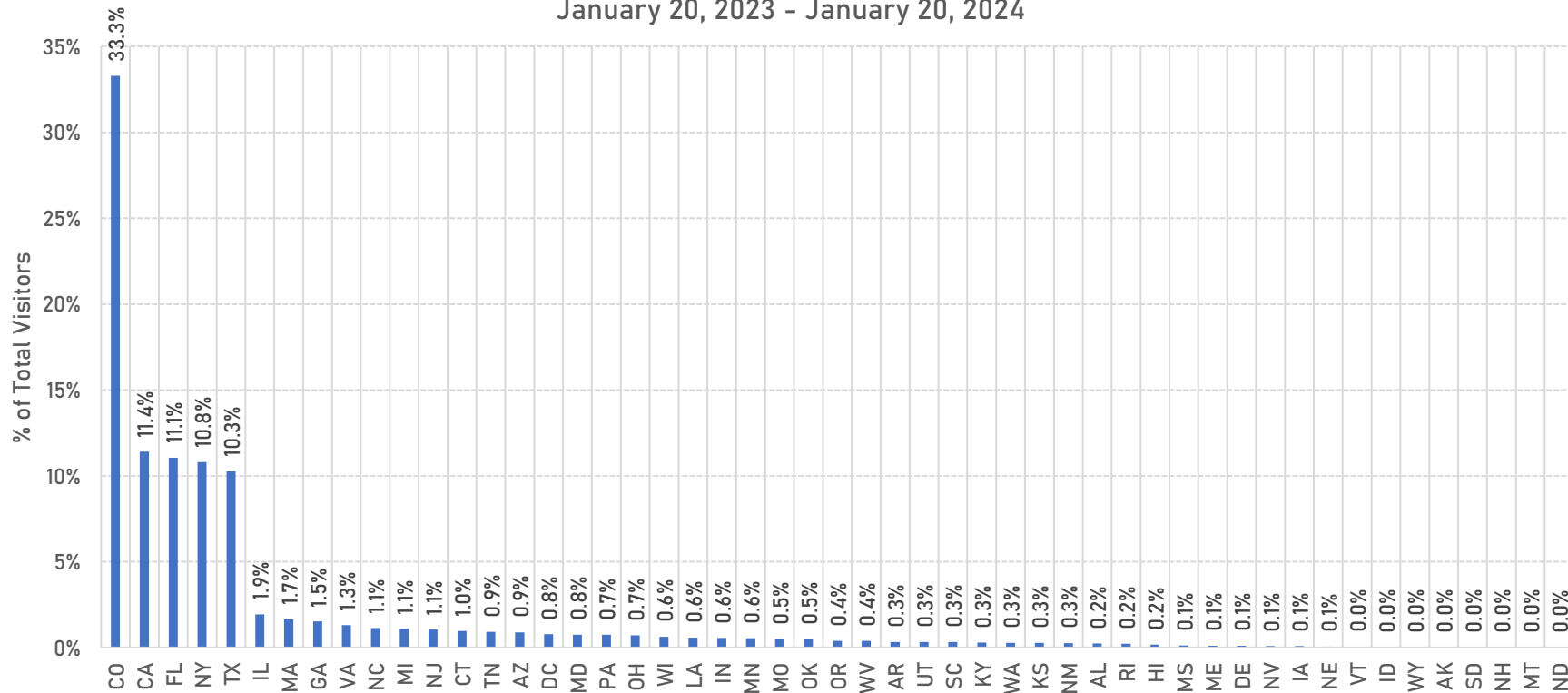


Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Aspen Mountain

% of Visitors by Home Location - Aspen Mountain

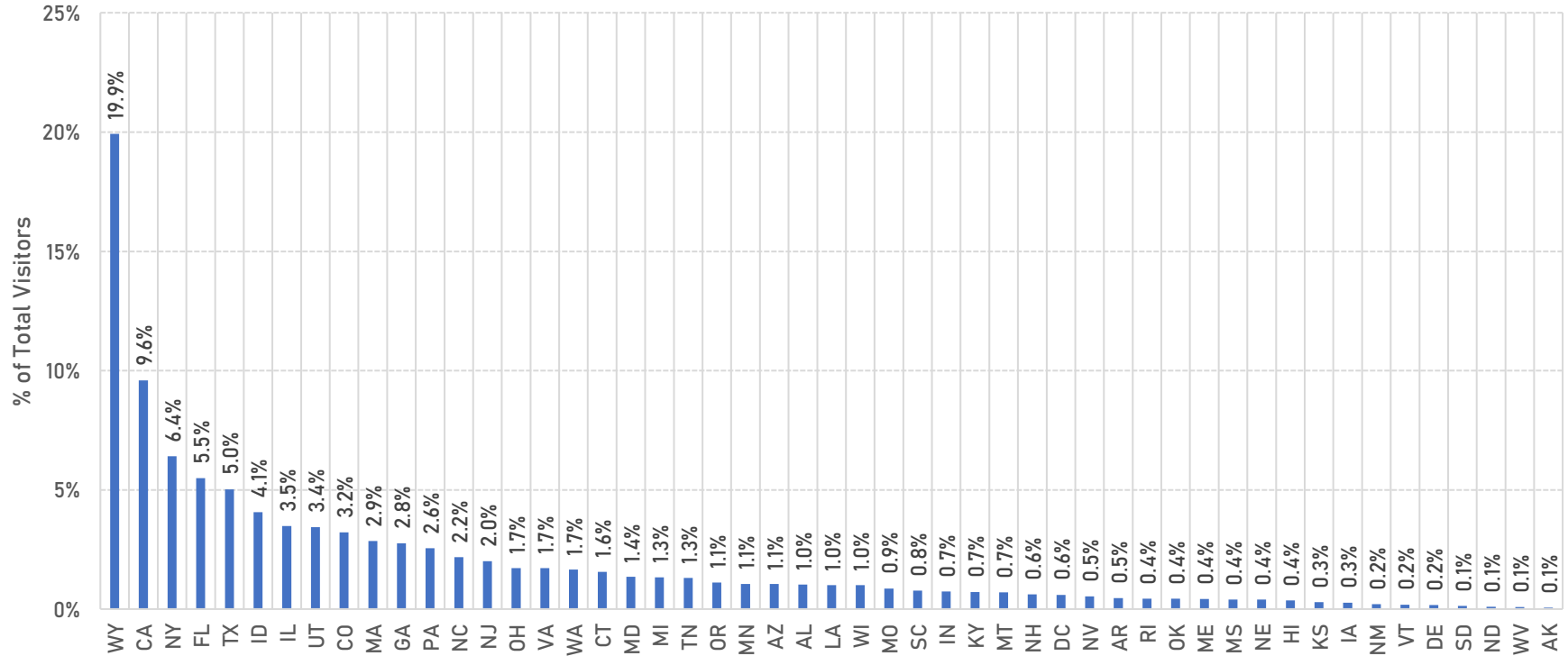
January 20, 2023 - January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Jackson Hole

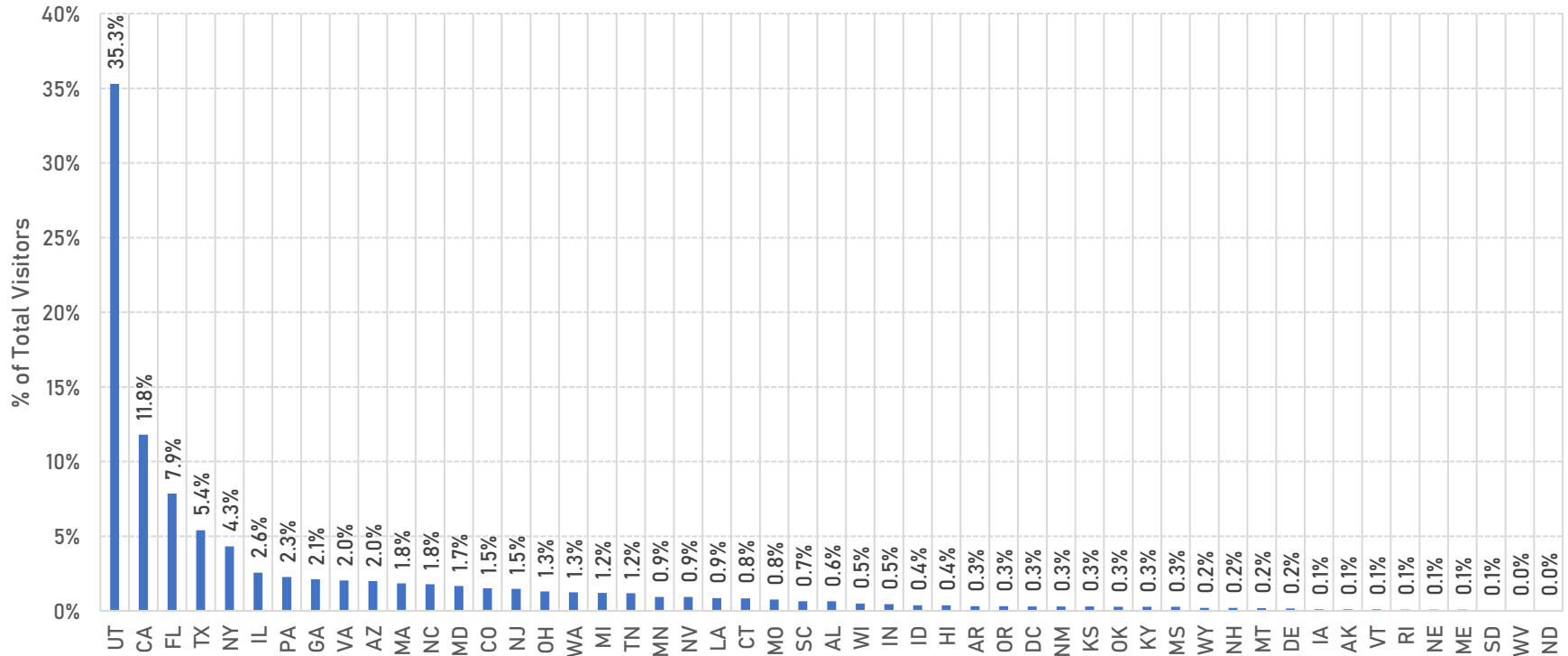
% of Visitors by Home Location - Jackson Hole  
January 20, 2023 – January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Park City Mountain

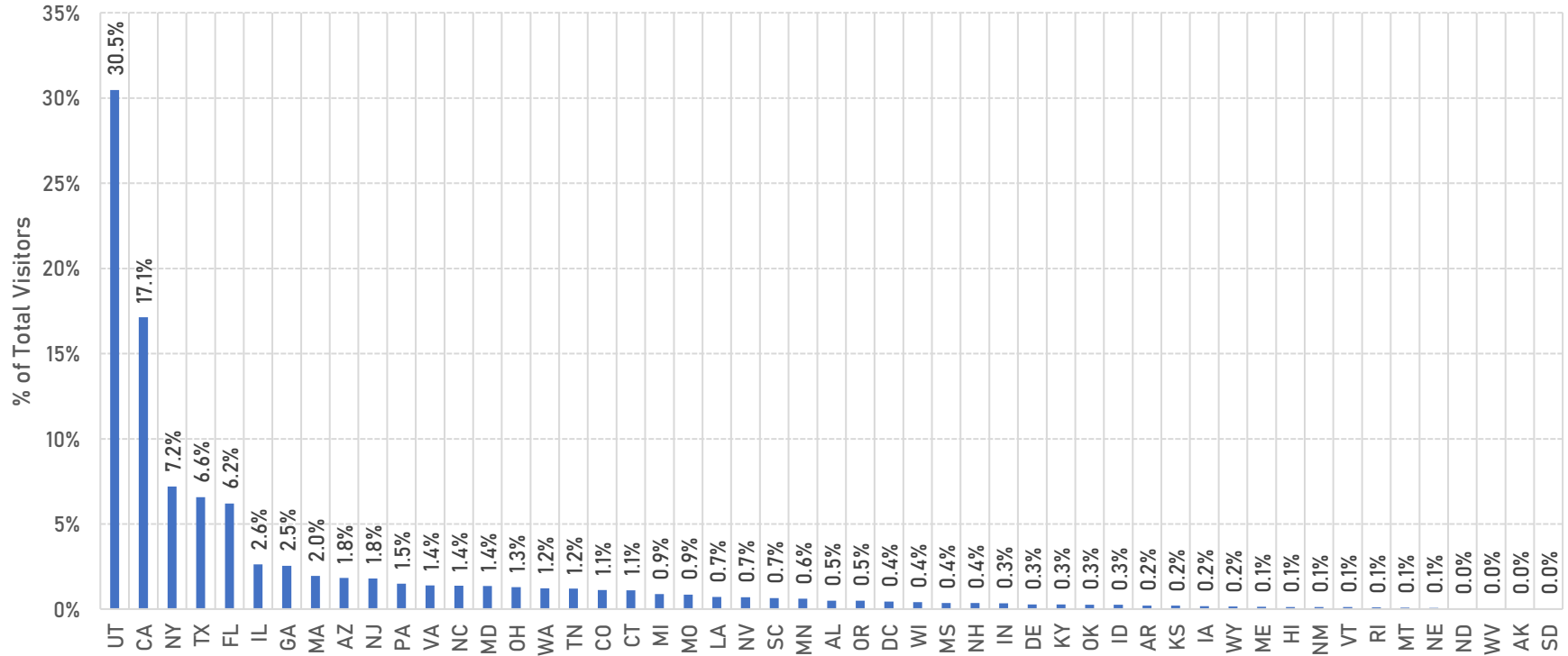
% of Visitors by Home Location – Park City Mountain  
January 20, 2023 – January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Deer Valley

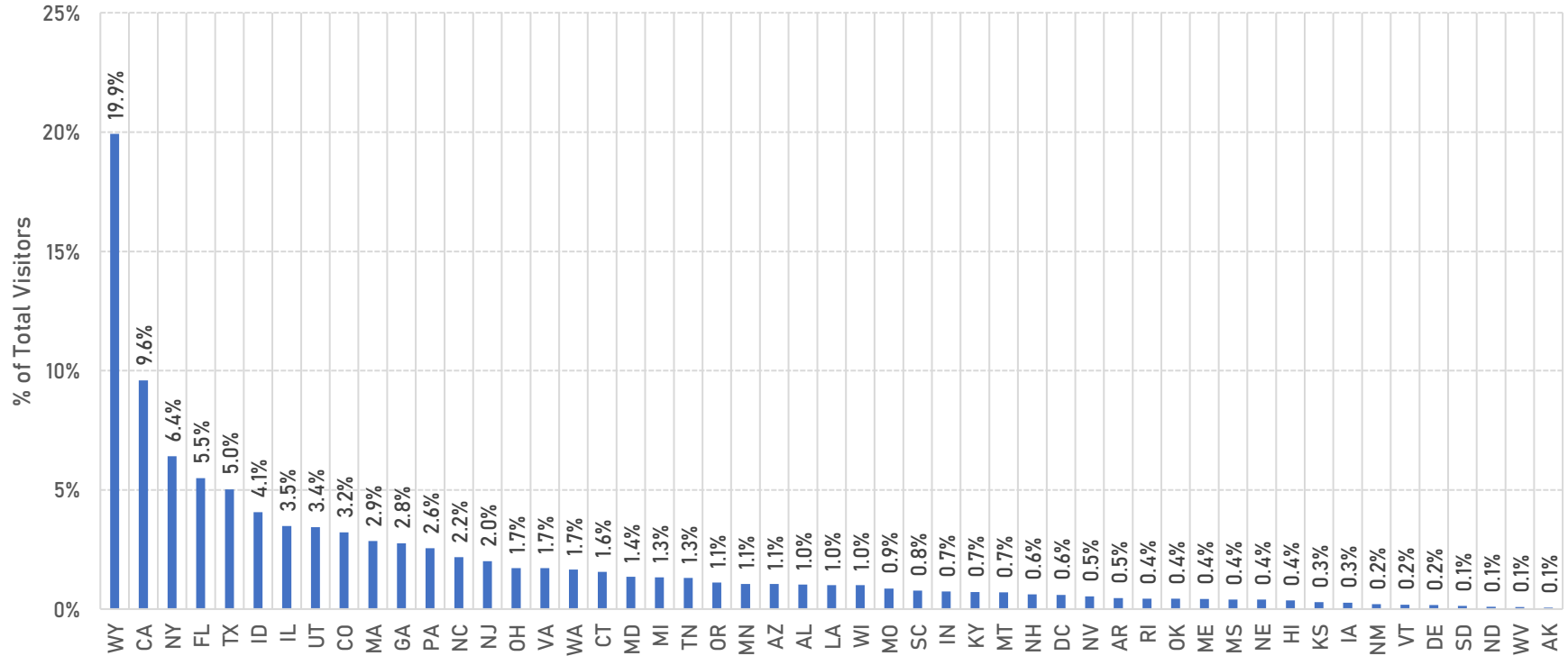
% of Visitors by Home Location - Deer Valley  
January 20, 2023 – January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Jackson Hole

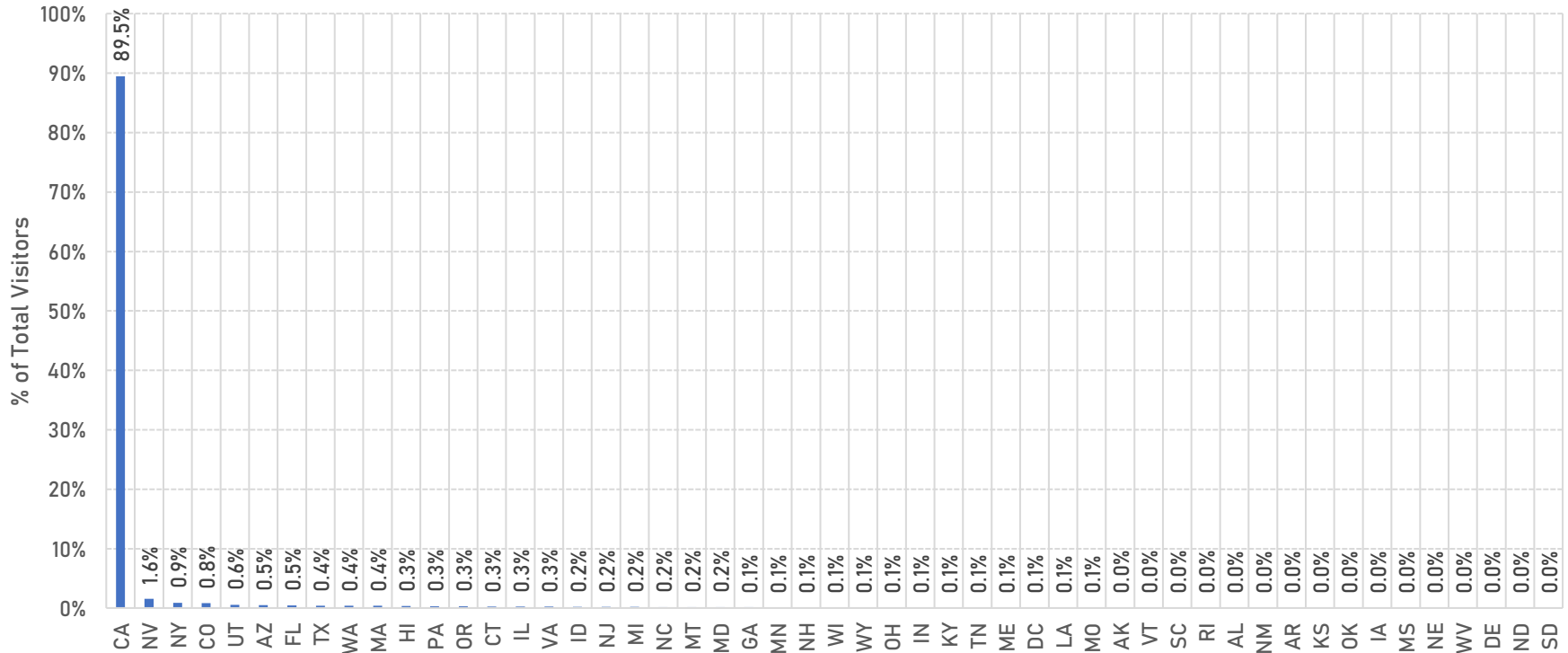
% of Visitors by Home Location - Jackson Hole  
January 20, 2023 – January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Mammoth

% of Visitors by Home Location - Mammoth  
January 20, 2023 – January 20, 2024

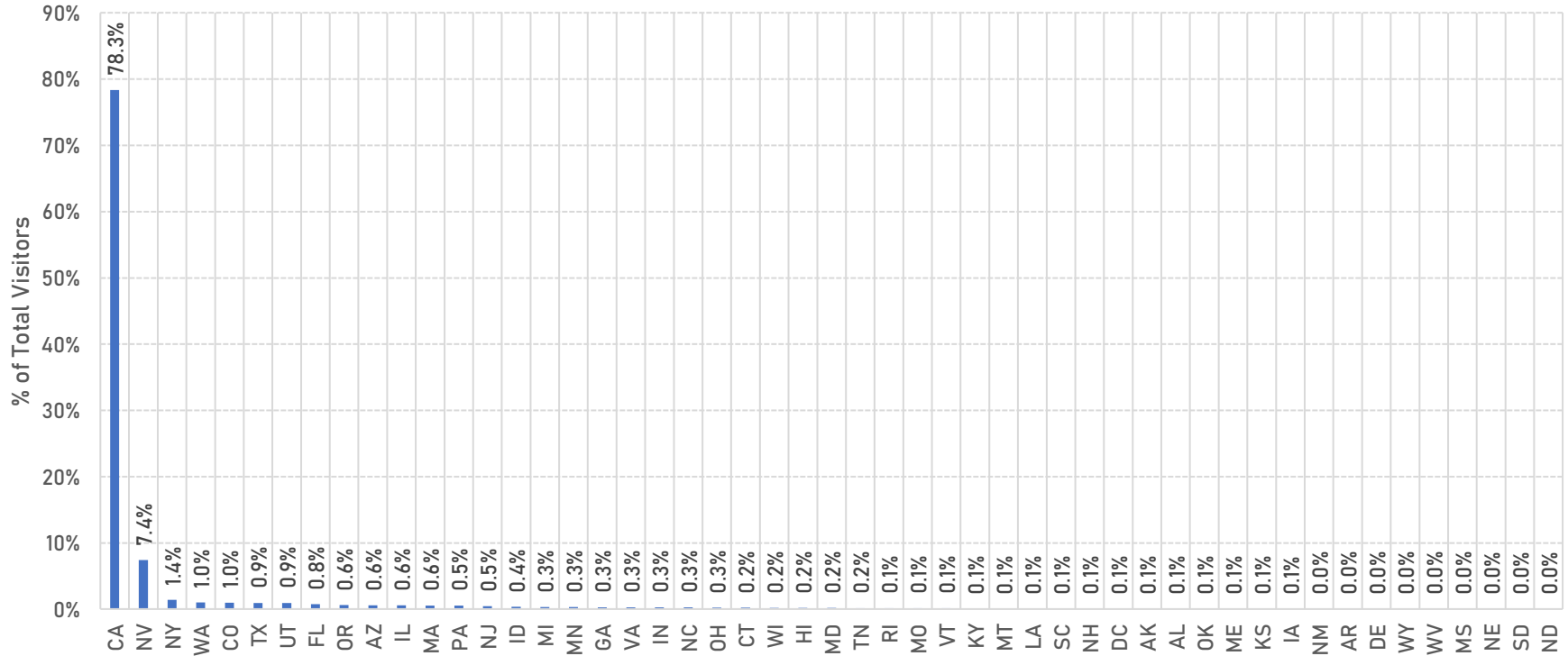


Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.



# Source of Visitors – Palisades Tahoe

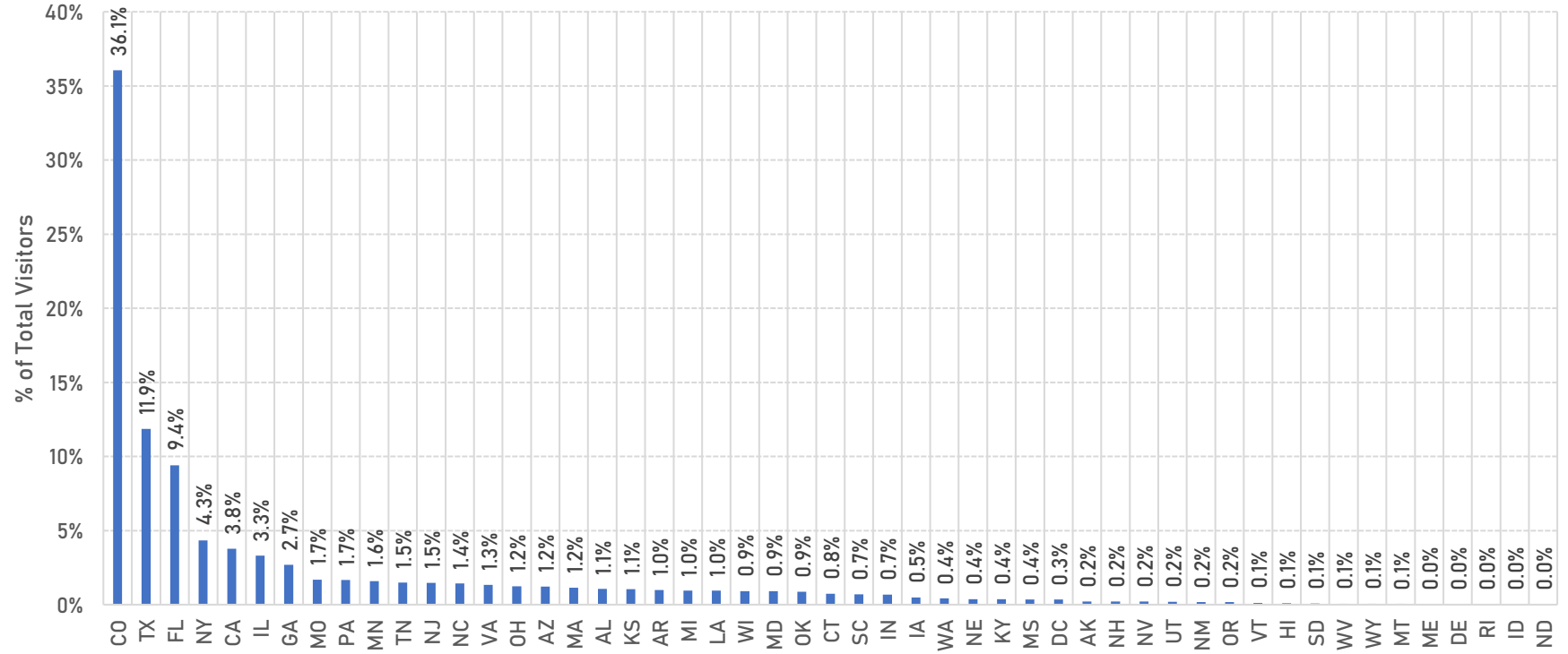
% of Visitors by Home Location - Palisades Tahoe  
January 20, 2023 - January 20, 2024



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Source of Visitors – Beaver Creek

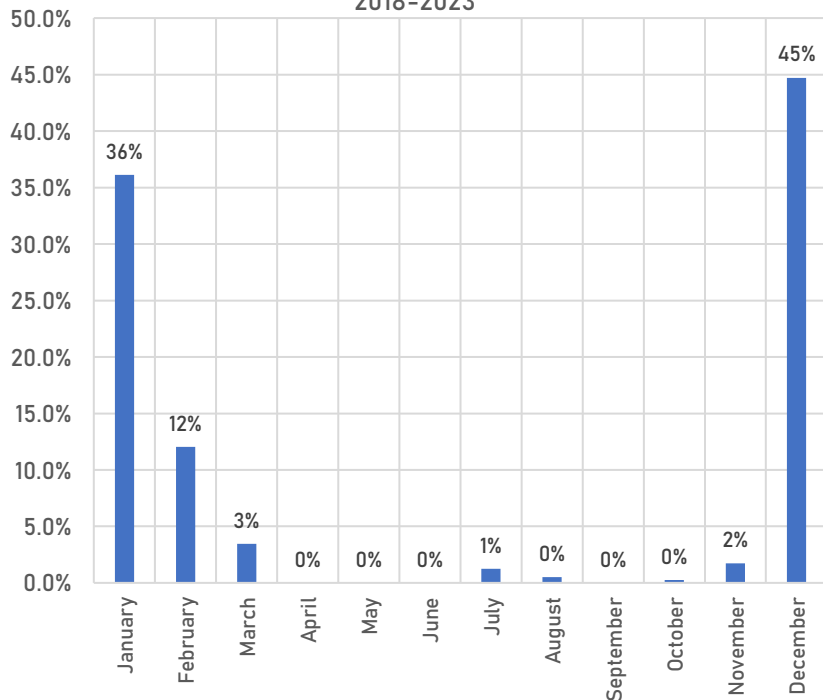
% of Visitors by Home Location - Beaver Creek  
January 20, 2023 - January 20, 2024



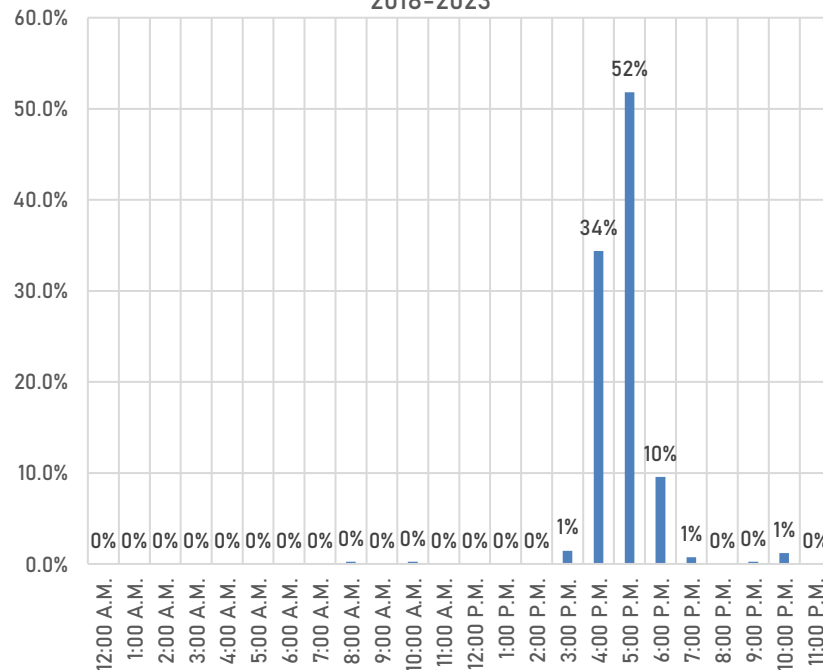
Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# — Additional Local Focus – Deer Valley Drive Egress —

Deer Valley Drive South to Bonanza & Park Ave.  
Distribution of Peak Travel Times in Probability by Month  
2018-2023



Deer Valley Drive South to Bonanza & Park Ave.  
Distribution of Peak Travel Times in Probability by Time  
of Day  
2018-2023



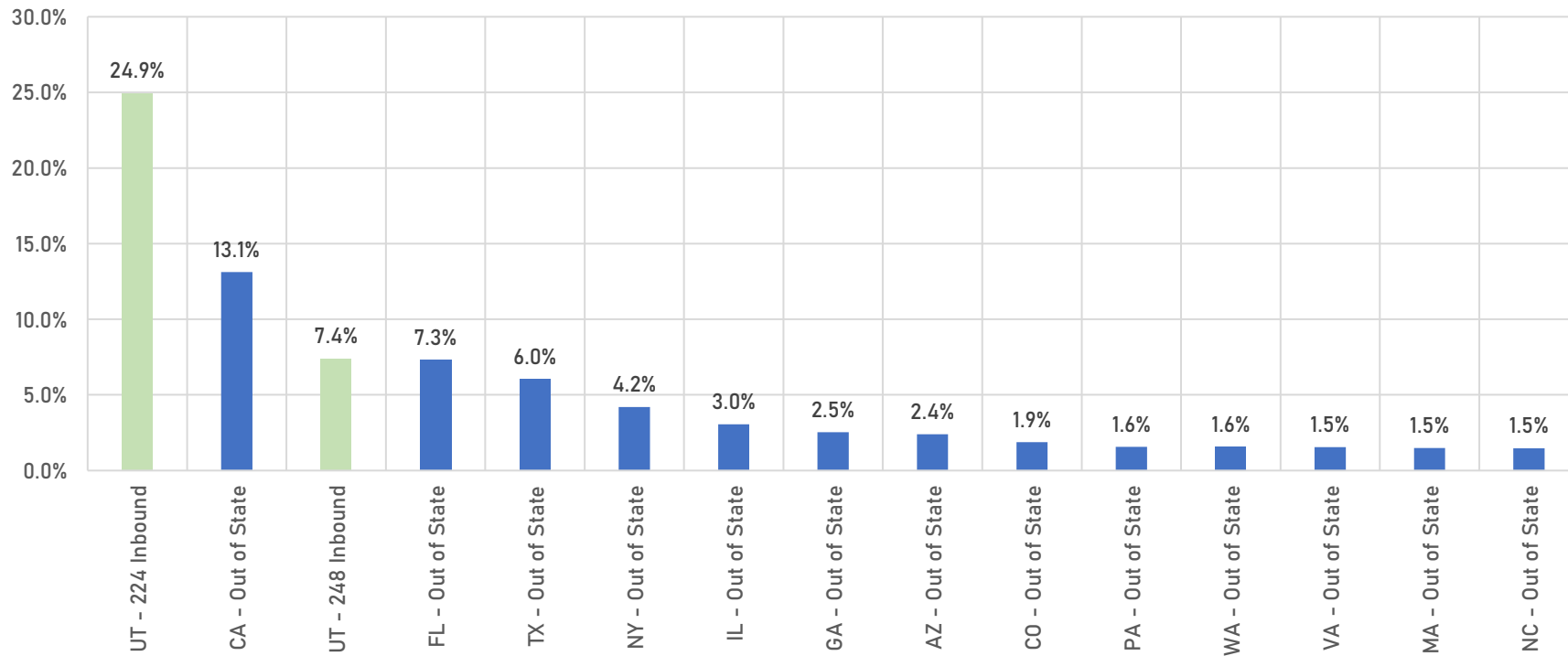
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2. SR248 EA pin # 14549.

Source: Park City Municipal Corporation. As of January 14, 2023.

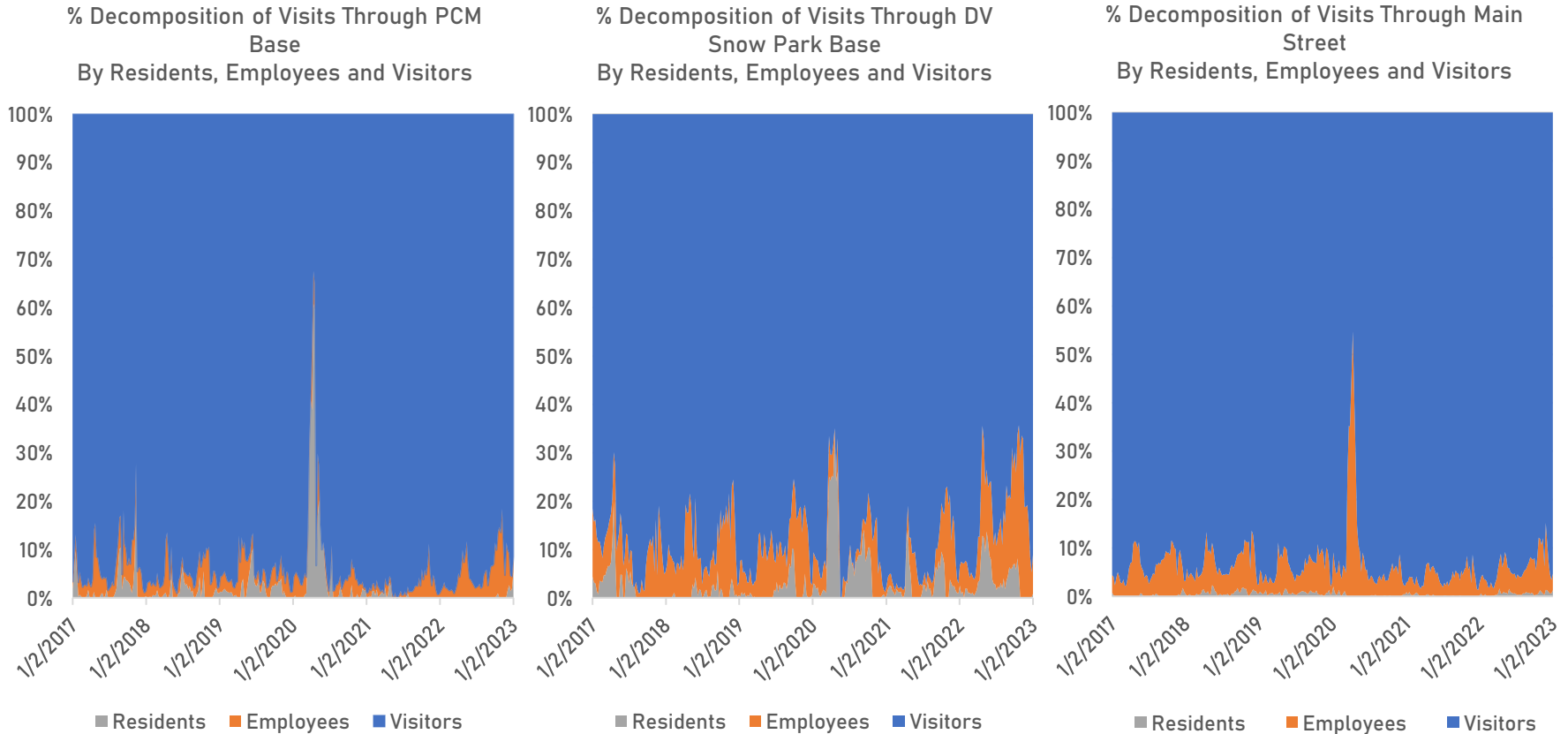
# Where are they coming from?

Top 15 % of Visitors by Home Location Into Key PC Regions\*  
January 2017 - December 2022



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023. \*Note: key Park City regions are Park City Mountain Base, Park City Mountain Canyons Base, Deer Valley Snowpark Base and Park City Historic Main Street.

# Residents, Employees, Visitors

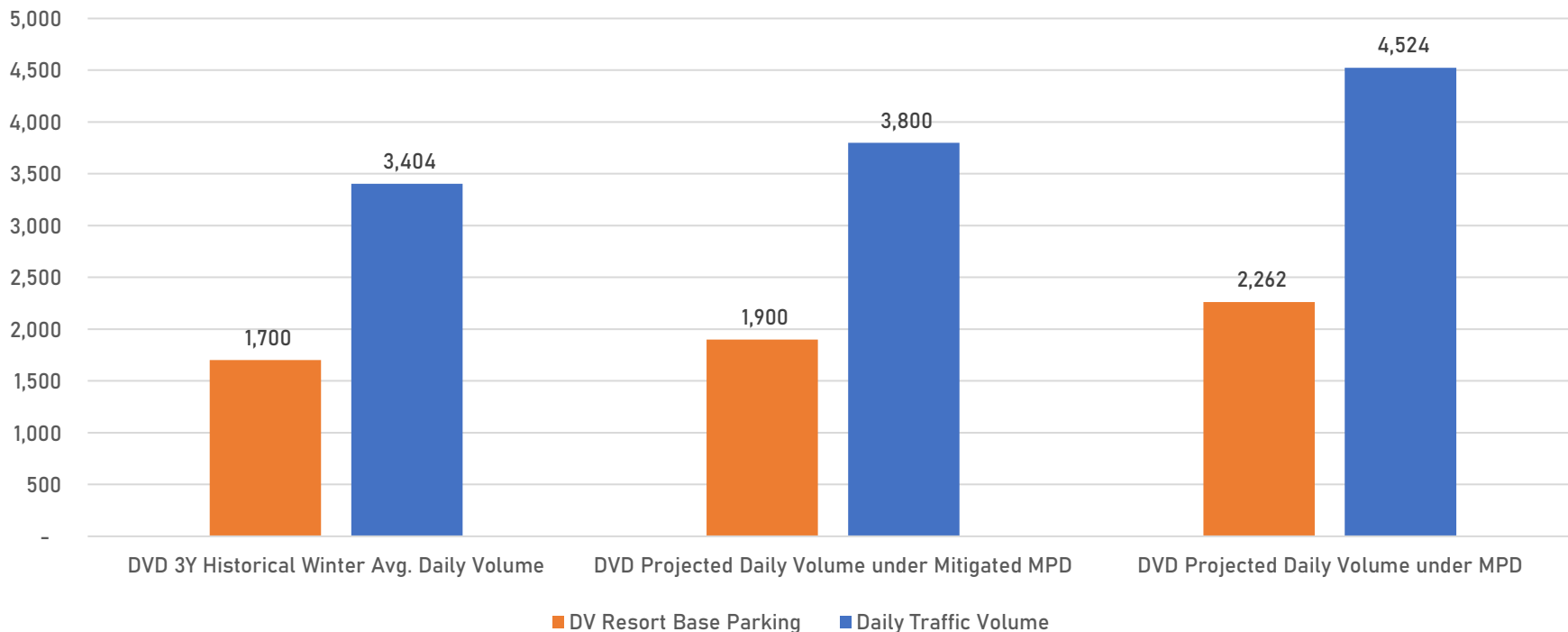


Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023.

# Deer Valley Drive Daily Traffic Volume

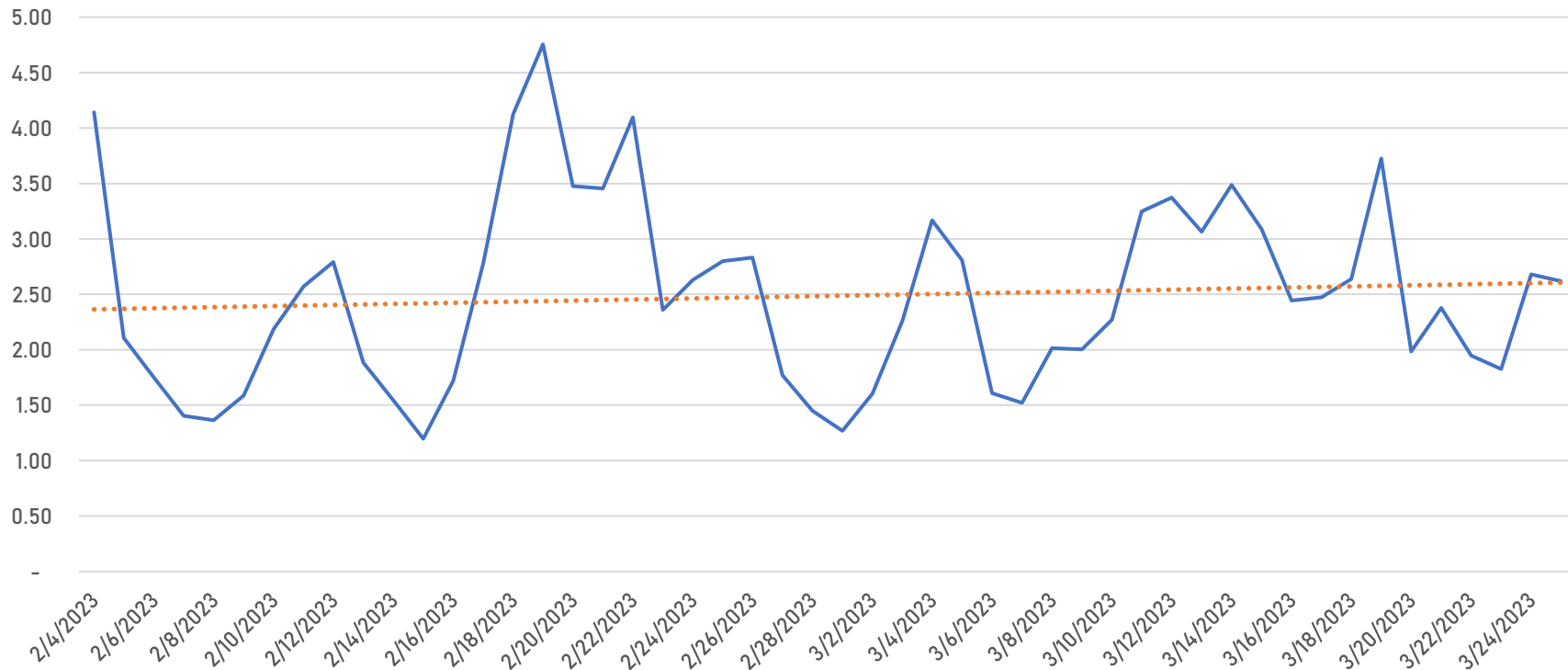
**DVD Winter Avg. Daily One-Way Volume is almost perfectly 2X DV Resort Max Parking Capacity - 3,400 Daily Traffic / 1,700 max spaces = 2 (morning wave, afternoon wave)**

DV Resort Parking vs. DVD One-Way Traffic Volume Scenarios



# DV Parking Lot Estimated Passengers Per Vehicle

DV Lot Estimated Passengers per Vehicle



Source: Placer.ai, Park City Municipal Corporation. As of January 14, 2023.