

City Council Staff Report



Subject: Lower Park Avenue Affordable Housing:
Final Design Approval for Woodside Park Phase 2

Author: Jason Glidden

Department: Community Development

Date: January 29, 2019

Type of Item: Administrative

Summary Recommendation

Provide final direction on the proposed design concept for the housing project on the Woodside Phase 2. Further, staff recommends Council provide direction for staff to proceed with the Master Planned Development (MPD) application and creation of construction documents with Method Design, with the goal of beginning construction in summer of 2019.

Executive Summary

Method Design has worked with staff to develop multiple concepts for the Woodside Phase 2 parcel. Staff presented two refined concepts to City Council on March 8, 2018. Council provided direction on their preferred option as well as some minor design changes they felt would improve the look of the project. In addition, staff and Method Design have gathered feedback from the community through a number of community engagement activities.

Changes have occurred since the March 8th meeting. Method Design took the feedback from Council and made changes to the materials use to move away from the “dorm” look reference from the March 8th meeting. In addition, the City acquired the adjacent property located at 1302 Norfolk Avenue in December. This acquisition allowed for an expansion of the project adding 10 units to the project. Staff has worked with Method Design to incorporate City Council’s feedback along with the comments received through our community engagement process to produce the design being presented today.

Staff seeks Council’s final direction on the proposed affordable housing design at Woodside Phase 2 parcel. Lastly, staff seeks Council’s support to move forward with the MPD application and the creation of construction documents with Method Design with the goal of beginning construction on in summer of 2019.

This project furthers City Council’s Critical Priorities of Housing and Social Equity.

Background

October 20, 2016 - [Staff Report \(pg. 3\)](#), [Summary](#), [Minutes](#)
November 3, 2016 - [Staff Report \(pg. 47\)](#), [Summary](#), [Minutes](#)
December 1, 2016 - [Staff Report \(pg. 6\)](#), [Summary](#), [Minutes](#)
November 16, 2017 – [Staff Report \(pg. 71\)](#), [Summary](#), [Minutes](#)

March 8, 2018 – [Staff Report \(pg. 15\), Summary, Minutes](#)

Planning

The proposed concept has been preliminarily vetted for compliance with the historic district guidelines and the land management code. However, a full review will not take place until the submission of a complete application. All final approvals are subject to applicable regulatory approvals through the standard application process.

Housing Mix

A variety of housing types are needed to meet the diverse needs of Park City's workforce. Staff proposes balancing the need for density to meet the number of units needed (800 new affordable units over 10 years) with the mix of types that will meet the market for a mixture of households. The current unit mix being proposed is 60 units:

- Three bedroom townhomes (6) for couples and young families;
- Studio (4), one (33), & two (9) bedroom condos for singles, couples, families and retirees;
- Three bedroom townhomes (6) to be sold at market rate.

The inclusion of the market rate units will help to raise revenue to help fund future housing projects. The market units make up 10% of the total number of units being proposed for this project. The remaining units will be sold at affordable/attainable rates.

Community Engagement

In an effort to engage the community to receive feedback on the design of the building, staff along with the design team have conducted the following outreach activities:

- City's Project Open Houses – Booth at both the spring and fall open houses which provided a chance for the general public to see the proposed design and provide feedback.
- Neighborhood E-mail Blasts – Staff collected emails from interested neighbors to the project and sent out informational emails letting them know of any public events were taking place along with contact information if they had further questions or comments
- Engage Park City – The project has been posted on the Engage Park City website. This site allows the general public to look at proposed plans and provide feedback.

Staff recommends that City Council direction to move forward with the MPD process and begin construction documents for the Woodside Phase 2 affordable housing project.

Department Review

Legal, Community Development, Budget, and Executive Department.

Funding Source

Funding for this project will come from the 2019 Sales Tax Revenue bonds. The pledged payment for the bonds come from tax increment funds allocated for affordable and attainable housing from the Lower Park Ave. RDA.

Exhibits

Exhibit A: Project Renderings



