

Dakota Pacific Project Key Info & Talking Points For The Community

Created by
Friends of Summit County for Responsible Development
November 29, 2021



Attend The Council Meeting December 1

On Wed December 1 at 6 PM the Summit County Council will be meeting to possibly vote to approve this massive project.

A huge turnout from the community is critical to stopping this disastrous mega-project.

Please plan to attend, ideally in person, but by Zoom if that works better for you.

**WEAR RED – THIS WILL ALLOW THE COUNCIL TO SEE ALL OF THE OPPONENTS
(VERSUS ANY SUPPORTERS)**

Prepare your remarks (3 minutes) prior to arriving at the council meeting

Rally: 5 PM Dec 1 – Maxwell's at Kimball Junction

Council Meeting: 6 PM Dec 1 – Newpark Hotel, Kimball Junction

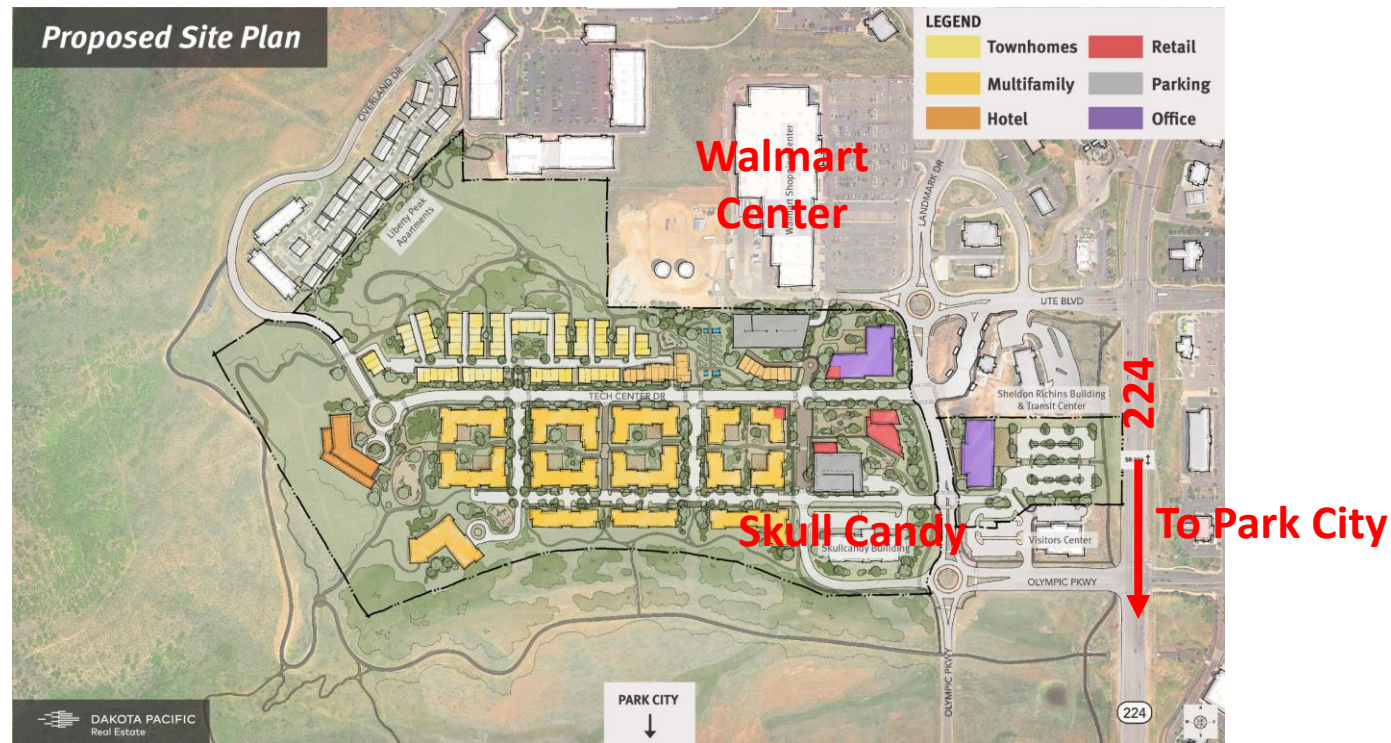
To Participate By Zoom:

<https://zoom.us/j/772302472OR>

To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

Where Is The Project?

- The project is on the west side of the 224 at Kimball Junction, adjacent to Skull Candy's offices
- The project site is 58 acres
- The location is of critical importance because it sits as the main entrance to Park City for most visitors, and as such serves an important role in defining Park City as a destination
- This location already features some of the most intensive development and traffic in Summit County



What Are The Major Elements of The Project?

- This is a **huge, urban-scale project** by any standard, consisting of over 1.7 million square feet of new construction, including:
- 1,100 new housing units (approximately 1.4 million square feet)
- 160,000 square feet of office space
- 120,000 square feet for a new hotel
- 31,000 square feet of retail space

Over 3,000 new residents are likely to live in this community, and will need to be served by our schools, hospital, police, fire, EMT, trails, road and other local services and amenities.

Who Is Dakota Pacific?

- Dakota Pacific is a large for-profit Salt Lake City based real estate investor and development company
- They build and invest in large apartment buildings, office buildings and retail complexes in Utah and across the country
- They purchased the land for this project from The Boyer Company (another Salt Lake City developer) in 2018

A Terrible Deal for Greater Park City

- Every development project has pros and cons. In this case, **the cons radically outweigh the pros** and make the decision to proceed indefensible.

A Bad Deal	
We're Being Forced to Accept...	In Exchange For...
<ul style="list-style-type: none">• 1,100 new housing units• 3,000+ new residents• 160,000 sf of new office space• 31,000 sf of new retail space• A new 120,000 sf hotel• Worse traffic in the short / med term• More strains on schools, water, healthcare, police, fire, trails, and all other community resources• A huge urban-scale project at the entrance to our mountain community	<ul style="list-style-type: none">• Possibly a solution to the Kimball Junction / I-80 traffic issues• Some workforce housing (but unfortunately less than the additional workforce housing need created by the project, making the project a net-negative)

- We view these tradeoffs as a terrible deal, entirely in favor of the developer, and with nothing for the community.

Workforce Housing - Project Claims Versus Reality

Claim Made By Developer and / or County	Fact Check	Reality
Project will contribute to the area's workforce housing supply	False	While the project includes 336 workforce housing units, all of the other uses in the project (764 market rate units, a 120,000 sf hotel, 160,000 sf of office space and 31,000 sf of retail space) create the need for far more workforce housing than the project provides. This project actually makes our workforce housing situation significantly worse.
Project will provide housing for critical workers (police, fire, teachers, etc...) as well as service economy workers (tourism industry)	Mostly False	While there will be rent restrictions on the workforce housing units, the required income and rental rates are so high that the vast majority of Summit County workers will not be able to afford them.
Project appears to provide near-term answers to our workforce housing issues	False	The project will be built in two phases, with no workforce housing in the first phase. All of the workforce housing is planned for the second phase of the project, which will be built at the developer's discretion, is not likely to be started for seven to ten years, and may never be built at all.
Workforce housing units will not be able to be rented for nightly rentals	False	While this is a well-intentioned provision, experts indicate that there is no practical or legal way for the county to enforce this provision, and it is almost certain that nightly rentals will occur.

Traffic- Project Claims Versus Reality

Claim Made By Developer and / or County	Fact Check	Reality
This project will solve the traffic issues around Kimball Junction and the 224 / I-80 Interchange	Mostly False	If the county and developer can formulate the appropriate financing plan, which is by no means certain, then one day in the future UDOT may elevate the priority of major road improvements around Kimball Junction. But whether this happens and the associated timing of those improvements is very uncertain. In the meantime, the project will be built and the traffic around Kimball Junction will become unimaginably worse than it is today.
We need Dakota Pacific's political clout and connections to make the 224 / I-80 interchange improvements happen	False	Summit County has been very effective in working with UDOT on transportation projects over the years, and former senior officials with the county see no reason that cannot continue. Further, it is the job of our council to directly advocate for the county and they should need not to "buy influence" from a developer.
The traffic mitigation measures required of the developer will offset the project's traffic impacts	Likely False	The traffic study upon which all traffic-related findings are based was paid for by Dakota Pacific and has already been found to have flaws. Given the size, scale and importance of this project, a thorough peer-review of the developer's study, or an independent study, must be performed.

Some Simple Talking Points

We encourage the community to use any and all of the following ideas in their comments to the council.

- This project does not do anything to solve our workforce housing challenges – in fact it makes them worse
- This project creates the right to build 1,100 new homes, housing 3,000 more people, that will strain every aspect of our already strained community resources including roads, schools, water, police, fire, healthcare, trails, and more.
- This project includes an ill-conceived scheme to solve the traffic problems at Kimball Junction, and has the very real potential to force the community to endure years of much worse traffic before it gets better – if it ever does.
- We do not want or need the claimed influence of an outside developer to accomplish our transportation goals
- This project is inconsistent with the Snyderville Basin General Plan in that it creates the entitlements to build significantly more housing without providing any meaningful community benefits in return
- This project represents a radical deviation from the tech park concept that was supported by the community, and the council has not provided any valid rationale for abandoning that concept.
- This project represents part of an ongoing process of overdevelopment of the greater Park City area. It continues us down a path of destroying the very place we love; a place that is an important economic engine for the county and the State of Utah.

Next Steps

- **WEAR RED** and Attend the rally and council meeting on Wednesday Dec 1!
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Thank You For Your Support!