



CLARK RANCH

PARK CITY, UTAH



Alexander
Company

Our Shared Goals

- Prioritizing a housing mix of 80% rental and 20% ownership
- Targeting affordability and attainability
- Prioritizing essential/frontline workers and municipal employees
- Providing ample and meaningful community engagement opportunities
- Prioritizing multi-modal transportation options, connections to transit



Meet the Team Here Today



Alexander
Company



MAYOR WOREL



SARA WINEMAN

HOUSING +
DEVELOPMENT
COORDINATOR



JOE ALEXANDER

PRESIDENT



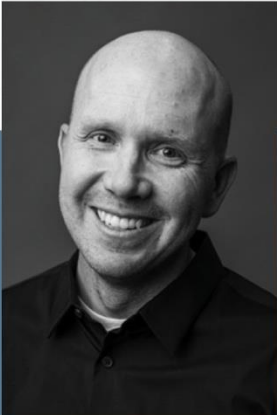
CHRIS DAY

DEVELOPMENT
PROJECT MANAGER



COLIN CASSADY

DEVELOPMENT
PROJECT MANAGER



JARRETT MOE

PRINCIPAL / OWNER



For over 40 years

The Alexander Company has earned national recognition specializing in historic preservation, urban infill development, and affordable housing solutions.

280+ BUILDINGS developed

2,000+ UNITS under mgmt

8,000+ UNITS developed

1.8M RETAIL SPACE brokered

WORK FEATURED IN

SCOPE OF SERVICES

- Development
- Design + Construction
- Property Management + Compliance
- Commercial Brokerage



Who We Are

40+

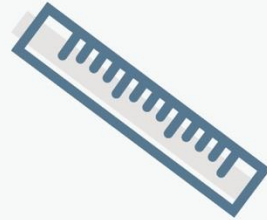
SECOND GENERATION

Family owned for over 40 years



LONG-TERM OWNERSHIP

We don't build to sell, we build to own



IN-HOUSE DESIGN/ CONSTR. OVERSIGHT

Ensures the quality of everything we build



IN-HOUSE MANAGEMENT

We have an active, on-site management team



PREVENTATIVE MAINTENANCE

We don't defer maintenance

Project Team



PARK CITY MUNICIPAL CORPORATION

Partner



THE ALEXANDER COMPANY

Developer + Property Manager



STEREOTOMIC ARCHITECTURE

Architect



TALISMAN CIVIL CONSULTANTS

Civil Engineer



NEW STAR GENERAL CONTRACTORS

General Contractor



Need for Housing

- **Workforce attraction and retention:** 12% of Park City workforce lives within the city, 62.5% commute from outside of Summit County
- **Lack of long-term resident housing:** 44% of Park City's housing units are short-term rentals
- **Unhealthy rental market:** Park City has a 3.1% vacancy rate, a healthy market is closer to 6%
- **Cost-burdened households:** 40% of renters and 22% of homeowners pay at least 30% of their income in housing, and 1 in 5 renters pay more than 50%
- **Limited ownership opportunities:** Less than 10% of homes sold from 2022 to 2023 were affordable to households earning 80% - 120% of the Summit County area median income

Sources: CoStar; 2023 Park City Affordable Housing Analysis by the Kem C. Gardner Policy Institute at the University of Utah; Park City's Housing Needs Assessment 2021



Clark Ranch Vision



RENTAL HOUSING

Up to 170 units of housing serving the Park City workforce

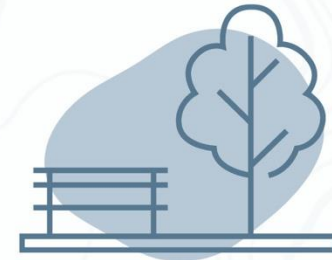
Catered to those who earn up to 70% of the Summit County area median income (we'll cover this in a moment)



OWNERSHIP HOUSING

Up to 40 units of for-sale housing in a townhome-style design

Potential for inclusion in PCMC's Attainable/Affordable Housing Program, similar to Park City Heights



SHARED AMENITIES

Potentially includes:

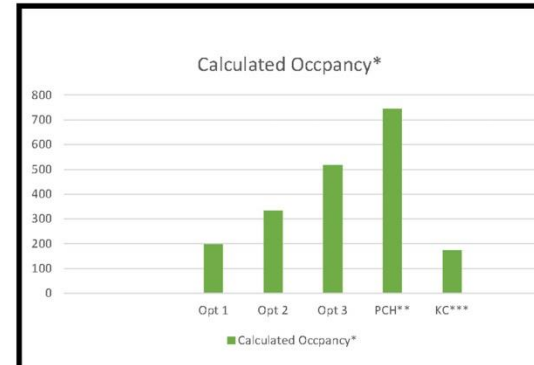
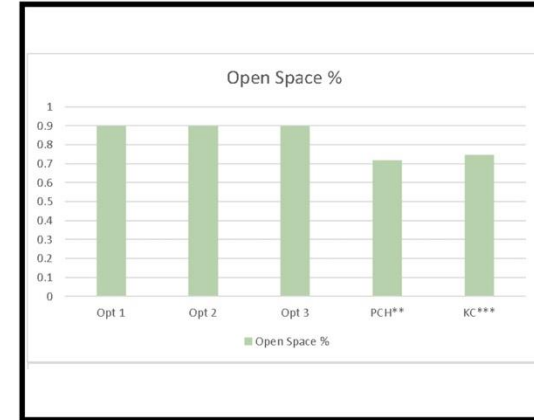
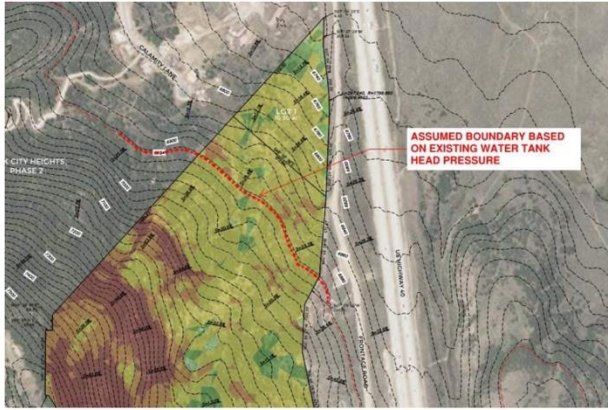
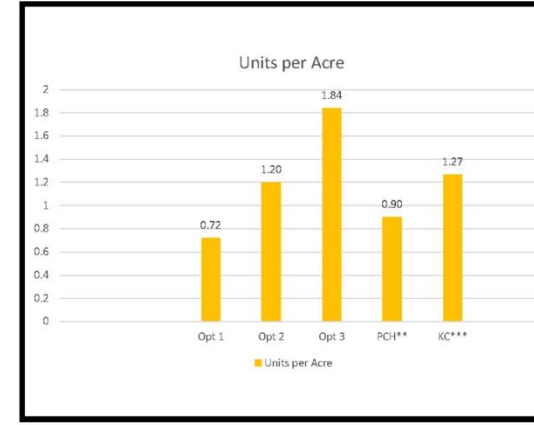
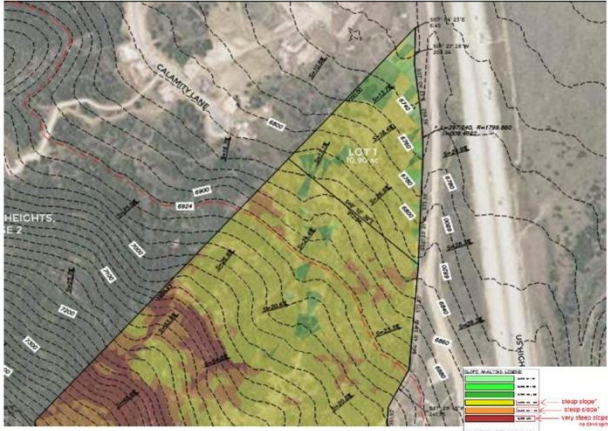
- Mountain bike/hiking trails
- Paved pedestrian paths
- Observation area
- Grilling area
- Community gardens
- Off-leash dog area

Clark Ranch Feasibility Study

- Site challenges due to topography
- Development requires rezoning
- Infrastructure and density balance
- Environmental considerations and open space



Context & Design Drivers

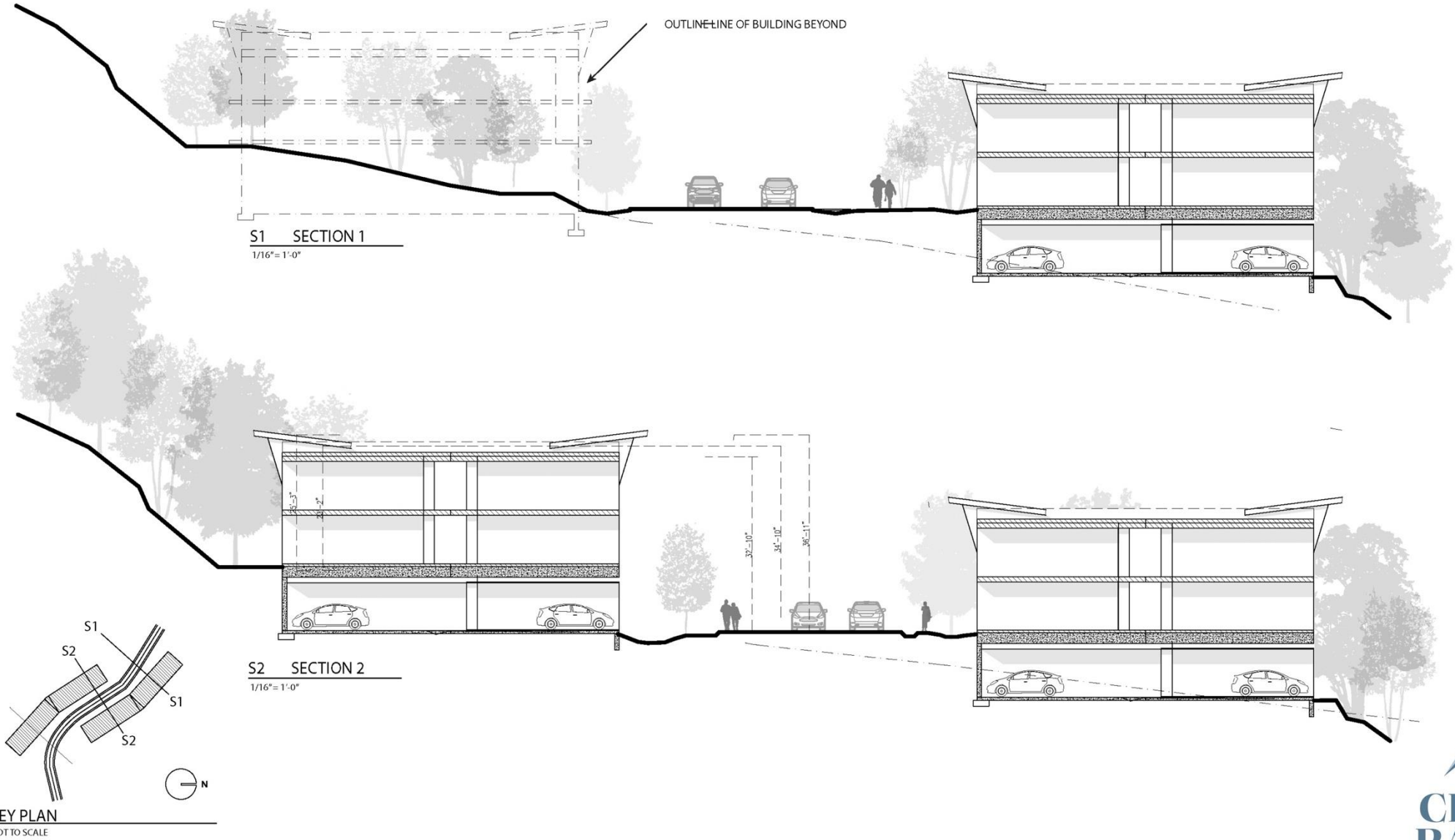


Clark Ranch Early Concept



Sample Visualization

STACKED FLATS TYPOLOGY



Key Sustainability Markers

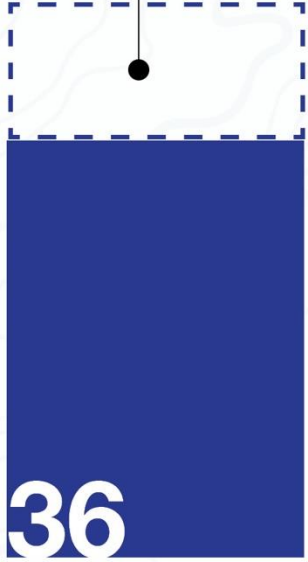
STANDARD MULTI-FAMILY HOUSING



BUILDING EUI

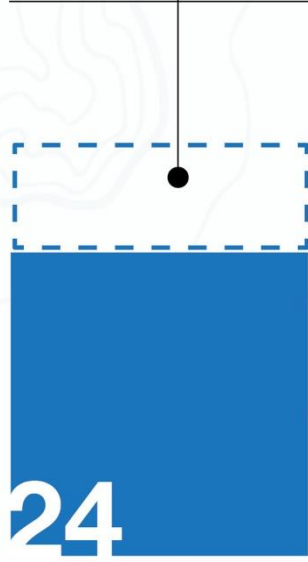
THERMAL ENVELOPE HVAC

- + increased wall insulation
- + increased roof/floor insulation
- + high performance glazing
- + 25%-30% glazing ratio
- + passive heating / cooling
- + passive ventilation
- + heat recovery ventilators



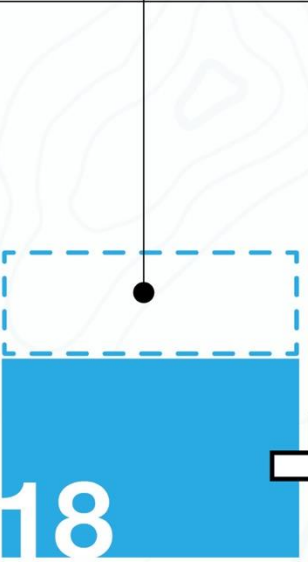
DAYLIGHTING PLUG LOADS

- + all electric systems
- + increased corridor daylighting
- + high performance glazing
- + energy efficient appliances
- + LED fixtures
- + occupancy sensors
- + code min. illumination levels



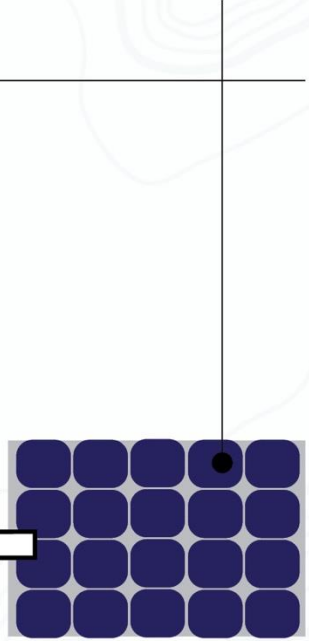
TENANT BEHAVIOR

- + "dashboard" control systems
- + incentive programs
- + partial vampire switches
- + energy efficient appliances



PV ARRAY SYSTEM

- + 18,000 s.f. of available PV array area supports 52,000 g.s.f. of unit area by generating 275 kw/year.



ENERGY USE INTENSITY = ENERGY CONSUMPTION PER FLOOR AREA

THE PATH TO NET ZERO ENERGY

*national median source EUI, energystar.gov
**adapted from "Whole Building Design Guide", a program of the National Institute of Building Sciences



Breakout Groups

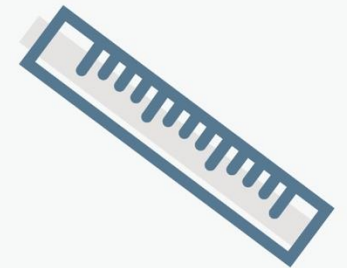
20-minute exercise

- Two group sessions led by subject matter professionals
- Attendees will spend 10 minutes in each group session
- Please ask questions, share thoughts
- Questions + answers will be posted to project website for all to see

HOUSING + AFFORDABILITY



BUILDING + SITE DESIGN





**CLARK
RANCH**

PARK CITY, UTAH

Thank you!

LEARN MORE AT
CLARKRANCHPC.COM



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