



EXHIBIT C

Comprehensive Sign Plan

**COMPREHENSIVE SIGN PLAN FOR THE
UTAH OLYMPIC PARK SPECIALLY PLANNED AREA
3419 OLYMPIC PARKWAY, PARK CITY, SUMMIT COUNTY, UTAH**

December 5, 2012

The below statements correlate with the Utah Olympic Park Resort Center SPA Submittal, Exhibit B: Final Site Plans on sheet 19 showing conceptual locations.

A Comprehensive Sign Plan for Utah Olympic Park is permitted under the Snyderville Basin Development Code Section 10-8-2: Sign Regulations. Within the previously approved Utah Olympic Park Comprehensive Sign Plan dated October 24, 2007, Utah Olympic Park and Summit County agreed to memorialize certain pre-existing 2002 Olympic Signage. Certain approvals shall continue for existing Utah Olympic Park signage within the current Development Agreement.

GENERAL

Within Utah Olympic Park, businesses and activity areas should be identified by an appropriate blend of permitted sign types including an Olympic Park Monument Sign, business area entry signs, freestanding signs, façade mounted signs, projecting signs, suspended or supported signs, banners, directional signs, and window signs. Materials for all signs shall be compatible with the surrounding architectures and mountain environment. Materials and color schemes of all exposed surfaces of signs shall complement the building located on the premises.

Signs will generally conform to the character and sizes represented in the attached illustrations. Signs shall be placed so as not to detract from the architectural elements and shall be located so as not to cause interruption to other architectural elements of buildings. Wood, metals, and materials similar in appearance to existing facility architecture, signage, and the surrounding natural environment are the materials of preference.

HISTORICAL 2002 OLYMPIC WINTER GAMES SIGNAGE

Olympic Towers

Two Olympic towers exist, one at the roundabout entry to Olympic Parkway and one in front of the Olympic Plaza. They serve as permanent reminders of Utah's 2002 Olympic Winter Games and ongoing Olympic Legacy. Periodic maintenance on these towers includes rewrapping of the Olympic winter sport graphics and painting of the metal structures. Upkeep and maintenance of these towers is the sole responsibility of the Utah Athletic Foundation under license agreement with the United States Olympic Committee. The towers may be lit so long as they comply with County down lighting regulations.

Existing Scoreboards

The electronic scoreboards installed for the 2002 Olympics (20'x 60' in size) are permitted as shown in the attached visual. Any change in size or location is subject to Low Impact Permit review.

Existing Flags

The national flags located at the top and base of the jumping hills and surrounding the sliding track are permitted.

"Look of the Games"

Numerous buildings and sport support areas have graphics and Olympic marks that are historical and appropriate in their continued visibility. Examples include logo etchings on facility windows, large banners with winter athlete pictures, and numerous renditions of Olympic rings displays. These are permitted for continued visual display.

UTAH OLYMPIC PARK MONUMENT ENTRY SIGN

One project entry monument sign for the development is allowed to represent Utah Olympic Park on a permanent basis. The entry sign may be designed to accommodate non-electronic changeable copy displays and/or banners affixed to the structure or other similar means promoting civic or special events. The size of the individual letters of the civic or special event shall be proportional to the size of the structure and will be as approved through a Low Impact Permit.

Sign Location and Size

The sign shall be located similar to previously approved in the October 24, 2007 Utah Olympic Park Comprehensive Sign Plan at the southwest corner of SR-224 and Olympic Parkway in the Summit County right-of-way. All parts of the sign and any landscaping above grade shall be located at least ten feet from the back of the curb. The display area of the sign shall not exceed forty-five (45) square feet.

Sign Type and Material

The monument sign shall be constructed with a monument base of stone, wood, concrete or a combination of the three. The display area (sign board) shall be made of real metal (non-reflective), wood, wood composite material, stone, or similar. Sign copy may be applied, painted, engraved, wood, or solid letters applied directly on the signboard. Colors may include Utah Olympic Park colors or colors which are neutral and compatible with the surrounding architectures and mountain environment.

Sign Copy

The sign will include the permanent copy of "Utah Olympic Park" and may include the Utah Olympic Park logo. The copy "USA", the Olympic Rings, and the copy "U.S. Olympic Training Site" may be also included in the facility identification. Changeable copy is intended to promote civic or special events.

BUSINESS AREA ENTRY SIGNS

Multiple business area entry signs for the development are allowed to represent business partner locations on a permanent basis. The project entry sign may include individual tenant names and locations. The size of the individual letters of the project name and individual tenants shall be proportional to the size of the structure.

Sign Location and Size

Signs shall be located at the entry location of the various building clusters as conceptually identified in sheet 19 of the Resort Center SPA Submittal Site Plans. The display area of the sign shall not exceed thirty (30) square feet.

Sign Type and Material

Signs shall be constructed with a base of stone, wood, concrete or a combination of the three. The display area (sign board) shall be made of metal (non-reflective), wood, wood composite material, or Coroplast. The copy may be applied, painted, engraved, wood, or solid letters applied directly on the signboard. Colors may include the Utah Olympic Park colors or colors which are neutral and compatible with the surrounding architectures and mountain environment.

Sign Copy

The sign may include company or brand names. Discounts on activities shall not be advertised.

FREESTANDING SIGNS

Existing signs, as shown in attached illustrations, are permitted. New signs or changes to existing signs are subject to Low Impact Permit review. Signs may be wood, metal, or a material that complements the building. The copy may be applied, painted, engraved, wood, or solid letters applied directly on the signboard. Colors may include the Utah Olympic Park colors or colors which are neutral and compatible with the surrounding architectures and mountain environment. Sign copy shall identify a building or area, be directional in nature, or interpretive relative to the natural environment, Utah's 2002 Olympic Winter Games, or the ongoing Olympic Legacy. The copy shall not include advertisements, brand names or logos, excluding the Utah Olympic Park name and logo.

FAÇADE MOUNTED SIGNS

Existing signs, as shown in attached illustrations, are permitted. New signs or changes to existing signs are subject to Low Impact Permit review. Signs may be wood, metal, or a material that complements the building. The copy may be applied, painted, engraved, wood, or solid letters applied directly on the signboard. Colors may include the Utah Olympic Park colors or colors which are neutral and compatible with the surrounding architectures and mountain environment. Sign copy shall identify the building or be directional in nature. The copy shall not include advertisements, brand names or logos, excluding the Utah Olympic Park name and logo.

PROJECTING SIGNS

The bottom of projecting signs shall be a sufficient height above ground to prevent damage or hazardous conditions. Signs shall be proportionate in scale to their respective buildings and are subject to Low Impact Permit review and approval.

SUSPENDED OR SUPPORTED SIGNS

The bottom of suspended or supported signs shall be located sufficiently and at a height sufficient to prevent damage or hazardous conditions. Signs shall be proportionate in scale to their respective buildings and are subject to Low Impact Permit review and approval.

BANNERS & FLAGS

Parking Lot Banners

Banners may be installed within parking lots. The bottom of the banners shall be a sufficient height above the parking lot or sidewalk to prevent damage or hazardous conditions. The size of the banner shall be proportional with the light pole on which it is placed. These banners will be made of nylon or other strong weather resistant fabric material. Each banner may contain artistic expressions and colors. Banners may display the Utah Olympic Park name and logo and/or advertise certain events.

Pedestrian Area Banners

Banners may be installed on decorative and/or light poles and building facades throughout Utah Olympic Park. The purpose of these banners is to animate and identify key pedestrian environments. The bottom of the banners shall be a sufficient height above ground to prevent damage or hazardous conditions. The size of the banner shall be proportional with the pole on which it is placed. Each banner may contain artistic expressions and colors. Banners may contain the Utah Olympic Park name and logo, the name and/or logo of certain tenants within Utah Olympic Park, and may advertise certain events.

DIRECTIONAL SIGNS

Pedestrian & Vehicular Directional Signs

Additional pedestrian and vehicular directional signs may be installed with the purpose of increasing safety, easing vehicular traffic, identifying pedestrian traffic areas, and differentiating between vehicular and pedestrian areas.

Existing Directional Signs

The directional sign on Olympic Parkway was installed by the Utah Department of Transportation prior to the 2002 Olympics and is permitted. Other directional signs, examples of which can be seen in Exhibit D, are necessary to direct patrons around the site and are permitted.

WINDOW SIGNS

Signs may be stenciled or etched on windows or doors and may contain the Utah Olympic Park name and logo, the name and/or logo of certain tenants within Utah Olympic Park, or hours of operation.

SIGN ILLUMINATION

Sign lighting shall comply with lighting standards established in the Snyderville Basin Development Code. Lighting for all signs, if illuminated and with the exception of the scoreboard, shall be from external illumination sources. However, back lighting is permitted so long as the light source is screened from view. All external illumination sources shall be shielded from public view. Light shall be concentrated on the sign face. The amount of light cast to areas other than the sign shall be reduced to the extent possible.

Exposed neon tubing and/or individual light bulbs forming the sign copy shall not be permitted without approval of O.A. Exposed neon signs shall be permitted inside a business if set back ten (10) feet minimum from the storefront window (with permission).

PROHIBITED SIGNS

Unless otherwise addressed in this Comprehensive Sign Plan, those signs identified in Section 10-8-2(F) of the Snyderville Basin Development Code are prohibited unless approved by separate permit.

PERMITS REQUIRED

Except as provided herein, no sign shall be erected without securing any permits required under Snyderville Basin Development Code Section 10-8-2: Sign Regulations and any other permits specifically required hereunder.

MINIMUM STANDARD

These guidelines constitute a minimum standard for signs. The developer intends to operate above the minimum standard in terms of quality and expression.

EXHIBIT G Comprehensive Sign Plan (continued)

Types of Signs	Number	Size	Code	Location
Entrance Sign (changeable copy displays)	2	45 square feet (no advertising)	No	Entrance to the UOP
Freestanding/Monument	1 per building, area, activity, vehicular access, or directional area	30 square feet	Yes	Entry Location to the Buildings (see location map)
Primary Wall Sign	1 per building	1:2 up to 60 square feet or up to 75 sq ft if building façade is 250' min length	Yes	Building Facades
Secondary Wall Sign	1 per building	1/2 the size of primary wall sign	Yes	None proposed
Projecting Sign	1 per building	6 square feet	Yes	Pending new development
Suspended Sign	1 per building	Not specified	Yes	Pending new development
Awning Sign	1 per building	N/A	Yes	Pending new development
Banners on Light Poles	No more than 50% of signs	15 square feet	No	Pending new development
Temporary Signs	per code	20 square feet	Yes	Pending new development
Open House Off-Premise Signs	N/A	N/A	Yes	Pending new development
Non-Commercial Opinion Signs	N/A	N/A	Yes	Pending new development
Property Subject to Development or Construction	per code	20 square feet	Yes	Pending new development
Property Subject to Sale, Lease, Rent, or Auction	N/A	N/A	Yes	Pending new development
Flags	Existing Exemption	Existing Exemption	Yes	Pending new development
Window Signs	N/A	25% of the Window Area	Yes	Pending new development
Neon Signs	N/A	N/A	Yes	Pending new development

Additional Sport Signage

Various Utah Olympic Park Banners

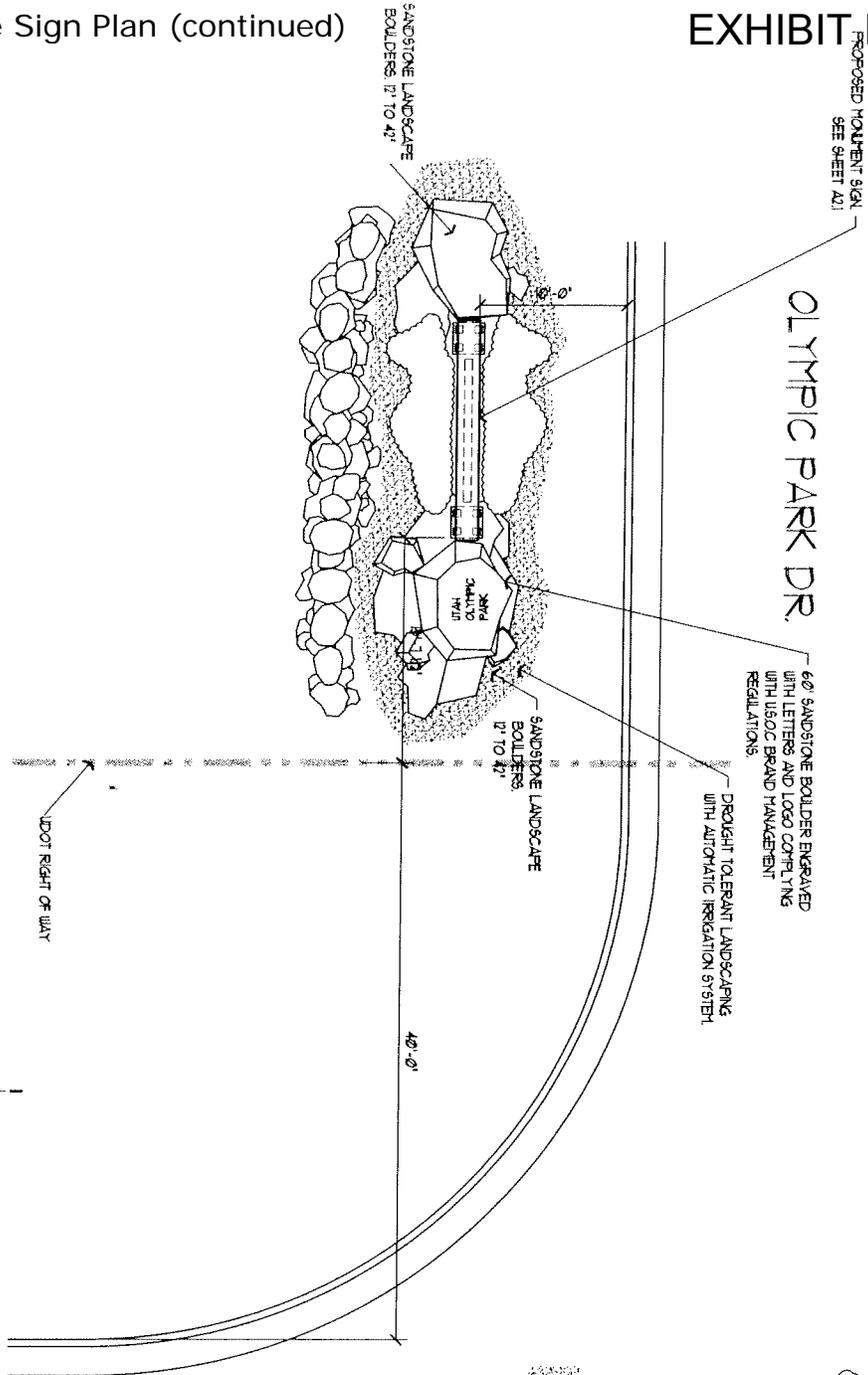
60 square feet maximum

Aerials Pool Jump Signs

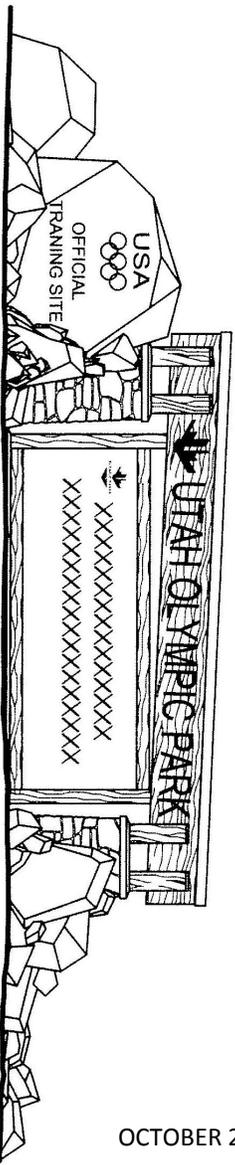
100 square feet

Utah Olympic Park fully intends to make every effort to meet the intent of all sign regulations. Sign design will ensure that materials and color schemes are compatible with Snyderville Basin’s mountain environment with all materials and color schemes of exposed sign surfaces complementing the building located on the premises. Size and height will be determined by respective locations and purpose due to the scale of the various environments and particular snow loads, but generally with a maximum of height of 10’ where not already exempted.

UTAH OLYMPIC PARK MONUMENT ENTRY SIGN
 PRELIMINARY RENDERING & LOCATION
 (CONCEPTUAL ONLY AS PREVIOUSLY APPROVED OCTOBER 24, 2007)



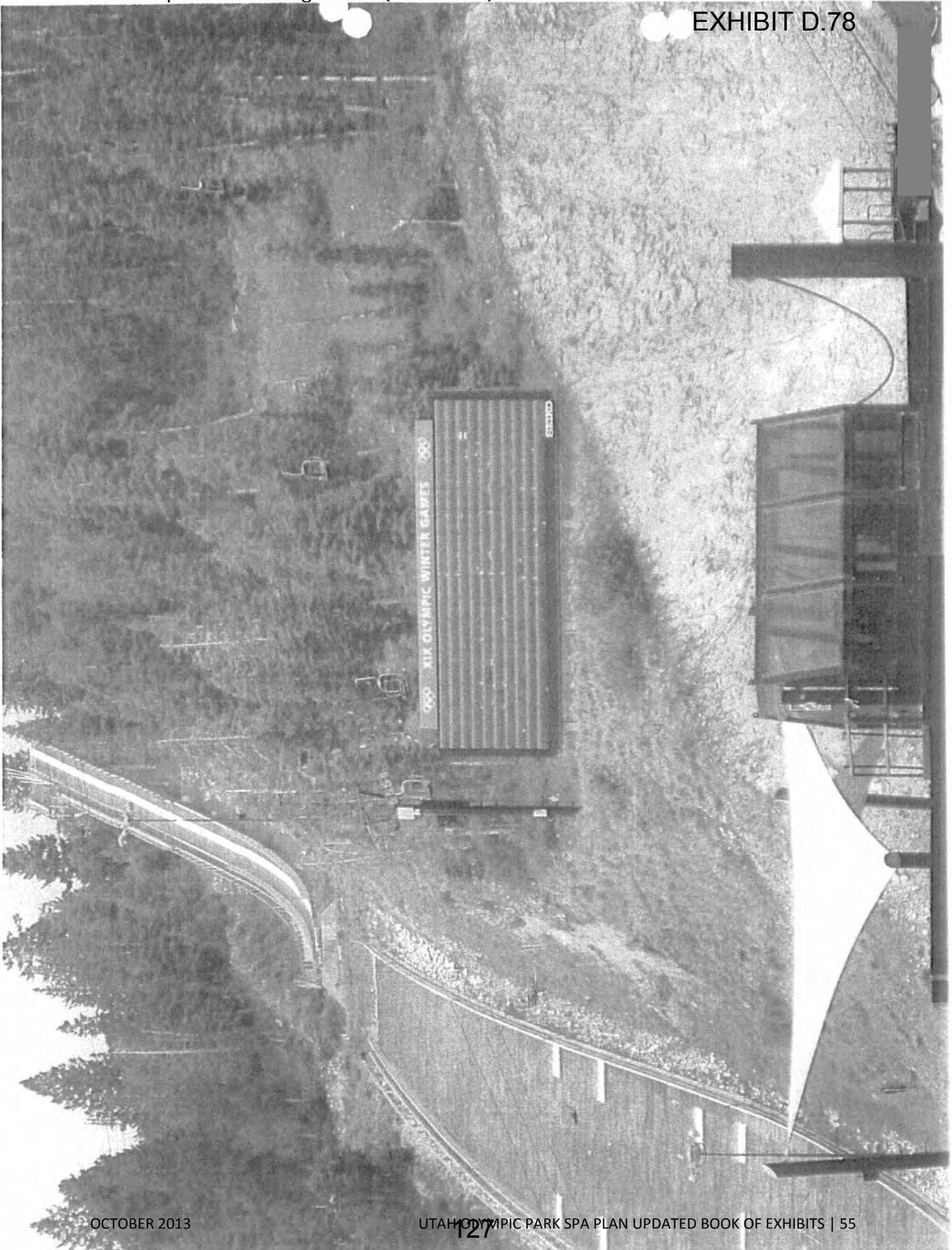
LANDSCAPE PLAN



PLANT LIST

COMMON NAME	LOT#	% BULK LBS.
PARK CITY SEED MIX GRANITE SEED COMPANT		
KN	ACTOSTAPHYLOS UVA-URSI	
LC	CORONARIS DAMARA 'LOUISA'	
MR	TRICHOARPIS	Creeching Colorado Holly
BF	GALLIARDA BRITATA	Blanket Flower
BC	GERANIUM SEROTINUM	Bloody Cranesbill
RC	AQUILEGA CANADICA	Roady Mountain Columbine
B5	RUDEBECKIA WILGIDA 'GOLDSTUN'	Black Eyed Susan
SHEEP RESCUE	PROVY -31816	4120
TALL WHEAT GRASS	AGEL -31755	12550
MOUNTAIN BROTCRASS	BR7A -31894	12550
CHOKECHERRY	PRV1 -23252	210
UTOPING BIG SAGEBRUSH	ARTFW -31061	15320
25 LBS. PER ACRE		

HWY 224





UTAH OLYMPIC PARK
SPA SUBMITTAL
SUMMIT COUNTY, UTAH

PREPARED FOR:
UTAH ATHLETIC FOUNDATION
P.O. BOX 980337
PARK CITY, UTAH 84098
435-658-4200

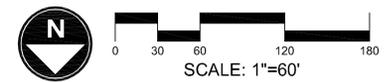
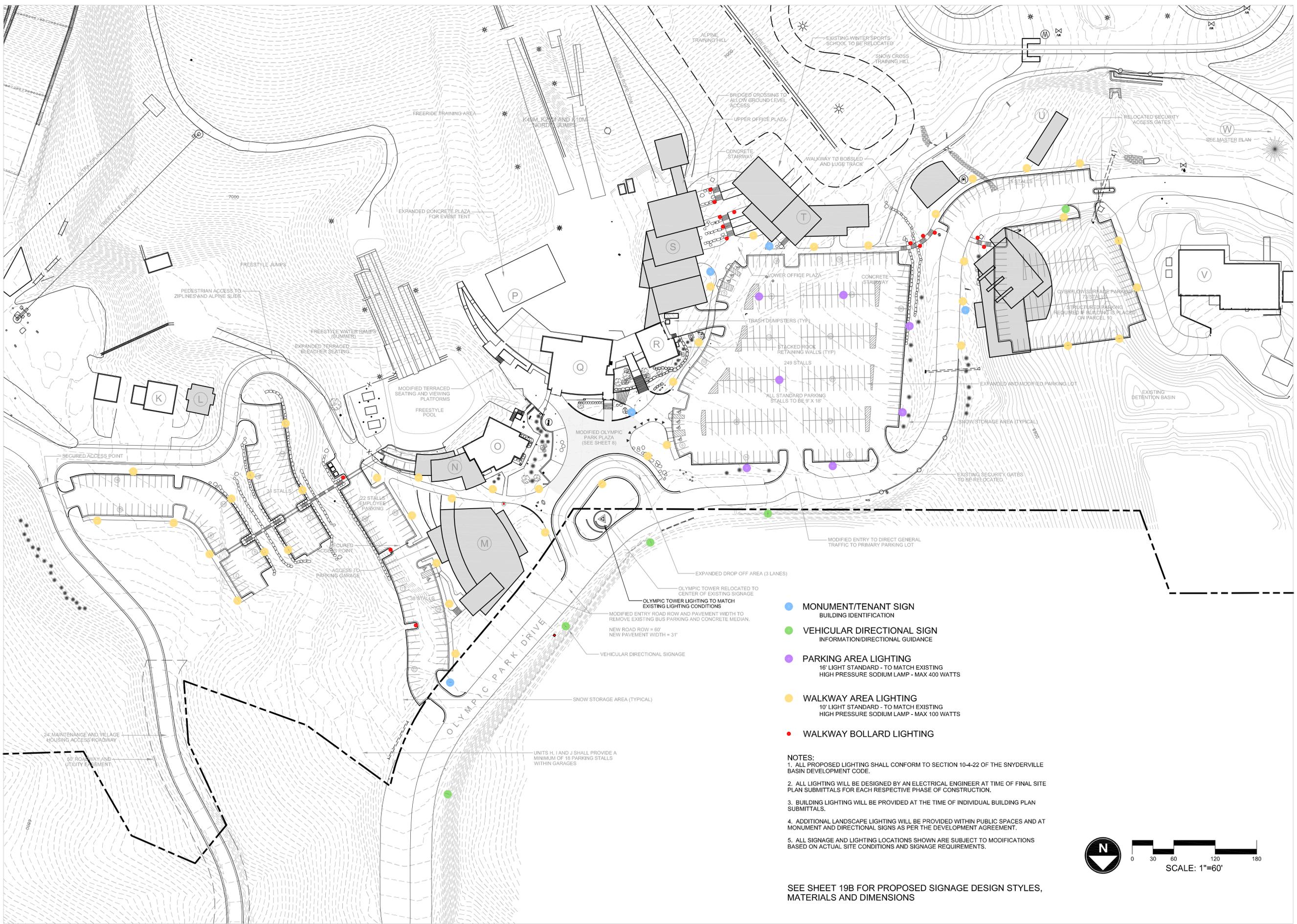


DATE: OCTOBER 2013
PROJECT: 000.0000.00
DRAWN BY: EL
REVIEW BY: EL
VERSION: SPA SUBMITTAL
REVISIONS:

SHEET TITLE:
LIGHTING AND SIGNAGE PLAN

SHEET NUMBER:

19



SEE SHEET 19B FOR PROPOSED SIGNAGE DESIGN STYLES, MATERIALS AND DIMENSIONS



EXHIBIT H

Community Benefits

Community Benefit Criteria

Environmental Enhancements (High)

Description: Environmental enhancements shall include, but are not limited to, programs and improvements that will enhance existing wildlife habitat, rehabilitating wetlands disturbed by various land use practices, measures to protect air quality, establishing fisheries in local streams, and other such features. Such enhancements must be compatible with the Snyderville Basin General Plan and the applicable neighborhood plan. Environmental enhancements must produce benefits for the enjoyment of all residents of the Snyderville Basin. Improvements that are provided largely for the enjoyment of residents of the development and which produce only minor benefits for the general population may receive some density credit, but only to the extent that the general public benefits from the improvement.

Enhancements include:

Provide and Program mass transit including Olympic Park Shuttles and Park City Bus Routes reducing the need for automobiles within the Park.

All new Buildings will be constructed to a minimum of Energy Star 2011 building standards.

Restricted Affordable Housing

Description: Higher densities will be permitted when restricted affordable housing is provided within the project. Restricted housing must be of a type that is compatible with the neighborhood within which it is proposed. Restrictions by deed or other desired mechanism shall include appropriate sales and resale restrictions, rental rates restrictions, and other appropriate measures. The restrictions shall ensure that the dwelling units are oriented toward persons employed within Summit County and remain affordable to those employed in Summit County in perpetuity, including sales beyond the original owner. Affordable housing types and size, together with the percentage of such units provided must be compatible with and deemed appropriate by Summit County for the neighborhood in which it is proposed and meet the housing needs of the community. Before restricted affordable housing density increases are granted, the ability of the local community to absorb the number and type of units proposed must be demonstrated. It is not the intent of Summit County to create neighborhoods comprised of restricted affordable housing only.

Accomplished by:

The Resort Center provides for approximately 112 Workforce Housing Units (74.78 W.U.E.'s) with a wide range of housing types serving the project including athlete dormitories. This equates to 49% above the minimum requirements. (50.14 W.U.E's)

Workforce Housing (67,300 SF) = 22.77% of Total Project SF

Housing Units include Full time and seasonal units for both Athletes and Employees of the park.

No single housing type will account for more than 50% of the Total units

Will provide for restrictions that enable the units to be available to residents and athletes working and training at Utah Olympic Park.

Utah Olympic Park Workforce Housing Summary

Required Workforce Unit Equivalents 50.14
 Proposed Workforce Unit Equivalents 74.78

Housing Agreement Details:

Proposed Workforce Unit equivalents exceed project minimum requirements by 49%.

Unit Breakdown:

Unit Type	# of Units	Percent of All Units
Seasonal Athlete	56 Units	50%
Year Round Athlete	28 Units	25%
Employee	28 Units	25%
Total	112 Units	100%

Utah Olympic Park will determine all qualified renters of workforce units.

All units will be offered to Full-time and Seasonal Athletes training at Utah Olympic Park, clients of the Sports Medicine facility and Full-time/Seasonal Employees of Utah Olympic Park.

Only For Rent units will be provided.

Short-term and Nightly Rentals will be allowed for those units identified as Seasonal Athlete Units. No rental term restrictions shall apply to these units.

Fee Waivers:

1. A waiver of 50% of the fees for each unit targeting 60-80% AMI.
2. A waiver of 75% of the fees for each unit targeting 40-60% AMI.
3. A waiver of 100% of the fees for each unit targeting 20-40% AMI.
4. At the sole discretion of the Chief Executive of Summit County, and upon good cause shown, community-oriented housing non-profits only may be granted a waiver of 100% of the fees for all units.

Workforce Housing Generation:

Type of Use	Full Time Equivalent (FTE) *	Use Square Footage	Employees Generated	W.U.E. Obligation**	Notes
Office	3.7	79,500	294.15	32.68	Typical Office Uses
Winter School	1.00	9,000	9.00	1.00	
Medical Office	0.7	40,000	28.00	3.11	
Indoor Recreation Facility	4.4	13,900	61.16	6.80	
Athlete Support	1.00	35,910	35.91	3.99	Includes Luge Facility & Day Lodge Expansion
Event Support	3.3	6,975	23.02	2.56	
Recreation Elements	0	0	0.00	0.00	
Workforce Totals		185,285	451.24	50.14	
Mid Mountain Parcels	0	43,000			
Park Housing	0	67,230			
Project Total		295,515			

* Per Summit County Development Code - Workforce Housing - Chapter 5

** W.U.E. Obligation Calculation

Employees x .20 = X

X divided by 1.5 (workers per household) = Y

Y divided by 1.2 (jobs per worker) = W.U.E. required

Proposed Workforce Housing:

Type of Use	Unit Size	Number of Units	Percent of Total*	Unit SF	W.U.E.	Notes**
Seasonal Athlete - Dormitory	150	24	21.43%	3,600	4.00	Max 6 persons per Unit. 1 Bathroom per 4 persons = 60 sf min. Access to Kitchen to meet building requirements 20 sf per person for storage
Seasonal Athlete - Studio	400	32	28.57%	12,800	14.22	Studio unit
Year Round Athlete	650	28	25.00%	18,200	20.22	One Bedroom
Employee	650	4	3.57%	2,600	2.89	One Bedroom
Employee	900	4	3.57%	3,600	4.00	Two Bedroom
Employee	1150	6	5.36%	6,900	7.67	Three Bedroom
Employee	1400	14	12.50%	19,600	21.78	Four Bedroom
Workforce Totals		112	100.00%	67,300	74.78	

*No unit may exceed 50% of the total.

**All unit sizes are as defined by Summit County Development Code - Workforce Housing - Chapter 5

Contribution to Community Trails and Parks

Description: Contributions for community parks and trails shall be made according to the Snyderville Basin Recreation and Trails Master Plan. Facilities “required” to meet specific neighborhood or project needs will not be considered as contributions to the communitywide system. Improvements and/or contributions must be considered appropriate and desirable by the Snyderville Basin Special Recreation District. The level of density incentive will relate to the value of the community benefit received from the contribution.

Accomplished by:

Provide for integral trail connection of the potential future Hi-Ute Ranch Trail to the Sun Peak and Canyons neighborhoods.

Extension of UOP trails to link with future Hi-Ute trail and create a UOP loop trail within the Park.

Provide maintenance for new Cross Country trails located adjacent to UOP minimizing maintenance costs to SBSRD by utilizing available Park equipment.

Providing Trail Connection from UOP Loop Trail to new Cross Country Trails in lower basin open space.

Exceeds Open Space Requirements for Project

Description: Density incentives will be granted by Summit County when development project provides significant and meaningful open space consistent with the requirements established in Policy 5.1 of the General Plan, and when the amount of open space provided exceeds the required open space for the site as established in the Development Code.

Accomplished by:

As required in Chapter 5.1 of the General Plan Utah Olympic Park provides “meaningful open space.”

82% of Utah Olympic Park Site is provided as Open Space. Open Space is proposed in large contiguous areas and includes near view buffers as identified in the General Plan.

Required Open Space is located to protect the most important attributes and character of the site. Utah Olympic Park preserves:

- Scenic hillside viewsheds and ridgelines.
- Provides open space connections to and through the village linking adjacent neighborhoods to amenities, parks and trails.

Tax Base & Economic Enhancements

Description: The potential density incentive will be partially a function of tax base and economic enhancements desired by Summit County, which may include, but are not limited to, job generation for the local labor supply; enhancements to the resort economy which may include appropriate short-term accommodations and recreation amenities; significant assessed valuation increases that benefit County and special service districts; and/or significant increases in sales tax revenues to Summit County. Such projects shall be required to accommodate the unique seasonal employee housing needs of the development project in order to qualify for this measure. The development project shall be phased in a manner that ensures that tax revenues are available to Summit County and special service districts before those aspects of the project that may produce a fiscal burden on service providers are constructed. A fiscal, economic, and seasonal housing needs assessment of the project, based on assumptions approved by Summit County, will be required to demonstrate the level of enhancement generated by the project.

Accomplished by:

Utah Olympic Park complements the existing Resort Character of the Canyons, Park City and Deer Valley resorts providing a unique mix of destination amenities and attractions.

Utah Olympic Park provides a variety of Housing for resort industry support including appropriate full time and seasonal Athlete and Workforce Housing.

Park amenities and attractions provide for direct and indirect economic income to Summit County and the community as a whole with the ability to draw resort and recreational tourists - 280,000 total current yearly visits.

Commercial/Office and tourism tax base to Summit County.

Resort Center provides Job Growth within the Resort Industry thru additional Recreation Training Facilities and Commercial/Office uses.

Sport Training Facilities providing Growth of Sport within Summit County

Current Financial Impacts to local economy from UOP Special Events (Athletes) = 3,000 to 5,000 total room nights per year.

Expanded Athlete Training Visits Outside of Special Events

Compatibility with “Town, Resort, Village Design”

Description: Higher densities may be permitted within those areas designated Town or Resort Center on the applicable neighborhood land use plan map. However, to qualify for density increases under this provision, all development must comply with the appropriate design principles identified in Policy 3.8 of the Snyderville Basin General Plan. Furthermore, development shall be clustered at a minimum rate of approximately five (5) units per one acre so as to create an appropriate critical mass within the developed area.

Accomplished by:

As outlined in Policy 3.8 of the General Plan, Utah Olympic Park is suitable as a Resort Center and is an appropriate location because:

- Creates no disturbance to environmentally “critical” areas. Resort Center builds upon an existing Resort base.
- Minimal disturbance to environmentally “sensitive” areas and Visual impacts are minimized by placing majority of development on existing saddle and off of hillside viewsheds
- Resort Center location is compatible with the West Mountain Neighborhood Land Use Plan objectives. Additionally, proposed development area is buffered from all existing land uses.
- The Resort Center is highly accessible from major roadways within the Snyderville Basin and Kimball Junction. Access to and from the Village will not adversely affect existing residential neighborhoods.
- The Resort Center is in close proximity to existing economic and employment generators.
- The Resort Center is near appropriate infrastructure and services.
- The Resort Center is designed to be pedestrian-oriented, accommodate mass transit opportunities and minimize the use of automobiles within the Resort Center.

Land Bank & Development Right Relocation

Description: Summit County will use density incentives to encourage development right relocation from a less desirable location within the Snyderville Basin to a more desirable location within the Snyderville Basin or suitable contributions of land for land bank purposes to Summit County. The incentive shall be related to the public benefit received from the relocation, but it is recognized that significant density increases may be considered to achieve development relocation. It also is recognized that less desirable locations for development vary in degree of significance to the community. The more significant the area in which the development rights are being relocated from, the greater the incentive that will be considered. To qualify, density must be relocated from one parcel to another, not within the same parcel. Before a density incentive is granted, it must be demonstrated that the proposed density is appropriate in the area acquiring the density and that a reduction of density from the area in which the development rights are being relocated is appropriate and in the public interest.

ACCOMPLISHED BY: None Proposed

Unique Public Facilities & Amenities Exceeding Project Requirements

Description: Unique community facilities and amenities shall be considered only when it is demonstrated that the improvements or land contribution exceed the specific and identifiable impacts and/or needs of the project. The density shall be directly related to the value of the community benefit. Before a density incentive is granted, however, it also must be demonstrated that there is a need for the proposed improvements: that the improvements or land are needed or desired at the proposed location; that the land is appropriate in size and that the terrain is appropriate to accommodate the intended use; and the improvement is compatible with the surrounding neighborhood. Such benefits may include structured parking when it will result in the preservation of additional and desirable open space, school sites, trail underpass/overpass; public buildings; the provision of alternative transportation systems and facilities, or other such improvements that are determined to be desirable under the General Plan.

Accomplished by:

The Resort Center contains existing Amenities and Facilities including:

- Olympic Park Tours
- Eccles 2002 Olympic Winter Games Museum
- Alf Engen Ski Museum
- Summer Bobsled Rides
- Zipline Rides
- Alpine Slide
- Freestyle Aerial Show
- Youth Sport Programs – Summer & Winter

Future Facilities and amenities include:

- Expanded Training Facilities for High Performance and Community Recreation Programs
- Adventure Courses
- Special Events tents within Public Plazas to support Receptions, Meetings and Group Events
- Expanded Viewing Areas/Plazas around the Freestyle Pool



ECONOMIC BENEFIT OF UTAH OLYMPIC PARK

ESTIMATED CURRENT AND FUTURE IMPACTS
2013 TO 2032

prepared by Utah Olympic Legacy Foundation
Colin Hilton, CEO

October 9, 2013

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INTRODUCTION – THE UTAH OLYMPIC PARK

Cradled by the Wasatch Mountains, the Utah Olympic Park venue is home to six Nordic Ski Jumps, a 1,335-meter sliding sports track (for Bobsled, Skeleton, and Luge) with five start areas, a freestyle aerials winter training and competition hill, a 750,000-gallon summer freestyle/freeskiing training pool, a youth oriented multidisciplinary ski terrain containing introductory terrain park features, mogul lanes, a ski and boarder cross course, alpine ski lanes, three public adventure courses, four ziplines, an alpine slide, the Joe Quinney Winter Sports Center, Alf Engen Ski Museum and George S. and Dolores Dore Eccles 2002 Olympic Winter Games Museum.

The Utah Olympic Park opened in 1992 as the Utah Winter Sports Park, purposely built as a winter sport training and competition venue. It was supported by both local County and State efforts. Its early efforts spurred the attraction of the Salt Lake 2002 Olympic Winter Games, where the venue hosted 17 days of competitions in the sports bobsleigh, skeleton, Luge, Nordic Ski Jumping, and Nordic Combined events. Today, this Olympic legacy venue continues to serve an increasing range of participants as an active athlete training facility as well as a popular publically used recreation facility and public attraction. It is located 28 miles east of Salt Lake City in Park City, Utah.

The focus of the Olympic Park still remains rooted in sport and youth development programs. Since 2002, the amount of young athletes has more than quadrupled. While built for elite athlete and training purposes, the facility has been modified and expanded to accommodate the larger demands of our youth and recreational programs for an inspired local population.

For the public at large, the Olympic Park is open year-round with seasonal activities for guests. Guided tours, the Alf Engen Ski Museum and George S. and Dolores Dore Eccles 2002 Olympic Winter Games Museum are open year-round. Admission to the museums and venue is free. Guests can take a ride on the Comet Bobsled with a pilot, ride the Extreme Zipline (the steepest zipline in the world), take a ride on the Alpine Slide, watch athlete training of all levels, and try freestyle jumping into the Freestyle Aerials Pool on skis. New adventure courses and high ropes courses challenge guests to test their abilities on navigating obstacles, using balance, agility and coordination.

VISION FOR A SUSTAINABLE FUTURE

The Utah Olympic Park Specially Planned Area combines a unique history and an ambitious future. The Olympic Park now looks to further sustain its operation by adding complimentary development. This will both support winter sport athletes, but also increase the type and variety of community uses. The proposed elements would promote and serve a wider audience of users. The Utah Athletic Foundation (d.b.a. Utah Olympic Legacy Foundation or UOLF), a

501(c)(3) Utah non-profit, oversees the operation of the Utah Olympic Park and will serve as the organization that manages additional building development. The Core Missions of the Foundation include efforts to:

- Maintain, operate, and enhance Olympic Legacy Facilities
- Engage and involve more people – especially Utah’s youth – in winter sport
- Inspire, educate, and entertain the public through unique & exciting public offerings
- Improve the quality of youth sport and physical activity programs in Utah
- Ensure long term viability & relevance of Utah’s Olympic Legacy efforts

The Utah Olympic Park SPA will provide opportunities for the Foundation to reach these goals and objectives by creating a dynamic year round Olympic Sports and Recreation Campus. Through adhering to a set of “Guiding Principles” for development, the Legacy Foundation will attract building types and uses that will support & complement the existing Olympic Winter training facilities & programs. These include:

- Sports Medicine/Sport Science Facilities
- Athlete Housing/Lodging Opportunities
- Office Campus
- Added family/public oriented activities
- Increased meeting/convention space

The UOP SPA Master Plan proposes a unique mix of land uses focused around existing and future centers of sport activities. The Master Plan clusters these uses within a central campus area, providing for an efficient, pedestrian friendly assembly of health, recreation, and sport centered facilities. These planned uses will provide for a viable long-term strategy that will build upon the foundation that exists today, while creating a new synergy of uses that will benefit the Park for the future.

The Master Plan proposes a mix of public and private facilities that will provide the Foundation with varied revenue streams that may include Land Lease Agreements, increased tourism/visitation, meeting and convention facilities and an enhanced recreational and community user base.

Building upon the existing Park facilities provides a unique opportunity to create a sustainable operating model. The Olympic Legacy Foundation’s Board & leadership are motivated to find creative ways to “self-sustain” itself in perpetuity through public & private partnerships promoting quality development projects. These efforts and envisioned activity centers will further establish the Utah Olympic Park as a significant destination within Summit County and the Park City region for generations to come.

ECONOMIC BENEFITS OF THE PROPOSED NEW DEVELOPMENT

As a part of the Utah Olympic Park (UOP) SPA application and drafting of the development agreement, the Utah Olympic Legacy Foundation was asked to analyze and report on areas of both current and projected economic benefit to Summit County. Five categories of economic activity will have the most notable impact, and are analyzed in this report, as follows:

- Property Tax ¹ – \$5.4 million in new revenue (20 years)
- Sales Tax – \$1.9 million in new revenue
- Job Creation – 113 new jobs created² –up from 175 now
- Direct Spending – UOP spending in Summit County will increase from the current level of \$1.1 million per year
- Major Events

Indirect benefits – the secondary and tertiary impacts of the new development – spending that is induced by direct beneficiaries – will generate substantial revenue in addition to that shown in this report. The estimation of indirect economic impacts would require a detailed and highly technical analysis, which is beyond the scope of this report.

PROPERTY TAX REVENUE

The Utah Olympic Park (UOP) is a 501(c)(3) non-profit entity, and as such is exempt from the payment of property tax. At present the UOP generates no property tax revenue for Summit County or other local taxing entities.

Under the proposed development plan, 200,000 square feet of new, tax generating commercial development will be brought online over a period of the next 11 years.³ It is projected that this new development will generate \$5.4 million, for nine Summit County taxing entities, as shown in Table 1 (below).

Property tax revenue in Table 1 is calculated in constant dollars (2013), meaning that the annual increase in the property tax assessment is assumed to be no faster than the rate of inflation (about 1.75%⁴). If construction cost or market value increases faster than inflation

¹ Development in the UOP SPA will be by means of privately held new construction, built on land leased from the UOP – the UOP will retain title to the ground. This new development will generate property tax revenue based only on the value of the improvements – not the land. This is a kind of property tax revenues referred to as a "privilege tax".

² Full-time equivalent employment. This includes some full time and some part time and seasonal jobs.

³ Total approved new development at the UOP is 295,515 square feet.

⁴ Projected GDP Deflators for Baseline Countries/Regions (in percent) 2000-2030, Source: World Bank, World Development Indicators, ERS Estimates, and ERS Baseline Regional Aggregations, Updated:12/15/2011, <http://data.worldbank.org/data-catalog/world-development-indicators>

(historically true) then Table 1 is understated. If for example, the net annual increase in assessed value is about 2%, then total property tax revenue from the UOP will be about \$6.7 million, rather than \$5.4 million -- \$1.4 million more than shown in Table 1

Table 1

PROPERTY TAX REVENUE						
<i>Current and Projected (calculated in 2013 \$s)</i>						
Taxing Entity	2012 Actual Property Tax Revenue	Property Tax Rate (2012)	Projected Taxable Value (phase 1 & 2)	2017 Projected Tax Revenue	Projected Taxable Value (phase 1 & 2)	2023 Projected Tax Revenue
County - Municipal	\$0	0.000472	\$25,000,000	\$11,800	\$40,000,000	\$18,880
Summit County	\$0	0.000943	\$25,000,000	\$23,575	\$40,000,000	\$37,720
Multi County A&C	\$0	0.000168	\$25,000,000	\$4,200	\$40,000,000	\$6,720
Local Assessment/Collect	\$0	0.000071	\$25,000,000	\$1,775	\$40,000,000	\$2,840
Weber Basin Water Conservancy	\$0	0.000215	\$25,000,000	\$5,375	\$40,000,000	\$8,600
PC Fire	\$0	0.000987	\$25,000,000	\$24,675	\$40,000,000	\$39,480
Mosquito Abatement	\$0	0.000041	\$25,000,000	\$1,025	\$40,000,000	\$1,640
Snyderville Recreation	\$0	0.001189	\$25,000,000	\$29,725	\$40,000,000	\$47,560
PC School District	\$0	0.004924	\$25,000,000	\$123,100	\$40,000,000	\$196,960
Total (per year)	\$0	0.00901		\$225,250		\$360,400
Total New Property Tax Revenue (20 years)						
2013 to 2017	\$675,750					
2018 to 2022	\$1,486,650					
2023 to 2032	\$3,604,000					
Total	\$5,766,400					

Source – Property tax rates and taxing entities from Steve Martin, Summit County Assessor’s office. Taxable value is \$200 per gross square foot, as estimated by UOP staff. Annual square footage of new development and cumulative total tax revenue is from Table 6. Projected tax revenue is calculated as the product of the property tax rate and taxable value.

SALES TAX REVENUE

Current annual UOP retail and concession sales are \$435,772 per year. This generates about \$29,000 in sales tax revenue. As a result of the planned new development, retail and concession sales are expected to increase substantially – based in part on increased sales from current operations, and added revenue generated by new retail tenants. Table 2 shows the projected increase in sales tax revenue.

Table 2

SALES TAX REVENUE							
<i>Current and Projected (calculated in 2013 \$s)</i>							
	2013	2013 Actual Sales Tax Revenue	2012	2018	2018 Projected Sales Tax Revenue	2023	2023 Projected Sales Tax Revenue
	Gross Sales		Sales Tax Rate	Projected Gross Sales		Projected Gross Sales	
Concessions & Retail	\$435,772	\$29,479	6.30%	\$871,544	\$54,907	\$1,198,373	\$75,497
Concessions & Retail by Tenants	\$0	\$0		\$500,000	\$31,500	\$950,000	\$59,850
Total (per year)		\$29,479		\$1,371,544	\$86,407	\$2,148,373	\$135,347
Total Sales Tax Revenue (20 years)							
2013 to 2017		\$184,518					
2018 to 2022		\$432,036					
2023 to 2032		\$1,353,475					
Total		\$1,970,030					

Source – Table 7. Tax revenue is calculated as the product of gross sales and the sales tax rate. Cumulative total tax revenue is from Table 7.

EMPLOYMENT – CURRENT AND FUTURE JOBS AT THE OLYMPIC PARK

The UOP currently has a staff of 112 year round, full-time employees plus additional part time personnel during peak season and events (summer and winter). Maximum part-time staffing is 150 employees. This equates to an estimated total of 175 full-time equivalent jobs (FTE).

We anticipate that the total number of on-site FTE’s will increase by about 65% – from 175 to about 288 jobs in 2023 – an increase of 113. This is driven by several factors:

- New development will generate 58 new full-time jobs.
- We anticipate more intense use of existing facilities because of planned new public activities, implementation of new conference facilities, additional athlete services and housing, and continued growth of core sports activities.
- Synergy between our core activities and new, for-profit development will generate new commercial opportunities.

There will in addition be an increase in on-site construction employment, from about 2015 until 2022.

Note that the percentage of current UOP summer staff residing in Summit County is approximately 75%, and in winter is 65%. We expect that this trend will continue, which means a substantial number of the newly created jobs will be filled by local residents.

Table 3

UOP Employment <i>Current and Projected</i>			
	2013 <u>Actual</u>	2018 <u>Projected</u>	2023 <u>Projected</u>
UOP Employees (FTE) (full-time year-round and seasonal)	175	205	230
Tenant FTE's	0	42	58
Total	175	247	288

Source – UOP staff.

UOP DIRECT SPENDING WITHIN SUMMIT COUNTY

The Olympic Park (and parent organization, the Utah Olympic Legacy Foundation) now spend over \$1.1 million for the purchase of goods and services from Summit County businesses. This includes for example, service contracts; building materials and products; vehicles, repair and servicing; fuel, media advertising, and a variety of other specialty goods and services related to the specific operations of the park.

Future local spending will be higher, commensurate with increased commercial activity as the development project is completed and new businesses begin operations. It’s difficult to predict the rate of growth and total new spending, but it’s clear that it will be driven by:

- Construction spending and spending for tenant improvements
- Spending attributable to tenant business operations
- Increased visitation with higher per capita spending due to increased activities, events and other opportunities for public participation.

We anticipate a 5% increase in in-County direct spending over the next five years – not including the effect of the pending new development – attributable to our plan to increase the visibility and visitation of our facility. We expect another 5% increase over the following five years. In addition, we estimate that direct spending from new development may be at a rate equal to about 60% of the spending level now demonstrated by the Olympic Park as a whole. Given these assumptions, projected future direct spending could be as shown in Table 4.

Table 4

DIRECT SPENDING WITHIN SUMMIT COUNTY			
<i>Current and Projected (calculated in 2013 \$s)</i>			
	<u>2013 Actual</u>	<u>2018 Projected</u>	<u>2023 Projected</u>
Spending Attributable to Current Operations & Facilities	\$1,100,000	\$1,155,000	\$1,200,833
Spending Attributable to New Development	\$0	\$158,000	\$219,000
Total (per year)	\$1,100,000	\$1,313,000	\$1,419,833
Total Direct Spending Within Summit County (20 years)			
2013 to 2017	\$5,816,000		
2018 to 2022	\$6,870,000		
2023 to 2032	\$14,198,333		
Total	\$26,884,333		

Source – 2013 actual spending from UOP staff. Spending attributable to current operations is increased at the rate of 5% per period. Cumulative total is from Table 9. Spending attributable to new development is estimated as an amount per employee, calculated as shown in Table 10.

REVENUE FROM EVENTS & VISITING ATHLETES

Table 5 shows the estimated annual economic impact of sporting event competitions at the Utah Olympic Park, and the impact of visiting athletes, coaches, broadcast and print media, and family/spectators.

The significant amount of total revenue is not from just a few major events but rather the cumulative effect of many small and medium size events. Additionally, athlete visitation for training purposes is also notable when looked at from a cumulative basis throughout the year. Local hotel/lodging room nights and local spending due to the Utah Olympic Park hosting these events and training sessions adds up.

Summarizing the cumulative data of both individual major events and estimates of annual athlete training sessions, the attached table estimates annual impacts as follows:

- Major events bring an average of over 2300 unique athletes/coaches/officials/media/and family visitations for typical year
- Major events producing over 10,000 room nights of lodging and over 30,000 annual meal expenditures
- This calculates to a projected direct spending figure of over \$2.1 million dollars per year with this typical amount of event activity.
- Athlete visitation to our region also accounts for a cumulative and sizable volume of spending patterns. Today, through surveys and research, we calculate the direct spending to average \$1.25 mil per year and growing.

Table 5

REVENUE FROM EVENTS AND VISITING ATHLETES			
<i>Current and Projected (calculated in 2013 \$s)</i>			
	2013	2018	2023
	<u>Actual</u>	<u>Projected</u>	<u>Projected</u>
Visitor Spending (from events)	\$2,025,492	\$2,200,000	\$2,400,000
Visiting Athlete Training Spending	\$1,250,000	\$2,500,000	\$3,500,000
Total (per year)	\$3,275,492	\$4,700,000	\$5,900,000
Total Direct Spending Within Summit County (20 years)			
2013 to 2017	\$16,377,460		
2018 to 2022	\$23,500,000		
2023 to 2032	\$59,000,000		
Total	\$98,877,460		

Source – UOP staff. Cumulative total revenues from Table 11.

TECHNICAL REFERENCE

The following tables are referenced in the (foregoing) body of the report. They are included to document analytical detail and illustrate calculation methodology.

Table 6

ESTIMATED ANNUAL PROPERTY TAX REVENUE							
<i>2013 to 2032 (calculated in 2013 \$s)</i>							
	UOP New Development (sq. ft.)			Estimated Taxable Value (per sq. ft.)	Estimated Assessed Value (per sq. ft.)	Property Tax Rate (2013)	Total
	Phase 1 and 2	Phase 3	Total				
2013					\$0	0.00901	\$0
2014					\$0	0.00901	\$0
2015	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2016	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2017	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2018	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2019	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2020	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2021	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2022	125,000		125,000	\$200	\$25,000,000	0.00901	\$225,250
2023	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2024	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2025	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2026	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2027	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2028	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2029	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2030	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2031	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
2032	125,000	75,000	200,000	\$200	\$40,000,000	0.00901	\$360,400
Total							\$5,406,000

Source – new development square feet and estimated taxable value from UOP staff. Property tax rate from Table 1.

Table 7

ESTIMATED ANNUAL SALES TAX REVENUE							
<i>2013 to 2032 (calculated in 2013 \$s)</i>							
	UOP New Development (sq. ft.)	Total Taxable Sales			Sales Tax Rate (2013)	Total	
		Existing Retail Facilities	New Commercial Operations	Total			
2013	0	\$435,772	\$0	\$435,772	6.30%	\$27,454	\$184,518
2014	0	\$435,772	\$0	\$435,772	6.30%	\$27,454	
2015	125,000	\$435,772	\$0	\$435,772	6.30%	\$27,454	
2016	125,000	\$435,772	\$250,000	\$685,772	6.30%	\$43,204	\$432,036
2017	125,000	\$435,772	\$500,000	\$935,772	6.30%	\$58,954	
2018	125,000	\$871,544	\$500,000	\$1,371,544	6.30%	\$86,407	
2019	125,000	\$871,544	\$500,000	\$1,371,544	6.30%	\$86,407	\$1,353,475
2020	125,000	\$871,544	\$500,000	\$1,371,544	6.30%	\$86,407	
2021	125,000	\$871,544	\$500,000	\$1,371,544	6.30%	\$86,407	
2022	125,000	\$871,544	\$500,000	\$1,371,544	6.30%	\$86,407	\$1,970,030
2023	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2024	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2025	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2026	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2027	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2028	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2029	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2030	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2031	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
2032	200,000	\$1,198,373	\$950,000	\$2,148,373	6.30%	\$135,347	
Total						\$1,970,030	\$1,970,030

Source – new development square feet and is shown as a reference for the rate of sales tax growth, and is from Table 6. And estimated taxable value from UOP staff. Property tax rate from Table 1. Taxable sales is from Table 2. Sales tax rate is from Table 8.

Table 8

SALES TAX RATE		
<i>Tax Area 10</i>		
Taxing Entity	Tax Rate	Description
State sales & use tax	4.65%	Subject to reapportionment - average net rate to Summit County has been [%]
County Sales and Use Tax	1.00%	County general government
Mass Transit Tax	0.30%	Collected by Summit County – paid to Park City as a transit (bus) management fee
RAP Tax (recreation, arts, parks)	0.10%	Collected by Summit County – dedicated to recreation and Parks, and specific local grants
County Option Tax	0.25%	County general government
Total	6.30%	Total

Source – tax rates from Summit County Auditor’s Office.

Table 9

EST. ANNUAL UOP SPENDING WITHIN SUMMIT COUNTY 2013 to 2032 (calculated in 2013 \$s)				
	Spending Attributable to Current Operations & Facilities	Spending Attributable to New Development	Total	
2013	\$1,100,000		\$1,100,000	\$5,816,000
2014	\$1,100,000		\$1,100,000	
2015	\$1,100,000		\$1,100,000	
2016	\$1,100,000	\$158,000	\$1,258,000	\$6,870,000
2017	\$1,100,000	\$158,000	\$1,258,000	
2018	\$1,155,000	\$219,000	\$1,374,000	
2019	\$1,155,000	\$219,000	\$1,374,000	
2020	\$1,155,000	\$219,000	\$1,374,000	
2021	\$1,155,000	\$219,000	\$1,374,000	
2022	\$1,155,000	\$219,000	\$1,374,000	\$14,198,333
2023	\$1,200,833	\$219,000	\$1,419,833	
2024	\$1,200,833	\$219,000	\$1,419,833	
2025	\$1,200,833	\$219,000	\$1,419,833	
2026	\$1,200,833	\$219,000	\$1,419,833	
2027	\$1,200,833	\$219,000	\$1,419,833	
2028	\$1,200,833	\$219,000	\$1,419,833	
2029	\$1,200,833	\$219,000	\$1,419,833	
2030	\$1,200,833	\$219,000	\$1,419,833	
2031	\$1,200,833	\$219,000	\$1,419,833	
2032	\$1,200,833	\$219,000	\$1,419,833	
Total	\$23,283,333	\$3,601,000	\$26,884,333	\$26,884,333

Source – spending attributable to current operations is from UOP staff, and assumes 5% periodic increase over 2013 actual. Spending attributable to new development is from Table 10 (rounded).

Table 10

EST. IN-COUNTY SPENDING ATTRIBUTABLE TO NEW UOP COMMERCIAL DEVELOPMENT			
	Est. Per Capita Spending (2013)	2018	2023
2013 UOP Spending Within Summit County	\$1,100,000		
Est Share Attributable to Retail and Other Non-Specialty Operations	60%		
Sub-total	\$660,000		
UOP Employees (2013, FTE)	175		
Average per Capita Local Spending	\$3,771	\$3,771	\$3,771
New Tennant Employees (FTE)		42	58
Estimated Total Spending		\$158,400	\$218,743

Source – estimating methodology – the per capita rate is calculated based on current total employment, and assuming that spending from UOP new development will be at the rate of 60% of the spending rate now demonstrated by the UOP as a whole. Spending attributable to new development is calculated as the product of number of new development employees and average local spending per employee.

Table 11

ESTIMATED ANNUAL REVENUE FROM EVENTS AND VISITING ATHLETES				
<i>2013 to 2032 (calculated in 2013 \$s)</i>				
	Visitor Spending	Visiting Athlete Training Spending	Total	
2013	\$2,025,492	\$1,250,000	\$3,275,492	
2014	\$2,025,492	\$1,250,000	\$3,275,492	
2015	\$2,025,492	\$1,250,000	\$3,275,492	\$16,377,460
2016	\$2,025,492	\$1,250,000	\$3,275,492	
2017	\$2,025,492	\$1,250,000	\$3,275,492	
2018	\$2,200,000	\$2,500,000	\$4,700,000	
2019	\$2,200,000	\$2,500,000	\$4,700,000	
2020	\$2,200,000	\$2,500,000	\$4,700,000	\$23,500,000
2021	\$2,200,000	\$2,500,000	\$4,700,000	
2022	\$2,200,000	\$2,500,000	\$4,700,000	
2023	\$2,400,000	\$3,500,000	\$5,900,000	
2024	\$2,400,000	\$3,500,000	\$5,900,000	
2025	\$2,400,000	\$3,500,000	\$5,900,000	\$59,000,000
2026	\$2,400,000	\$3,500,000	\$5,900,000	
2027	\$2,400,000	\$3,500,000	\$5,900,000	
2028	\$2,400,000	\$3,500,000	\$5,900,000	
2029	\$2,400,000	\$3,500,000	\$5,900,000	
2030	\$2,400,000	\$3,500,000	\$5,900,000	
2031	\$2,400,000	\$3,500,000	\$5,900,000	
2032	\$2,400,000	\$3,500,000	\$5,900,000	
Total	\$45,127,460	\$53,750,000	\$98,877,460	\$98,877,460

Source – UOP staff.

Summary of UOP Events – 2010, 2011, 2012

Table 12

DATES	EVENT	FORMAT & COMMUNITY OPPORTUNITIES	MEDIA EXPOSURE	Official Participants		Media		Spectators & Family		TOTAL AVG ATTENDANCE	TOTAL EVENT ROOM NIGHTS	AVG TOTAL MEALS (3 meals/day)	AVG SPENDING PER PERSON PER DAY	ECONOMIC IMPACT
				AVG Attendance	AVG LENGTH OF STAY	AVG ATTENDANCE	AVG LENGTH OF STAY	AVG Attendance	AVG LENGTH OF STAY					
2010														
Jul 31, 2010	Ski Jumping & Nordic Combined Springer Tournee, Festival of Flight, & 2010 Olympic Heroes	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, Regional	80	4	4	2	60	4	144	568	1704	\$175	\$99,400
Nov 8-14, 2010	Bobsled & Skeleton Double America's Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International	275	5.5	10	2	60	3	345	1712.5	5137.5	\$275	\$470,938
Dec 6-11, 2010	Bobsled & Skeleton World Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International (plus International TV)	300	5.5	40	6	250	3	590	2640	7920	\$275	\$726,000
Dec 12-18, 2010	Luge World Cup	Utah Olympic Park and event organizers are responsible to pay a stipend to participants for lodging and meals during their stay in the Park City area. This event is free to public.	Local, National, International (plus International TV)	200	5.5	40	6	250	2	490	1840	5520	\$275	\$506,000
Dec 9-12, 2010	Men's Nordic Combined Continental Cup	Utah Olympic Park and event organizers are responsible to pay a stipend to participants for lodging and meals during their stay in the Park City area. This event is free to public.	Local, National, International	90	4	10	2	250	2	350	880	2640	\$275	\$242,000
Jan 31 – Feb 6, 2011	Bobsled & Skeleton Junior World Championships	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International	150	5.5	10	3	250	3	410	1605	4815	\$275	\$441,375
TOTALS	6 Events			1095	30	114	21	1120	17	2329	9245.5	27736.5		\$2,485,713

Table 13

DATES	EVENT	FORMAT & COMMUNITY OPPORTUNITIES	MEDIA EXPOSURE	Official Participants		Media		Spectators & Family		TOTAL AVG ATTENDANCE	TOTAL EVENT ROOM NIGHTS	AVG	AVG	ECONOMIC IMPACT
				AVG Attendance	AVG LENGTH OF STAY	AVG ATTENDANCE	AVG LENGTH OF STAY	AVG Attendance	AVG LENGTH OF STAY			TOTAL MEALS	SPENDING PER PERSON PER DAY	
2011														
Jul 27-30, 2011	Ski Jumping & Nordic Combined Springer Tournee & Festival of Flight	Competitors and their families are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, Regional	80	4	10	2	60	4	150	580	1740	\$175	101500
Nov 7-12, 2011	Bobsled & Skeleton Double America's Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International	275	5.5	10	2	60	3	345	1712.5	5137.5	\$275	470937.5
Nov 17-23, 2011	Luge Junior World Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International	125	4.5	12	5	70	3	207	832.5	2497.5	\$275	228937.5
Dec 7-11, 2011	Men's Nordic Combined Continental Cup	Utah Olympic Park and event organizers will be responsible for paying a stipend to participants to pay for lodging and meals during their stay in the Park City area.	Local, National, International	90	4	10	2	100	2	200	580	1740	\$275	159500
Feb 7-12, 2012	Skeleton Double Intercontinental Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International	90	4.5	6	2	50	3	146	567	1701	\$275	155925
Mar 2012 (TBD)	Nordic Ski Jumping Junior Olympics	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International	80	4	10	2	200	4	290		3420	\$275	313500
TOTALS	7 Events			740	26.5	58	15	540	19	1338	4272	16236		\$1,430,300

Table 14

DATES	EVENT	FORMAT & COMMUNITY OPPORTUNITIES	MEDIA EXPOSURE	Official Participants		Media		Spectators & Family		TOTAL AVG ATTENDANCE	TOTAL EVENT ROOM NIGHTS	AVG	AVG	ECONOMIC IMPACT
				AVG Attendance	AVG LENGTH OF STAY	AVG ATTENDANCE	AVG LENGTH OF STAY	AVG Attendance	AVG LENGTH OF STAY			TOTAL MEALS	SPENDING PER PERSON PER DAY	
2012														
July 2012	Ski Jumping & Nordic Combined Springer Tournee & U.S. Nationals	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, Regional	112	4.5	10	2	60	4	182	764	2292	\$175	\$133,700
Oct 28- Nov 4, 2012	Bobsled International Driving School	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local	90	9	0	0	0	0	90	810	2430	\$175	\$141,750
Nov 4-11, 2012	Bobsled & Skeleton Double America's Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International (plus TV)	275	5.5	10	2	60	3	345	1712.5	5137.5	\$175	\$299,688
Nov 11-17, 2012	Bobsled & Skeleton World Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International (plus TV)	300	5.5	40	6	250	3	590	2640	7920	\$175	\$462,000
Dec 3-8, 2012	Bobsled & Skeleton Inter-Continental Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International (plus International TV)	90	4.5	6	2	50	3	146	567	1701	\$175	\$99,225
Dec 15-19 2012	Mens Ski Jumping Continental Cup	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. This event is free to public.	Local, National, International	90	4.5	10	2	250	2	350	925	2775	\$275	\$254,375
Jan 2013	Ski Jumping & Nordic Combined World Junior Qualifier (1)	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, Regional, National	50	3.5	4	2	80	2	134	343	1029	\$275	\$94,325
Jan 4-16, 2013	Luge Junior World Championship	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National, International	125	12	10	4	10	2	145	1560	4680	\$275	\$429,000
Jan. 9-13, 2013	Ski Jumping & Nordic Combined Junior National Qualifier (2)	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National	80	3.5	4	2	80	2	164	448	1344	\$275	\$123,200
Feb 1-3, 2013	Ski Jumping & Nordic Combined Junior National Qualifier (3)	Participants are responsible for purchasing their own lodging and meals during their stay in the Park City area. Free to the public.	Local, National	80	3.5	4	2	80	2	164	448	1344	\$275	\$123,200
TOTALS	10 EVENTS			1,292	56	98	24	920	23	2,310	10,218	30,653		\$2,160,463

**FISCAL IMPACTS EVALUATION
FOR
UTAH OLYMPIC PARK**

MAY 2011

**PREPARED FOR:
UTAH OLYMPIC PARK**

**PREPARED BY:
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**FISCAL IMPACTS ANALYSIS
UTAH OLYMPIC PARK**

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A. Executive Summary

This fiscal analysis evaluates the financial impacts of new developments at Utah Olympic Park on Summit County related services and the Park City School District. It examines how this development will affect their pro-rata share of operations as well as the capital assets required to service these new additions to the community. The analysis examines the net impacts once the development has achieved buildout.

The methodology used in this analysis is a commonly followed approach to fiscal impact analyses and has been used, reviewed and accepted for numerous development projects in resort-related communities. The analysis is conservative as it factors in no economies of scale; it is assumed that each dollar spent per unit on existing services would need to be spent for each additional unit, residential and non-residential. Furthermore, the assumption is that each service provider staff member and each capital asset is at capacity and could not handle any additional load. However, it is not likely that expenditures will increase the same percentage. This approach attempts to illustrate a conservative scenario where the potential for expenses are continually maximized and revenues are often under estimated. The report is prepared in present dollars, using current tax levy rates and current costs and revenues associated with providing services. While inflation is set to zero, there is also no escalation in market value of the units developed at the site.

It is important to consider when examining the revenue contributions of the Park to each respective County agency is that due to the non-profit nature of this entity, much of the property (land) and the vertical development program considered in the pending SPA application is not subject to taxation. Therefore, that which could equate to approximately \$48.7M in market value is only reflected at a taxable value of \$21.1M due to the tax-exempt nature of the land and the UOP maintained vertical development.

The fiscal impacts evaluation illustrates a situation where based upon the assumptions generated from Summit County service providers, the new development associated with the Utah Olympic Park will have a net annual fiscal cost in the amount \$131,659 (or \$165,543 when including \$33,884 in hypothetical Capital Replacement Costs) in total to the County at buildout when combining the General and Municipal Services Funds.

With respect to the Park City School District, Utah Olympic Park could produce a fiscal cost to the district of \$47,302, based upon current Park City School District student generation rates for the non-UOP maintained affordable housing component of the development. In the event that the development were to not produce any school-aged children living within the development, the impact would shift to a sole benefit to the school district as there would be no students generating expense to the district; only tax revenues. In such an event, General Fund related revenues could equate to \$62,195 or total tax related revenue \$84,885 (state and local).

What this traditional fiscal impacts analysis does not account for are the indirect fiscal and intangible benefits to the County. The Utah Olympic Sports Park is an attraction for area visitors and additionally draws substantial unique athlete visits to the community. Based upon UOP figures, the Park sees approximately 160,000 visits (Athlete, Event Related, Recreational, Public, Group Event, and Staff) during the summer and over 125,000 unique total summer visits. Additionally, estimates for winter visits are around 120,000 gross and 80,000 unique. The presence of this amenity to the community draws dollars to be spent on retail, lodging, food and help to support the resort nature that defines Summit County.

B. Summit County

1. Fundamentals of the Analysis

In order to understand how much is currently being spent per housing unit in Summit County, an evaluation of the Summit County Year End Financial Statements was performed. At the start of this analysis, the most recently completed and approved statements are those ending on December 31, 2009. These statements can be obtained through the Summit County Clerks/Auditors Office or on the Web at the Utah State Auditors Office.

The consolidated revenue and expenditures are illustrated in the Year End Financial Statements – December 31, 2009. In order to provide a basis for the analysis, this information has been input into the fiscal impact model in Fiscal Impact Exhibit - 1.

In order to understand what revenue and expenditures are being generated per existing housing unit or 1,000 SF of commercial/non-residential space in Summit County, each revenue and expenditure category is divided by the total number of units as reported by the Summit County Assessor for the corresponding year (see Fiscal Impact Exhibit - 1). The purpose of this is to understand approximately how each new unit of development will impact the county, based upon how each unit is presently being serviced in the county.

Fiscal Impact Exhibit - 1

Summit County Financial Statements (2009)									
-- Special Revenue Funds --									
	General	Municipal Services	Service Areas	Building Authority	Tax Stability	Capital Projects (Open Spaces)	Other Gvt Funds	Total Government Funds	
REVENUE:									
Taxes	\$ 12,918,711	\$ 7,562,186	\$ 1,456,323	\$ -	\$ -	\$ -	\$ 9,683,442	\$	31,620,662
Licenses & permits	17,779	697,473	-	-	-	-	-	-	715,252
Intergovernmental	4,631,015	2,847,692	945,395	288,322	-	-	152,224	-	8,864,648
Charges for services	4,479,537	322,636	-	-	-	-	431,511	-	5,233,684
Fines and forfeitures	50,575	837,908	-	-	-	-	-	-	888,483
Miscellaneous Revenue	172,288	39,921	-	-	-	-	55,709	-	267,918
Impact Fees	-	257,987	-	-	-	-	-	-	257,987
Interest	74,378	64,462	88,728	31,703	206,110	67,382	238,983	-	771,746
Developer Contributions	-	-	-	-	-	63,094	4,691	-	67,785
Donations	-	-	-	-	-	-	30,217	-	30,217
Total Revenue	\$ 22,344,283	\$ 12,630,265	\$ 2,490,446	\$ 320,025	\$ 206,110	\$ 130,476	\$ 10,596,777	\$	\$ 48,718,382
EXPENDITURES:									
General government	\$ 3,848,106	\$ 3,474,827	\$ -	\$ -	\$ -	\$ -	\$ 3,014,946	\$	10,337,879
Public Safety	8,588,278	5,591,988	1,381,109	-	-	-	-	-	15,561,375
Public Health	4,531,443	-	-	-	-	-	-	-	4,531,443
Highways and public improvements	4,935,655	3,158,265	-	-	-	-	-	-	8,093,920
Cultural & recreation	1,807,867	546,314	-	-	-	120,000	2,203,185	-	4,677,366
Conservation & economic development	88,757	-	-	-	-	-	3,348,931	-	3,437,688
Capital Outlay	5,413,350	1,547,363	-	-	-	50,829	-	-	7,011,542
Debt Service:									-
Principal	-	640,000	-	746,000	-	-	1,065,000	-	2,451,000
Interest	-	147,445	-	287,310	-	-	195,229	-	629,984
Bond Costs	-	-	-	17,086	-	-	2,105	-	19,191
Total Expenditures	\$ 29,213,456	\$ 15,106,202	\$ 1,381,109	\$ 1,050,396	\$ -	\$ 170,829	\$ 9,829,396	\$	\$ 56,751,388
Revenues over (under) Exp	\$ (6,869,173)	\$ (2,475,937)	\$ 1,109,337	\$ (730,371)	\$ 206,110	\$ (40,353)	\$ 767,381	\$	\$ (8,033,006)
Total Other Financing Sources	5,765,922	985,000	(1,235,000)	2,948,218	(206,110)	50,000	254,904	-	8,562,934
Adjusted Net Revenue (Exp)	\$ (1,103,251)	\$ (1,490,937)	\$ (125,663)	\$ 2,217,847	\$ -	\$ 9,647	\$ 1,022,285	\$	\$ 529,928
Per Residential Housing Unit									
Total Number of UEs (Oct 2008):	33,333	* Estimate total primary, secondary and commercial units per County Assessor + info from BEBR reports.							
	General	Municipal Services	Service Areas	Building Authority	Tax Stability	Capital Projects (Open Spaces)	Other Gvt Funds	Total Government Funds	
REVENUE:									
Taxes	\$ 388	\$ 227	\$ 44	\$ -	\$ -	\$ -	\$ 291	\$	949
Licenses & permits	1	21	-	-	-	-	-	-	21
Intergovernmental	139	85	28	9	-	-	5	-	266
Charges for services	134	10	-	-	-	-	13	-	157
Fines and forfeitures	2	25	-	-	-	-	-	-	27
Miscellaneous Revenue	5	1	-	-	-	-	2	-	8
Impact Fees	-	8	-	-	-	-	-	-	8
Interest	2	2	3	1	6	2	7	-	23
Developer Contributions	-	-	-	-	-	2	0	-	2
Donations	-	-	-	-	-	-	1	-	1
Total Revenue	\$ 670	\$ 379	\$ 75	\$ 10	\$ 6	\$ 4	\$ 318	\$	\$ 1,462
EXPENDITURES:									
General government	\$ 115	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ 90	\$	310
Public Safety	258	168	41	-	-	-	-	-	467
Public Health	136	-	-	-	-	-	-	-	136
Highways and public improvements	148	95	-	-	-	-	-	-	243
Cultural & recreation	54	16	-	-	-	4	66	-	140
Conservation & economic development	3	-	-	-	-	-	100	-	103
Capital Outlay	162	46	-	-	-	2	-	-	210
Debt Service:									-
Principal	-	19	-	22	-	-	32	-	74
Interest	-	4	-	9	-	-	6	-	19
Bond Costs	-	-	-	1	-	-	0	-	1
Total Expenditures	\$ 876	\$ 453	\$ 41	\$ 32	\$ -	\$ 5	\$ 295	\$	\$ 1,703
Revenues over (under) Exp	\$ (206)	\$ (74)	\$ 33	\$ (22)	\$ 6	\$ (1)	\$ 23	\$	\$ (241)
Total Other Financing Sources	173	30	(37)	88	(6)	2	8	-	257
Adjusted Net Revenue (Exp)	\$ (33)	\$ (45)	\$ (4)	\$ 67	\$ -	\$ 0	\$ 31	\$	\$ 16

As illustrated in Fiscal Impact Exhibit - 1, total expenses exceeded total revenues by \$8.03M prior to being supplemented by other financing sources (Transfers In/Out). The Adjusted New Revenue (Expense) for the year was \$0.5M. Total Revenue was

\$48.7M while total expenditures were \$56.8M. Dividing this net benefit by the total number of housing units established in Summit County in the corresponding tax year, it appears that the net impact (loss) prior to adjustments by fund balances (transfers in and out are not considered) is \$241 per housing unit. After transfers, the Adjusted Net Revenue per Unit was \$16 per unit.

The next piece of information evaluated in the fiscal impact analysis is the property tax levy rate. Fiscal Impact Exhibit - 2 illustrates the approved tax levy rates for Summit County in Year 2009. The total Summit County tax rate for housing units residing in the unincorporated areas specific to the General Fund, of the county was 0.0746% (0.000746), while the rate specific to the Municipal Services Fund was 0.0385% (0.000385).

Fiscal Impact Exhibit - 2

2009 Tax Rates		
	General Fund	Municipal Services
Taxes:		
General Operations	0.000560	0.000356
Interest & Sinking Fund	0.000046	
Tort Liability	0.000014	0.000026
Capital Improvements	0.000034	0.000003
Health	0.000092	
Statewide Assessing & Collecting	0.000000	
Local Assessing & Collecting	0.000000	
	0.000746	0.000385

This information is important in order to allocate tax revenue generated by Utah Olympic Park into the appropriate funds for this analysis.

The next step in the process is to calculate the taxable value of the new development in order to generate a multiplier for the tax levy rate. Traditionally, the county will assess a market value equal to the sales price of the home, or some value proportionate to the average increased value of similar homes in the area. This part of the analysis is based on a variety of assumptions that are derived from extensive market analyses and a carefully designed master plan concept. There are three key assumptions that are needed to arrive at a taxable valuation:

1. Real estate products types
2. Unit counts for each individual product type
3. Prices for each individual product type

Real Estate Product Types: In order to establish a tax base that will be used to determine how much the county will receive in new tax revenue, the types of products need to be defined.

Unit counts for each individual product type: Understanding the total number of units in a project is important, but unless there is a breakdown in units by type, a proper analysis cannot be performed. A project that has 200 residential units of two varying product types could affect the county differently if the distribution was 50%-50% versus 80%-20%, for example.

Prices for each individual product type: Only when the taxable value of each unit is determined can property tax revenues be projected.

A housing unit that generates \$600 per year in property taxes might cost service providers the same amount of money as a housing unit that pays \$1,000 annually in property taxes. Both units may produce the same number of students in the school district, might require the same amount of protection from fire districts and the police department, and have the same load on local infrastructure (sewer and water systems, roads, or otherwise). However, the tax revenues from one may not offset the expenses incurred by the county or school district for that unit, while the other may more then cover its proportionate share of those same costs.

All this information has been incorporated into Fiscal Impact Exhibit - 3. In order to arrive at the total projected taxable value of Utah Olympic Park, the following categories were established:

Units (QTY): Indicates the total number of a particular product type.

Average Land Value per Unit (\$): In order to establish a basis for the completed home price, in certain cases the anticipated sales price per lot was defined.

Residual Land Value (%): In order to arrive at an actual value that each unit will be considered by the County Assessor once it includes the vertical infrastructure, the lot price is assumed to be a percentage of the total value. As mentioned above, the sale price is equal to market valuation for new home sales.

Market Valuation per Finished Unit (\$): By dividing the Average Land Value per Unit by Residual Land Value, the market valuation of a completed unit is determined. This is comparable to the sales price of each product.

Percent Secondary (%): This item identifies whether a unit will benefit from the 55% of value tax break or if it will be taxed at a 100% of its market value.

Total Value per Product Type (\$): The total value per Product type determines the total tax base for each individual primary unit and secondary unit, and then multiplies it by the total number of units for that product type:

$$\begin{aligned}
 & \left(\text{units} \times \frac{\text{market valuation per finished unit}}{\text{percent primary}} \times 55\% \right) + \left(\text{units} \times \frac{\text{market valuation per finished unit}}{\text{percent secondary / commercial}} \times 100\% \right) = \text{Total Value per Product Type}
 \end{aligned}$$

Example: Multifamily Housing Units

$$\begin{aligned}
 & (335 \times \$300,000 \times 65\% \times 55\%) + (335 \times \$300,000 \times 35\% \times 100\%) = \$71,103,750 \\
 & \qquad \qquad \qquad \textit{Primary} \qquad \qquad \qquad \textit{Secondary}
 \end{aligned}$$

Non-Residential Facilities & Amenities are analyzed similarly to the housing units. The total number of units is established. The square footage of each unit is multiplied by the anticipated construction costs to determine the value per unit. Finally, the total number of units is multiplied by the Market Valuation per Finished Unit. All Non-Residential Facilities & Amenities are taxed at 100%.

What is carved out from this analysis, due to the tax-exempt status of the project area is any value associated with the land (whether developed for private or for building to be owned and maintained by UOP) and any value for the UOP owned and maintained building (and ultimately tax revenue).

Fiscal Impact Exhibit - 3

	Taxable Value Assumptions							Total Taxable Value per Product Type	Value per SF
	UNITS/SF	Land Value	Residual Land Value	SF/Unit	Market Valuation per Finished Unit	Non-Profit vs. Private			
Commercial Space									
Luge Start Facility	1	\$ 43,588	15%	2,600	\$ 290,588	NP	\$ -	\$95	
Office/Athlete Support	1	\$ 458,118	15%	32,450	\$ 3,054,118	Private	\$ 2,596,000	\$80	
Indoor Rec Facility	1	\$ 441,529	15%	13,900	\$ 2,943,529	NP	\$ -	\$180	
Event Staging / Flex	1	\$ 123,088	15%	3,875	\$ 820,588	NP	\$ -	\$180	
Winter School	1	\$ 285,882	15%	9,000	\$ 1,905,882	NP	\$ -	\$180	
Office/Athlete Support	1	\$ 1,127,647	15%	35,500	\$ 7,517,647	Private	\$ 6,390,000	\$180	
Day Lodge Expansion	1	\$ 164,118	15%	6,200	\$ 1,094,118	NP	\$ -	\$150	
Sports Medicine	1	\$ 1,751,029	15%	44,100	\$ 11,673,529	Private	\$ 9,922,500	\$225	
Development Parcel	1	\$ 963,265	15%	36,390	\$ 6,421,765	NP	\$ -	\$150	
Development Parcel	1	\$ 529,412	15%	20,000	\$ 3,529,412	NP	\$ -	\$150	
Total - Commercial Space	10			204,015	39,251,176		\$ 18,908,500		
Workforce Housing Units									
Park Housing - UOP Owner	56	\$ 12,706	15%	600	\$ 84,706	NP	\$ -	\$120	
Park Housing - Private	56	12,706	15%	600	\$ 84,706	Private	\$ 2,217,600	\$120	
Total - Workforce Units	112				\$ 9,487,058.82		\$ 2,217,600		
TOTALS					\$ 48,738,235		\$ 21,126,100		

As illustrated in Fiscal Impact Exhibit - 4, at buildout the new development at the Utah Olympic Park will generate an estimated \$15,760 in property tax revenue in perpetuity for Summit County’s General Fund, and \$7,521 for the Municipal Services Fund, based on the assumptions and calculations used in this analysis. Additionally, the School related tax collections could to bring in \$84,885 annually in property tax revenue (though only a portion of those collections are specific to the General Fund). Please note, that all units are converted to a UE or Unit Equivalency. The purpose of this is to establish a consistent unit for residential and commercial units. A commercial UE is calculated as 1,000 SF = 1 UE.

Fiscal Impact Exhibit - 4

	Units/SF	UEs	Tax Basis	Annual Tax Levy Rates		
				General Fund <i>0.000746</i>	Municipal Services <i>0.000356</i>	Park City School District <i>0.004018</i>
Commercial Space						
Luge Start Facility	2,600	3	\$ -	\$ -	\$ -	\$ -
Office/Athlete Support	32,450	32	\$ 2,596,000	\$ 1,937	\$ 924	\$ 10,431
Indoor Rec Facility	13,900	14	\$ -	\$ -	\$ -	\$ -
Event Staging / Flex	3,875	4	\$ -	\$ -	\$ -	\$ -
Winter School	9,000	9	\$ -	\$ -	\$ -	\$ -
Office/Athlete Support	35,500	36	\$ 6,390,000	\$ 4,767	\$ 2,275	\$ 25,675
Day Lodge Expansion	6,200	6	\$ -	\$ -	\$ -	\$ -
Sports Medicine	44,100	44	\$ 9,922,500	\$ 7,402	\$ 3,532	\$ 39,869
Development Parcel	36,390	36	\$ -	\$ -	\$ -	\$ -
Development Parcel	20,000	20	\$ -	\$ -	\$ -	\$ -
Total - Commercial Space	204,015	204	\$ 18,908,500	\$ 14,106	\$ 6,731	\$ 75,974
Workforce Housing Units						
Park Housing - UOP Owner	33,600	56	-	-	-	-
Park Housing - Private	33,600	56	2,217,600	1,654	789	8,910
Total - Workforce Units	67,200	112	\$ 2,217,600	\$ 1,654	\$ 789	\$ 8,910
TOTALS		316	\$ 21,126,100	\$ 15,760	\$ 7,521	\$ 84,885

2. General Fund

The property tax levy rate shown in Fiscal Impact Exhibit - 2 for the Summit County General Fund (0.000746), based on Year 2009 rates, is multiplied by each products’ taxable value in order to determine the revenue generated specifically by the Utah Olympic Park new development. The revenue is based upon valuation at full buildout. Revenue goes directly into the “Taxes (Property)” line item in Fiscal Impact Exhibit - 5. All other items were calculated on the same per Housing Unit basis as defined by the first two columns of the calculations in Fiscal Impact Exhibit - 5.

Fiscal Impact Exhibit - 5

	SUMMIT COUNTY (2009)		UTAH OLYMPIC PARK	
	Total	per UE 33,333	per UE 316	Total
REVENUES				
Taxes (Property)	\$ 10,860,731	\$ 326	\$ 50	\$ 15,760
Taxes (Other)	2,057,980	62	62	19,511
Licenses & permits	17,779	1	1	169
Intergovernmental	4,631,015	139	139	43,905
Charges for services	4,479,537	134	134	42,468
Fines and forfeitures	50,575	2	2	479
Miscellaneous Revenue	172,288	5	5	1,633
Impact Fees	-	-	-	-
Interest	74,378	2	2	705
Developer Contributions	-	-	-	-
Donations	-	-	-	-
TOTAL REVENUES	\$ 22,344,283	\$ 670	\$ 394	\$ 124,630
EXPENDITURES				
General government	\$ 3,848,106	\$ 115.44	\$ 115.44	\$ 36,482
Public Safety	8,588,278	257.65	257.65	81,422
Public Health	4,531,443	135.94	135.94	42,961
Highways and public improvements	4,935,655	148.07	148.07	46,793
Cultural & recreation	1,807,867	54.24	54.24	17,140
Conservation & economic development	88,757	2.66	2.66	841
Capital Outlay	5,413,350	162.40	162.40	51,322
Debt Service:				
Principal	-	-	-	-
Interest	-	-	-	-
TOTAL EXPENDITURES	\$ 29,213,456	\$ 876	\$ 876	\$ 276,959
NET BENEFIT (LOSS)	\$ (6,869,173)	\$ (206)	\$ (482)	\$ (152,329)
Transfers In (Out)	5,765,922	172.98	172.98	54,664
Adjusted Net Benefit (Loss)	\$ (1,103,251)	\$ (33)	\$ (309)	\$ (97,665)

As illustrated in the exhibit, it appears that while in the 2009 Summit County operated the General Fund at a small loss of \$33 per UE (Adjusted figures), Utah Olympic Park produces a net fiscal expense of \$309 per UE for the Summit County General Fund using the same operating standards and county expenditures per housing unit. The adjusted overall impact is a net loss of \$97,665.

3. Municipal Services Fund

The property tax levy rate shown in Fiscal Impact Exhibit - 2 for the Summit County Municipal Services Fund (0.000356), based on Year 2009 rates, is multiplied by each products' taxable value in order to determine the revenue

generated specifically by the Utah Olympic Park new development. The revenue is based upon valuation at full buildout. Revenue goes directly into the “Taxes (Property)” line item in Fiscal Impact Exhibit - 5. All other items were calculated similar to the General Fund assumptions, on the same per Housing Unit basis as defined by the first two columns of the calculations in Fiscal Impact Exhibit – 6.

Fiscal Impact Exhibit - 6

MUNICIPAL SERVICES	SUMMIT COUNTY (2009)		UTAH OLYMPIC PARK	
	Total	per HU 33,333	per UE 316	Total
REVENUES				
Taxes - Property	\$ 2,887,991	\$ 86.64	\$ 23.80	\$ 7,521
Taxes - Other	4,674,195	140.23	140.23	44,314
Licenses & Permits	697,473	20.92	20.92	6,612
Intergovernmental Revenue	2,847,692	85.43	85.43	26,998
Charges for Services	322,636	9.68	9.68	3,059
Fines and forfeitures	837,908	25.14	25.14	7,944
Miscellaneous Revenues	39,921	1.20	1.20	378
Impact Fees	257,987	7.74	7.74	2,446
Interest	64,462	1.93	1.93	611
Developer Contributions	-	-	-	-
Donation	-	-	-	-
TOTAL REVENUES	\$ 12,630,265	\$ 378.91	\$ 316.07	\$ 96,826
EXPENDITURES				
General government	\$ 3,474,827	\$ 104.25	\$ 104.25	\$ 32,943
Public Safety	5,591,988	167.76	167.76	53,015
Public Health	-	-	-	-
Highways and public improvements	3,158,265	94.75	94.75	29,942
Cultural & recreation	546,314	16.39	16.39	5,179
Conservation & economic development	-	-	-	-
Capital Outlay	1,547,363	46.42	46.42	14,670
Debt Service:	-	-	-	-
Principal	640,000	19.20	19.20	6,068
Interest	147,445	4.42	4.42	1,398
Bond Costs	-	-	-	-
TOTAL EXPENDITURES	\$ 15,106,202	\$ 453.19	\$ 453.19	\$ 143,215
NET BENEFIT (LOSS)	\$ (2,475,937)	\$ (74)	\$ (137)	\$ (46,389)
Transfers In (Out)	985,000	29.55	29.55	9,338
Adjusted Net Benefit (Loss)	\$ (1,490,937)	\$ (45)	\$ (108)	\$ (37,051)

As illustrated in the exhibit, it appears that while in the 2009 Summit County operated the Municipal Services Fund with expenditures exceeding revenues by \$45 per UE (Adjusted figures), Utah Olympic Park produces a net fiscal cost of \$108 per UE using the same operating standards and county expenditures per housing unit. The adjusted overall impact is a net loss of \$37,051.

4. Capital Impacts

Improvements or additions to County owned facilities might be required in order to properly accommodate the increased demand on County services and amenities from new this development. In order to understand what additions would be needed with respect to Fixed Assets (buildings, land, machinery, etc.), an evaluation of the current assets is required.

In the Year 2009, the total fixed assets owned by Summit County totaled \$61,803,452. This included land, buildings, and improvements other than buildings, equipment and construction in progress. These assets serviced approximately 33,333 housing units in 2009. The total capital investment in Summit County on a per housing basis is \$1,854:

$$\$61,803,452 \div 33,333 \text{ HUs} = \$1,854 / \text{HU}$$

Therefore, the annual replacement cost per new housing unit in the county is as follows:

Fiscal Impact Exhibit - 7**SUMMIT COUNTY FIXED ASSETS (2009)**

Land	\$	3,438,801
Construction in Progress		175,000
Buildings		18,461,157
Improvements		11,634
Machinery and Equipment		7,867,413
Infrastructure		31,849,447
Total Fixed Assets	\$	61,803,452

Housing Units (HUs):		33,333
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Maximum Capital Replacement Cost/HU:		\$1,854
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30-Year Amortization (annually)	4%	\$3,574,100
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Annual Cost per Unit Equivalent	\$	107
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Total Annual Capital Replacement Cost - Utah Olympic Park	\$	33,884
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Though Summit County has no specific policy in place to collect upon this annual capital replacement cost per housing unit, it is worth identifying.

C. Park City School District

1. Existing Situation

Discussions with the Business Administrative staff at South Summit School District indicates that the per household student generation rate for Park City School District is approximately 0.5. Therefore, the total projected number of students from this development is 14 (112 units x 25% non-athlete housing x 0.5 students per household). In order to understand how each student affects the school district, an analysis is performed to analyze the financial costs associated with operating and maintenance and capital investments on a per student basis. The tax levy rate for the 2009 School Year was as follows:

Fiscal Impact Exhibit - 8

	2009 Tax Levy Rates	PARK CITY SCHOOL DISTRICT	REVENUE TO GENERAL FUND
Taxes:			
Basic School Levy	0.001433	\$ 30,274	\$ 30,274
Tort Liability	0.000003	63	63
Discharge of Judgement	0.000005	106	-
Recreation	0.000074	1,563	-
K-3 Reading Program	0.000056	1,183	1,183
Transportation	0.000022	465	465
GO Bond Payments	0.000525	11,091	-
Capital Outlay	0.000346	7,310	-
Voted Leeway	0.001430	30,210	30,210
Voted Capital Leeway	0.000000	-	-
10% Additional Other	0.000124	2,620	-
TOTAL REVENUE	0.004018	\$ 84,885	\$ 62,195

The School District’s fixed assets are as follows:

Fiscal Impact Exhibit - 9

PARK CITY SCHOOL DISTRICT FIXED ASSETS (June 30, 2010)		
Land	\$	4,928,568
Buildings		141,445,836
Equipment		6,701,900
Total Fixed Assets	\$	153,076,304
Student Enrollment (Fall 2009):		4,563
Maximum Capital Replacement Cost/Student ¹ :		\$33,547

Similar to the evaluation of fixed assets for Summit County, Fiscal Impact Exhibit - 9 is only intended to serve as a placeholder to understand level of impact to these capital assets (buildings, land, etc.) based on existing facilities.

2. Utah Olympic Park Impact - Buildout

Following a similar methodology as was used in the County services impacts analysis, a determination of the impact to the General Fund for the Park City School District was calculated based on a per potential new student basis.

Fiscal Impact Exhibit - 10

	Park City School District (General Fund)		Utah Olympic Park	
	Total	Per Student 4,563	Total Students 14	Total
REVENUES				
Property Taxes	\$ 36,171,247	\$ 7,927	\$ 4,443	\$ 62,195
Earnings on Investments	116,925	26	26	359
School Lunch Sales	-	-	-	-
Other Local Services	846,642	186	186	2,598
State Aid	2,545,958	558	558	7,811
Federal Aid	2,546,189	558	558	7,812
Total Revenues	\$ 42,226,961	\$ 9,254	\$ 5,770	\$ 80,775
EXPENDITURES				
Instructional Services	\$ 27,055,772	\$ 5,929	\$ 5,929	\$ 83,011
Supporting Services:				
Students	1,607,057	352	352	4,931
Instructional Staff	1,368,343	300	300	4,198
District Administration	1,664,714	365	365	5,108
School Administration	2,112,394	463	463	6,481
Business Services	604,821	133	133	1,856
Operation and Maintenance	5,520,607	1,210	1,210	16,938
Transportation	1,810,447	397	397	5,555
Other Supporting	-	-	-	-
Food Services	-	-	-	-
Community Services	-	-	-	-
Capital Outlay	-	-	-	-
Debt Service:				
Principal Retirement	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Total Expenditures	\$ 41,744,155	\$ 9,148	\$ 9,148	\$ 128,078
Revenues less Expenditures:	\$ 482,806	\$ 106	\$ (3,379)	\$ (47,302)

Based upon the nature of the development, Utah Olympic Park nets a fiscal impact where the overall per student expenditures exceed the revenue based upon their projected new students. The adjusted overall impact is a net loss of \$47,302.

D. Conclusion

The fiscal impacts evaluation illustrates a situation where based upon the assumptions generated from Summit County service providers, Utah Olympic Park will have a net fiscal impact in the amount (\$165,543) in total to the County at buildout when combining the General and Municipal Services Funds.

Fiscal Impact Exhibit - 11

	GENERAL & MUNICIPAL FUND		PARK CITY SCHOOL DISTRICT	
Taxes:				
Property Taxes	\$	23,281	\$	62,195
Other		63,825		18,580
Total - Tax Revenue	\$	87,106	\$	80,775
Licenses & permits:	\$	6,781	\$	-
Intergovernmental:		70,902		-
Charges for services:		45,527		-
Fines and forfeitures:		8,423		-
Miscellaneous:		5,774		-
TOTAL REVENUE	\$	224,513	\$	80,775
Total Expenses (annually):	\$	420,175	\$	128,078
Capital Replacement Costs:	\$	33,884	\$	-
Transfers In (Out):	\$	64,002		
ANNUAL NET IMPACT TO SUMMIT COUNTY:	\$	(165,543)	\$	(47,302)

With respect to the Park City School District, Utah Olympic Park produces a fiscal impact where expenses exceed revenues, primarily attributable to the lack of tax base generated by the development at buildout. There is a net cost in the amount of \$47,302.

What this traditional fiscal impacts analysis does not account for are the indirect fiscal and intangible benefits to the County. The Utah Olympic Sports Park is an attraction for area visitors and additionally draws substantial unique athlete visits to the community. Based upon UOP figures, the Park sees approximately 160,000 visits (Athlete, Event Related, Recreational, Public, Group Event, and Staff) during the summer and over

125,000 unique total summer visits. Additionally, estimates for winter visits are around 120,000 gross and 80,000 unique. The presence of this amenity to the community draws dollars to be spent on retail, lodging, food and help to support the resort nature that defines Summit County.



EXHIBIT I

Future Olympic Transportation & Security Staging Areas

FUTURE OLYMPIC TRANSPORTATION & SECURITY STAGING AREAS

As Proposed by the Utah Olympic Legacy Foundation
May 2012

SALT LAKE ORGANIZING COMMITTEE
FOR THE
OLYMPIC WINTER GAMES OF 2002
299 South Main Street, Suite 1300
Salt Lake City, Utah 84111
801.212.2002

THIS DOCUMENT IS THE PROPERTY OF THE SALT LAKE ORGANIZING COMMITTEE FOR THE OLYMPIC WINTER GAMES OF 2002 AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT EXPRESS WRITTEN AUTHORIZATION OF S.L.O.C. ©COPYRIGHT 2001 SALT LAKE ORGANIZING COMMITTEE

VENUE MANAGEMENT PLAN
BOBSLEIGH/LUGE & SKI JUMP AREA
AT UTAH OLYMPIC PARK
Bobsleigh · Luge · Ski Jumping · Nordic Combined
Park City · Utah

SEAL
DATE: OCTOBER 31, 2001
REV. SIONS: PUB. SET NO. 10
DRAWING:
SPECTATOR AREA PLAN
SHEET NO.

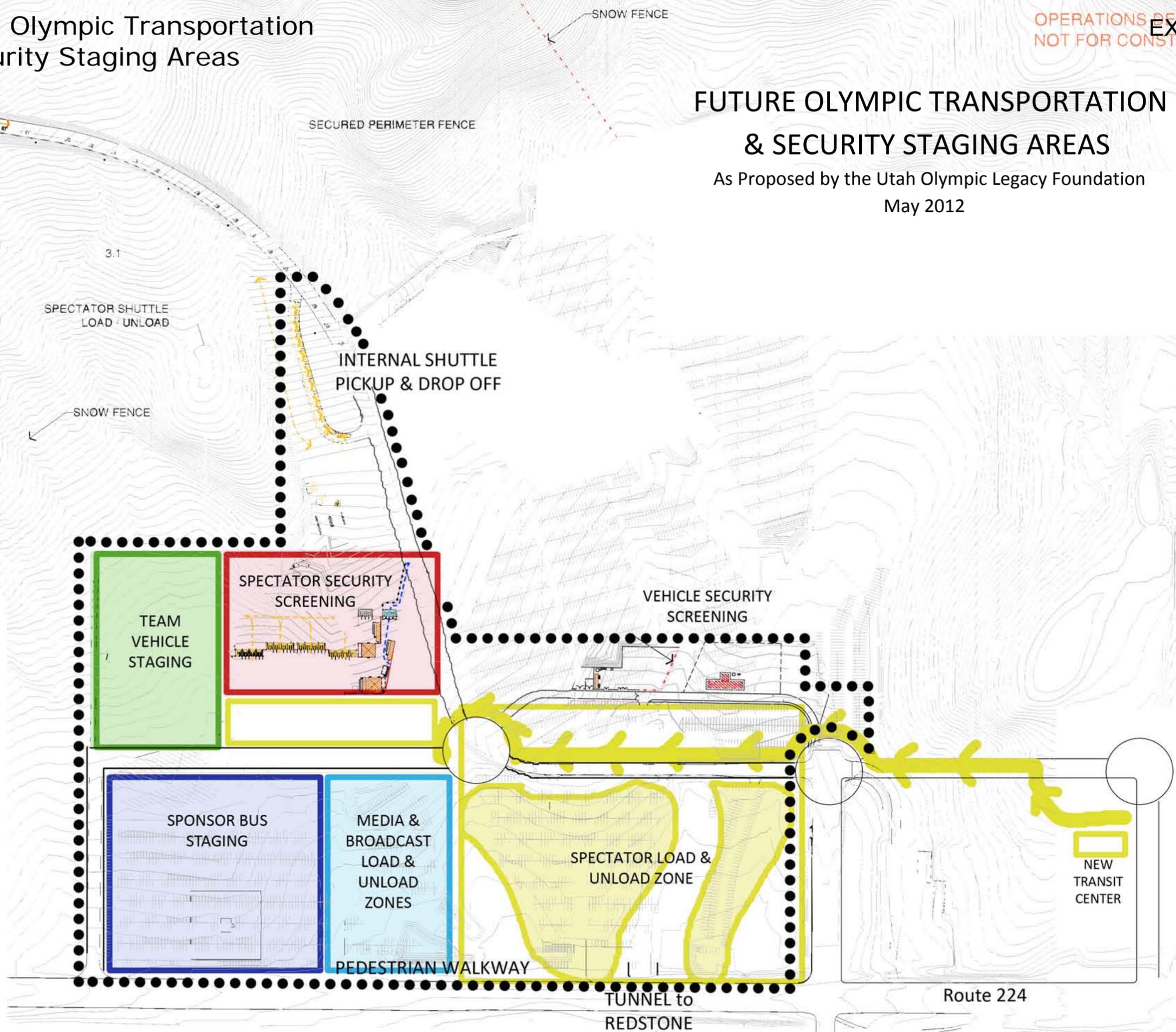




EXHIBIT J

Exchange Agreement

EXCHANGE AGREEMENT

This Exchange Agreement (“**Agreement**”) is made as of this ____ day of _____, 2013 (the “**Effective Date**”) by and between **Summit County**, a political subdivision of the State of Utah (the “**County**”), **Snyderville Basin Special Recreation District**, a local district of the State of Utah (the “**District**”) and **Utah Athletic Foundation**, a Utah non-profit corporation (the “**UAF**”) (individually referred to herein as a “**Party**” and jointly referred to herein as the “**Parties**”). The County and the District are collectively referred to herein as the “**County Parties**”.

WITNESSETH

The County Parties are the fee title owners of a certain parcel of real property identified as all of Lot 3 of the Kimball Junction Subdivision, First Amended, according to the official plat thereof recorded on November 4, 2010, as Entry Number 00909755 in the Office of the Summit County Recorder, Book 2054 beginning at Page 0429 (the “**KJS Lot 3**”). KJS Lot 3 is currently encumbered by that certain Declaration and Notice of Use Restrictions, dated November 20, 2008, and recorded as Entry Number 00910221 in the Office of the County Recorder, Summit County, Utah, in Book 2055 beginning at Page 0792 (the “**Covenant**”);

UAF is the fee title owner of a certain parcel of real property identified as all of Lot 5 of the Kimball Junction Subdivision, First Amended (the “**KJS Lot 5**”);

UAF is seeking approval of a Development Agreement with the County to develop approximately seventy-one (71) acres within the Utah Winter Sports Park. KJS Lot 5 is located within a visual corridor which the County desires to protect from development. In order to minimize the visibility of the UAF development, UAF and the County have agreed to effectuate an exchange of properties in order to relocate development outside of the visual corridor;

To accomplish the purposes of an exchange, UAF is willing to deed to the County Parties a portion of KJS Lot 5, as more fully set forth in **Exhibit A** hereto (the “**KJS Open Space**”), together with 11.31 acres of land within the Utah Winter Sports Park that is adjacent to KJS Lot 2, as more fully set forth in **Exhibit B** hereto (the “**UOP Open Space**”) (together, the “**County Open Space**”), and the County Parties are willing to deed to UAF 5.22 acres of land in KJS Lots 3 and 5 which are adjacent to the Utah Winter Sports Park, as more fully set forth in **Exhibit C** hereto (the “**UAF Expansion Parcel**”). Prior to the Closing, the County Parties will secure a release of the Covenant and any other development or use restrictions on the UAF Expansion Parcel;

The County has determined that the UAF Expansion Parcel is Real Property Not in Public Use under Summit County Code §1-11-4. The Parties have commissioned an independent appraisal of the various properties and have found that the fair market value of the

County Open Space exceeds that of the UAF Expansion Parcel by approximately \$35,000, which the County will provide as a credit against development fees to UAF.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the parties agree as follows:

1. **Property Exchange.**

(a) At the Closing, by Special Warranty Deed, the County Parties shall convey to the UAF the UAF Expansion Parcel; and,

(b) At the Closing, by Special Warranty Deeds, the UAF shall convey to the County an undivided 37% interest in the County Open Space and to the District an undivided 63% interest in the County Open Space.

2. **Environmental Condition of Properties.** Except for herbicides, pesticides and other materials traditionally used in farming in the area where the County Open Space and UAF Expansion Parcel are located, the Parties have no Actual Knowledge of the presence or existence of any Hazardous Materials (as defined below) or petroleum underground storage tanks on the properties. From the Effective Date through Closing, the Parties shall not cause or permit the presence, use, generation, release, discharge, storage, disposal, or transportation of any Hazardous Materials on, under, to or from the properties, except for herbicides, pesticides and other materials traditionally used in farming in the area where the properties are located. As used in this Agreement, the term "**Hazardous Materials**" shall mean any hazardous or toxic waste, substance or material as presently defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.A. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C.A. Section 5101, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901, et seq.; the Toxic Substances Control Act, 15 U.S.C.A. Section 2601, et seq.; the Federal Water Pollution Control Act, 33 U.S.C.A. Section 1251, et seq.; and any State environmental laws.

3. **Closing; Closing Date.** The Closing shall occur (the "**Closing Date**") on or before _____, 2013. At the Closing, the parties shall do the following: (a) the County Parties shall execute and deliver to the UAF a special warranty deed conveying good and marketable title to all of the County Parties' interests in the UAF Expansion Parcel, as more particularly set forth in **Exhibit "D"**; (b) the UAF shall execute and deliver a special warranty deed conveying good and marketable title to the District of an undivided 63% interest in the KJS Open Space and to the County of an undivided 37% interest in the KJS Open Space, as more particularly set forth in **Exhibit "E"**; (c) the UAF shall execute and deliver a special warranty deed conveying good and marketable title to the District of an undivided 63% interest in the UOP Open Space and to the County of an undivided 37% interest in the UOP Open Space, as more particularly set forth in **Exhibit "F"**; and (d) the Parties shall take all other steps needed to effectuate the transactions contemplated by this Agreement. All escrow, closing and other recording fees shall be divided one-half (1/2) each between UAF and the County Parties. Each party shall be

responsible for payment of the fees and expenses of its counsel, if any, relating to the exchange.

4. **Representations and Warranties.** Each party makes the following representations and warranties to the other, each of which shall survive closing:

a. Neither this Agreement nor the transaction contemplated by this Agreement violates any agreement, judgment, regulation, rule, decree or order by which the representing party is bound, and no consent, approval or permission from any third party (which has not already been obtained) is required in order for the representing party to enter into this Agreement or to consummate the transaction contemplated by this Agreement.

b. To the best of each party's actual knowledge, the UAF Parcel (in the case of County Parties) and the KJS Open Space and UOP Open Space (in the case of UAF) is free of any mortgages, liens, leases, easements, covenants, restrictions, agreements or other encumbrances.

c. Each party accepts the property which it receives hereunder "as is," and except as expressly set forth herein, without any warranties of title, condition or fitness for any purpose whatsoever.

5. **Condition to Exchange.** Unless waived by the party entitled to the benefit thereof, it shall be a condition precedent to each party's obligation to complete the exchange that such party shall have completed its review of title on their respective parcels and shall be satisfied that there are no mortgages, liens, leases, easements, covenants, restrictions, agreements or other encumbrances to title that would materially affect such party's ability to use the applicable parcels for their intended use. Each party may obtain, at its own cost, title insurance for the property that it receives in the exchange.

6. **Notices.** All notices provided for herein to be deemed delivered when sent to the following:

If to the County:

Summit County Manager
Summit County Courthouse
P.O. Box 128
60 N. Main
Coalville, Utah 84017

If to the District:

District Director
Snyderville Basin Special Recreation District
5715 Trailside Dr.
Park City, Utah 84098

If to the UAF:

Utah Athletic Foundation
Utah Olympic Park
3419 Olympic Parkway
Park City, Utah 84098

7. **Entire Agreement; Amendment Waiver.** This Agreement constitutes the entire agreement between the parties pertaining to any right or interest in and to the County Open Space and UAF Expansion Parcel and supersedes all prior agreements, representations, and understandings of the parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all parties. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver. Only a writing executed by all parties clearly stating its termination may cancel this Agreement.
8. **Severability.** Any provision hereof which is prohibited or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction will not invalidate or render unenforceable such provision in any other jurisdiction.
9. **Authority.** Each Party represents and warrants that it has full authority to perform as herein provided, and has received all consents necessary or desirable in connection with the execution of this Agreement.
10. **Execution.** This Agreement may be executed by the execution of one of more counterparts and may be executed by sending an electronic copy of an executed Agreement to the other party hereto.
11. **Dispute Resolution.** The parties agree that any dispute, arising related to this Agreement may first be submitted to mediation. If mediation is mutually agreed upon then, the dispute shall be submitted to mediation through a mediation provider unanimously agreed upon by the parties. Each party agrees to bear its own costs of mediation. If, however, any party is required to take legal action to pursue any rights under this Agreement, then the prevailing party shall be entitled to attorneys' fees and costs. Each of the Parties agrees that the other Parties shall be entitled to enforce specifically this Agreement and the terms and provisions hereof in any action instituted in any court having jurisdiction over the Parties and the matter, in addition to any other remedy to which they may be entitled, at law or in equity.
12. **No Brokers.** All parties represent to each other that they have not engaged a real estate broker or other professional to whom monies might be owed by reason of this

transaction. The parties agree to indemnify and hold the other harmless from any and all costs, expenses or damages resulting from any claims for brokerage fees or other similar forms of compensation made by any real estate broker or any other person or entity because of the option and future sale contemplated by this Agreement.

13. **Jurisdiction.** This Agreement shall be governed by and construed in accordance with the laws of the state of Utah. The parties consent to the jurisdiction of the courts of the state of Utah and further agree that any action arising out of or relating to this Agreement may only be commenced in the courts of the state of Utah. The terms and provisions of the Agreement are for the benefit of the County, the District and the UAF only and no other person shall have any right or cause of action on account thereof.
14. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the County, the District, and the UAF and their respective successors and assigns.
15. **Assignment.** This Agreement may be assigned with the prior written permission of the non-assigning party or parties, which permission will not be unreasonably withheld.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto as of the date written above.

SUMMIT COUNTY

By: _____

Its: Manager

SNYDERVILLE BASIN SPECIAL RECREATION
DISTRICT

By: _____

Its: Chair, Governing Board

UTAH ATHLETIC FOUNDATION

By: _____

Its: _____

Exhibit "A"
To
Exchange Agreement

KJS Open Space

All of Lot 5, Kimball Junction Subdivision, 1st Amended (Tax Identification # KJS-5-1AM-X), according to the official plat thereof on file with the Office of the Recorder, Summit County, Utah, as entry number 00909755, in Book 2054 beginning at Page 0429, excepting therefrom any and all portions of the following tract of land:

A parcel of land located in the south half of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 89°51'00" West 1862.00 feet along the section line and North 100.00 feet from the southeast corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the northerly boundary of the Utah Olympic Legacy boundary survey, recorded December 30, 2011, as Entry No. S-7392, in the office of the Summit County Recorder, and running thence along said boundary North 89°51'00" West 852.91 feet to the easternmost corner of Lot 6, Kimball Junction Subdivision First Amended, recorded October 28, 2010, as Entry No. 909755, in the office of the Summit County Recorder; thence along the easterly and northerly boundaries of Lot 6 the following three (3) courses: 1) North 23°24'55" West 129.74 feet (record South 23°21'29" East 131.10 feet); thence 2) North 89°51'19" West (record South 89°47'53" East) 231.42 feet; thence 3) North 40°05'25" West (record South 40°01'59" East) 237.52 feet to a point on the Olympic Park road right-of-way; thence South 54°04'54" East 149.45 feet; thence South 70°14'23" East 188.63 feet; thence North 04°11'11" West 89.33 feet; thence North 24°53'15" West 130.77 feet; thence North 39°20'43" East 71.27 feet; thence South 66°35'26" East 100.19 feet; thence South 29°55'56" East 139.72 feet; thence North 88°20'38" East 269.08 feet; thence North 63°50'23" East 142.73 feet to the Olympic Park road right-of-way; thence along said right-of-way South 58°51'40" East (record South 58°47'30" East) 100.00 feet; thence South 08°53'13" West 59.38 feet; thence South 60°00'31" East 428.94 feet to the point of beginning.

Exhibit "B"
To
Exchange Agreement

UOP Open Space

A parcel of land located in the northeast quarter of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 89°51'00" West 1650.00 feet along the section line and South 00°03'43" East 1650.00 feet along the Utah Olympic Legacy boundary from the northeast corner of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the boundary of the Utah Olympic Legacy boundary survey, recorded December 30, 2011, as Entry No. S-7392, in the office of the Summit County Recorder, and running thence along the boundary the following three (3) courses: 1) South 89°51'00" East 1650.00 feet; thence 2) South 00°03'43" East 296.24 feet; thence 3) South 89°59'52" West 1652.63 feet; thence North 00°26'27" East 300.64 feet to the point of beginning.

Description contains 11.31 acres.

Exhibit "C"
To
Exchange Agreement

UAF Expansion Parcel

A parcel of land located in the south half of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 89°51'00" West 1862.00 feet along the section line and North 100.00 feet from the southeast corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the northerly boundary of the Utah Olympic Legacy boundary survey, recorded December 30, 2011, as Entry No. S-7392, in the office of the Summit County Recorder, and running thence along said boundary North 89°51'00" West 852.91 feet to the easternmost corner of Lot 6, Kimball Junction Subdivision First Amended, recorded October 28, 2010, as Entry No. 909755, in the office of the Summit County Recorder; thence along the easterly and northerly boundaries of Lot 6 the following three (3) courses: 1) North 23°24'55" West 129.74 feet (record South 23°21'29" East 131.10 feet); thence 2) North 89°51'19" West (record South 89°47'53" East) 231.42 feet; thence 3) North 40°05'25" West (record South 40°01'59" East) 237.52 feet to a point on the Olympic Park road right-of-way; thence South 54°04'54" East 149.45 feet; thence South 70°14'23" East 188.63 feet; thence North 04°11'11" West 89.33 feet; thence North 24°53'15" West 130.77 feet; thence North 39°20'43" East 71.27 feet; thence South 66°35'26" East 100.19 feet; thence South 29°55'56" East 139.72 feet; thence North 88°20'38" East 269.08 feet; thence North 63°50'23" East 142.73 feet to the Olympic Park road right-of-way; thence along said right-of-way South 58°51'40" East (record South 58°47'30" East) 100.00 feet; thence South 08°53'13" West 59.38 feet; thence South 60°00'31" East 428.94 feet to the point of beginning.

Description contains 5.22 acres.

**Exhibit “D”
To
Exchange Agreement**

**Special Warranty Deed
UAF Expansion Parcel**

[see attached]

AFTER RECORDED, PLEASE RETURN TO:

Utah Athletic Foundation
 Utah Olympic Park
 3419 Olympic Parkway
 Park City, Utah 84098

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, Summit County, a political subdivision of the State of Utah, having a mailing address at 60 N. Main, Coalville, Utah 84017, and the Snyderville Basin Special Recreation District, a special service district, having a mailing address at 5715 Trailside Drive, Park City, Utah 84098 (the “**Grantors**”) hereby CONVEY AND WARRANT, against those claiming by, through and under the Grantors and not otherwise, to the Utah Athletic Foundation, a Utah non-profit corporation (the “**Grantee**”), having a mailing address at Utah Olympic Park, 3419 Olympic Parkway, Park City, Utah 84098, the Grantors’ right, title and interest in and to that certain tract of land located in Summit County, State of Utah, as follows:

See Exhibit A hereto and incorporated by this reference as if fully set forth herein

SUBJECT TO all restrictions, reservations, conservation easements and other conditions of record as may be disclosed by a record examination of title.

TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever. The Grantors do hereby covenant to and with the Grantee that the Grantee is owner in fee simple of the Subject Property and that the Grantors will warrant and defend the same from all lawful claims whatsoever arising by, through and under the Grantors and not otherwise.

The undersigned further hereby acknowledges and affirms to the below named Notary Public that the undersigned appeared before such Notary Public and either executed this Deed before such Notary Public or acknowledged to such Notary Public that the undersigned executed this Deed for the purposes stated in it.

DATED as of the _____ day of _____, 2013.

Summit County

By: _____
Print Name: _____
Title: _____

Snyderville Basin Special Recreation District

By: _____
Print Name: _____
Title: _____

STATE OF UTAH)
)
:ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____, of Summit County.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF UTAH)
)
:ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____, of Summit County.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

EXHIBIT A

A parcel of land located in the south half of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 89°51'00" West 1862.00 feet along the section line and North 100.00 feet from the southeast corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the northerly boundary of the Utah Olympic Legacy boundary survey, recorded December 30, 2011, as Entry No. S-7392, in the office of the Summit County Recorder, and running thence along said boundary North 89°51'00" West 852.91 feet to the easternmost corner of Lot 6, Kimball Junction Subdivision First Amended, recorded October 28, 2010, as Entry No. 909755, in the office of the Summit County Recorder; thence along the easterly and northerly boundaries of Lot 6 the following three (3) courses: 1) North 23°24'55" West 129.74 feet (record South 23°21'29" East 131.10 feet); thence 2) North 89°51'19" West (record South 89°47'53" East) 231.42 feet; thence 3) North 40°05'25" West (record South 40°01'59" East) 237.52 feet to a point on the Olympic Park road right-of-way; thence South 54°04'54" East 149.45 feet; thence South 70°14'23" East 188.63 feet; thence North 04°11'11" West 89.33 feet; thence North 24°53'15" West 130.77 feet; thence North 39°20'43" East 71.27 feet; thence South 66°35'26" East 100.19 feet; thence South 29°55'56" East 139.72 feet; thence North 88°20'38" East 269.08 feet; thence North 63°50'23" East 142.73 feet to the Olympic Park road right-of-way; thence along said right-of-way South 58°51'40" East (record South 58°47'30" East) 100.00 feet; thence South 08°53'13" West 59.38 feet; thence South 60°00'31" East 428.94 feet to the point of beginning.

Description contains 5.22 acres.

**Exhibit “E”
To
Exchange Agreement**

**Special Warranty Deed
KJS Open Space**

[see attached]

AFTER RECORDED, PLEASE RETURN TO:

Summit County Attorney
P.O. Box 128
60 N. Main
Coalville, Utah 84017

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, Utah Athletic Foundation, a Utah non-profit corporation (the “Grantor”), having a mailing address at Utah Olympic Park, 3419 Olympic Parkway, Park City, Utah 84098, hereby CONVEYS AND WARRANTS, against those claiming by, through and under the Grantor and not otherwise, to Summit County, a political subdivision of the State of Utah, having a mailing address at 60 N. Main, Coalville, Utah 84017 (as to an undivided 37% interest) and the Snyderville Basin Special Recreation District, a special service district, having a mailing address at 5715 Trailside Drive, Park City, Utah 84098 (as to an undivided 63% interest) (together, the “Grantees”), the Grantor’s right, title and interest in and to that certain tract of land located in Summit County, State of Utah, as follows:

See Exhibit A hereto and incorporated by this reference as if fully set forth herein

SUBJECT TO all restrictions, reservations, conservation easements and other conditions of record as may be disclosed by a record examination of title.

TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantees, and their successors and assigns, forever. The Grantor does hereby covenant to and with the Grantees that the Grantees are owner in fee simple of the Subject Property and that the Grantor will warrant and defend the same from all lawful claims whatsoever arising by, through and under the Grantor and not otherwise.

The undersigned further hereby acknowledges and affirms to the below named Notary Public that the undersigned appeared before such Notary Public and either executed this Deed before such Notary Public or acknowledged to such Notary Public that the undersigned executed this Deed for the purposes stated in it.

DATED as of the _____ day of _____, 2013.

Utah Athletic Foundation

By: _____
Print Name: _____
Title: _____

STATE OF UTAH)
)
:ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by _____, of Summit County.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

EXHIBIT A

All of Lot 5, Kimball Junction Subdivision, 1st Amended (Tax Identification # KJS-5-1AM-X), according to the official plat thereof on file with the Office of the Recorder, Summit County, Utah, as entry number 00909755, in Book 2054 beginning at Page 0429, excepting therefrom any and all portions of the following tract of land:

A parcel of land located in the south half of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 89°51'00" West 1862.00 feet along the section line and North 100.00 feet from the southeast corner of Section 24, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the northerly boundary of the Utah Olympic Legacy boundary survey, recorded December 30, 2011, as Entry No. S-7392, in the office of the Summit County Recorder, and running thence along said boundary North 89°51'00" West 852.91 feet to the easternmost corner of Lot 6, Kimball Junction Subdivision First Amended, recorded October 28, 2010, as Entry No. 909755, in the office of the Summit County Recorder; thence along the easterly and northerly boundaries of Lot 6 the following three (3) courses: 1) North 23°24'55" West 129.74 feet (record South 23°21'29" East 131.10 feet); thence 2) North 89°51'19" West (record South 89°47'53" East) 231.42 feet; thence 3) North 40°05'25" West (record South 40°01'59" East) 237.52 feet to a point on the Olympic Park road right-of-way; thence South 54°04'54" East 149.45 feet; thence South 70°14'23" East 188.63 feet; thence North 04°11'11" West 89.33 feet; thence North 24°53'15" West 130.77 feet; thence North 39°20'43" East 71.27 feet; thence South 66°35'26" East 100.19 feet; thence South 29°55'56" East 139.72 feet; thence North 88°20'38" East 269.08 feet; thence North 63°50'23" East 142.73 feet to the Olympic Park road right-of-way; thence along said right-of-way South 58°51'40" East (record South 58°47'30" East) 100.00 feet; thence South 08°53'13" West 59.38 feet; thence South 60°00'31" East 428.94 feet to the point of beginning.

**Exhibit “F”
To
Exchange Agreement**

**Special Warranty Deed
UOP Open Space**

[see attached]

AFTER RECORDED, PLEASE RETURN TO:

Summit County Attorney
P.O. Box 128
60 N. Main
Coalville, Utah 84017

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, Utah Athletic Foundation, a Utah non-profit corporation (the “Grantor”), having a mailing address at Utah Olympic Park, 3419 Olympic Parkway, Park City, Utah 84098, hereby CONVEYS AND WARRANTS, against those claiming by, through and under the Grantor and not otherwise, to Summit County, a political subdivision of the State of Utah, having a mailing address at 60 N. Main, Coalville, Utah 84017 (as to an undivided 37% interest) and the Snyderville Basin Special Recreation District, a special service district, having a mailing address at 5715 Trailside Drive, Park City, Utah 84098 (as to an undivided 63% interest) (together, the “Grantees”), the Grantor’s right, title and interest in and to that certain tract of land located in Summit County, State of Utah, as follows:

See Exhibit A hereto and incorporated by this reference as if fully set forth herein

SUBJECT TO all restrictions, reservations, conservation easements and other conditions of record as may be disclosed by a record examination of title.

TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantees, and their successors and assigns, forever. The Grantor does hereby covenant to and with the Grantees that the Grantees are owner in fee simple of the Subject Property and that the Grantor will warrant and defend the same from all lawful claims whatsoever arising by, through and under the Grantor and not otherwise.

The undersigned further hereby acknowledges and affirms to the below named Notary Public that the undersigned appeared before such Notary Public and either executed this Deed before such Notary Public or acknowledged to such Notary Public that the undersigned executed this Deed for the purposes stated in it.

DATED as of the _____ day of _____, 2013.

Utah Athletic Foundation

By: _____
Print Name: _____
Title: _____

STATE OF UTAH)
)
:ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by _____, of Summit County.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

EXHIBIT A

A parcel of land located in the northeast quarter of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 89°51'00" West 1650.00 feet along the section line and South 00°03'43" East 1650.00 feet along the Utah Olympic Legacy boundary from the northeast corner of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the boundary of the Utah Olympic Legacy boundary survey, recorded December 30, 2011, as Entry No. S-7392, in the office of the Summit County Recorder, and running thence along the boundary the following three (3) courses: 1) South 89°51'00" East 1650.00 feet; thence 2) South 00°03'43" East 296.24 feet; thence 3) South 89°59'52" West 1652.63 feet; thence North 00°26'27" East 300.64 feet to the point of beginning.

Description contains 11.31 acres.



EXHIBIT K

Supplementary SPA Submittal Documents

Traffic Impact Study for
UTAH OLYMPIC PARK



Submitted by: **FEHR PEERS**

2180 South 1300 East, Suite 220
Salt Lake City, UT 84106
801.463.7600

August 2011

EXECUTIVE SUMMARY

This traffic study focuses on the proposed Utah Olympic Park development located in Park City, Utah, and examines the feasibility of the development from a traffic perspective. The traffic study includes an analysis of the associated impacts on the adjacent roadways and intersections.

A. Conclusions

Existing (2011) Background, Future 2015 Background, Future 2015 Plus Project, and Future 2030 Plus Project traffic conditions at study intersections operate at acceptable LOS (LOS D or better) during the PM peak hour period. Signal timings were adjusted and optimized to account for projected traffic volumes.

For Future 2030 Background traffic conditions the study intersections operate at acceptable LOS (LOS D or better) during the PM peak period. However, the eastbound left-turning movement at the study intersection of Olympic Parkway / SR-224 experiences 258.8 seconds of delay, causing a queue to spillback into the Olympic Park / Landmark Drive roundabout. Fehr & Peers recommends providing an additional eastbound left-turn lane, as described below, to relieve the congestion experienced during this movement.

As shown throughout this report, the additional estimated trips generated by the Utah Olympic Park will have minimal impact to the future background volumes and intersection operations. The following shows the percent increase in PM peak hour traffic volumes as a result of the added trips from the Utah Olympic Park development at the study intersections:

<u>Intersection</u>	<u>2015</u>	<u>2030</u>
Ute Blvd / SR-224	1%	3%
Olympic Pkwy / SR-224	2%	5%
Ute Blvd / Landmark Dr	1%	3%
Olympic Pkwy / Landmark Dr	11%	20%

Without the planned improvements and recommendations from the SBMTP as well as the additional improvements outlined below, traffic would experience heavy delays at intersections on SR-224 with or without the project generated traffic. The planned improvements in the SBMTP are expected to be beneficial and imperative for future background and future plus project traffic conditions in the Kimball Junction area.

B. Recommendations

Fehr & Peers recommends the following planned 2009 SBTMP improvements and mitigations for each scenario. Subsequent scenarios assume that previously recommended improvements and mitigations have been implemented.

2015 Planned Improvements

- SR-224 widening, I-80 to Bear Hollow Drive
 - *SR-224 should have a six-lane cross section; it is also assumed that with the widening of SR-224, additional southbound and northbound left-turn lanes (dual left-turn lanes) will be constructed at Ute Blvd/SR-224, per the Landmark Drive Construction Project design files*

Based on the expected growth of the area and the additional traffic from the Summit Research Park development, the widening of SR-224 from I-80 to Bear Hollow Drive was determined to be needed regardless of the Utah Olympic Park development.

2030 Planned Improvements

- SR-224 widening, Bear Hollow Drive to Canyons Resort Drive
 - *SR-224 should have a six-lane cross section*

Additional Mitigations

The following mitigations were not included in the 2009 SBMTP, but determined necessary from this traffic study.

Existing (2011) Background Conditions

- No mitigations are needed

Future 2015 Background Conditions

Ute Boulevard / SR-224

- The eastbound right-turn lane experiences a 95th percentile queue of 107 feet during the PM peak hour, which exceeds the current storage length of 80 feet. Therefore, Fehr & Peers recommends extending the eastbound right-turn lane to a minimum length of 110 feet. (It is recommended that this storage pocket be extended to a minimum of 120 feet in the Future 2030 Background scenario and may want to be extended to 120 feet during the year 2015.)

Future 2015 Plus Project Conditions

- No mitigations are needed

Future 2030 Background Conditions

Ute Boulevard / SR-224

- Extend the eastbound right-turn pocket to a minimum storage length of 120 feet.
- Extend the eastbound left-turn pocket to a minimum storage length of 240 feet.

Olympic Parkway / SR-224

- Provide an additional eastbound left-turn lane, resulting in dual eastbound left-turn lanes.

Future 2030 Plus Project Conditions

- No mitigations are needed

Table ES-1 reports the overall intersection delay and LOS for the signalized intersections and worst approach intersection delay and LOS for the unsignalized intersections for the different analyzed periods. The Future 2015 and 2030 scenarios (background and plus project) reported in Table ES-1 include planned improvements from the 2009 SBTMP and/or recommended mitigations. The subsequent chapters show detailed descriptions of the intersection operations.

Table ES-1 PM Peak Hour Level of Service Utah Olympic Park, Park City, UT							
Intersection			Existing (2011)	Future 2015 Background	Future 2015 Plus Project	Future 2030 Background	Future 2030 Plus Project
ID	Location	Control	LOS & Delay Sec / Veh ¹				
1	Ute Blvd / SR-224	Signal	D 41.9	C 26.6	C 27.1	C 32.6	D 36.2
2	Olympic Pkwy / SR-224	Signal	C 26.2	C 21.2	C 22.9	C 30.0	C 31.3
3	Ute Blvd / Landmark Dr	Yield	C 16.6	C 17.7	C 17.8	C 23.4	C 23.4
4	Olympic Pkwy / Landmark Dr	Yield	A <5.0	A 6.2	A 6.9	B 11.2	C 16.7
A 1	Olympic Pkwy / Access 1	EB Stop	N/A ²	N/A ²	A <5.0	N/A ²	A <5.0
A 2	Olympic Pkwy / Access 2	WB Stop	N/A ²	N/A ²	A <5.0	N/A ²	A <5.0
A 3	Olympic Pkwy / Access 3	NB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0
A 4	Olympic Pkwy / Access 4	SB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0
A 5	Olympic Pkwy / Access 5	EB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0
A 6	Olympic Pkwy / Access 6	WB Stop	N/A ²	N/A ²	N/A ³	N/A ²	A <5.0

1. Overall intersection LOS and average delay (seconds/vehicle) for the signalized intersections and worst approach LOS and average delay for the unsignalized intersections.
 2. This intersection is a project access and was only analyzed in the plus project scenarios.
 3. This intersection is a 2030 project access and was only analyzed in the 2030 plus project scenario.

Source: Fehr & Peers, August 2011

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Utah Olympic Park development in Summit County, Utah. See Figure 1 for a project location map.

This study analyzes the traffic operations and impacts for existing (2011), future 2015, and future 2030 conditions at key intersections and roadways in the vicinity of the site. Two analysis scenarios were performed for 2015 and 2030 time periods: background and plus project. The 2015 plus project analysis includes the project trips generated from Phase 1 of the development (see Chapter IV). The 2030 plus project analysis includes the project trips generated from full build-out (Phase 2) of the proposed Utah Olympic Park development (see Chapter VIII). The future analyses also takes into account improvements to the roadway system as described in the 2009 Snyderville Basin Transportation Master Plan (SBTMP).

B. Scope

This study analyzes the traffic impacts of the site in conjunction with adjacent intersections. The scope was developed in collaboration with the Summit County traffic engineer. Where changes are needed to maintain acceptable Level of Service (LOS), improvements are proposed. Impacts are specifically addressed at the following study intersections and roadways:

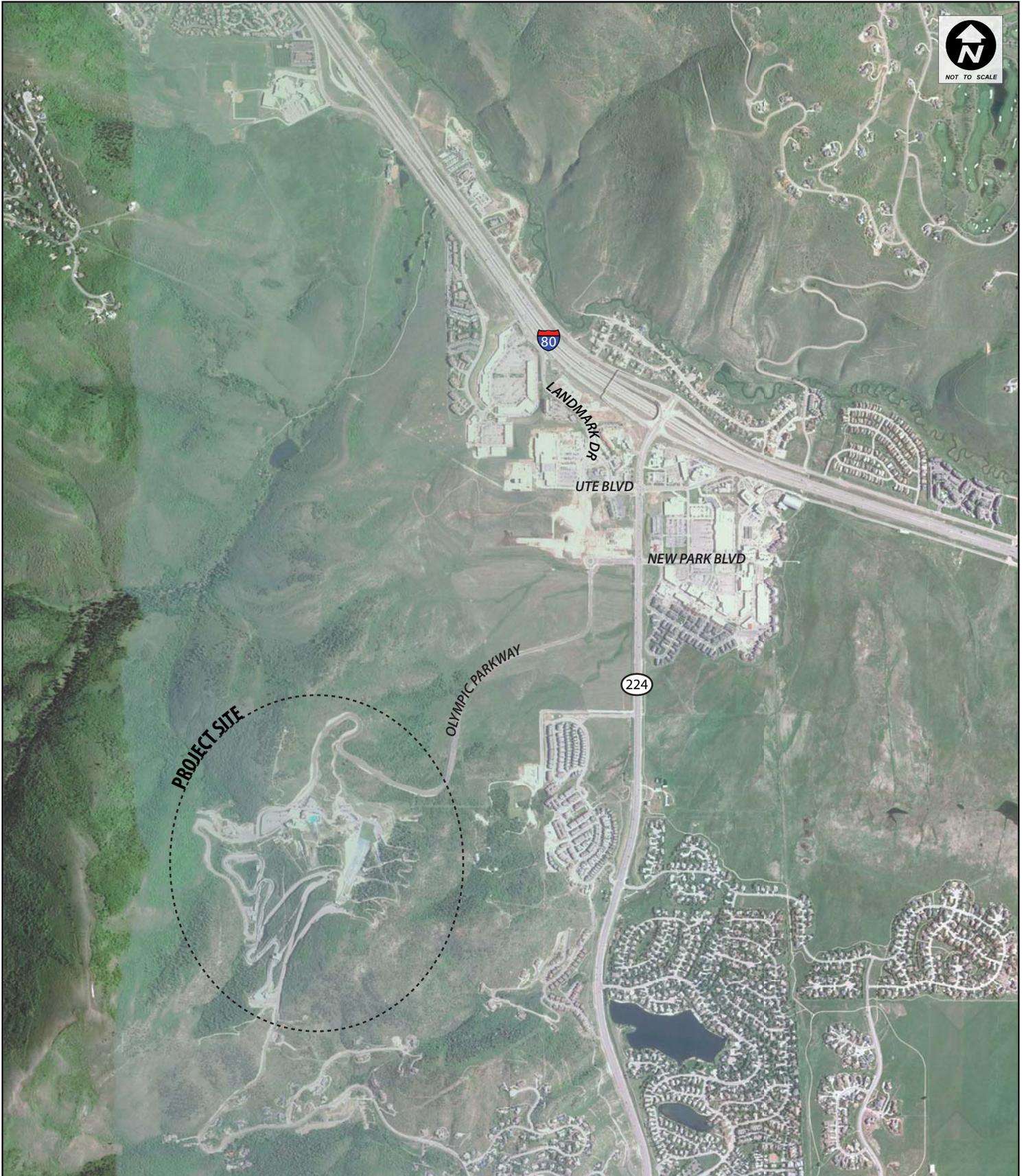
- Ute Boulevard / SR-224
- Olympic Parkway / SR-224
- Ute Boulevard / Landmark Drive
- Olympic Parkway / Landmark Drive
- 6 Proposed Project Accesses

The PM peak hour site generated traffic, when combined with the existing PM peak hour traffic volumes, created a worst-case scenario for weekday traffic evaluation; therefore, only the PM peak hour was evaluated for all scenarios.

C. Analysis Methodology

Level of Service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The Highway Capacity Manual 2000 (HCM 2000) methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different



quantitative evaluations for signalized and unsignalized intersections. For signalized intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). Stochastic simulation software, Synchro/SimTraffic, was used to model the street network and estimate the vehicle delays. Multiple runs were performed for each scenario to provide statistically sound results. However, the random nature of simulation creates variation even with similar traffic conditions.

For unsignalized intersections, including roundabouts, LOS is reported based on the worst approach. Fehr & Peers has also calculated overall delay values for unsignalized intersections, which provides additional information and represents the overall intersection conditions rather than just the worst approach. Both are reported in their respective tables throughout the report. The HCM 2010 methodology was used to analyze the two roundabouts on Landmark Drive.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D for all intersections located on State roads (as stated in the SBTMP and per UDOT standards) and LOS C for all other intersections. However, if LOS E or F for an individual approach at an intersection resulted, explanation and/or mitigation measures are presented where feasible and realistic.

A LOS D threshold is consistent with “state-of-the practice” traffic engineering principles for suburban and non-CBD urbanized intersections.

Table 1 Level of Service Descriptions			
Level of Service	Description of Traffic Conditions	Signalized Intersections	Unsignalized Intersections
		Average Delay ¹ (sec / veh)	Delay ² (sec / veh)
A	<i>Free Flow / Insignificant Delay</i> Extremely favorable progression. Individual users are virtually unaffected by others in the traffic stream.	0 to 10	0 to 10
B	<i>Stable Operations / Minimum Delays</i> Good progression. The presence of other users in the traffic stream becomes noticeable.	> 10 to 20	> 10 to 15
C	<i>Stable Operations / Acceptable Delays</i> Fair progression. The operation of individual users is affected by interactions with others in the traffic stream.	> 20 to 35	> 15 to 25
D	<i>Approaching Unstable Flows / Tolerable Delays</i> Marginal progression. Operating conditions are noticeably more constrained.	> 35 to 55	> 25 to 35
E	<i>Unstable Operations / Significant Delays Can Occur</i> Poor progression. Operating conditions are at or near capacity.	> 55 to 80	> 35 to 50
F	<i>Forced, Unpredictable Flows / Excessive Delays</i> Unacceptable progression with forced or breakdown of operating conditions.	> 80	> 50

1. Overall intersection LOS and average delay (seconds/vehicle) for all approaches.
2. Worst approach LOS and delay (seconds/vehicle) only.
Source: Fehr & Peers Descriptions, based on *Highway Capacity Manual*, 2000 Methodology (Transportation Research Board).

II. EXISTING (2011) CONDITIONS

A. Purpose

The purpose of the Existing (2011) conditions analysis is to study the pertinent roadways and intersections during the peak travel period of the day under existing traffic and geometric conditions. Through this analysis, existing traffic operational deficiencies can be identified and potential mitigation measures recommended.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

- SR-224 –consists of two travel lanes in each direction near the study area. It is classified as an arterial in the SBTMP with a posted speed limit of 45 mph.
- Ute Boulevard – consists of one travel lane in each direction west of SR-224 and two travel lanes east of SR-224. It is classified in the SBTMP as a major collector with a posted speed limit of 25 mph.
- Olympic Parkway – consists of one travel lane in each direction. Olympic Parkway is classified as a major collector street in the SBTMP. It has a posted speed limit of 25 mph.
- Landmark Drive – consists of two travel lane in each direction. Landmark is classified as a major collector street in the SBTMP. It has a posted speed limit of 25 mph.

C. Utah Olympic Park Existing Facilities and Land Uses

The following is a list of facilities and land uses that currently exist at the Utah Olympic Park:

- 7,470 square feet of office space
- 22,350 square feet Olympic and ski history museum
- 12,780 square feet athlete day lodge
- 45 students

D. Traffic Volumes

L2 Data Collection recorded PM peak period traffic counts for Fehr & Peers at the Ute Boulevard / Landmark Drive and Olympic Parkway / Landmark Drive roundabouts from 4:00 PM to 6:00 PM on Thursday, June 23, 2011.

For the intersections at Ute Boulevard / SR-224 and Olympic Parkway / SR-224, Fehr & Peers used

2008 PM peak hour traffic volumes previously used for the Park City Tech Center development. Traffic on Utah Highways (TOUH) showed a negative 3% annual growth on SR-224 from 2008 – 2010. Fehr & Peers adjusted and balanced the 2008 volumes based on the 2011 counts that L2 Data Collection collected at Ute Boulevard / Landmark Drive and Olympic Parkway / Landmark Drive.

The traffic counts were adjusted to represent volumes for an average day of the year. The traffic volume adjustments were based on daily and monthly adjustment factors published by Utah Department of Transportation (UDOT).

The resulting Existing (2011) PM peak hour traffic volumes are shown in Figure 2.

E. Level of Service Analysis

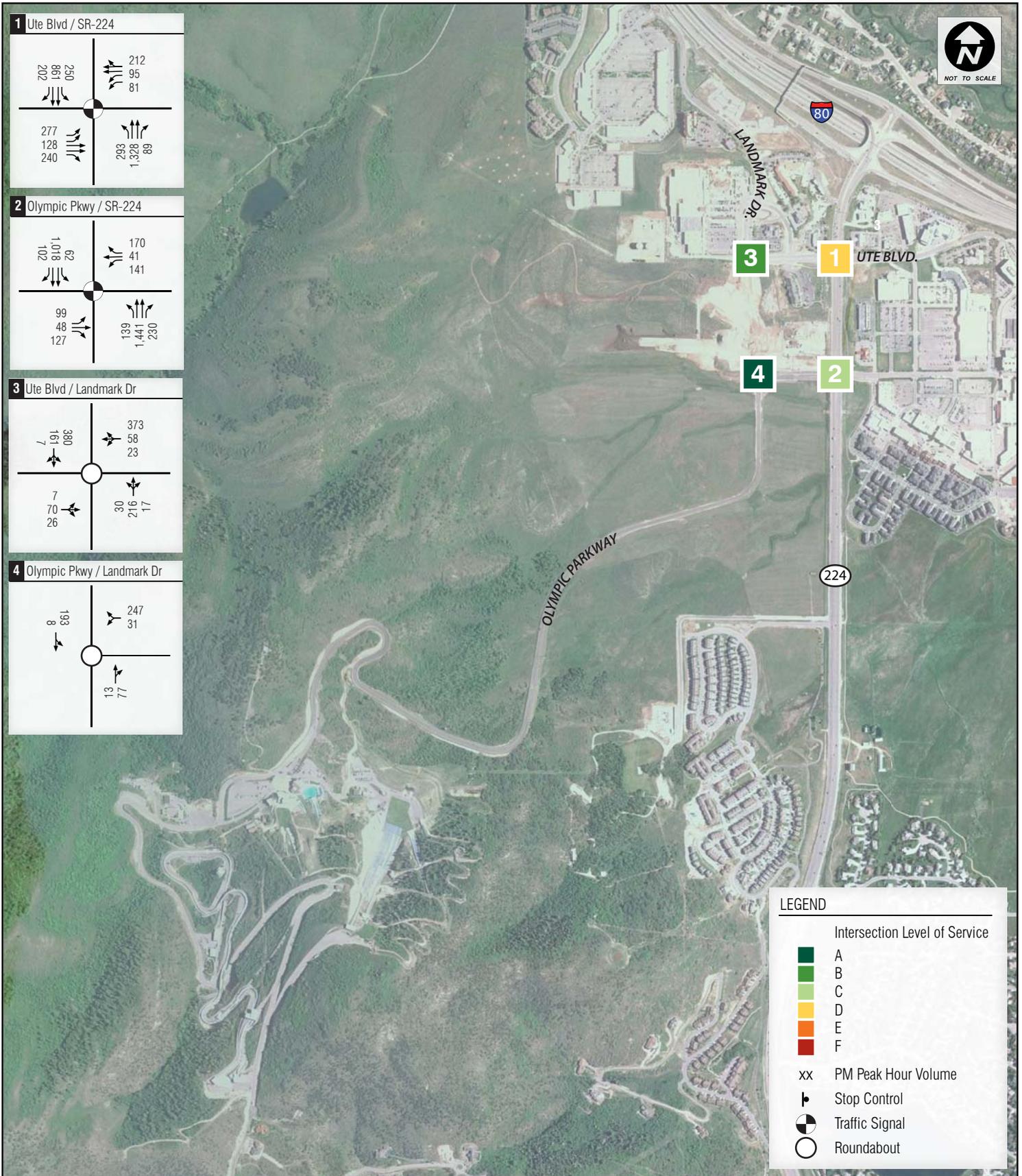
Using Synchro/SimTraffic software, the HCM 2000 methodology introduced in Chapter I, and the HCM 2010 methodology for the two roundabouts on Landmark Drive, the PM peak hour LOS was computed for each study intersection. Synchro/SimTraffic was used because it provides a stochastic analysis of the roadway network. This simulation analysis accounts for interaction between study intersections.

The results of this analysis are reported in Table 2 (see Appendix for the detailed LOS reports). The signal timings for the study intersections were adjusted and optimized. All intersections for the Existing (2011) Conditions operate at a LOS D or better. These results serve as a basis for the analysis of the impacts without the proposed development.

Table 2 Existing (2011) PM Peak Hour Level of Service							
Intersection			Worst Approach ¹			Overall Intersection ²	
ID	Location	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
1	Ute Blvd / SR-224	Signal	N/A	N/A	N/A	41.9	D
2	Olympic Pkwy / SR-224	Signal	N/A	N/A	N/A	26.2	C
3	Ute Blvd / Landmark Dr	Yield	WB	16.6	C	10.7	B
4	Olympic Pkwy / Landmark Dr	Yield	WB	< 5.0	A	< 5.0	A

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle).

Source: Fehr & Peers, August 2011



III. EXISTING TRANSPORTATION SYSTEM

This section describes the existing transportation system in the project vicinity, including transit services and facilities, bicycle facilities, and pedestrian facilities.

A. Roadway System

Park City Transit is a transit provider for Summit County that provides both local and regional bus service. The project site is not currently directly served by bus transit service. The closest bus stops are located on the corner of Olympic Parkway and SR-224 and near the Summit County Services & Library (Sheldon Richins Building) on Ute Boulevard.

Park City Transit Route 7 provides bus service between Park City and Kimball Junction/Pinebrook-West. Route 7 buses run approximately every 30 minutes. Route 8 is a Kimball Junction Express line that runs approximately every hour.

B. Bicycle and Pedestrian Facilities

Bicycle facilities include bike paths, bike lanes, and bike routes. Bike paths are paved trails that are separated from roadways. Bike lanes are lanes on roadways designated for use by bicycles with striping, pavement legends, and signs. Bike routes are roadways that are designated for bicycle use by signs only and may or may not include additional pavement width for cyclists.

Pedestrian facilities include sidewalks, crosswalks, trails, and pedestrian signals. Near the project site, several shared bike and pedestrian paths are provided along SR-224, Kilby Road/Landmark Drive, Rasmussen Road, and other areas east of SR-224. Also, limited crosswalks are provided at nearby signalized intersections. A pedestrian underpass is planned to be built under SR-224 south of Newpark Boulevard, providing a safer crossing option for pedestrians in this area.

IV. PROJECT CONDITIONS

A. Purpose

The project conditions analysis explains the type and intensity of development and the subsequent plus project chapters report the impacts to the surrounding intersections and roadway network from the addition of development related traffic. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in the Introduction.

B. Project Description

The proposed Utah Olympic Park Development project will be developed in phases. For the purposes of this analysis, it was assumed the first phase would be developed by 2015 and the second phase would be developed by 2030. The first phase of the project includes:

- 112 residential units
- 40,000 square feet of medical office
- 6,200 square feet day lodge expansion, including 3,100 feet of athlete support and 3,100 feet of conference/reception/flex space

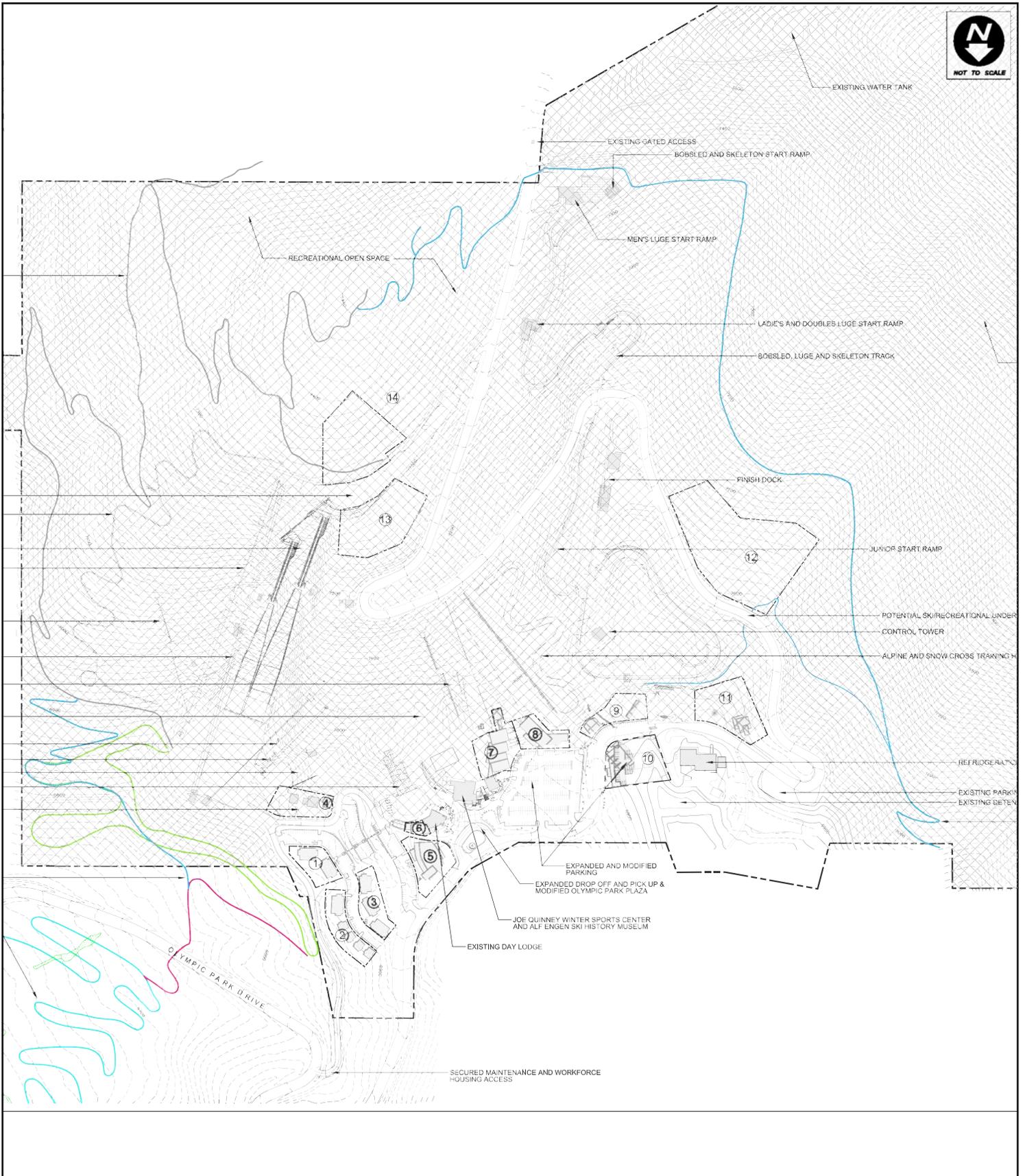
The second phase of the project includes:

- 13,900 square feet of indoor recreation
- 3,875 square feet of commercial
- 9,000 square feet of school approximately 90 students (including 45 existing students)
- 103,710 square feet of office
- 2,600 square feet of luge facility
- 6,000 square feet of lift/recreation base
- 29 residential units

The proposed development will occur adjacent to the existing Utah Olympic Park facilities along Olympic Parkway between Olympic Parkway (New Park Boulevard) and Bear Hollow Drive. Access to the development will occur by way of Olympic Parkway. A conceptual site plan of the proposed development is shown in Figure 3.

C. Trip Generation

Trip generation for the housing portion of the development was computed using the trip rate the Stein Erikson Lodge (SEL) generates daily and during the AM and PM peak hours. The SEL trip generation data was collected in Park City, Utah on March 19, 2005. This trip generation rate is compatible because the residential component of the Olympic Park development is similar in nature to an extended stay hotel. The residential component of the Olympic Park development will be used year round by athletes training at the Park and some employees who work at the Park.



Their major destination will be the training facilities at the Park. Table 3 reports the trip generation rates established for the SEL and apartment trip generation rates published by the Institute of Transportation Engineers (ITE) *Trip Generation, 8th Edition, 2008*. Table 3 also shows the percent difference between the rate associated with the SEL and the ITE rate. The SEL rates that are used in this study reflect the internal capture that is inherited with workforce/athlete housing and the Utah Olympic Park Master Plan expected operations.

Time Period	Stein Eriksen Lodge Rate	ITE Apartment (220) Average Rate	Percent Difference
Daily	6.10	6.65	-8.3%
AM Peak Hour	0.39	0.51	-23.5%
PM Peak Hour	0.49	0.62	-20.9%

Source: Fehr & Peers, August 2011

Trip generation for Medical Office portion of the development was computed using trip generation rates published in ITE. The lower portion of the range of trip generation rates was used to reflect the internal capture of uses in the development and the planned use of the Medical Office as a high-end, orthopedic-type office with large medical equipment instead of small examination rooms.

Trip generation for the Day Lodge Expansion portion of the development was computed using the trip generation rate the existing Utah Olympic Park development generates daily and during the AM and PM peak hours. Daily traffic counts were performed in order to calculate the trip rate of the existing Utah Olympic Park development.

Trip generation for the Indoor Recreation Facility, Winter School, and Office portions of the development were computed using trip generation rates published in the ITE *Trip Generation, 8th Edition, 2008*.

It was assumed that the commercial/flex space, luge facility, and lift/recreation base portions of the development would not generate new trips as the use of this space is reserved for athlete support and would only generate use from trips already on the site.

The Utah Olympic Park is proposing the development be built in phases. For the purposes of this study, it was assumed by 2015 112 units of housing, the medical office, and 6,200 square feet of day-lodge expansion would be built. The 2015 estimated trip generation is based on the described land use intensity summarized in Table 3a. For the 2030 analysis, it was assumed the project would be at full build-out. The 2030 estimated trip generation based on full build-out is summarized in Table 3b.

Parcel Number	Land Use ¹	Number of Units	Unit Type	Daily Peak Hour Trip Generation ²	% Entering ³	% Exiting ³	Transit Capture	Trips Entering	Trips Exiting	New Daily Peak Hour Trips
1	Apartments	62	Dwelling Units	378	50%	50%	5%	180	180	360
2	Apartments	18	Dwelling Units	110	50%	50%	5%	52	52	104
3	Apartments	30	Dwelling Units	183	50%	50%	5%	87	87	174
4	Apartments	2	Dwelling Units	12	50%	50%	5%	6	6	12
5	Medical Office (720)	40,000	Square Feet	926	50%	50%	5%	440	440	880
6	Athlete Support	6,200	Square Feet	211	50%	50%	5%	100	100	200
Net Weekday Daily Peak Hour Trips								865	865	1,730
Parcel Number	Land Use ¹	Number of Units	Unit Type	AM Peak Hour Trip Generation ²	% Entering ³	% Exiting ³	Transit Capture	Trips Entering	Trips Exiting	New AM Peak Hour Trips
1	Apartments	62	Dwelling Units	24	20%	80%	5%	5	18	23
2	Apartments	18	Dwelling Units	7	20%	80%	5%	1	5	6
3	Apartments	30	Dwelling Units	12	20%	80%	5%	2	9	11
4	Apartments	2	Dwelling Units	1	20%	80%	5%	0	1	1
5	Medical Office (720)	40,000	Square Feet	34	79%	21%	5%	26	7	33
6	Athlete Support	6,200	Square Feet	20	73%	27%	5%	14	5	19
Net Weekday AM Peak Hour Trips								48	45	93
Parcel Number	Land Use ¹	Number of Units	Unit Type	PM Peak Hour Trip Generation ²	% Entering ³	% Exiting ³	Transit Capture	Trips Entering	Trips Exiting	New PM Peak Hour Trips
1	Apartments	62	Dwelling Units	30	65%	35%	5%	19	10	29
2	Apartments	18	Dwelling Units	9	65%	35%	5%	5	3	8
3	Apartments	30	Dwelling Units	15	65%	35%	5%	9	5	14
4	Apartments	2	Dwelling Units	1	65%	35%	5%	1	0	1
5	Medical Office (720)	40,000	Square Feet	39	27%	73%	5%	10	27	37
6	Athlete Support	6,200	Square Feet	16	24%	76%	5%	4	12	16
Net Weekday PM Peak Hour Trips								48	57	105

1. (XXX) Indicates ITE Land Use Code. Land Use Code from the Institute of Transportation Engineers - 8th Edition Trip Generation Manual (ITE Manual)
 2. Traffic Generated by the development according to trip generation rates provided in the ITE Manual
 3. Percentage of trips Entering and Exiting the development according to the ITE Manual.
 SOURCE: Fehr & Peers, August 2011

Table 3b Utah Olympic Park Full Build Out (2030) Trip Generation										
Parcel Number	Land Use ¹	Number of Units	Unit Type	Daily Peak Hour Trip Generation ²	% Entering ³	% Exiting ³	Transit Capture	Trips Entering	Trips Exiting	New Daily Peak Hour Trips
1	Apartments	62	Dwelling Units	378	50%	50%	5%	180	180	360
2	Apartments	18	Dwelling Units	110	50%	50%	5%	52	52	104
3	Apartments	30	Dwelling Units	183	50%	50%	5%	87	87	174
4	Apartments	2	Dwelling Units	12	50%	50%	5%	6	6	12
5	Medical Office (720)	40,000	Square Feet	926	50%	50%	5%	440	440	880
6	Athlete Support	6,200	Square Feet	211	50%	50%	5%	100	100	200
7	Indoor Recreation Facility (492)	13,900	Square Feet	458	50%	50%	5%	217	217	434
	Commercial/Flex	3,875	Square Feet	-	-	-	-	-	-	-
	Winter School	45	Students	112	50%	50%	5%	53	53	106
8	Office (710)	41,500	Square Feet	457	50%	50%	5%	217	217	434
	Office (710)	38,000	Square Feet	418	50%	50%	5%	199	199	398
9	Office (710)	4,100	Square Feet	45	50%	50%	5%	21	21	42
10	Luge Facility	2,600	Square Feet	-	-	-	-	-	-	-
	Office (710)	20,110	Square Feet	221	50%	50%	5%	105	105	210
11	Lift/Recreation Base	6,000	Square Feet	-	-	-	-	-	-	-
12	Apartments	14	Dwelling Units	85	50%	50%	5%	41	41	82
13	Apartments	10	Dwelling Units	61	50%	50%	5%	29	29	58
14	Apartments	5	Dwelling Units	31	50%	50%	5%	14	14	28
Net Weekday Daily Peak Hour Trips								1,761	1,761	3,522
Parcel Number	Land Use ¹	Number of Units	Unit Type	AM Peak Hour Trip Generation ²	% Entering ³	% Exiting ³	Transit Capture	Trips Entering	Trips Exiting	New AM Peak Hour Trips
1	Apartments	62	Dwelling Units	24	20%	80%	5%	5	18	23
2	Apartments	18	Dwelling Units	7	20%	80%	5%	1	5	6
3	Apartments	30	Dwelling Units	12	20%	80%	5%	2	9	11
4	Apartments	2	Dwelling Units	1	20%	80%	5%	0	1	1
5	Medical Office (720)	40,000	Square Feet	34	79%	21%	5%	26	7	33
6	Athlete Support	6,200	Square Feet	20	73%	27%	5%	14	5	19
7	Indoor Recreation Facility (492)	13,900	Square Feet	5	45%	55%	5%	2	3	5
	Commercial/Flex	3,875	Square Feet	-	-	-	-	-	-	-
	Winter School	45	Students	36	61%	39%	5%	21	14	35
8	Office (710)	41,500	Square Feet	48	88%	12%	5%	40	5	45
	Office (710)	38,000	Square Feet	44	88%	12%	5%	37	5	42
9	Office (710)	4,100	Square Feet	5	88%	12%	5%	4	1	5
10	Luge Facility	2,600	Square Feet	-	-	-	-	-	-	-
	Office (710)	20,110	Square Feet	23	88%	12%	5%	19	3	22
11	Lift/Recreation Base	6,000	Square Feet	-	-	-	-	-	-	-
12	Apartments	14	Dwelling Units	5	20%	80%	5%	1	4	5
13	Apartments	10	Dwelling Units	4	20%	80%	5%	1	3	4
14	Apartments	5	Dwelling Units	2	20%	80%	5%	0	1	1
Net Weekday AM Peak Hour Trips								173	84	257
Parcel Number	Land Use ¹	Number of Units	Unit Type	PM Peak Hour Trip Generation ²	% Entering ³	% Exiting ³	Transit Capture	Trips Entering	Trips Exiting	New PM Peak Hour Trips
1	Apartments	62	Dwelling Units	30	65%	35%	5%	19	10	29
2	Apartments	18	Dwelling Units	9	65%	35%	5%	5	3	8
3	Apartments	30	Dwelling Units	15	65%	35%	5%	9	5	14
4	Apartments	2	Dwelling Units	1	65%	35%	5%	1	0	1
5	Medical Office (720)	40,000	Square Feet	39	27%	73%	5%	10	27	37
6	Athlete Support	6,200	Square Feet	16	24%	76%	5%	4	12	16
7	Indoor Recreation Facility (492)	13,900	Square Feet	51	57%	43%	5%	28	21	49
	Commercial/Flex	3,875	Square Feet	-	-	-	-	-	-	-
	Winter School	45	Students	8	43%	57%	5%	3	4	7
8	Office (710)	41,500	Square Feet	62	17%	83%	5%	10	49	59
	Office (710)	38,000	Square Feet	57	17%	83%	5%	9	45	54
9	Office (710)	4,100	Square Feet	6	17%	83%	5%	1	5	6
10	Luge Facility	2,600	Square Feet	-	-	-	-	-	-	-
	Office (710)	20,110	Square Feet	30	17%	83%	5%	5	24	29
11	Lift/Recreation Base	6,000	Square Feet	-	-	-	-	-	-	-
12	Apartments	14	Dwelling Units	7	65%	35%	5%	4	2	6
13	Apartments	10	Dwelling Units	5	65%	35%	5%	3	2	5
14	Apartments	5	Dwelling Units	2	65%	35%	5%	2	1	3
Net Weekday PM Peak Hour Trips								113	210	323

1. (XXX) Indicates ITE Land Use Code. Land Use Code from the Institute of Transportation Engineers - 8th Edition Trip Generation Manual (ITE Manual)
2. Traffic Generated by the development according to trip generation rates provided in the ITE Manual
3. Percentage of trips Entering and Exiting the development according to the ITE Manual.
SOURCE: Fehr & Peers, August 2011

D. Transit Capture

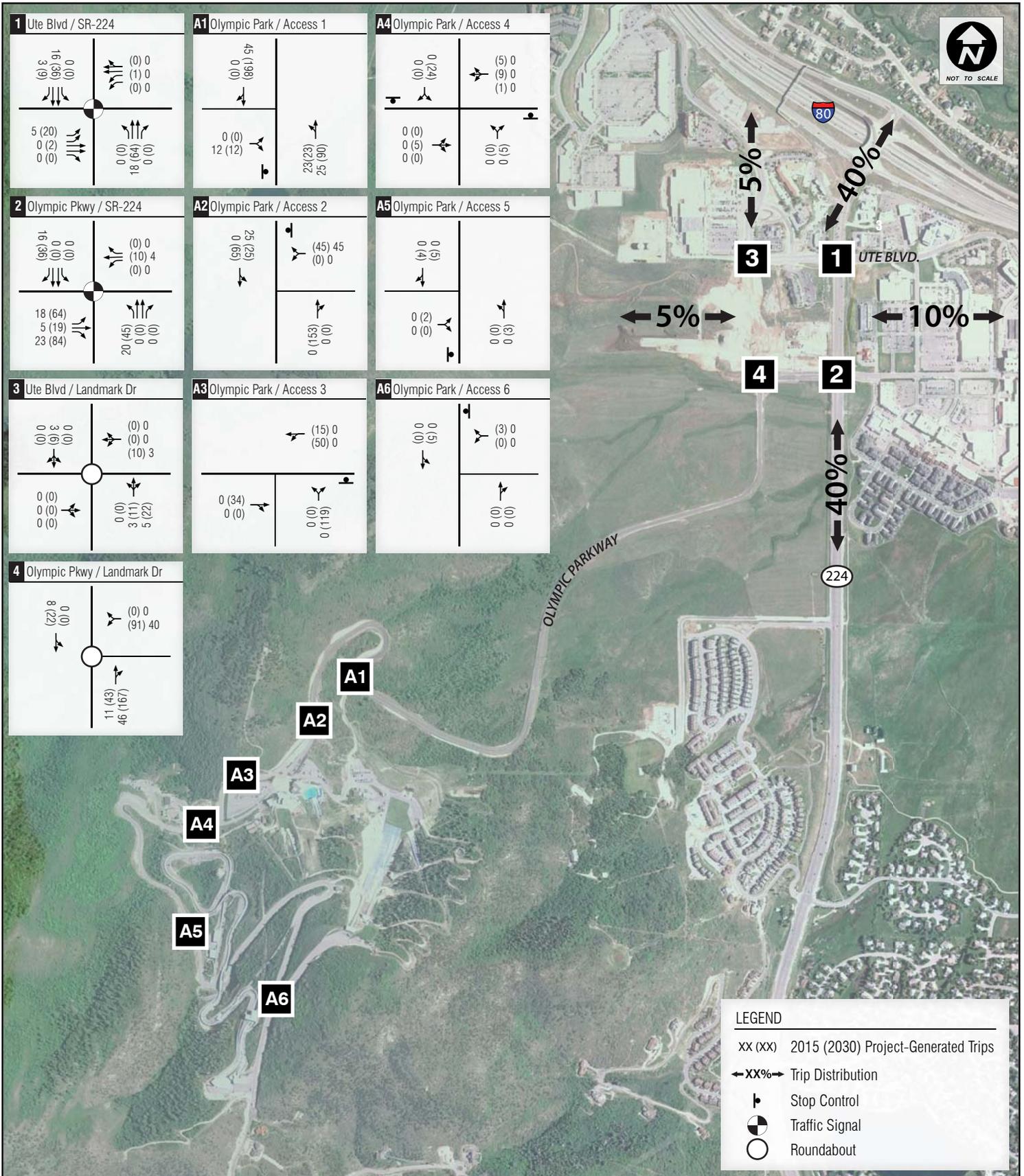
According to the SBTMP, Summit County's goal is to maintain a minimum 5% transit share, and attempt to increase this share in the SR-224 corridor. The SBTMP also states that Summit County estimates indicate that 2-5% (depending on the year) of trips are taken on the transit system. Based on the SBTMP goal and estimates and conversations with Summit County staff, the analysis accounted for a 5% transit reduction in auto trips (project trips only). It should be noted that a 5% transit capture is likely a conservative estimate given the Utah Olympic Park future plans to restart their shuttle program when there is higher demand. The shuttle will likely run from the Utah Olympic Park to Kimball Junction (possibly to the future Park City Transit bus hub) every hour or more during business hours and will be coordinated with Park City Transit service with the goal of minimal transfer time. The Utah Olympic Park currently owns the following shuttles: two, 24 passenger; one, 14 passenger; and two Americans with Disabilities Act (ADA) shuttles.

E. Trip Distribution and Assignment

Project traffic was assigned to the roadway network based on the proximity of project access points to major streets, high population densities, regional trip attractions, conversations with Summit County staff, and origin-destination data from the United States Census Bureau, Local Employment Dynamics (LED) Origin-Destination Data Base 2006 data. Existing travel patterns observed during data collection also provided helpful guidance in establishing these distribution percentages, especially in close proximity to the site. The resulting overall distribution of project generated trips is as follows:

- 40% South on SR-224
- 10% East to/from Redstone and Newpark
- 40% North on SR-224
- 5% West to/from Park City Tech Center
- 5% North on Landmark Drive

Project Traffic was assigned to the study intersections based on these trip distribution assumptions using traffic assignment software TRAFFIX. Figure 4 shows the distribution percentages and the resulting project generated PM peak hour trips assigned to each study intersection for the year 2015 and 2030.



V. FUTURE 2015 BACKGROUND CONDITIONS

A. Purpose

The purpose of the Future 2015 Background conditions analysis is to evaluate the intersections and roadways under projected 2015 PM peak hour traffic volumes and roadway conditions. This analysis also provides a baseline condition for the year 2015, which can be used to determine project impacts in the future.

B. Traffic Volumes

Fehr & Peers analyzed growth rates on SR-224 based on 10 years (2001 – 2010) of Average Daily Traffic (ADT) from UDOT's TOUH. The analysis showed a growth rate of less than 1%; therefore, Fehr & Peers projected 2015 traffic volumes using an annual growth rate of 1% for SR-224 and 0.5% for all other roads, to provide a conservative analysis.

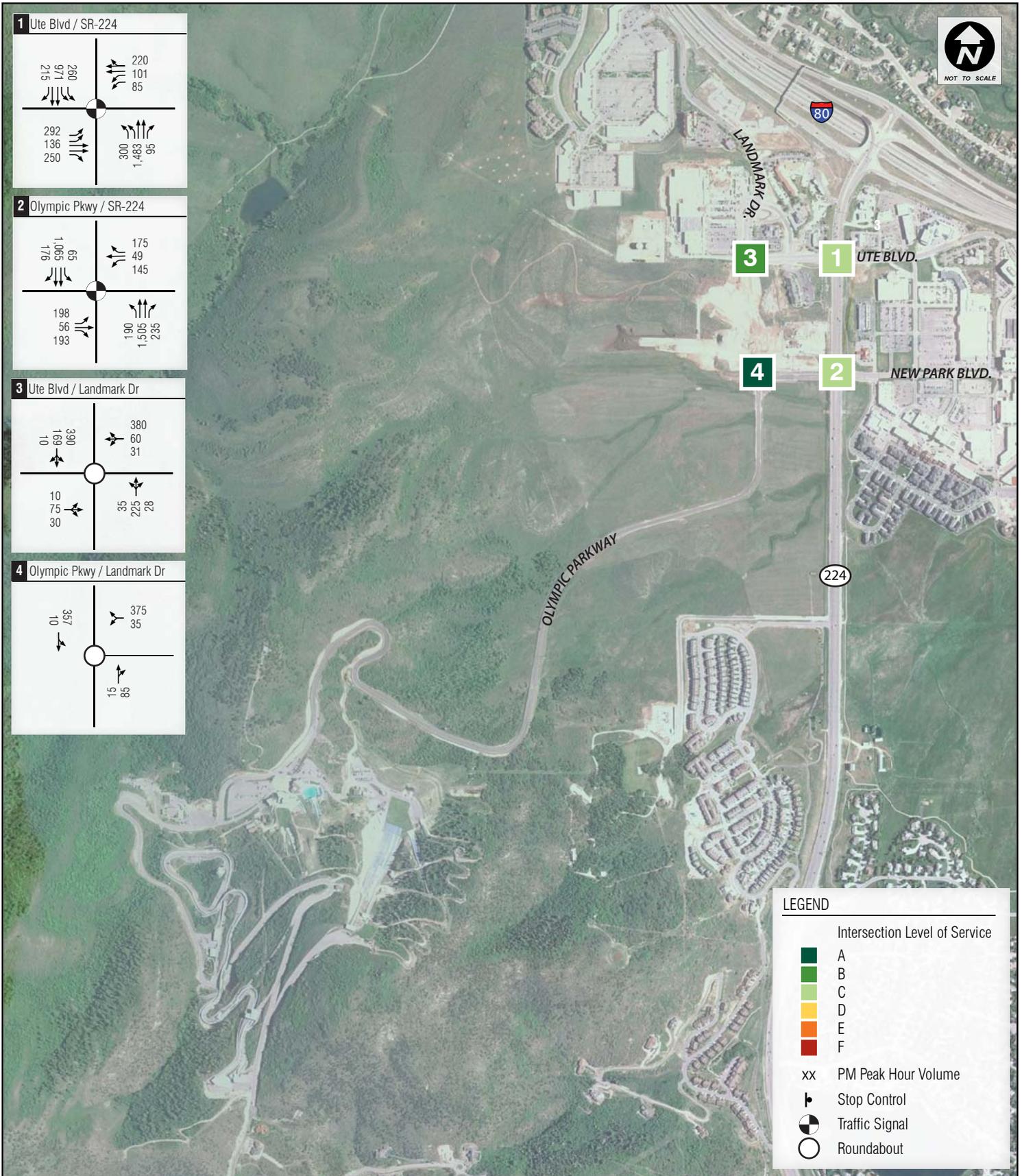
In addition to the growth rates, Fehr & Peers added the projected 2015 Park City Tech Center Phase 1 project trips, to yield "Future 2015 Background" PM peak hour traffic volumes. The resulting volumes are shown in Figure 5.

C. 2015 Planned Improvements

The Future 2015 scenario assumed the following improvements to the roadway system analyzed as described in the 2009 SBTMP:

- SR-224 widening, I-80 to Bear Hollow Drive
 - *SR-224 should have a six-lane cross section; it is also assumed that with the widening of SR-224, additional southbound and northbound left-turn lanes (dual left-turn lanes) will be constructed at Ute Blvd/SR-224, per the Landmark Drive Construction design files*

Based on the expected growth of the area and the additional traffic from the Park City Tech Center development, the widening of SR-224 from I-80 to Bear Hollow Drive was determined to be needed regardless of the proposed Utah Olympic Park development.



D. Level of Service Analysis

Using Synchro/SimTraffic simulation software, the HCM 2000 methodology, and the HCM 2010 methodology for the two roundabouts on Landmark Drive, the PM peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 4 (see Appendix for a detailed LOS report). These results serve as a base for the analysis of the impacts of the proposed development. The signal timing for the Ute Boulevard / SR-224 and Olympic Parkway / SR-224 intersections were adjusted and optimized to accommodate the forecasted future volumes.

Table 4 Future 2015 PM Peak Hour Level of Service							
Intersection			Worst Approach ¹			Overall Intersection ²	
ID	Location	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
1	Ute Blvd / SR-224	Signal	N/A	N/A	N/A	26.6	C
2	Olympic Pkwy / SR-224	Signal	N/A	N/A	N/A	21.2	C
3	Ute Blvd / Landmark Dr	Yield	WB	17.7	C	11.4	B
4	Olympic Pkwy / Landmark Dr	Yield	WB	6.2	A	6.0	A

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle).

Source: Fehr & Peers, August 2011

As shown in Table 4, all of the study intersections operate at a LOS C or better in the Future 2015 Background PM peak hour conditions with the proposed 2015 planned improvements.

E. Mitigation Measures

Fehr & Peers recommends the following mitigation measures for the Future 2015 Background conditions:

Ute Boulevard / SR-224

- The eastbound right-turn lane experiences a 95th percentile queue of 107 feet during the PM peak hour, which exceeds the current storage length of 80 feet. Therefore, Fehr & Peers recommends extending the eastbound right-turn lane to a minimum length of 110 feet. (It is recommended that this storage pocket be extended to a minimum of 120 feet in the Future 2030 Background scenario and may want to be extended to 120 feet during the year 2015.)

VI. FUTURE 2015 PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the Future 2015 Plus Project conditions analysis is to evaluate the impact, if any, of the project traffic on the surrounding roadway network in the year 2015. In order to analyze this impact, the projected 2015 background traffic volumes were combined with those generated by the proposed project (Phase 1). Intersection LOS analyses were then performed and compared to the results of the projected 2015 background traffic volumes. This comparison shows the impact, if any, of the proposed project in the future.

B. Traffic Volumes

2015 Project-generated traffic (Figure 4) was added to the Future 2015 Background volumes (Figure 5) to yield "Future 2015 Plus Project" PM peak hour traffic volumes at the study intersections. The resulting PM peak hour traffic volumes are displayed in Figure 6.

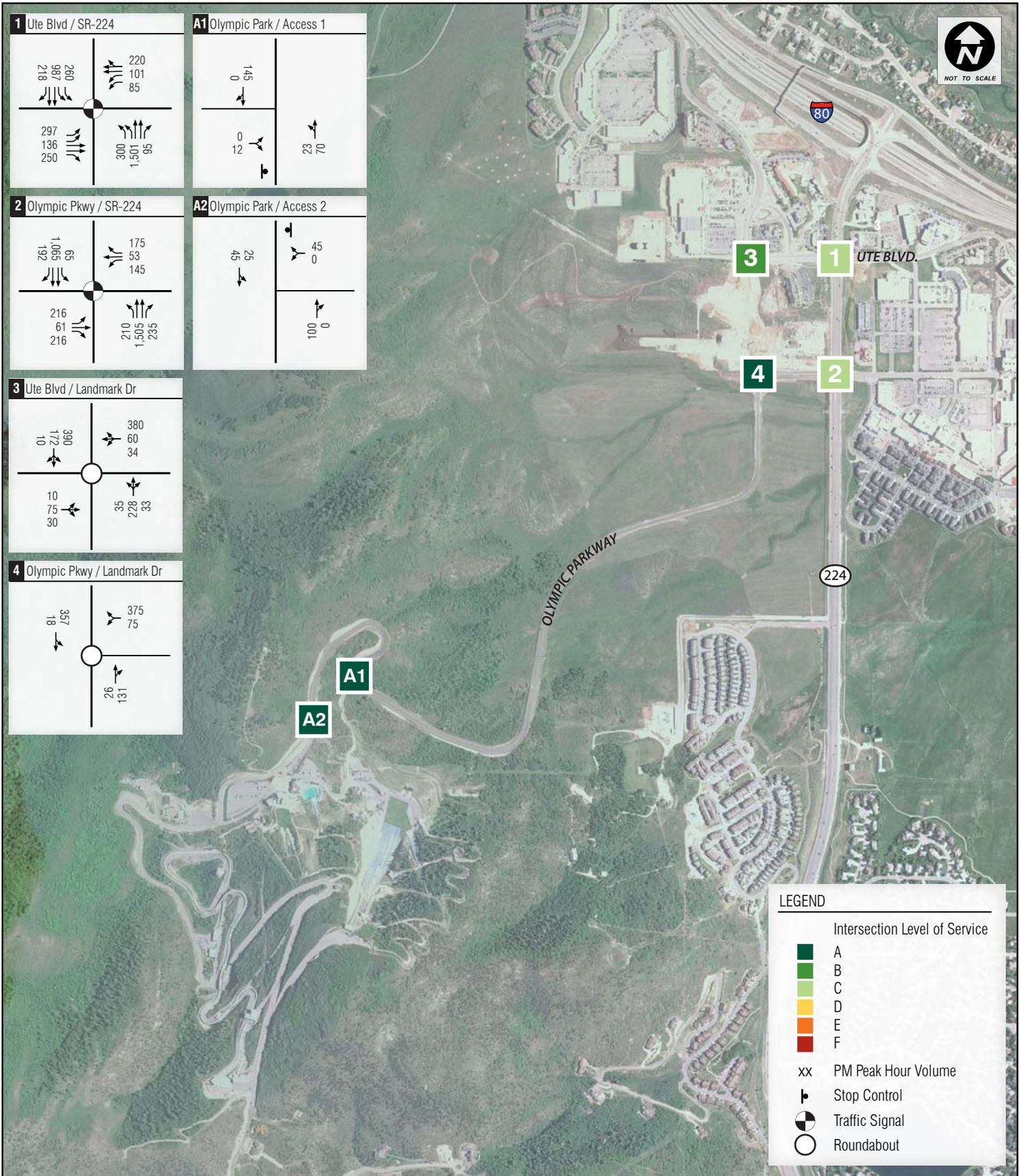
C. Level of Service Analysis

Using Synchro/SimTraffic simulation software, the HCM 2000 methodology, and the HCM 2010 methodology for the two roundabouts on Landmark Drive, the PM peak hour LOS was computed for each study intersection. The signal timing for the Ute Boulevard / SR-224 and Olympic Parkway / SR-224 intersections were adjusted and optimized to accommodate the forecasted future volumes with the proposed project volumes. The Future 2015 Plus Project results are shown in Table 5.

Table 5 Future 2015 Plus Project PM Peak Hour Level of Service							
Intersection			Worst Approach ¹			Overall Intersection ²	
ID	Location	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
1	Ute Blvd / SR-224	Signal	N/A	N/A	N/A	27.1	C
2	Olympic Pkwy / SR-224	Signal	N/A	N/A	N/A	22.9	C
3	Ute Blvd / Landmark Dr	Yield	WB	17.8	C	11.5	B
4	Olympic Pkwy / Landmark Dr	Yield	WB	6.9	A	6.6	A
A1	Olympic Pkwy / Access 1	Stop	EB	< 5.0	A	< 5.0	A
A2	Olympic Pkwy / Access 2	Stop	WB	< 5.0	A	< 5.0	A

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle).

Source: Fehr & Peers, August 2011



As shown in Table 5, all of the study intersections operate at an LOS C or better in the Future 2015 Plus Project peak hour conditions, with the addition of the proposed Utah Olympic Park development.

D. Mitigation Measures

No mitigation measures are needed to accommodate the Future 2015 Plus Project conditions.

VII. FUTURE 2030 BACKGROUND CONDITIONS

A. Purpose

The purpose of the Future 2030 Background conditions analysis is to evaluate the intersections and roadways under projected 2030 PM peak hour traffic volumes and roadway conditions. This analysis also provides a baseline condition for the year 2030, which can be used to determine project impacts in the future.

B. Traffic Volumes

- Fehr & Peers analyzed growth rates on SR-224 based on 10 years (2001 – 2010) of ADT from UDOT's TOUH. The analysis showed a growth rate of less than 1%; therefore, Fehr & Peers projected 2030 traffic volumes using an annual growth rate of 1% for SR-224 and 0.5% for all other roads, to provide a conservative analysis.

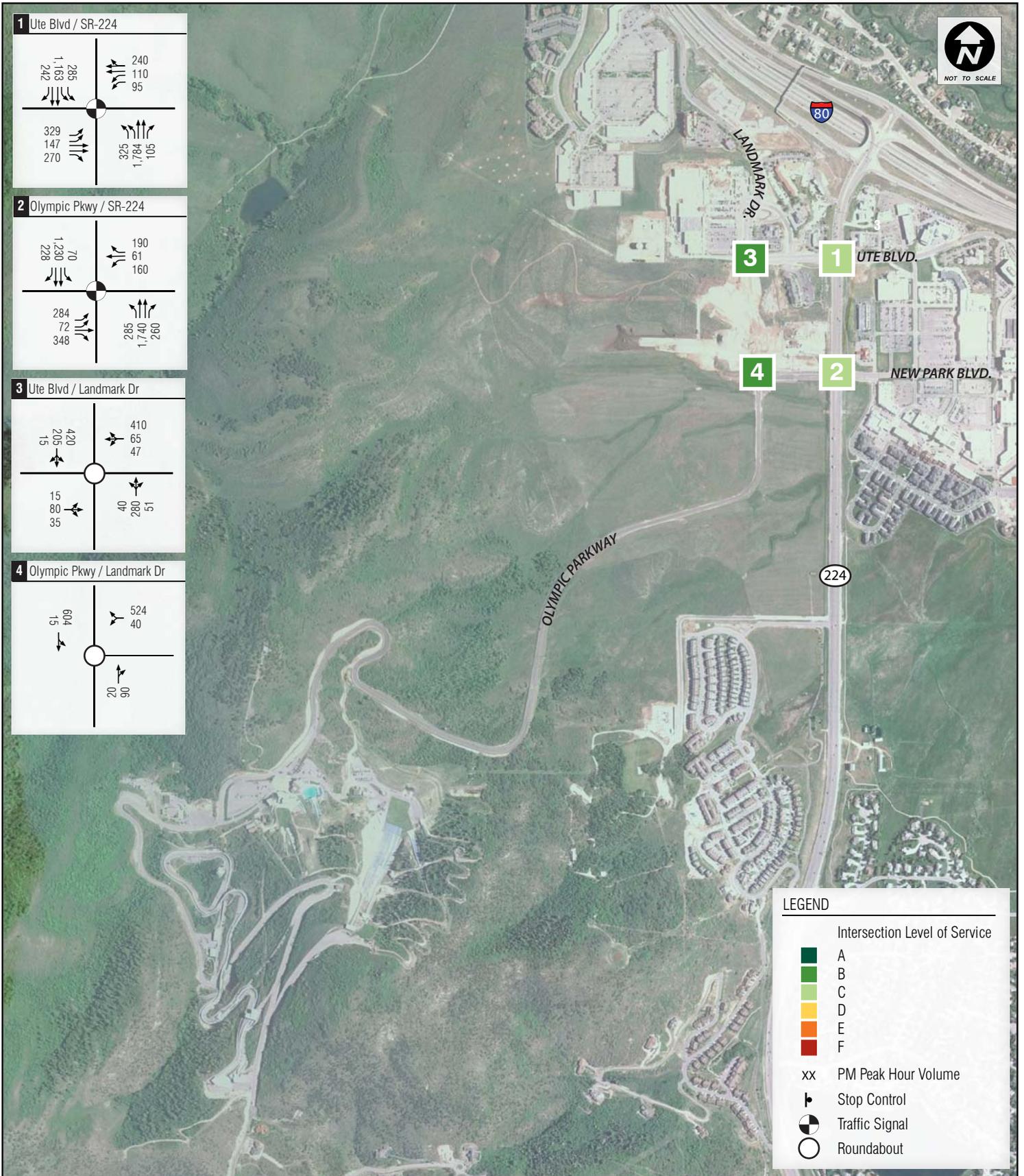
In addition to the growth rates, Fehr & Peers added the projected 2030 Park City Tech Center full build-out project trips, to yield "Future 2030 Background" PM peak hour traffic volumes. The resulting volumes are shown in Figure 7.

C. 2030 Planned Improvements

The Future 2030 scenario assumed the previously listed 2015 planned improvements plus the additional following improvements to the roadway system as described in the 2009 SBTMP:

- SR-224 widening, Bear Hollow Drive to Canyons Resort Drive
 - *SR-224 should have a six-lane cross section*

It should also be noted that one of the 10 to 21 year recommendations of the SBTMP is to grade-separate Ute Boulevard (Landmark Dr) at SR-224. However, to remain consistent with previous traffic studies performed (Park City Tech Center) in the Kimball Junction area, Fehr & Peers analyzed the Ute Boulevard / SR-224 intersection at-grade for the Future 2030 Background and Future 2030 Plus Project conditions.



D. Level of Service Analysis

Using Synchro/SimTraffic simulation software, the HCM 2000 methodology, and the HCM 2010 methodology for the two roundabouts on Landmark Drive, the PM peak hour LOS was computed for each study intersection. These results serve as a base for the analysis of the impacts of the proposed development in the year 2030.

The signal timing for the Ute Boulevard / SR-224 and Olympic Parkway / SR-224 intersections were adjusted and optimized to accommodate the forecasted future volumes. An additional eastbound left-turn lane was needed at the intersection of Olympic Park / SR-224 to allow the eastbound approach to operate acceptably. Without the additional eastbound left-turn lane, the eastbound left-turn movement experiences 258.8 seconds of delay, causing a queue to spillback into the Olympic Park / Landmark Drive roundabout. The results of this analysis with the mitigation measures described below are reported in Table 6 (see Appendix for the detailed LOS reports).

Table 6
Future 2030 PM Peak Hour Level of Service

Intersection		Worst Approach ¹				Overall Intersection ²	
ID	Location	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
1	Ute Blvd / SR-224	Signal	N/A	N/A	N/A	32.6	C
2	Olympic Pkwy / SR-224	Signal	N/A	N/A	N/A	30.0	C
3	Ute Blvd / Landmark Dr	Yield	SB	23.4	C	14.8	B
4	Olympic Pkwy / Landmark Dr	Yield	WB	11.2	B	9.9	A

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle).

Source: Fehr & Peers, August 2011

E. Mitigation Measures

Fehr & Peers recommends the following mitigation measures for the Future 2030 Background conditions:

Ute Boulevard / SR-224

- Extend the eastbound right-turn pocket to a minimum storage length of 120 feet.
- Extend the eastbound left-turn pocket to a minimum storage length of 240 feet.

Olympic Parkway / SR-224

- Provide an additional eastbound left-turn lane, resulting in dual eastbound left-turn lanes.

VIII. FUTURE 2030 PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the Future 2030 Plus Project conditions analysis is to evaluate the impact, if any, of the project traffic on the surrounding roadway network in the year 2030. In order to analyze this impact, the projected 2030 background traffic volumes were combined with those generated by the proposed project. Intersection LOS analyses were then performed and compared to the results of the Future 2030 Background results. This comparison shows the impact of the proposed project, if any, in the year 2030 future.

B. Traffic Volumes

2030 Project-generated traffic (Figure 5) was added to the Future 2030 Background (Figure 8) to yield "Future 2030 Plus Project" PM peak hour traffic volumes at the study intersections. The resulting PM peak hour traffic volumes are displayed in Figure 8.

C. Level of Service Analysis

Using Synchro/SimTraffic simulation software, the HCM 2000 methodology, and the HCM 2010 methodology for the two roundabouts on Landmark Drive, the PM peak hour LOS was computed for each study intersection.

The signal timing for the Ute Boulevard / SR-224 and Olympic Parkway / SR-224 intersections were adjusted and optimized to accommodate the traffic volumes and geometric characteristics of the Future 2030 Plus Project conditions. As shown in Table 7, all of the study intersections operate at a LOS D or better in the Future 2030 Plus Project PM peak hour conditions.

**Table 7
Future 2030 Plus Project PM Peak Hour Level of Service**

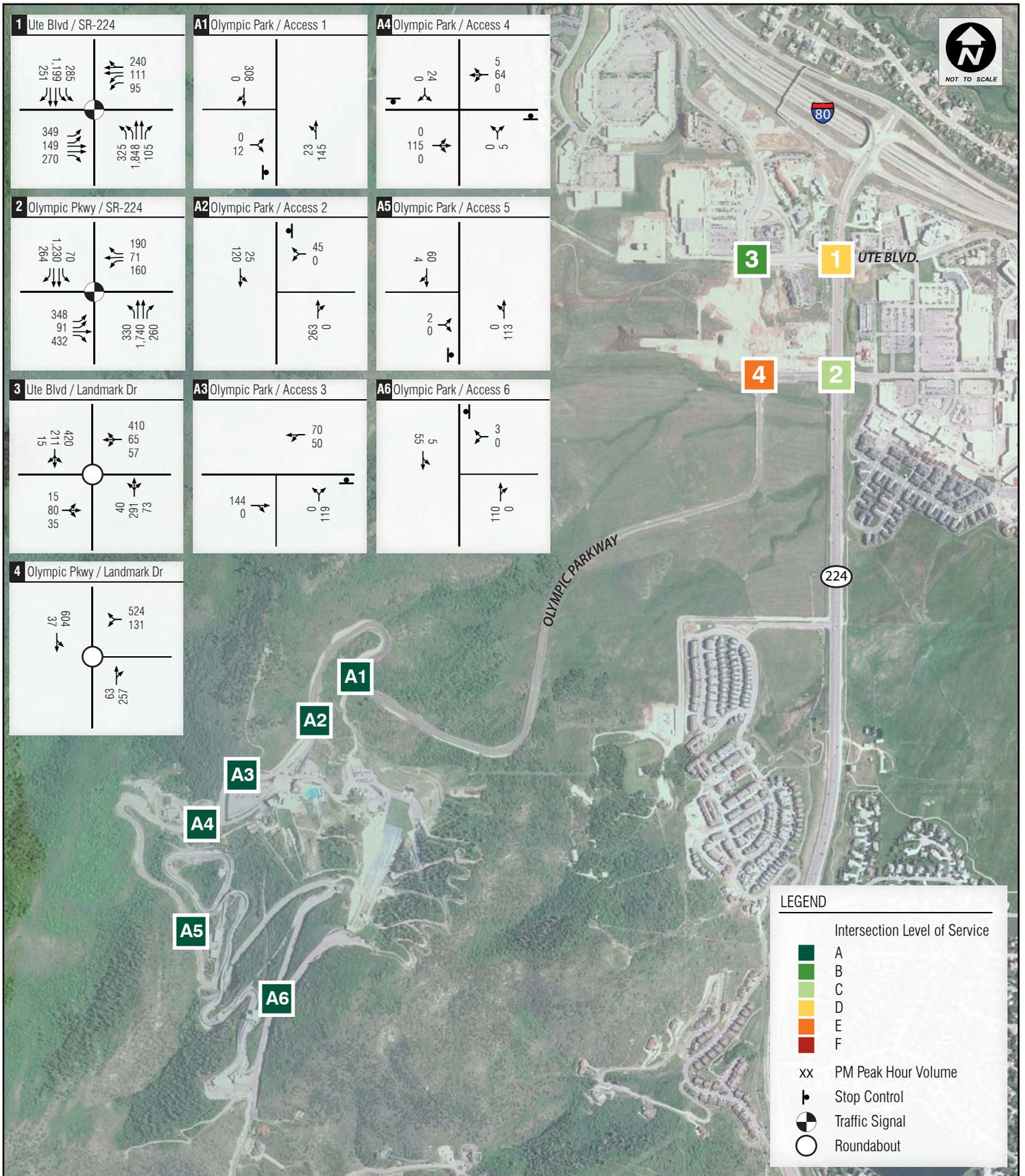
Intersection		Worst Approach ¹				Overall Intersection ²	
ID	Location	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
1	Ute Blvd / SR-224	Signal	N/A	N/A	N/A	36.2	D
2	Olympic Pkwy / SR-224	Signal	N/A	N/A	N/A	31.1	C
3	Ute Blvd / Landmark Dr	Yield	SB	23.4	C	14.8	B
4	Olympic Pkwy / Landmark Dr	Yield	WB	16.7	C	15.3	C
A1	Olympic Park / Access 1	Stop	EB	< 5.0	A	< 5.0	A
A2	Olympic Park / Access 2	Stop	WB	< 5.0	A	< 5.0	A
A3	Olympic Park / Access 3	Stop	NB	< 5.0	A	< 5.0	A
A4	Olympic Park / Access 4	Stop	SB	< 5.0	A	< 5.0	A
A5	Olympic Park / Access 5	Stop	EB	< 5.0	A	< 5.0	A
A6	Olympic Park / Access 6	Stop	WB	< 5.0	A	< 5.0	A

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle).

Source: Fehr & Peers, August 2011

D. Mitigation Measures

No mitigation measures are needed to accommodate the Future 2030 Plus Project conditions.



IX. CONCLUSIONS/RECOMMENDATIONS

A. Conclusions

Existing (2011) Background, Future 2015 Background, Future 2015 Plus Project, and Future 2030 Plus Project traffic conditions at study intersections operate at acceptable LOS (LOS D or better) during the PM peak hour period. Signal timings were adjusted and optimized to account for projected traffic volumes.

For Future 2030 Background traffic conditions the study intersections operate at acceptable LOS (LOS D or better) during the PM peak period. However, the eastbound left-turning movement at the study intersection of Olympic Parkway / SR-224 experiences 258.8 seconds of delay, causing a queue to spillback into the Olympic Park / Landmark Drive roundabout. Fehr & Peers recommends providing an additional eastbound left-turn lane, as described below, to relieve the congestion experienced during this movement.

As shown throughout this report, the additional estimated trips generated by the Utah Olympic Park will have minimal impact to the future background volumes and intersection operations. The following shows the percent increase in PM peak hour traffic volumes as a result of the added trips from the Utah Olympic Park development at the study intersections:

<u>Intersection</u>	<u>2015</u>	<u>2030</u>
Ute Blvd / SR-224	1%	3%
Olympic Pkwy / SR-224	2%	5%
Ute Blvd / Landmark Dr	1%	3%
Olympic Pkwy / Landmark Dr	11%	20%

Without the planned improvements and recommendations from the SBMTP as well as additional mitigations measures outlined below, traffic would experience heavy delays at intersections on SR-224 with or without the project generated traffic. The planned improvements in the SBMTP are expected to be beneficial and imperative for future background and future plus project traffic conditions in the Kimball Junction area.

B. Recommendations

Fehr & Peers recommends the following planned 2009 SBTMP improvements and mitigations for each scenario. Subsequent scenarios assume that previously recommended improvements and mitigations have been implemented.

2015 Planned Improvements

- SR-224 widening, I-80 to Bear Hollow Drive
 - *SR-224 should have a six-lane cross section; it is also assumed that with the widening of SR-224, additional southbound and northbound left-turn lanes (dual left-*

turn lanes) will be constructed at Ute Blvd/SR-224, per the Landmark Drive Construction Project design files

Based on the expected growth of the area and the additional traffic from the Summit Research Park development, the widening of SR-224 from I-80 to Bear Hollow Drive was determined to be needed regardless of the Utah Olympic Park development.

2030 Planned Improvements

- SR-224 widening, Bear Hollow Drive to Canyons Resort Drive
 - *SR-224 should have a six-lane cross section*

Additional Mitigations

The following mitigations were not included in the 2009 SBMTP, but determined necessary from this traffic study.

Existing (2011) Background Conditions

- No mitigations are needed

Future 2015 Background Conditions

Ute Boulevard / SR-224

- The eastbound right-turn lane experiences a 95th percentile queue of 107 feet during the PM peak hour, which exceeds the current storage length of 80 feet. Therefore, Fehr & Peers recommends extending the eastbound right-turn lane to a minimum length of 110 feet. (It is recommended that this storage pocket be extended to a minimum of 120 feet in the Future 2030 Background scenario and may want to be extended to 120 feet during the year 2015.)

Future 2015 Plus Project Conditions

- No mitigations are needed

Future 2030 Background Conditions

Ute Boulevard / SR-224

- Extend the eastbound right-turn pocket to a minimum storage length of 120 feet.
- Extend the eastbound left-turn pocket to a minimum storage length of 240 feet.

Olympic Parkway / SR-224

- Provide an additional eastbound left-turn lane, resulting in dual eastbound left-turn lanes

Future 2030 Plus Project Conditions

- No mitigations are needed

Appendix

Traffic Counts

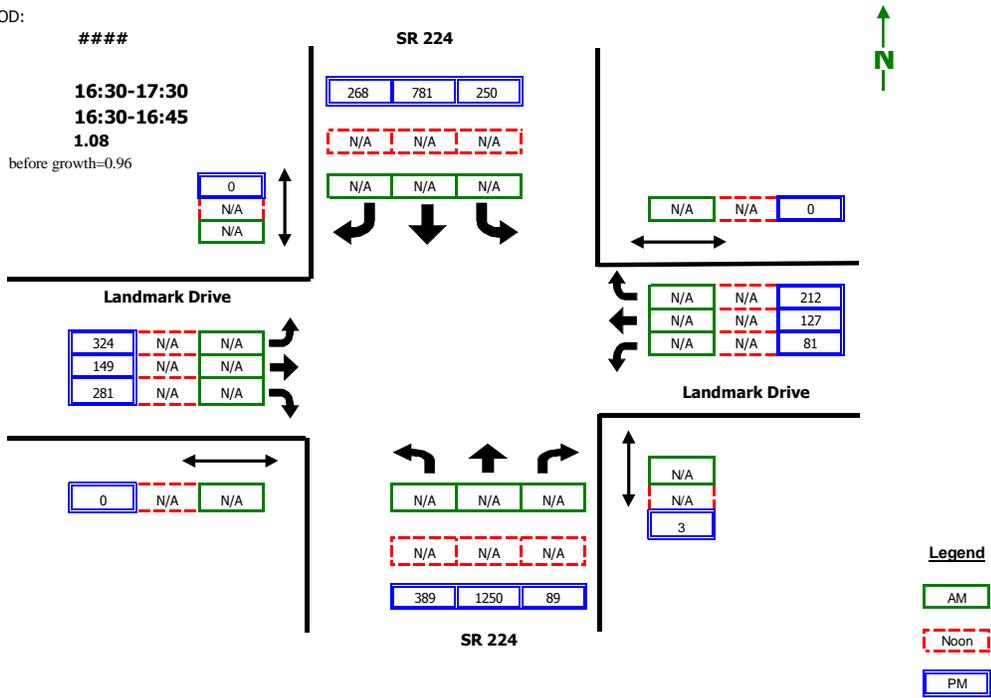
Intersection:	SR 224/ Landmark Drive	Date:	3-10-04, Wed
North/South:	SR 224	Day of Week Adjustment:	100.6%
East/West:	Landmark Drive	Month of Year Adjustment:	108.0%
Jurisdiction:		Adjustment Station #:	
Project Title:	Utah Olympic Park TIS	Growth Rate:	3.0%
Project No:	UT11-900	Number of Years:	4
Weather:			

AM PEAK HOUR PERIOD:
 AM PEAK 15 MINUTE PERIOD:
 AM PHF: #####

NOON PEAK HOUR PERIOD:
 NOON PEAK 15 MINUTE PERIOD:
 NOON PHF: #####

PM PEAK HOUR PERIOD: **16:30-17:30**
 PM PEAK 15 MINUTE PERIOD: **16:30-16:45**
 PM PHF: **1.08**

before growth=0.96



RAW COUNT SUMMARIES	SR 224 Northbound				SR 224 Southbound				Landmark Drive Eastbound				Landmark Drive Westbound			
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds

AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
6:30-6:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45-7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

NOON PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	65	226	19	0	60	160	64	0	65	29	63	0	17	25	40	0	833
16:15-16:30	96	260	21	0	53	170	63	0	66	27	58	0	12	23	48	0	897
16:30-16:45	75	302	24	0	49	196	59	0	64	36	68	0	18	30	49	0	970
16:45-17:00	98	262	11	0	60	171	71	0	68	29	69	0	13	24	40	0	916
17:00-17:15	79	276	22	2	52	168	50	0	76	38	67	0	16	29	47	0	920
17:15-17:30	94	271	22	1	61	159	58	0	80	29	46	0	25	30	52	0	927
17:30-17:45	79	224	18	1	59	183	39	0	64	31	57	0	16	28	51	0	849
17:45-18:00	67	228	18	0	54	185	48	0	64	28	52	0	19	34	41	0	838

Traffic Counts!

Intersection Turning Movement Summary

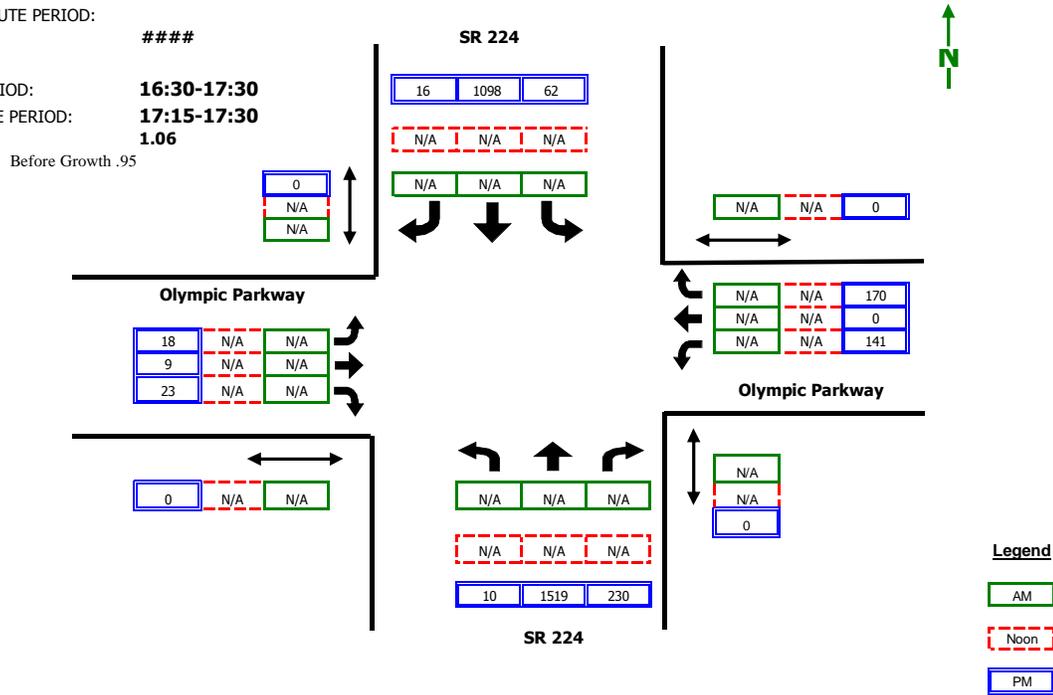
Intersection:	SR 224/Olympic Parkway	Date:	3-18-04, Thu
	North/South: SR 224	Day of Week Adjustment:	103.1%
	East/West: Olympic Parkway	Month of Year Adjustment:	108.0%
Jurisdiction:		Adjustment Station #:	
Project Title:	Utah Olympic Park TIS	Growth Rate:	3.0%
Project No:	UT11-900	Number of Years:	4
Weather:			

AM PEAK HOUR PERIOD:
 AM PEAK 15 MINUTE PERIOD:
 AM PHF: #####

NOON PEAK HOUR PERIOD:
 NOON PEAK 15 MINUTE PERIOD:
 NOON PHF: #####

PM PEAK HOUR PERIOD: **16:30-17:30**
 PM PEAK 15 MINUTE PERIOD: **17:15-17:30**
 PM PHF: **1.06**

Before Growth .95



RAW COUNT SUMMARIES	SR 224 Northbound				SR 224 Southbound				Olympic Parkway Eastbound				Olympic Parkway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NOON PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	3	256	36	0	10	221	4	0	6	2	3	0	28	0	41	0	610
16:15-16:30	0	313	45	0	16	214	4	0	5	2	4	0	36	2	42	0	683
16:30-16:45	0	327	48	0	16	238	4	0	4	3	2	0	27	0	36	0	705
16:45-17:00	4	325	54	0	10	241	2	0	3	1	6	0	33	0	40	0	719
17:00-17:15	4	330	46	0	15	247	5	0	4	2	3	0	39	0	35	0	730
17:15-17:30	1	368	56	0	14	250	3	0	5	2	9	0	26	0	40	0	774
17:30-17:45	1	357	49	0	14	246	2	0	4	0	2	1	32	0	44	0	751
17:45-18:00	2	364	48	0	20	234	0	0	1	0	1	0	27	0	31	0	728



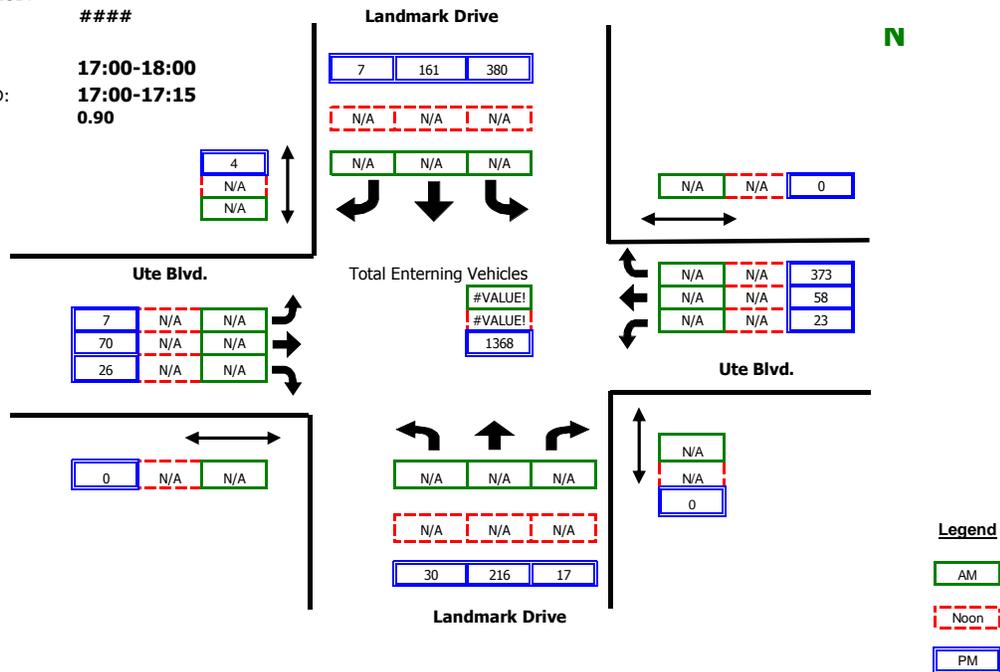
Intersection Turning Movement Summary

Intersection:	Landmark Drive/ Ute Blvd. North/South: Landmark Drive East/West: Ute Blvd.	Date:	6-22-11, Wed
Jurisdiction:		Day of Week Adjustment:	100.0%
Project Title:	Utah Olympic Park TIS	Month of Year Adjustment:	96.0%
Project No:	UT11-900	Adjustment Station #:	605
Weather:		Growth Rate:	0.0%
		Number of Years:	0

AM PEAK HOUR PERIOD:
AM PEAK 15 MINUTE PERIOD:
AM PHF: #####

NOON PEAK HOUR PERIOD:
NOON PEAK 15 MINUTE PERIOD:
NOON PHF: #####

PM PEAK HOUR PERIOD: 17:00-18:00
PM PEAK 15 MINUTE PERIOD: 17:00-17:15
PM PHF: 0.90



RAW COUNT SUMMARIES	Landmark Drive Northbound				Landmark Drive Southbound				Ute Blvd. Eastbound				Ute Blvd. Westbound			
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds

AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

NOON PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	14	43	8	0	125	39	1	3	2	17	8	0	4	22	81	0	364
16:15-16:30	9	44	7	0	95	47	0	2	3	10	13	0	5	10	80	0	323
16:30-16:45	7	39	6	0	101	33	2	1	4	13	4	0	4	6	83	0	302
16:45-17:00	4	43	6	0	95	33	1	1	3	9	7	0	3	11	106	0	321
17:00-17:15	15	69	6	0	102	38	1	0	6	13	7	0	9	18	96	0	380
17:15-17:30	7	52	2	0	84	44	2	0	0	16	4	0	4	10	89	0	314
17:30-17:45	4	49	1	0	95	31	3	2	1	22	8	0	3	13	92	0	322
17:45-18:00	4	46	8	0	99	48	1	2	0	19	7	0	7	17	96	0	352



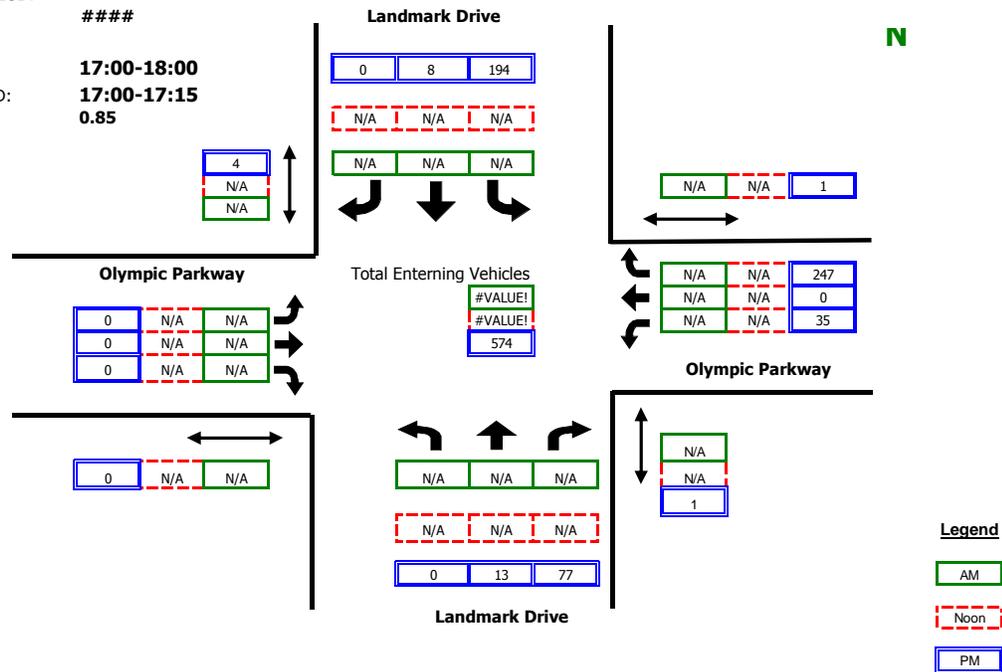
Intersection Turning Movement Summary

Intersection:	Landmark Drive/ Olympic Parkway	Date:	6-22-11, Wed
North/South:	Landmark Drive	Day of Week Adjustment:	100.0%
East/West:	Olympic Parkway	Month of Year Adjustment:	96.0%
Jurisdiction:		Adjustment Station #:	605
Project Title:	Utah Olympic Park TIS	Growth Rate:	0.0%
Project No:	UT11-900	Number of Years:	0
Weather:			

AM PEAK HOUR PERIOD:
 AM PEAK 15 MINUTE PERIOD:
 AM PHF: #####

NOON PEAK HOUR PERIOD:
 NOON PEAK 15 MINUTE PERIOD:
 NOON PHF: #####

PM PEAK HOUR PERIOD: 17:00-18:00
 PM PEAK 15 MINUTE PERIOD: 17:00-17:15
 PM PHF: 0.85



RAW COUNT SUMMARIES	Landmark Drive Northbound				Landmark Drive Southbound				Olympic Parkway Eastbound				Olympic Parkway Westbound			
	Left	Thru	Right	Peds												

AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

NOON PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	0	11	19	0	46	3	0	0	0	0	0	0	14	0	51	0	144
16:15-16:30	0	4	17	2	57	6	0	1	0	0	0	0	14	0	54	2	152
16:30-16:45	0	1	19	0	42	2	0	1	0	0	0	0	9	0	51	0	124
16:45-17:00	0	6	16	0	49	0	0	0	0	0	0	0	7	0	46	0	124
17:00-17:15	0	5	22	1	45	1	0	0	0	0	0	0	8	0	88	1	169
17:15-17:30	0	3	27	0	56	2	0	1	0	0	0	0	9	0	56	0	153
17:30-17:45	0	2	17	0	47	2	0	1	0	0	0	0	7	0	49	0	124
17:45-18:00	0	3	11	0	46	3	0	2	0	0	0	0	11	0	54	0	128

Detailed Level of Service Reports

EXHIBIT D.194

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Utah Olympic Park TIS
Existing Conditions
PM Peak Hour

Intersection 1

SR-224/Ute Blvd.

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	293	292	99.7%	57.5	4.5	E
	Through	1328	1330	100.1%	49.8	4.8	D
	Right Turn	89	90	101.3%	29.5	4.7	C
	Subtotal	1710	1712	100.1%	50.0	4.6	D
SB	Left Turn	250	249	99.8%	60.3	5.4	E
	Through	861	867	100.7%	35.5	1.6	D
	Right Turn	202	208	103.1%	17.7	0.7	B
	Subtotal	1313	1325	100.9%	37.4	1.6	D
EB	Left Turn	277	284	102.6%	51.0	9.1	D
	Through	128	135	105.8%	41.6	2.8	D
	Right Turn	240	242	100.7%	12.6	1.4	B
	Subtotal	645	661	102.5%	35.2	4.0	D
WB	Left Turn	81	83	102.2%	37.7	4.4	D
	Through	95	95	100.4%	43.2	3.8	D
	Right Turn	212	210	98.9%	25.7	2.3	C
	Subtotal	388	388	99.9%	32.6	2.3	C
Total		4056	4085	100.7%	41.9	2.3	D

Intersection 2

SR-224/Olympic Parkway

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	139	140	100.4%	37.2	2.6	D
	Through	1441	1455	101.0%	31.1	4.5	C
	Right Turn	230	240	104.5%	19.1	3.6	B
	Subtotal	1810	1835	101.4%	30.0	4.1	C
SB	Left Turn	62	65	104.0%	26.7	3.2	C
	Through	1018	1029	101.1%	12.2	1.0	B
	Right Turn	102	104	102.4%	5.0	0.4	A
	Subtotal	1182	1198	101.3%	12.4	0.8	B
EB	Left Turn	99	92	92.9%	49.3	4.8	D
	Through	48	59	123.3%	44.4	4.5	D
	Right Turn	127	130	102.5%	10.6	1.1	B
	Subtotal	274	281	102.7%	30.4	2.5	C
WB	Left Turn	141	143	101.5%	65.0	10.1	E
	Through	41	41	98.8%	52.0	5.0	D
	Right Turn	170	164	96.2%	35.8	3.5	D
	Subtotal	352	347	98.6%	49.8	5.7	D
Total		3618	3661	101.2%	26.2	2.6	C

EXHIBIT D.195

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Utah Olympic Park TIS
2015 Background Conditions
PM Peak Hour

Intersection 1

SR-224/Ute Blvd.

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	300	286	95.4%	35.9	4.4	D
	Through	1483	1493	100.7%	22.5	1.3	C
	Right Turn	95	106	111.1%	6.7	0.5	A
	Subtotal	1878	1884	100.3%	23.6	1.3	C
SB	Left Turn	260	258	99.2%	39.9	2.1	D
	Through	971	978	100.7%	27.8	1.3	C
	Right Turn	215	220	102.1%	14.4	1.2	B
	Subtotal	1446	1455	100.6%	27.9	1.2	C
EB	Left Turn	292	293	100.2%	43.8	3.5	D
	Through	136	145	106.4%	37.7	2.5	D
	Right Turn	250	247	98.8%	8.9	0.6	A
	Subtotal	678	684	100.9%	29.9	1.5	C
WB	Left Turn	85	85	100.4%	35.6	2.6	D
	Through	101	103	101.5%	42.5	3.1	D
	Right Turn	220	217	98.6%	21.4	2.2	C
	Subtotal	406	405	99.7%	29.7	2.0	C
Total		4408	4429	100.5%	26.6	0.8	C

Intersection 2

SR-224/Olympic Parkway

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	190	198	104.1%	35.1	3.2	D
	Through	1505	1514	100.6%	17.1	0.8	B
	Right Turn	235	233	99.1%	5.7	0.5	A
	Subtotal	1930	1945	100.8%	17.6	0.7	B
SB	Left Turn	65	65	100.6%	25.8	3.1	C
	Through	1065	1069	100.4%	14.3	1.1	B
	Right Turn	176	178	101.1%	5.5	0.5	A
	Subtotal	1306	1312	100.5%	13.7	0.9	B
EB	Left Turn	198	195	98.2%	79.3	20.5	E
	Through	56	69	122.9%	43.4	5.5	D
	Right Turn	193	189	97.9%	5.7	2.2	A
	Subtotal	447	452	101.2%	43.0	9.5	D
WB	Left Turn	145	148	101.7%	59.2	6.8	E
	Through	49	47	95.5%	56.4	5.9	E
	Right Turn	175	173	98.6%	17.9	1.1	B
	Subtotal	369	367	99.4%	39.5	2.8	D
Total		4052	4076	100.6%	21.2	0.8	C

EXHIBIT D.196

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Utah Olympic Park TIS
2015 Plus Project Conditions
PM Peak Hour

Intersection 1

SR-224/Ute Blvd.

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	300	307	102.4%	38.3	3.1	D
	Through	1501	1495	99.6%	22.1	0.8	C
	Right Turn	95	95	99.7%	7.3	0.9	A
	Subtotal	1896	1897	100.1%	24.0	0.7	C
SB	Left Turn	260	257	98.8%	40.0	2.7	D
	Through	987	990	100.3%	29.3	0.8	C
	Right Turn	218	223	102.3%	14.6	0.8	B
	Subtotal	1465	1471	100.4%	28.9	0.6	C
EB	Left Turn	297	292	98.1%	42.8	2.3	D
	Through	136	152	111.4%	36.6	2.6	D
	Right Turn	250	257	102.9%	9.1	1.0	A
	Subtotal	683	700	102.5%	29.0	1.5	C
WB	Left Turn	85	89	104.1%	34.2	3.8	C
	Through	101	97	95.5%	45.5	5.6	D
	Right Turn	220	225	102.2%	24.8	3.8	C
	Subtotal	406	410	100.9%	31.7	3.5	C
Total		4450	4478	100.6%	27.1	0.6	C

Intersection 2

SR-224/Olympic Parkway

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	210	209	99.7%	36.3	2.0	D
	Through	1505	1516	100.7%	20.6	0.9	C
	Right Turn	235	238	101.3%	6.3	0.4	A
	Subtotal	1950	1963	100.7%	20.5	0.7	C
SB	Left Turn	65	70	107.4%	27.2	1.6	C
	Through	1065	1088	102.1%	22.1	1.3	C
	Right Turn	192	187	97.2%	6.7	0.6	A
	Subtotal	1322	1344	101.7%	20.2	1.1	C
EB	Left Turn	216	212	98.1%	50.0	5.9	D
	Through	61	79	130.0%	39.3	5.0	D
	Right Turn	216	213	98.5%	5.1	0.4	A
	Subtotal	493	504	102.3%	29.4	2.9	C
WB	Left Turn	145	147	101.4%	48.2	4.1	D
	Through	53	57	107.4%	53.3	4.0	D
	Right Turn	175	172	98.1%	18.7	1.7	B
	Subtotal	373	376	100.7%	35.4	1.7	D
Total		4138	4187	101.2%	22.9	0.8	C

EXHIBIT D.197

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Utah Olympic Park TIS
2015 Plus Project Conditions
PM Peak Hour

Intersection 5

Olympic Parkway/Access 1

Unsignalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	23	23	97.8%	4.2	0.7	A
	Through	70	76	108.1%	2.4	0.6	A
	Right Turn						
	Subtotal	93	98	105.6%	2.8	0.6	A
SB	Left Turn						
	Through	145	147	101.4%	0.6	0.1	A
	Right Turn						
	Subtotal	145	147	101.4%	0.6	0.1	A
EB	Left Turn						
	Through						
	Right Turn	12	12	96.7%	3.3	0.5	A
	Subtotal	12	12	96.7%	3.3	0.5	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		250	257	102.8%	1.6	0.2	A

Intersection 6

Olympic Parkway/Access 2

Unsignalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	100	105	104.6%	1.0	0.2	A
	Right Turn						
	Subtotal	100	105	104.6%	1.0	0.2	A
SB	Left Turn	25	27	108.8%	3.0	0.3	A
	Through	45	46	101.6%	1.2	0.5	A
	Right Turn						
	Subtotal	70	73	104.1%	1.9	0.3	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn	45	44	97.3%	2.9	0.2	A
	Subtotal	45	44	97.3%	2.9	0.2	A
Total		215	221	102.9%	1.6	0.2	A

EXHIBIT D.198

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Utah Olympic Park TIS
2030 Background Conditions
PM Peak Hour

Intersection 1

SR-224/Ute Blvd.

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	325	317	97.4%	45.0	8.6	D
	Through	1784	1757	98.5%	23.2	0.9	C
	Right Turn	105	111	105.8%	8.6	0.8	A
	Subtotal	2214	2185	98.7%	25.7	1.5	C
SB	Left Turn	285	287	100.8%	55.4	6.0	E
	Through	1163	1162	99.9%	30.4	1.5	C
	Right Turn	242	243	100.3%	17.8	1.7	B
	Subtotal	1690	1692	100.1%	32.8	1.5	C
EB	Left Turn	329	322	97.8%	78.3	15.3	E
	Through	147	153	103.9%	37.9	2.9	D
	Right Turn	270	266	98.5%	12.8	1.9	B
	Subtotal	746	741	99.3%	46.5	6.6	D
WB	Left Turn	95	92	97.2%	42.0	3.3	D
	Through	110	116	105.2%	47.3	5.0	D
	Right Turn	240	239	99.8%	31.8	6.1	C
	Subtotal	445	447	100.5%	37.9	4.8	D
Total		5095	5065	99.4%	32.2	1.4	C

Intersection 2

SR-224/Olympic Parkway

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	285	283	99.4%	53.5	2.5	D
	Through	1740	1744	100.3%	28.6	1.2	C
	Right Turn	260	251	96.6%	14.7	1.3	B
	Subtotal	2285	2279	99.7%	30.2	1.0	C
SB	Left Turn	70	70	100.4%	32.6	2.9	C
	Through	1230	1223	99.4%	16.7	1.4	B
	Right Turn	228	236	103.6%	8.0	1.0	A
	Subtotal	1528	1529	100.1%	16.1	1.1	B
EB	Left Turn	284	237	83.6%	258.8	38.7	F
	Through	72	86	119.6%	133.8	25.8	F
	Right Turn	348	304	87.3%	95.4	21.9	F
	Subtotal	704	627	89.1%	162.5	27.5	F
WB	Left Turn	160	159	99.1%	66.8	7.4	E
	Through	61	60	98.9%	56.1	4.8	E
	Right Turn	190	187	98.5%	24.7	3.2	C
	Subtotal	411	406	98.8%	45.8	3.9	D
Total		4928	4841	98.2%	44.1	2.8	D

EXHIBIT D.199

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Utah Olympic Park TIS
2030 Background Conditions Mitigated
PM Peak Hour

Intersection 1

SR-224/Ute Blvd.

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	325	334	102.9%	53.0	10.4	D
	Through	1784	1796	100.6%	22.4	0.9	C
	Right Turn	105	112	106.5%	10.0	1.1	A
	Subtotal	2214	2242	101.3%	26.4	1.8	C
SB	Left Turn	285	289	101.5%	56.3	4.5	E
	Through	1163	1156	99.4%	30.3	1.5	C
	Right Turn	242	244	100.7%	17.6	1.6	B
	Subtotal	1690	1689	100.0%	32.9	1.8	C
EB	Left Turn	329	323	98.2%	77.8	14.7	E
	Through	147	142	96.7%	40.0	4.0	D
	Right Turn	270	269	99.7%	13.4	1.6	B
	Subtotal	746	734	98.4%	47.1	7.5	D
WB	Left Turn	95	95	99.5%	40.1	4.5	D
	Through	110	112	101.9%	47.3	6.9	D
	Right Turn	240	242	100.8%	33.2	6.6	C
	Subtotal	445	448	100.8%	38.1	5.7	D
Total		5095	5114	100.4%	32.6	1.6	C

Intersection 2

SR-224/Olympic Parkway

Signalized

Direction	Movement	Volume (veh/hr)			Total Delay (sec/veh)		
		Demand	Served	% Served	Average	Std. Dev.	LOS
NB	Left Turn	285	282	98.8%	69.7	10.4	E
	Through	1740	1763	101.3%	31.8	1.8	C
	Right Turn	260	260	99.9%	15.6	1.1	B
	Subtotal	2285	2304	100.8%	34.6	2.6	C
SB	Left Turn	70	69	98.6%	31.2	1.6	C
	Through	1230	1229	99.9%	19.7	0.7	B
	Right Turn	228	234	102.6%	8.5	0.7	A
	Subtotal	1528	1532	100.2%	18.5	0.5	B
EB	Left Turn	284	287	101.1%	50.3	6.3	D
	Through	72	101	140.3%	36.1	3.9	D
	Right Turn	348	358	102.8%	12.5	1.0	B
	Subtotal	704	746	105.9%	30.2	2.5	C
WB	Left Turn	160	157	97.9%	67.2	11.1	E
	Through	61	65	106.4%	53.0	4.5	D
	Right Turn	190	187	98.6%	26.6	2.9	C
	Subtotal	411	409	99.5%	46.4	4.5	D
Total		4928	4991	101.3%	30.0	1.3	C