



Snow Park Village

Construction Mitigation Plan

November 6, 2024

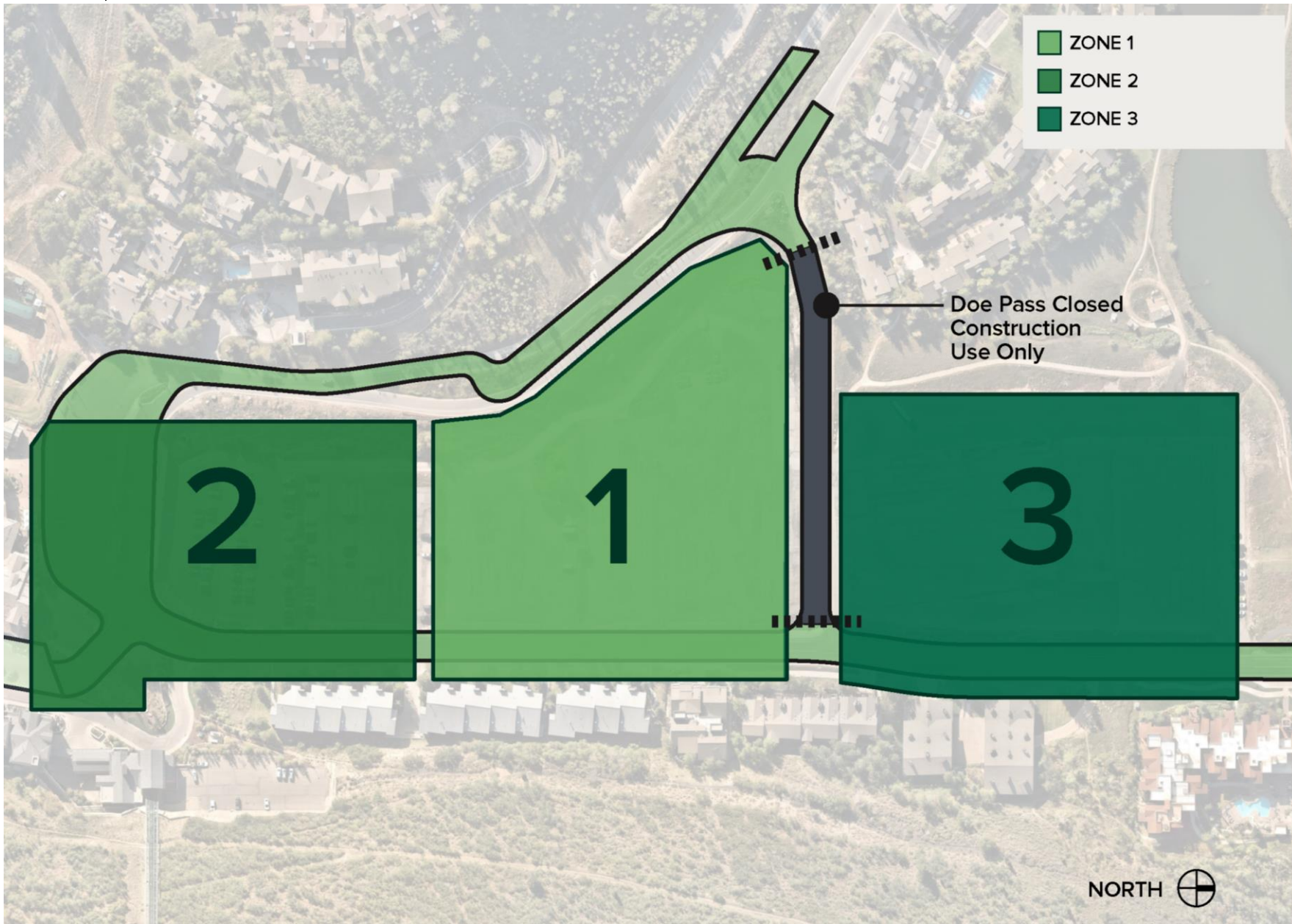


01

Construction Mitigation Plan + Phasing

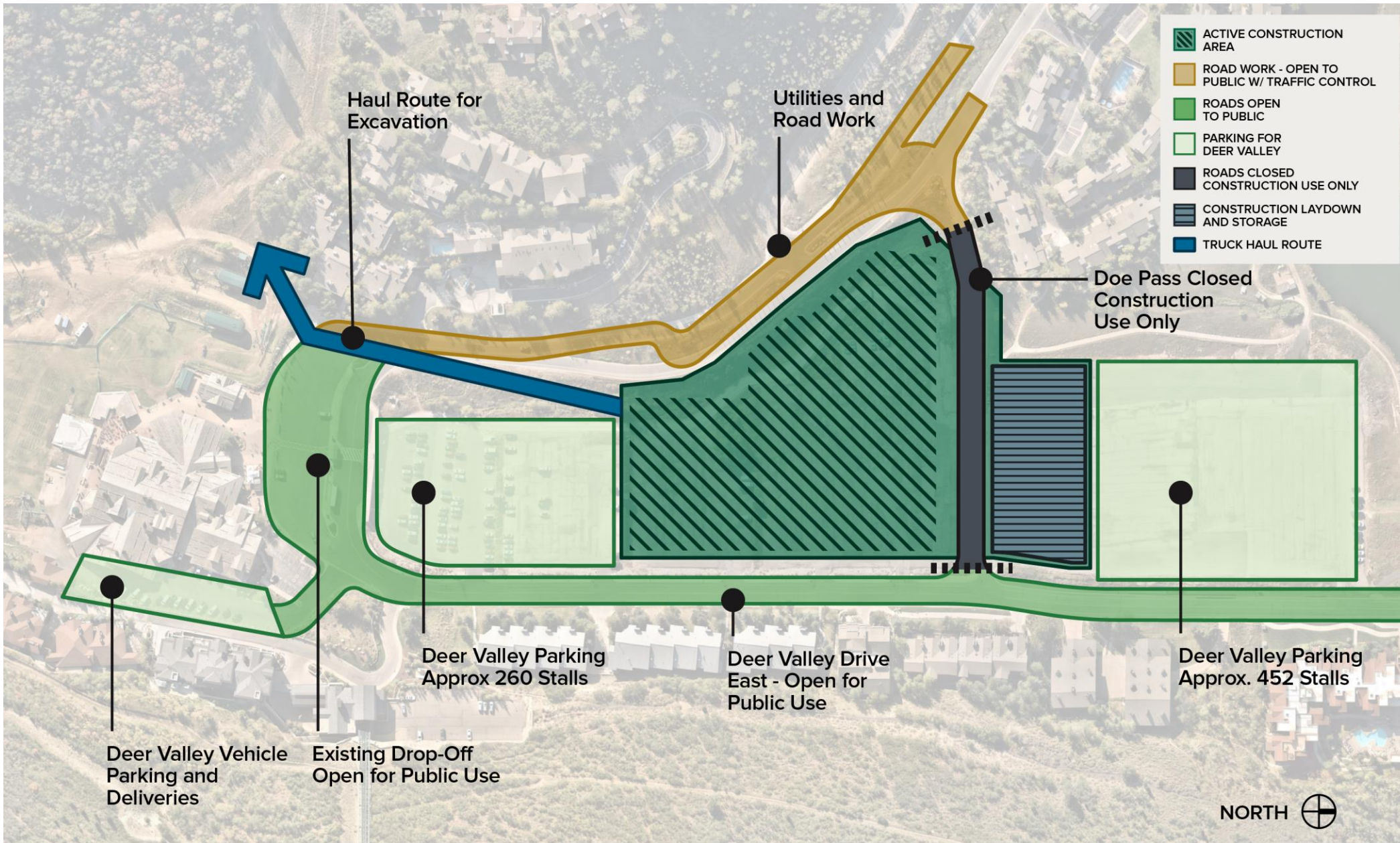


Major Milestones



- 2024**
 - Design & Entitlement in Process
 - Ongoing Public Engagement
- 2025 - 2027**
 - May 2025 - Groundbreaking for Zone 1 of the Garage & Infrastructure
 - 2026 - Zone 1 & 2 of the Garage under construction
 - 2027 - Completion of Zone 1 and Zone 2 Garage construction & Commencement of Zone 3 garage construction
- 2028 - 2030**
 - 2028-2030 - Vertical Village construction of the hotel, residences, event center and retail. Completed in phases South to North (Zones 2, 1, then 3)
 - 2029 - Expanded Ski Beach & Silver Lake Gondola
- 2034 PARK CITY HOSTS THE WINTER OLYMPIC GAMES**

Summer 2025



ROADWAY

- Roadwork will be on Deer Valley Drive West. Access will be maintained while roadway is under construction.
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- The existing drop-off will be open as is for public use.
- Bus Routes not anticipated to be disrupted along the loop.

UTILITIES

- Significant utility work will be in process along Deer Valley Drive West, including replacement of the main Sanitary Line from the Y in.
- Specifics will be provided as work is further sequenced.

PARKING

- Total parking spaces: 712
- Lots 1, 2, 5 & 6 will be available for Parking.
- Lots 3 & 4 and Doe Pass Road will be closed for construction

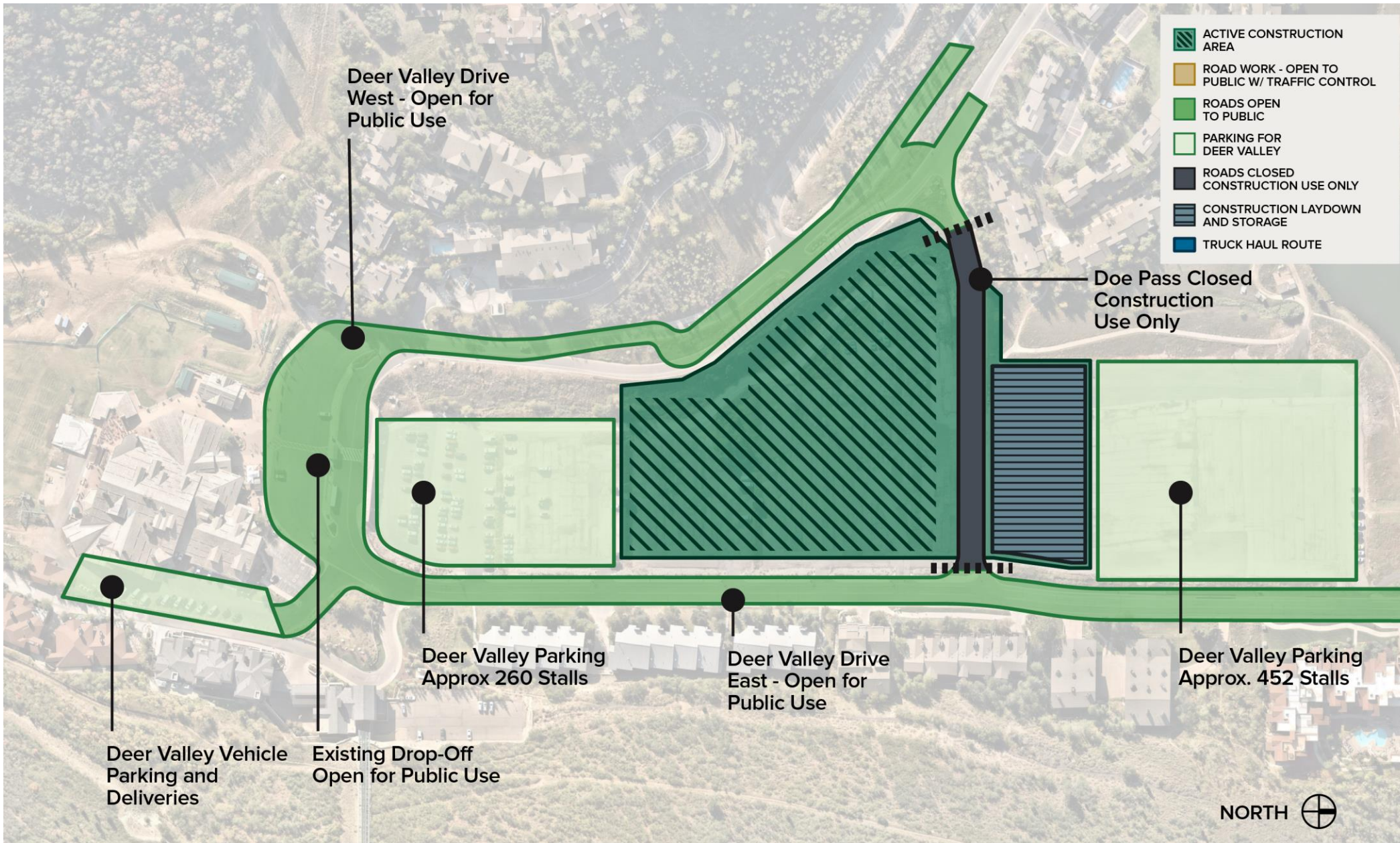
HAULING

- Excavated dirt will be hauled onto the mountain diverting trucks through Park City.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Ski Season 2025/2026



ROADWAY

- All roadways open during ski season. No roadway construction activities
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- The existing drop-off will be open as is for public use.
- Bus Routes not anticipated to be disrupted along the Loop.

UTILITIES

- No utility work in roadways during Ski Season.

PARKING

- Total parking spaces: 712
- Lots 1, 2, 5 & 6 will be available for Parking.
- Lots 3 & 4 and Doe Pass Road will be closed for Construction

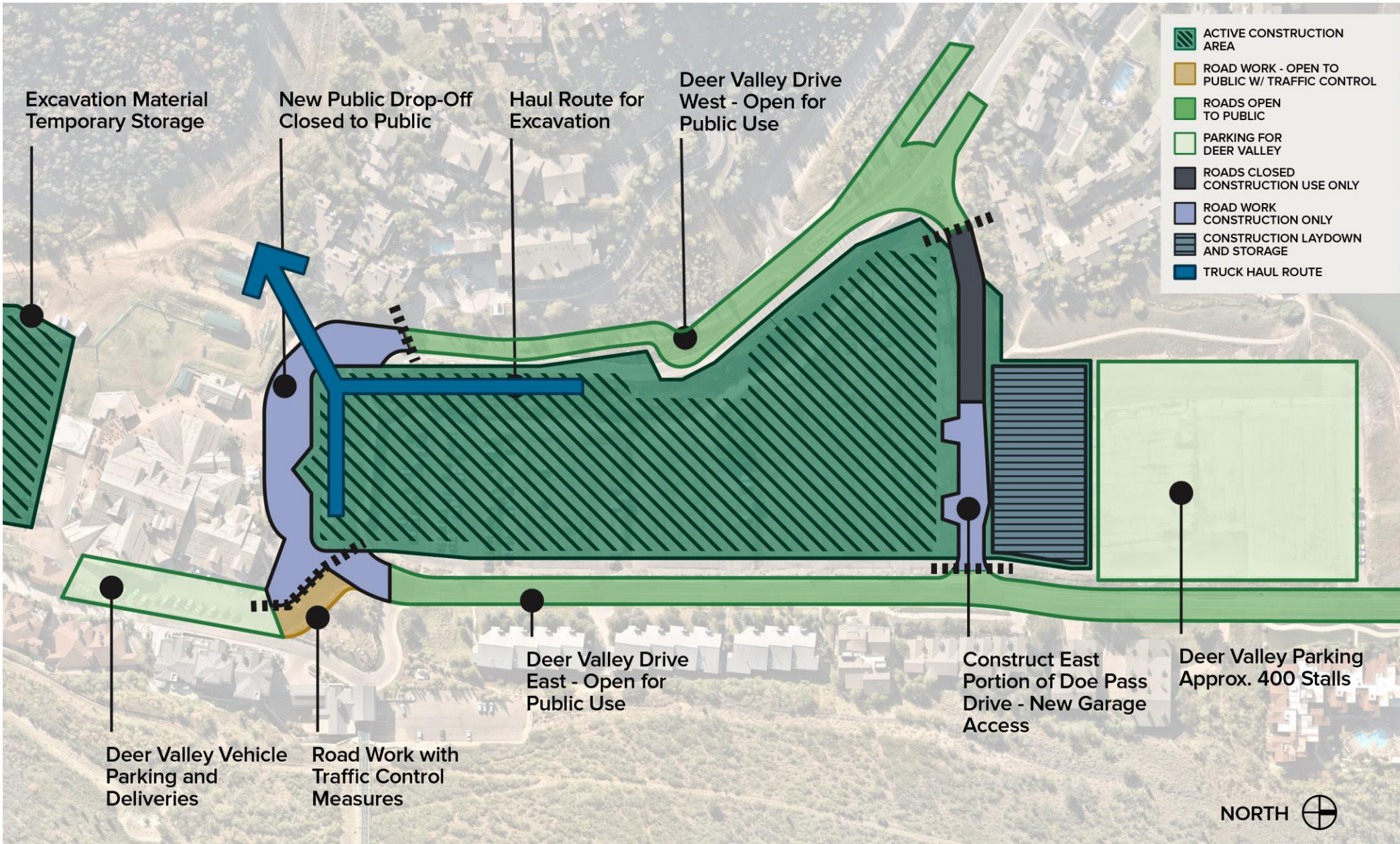
HAULING

- No dirt hauling during Ski Season

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season.

Summer 2026



ROADWAY

- Temporary drop-off zone near Snow Park Lodge will be under construction. Roadway will terminate in either direction at dashed black line. Traffic will not be able to continuously travel around loop. Deer Valley will have access to turnarounds on either side of the road, but discourage vehicles from traveling to those dead ends with signage at convenient turn around points.
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- Temporary drop-off under construction

UTILITIES

- Utility work will take place only in construction zones.

PARKING

- Total parking spaces: 400
- Lots 5 & 6 will be available for Parking.
- Lots 1, 2, 3 & 4 and Doe Pass Road will be closed for Construction

HAULING

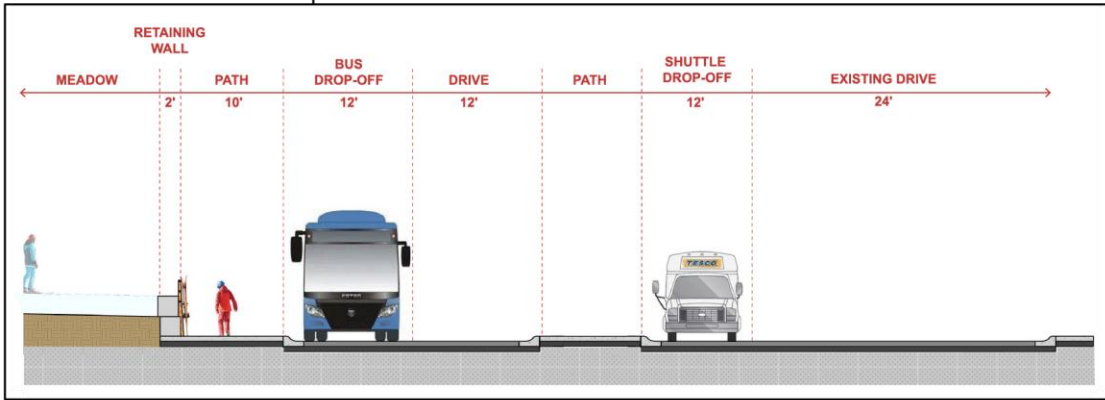
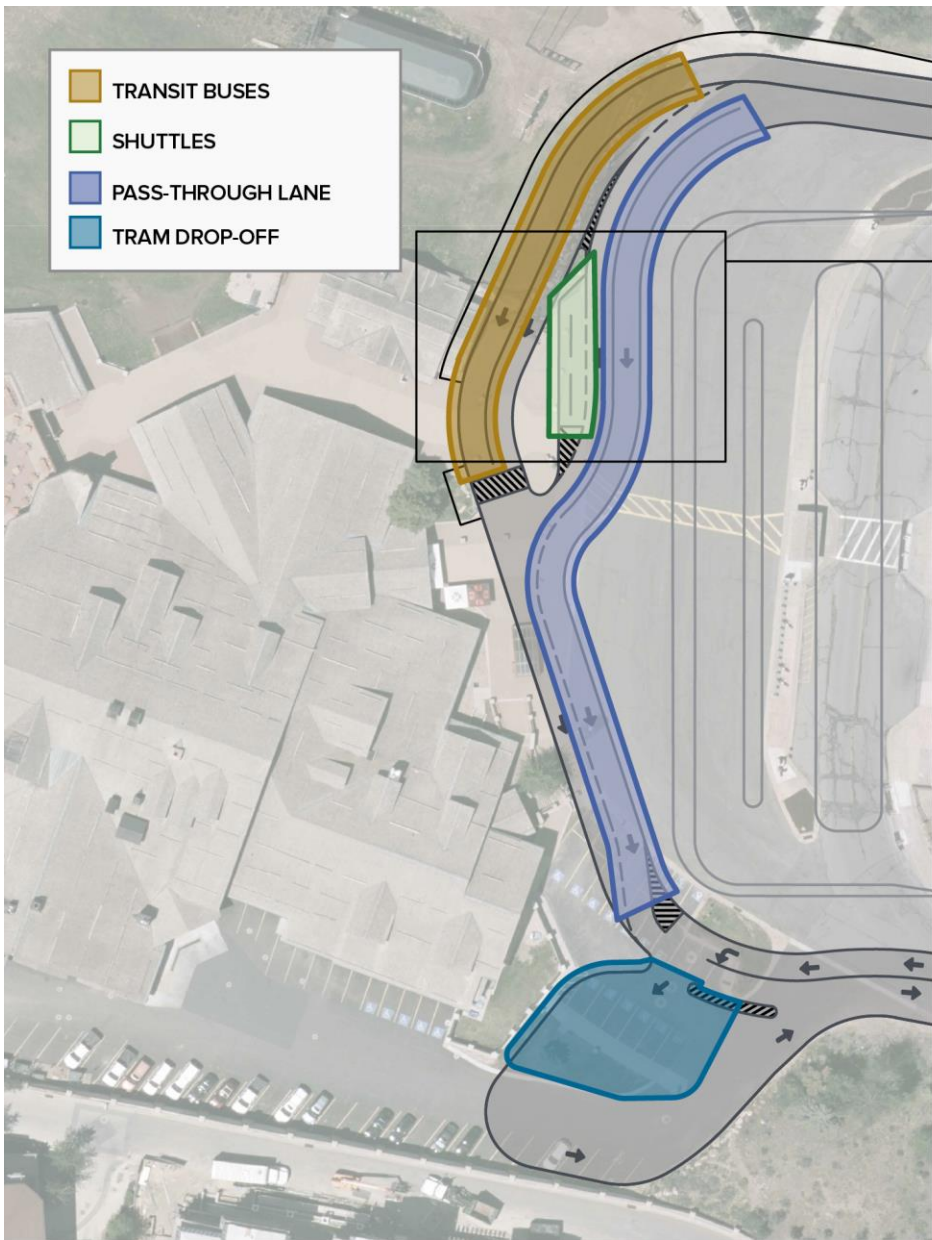
- Excavated dirt will be hauled onto the mountain diverting trucks through Park City.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities. No summer concerts will be hosted.

TEMPORARY DROP-OFF

November 2026 - May 2028



TEMPORARY DROP-OFF
The temporary drop-off will be operated in one direction from West to East. The one-way roadway will begin after the Trails End intersection.

GOLD
The gold area indicates the area that Transit buses will drop off in the temporary drop off. This area can fit 5 buses

GREEN
The green area shows where Deer Valley shuttles will drop off. This area has a capacity of 2 to 3 vehicles at a time

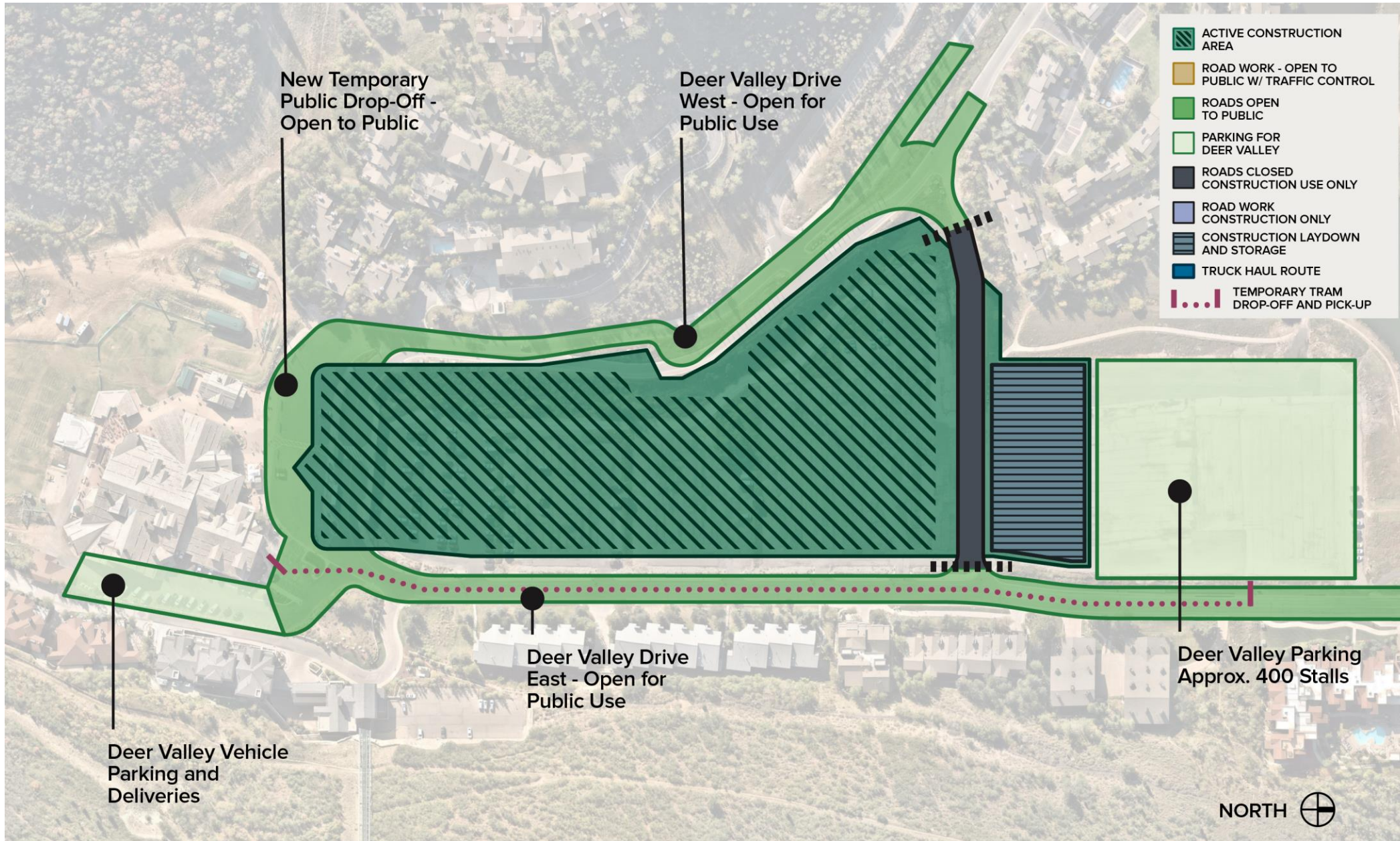
PURPLE
This lane is a one direction, pass-through lane.

BLUE
This area shows the area that the Deer Valley trams will drop guests off that are coming from the parking lot and temporary drop off.

November 2026 - May 2028



Ski Season 2026/2027



ROADWAY

- Roadway open, vehicle travel from west to east only after Trails End driveway.
- Doe Pass Road closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- Temporary drop-off open for buses and hotel shuttles only.
- Private vehicles maintain a pass-through lane.
- Temporary passenger vehicle drop off will be in Lots 5 & 6.

UTILITIES

- No utility work in roadways, only within limits of construction site

PARKING

- Total parking spaces: 400
- Lots 5 & 6 will be available for Parking.
- Lots 1, 2, 3 & 4 and Doe Pass Road will be closed for Construction

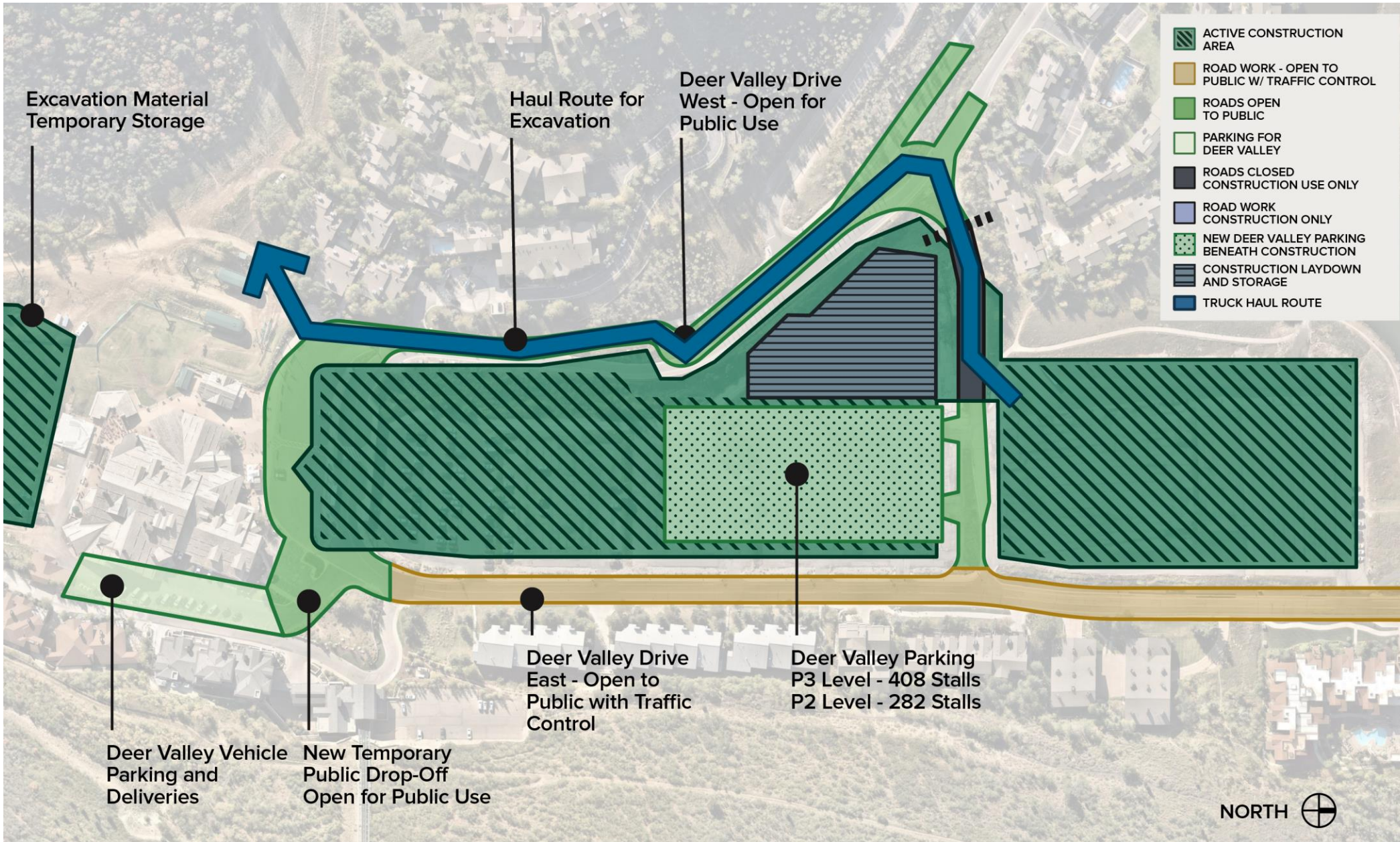
HAULING

- No dirt hauling during Ski Season

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season.

Summer 2027



ROADWAY

- Roadwork will be on Deer Valley Drive East and at Y intersection. Access will be maintained while roadway is under construction.

- Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- Temporary drop-off open for buses and hotel shuttles only.

- Private vehicles maintain a pass-through lane.

UTILITIES

- Utility work on Deer Valley Drive East and North, with temporary traffic control measures in place.

PARKING

- Total parking spaces: 690

- Parking garage and Doe Pass Road will be partially open.

- Lots 5 & 6 will be closed for construction

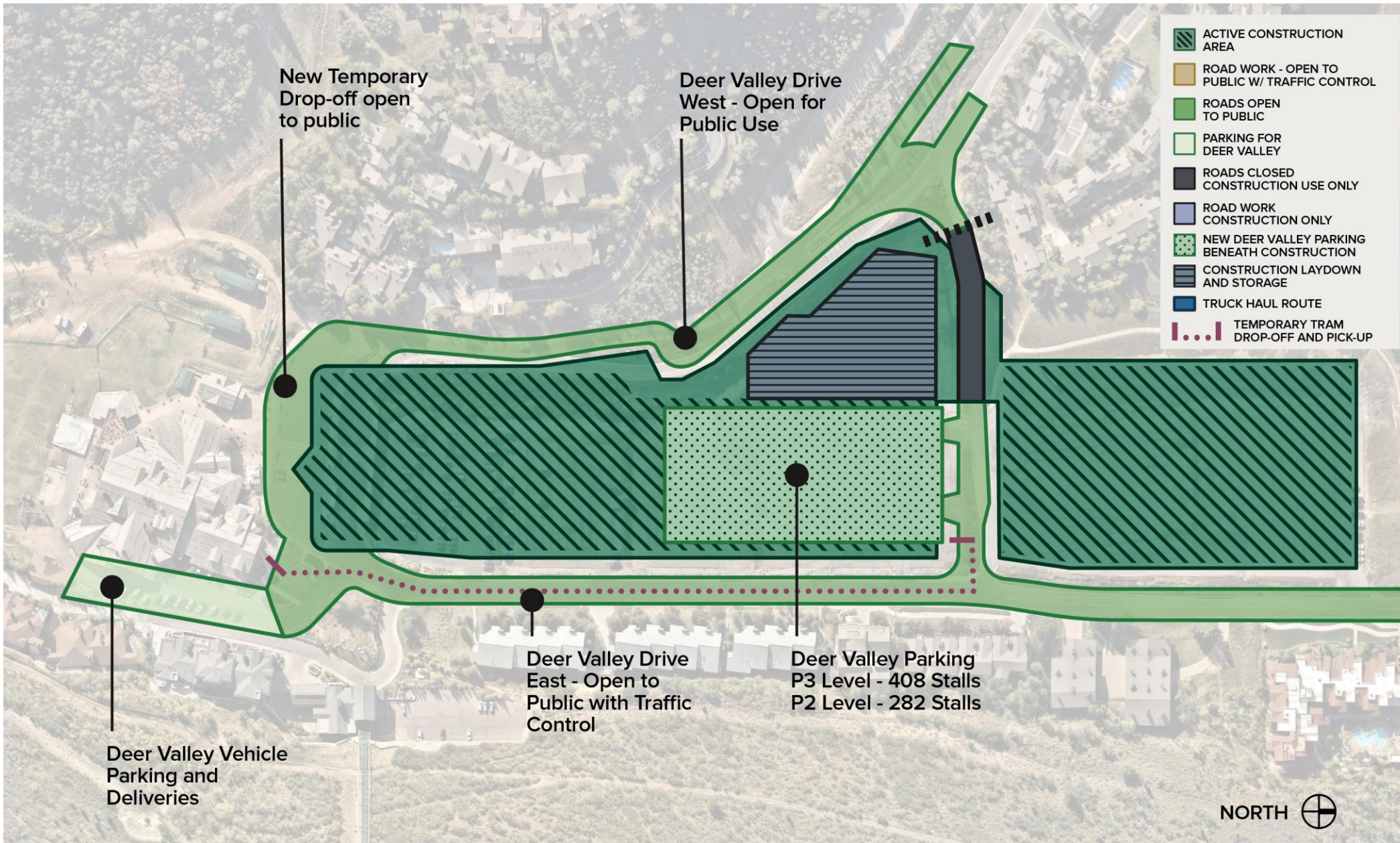
HAULING

- Excavated dirt will be hauled onto the mountain diverting trucks through Park City.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities. No summer concerts will be hosted.

Ski Season 2027-2028



ROADWAY

- Roadway open, vehicle travel from west to east only after Trails End driveway.
- Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- Temporary drop-off open for buses and hotel shuttles only.
- Private vehicles maintain a pass-through lane.

UTILITIES

- No utility work in roadways. Only within limits of construction.

PARKING

- Total parking spaces: 690
- Parking garage and Doe Pass Road will be partially open.
- Lots 5 & 6 will be closed for construction

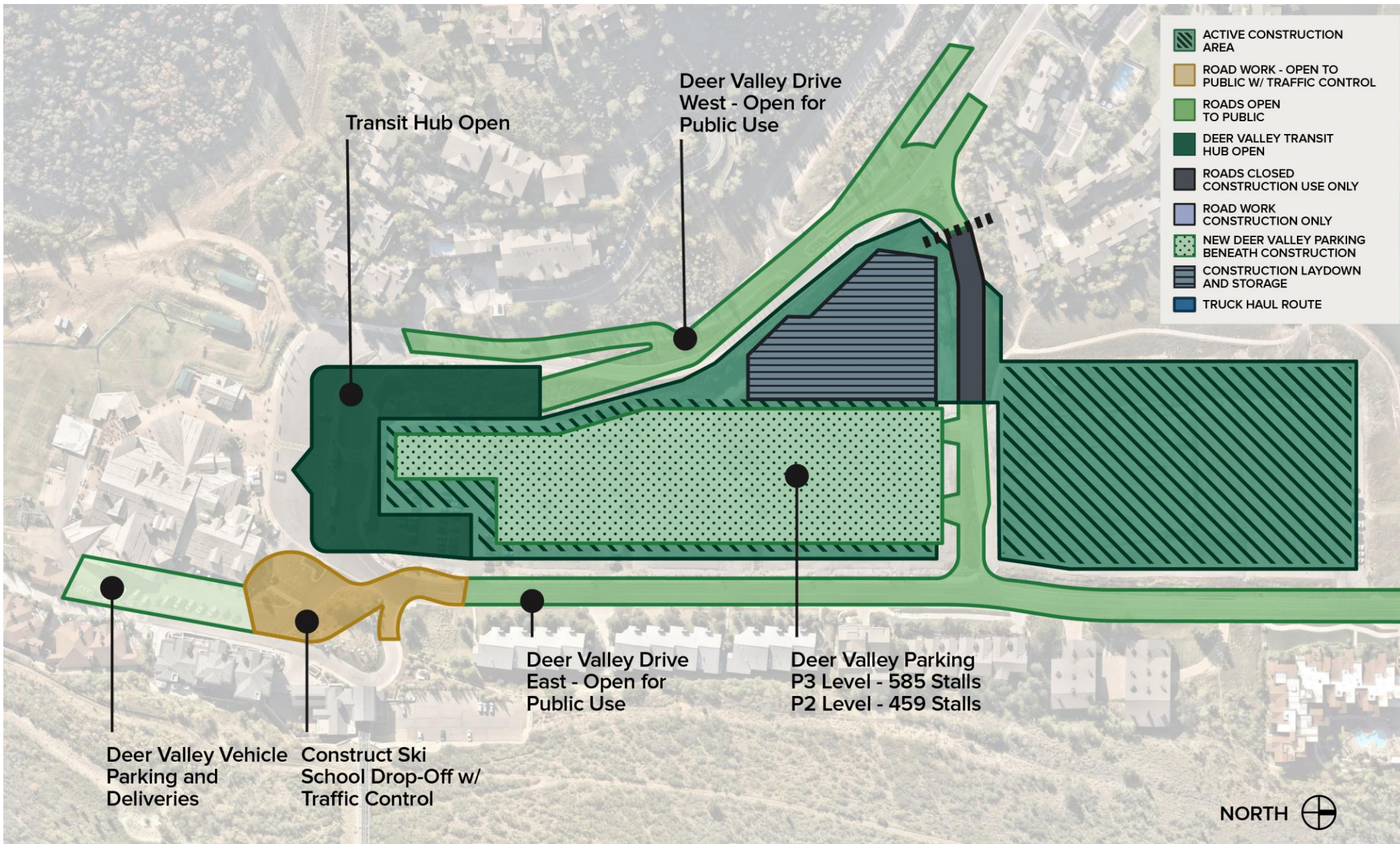
HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season.

Summer 2028



ROADWAY

- Roadwork will be on Deer Valley Drive East towards the south end.
- Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- Minimal utility work, only within the ski school drop-off area, with traffic control measures.

PARKING

- Total parking spaces: 1,044
- Parking garage and Doe Pass Road will be partially open.

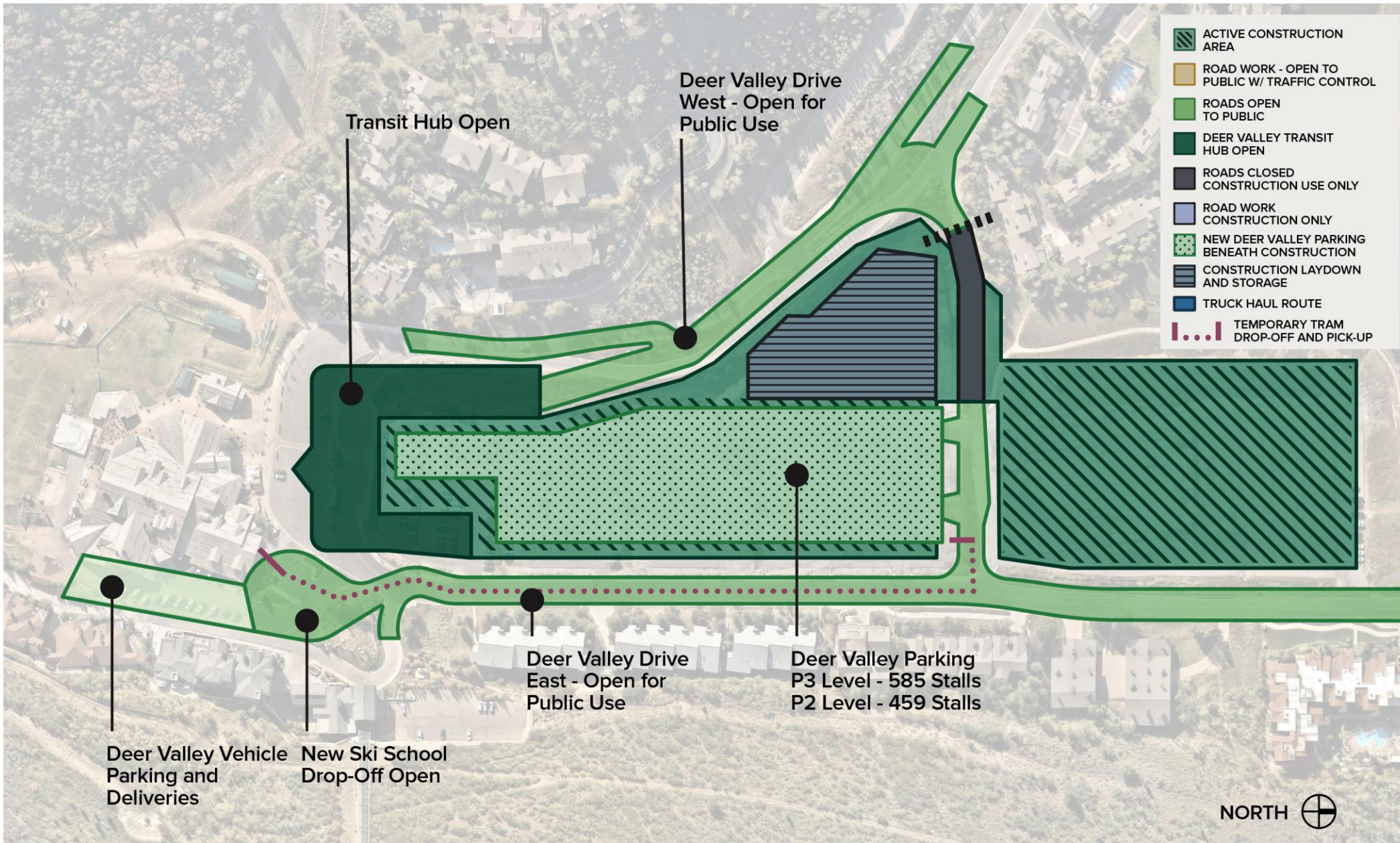
HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Ski Season 2028-2029



ROADWAY

- Roadway open, new circulation pattern in effect.
- Doe Pass Road partially closed to public vehicles. Access will be maintained for construction and EMS vehicles.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work in the roadways.

PARKING

- Total parking spaces: 1,044
- Parking garage and Doe Pass Road will be partially open.

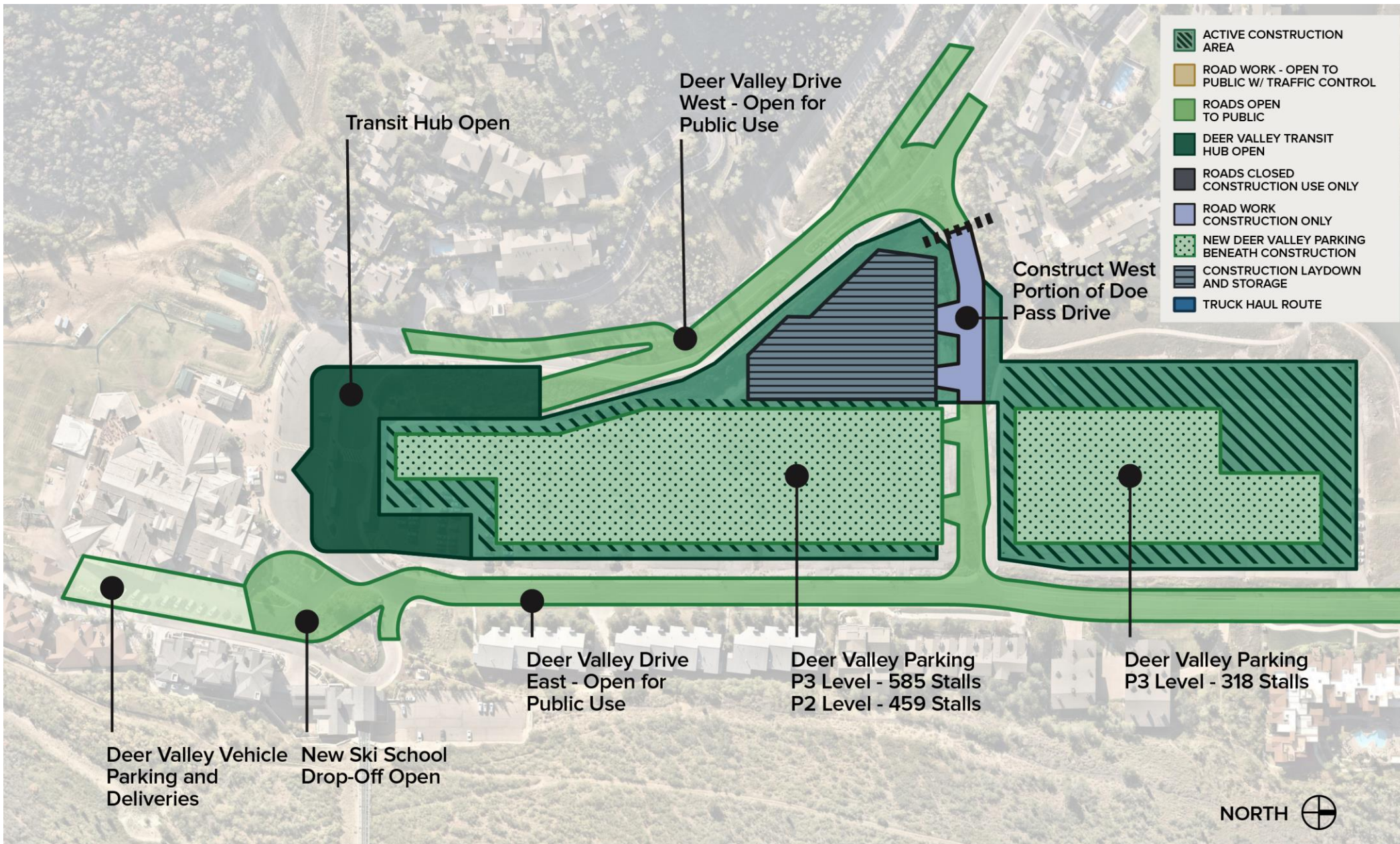
HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- No impacts to mountain operations during Ski Season.

Summer 2029



ROADWAY

- Roadway open, new circulation pattern in effect.
- Portion of Doe Pass Road under construction.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work in the roadways.

PARKING

- Total parking spaces: 1,362
- Parking garage and Doe Pass Road will be partially open.

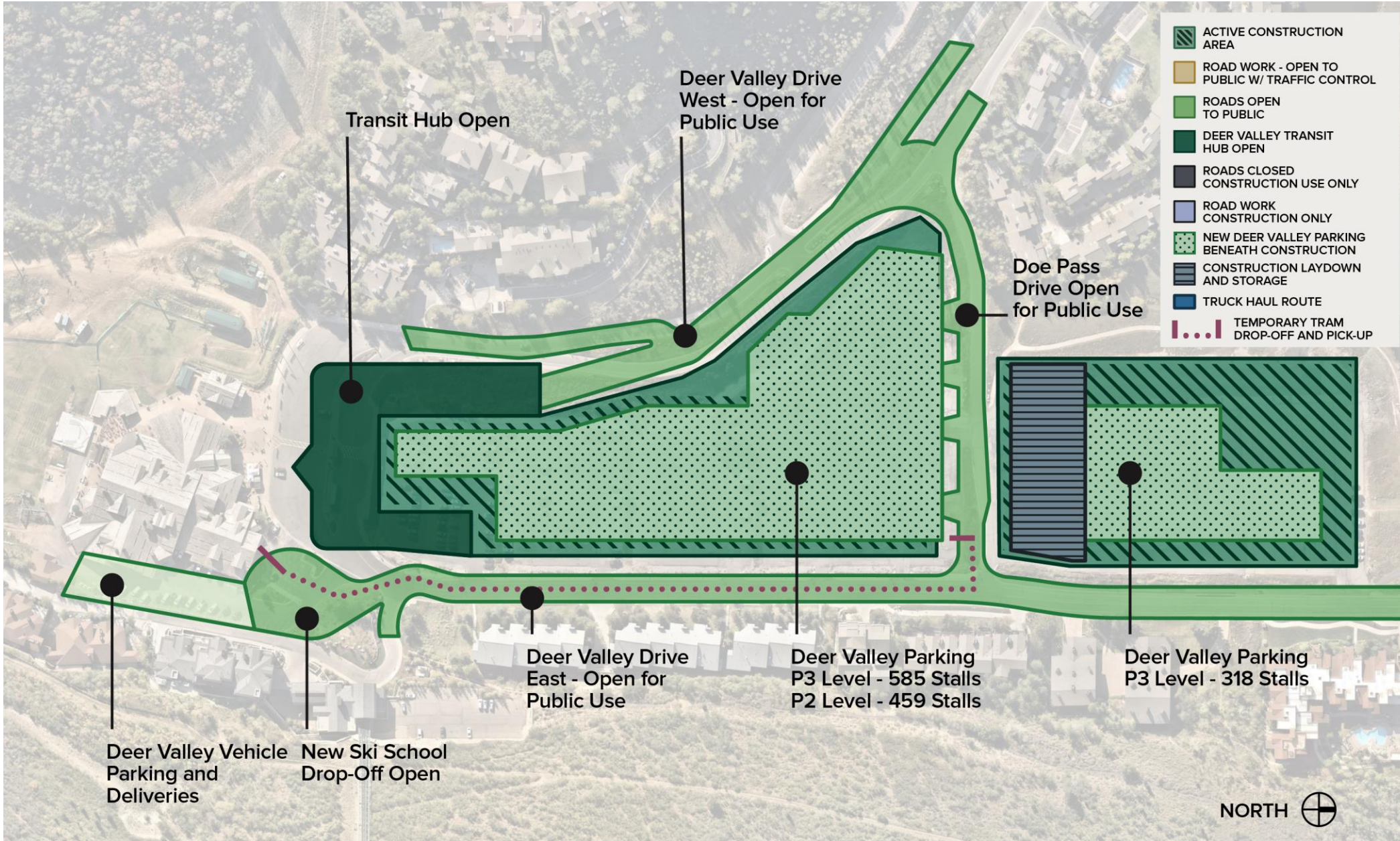
HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Ski Season 2029-2030



ROADWAY

- Roadway open, new circulation pattern in effect.
- Doe Pass Road fully open.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work to take place during this time

PARKING

- Total parking spaces: 1,362
- Parking garage will be partially open.

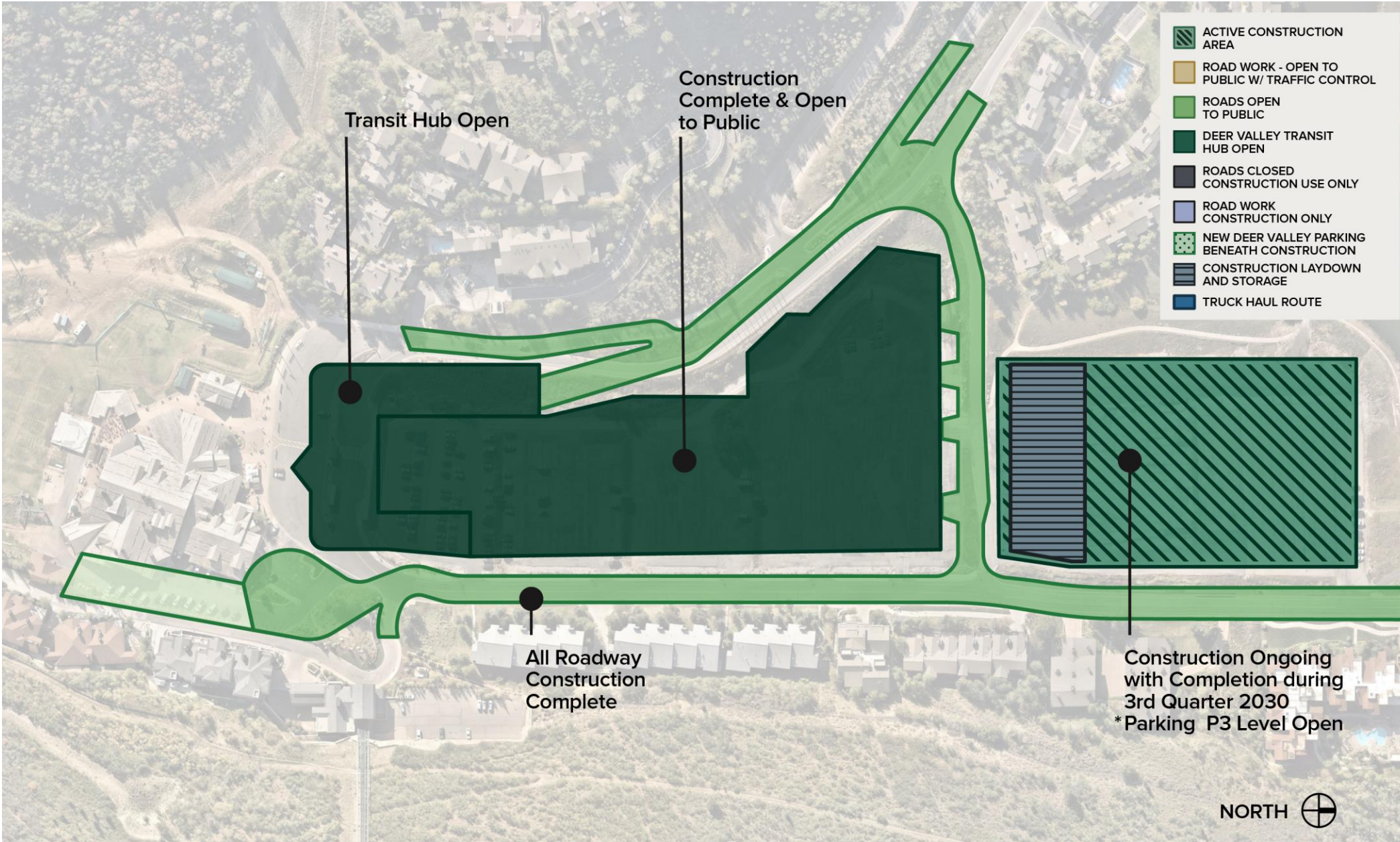
HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.

Summer 2030



ROADWAY

- Roadway open, new circulation pattern in effect.
- Doe Pass Road fully open.

DROP-OFF

- New Transit Center will be open to public.

UTILITIES

- No utility work to take place during this time.

PARKING

- Total parking spaces: 1,971
- Parking garage fully open.

HAULING

- Hauling for project finished.

ON-MOUNTAIN IMPACTS

- Deer Valley will work to limit any impacts to on-mountain activities.



02

Off-site Parking



Parking – Offsite

Ski Seasons: 2025/2026, 2026/2027, 2027/2028

1. RICHARDSON FLAT PARK & RIDE

Deer Valley intends to utilize Richardson Flat Park & Ride for a portion of off-site parking during construction each year. This parking will include:

- Employees
- Guests
- Construction workers

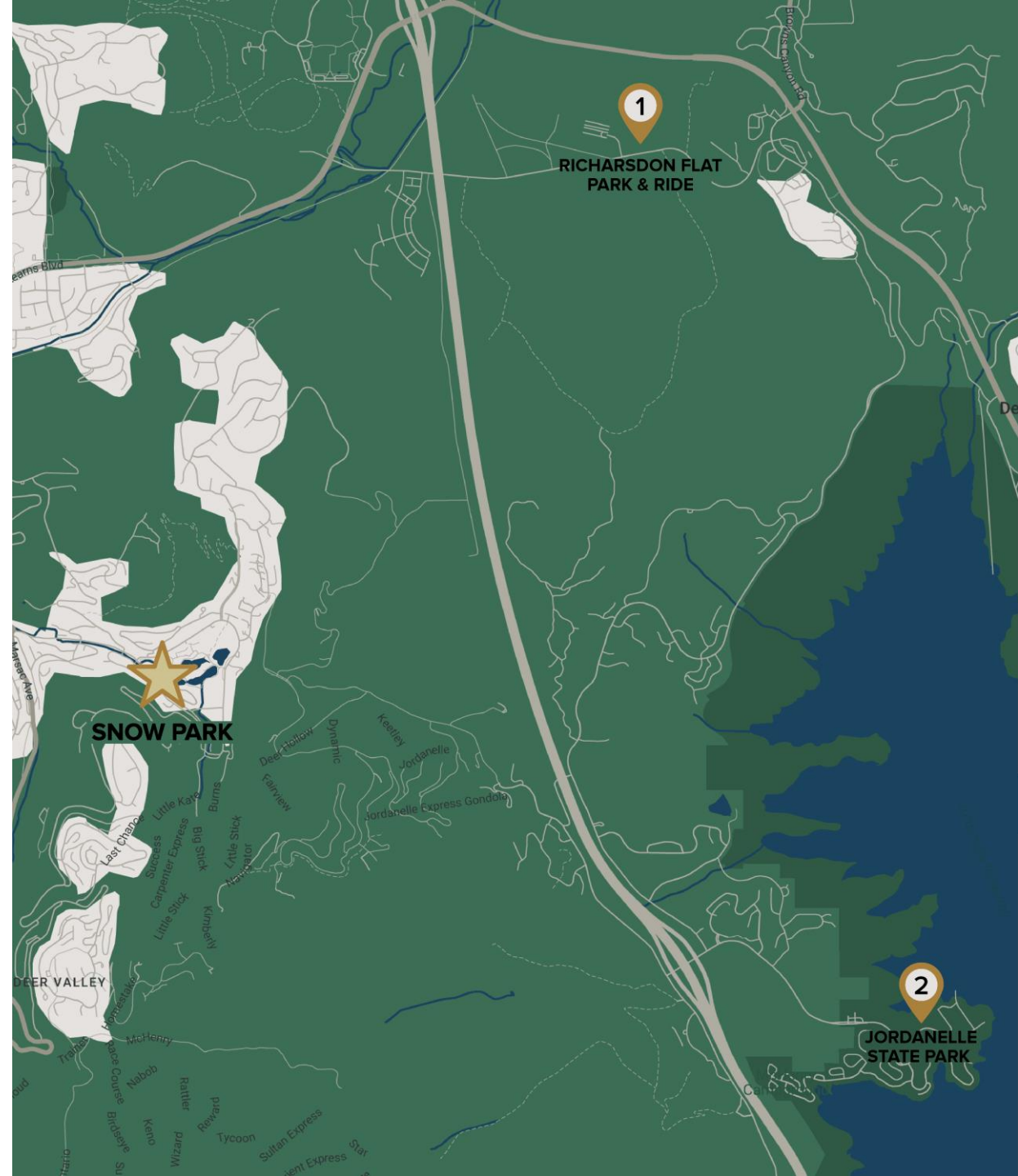
Deer Valley will continue to work with our partners at the City to evaluate the number of parking stalls that can be used each year.

2. JORDANELLE STATE PARK

Deer Valley will also utilize the Jordanelle State Park parking lots for a portion of off-site parking during construction each year. This parking will include:

- Employees
- Guests

Deer Valley will provide private shuttles from Jordanelle State Park to Deer Valley East Village and Snow Park Lodge.



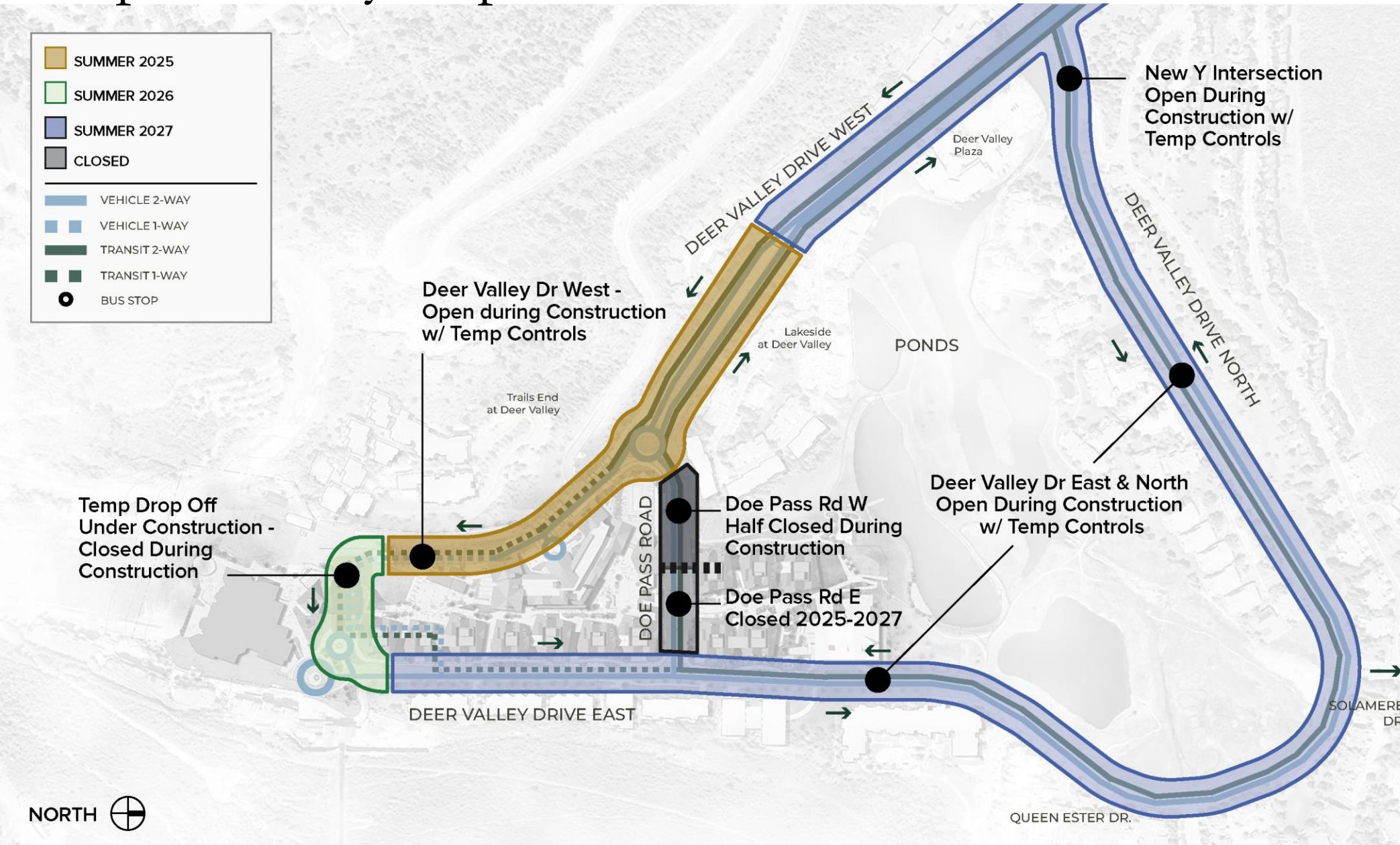


03

Roadway Improvements



Loop Roadway Improvements



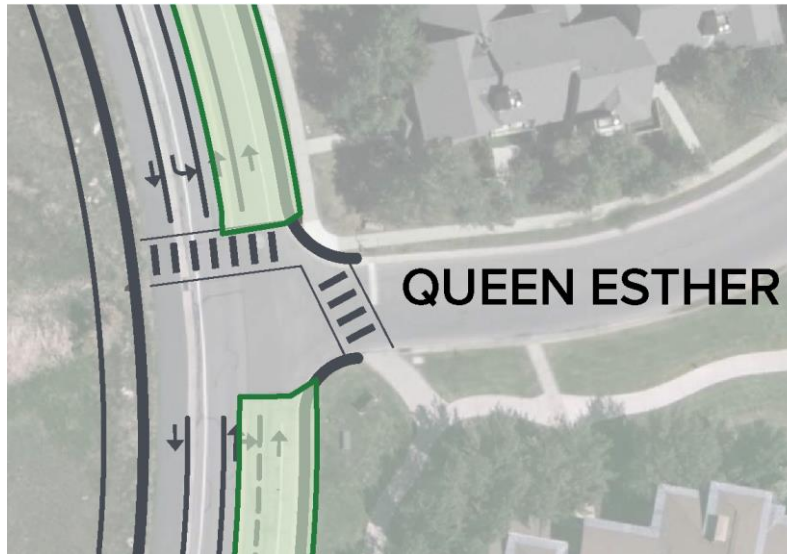
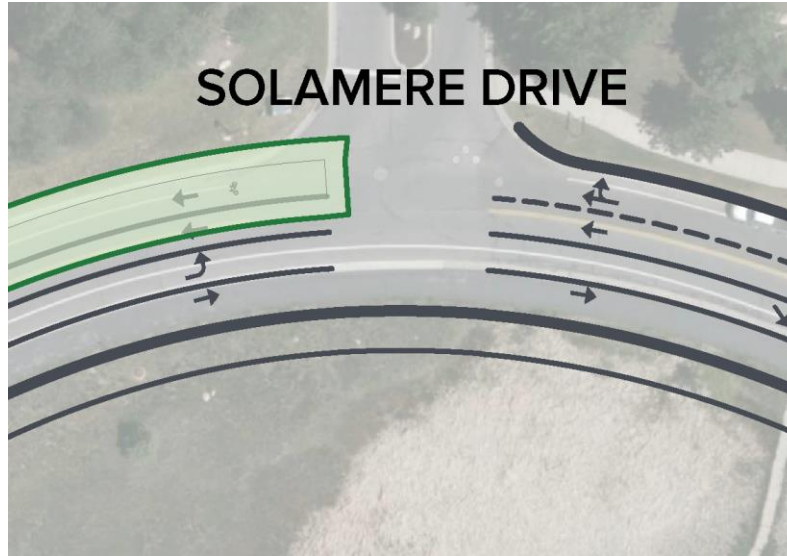
- SUMMER 2025**
Deer Valley Dr West - open during construction w/ temp controls.
- SUMMER 2026**
Temp Drop Off under construction - closed during construction.
- SUMMER 2027**
Deer Valley Dr East & North & New Y intersection - open during construction w/ Temp Controls
- 2025-2027**
Doe Pass Rd - East Half, Closed During Construction 2025-2027
- 2025-2030**
Doe Pass Rd - West Half, Closed During Construction 2025-2030



Intersections

The Snow Park Village project includes road improvements on the Loop Road, Solamere Drive and Queen Esther intersections, and traffic signal at Y Intersection.

- A traffic control plan will be developed and will consist of the following measures: reducing the two-lane road to one lane during construction (when required), shift traffic lanes to one side, using temporary traffic signals and flaggers, and necessary signage and traffic cones. This setup will allow us to safely manage the new road work and allowing **continuous access to adjacent properties and roads.**
- This work will be scheduled during the off-season, from May to October 2027. **Each intersection will take 8-12 weeks to be completed** and we will phase them sequentially to avoid impacting more than one intersection at a time.



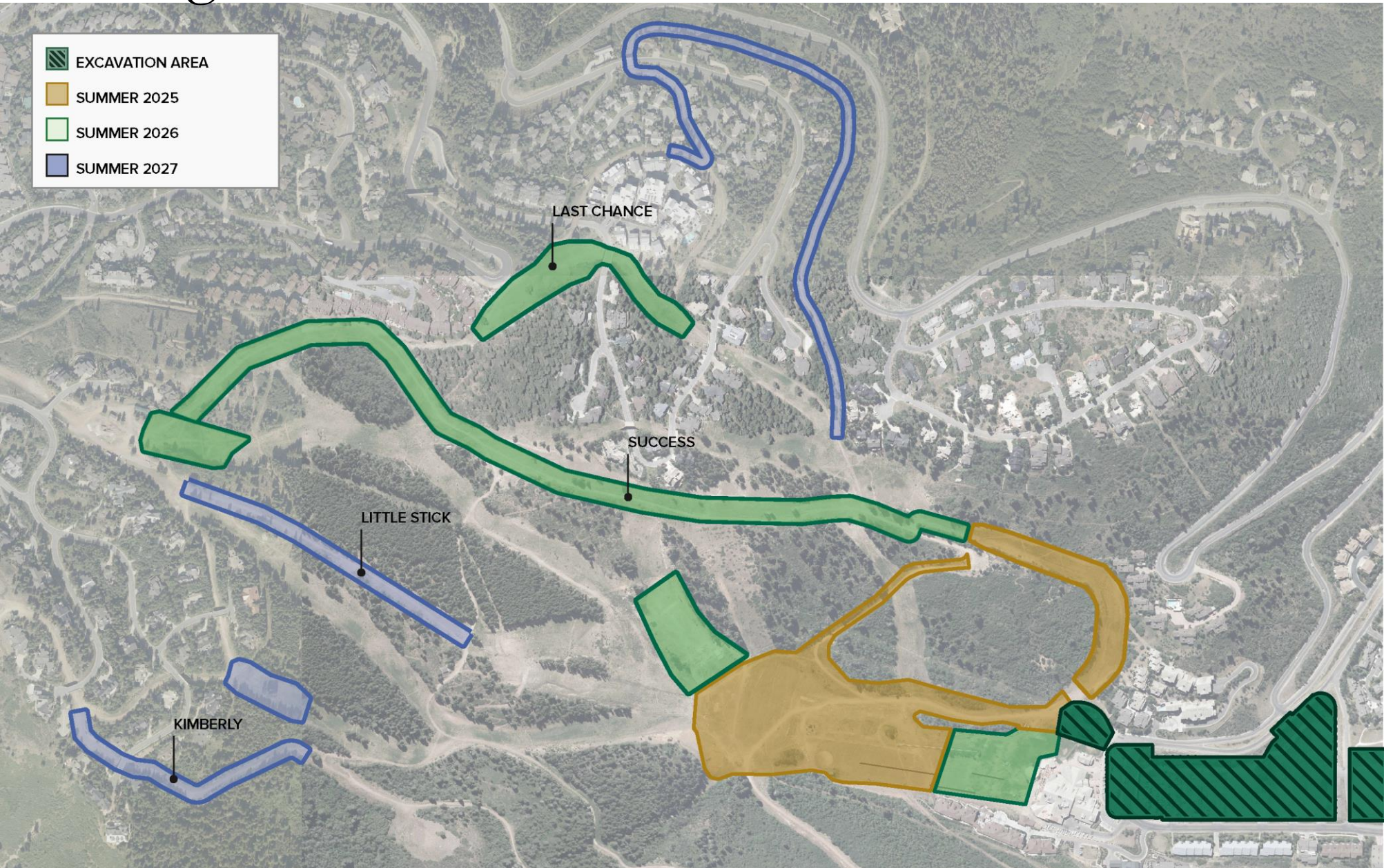


04

Excavation & Hauling



Hauling Routes



EXCAVATION AREA

SUMMER 2025

SUMMER 2026

SUMMER 2027

SUMMER 2025

195k CY

SUMMER 2026

224k CY

SUMMER 2027

48k CY

SUMMARY

- Total of 467,000 CY Excavated
- Trucks off Roadway
- Reduced Impact/ Dust
- Sustainability



05

General Conditions



Construction Requirements

HOURS OF OPERATION

In compliance with Park City requirements, construction hours of operation will generally be 7am to 4:30pm, 6 days per week, Monday through Saturday. Holidays during Christmas to NY Week, Sundance week and Presidents Day, as well as other federal holidays will be observed.

TRAFFIC CONTROL PLANS

Traffic Control Plans will be developed with temporary control measures implemented to maintain access to all neighborhood communities. These will be communicated to stakeholders on a frequent basis.

COMMUNICATION MECHANISMS

Consistent communication of construction impacts to the community, guests, and staff through our owned channels, including website, social media, and email newsletters. In addition to earned & paid media placements, town halls and supporting direct outreach to specific communities being impacted.

NOISE MITIGATION PLANS

Construction activities will comply with Park City's Noise Ordinance requirements and noise mitigation plans will be developed. The General Contractor will also monitor and record decibel readings daily.





Snow Park Village

