



Highland Flats

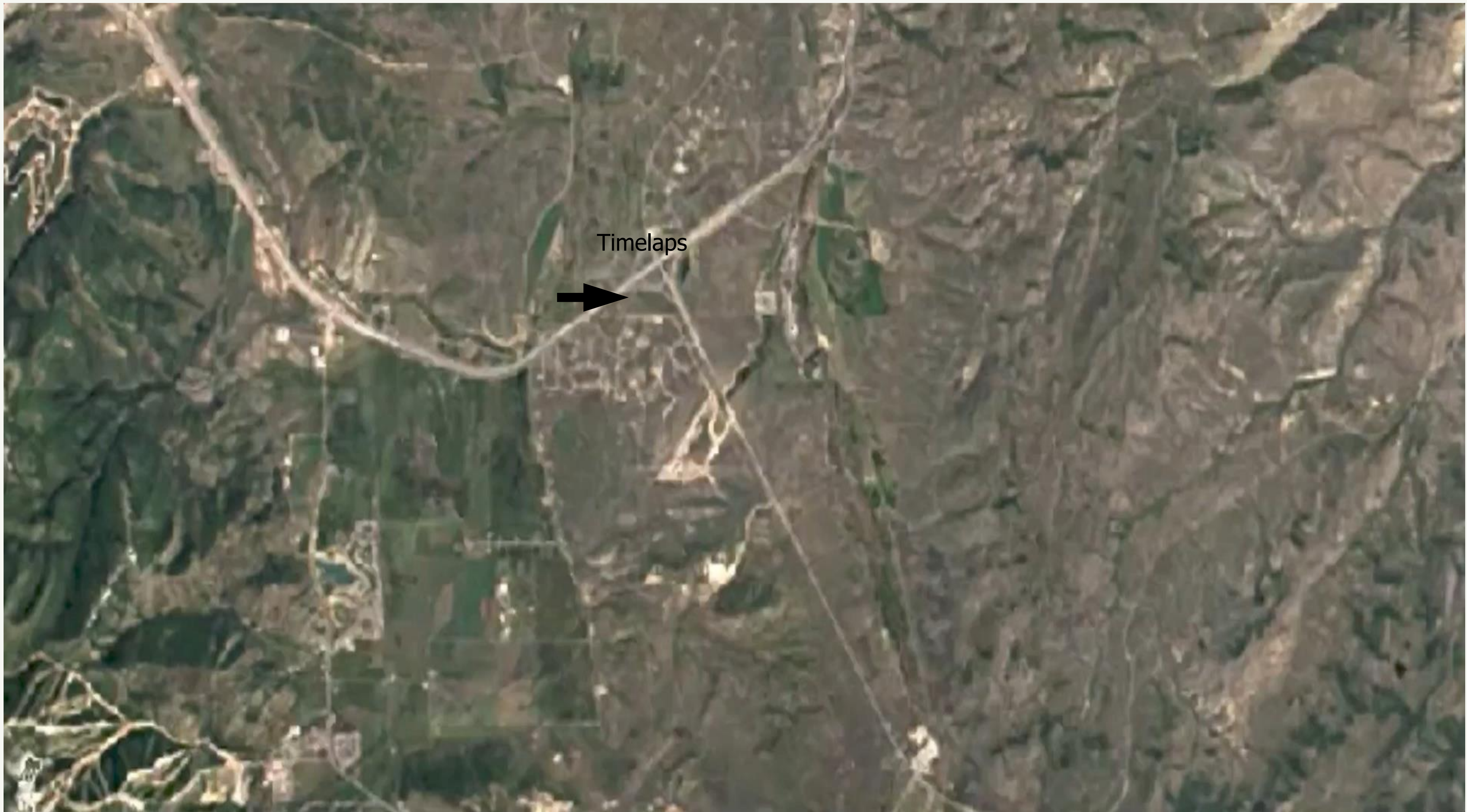
Colmena Group

An aerial photograph showing a large, rectangular, undeveloped plot of land in the center. To the left, a residential neighborhood with houses and trees is visible. To the right, a multi-lane highway with several lanes in each direction runs diagonally. The land in the center is dry and brown, with some sparse vegetation. A semi-transparent grey rectangle is overlaid on the central plot of land, containing the text.

The Land

40 acres at the edge of highland estates where I-80 and 40 meet.

10 acres to the east will be a catholic parish and pre-school



Timelaps



[Google Street View](#)



Get to know the Developer

Colmena Group is a real estate development and investment company headquartered in Salt Lake City, Utah.

Colmena Group takes pride in developing within the communities where they live, adding value to the residents they serve.

Learn more at: <http://www.colmenagroup.com/>



SITE PLAN



PROJECT BOUNDARY

OVERALL SITE	41.45 ACRES
AREA OF HOUSING BUILDINGS	249,185 SF (5.33 ACRES)
MONTESSORI/PARISH/DAYCARE	20,003 SF (0.46 ACRES)
TOTAL BUILDINGS	269188 SF (5.79 ACRES)
PARKING & DRIVES	295,596 SF (6.79 ACRES)
OPEN SPACE/LANDSCAPING	28.79 ACRES (69.46%)
- INCLUDES	
1.7 ACRES OF HORSE PASTURE	

PARKING REQUIRED	
MULTI-FAMILY	632 STALLS
TOWNHOMES	100 STALLS (2/TOWNHOME)
TOTAL	732

PARKING PROVIDED	
SURFACE PARKING	683 STALLS
GARAGE PARKING	100 STALLS (2/TOWNHOME)
TOTAL	783 (1.88 STALLS/UNIT)

HOUSING

1-BR	120 UNITS	(29%)
2-BR	144 UNITS	(35%)
3-BR	96 UNITS	(23%)
TOWNHOMES	50 UNITS	(12%)
TOTAL	410 UNITS	(9.89 UNITS/ACRE)

UNIT AREA CALCULATIONS

1-BR	688 SF AVG.
2-BR	901 SF AVG.
3-BR	1,216 SF AVG.

ROOF RIDGE = APPROX. 32' ABOVE FINISH GRADE TYP.
AT APT. BLDGS
ROOF RIDGE = APPROX. 30' ABOVE FINISH GRADE TYP.
AT TOWNHOMES
ALL AREAS CALCULATIONS, ELEVATION LABELS, STALL
COUNTS & RIDGE HEIGHTS ARE APPROXIMATE AND
SUBJECT TO VERIFICATION

- 26' WIDE DRIVE AISLE / FIRE LANE
- 18' DEEP PARKING STALLS
- 24' DEEP ADDITIONAL PARKING
- EXISTING HIGHLAND TRAIL
- PROPOSED TRAIL CONNECTION
- BROWN LINE BUS ROUTE
- SNOW STORAGE AREAS (APPROX. 1200 sf EACH)

FROM PROJECT SITE, DISTANCE TO:

- NEAREST I-80 EXIT (KIMBALL JUNCTION) 2.8 MILES
- NEAREST HWY. 40 EXIT (SILVER CREEK) 1.3 MILES
- TRAILSIDE SCHOOL/TRAILSIDE PARK 1.1 MILES
- HOME DEPOT (SILVER CREEK) 2.0 MILES
- SMITH'S (KIMBALL JUNCTION) 2.5 MILES
- SILVER SUMMIT CAFE (SILVER CREEK) 1.6 MILES
- SILVER MOUNTAIN SPORTS CLUB (KIMBALL JUNCTION) 2.5 MILES



Rental Workforce Housing

-- An AMI Worth Talking About

31% of project is for those AMIs in the most need –
≤30% AMI, ≤50% AMI, ≤80% AMI (126 units).

- Project goes above and beyond the minimum 20% workforce housing at 80% AMI

Needs Assessment by Jeff Jones November 2019 for Summit County

- Housing Gap for 30% AMI.
- 83 rental units needed per year at <50% AMI. Highland Flats will provide 60 units.
- 30% AMI is very difficult to achieve. Highland Flats can deliver 30 units at the 30% AMI level.



An aerial photograph of a multi-lane highway interchange with several overpasses. The image is dimmed with a dark, semi-transparent overlay that serves as a background for the text. The text is white and positioned in the upper left and center of the image.

Meets Other Important Summit County Housing Goals

- Waterfall provision - No tax credits, preference to those working and living in the community
- Will require all residents to be primary residents and live in community
- Integrated workforce housing throughout community
- Proximity to Transit
- Easy Access to Major Highway Systems

Location and Transit

- Trail connections to Highland Trail and Rail Trail.
- Add trails and improve culvert under Hwy 40 for trail connectivity
- On bus route (will improve bus stop)
- On existing collector road



Traffic

- Project sits on the “Brown Line” for bus routes. Additional bus routes could be added to this line to mitigate traffic.
- Developer has engaged Fehr & Peers for Traffic Impact Study
 - Once the density of the project is determined a full study will be conducted, including the following:
 - Fehr & Peers will collect weekday (Tuesday, Wednesday, or Thursday) traffic counts for the AM (7:00 – 9:00) and PM (4:00 – 6:00) peak periods at the following study intersections:
 - Highland Drive / Snowview Drive
 - Highland Drive / Mountain View Drive
 - Existing 2019 Analysis
 - Trip Generation, Distribution and Assignment
 - Existing 2019 plus Project Analysis
 - Future 2024 Background Analysis
- After the study is complete recommendations will be given to mitigate traffic impact of the project
- Developer will be responsible for any necessary traffic mitigation efforts along Highland Drive, such as new turn lanes and/or medians

An aerial photograph showing a multi-lane highway interchange with several vehicles. To the left of the highway, there is a residential area with houses and some commercial buildings. The entire image is overlaid with a semi-transparent dark grey rectangle containing white text.

Utilities

The Developer is currently working with the following Utility Companies. All utility connections are available at or near the site

- **Synderville Basin Sewer District**
- **Rocky Mountain Power is our provider**
- **Mountain Regional Water District**
- **Dominion Energy will be the provider for natural gas to the site**

Community Benefit: Open Space

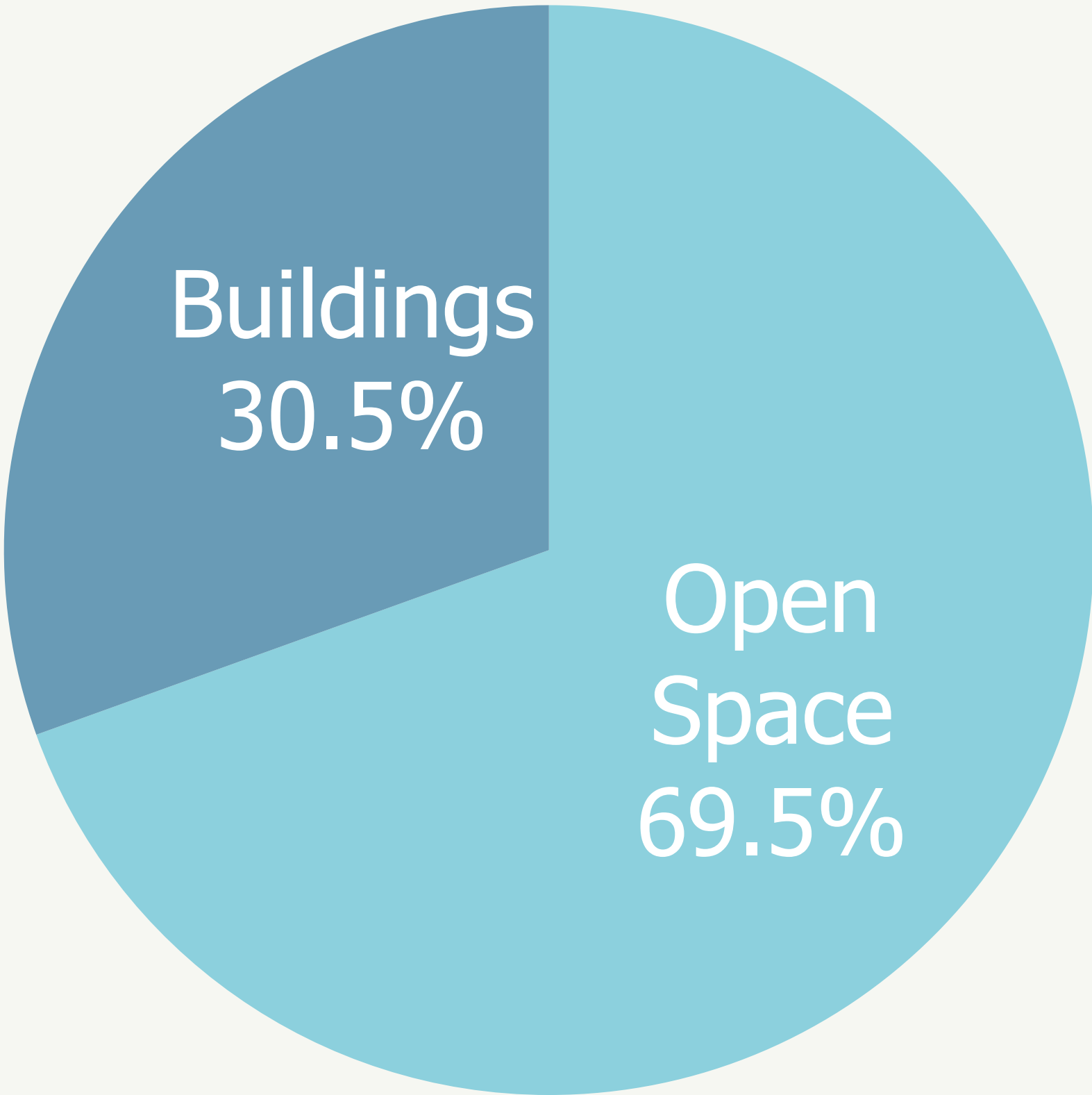
69.5% open space (28 acres). 25% required in the code

1.7-acre horse pasture

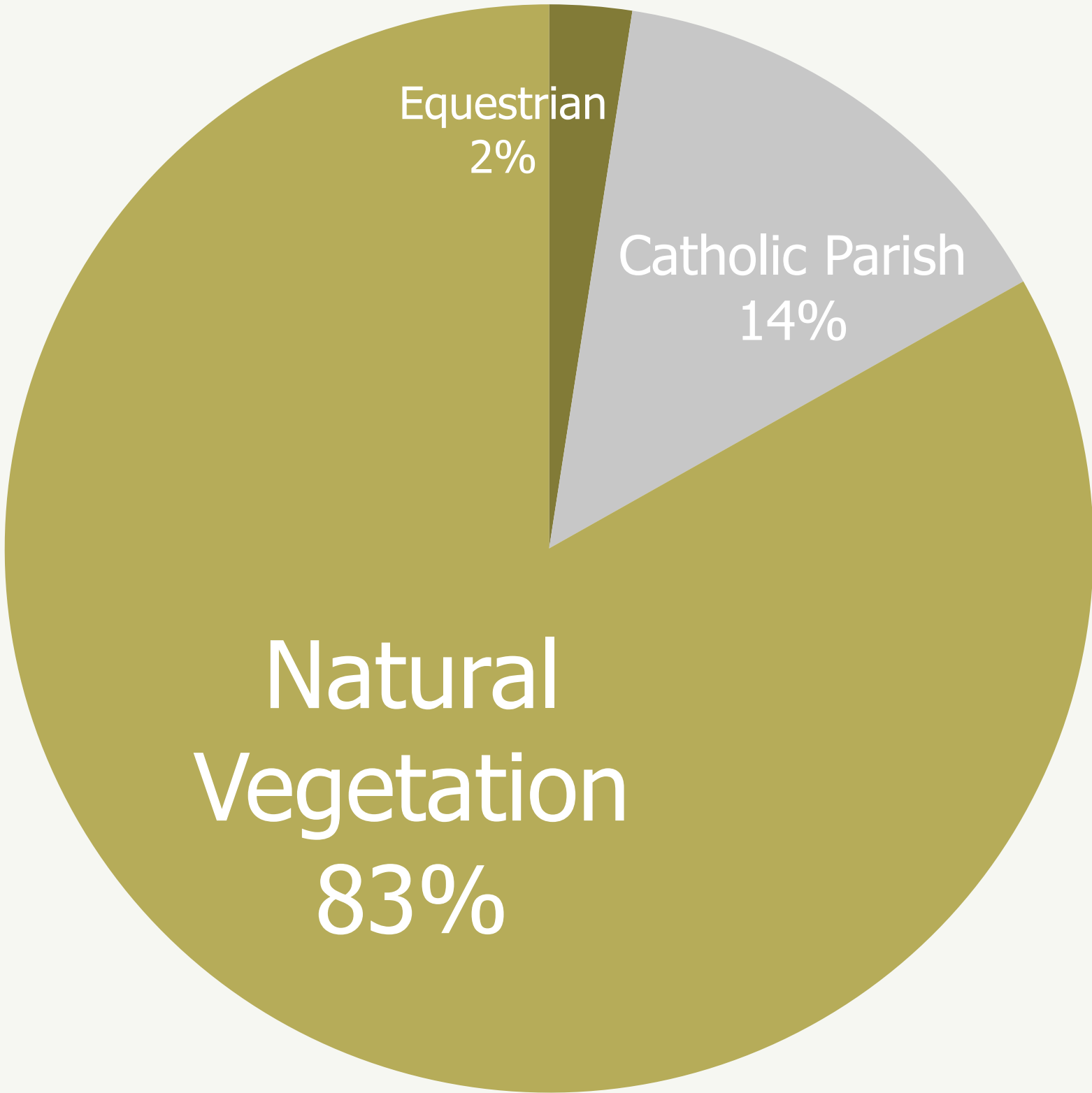
10 acres dedicated space for potential Parish

Land sub-standard for wildlife habitat (surrounded by 2 freeways, surrounded by homes or roads) and does not meet open space criteria for open space in the general plan.

Total Land Allocation



Open Space Allocation



Community Benefit: Bike Path & Station

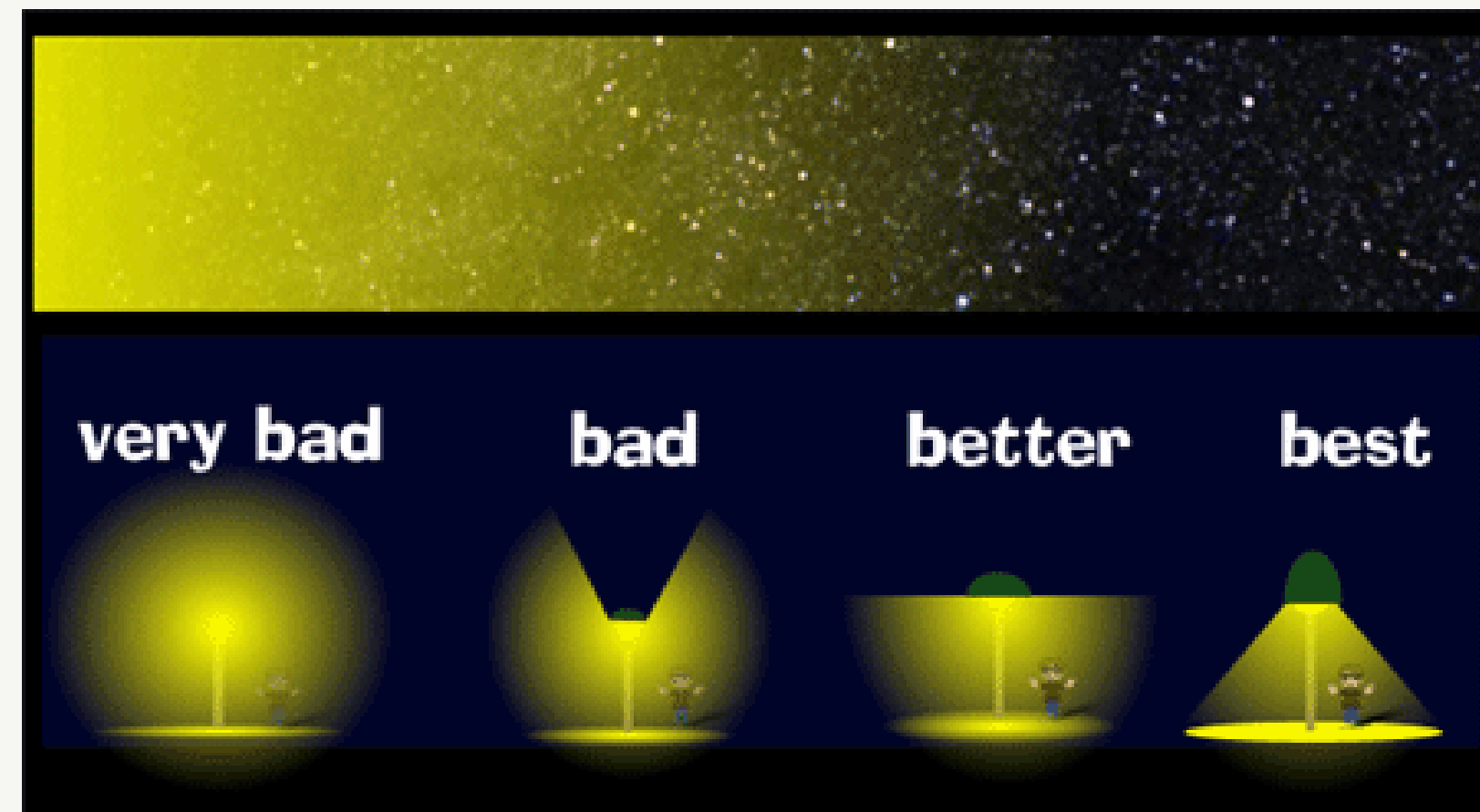
Electric Bike Docking Station and Bike Racks



Community Benefit: Sustainable and Environmentally Friendly

Committed to solar. Goal is net zero ready

Design with all downward facing lighting to minimize light pollution.



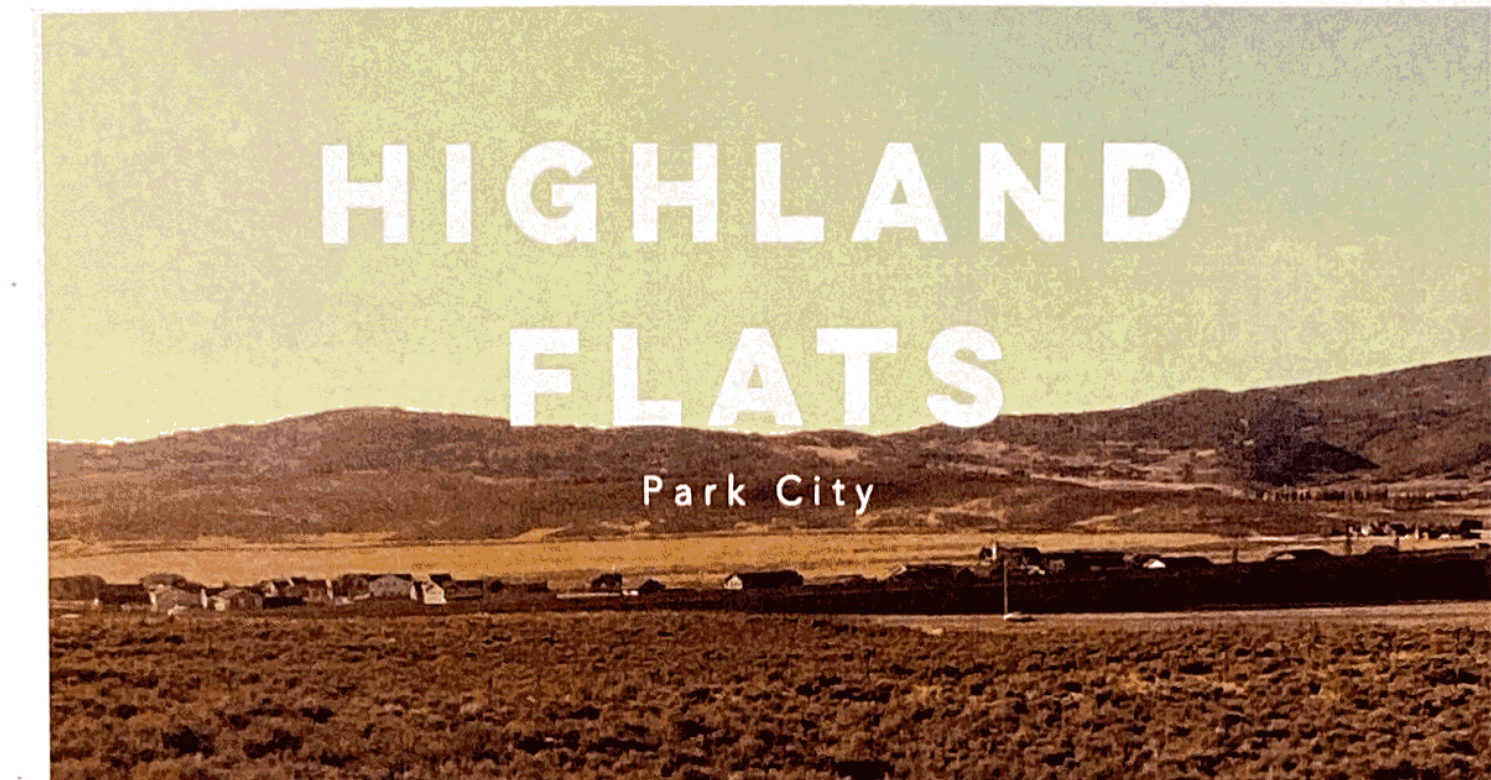
Community Benefit: Equestrian

1.7 acre horse corral as part of master plan



Community Outreach

HighlandflatsPC.com



SORRY WE MISSED YOU!

We welcome your opinion about
development in this neighborhood at
EducateDecision.com/Highland-Flats-Park-City





Conclusion

Meets the needs of the County and the Community by providing rental housing for workers and existing residents.

Amenities to enhance neighborhood and improve trails

Far exceeds all the minimum criteria by County



MODERN MOUNTAIN

