



# PROMOTING RESPONSIBLE REDEVELOPMENT AT THE EMPIRE CANYON DALY WEST MINE SITE



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### **Property Developer:**

Dave Zimmerman, DV  
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DV Luxury Resort, LLC (DVLR) has proposed the construction of a hotel, spa and condominium project at the Daly West Mine Site, to be known as the Montage Resort & Spa. The development will contribute to the cleanup of contamination at this former mining site in Park City, Utah. DVLR has also agreed to participate in EPA's initiative to encourage environmentally responsible redevelopment and reuse of contaminated properties (ER3). As an ER3 participant, the Montage Resort & Spa will incorporate "green" features into the design, construction, and operation of the development to minimize the project's environmental footprint.



**1907 – DALY WEST MINE  
SUMMIT COUNTY, UTAH**

## ***Background***

Empire Canyon is a historic ore mining and processing area located in Park City, Summit County, Utah. The Site is situated on the eastern slope of the Wasatch Range, approximately 25 miles east of Salt Lake City.

The Empire Canyon Site is located within the Upper Silver Creek Watershed, where investigation and cleanup efforts are occurring. In December 2003, EPA and United Park City Mines (UPCM) entered into an agreement to conduct a cleanup of the contamination. The cleanup action included addressing contaminated sediments and surface water that exist in Empire Canyon and nearby drainages. It also includes placement of an adequate cover and containment of the historical Daly West Mine Dump. UPCM recently agreed to lease a portion of the Empire Canyon Site to DV Luxury Resort, LLC (DVLR). EPA and the Department of Justice negotiated an agreement with DVLR, a Prospective Lessee Agreement (PLA), to address the DVLR's potential CERCLA liability and facilitate the cleanup and redevelopment.

## ***Environmentally Responsible Redevelopment and Reuse (ER3)***

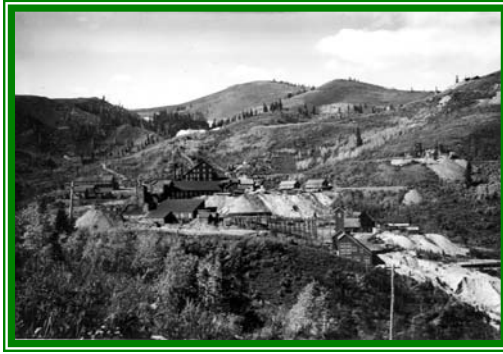
The cleanup and reuse of contaminated sites produces significant environmental benefits. However, some development practices can have unintended environmental consequences, such as wildlife habitat destruction, stormwater runoff, use of scarce resources, and energy consumption.

By incorporating sustainable practices and principles into their projects, developers of contaminated sites can minimize the impact of the project on the environment without sacrificing profitability. This is the goal of EPA's ER3 initiative.

For more information, please visit <http://www.epa.gov/compliance/cleanup/revitalization/er3>.

## ABOUT LEED

The Montage Resort & Spa will participate in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. LEED recognizes achievements and promotes expertise in green building through a comprehensive system. LEED ratings reflect environmental factors including energy efficiency, water conservation and use of recycled and otherwise "green" materials in building.



**HISTORIC EMPIRE CANYON  
MINING OPERATIONS**



**ARTIST RENDERING OF  
PROPOSED MONTAGE DEVELOPMENT**

## *Redevelopment*

DVLR will incorporate the following sustainability features in the proposed Montage redevelopment project:

- Achievement of the U.S. Green Building Council's green building standard—(LEED) Leadership in Energy and Environmental Design silver
- A conservation easement for 2800 acres of open space in Park City to offset additional density from the Montage Project
- Contribution to the Empire Pass fund for enhanced transportation, recreation improvements and open space acquisition
- Utilize a design team with experience in applying sustainability concepts and principles through an integrated design approach
- Development and implementation of a stormwater management plan
- Development of a plan to minimize the amount of construction debris for landfill disposal incorporating the following:
  - Recycling all trees as mulch back in the project
  - Use of mine material as backfill in the Hotel construction
  - Recycle unused building materials
- Use of sustainable exterior building materials with extended life cycles
- Treatment of groundwater collected by foundation drains via a constructed wetland
- A native vegetation management plan to improve health and reduce wildfire around the site
- Participation in the Utah Blue Sky Partner Program Visionary Category, purchasing 750 blocks of wind-generated power
- An easily accessible recycling collection area that services the entire building
- Installation of energy efficient lighting controls and an energy usage monitor and management system
- Implementation of indoor air quality performance standards
- Alternatives to chlorine for disinfecting pools and/or spas, specifically, ozone and bromine
- Construction of nearby, affordable employee housing



### **Utah Blue Sky Partner**

Renewable Wind  
Power, Visionary  
Category

As a Utah Blue Sky partner, participants purchase electricity generated from clean, renewable wind resources in "blocks". The Visionary Category requires partners to purchase at least 30% of their load or 50 blocks.