

BoPa Area Plan and FNC Review Calendar		
May 16 th	PC & CC	Joint policy discussion on enhanced options of Bonanza Park Area Plan continued to June 12 th .
May 22 nd	PC	Form Based Code with Gateway Planning
June 12 th	PC	Bonanza Park Area Plan review #1 (Joint meeting continued on Policy of Enhanced Options)
June 26 th	PC	Bonanza Park Area Plan review #2
July 10 th	PC	Bonanza Park Area Plan review #3. Recommendation to CC
July 25 th	CC	Bonanza Park Area Plan review & possible adoption by City Council
August 1 st	CC	Bonanza Park Area Plan adoption by City Council (if not adopted 7/25)

BONANZA PARK JOINT WORK SESSION

June 12, 2013 Joint PC & CC Work Session

Ground Rules

- Honor Agenda Timing
- Do Not Interrupt*
- Input From Everyone
- Indicate You Want To Speak
- Stay On Topic (Parking Lot)
- Open Minded

Bonanza Park Policy Discussion

Tools for Public/Private Partnerships in Redevelopment Area:

Get

- Connectivity
- Local Housing
- Public Park & Open Space
- Local Job Diversity
- Green Buildings
- Strong Sense of Place

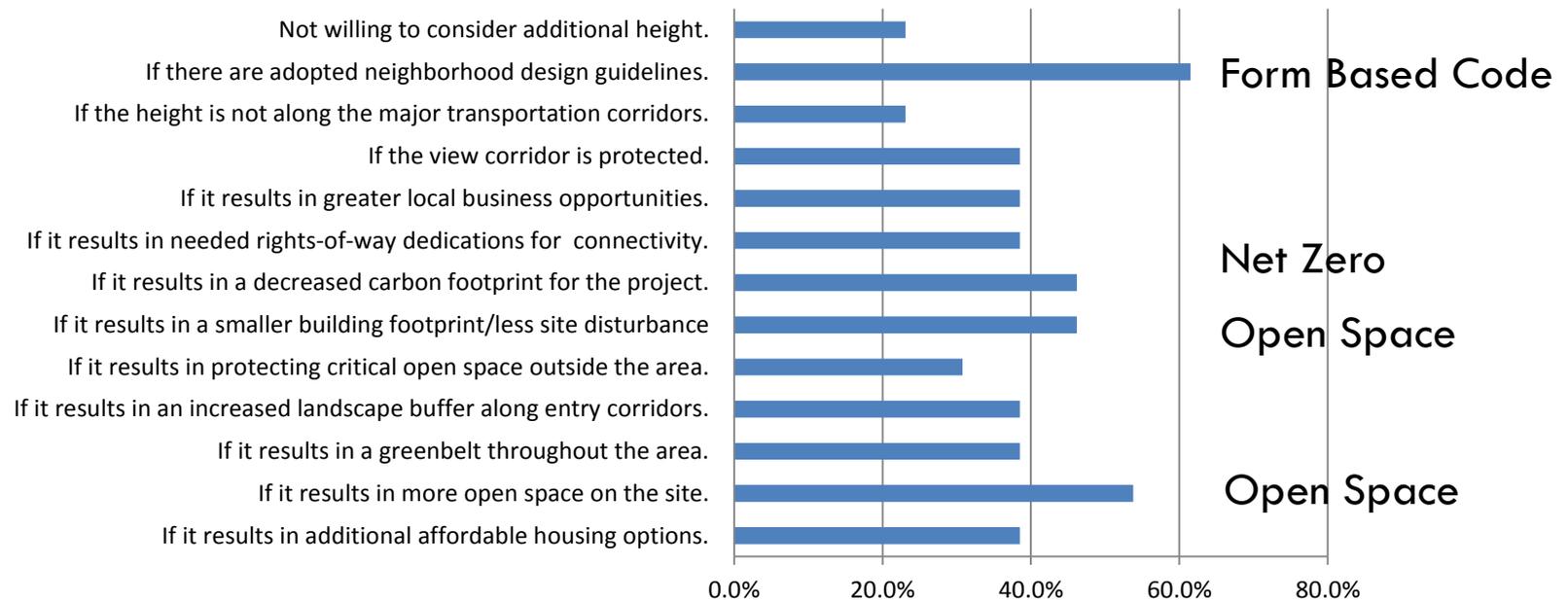
Give

- Height
- Funding
- ~~□ Do Nothing~~

2 Tools: Height

- Currently limited to 35 feet in district (GC Zone)
- Consideration for additional Height up to 5 stories and 60 feet:

Would consider additional height/stories for:



Model



Height Discussion



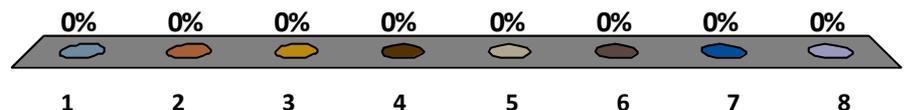
Scott Polikov

Vialta Group

A Gateway Planning Company

Perspective: How many stories are appropriate within Bonanza Park?

1. One
2. Two
3. Three
4. Four
5. Five
6. Six
7. Seven
8. Eight

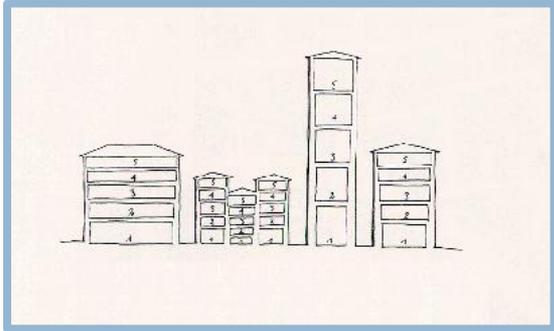




from the website of
ORBAN Design
<http://andyorban.com>



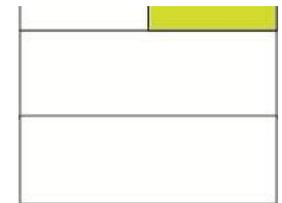
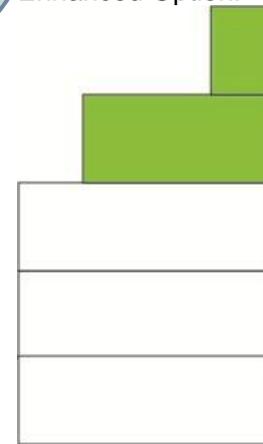
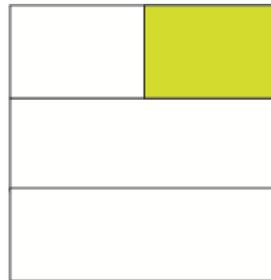
1. Affordable Housing



Affordable Housing

Option 1. Current LMC:

Option 2. Area Plan Enhanced Option:



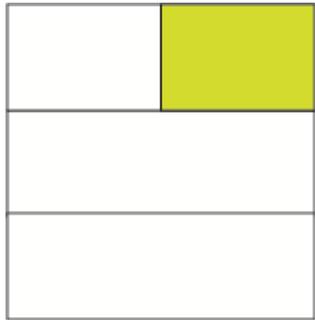
Affordable Housing



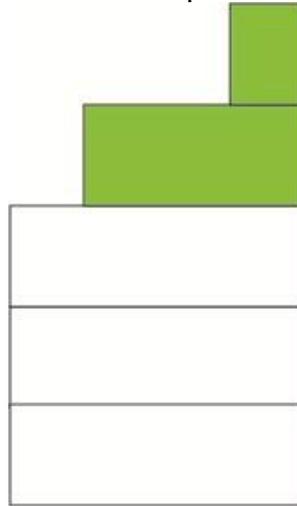
Attainable Housing

Prior to discussion, let's measure your perspective. Please vote.

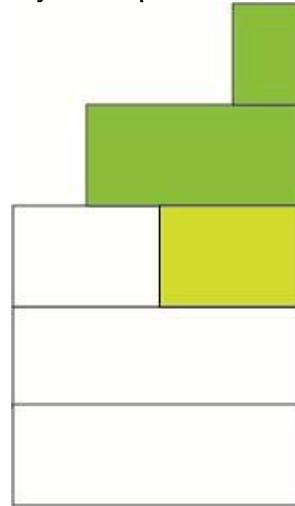
Option 1. Current LMC:



Option 2. Area Plan Enhanced Option:



Option 3. Area Plan Hybrid Option:



Affordable Housing

Attainable Housing

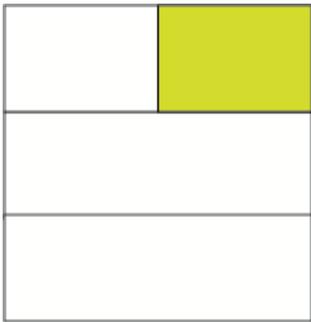


1. Option 1
2. Option 2
3. Option 3

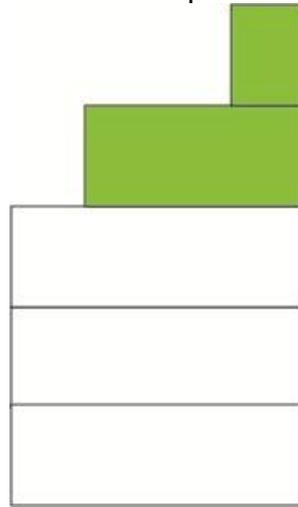


10 minute discussion then decide.

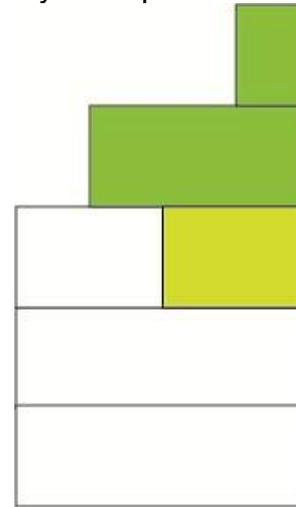
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Option 2. Area Plan Enhanced Option:



Option 3. Area Plan Hybrid Option:



Affordable Housing

Attainable Housing

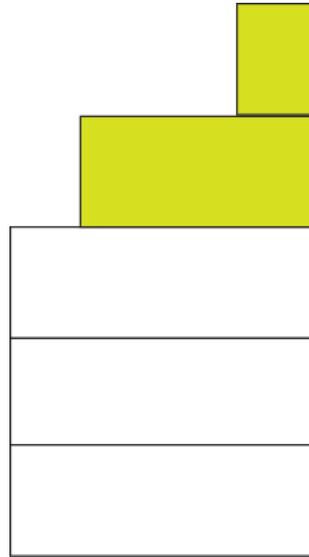
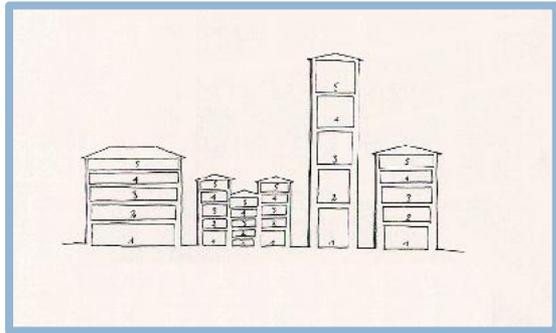
1. Option 1
2. Option 2
3. Option 3



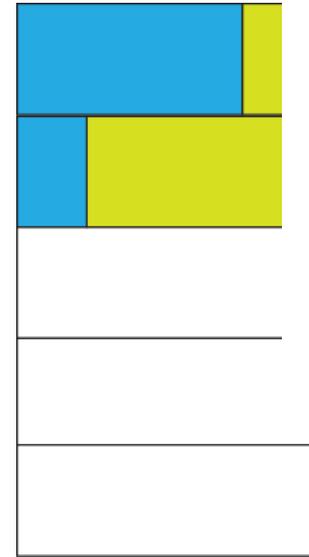
600

Countdown

2. Transfer of Development Rights



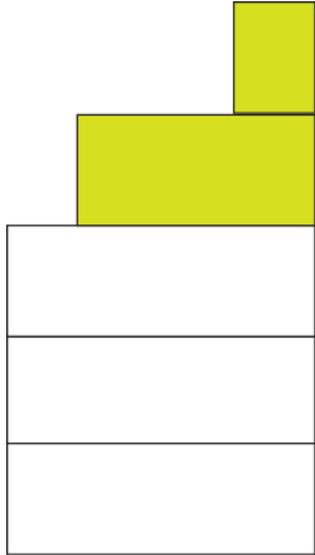
Tier 1 & 2
75% of 4th Story
25% of 5th Story



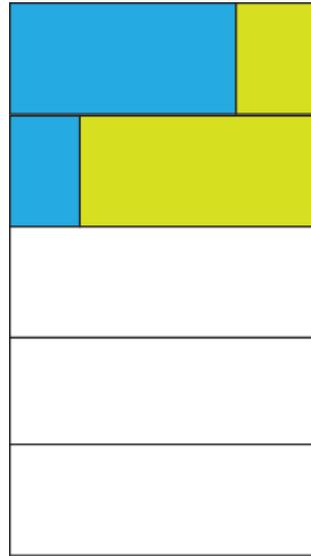
Tier 3
100% of 4th Story
100% of 5th Story



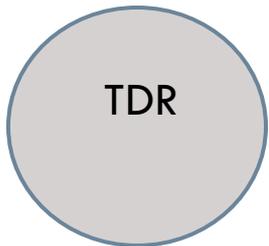
Prior to discussion, let's measure your perspective. Please vote.



Option 1
Tier 1 & 2



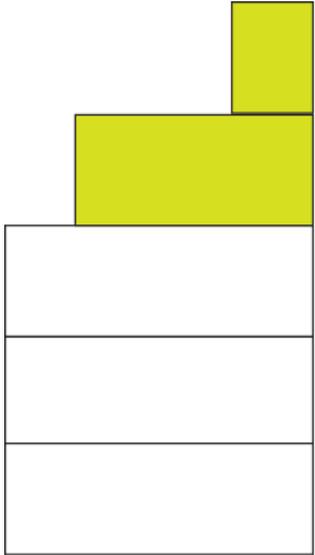
Option 2
Tier 3



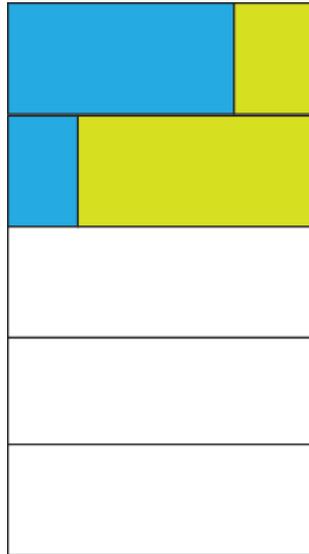
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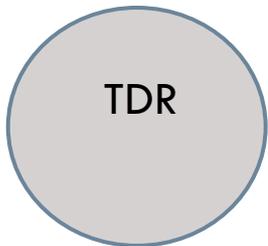
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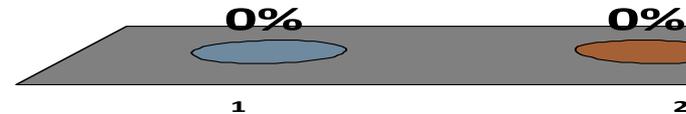
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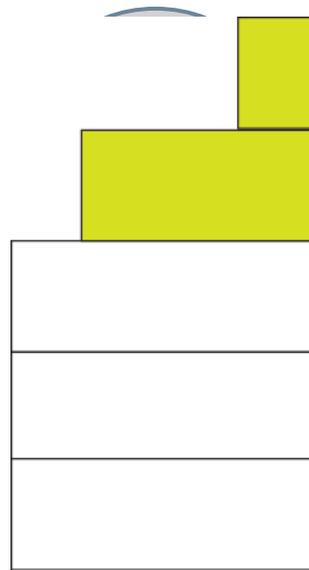
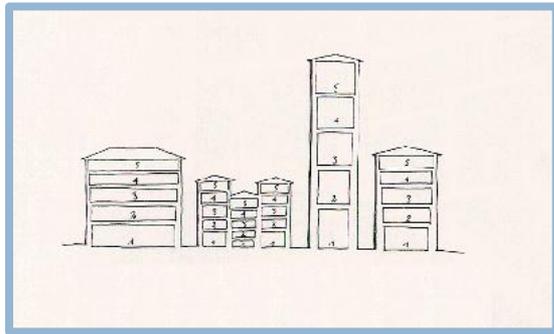
Option 2
Tier 3



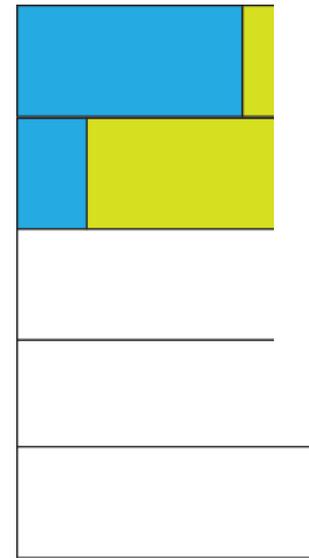
1. Option 1
2. Option 2



3. Net Zero Buildings



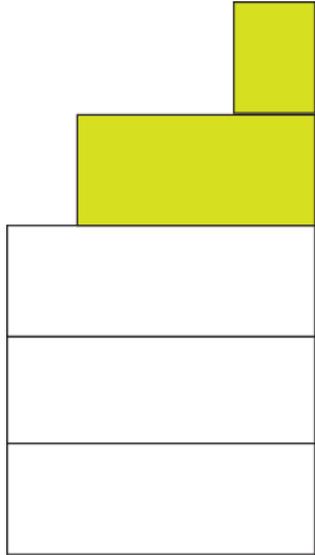
Tier 1 & 2
75% of 4th Story
25% of 5th Story



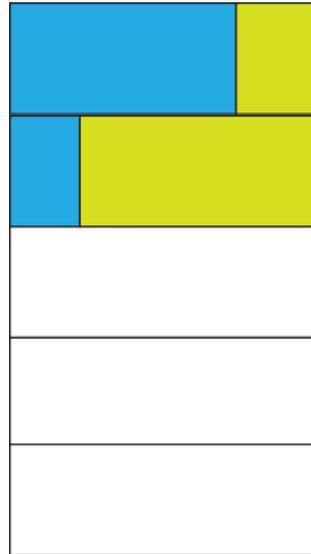
Tier 3
100% of 4th Story
100% of 5th Story



Prior to discussion, let's measure your perspective. Please vote.



Option 1
Tier 1 & 2

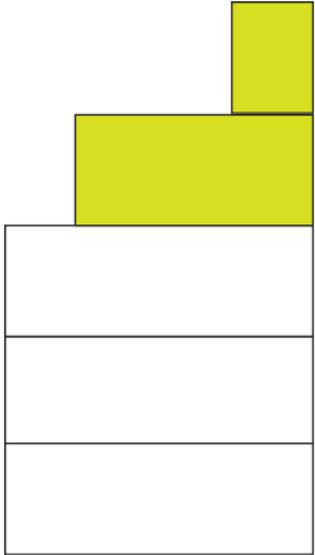


Option 2
Tier 3

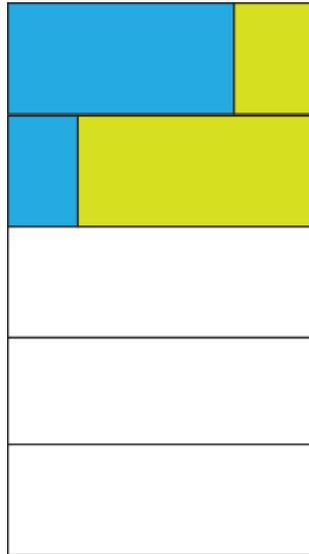


1. Option 1
2. Option 2

10 minute discussion then decide.



Option 1
Tier 1 & 2



Option 2
Tier 3



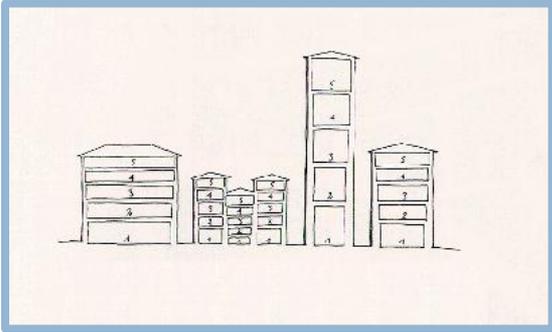
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2. Option 2



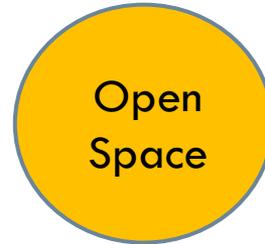
4. Open Space



What tool is appropriate for acquiring Open Space in Bonanza Park?



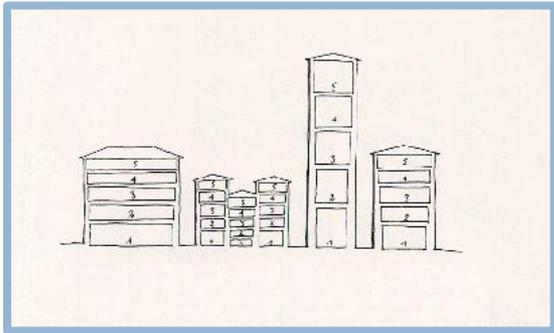
1 square foot of development (within 4th & 5th story) for each square foot of dedicated public open space



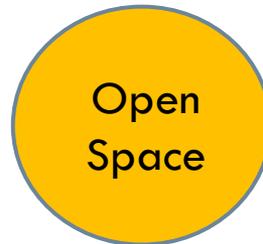
Purchase public open space from land owners.

1. Height
2. Funding

What tool is appropriate for acquiring Open Space in Bonanza Park? (discuss then vote)



1 square foot of development (within 4th & 5th story) for each square foot of dedicated public open space



Purchase public open space from land owners.

1. Height
2. Funding

600

Countdown

5. Connectivity: Existing Roads

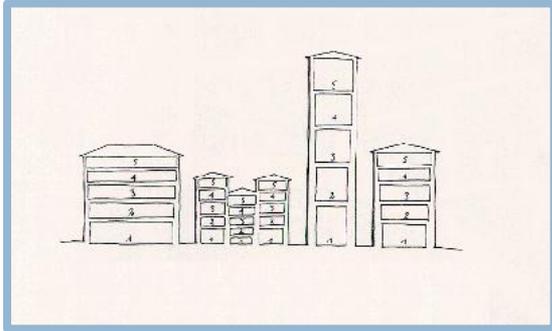


Cost for R-O-W improvements

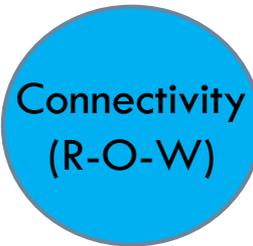
\$8.5 Million

Typical Section DESCRIPTION	ROW Width (ft)	Cost (Exist) (\$/LF)	Cost (New) (\$/LF)	Travel Lane Width (ft)	Bike Lane Width (ft)	Parking Width (ft)	Walk Width (ft)
Interior Block No Cycle Track	52	\$ 270	\$ 460	10	-	8	8
Interior Block with Cycle Track - Along Rounded Edge of Spur	52	\$ 270	\$ 470	10	11	8	15
Interior Block with Cycle Track - Along Straight Edge of Spur	55	\$ 280	\$ 510	10	11	8	8
Interior Block with Cycle Track - Roads with Cycle Track and Two Sides of Floating Parking Lane	63	\$ 310	\$ 540	10	11	8	8

What tool is appropriate for acquiring R-O-W in Bonanza Park? (Quick Vote)



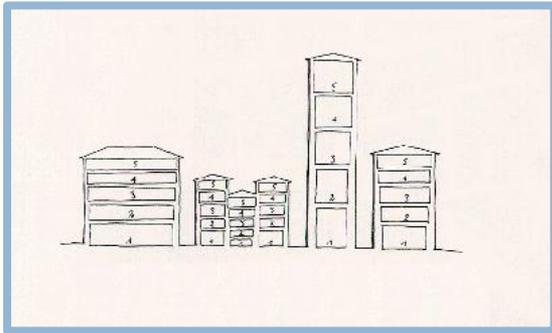
1 square foot of development (within 4th & 5th story) for each square foot of dedicated public right-of-way



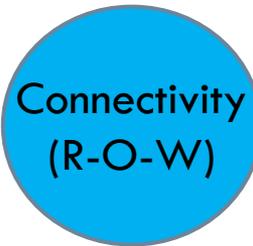
Purchase right-of-way from land owners.

1. Height
2. Funding

What tool is appropriate for acquiring R-O-W in Bonanza Park? (discuss then vote)



1 square foot of development (within 4th & 5th story) for each square foot of dedicated right of way



Purchase right of way from land owners.

1. Height
2. Funding



What tool is appropriate for improving R-O-W in Bonanza Park? (Quick Vote)

1. City Pays
2. Developer Pays
3. Split costs between City and Developer through an agreement based on an impact analysis.

What tool is appropriate for improving R-O-W in Bonanza Park? (Discuss then vote)

1. City Pays
2. Developer Pays
3. Split costs between City and Developer through an agreement based on an impact analysis.

600

Countdown

Administrative Review



Scott Polikov

Principle 2 - Form partnerships to create win-win opportunities

The Bonanza Park Plan was created by the City as part of an effort to take a collaborative partnership approach to redevelopment between the City, property owners, local residents, and business owners within the district. The Plan is intended to reflect the desires of the City Leaders for future redevelopment of the area, while also creating incentives to achieve greater community benefits than would otherwise be possible without such Plan. To actualize such expectations, the City has an obligation to make redevelopment in the area a

predictable, time-efficient, and supportive process.

The Area Plan also addresses the three primary challenges of the district including: 1) contaminated soils, 2) the disconnected road system, and 3) the pending relocation/expansion of the Rocky Mountain Power substation.

Contaminated Soil

As early as 1880, the Bonanza Park area and adjacent areas were used to capture

CIVIC ENTREPRENEURIALISM

...emphasizes the role of local government and community organizations, in addition to the private sector, in the economic development process. The local government plays a central and hands on role in stimulating economic activity.³⁹



Bonanza Park - The Evolution of Place

Draft #2

Principle 2 of the Bonanza Park Area Plan is **“Form partnerships to create win-win opportunities.”** Within the possible strategies to implement is a **fast track review** suggesting that all applications that follow the area plan recommendations should be ensured a public hearing and review by the Planning Commission within 60 days of complete application submittal.

tailings in an effort to prevent tailings from being carried by Silver Creek further downstream. In addition to the tailings ponds, several mills operated in the area as well as a rail yard. The Bonanza Park district is located within the Park City Soils District boundary. The Soils Ordinance requires all properties within its boundaries to be capped with 6 inches of clean soil or mulch to prevent contact with the tailings.

In addition to the capping requirements, the Soils Ordinance outlines procedures for gardening/landscaping and soils disposals. The City will act as an educational resource and provide compliance assistance for property owners managing contaminated soils. City Staff is available to developers for technical assistance regarding soils. The City is also looking into Brownfield Redevelopment funding at both the state and national level to assist developers with cleanup of the industrial sites and contaminated soils.

Power Station

The City is currently working with Rocky Mountain Power to find the least impactful

solution to the planned expansion of the Rocky Mountain Power Substation. The utility company has notified the City that it will have outgrown the current location by the year 2013, and is planning to either expand or relocate. The City is proactively working with Rocky Mountain Power and Mark Fischer to determine whether a relocation to 1555 Lower Iron Horse Drive will provide a site that is large enough to accommodate the proposed facility.

Disconnected Road System

The Plan creates a grid system for enhanced connectivity of pathways and roads throughout the area. It introduces a new central park and further incentivizes community gardens and a community center in which residents can gather and enjoy the neighborhood. This place-making element of the Plan creates significant improvements for pedestrians, bicyclists, vehicles, and public transit.



Draft #2

In an effort to facilitate redevelopment in the Bonanza Park district, the following incentives are recommended for consideration:

- 1. Fast Tract Review**
All applications that choose to redevelop utilizing the Plan will be ensured a public hearing and review by the Planning Commission within 60 days of complete application submittal.
- 2. Extended Approvals**
Planning approvals for projects that choose to redevelop utilizing the Plan will not expire for four (4) years. After the four (4) year period, a developer may apply for an extension through an administrative application within the Planning Department for an additional two (2) years.
- 3. Cost Savings**
Environmental Grants: Upon approval of an Environmental Grant, the City will match the developer for half of the costs associated with energy savings analysis and/or program

certification fees.

4. Place-Making

The Plan creates an enhanced public realm with new public parks and walkways. Place-making is an asset which enhances the community experience and property values. The City encourages the developer to continue the process of working with the community toward place-making. The City is available to assist in the effort to host community outreach activities if the developer chooses to do so.

Note: The “Plan”, including the options and incentives, is outlined on page 95 following the 10 Principles.



Draft #2

Current LMC

The current LMC requires that a project be reviewed as a Master Planned Development if it meets one of the following:

- Any residential project larger than ten (10) lots or units.
- Any hotel and lodging projects with more than fifteen (15) residential unit equivalents.
- All new commercial or industrial projects greater than 10,000 square feet gross floor area.
- All projects utilizing Transfer of Development Rights Credits.

FBC Administrative Review

The form based code and regulating plan act as a master plan for the entire Bonanza Park district designating building placement, location of parking, sidewalks, and streets.

- The review is done by the Planning Director or designee without Planning Commission review. (Form Based Code Section 3.3)
- No public noticing requirement.
- Triggered CUP review by Planning Commission at 15,000 sf for a Single Tenant Space

Character Zone	Mixed Use Center	Resort Gateway	Neighborhood Shopping	Iron Horse District	Neighborhood
Any ground floor, single-tenant space greater than 15,000 square feet and less than 20,000 square feet.	Permitted with specific criteria in 4.2	CUP	CUP	CUP	Not Permitted
Any ground floor, single-tenant space greater than 20,000 square feet and less than 40,000 square feet	CUP	Not Permitted	CUP	CUP	Not Permitted
Any ground floor, single-tenant space greater than 40,000 sf	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted

Do you support the administrative review of the FBC

1. Yes
2. No



If you have hesitation on admin review, is it due to:

1. Design Review
2. Height
3. Public Noticing

