

# 2011 Joint Work Session #4

Recap Session 1 and 2 and 3 Agreements

## - Session #1

- Development Must be Guided by Park City's Core Values
- Redevelopment is Essential for Economic Viability
- A Portfolio Approach is Necessary

## - Session #2

- Partnership is Necessary to Stay Ahead of the Market
- Individual Neighborhoods Have Specific Identities
- Regular Redevelopment Prioritization Is Necessary

## - Session #3

- The Permissible/Desired Outcome Gap Requires Attention
- Desirable Results Hinge on Trading Off Gives and Gets
- Identified Desired Results for BoPa, LoPa, Old Town

## - In Addition, We've Agreed

- There will NEVER be perfect information
- Development WILL NOT wait



# 2011 Joint Work Session #4

Recap Session 1 and 2 and 3 Agreements

- **And Very Specifically in Session #3**

- **We Went Through and Discussed Applying Survey Results**

- District Clarity/Direction
- Give/Get Implications
- Supplemental Plans
- Redevelopment Strategic Plan Priorities

- **We Applied THREE QUESTIONS (to BoPa specifically)**

- Knowing YOUR Ranked CORE VALUES to be....
  - Sense of Community
  - Small Town Feel
- Knowing YOUR Ranked Levers to be...
  - Economy
  - Equity
- Knowing YOUR Stated Character + Function NOW to be...
  - Under-utilized
  - Run-down
  - Small Business
  - Mixed Use
- Knowing YOUR Stated Aims for the Future be to...
  - Vibrant and Affordable
  - Mixed-Used and Local



# 2011 Joint Work Session #4

Recap Session 1 and 2 and 3 Agreements

- And Very Specifically in Session #3
- **We Went Through and Discussed Applying Survey Results**
  - District Clarity/Direction
  - Give/Get Implications
  - Supplemental Plans
  - Redevelopment Strategic Plan Priorities
- **We Applied THREE QUESTIONS (to BoPa specifically)**
  - Knowing YOUR Ranked CORE VALUES to be....
    - Sense of Community
    - Small Town Feel
  - Knowing YOUR Ranked Levers to be...
    - Economy
    - Equity
  - Knowing YOUR Stated Character + Function NOW to be...
    - Under-utilized
    - Run-down
    - Small Business
    - Mixed Use
  - Knowing YOUR Stated Aims be to...
    - Vibrant and Affordable
    - Mixed-Used and Local

1. What are we willing to **“GIVE”** in order to **“GET”**?
2. What do we **encourage** and **discourage**?
3. What **tools** can we use to get there?



# 2011 Joint Work Session #4

- Knowing YOUR Stated Character + Function NOW to be...
  - Under-utilized
  - Run-down
  - Small Business
  - Mixed Use

1. What are we willing to “**GIVE**” in order to “**GET**”?
2. What do we **encourage** and **discourage**?
3. What **tools** can we use to get there?

- Knowing YOUR Stated Aims be to...
  - Vibrant and Affordable
  - Mixed-Used and Local

# Handrails for Redevelopment Provided by Your Surveys

<b>Encourage</b>	<ol style="list-style-type: none"> <li>1. Locally-owned commercial</li> <li>2. Affordable Housing</li> <li>3. Small Biz Incubator</li> <li>4. Apartments</li> <li>5. Medium Sized Commercial</li> <li><b>6. Multi Use Facility / Expo +++</b></li> <li>7. Parks</li> <li>8. Campus</li> </ol>
<b>Discourage</b>	<ol style="list-style-type: none"> <li>1. Museum</li> <li>2. Single-family Homes</li> <li>3. Big Box</li> <li>4. Nightly Rental</li> </ol>
<b>NOWHERE</b>	<ol style="list-style-type: none"> <li>1. Big Box</li> <li>2. National franchise</li> <li><b>3. Multi-Use Facility / Expo ***</b></li> </ol>

<b>Tools (citywide)</b>	
We are willing to GIVE*	If we can be assured of GETTING <i>(either stuff we like or preventing stuff we don't)</i>
<b>Height</b>	<ol style="list-style-type: none"> <li>1. If there are adopted <b>Neighborhood Design</b> Guidelines</li> <li>2. More <b>open space</b> (Q/L + environment)</li> <li>3. <b>Smaller building footprint</b> (economy + environment)</li> <li>4. <b>Reduced CO2</b> (environment)</li> <li>5. Benefits <b>local business</b> (economy)</li> <li>6. <b>View corridor</b> protection (Q/L + economy)</li> <li>7. <b>Affordable housing</b> (equity)</li> </ol>
<b>Density</b>	<ol style="list-style-type: none"> <li>1. <b>Protects historic</b> structures (Q/L + economy)</li> <li>2. ROW dedications for <b>connectivity</b> (Q/L + economy)</li> <li>3. <b>Affordable</b> housing (equity)</li> <li>4. <b>Reduced CO2</b> (environment)</li> <li>5. If there are adopted <b>Neighborhood Design</b> Guidelines</li> </ol>
Financing	DID NOT POLL

\*- three were unwilling to give any height for anything  
 - four were unwilling to give density for anything

NOW LET'S PUT THIS ALL TO A "TEST"

Bonanza Park

NOW LET'S<sup>V</sup> PUT THIS ALL TO A "TEST"  
AGAIN\*

Bonanza Park

\* - You are now on the other side of easy; it will never get easier, either

NOW LET'S PUT THIS ALL TO A "TEST"

Bonanza Park

Large Area of Land Described by YOU as

Underutilized

Rundown

Uninviting

NOW LET'S PUT THIS ALL TO A "TEST"

## Bonanza Park

Large Area of Land YOU SAID you would prefer be

~~Underutilized~~  
~~Rundown~~  
~~Uninviting~~

Vibrant  
Affordable  
Multigenerational  
Contemporary

NOW LET'S PUT THIS ALL TO A "TEST"

## Bonanza Park

Large Area of Land YOU SAID you would prefer be

~~Underutilized~~  
~~Rundown~~  
~~Uninviting~~

Vibrant  
Affordable  
Multigenerational  
Contemporary

Mixed Use  
Local Emphasis  
Everyday Needs  
Small Biz

# WHILE THIS IS WHAT YOU WANT

## Some issues need resolution

1. The current General Plan and the current LMC are not the best tools to articulate what is to happen in Bonanza Park and end up with a built environment that is consistent with your community's core values.
  - Current tools leave large gaps in what's allowed versus what you want.
  - Net of Current tools create a “gotcha” environment for property owners and developers
    - Perpetuate an on-going “it depends” posture on part of Council and Commission
    - Provide no clear policy direction
    - Lack clarity on “gives” and “gets”
    - Make the resulting environment inherently regulatory instead of partnership oriented



- Puts you at risk of getting what you do not want both locally and citywide
  - Citywide: Less strong economy
  - Bonanza Park: Underutilized, rundown, and uninviting

# WHILE THIS IS WHAT YOU WANT

## Some issues need resolution

2. To get a built environment that is consistent with Park City's stated core values:

- Park City needs a new Bonanza Park Plan as soon as possible
- A new plan for Bonanza Park will have to use tools to help you get what you want
  - Height
  - Density
  - Financing
- You will have a tool for dealing with the Power Station
- You also get a prototype tool (give/get in a context) for the next area: LoPa

~~Underutilized~~  
~~Rundown~~  
~~Uninviting~~

Vibrant  
Affordable  
Multigenerational  
Contemporary

Mixed Use  
Local Emphasis  
Everyday Needs  
Small Biz

# WHILE THIS IS WHAT YOU WANT

## Some issues need resolution

3. While there's an emerging consensus on what you want and don't want, there's also some resistance, even fear to embracing redevelopment
  - For some, redevelopment is scary (urban and possibly bigger than you want)
  - For others, you really don't want things to change
    - Doing nothing for some of the community feels safe
  - Actually, doing nothing is the least safe thing you can do
    - In the absence of being explicitly no growth, which has its own risks and rewards,
      - You are likely to grow haphazardly and malignantly
        - (the stuff you say you hate)
      - You are likely to miss the chance to get interesting new combinations of things
        - (the stuff you say you want)

Underutilized  
Rundown  
Uninviting

Vibrant  
Affordable  
Multigenerational  
Contemporary

Mixed Use  
Local Emphasis  
Everyday Needs  
Small Biz

# LET'S TALK ABOUT WHAT YOU WANT AND WHAT SHOULD BE IN A BONANZA PARK PLAN TO GET YOU

~~Underutilized~~  
~~Rundown~~  
~~Uninviting~~

Vibrant  
Affordable  
Multigenerational  
Contemporary

Mixed Use  
Local Emphasis  
Everyday Needs  
Small Biz

- when would such a plan be due?
- who on council and who on commission would be the liaison to staff on it?
- what are the key elements of the plan (commission)?
- what is the policy direction of the plan (council) ?
- \_\_\_\_\_

# 2011 Joint Work Session #4

## Conclusions

### - Agreement on Going Forward With a Plan for BoPa?

- Liaison
- Drafts and Discussions (dates TBD)
- Overall Due Date
- Policy Focus
- Agreement on H/D as “Gives” in BoPa to “Get”
  - Sense of Community
  - Vibrant and Affordable
  - Mixed Use
  - Local
- Key Elements/Signature Qualities

### - Use of the “Give/Get” Foundation to Address LoPa

