Bonanza Park - The Evolution of Place

BONANZA PARK

PARK CITY 1884

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Acknowledgements

This report was developed using the State of
Utah, Summit County, Wasatch County, and
Park City GIS digital data; however the secondary
product contained within this document is the
result of the Planning Department's efforts.

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Growth is inevitable
and desirable,
but destruction
of community
character is not.
The question
is not whether
your part of
the world is going
to change.
The question
is how.

Edward T. McMahon,
The Conservation Fund

Preface

The growth of any city is typically manifested in the physical environment by the creation of new structures, the expansion of the transportation and infrastructure network, the emergence of a larger and more visible population, and the ongoing need for additional parkland/open space. Howerver, a city is much greater than the sum of its parts – it is how these parts, or land uses, come together to create an environment of social, physical, and economic viability; the essence of a community.

The dawn of the 21st Century propelled Park City onto the world stage as the host of the 2002 Winter Olympics. Images ranging from historic Main Street to the open expanses of Soldier Hollow, to the immense banners and illumination covering Salt Lake City's downtown buildings, to the Utah Olympic Park ski jumps are now known to virtually all winter enthusiasts throughout America. The success was the result of a regional approach that captured the world's attention. And yet it is this familiarity that creates both an opportunity and a challenge when developing a plan to meet the needs of the City's economically important tourists as well as the needs of the local community.

The challenge of any plan in Park City is to establish a new paradigm that builds upon the successes of the past and continues to 1) develop the City's destination resort economy, and 2) strengthen the community of residents who have made a lifestyle choice to call Park City home. This plan focuses specifically on the Bonanza Park District; the 100 acre (technically, just over 99 acres) neighborhood that is bounded by Park Avenue (SR 224), Kearns Boulevard (SR 248), Deer Valley Drive, and Bonanza Drive (inclusive of the land to the east connecting to the Prospector Neighborhood).

The impetus for this project began in June 2010 when the Planning Department presented an initial concept for the Bonanza Park District that incorporated a "grid" layout, mixed use development ideas, and Form Based Code (FBC) recommendations. Subsequent to this presentation, additional discussions and presentations took place and the District was examined in further detail. Ultimately, the City Council and

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Planning Commission gave direction at a Joint Meeting on September 29th, 2011 for the Planning Department to move forward with the creation of an area plan for the Bonanza Park District.

The construct for the plan has been that of partnership from the beginning; a partnership with the residents who live in the District; a partnership with Mark Fischer, a property owner interested in redeveloping his property; a partnership with the other property owners, and a partnership with those Parkites who work within this District. To that end, the Planning Department held numerous public outreach meetings to gain a better understanding of the community's ideas and vision for this area. In addition, the recommendations made within this plan have also been guided by the Park City Community Vision that was completed in 2009.

Smart growth principles and new urbanist concepts are the basis for the Area Plan. This Plan envisions a neighborhood village concept that will serve the needs of all of Park City by creating not only economic opportunities for existing and new residents but also offering them a place to live – a mixed-use and mixed income neighborhood. Whether the local ski resorts continue to grow or maintain a sustainable level of customer service, it is in the City's interest to provide opportunities for service industry workers to live close to where they work. The redevelopment of the Bonanza Park District offers the first real opportunity for the City to create mixed-income housing as a means to address existing residential demand (e.g. affordable housing for both service industry employees as well as professional level employees). The cost of pushing these workers out of Park City and into Summit County or Salt Lake City is enormous. This cost directly impacts not only infrastructure expenses, but also indirectly contributes to environmental degradation, increased traffic/congestion in the City, and social impacts of workers being disconnected from the community - a result of this spatial mismatch which forces workers to drive greater distances to/from work.

Given the scale of the impacts affecting or affected by the decisions made for Bonanza Park, this project is not intended

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to simply create a detailed mixed-use site plan for the site's 100 acres, but rather to provide the analysis needed to rethink the way development and economic development are conducted within the City. Without appropriate analysis and planning, decision making may be short sighted and the impacts on a community scale would not be understood.

This project intends to create the proverbial "win-win" result for all parties involved. The overall direction is clear; the model for the redevelopment of Bonanza Park must address the local needs of the community, complement historic Main Street, and supplement the resort economy. This Plan integrates local neighborhood redevelopment into the existing fabric of Park City. It accomodates increased densities for the Bonanza Park District organized within a new road network with better circulation in connectivity. It utilizes a series of incentives that result in a diverse neighborhood (in both the ethnic and architectural sense). The incentives are linked to a "give/get" ideology. The Plan provides for increased recreational space within the neighborhood that is connected to a com-

mercial core, fulfilling both entertainment and service needs. All of which is within walking distance to a proposed transportation hub that easily connects both residents and visitors to Main Street and Kimball Junction.

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Key Terms

Area Medium Income (AMI)
The midpoint/middle value of a range of incomes of residents within a defined area.

The 2011 AMI for three-person household in Summit County is $90,270.

Base Plan
The overlay zoning for the Bonanza Park District with new grid street system, zero setbacks from lot lines, 100' FPZ enforced, and maximum of 3 stories.

Bonanza Park District
The area within the Bonanza Park and Prospector Neighborhood for which the Bonanza Park Plan applies to. **District is outlined in yellow on following map.**

Bonanza Park and Prospector Neighborhood
One of 9 neighborhoods identified within the Park City General Plan and represented in green within the following map. Note the Bonanza Park District is outlined in red and is within this neighborhood. Through out the Bonanza Park plan, Census Data refers to the greater neighborhood creating consistency with the General Plan.
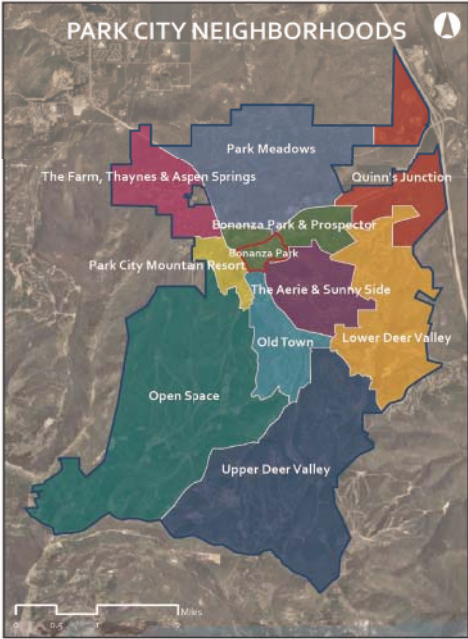
Incentivized Plan
The overlay zoning for Bonanza Park District that allows developers to attain more density for contributing toward community benefits. There are 20 options within the Incentivized Plan.

Median Workforce Wage
The midpoint/middle value of a range of income derived from jobs in a defined area.

The Median Workforce Wage for a three-person household in Summit County is $53,378.

The Spur
A central park to the distict proposed within the Bonanza Park Plan.

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PARK CITY NEIGHBORHOODS

Park Meadows

The Farm, Thaynes & Aspen Springs

Quinn's Junction

Bonanza Park & Prospector

Bonanza Park

Park City Mountain Resort

The Aerie & Sunny Side

Old Town

Lower Deer Valley

Open Space

Upper Deer Valley

Park City's Neighborhoods

Park City has nine (9) defined neighborhoods within its corporate boundaries. Each neighborhood represents a unique area of town that is separated from another by definable landmarks such as collector streets, uses, subdivision boundaries, and natural features. The main purpose of organizing the City into neighborhoods is to help identify and address localized issues and needs. The new general plan will have a neighborhood focus.

Within the General Plan, Bonanza Park is included as part of the Bonanza Park & Prospector neighborhood. The Bonanza Park Area Plan focuses on the Bonanza Park Distirct (outlined in red on the map), a district within the Bonanza Park & Prospector Neighborhood. The census data within the the Plan includes statistics of the entire Bonanza Park & Prospector Neighborhood. Within the Plan, the term "distict" is used to specify only the Bonanza Park district and the term "neighborhood" is used for information regarding the greater Bonanza Park & Prospector neighborhood.

As the Planning Department continues its efforts on the General Plan, the focus has been on looking at the "parts" that comprise the "sum" -- the neighborhoods. They each have their own unique character, worthy of detailed analysis and recommendations.

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Bonanza Park and the Demographics

Park City is made up of nine (9) neighborhoods; the Bonanza Park District is within the Bonanza Park and Prospector neighborhood. As a planning area, the District boundaries are Bonanza Drive to the East (and those properties just east of this right-of-way, e.g. Park Plaza, etc.), Park Avenue to the west, Kearns Boulevard to the north, and Deer Valley Drive to the south. This District encompasses 99 acres; five times the area of the City's renowned Main Street Historic District (±18 acres).

The Bonanza Park & Prospector neighborhood is unique within Park City. According to the 2010 Decennial Census, the Bonanza Park & Prospector neighborhood has the second largest number of residents, compared to the other Park City neighborhoods. Approximately 2,543 people live in the neighborhood, nearly 34% of all Park City residents.[2]

This neighborhood is the youngest neighborhood in the City with over half the population under the age of 30. The 25-29 year-olds age cohort is the largest cohort - accounting for nearly 12% of the neighborhood's population.[3]

The Bonanza Park & Prospector neighborhood is home to many full time residents, the majority of whom rent. The housing units account for 15% of Park City's total housing stock. Of these 1,431 units, 51% are occupied, while the rest are vacant and primarily for seasonal use. Only two other neighborhoods have higher occupancy rates: 1) the Farm, Aspen Springs & Thaynes neighborhood and 2) Park Meadows. 56% of the housing units in Bonanza Park & Prospector are renter-occupied units. These units account for 37% of all rental units in Park City, the largest of any neighborhood.[4]

64% of households in the Bonanza Park & Prospector neighborhood are family households.[5] This is the second highest
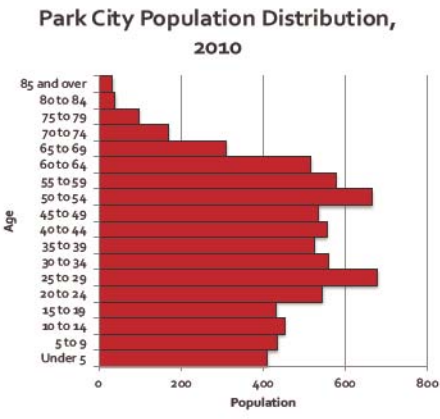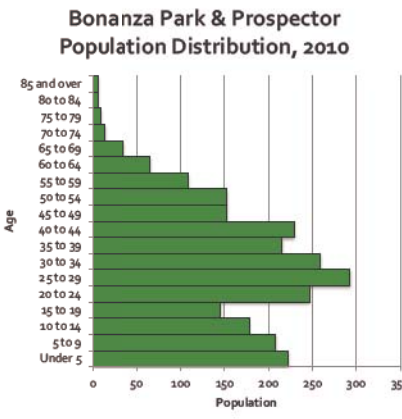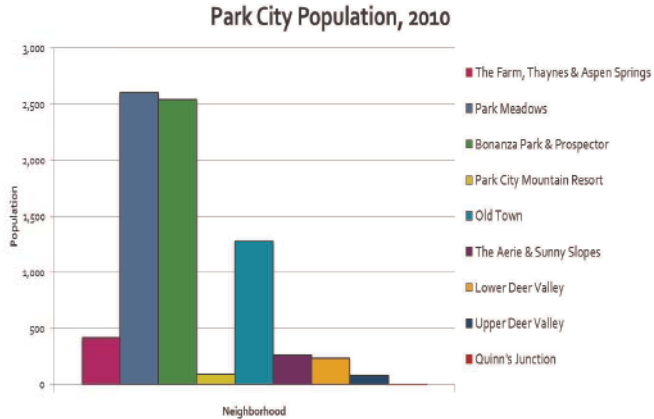
U.S. Census Bureau, 2010 Census

percentage of family households, following Park Meadows. The majority of households in the neighborhood are two-person households; however, more five-person-and-over households are found in Bonanza Park & Prospector than in any other neighborhood.[6]

Bonanza Park & Prospector neighborhood is the most diverse of Park City's neighborhoods.

The largest racial group represented is Hispanic Latinos, who make up nearly one half of the neighborhood population. Three-fourths of the Hispanic Latino residents of the City live in Bonanza Park & Prospector neighborhood. In addition, the neighborhood has the largest population of Blacks/African Americans, American Indians/Alaska Natives and Asians.[7]

Racial Compostion of Park City, 2010

Renter-Occupied Housing Units, 2010
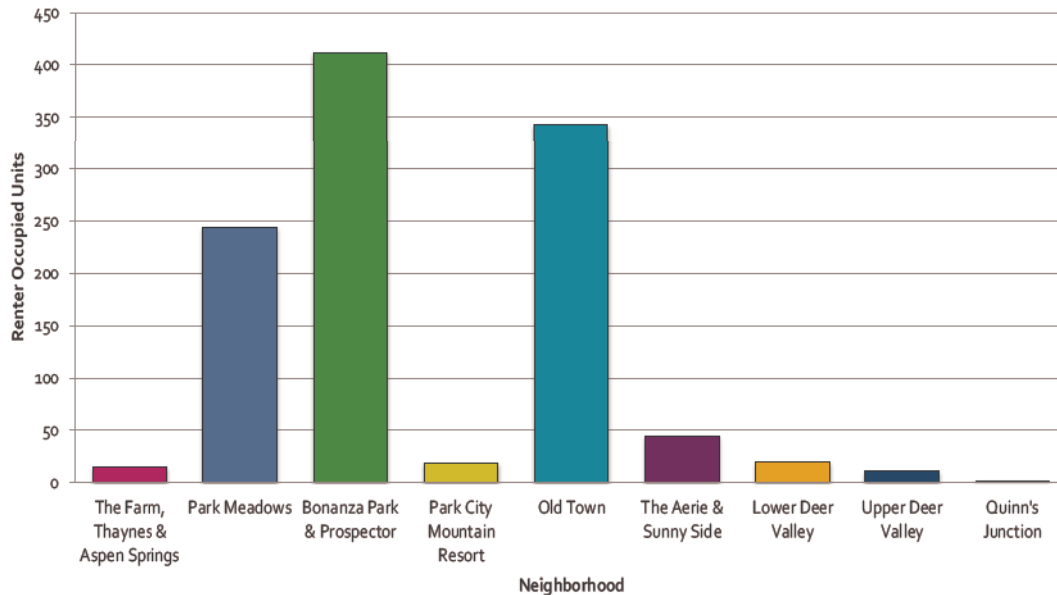
U.S. Census Bureau, 2010 Census

Racial Composition of Bonanza Park & Prospector, 2010

- WHITE ALONE
- BLACK/AFRICAN AMERICAN
- AMERICAN INDIAN/ALASKA NATIVE
- ASIAN
- NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER
- HISPANIC LATINO
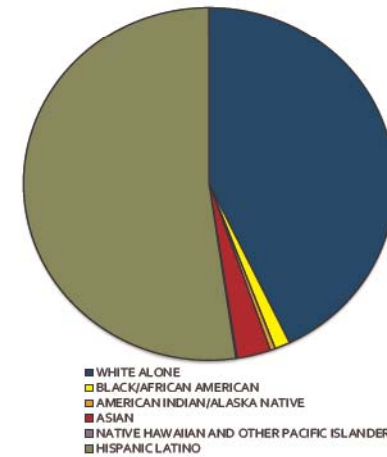
U.S. Census Bureau, 2010 Census

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Bonanza Park Now

The Bonanza Park District is located near the geographic center or "heart" of Park City, about 1.5 miles from Old Town's Historic Main Street, east of Park City Mountain Resort, and within close proximity to the Park City High School, the City's Cemetery and the City owned Golf Course. Bonanza Park is the central link between the Park Meadows, Prospector, Lower Park Avenue and Thayne's Canyon areas. The district is located at the junction of the two primary transportation corridors, providing easy access to I-80 and US-40.

Prominent District landmarks include the City's Public Works building and yard, the Yarrow Hotel, Holiday Village, Fresh Market, Rite Aid pharmacy, Windy Ridge cafe, and the Rocky Mountain Power Substation. Natural features include the eastern edge/terminus of the "Rail Trail," Silver Creek, and the northern edge of Masonic Hill. Bonanza Park is situated between Kearns Boulevard at the north end, southward to Deer Valley Drive, Park Avenue to the west extending to and including land east of Bonanza Drive. Intersecting streets

include: Prospector Avenue, Iron Horse Drive, Munchkin Road, and Homestake Road.

The existing uses within the Bonanza Park District include a mixture of retail and service oriented commercial, automobile oriented commercial, higher density multi-family residential housing, warehousing and storage buildings. The District contains a mixture of older non-historic structures as well as newer developments, vacant and undeveloped/under-developed parcels of land, elements of blighted and underutilized properties, all with a lack of connectivity between the main intersecting roadways and internal streets. Other than the entrance to the Rail Trail, there are no City-owned parks or large useable open spaces within the district.

Transportation within the Bonanza Park District can be characterized as "challenging" having little physical connectivity within the existing neighborhood, making the pedestrian and driving experience a hassle. From the outer edge of the District there is only one street that connects opposite east to west, Iron Horse Drive.

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Existing Site Conditions

This map illustrates existing site conditions via photographs taken in color corresponding area on the map. Currently, there is a significant amount of land dedicated to parking lots; a land use that discourages pedestrian movement and connectivity in the district.

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Although the Bonanza Park District is easily accessible via Kearns Boulevard from Quinn's Junction and via Park Avenue from Old Town and Kimball Junction, the challenge is the lack of internal travel options.

Through all of its pitfalls and challenges, Bonanza Park remains an extremely important District to Park City. It provides shopping opportunities to residents and tourists alike. It provides relatively affordable housing to many within the service industry workforce. Within it are the three busiest street intersections in Park City: 1) Deer Valley Drive/Park Avenue, 2)Kearns

Bonanza Park, comprised of almost 100 acres, currently contains almost 1.2 million square feet of development; with lodging, retail, and residential uses accounting for the largest percentage of this development.

Source: 2010 Summit County Tax Records and PCMC Planning Department

Bonanza Park Area Plan 2010 Land Use

Land use	Square Footage	Percentage
Institutional	6,430	0.5%
Recycle Utah/ Power	7,677	0.7%
Medical	8,335	0.7%
Event Space	12,178	1.0%
Auto Services	17,665	1.5%
Mixed-Use (office/retail/residential)	22,423	1.9%
Bank	25,235	2.1%
Public Works	26,514	2.3%
Restaurant	62,876	5.3%
Office	64,343	5.5%
Storage	128,587	10.9%
Lodging	249,998	21.2%
Retail	262,237	22.3%
Residential	283,546	24.1%
Total	1,178,044	100.0%

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Boulevard/ Park Avenue, and 3) Kearns and Bonanza Drive. It is the central link between several neighborhoods, and in many ways serves as the pivotal gateway into the Park City's Historic District and resort areas. This area has the opportunity to evolve into a great mixed-use district with vastly improved connectivity – "the evolution of place."

Park City's Facts and Figures, 2011

History:
Park City was incorporated in 1884. More than 1,200 miles of old mining tunnels wind within the surrounding mountains.

Location:
Park City is located 35 minutes east of the Salt Lake City International Airport

Elevation:
Within the city limits, altitudes range from 6,608 ft. to 10,027 ft. above sea level.

Snowfall:
Average snowfall is 143 inches in town and 350 inches at the resorts

Area Transportation:
Park City operates a FREE ar-

ea-wide bus service between Deer Valley Resort, Main Street transit Center, Park City Mountain Resort and Canyons Resort. There is also a daily bus operated by Utah Transit Authority between Salt Lake City and Park City which currently costs $5.50 per one-way trip.

Restaurants:
Park City has more than 100 restaurants and bars offering a variety of culinary options and price ranges.

Ski Areas:
(Canyons Resort, Park City Mountain Resort, and Deer Valley Resort)
Total Number of Lifts: 54
Total Number of Trails/Bowls/Pipes/Terrain Parks: 424
Total Skiable Acres: 9,326[8]

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Park City
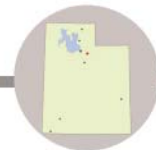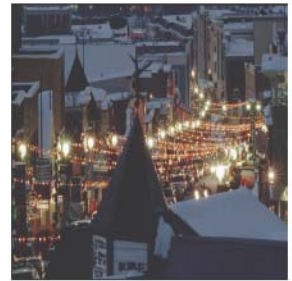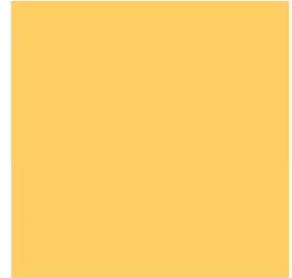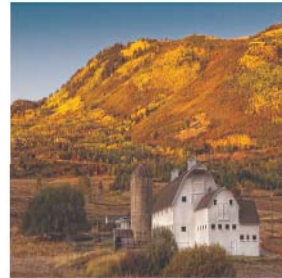
"Growth Is Coming!"

Envision Utah prepared a document entitled Wasatch Choice for 2040 - a plan that was adopted in May 2010 that notes the following:

"We enjoy an unparalleled quality of life along the Wasatch Front. People from all over the world are drawn to our stunning scenery, rich opportunities, and friendly spirit.

As one of America's fastest growing regions, we cannot take our high quality of life for granted.

How we grow will affect how we and our children will live. Important choices face us, and the path we take will have long-term consequences.

Utah has been a national leader in collaboration and planning for the future of our communities. Will we continue to act with purpose, building on our regional vision?

Will we continue to work together today so our children and grandchildren can prosper in a good job, afford a home, *enjoy an active and healthy lifestyle, travel conveniently, access Utah's natural beauty, and live in safe, neighborly communities?*

In the next 30 years, the population in Salt Lake, Davis, Weber, and Utah County will increase by 65%, adding another 1.4 million residents. Continuing past development patterns will adversely affect our quality of life. The way we develop our communities affects all aspects of our lives. If we continue the development patterns of the past few decades, the consequences will be severe."[9]

The City of Sandy is working on an ambitious master plan for an 835 acre section of the City located between 9000 South and 10600 South Streets, and between the TRAX surface light-rail line and the Interstate-15 Freeway. The new concept builds upon a general land-use plan called Wasatch Choice for 2040, developed by Envision Utah and the Wasatch Front Regional Council for Weber, Davis, Salt Lake and Utah counties.

Sandy, which is often thought of as the quintessential American suburb, consists mainly of single-family homes, shopping malls and neighborhoods intersected by wide streets with little pedestrian and bicycle connectivity.

The new long-range plan seeks to abandon the previous planning methods in favor of villages with condos and apartments, offices and shops within walking distance, lots of green space, parks, trails and easy pedestrian and bicycle access to mass transit.[10]

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Growth Principles for a Bright Future (from Envision Utah's Wasatch Choice 2040 Plan)

When we plan together—understanding the local and regional impacts of our land use and transportation decisions—we create thriving urban environments, friendly neighborhoods, and a prosperous region. Our nine regional growth principles, developed through extensive public input and adopted by elected officials, provide a common framework and regional benefits:

1. **Efficient Infrastructure**. Maximizing existing infrastructure and building more compactly and contiguously conserves green space, saves taxpayer dollars, and makes high-quality, lower-cost services available to us all.
2. **Regional Mobility (Transportation Choice).** With a balanced multi-modal transportation system, more transportation options, and jobs and services closer to home, we reduce the growth in per capita vehicles miles traveled, we spend less time in traffic and have more time for friends, family, and doing what we enjoy.
3. **Coordinated Planning.** Local land use planning and regional transportation investments impact one another. Coordination makes our communities healthy and connected and our region vibrant.
4. **Housing Choice.** Encouraging a variety of housing options, especially near transit and job centers, addresses market demand and makes living more affordable for people in all life stages and incomes.
5. **Health and Safety.** When our streets are walkable, interconnected, and safe, we lead healthier lives by walking and biking more and driving less. These streets also provide efficient access for emergency services. Trails and access to nature provide healthy recreational opportunities.
6. **Regional Economy.** Strategic transportation investments and land use decisions can encourage business investment and help secure jobs closer to home, so we can provide for our families and keep our dollars in our region.
7. **Regional Collaboration.** Broad involvement, information sharing, and mutual decision making preserve common values and encourage progress toward shared goals.
8. **Sense of Community.** Land use and transportation decisions that preserve our local heritage while valuing diversity enrich our community life, keeping our towns and cities beautiful and neighborly.
9. **Environment.** Protecting and enhancing air and water quality as well as critical and working lands also protects our health, safety, and quality of life for our kids and grandkids. Conserving water, energy, open space, and other resources is good for the environment and our economy. Coordinated trail systems will enhance access to areas of natural beauty and recreation.[11]

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Megapolitan America/48 States

Arthur Nelson and Rober Lang, in their new book "Megapolitan America" notes the importance of the 23 megapolitan areas to the future of the US in the global economy. Interestingly, the Mountain Megapolitan Region (incusive of Summit County) is predicted to be the fastest growing region in the entire US - a growth rate of almost 60% between 2010 and 2040.[12]

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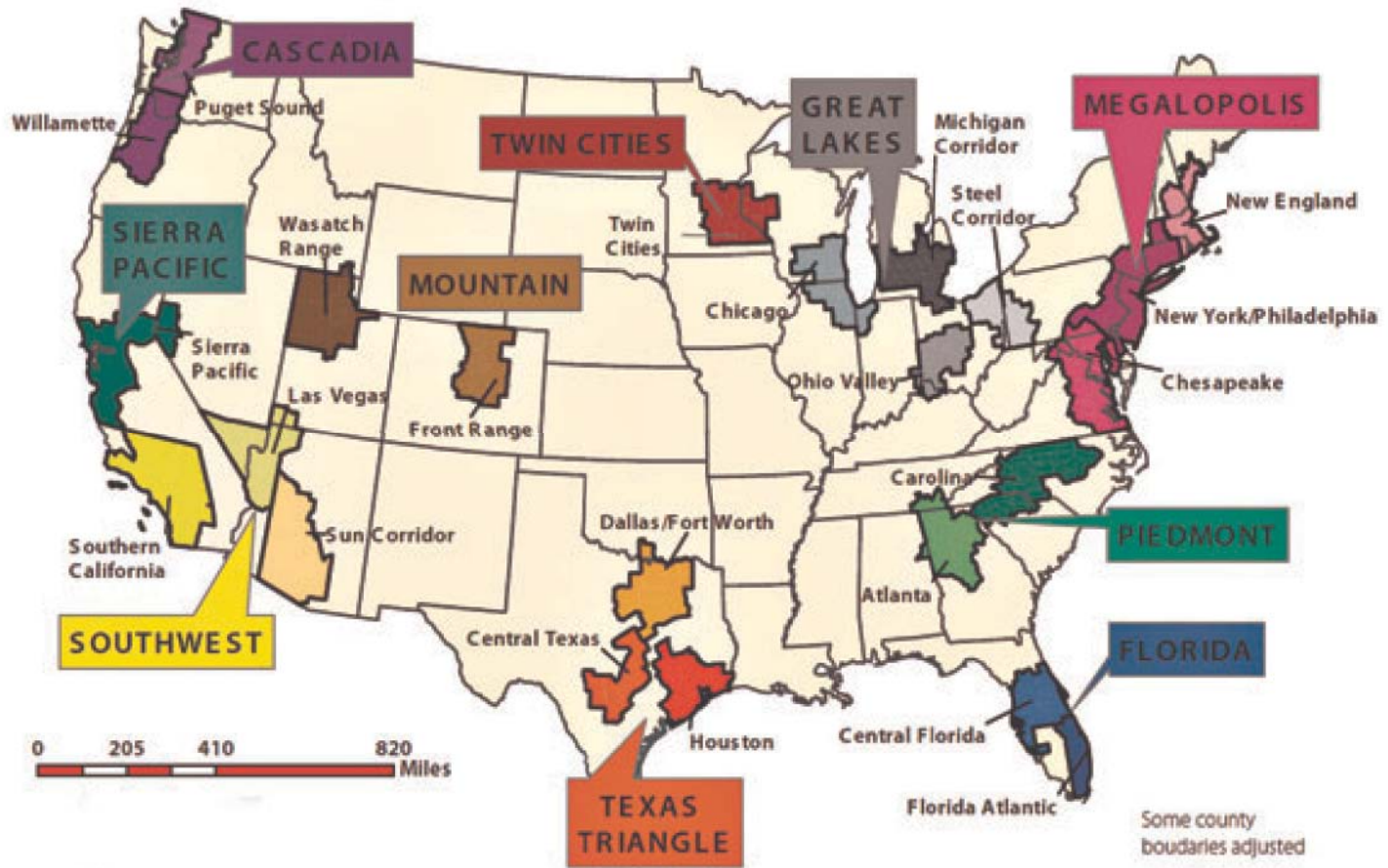
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Vision

'vizh•ən

something seen in a dream,

trance, or ecstasy;

a supernatural appearance

that conveys a revelation

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Community Visioning and Direction

The Core Values

The Park City qualities identified through the Visioning process reflecting the core, or heart, of Park City are noted below. These core qualities are enduring and, if significantly altered, would impact the essence of Park City.

Unique Attributes

The qualities that make Park City unique and set Park City apart from other communities that may also have similar core qualities. These attributes may evolve and change over time.

The Influenced Levers

The levers work in an interconnected framework to "keep Park City, Park City" These four areas form a network of considerations that must be taken into account when analyzing how a project will effect Park City's system.

Sense of Community	Natural Setting
Small Town	**Historic Character**

Vibrant Arts and Culture

World-class Skiing and Recreation

Exceptional Residential Benefits

Environmental Impact: How will the proposed activity demonstrate responsible environmental stewardship?

Quality of Life Impact: How will the proposed activity contribute to "keeping Park City, Park City"?

Social Equity Impact: How will the proposed activity foster community and economic diversity?

Economic Impact: How will the proposed activity offset its impacts on the community, contribute to a sustainable economy, and increase our ability to provide public services?

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The Portfolio Approach

The Portfolio Approach recognizes that long-range planning must occur on a neighborhood level to keep the vision in balance. This methodology recognizes that the neighborhoods within Park City are unique in form and use, they are interdependent, and careful attention must be paid to how they influence one another. As in any system, its overall health is dependent on how the parts work together. If one part of the system is not functioning properly it can negatively impact other system overtime. The individual neighborhoods must complement each other to ensure citywide balance and health.

The Bonanza Park District is a commercial district. The only other commercial district in the City is Main Street. The Plan recognizes the need for the Bonanza Park District not to negatively impact Main Street. Main Street currently acts as an Arts and Entertainment Commercial District with a mix of restaurants, bars, tourist gift shops, galleries, jewelry stores, theaters, etc.. which provide interest and vitality to the resort tourism economy. Bonanza Park

Environmental Impact
How will the proposed activity demonstrate responsible environmental stewardship?

Vibrant Arts and Culture

World-class Skiing and Recreation

Sense of Community

Natural Setting

Small Town

Historic Character

Quality of Life Impact
How will the proposed activity contribute to "keeping Park City, Park City"?

Social Equity Impact
How will the proposed activity foster community and economic diversity?

Exceptional Residential Benefits

Economic Impact
How will the proposed activity offset its impacts on the community, contribute to a sustainable economy, and increase our ability to provide public services?

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currently serves as a commercial district in which residents can purchase their day-to-day goods and services.

Within the Portfolio Approach, the Bonanza Park district has been identified as the "locals place to live and work." When making redevelopment decisions, special attention should be given to the core values Sense of Community and Small Town and the levers of Economy and Equity. As projects are designed, the developers should demonstrate how the core values are being protected and the levers are being influenced. Consideration should also be made for how a proposed commercial use in Bonanza Park will affect the Main Street commercial/entertainment area. Development in the Bonanza Park district should complement Main Street and support the local economy.

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Direction from above...

The redevelopment, or evolution, of Bonanza Park builds upon the area's existing function. The area will continue to function as a "Local's Place" meeting the needs of the local residents, while creating a mix of business opportunities, a variety of housing options, and improvement to the public realm, resulting in vibrancy to the area. To create a vibrant local's place, new urbanism principles proposed within the Plan include connectivity, mixed-use, walkability, mixed housing, increased density, public transportation, shared open space, quality architecture and urban design, and traditional neighborhood structure.

The City Council and Planning Commission met in a series of joint meetings in late 2011 to address a number of planning and development issues. Bonanza Park was specifically discussed in detail and the following illustrates the results of a survey the City Council and Planning Commission completed:

Current Function
Mixed Use
Small Business
Everyday Needs
Commercial

Future Function
Mixed Use
Small Business
Everyday Needs
Local Emphasis

Current Character
Underutilized
Rundown
Uniform
Univiting

Future Character
Vibrant
Affordable
Multi-Generational
Contemporary

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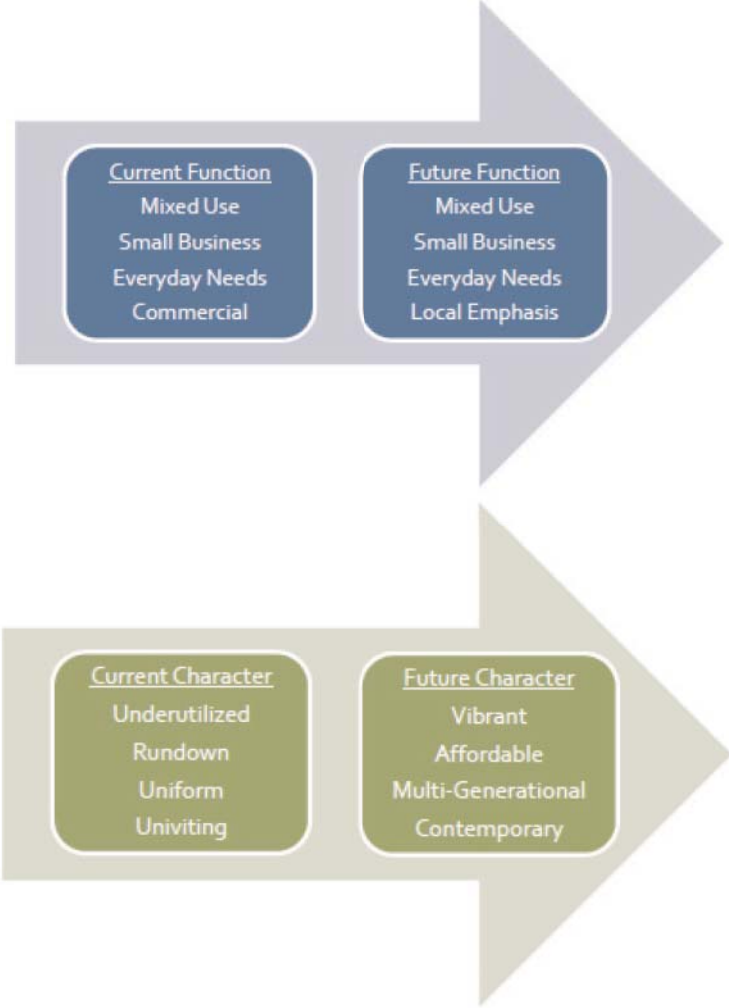
The Council and Commission members also noted the following when asked what they would like to see in Bonanza Park:

Encourage:
1. Locally-owned Commercial
2. Affordable Housing
3. Small Business Incubator
4. Apartments
5. Medium Sized Commercial
6. Multi-use facility/Expo
7. Parks
8. Campus

Discourage:
1. Museum
2. Single-Family Homes
3. Big Box
4. Nightly Rental

No where (in City):
1. Big Box
2. National Franchise
3. Multi-Use Facility/Expo

The charts on the following page illustrate the Council and Commission members response to specific questions relative to the "gives and gets" for development.

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The following table is the result of a survey that the City Council and Planning Commission took in September of 2011.

Under which conditions, if any, would you be willing to consider additional height/stories beyond the zone requirements?

Would consider additional height/stories for:

Condition	Percentage
Not willing to consider additional height.	~23%
If there are adopted neighborhood design guidelines.	~61%
If the height is not along the major transportation corridors.	~23%
If the view corridor is protected.	~38%
If it results in greater local business opportunities.	~38%
If it results in needed rights-of-way dedications for connectivity.	~38%
If it results in a decreased carbon footprint for the project.	~46%
If it results in a smaller building footprint/less site disturbance	~46%
If it results in protecting critical open space outside the area.	~31%
If it results in an increased landscape buffer along entry corridors.	~38%
If it results in a greenbelt throughout the area.	~38%
If it results in more open space on the site.	~54%
If it results in additional affordable housing options.	~38%

X-axis: 0.0%, 10.0%, 20.0%, 30.0%, 40.0%, 50.0%, 60.0%, 70.0%

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The following table is the result of a survey that the City Council and Planning Commission took in September of 2011.

Under which conditions, if any, would you be willing to consider increased density (measured in units per acre) beyond the zone requirement?

Would consider Additional Density for:

Category	Value
Not willing to consider additional density.	~31%
If there are adopted neighborhood design guidelines.	~38%
If the view corridor is protected.	~31%
If it results in greater local business opportunities.	~31%
If it results in needed rights-of-way dedications for connectivity.	~46%
If it protects historic structures.	~61%
If it results in a decreased carbon footprint for the project.	~38%
If it results in more variety of unit sizes/types.	~31%
If it results in protecting critical open space outside the area.	~31%
If it results in an increased landscape buffer along entry corridors.	~46%
If it results in a greenbelt throughout the area.	~31%
If it results in additional affordable housing options.	~46%

0.0%   10.0%   20.0%   30.0%   40.0%   50.0%   60.0%   70.0%

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Resident and Stakeholder Input

The planning process for the Bonanza Park district first came to the attention of the public in June 2010 when the Planning Department presented initial concepts to the City Council and Planning Commission. Since that time, there have been a number of General Plan public hearings before the Planning Commission that have addressed this district. The first of the two General Plan Public Outreach meetings were in July 2010; the public was invited to attend one of two evening sessions at the Eccles Center to review the overriding goals of the General Plan and to "vote" on issues to help identify appropriate development opportunities in each neighborhood in the City. This was followed by a charrette at City Hall in October 2011 that further focused future development discussions and required participants to provide information to the Planning Department to help identify the unique aspects of each neighborhood in the City. Results for desired land use from the first public outreach are noted below.

Using the public outreach information, the Planning Department prepared a concept plan and associated recommendations for the Bonanza Park district. In November of 2011, they presented the concept to stakeholders. Input from residents, business owners, property owners, and employees of the district was received, as shown on the next page. Approximately 25 stakeholders participated.

Bonanza Park

Category	Value
Future Employment Hub	10
Dedicated Car-Share Parking	7
Mixed Use Development	26
Convention Meeting Space	17
Institute for Higher Education	8
Affordable Housing	17
Big Box Commercial	0
Locally Owned Commercial	22
Commercial Franchises	4
Community Compost	4
Community Garden	6
Livestock	0
Agriculture	0
Wind Farm	1
Solar Farm	1
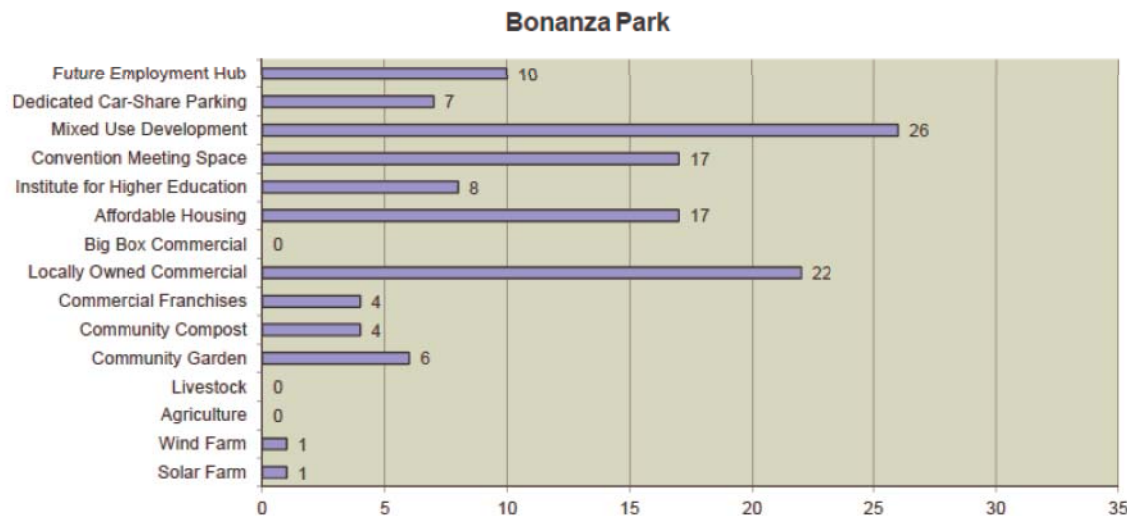
This bar chart illustrates what the general public "voted" as important elements to be incorporated in the Bonanza Park district. These results were obtained as part of an overall General Plan public outreach that took place via two (2) meetings in July 2010.

Draft #2

Bonanza Park Stakeholder Input - Results

Commercial Owner in District: 72%

Residential Owner in District: 28%

What aspects of the Bonanza Park area plan do you support?

- In general "all" – going in good direction.
- Allow to be market driven so that we do not have ghost spaces.
- All of it!
- Improved connectivity between Bonanza Park, Old Town and Main Street.
- Zero lot lines so long as they are option for owners and not a mandate.
- New road system and add central park with parking.
- Improved sidewalks and pedestrian corridors along Park Avenue.
- No eminent domain; private property rights upheld.

List ideas you have that could improve the draft Plan:

- Show all underground parking and the amount of asphalt that will be eliminated.
- Remove sidewalks along Park Avenue and create in a more serpentine fashion to give more space, safety and aesthetic beauty to this area; add bike lane along Park Avenue in the setback off of the street.
- Add a trolley on wheels that goes from Main Street to Old Town to Hotel Park City.
- Work on relationship to primary traffic patterns; there may be too many street cuts.

November 2011

Bonanza Park - The Evolution of Place

Draft #2

community

kə • 'myü • nə • tē

an interacting population of
various kinds of individuals
in a common location

Draft #2

The Planning Principles for the Bonanza Park District

1. Reconnect to the history of this locale.

2. Take a collaborative partnership approach to redevelopment between the City, property owners, local residents, and business owners within the district.

3. Actively promote inward migration into the redevelopment area rather than passively allowing outward migration and sprawl.

4. Protect view corridors and the connection to the mountains.

5. Improve internal circulation and enhance connectivity to the surrounding mobility systems.

6. Redevelop utilizing future-oriented, environmentally-conscious development practices.

7. Maintain the area as a commercial district with special emphasis on fostering economic development within the local resident population and existing businesses.

8. Establish the Bonanza Park district as a neighborhood where locals live, work, and play.

9. Address the housing and social needs of the neighborhood's diverse population.

10. Create an authentic and lively district through design and attention to the public realm.

Bonanza Park - The Evolution of Place

BONANZA PARK

Draft #2

Principle 1 - Reconnect to the history of the locale

Bonanza Park, and the surrounding area, played a significant supporting role in Park City's history; in much the way it does today. This expansive area was once the location of fields and meadows before becoming an important hub for transportation, industry, and commerce. It also played an important role in bringing the community together for special events and sports.

Located north of the main town site, at the intersection of several mountain streams, the area known today as Bonanza Park, supported not only the industry and commerce of a vibrant mining town, but also agriculture and community events. Hay fields, lush pastures, and small truck farms contrasted to the deforested hillsides, billowing smokestacks, and heavy timbered mine structures characteristic of the narrow canyon area of the Park City town site and surrounding slopes. Land uses and activities that developed in the Bonanza Park area were necessary and supportive but could not be accommodated in the narrow canyons of town.

Source: Park City Historical Society and Museum

View looking north up Main Street in forground with Bonanza Park and Park Meadows land in the background

Draft #2

On December 11, 1880, the much awaited rail service to Park City was finally a reality. The Ontario Mining Company supported by the Utah Eastern Railroad beat out, by a matter of hours, the great Union Pacific in laying tracks from Coalville to Park City. The arrival of not one, but two railroads, converging in the Bonanza Park area, supported a growing demand for fuel to run steam powered mine dewatering pumps and a booming population. The era of horse drawn wagons transporting ore to the transcontinental railroad in Echo canyon and coal from the Coalville mines back to Park City was drawing to a close.

In 1870 the population of Park City was officially listed as 164. Upon incorporation as a Utah city in 1884 the population had grown to nearly 5,000 and by 1898, at the apex of the mining boom, more than 10,000 people called Park City home.[15] Silver mining, and its economic rewards, added richness and diversity to Utah's (and Park City's) population. By the early 20th century, Park City's population included several dozen nationalities, including English, Irish, Scots, Chinese, Greeks, Italians, Slavs, and Serbs.

Construction materials, food, and medicine traversed the Bonanza Park area, first by wagon, later by rail, and finally by automobile and diesel truck.

In the early days, railroads and later, highways, traversed this area providing the isolated mining town with vital connections to the County seat in Coalville and the metropolises of Salt Lake City and Heber City. The first shipment of Ford's "Tin Lizzies" arrived in Park City by railroad in 1909 and

by 1913 an auto road was under construction to connect Park City with the Heber Valley.[16] This road is still in use today as Kearns Boulevard, a major entry corridor into Park City, skirting the northern edge of the Bonanza Park area. Remnants of the Y-shaped railroad track used as a switching yard are visible in the heart of the Bonanza Park district. They serve as a reminder of the area's role in the history of Park City. A lumber yard and building supply store occupied this area for nearly a half a century,

Source: Park City Historical Society and Museum

BONANZA PARK

Bonanza Park - The Evolution of Place

Draft #2

supporting Park City's transition from a mining "ghost town" to a winter Olympic sports venue.

As roads improved and the automobile gained popularity, a couple of well-known roadside businesses were established at the intersection of Highways 224 and 248 (near the current intersection of Park Avenue and Kearns Boulevard). These businesses quickly became part of the fabric of this area and were frequented by truckers, travelers and Parkites alike.

In the late 1930s, J.E. Jenkins, locally known as "Pop Jenks" constructed a roadside restaurant in the area. Today this site is now home to the Squatters Roadhouse Grill and Pub, a popular eatery catering to locals and tourists alike. A café known as Coffee John's, was a popular truck stop in the 1940s and 50s. Fred Ealy's gas station, constructed next to Pop Jenks café provided gasoline and auto services for travelers coming and going from Park City. Parkite, Slats Thompson, constructed a fuel distribution tank on the rail line near the switching yard and supplied fuel to local businesses and homes. The fuel was

brought in by railroads. Mr. Thompson also ran a hotel of sorts in the area, a "cluster of four or five cabins, they were really in bad shape and to my knowledge got little or no guests," remembers life-long resident, Gary Kimball.

In 1943, the Park City Victory Gardens, a community war effort project, provided fresh local produce to residents and military suppliers. Poison Creek (Silver Creek) and water from the mine tunnels provided abundant irrigation for a variety of fruits and vegetables not readily available in local stores during the war rations era. These gardens, established along lower Park Avenue near today's Bonanza Park, supported the community during its more trying times.

A traveling circus and an annual carnival, along with local baseball games and horse drawn cart races, took place in the open fields at the north edge of town. The area provided Parkites with a place to recreate and come together as a community. The circus, complete with elephants and tigers, arrived by train to the Bonanza Park area. The big top was set up in fields near the

current intersection of Park Avenue and Kearns Boulevard. According to long-time resident Carl Workman, "local kids would get a free entry into the circus in exchange for watering the elephants at a local creek."

At the edge of town, the Bonanza Park area also supported the negative aspects of mining and life in Park City. The area was a convenient dumping ground for mill tailings and mine waste. The town's garbage dump was also located here. In the 1940s and 50s, the area of mill residue was called the P.B. or Pacific Bridge, named after the company that came in to reprocess the mill tailings. Today, landowners and residents of this area are responsible for mitigating the impacts of these past activities. The Park City Soils Ordinance provides both guidance and enforcement of regulations meant to remediate the soils... allowing for Bonanza Park to again evolve into a mixed use neighborhood center that continues to support the local economy.

HISTORIC RAIL LINES
IN BONANZA PARK AREA

The Utah Eastern Central Rail utilized this line first connecting Park City to Coalville.

This line closed and was replaced by the Denver Rio Grande Western Rail line that connected Park City to Salt Lake City

UTAH EASTERN CENTRAL
FROM TO COALVILLE

DENVER RIO GRANDE WESTERN
FROM TO SALT LAKE

UNION PACIFIC

Feet
0   500   1,000   2,000

Streams
Streets
Ponds
Bonanza Park District

This map illustrates historic train routes within and surrounding the Bonanza Park district.[17] The importance of the area given its location at the junction of the two main State Roads is not new; historically, the area was the center of multiple railroad connections. The Plan reintroduces Spur turnaround as a central park to the Bonanza Park District. Throughout the Plan, the neighborhood park is referred to as the "Spur".

Bonanza Park - The Evolution of Place

BONANZA PARK

Draft #2

partnership

ˈpärt-nər-ˌship

a relationship resembling a legal partnership and usually involving close cooperation between parties having specified and joint rights and responsibilities

Draft #2

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

BONANZA PARK

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 futher 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

BONANZA PARK ENVIRONMENTAL FEATURES

Silver Creek

Legend:
- ○ Springs
- — Streets
- — Rivers & Streams
- ▨ Soils District
- ▨ Ponds
- ▨ Bonanza Park

Feet
0   250   500   1,000
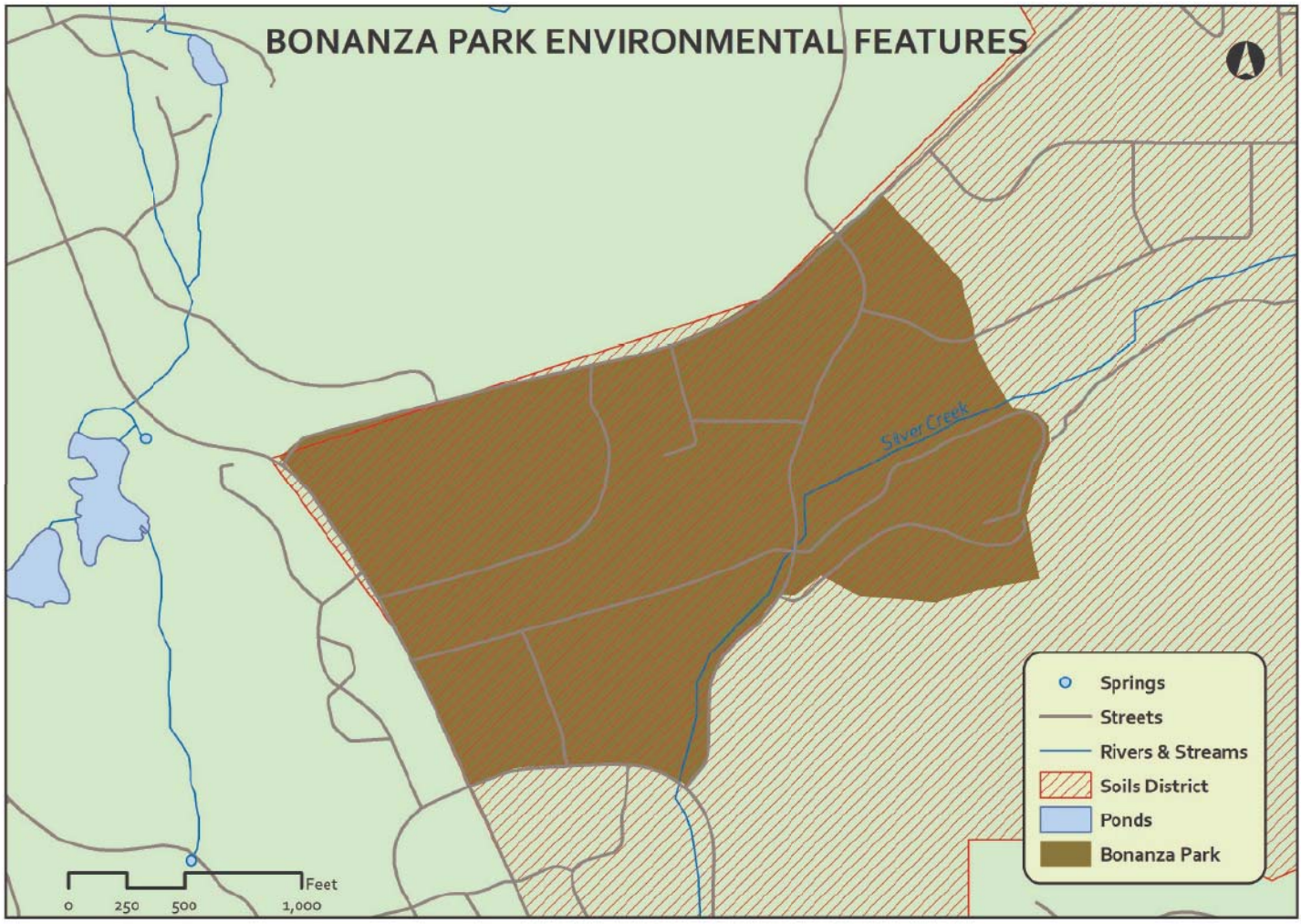
This map illustrates that the entirety of Bonanza Park is located within the City's Soils District - the area of identified contaminated soils that must be remediated. Once the site of significant tailings dumping, the need for continued attention to clean up is apparent.

Bonanza Park - The Evolution of Place

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.

Bonanza Park - Property Owners

Subway
Taco Maker
Vernon Benson
Full Throtle LLC
Prospector Square (Parking Lot)
Duane and Pamela Francis
Park Regency Condos
Mark Fischer 3 - Bonanza Kearns
Mountain Chapel Christian Fellowship
Park City Plaza
Mark Fischer 2 - Emporium
Com-Park Condos
Mark Fischer 4 - Rail Central
Snow Creek Dr
Kearns Blvd - SR 248
Mark Fischer 1 - The Yard
Munchkin Rd
Lower Iron Horse Loop Rd
Iron Horse Park
Holiday Village
Homestake Condos
Park City Municipal - Recycle Center
Park City Mountain Resort
Mark Fischer 5 - 1555 Iron Horse
The Yarrow
Rocky Mountain Power
Sports Authority
Claimjumper Condos
Upper Iron Horse Loop
Fresh Market
Iron Horse Condos
Homestake Rd
Wintzer-Wolfe Properties
Bonanza Place
Captain Molly Dr
Summit Sotheby's Realty
Rite Aide
Iron Horse Dr
Fireside Condos
Burger King
Park Ave
Edward Mark
East West Center
Short Line Rd
Park City Municipal - Public Works
Park City Municipal
Melanie Parks
Chase Bank
Frontier Bank
Park City Christian Center
Copper Bottom Inn
First Western Office Condo
Jans
Deer Valley Dr - SR 224
Empire Ave

Woodbine Way
Bonanza Dr
Prospector Ave

Feet
0   250   500   1,000

This map illustrates the property ownership in the Bonanaza Park district - there are a few property owners that own significant acres of land; Mark Fischer in the northeast quadrant, Wintzer-Wolfe in the central area, Fresh Market to the west, the Yarrow to the northwest, and Rite Aid in the west central section of the district. All are partners in redevelopment of the neighborhood. [20]

Bonanza Park - The Evolution of Place

BONANZA PARK

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Principle 3 - Actively promote inward migration

Redevelopment is a sustainable planning practice that utilizes existing development areas rather than expanding into undeveloped land. By encouraging greater density and compact growth within the Bonanza Park district, there will be increased supply to absorb demand that would otherwise locate outside of the City's boundaries, resulting in protection of the natural setting within and around Park City.

The Bonanza Park district will be redeveloped as the most dense neighborhood in Park City. The District is a receiving zone for the Transfer of Development Rights (TDR) "development credits" from Treasure Hill and Old Town. The Plan creates allowances for increased height and decreased setbacks to allow greater density in return for community benefits, such as:
- attainable housing,
- the use of TDR develoment credits,
- assisted living facilities,
- business incubation space,
- community center, and
- local food production.

Parkites identified as a key visioning theme: "Promote balanced, managed and sustainable growth," stressing a strong desire to reduce sprawl while balancing internal growth within Park City and protecting the core values. Also identified during the Park City Visioning was a need to "support and promote diversity in people, housing, and affordability." Increased density in the Bonanza Park District is a sustainable growth strategy that will result in: protected open space, reduced vehicle miles traveled (VMT), increased opportunities for locals to live and work, a reduction in economic leakage to neighboring communities, improved quality of life, and a more efficient utilization of public investments and services.

Market analysts suggest that one-third of Utahns will want to live in walkable neighborhoods, close to school, church, the grocery store, and other services.[21]

(Sources: RCLCO, Wasatch Front Development Trends, Nov. 2007; Nelson, 2009).

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IMPROVED RESIDENTIAL & COMMERCIAL PARCELS
GREATER PARK CITY AREA

SUMMIT COUNTY

Rockport State Park

Uintah-Wasatch-Cache National Forest

Jordanelle State Park

Wasatch Mountain State Park

WASATCH COUNTY

Miles
0 1 2   4   6   8

Legend:
- County Boundaries
- Park City Limits
- Approved Residential Developments
- Approved Commercial Developments
- Improved Residential Parcels
- Improved Commercial Parcels
- Conservation Easements
- Open Space
- State and Federal Lands

This map illustrates the current trend toward sprawl in Summit and Wasatch Counties - the dark red color indicates the *existing* development pattern. The light red color illustrates *pending* development (this is indicated more clearly on the next map). To be clear, the new development is following the old pattern.[22]

Bonanza Park - The Evolution of Place

BONANZA PARK

Draft #2

The Regional Challenges

The greater Park City area will experience tremendous growth in the coming decade and beyond. Pending development projects in Summit and Wasatch Counties total 10,256 residential units, 3,564 commercial units, and 8,857 mixed-use units, or 23,470 units in total (as of December 2011).[23] Northern Wasatch County has approved the largest amount of entitled development with 12,175 residential and mixed-use units. The majority of the projects in Wasatch County will affect the mostly vacant lands surrounding the Jordanelle Reservoir.

Pending developments in Western Summit County (inclusive of the Snyderville Basin) total 6,938 residential units and 1,782 commercial units. Canyons Resort will experience the most development, growing by 3,320 residential and 568 commercial units; however, growth will occur throughout the Snyderville Basin from Jeremy Ranch and Summit Park in the west, Promontory in the east to Canyons Resort in the south.

Currently, Park City has a build-out capac-ity (not only entitled, but also including un-developed parcels) of an additional 2,128 residential units and 447 commercial units. This accounts for approximately one-tenth of the total 23,470 units pending in the surrounding region. To compete with these developments and to mitigate the demand for growth outside its boundaries, the City will have to infill space within existing neighborhoods. Redirecting growth inward to underutilized areas, such as Bonanza Park, will increase housing opportunities for locals, prevent sprawl and the problems it creates (e.g. traffic congestion and increased vehicle miles travelled) while increasing the efficiency of City services and public transit.

The map on the following page illustrates the pending developments (approved) in Summit and Wasatch Counties. It is worth noting that the area of proposed development totals 32,724 acres; Park City has 11,608 acres within its City boundary.

Future Development in Park City - The Breakdown

Park City has the capacity to accommodate more residential development. Currently the City is approximately 81% built-out with the potential for an additional 2,128 residential units – 53% of this residential development (1,132 units) will occur within approved Master Planned Developments (MPDs) and Conditional Use Permits (CUPs).

Regarding commercial development, an additional 447 units can be built; 85% (379 units) will occur within approved Master Planned Developments (MPDs) and Conditional Use Permits (CUPs).

The remaining residential and commercial growth will occur via the infill of vacant parcels in existing subdivisions and/or the appropriate zoning districts.

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FUTURE DEVELOPMENT
GREATER PARK CITY AREA
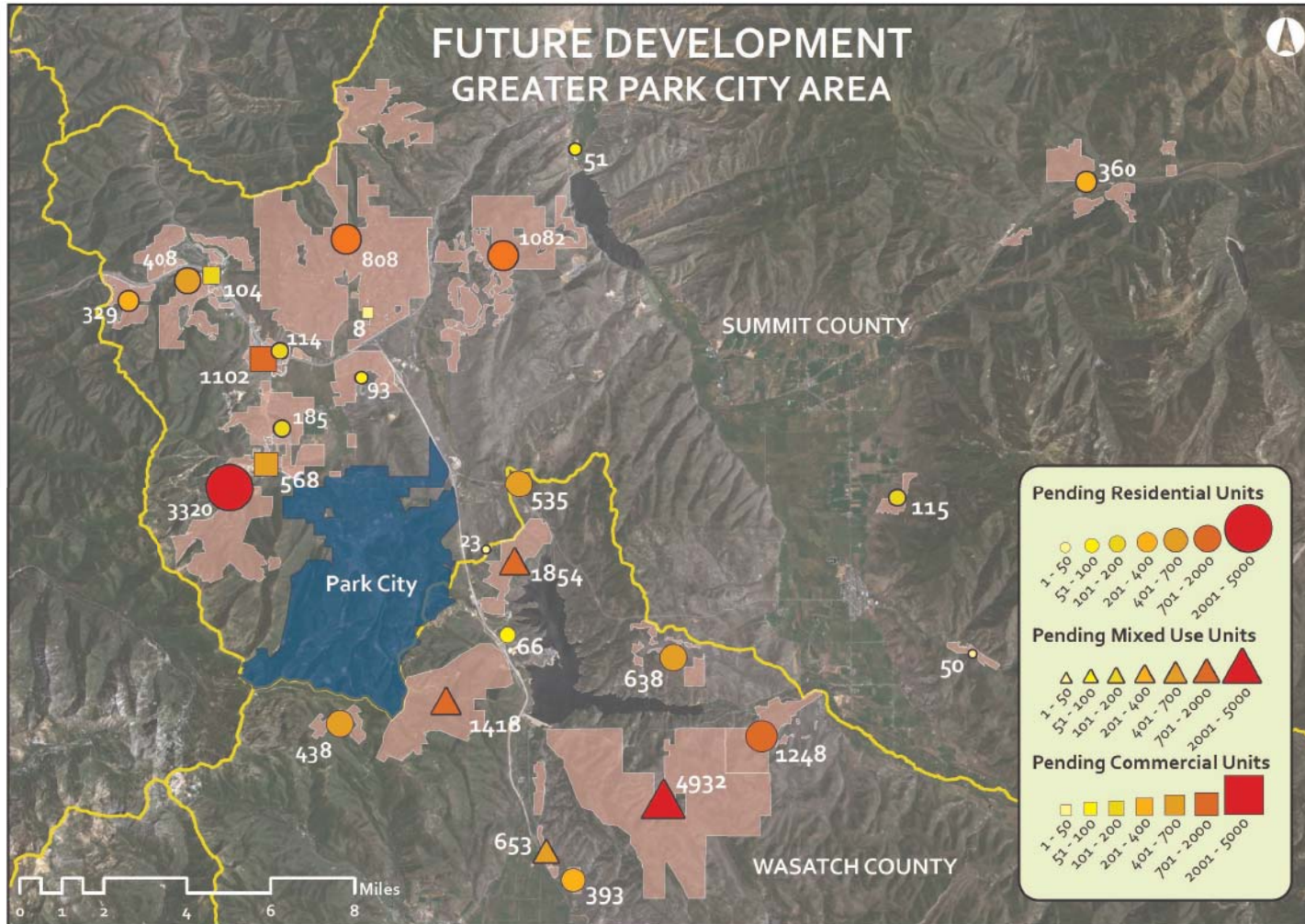
The light red color indicates approved developments in both Summit and Wasatch Counties, with the corresponding number of units approved for each area. The table on the next page totals these units and notes the acres of land that will be utilized by this development (note: for comparative purposes, the Summit County developments, in square feet, have been converted to UEs). [24]

Bonanza Park - The Evolution of Place

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BONANZA PARK

Current Housing Data for Summit and Wasatch Counties 2010:

Summit County	26,545 units
Wasatch County	10,577 units
Total	**37,122 units**

Summit County (broken down by area):

Snyderville (west of SR 40 & North of I-80)	9,778 units
Park City	9,471 units
Rural	7,296 units

Source: Summit County Planning Dept., Wasatch County Planning Dept., and PCMC Planning Dept.[25]

	PENDING/ENTITLED UNITS	ACRES DEDICATED TO PENDING UNITS
PARK CITY	2,575	867
Residential	2,128	698
Commercial	447	169
WESTERN SUMMIT COUNTY	8,720	18,576
Residential	6,938	18,191
Commercial	1,782	385
NORTHERN WASATCH COUNTY	12,175	13,281
Residential	3,318	2,065
Mixed-Use	8,857	11,216
TOTAL	**23,470**	**32,724**

Draft #2

Principle 4 - Protect view corridors and connection to Mountains

The Bonanza Park district is centrally located in Park City and is the first commercial district visitors see when arriving into town. Careful consideration has been given to the view corridors within the area plan to ensure that additional density is respectful of the mountain views and sense of arrival into Park City. The natural setting of the mountains is a Park City core value (per the Vision Park City community outreach project in 2009) which must be protected and enjoyed well into the future. By maintaining view corridors, residents and visitors reconnect to the natural setting upon arrival into Park City and the district. These view corridors are a means to bring the natural beauty of the area's geography into the redevelopment area.

The edges of the Bonanza Park District along Park Avenue, Kearns Boulevard, and Deer Valley drive are located within the Frontage Protection zone (FPZ). The FPZ was created to preserve and enhance the rural resort character of Park City. Within the Plan, developers have the option to decrease the required width of the FPZ, but are required to provide a densely vegetated buffer within the FPZ. The FPZ area currently lacks a true vegetation buffer encompassing the district. The increased vegetation, as proposed, within the FPZ will soften the edge of the district while allowing additional density within the area. The Plan protects view corridors via the introduction of pathways and roads; the pathways have been created to frame views of Bald Mountain and Jupiter Bowl from specific locations.

The map on the following page shows the critical view corridors as identified through field research. All redevelopment projects within the Plan must provide the Planning Commission with view shed analysis along all street rights-of-way and from the critical view points as identified in the Plan. Computer generated view shed analyses of the pedestrian and vehicular experiences related to new projects are required during the Master Planned Development review process. Landscape plans for the vegetation within the FPZ are also required; landscaping should be designed to preserve and enhance the rural resort character of Park City.

The primary view corridors are indicated in red - these are veiws in and out of Bonanza Park that should be preserved if possible - views to the mountains and in toward the heart of the district.

Feet
0 100 200   400   600   800
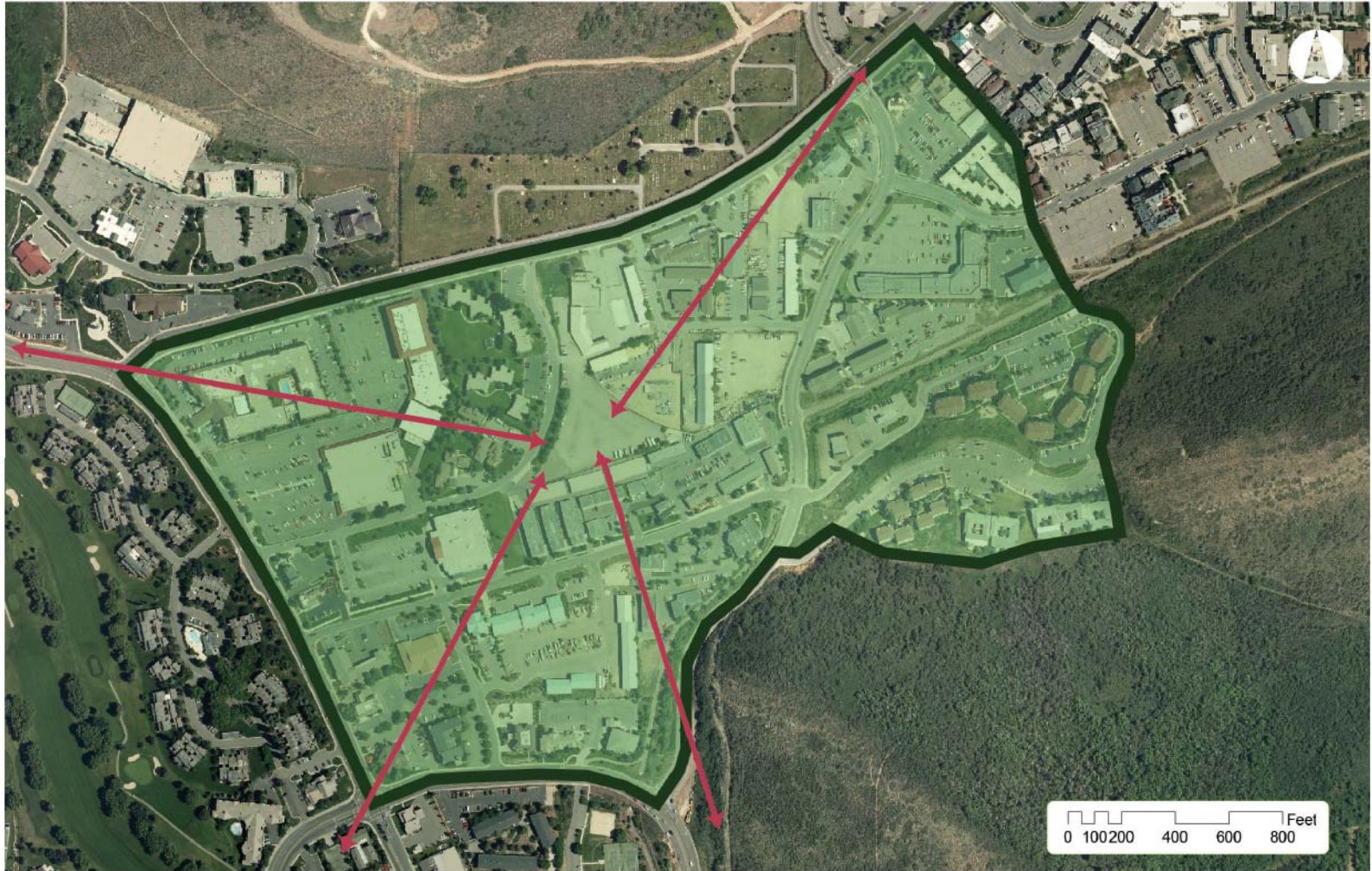
Views outward from within the district

Bonanza Park - The Evolution of Place

Draft #2

BONANZA PARK

Principle 5 - Improve internal circulation and connectivity

Currently, the Bonanza Park district lacks internal connectivity. While situated along two State highways that carry all vehicular traffic into and out of Park Cit, the internal roads are not connected. Therefore, pedestrian and vehicular navigation is cumbersome and indirect. The Bonanza Park Plan includes a new grid pattern connecting all parts of the district in an effort to provide a more intuitive pattern of movement, decrease vehicle miles traveled (VMT), and improve the pedestrian/automobile experience.

The grid is a design pattern that has stood the test of time for managing additional density while supporting a quality of life and enhancing aesthetic experience. The grid allows pedestrians and cars many options while moving through a neighborhood. With more options comes the ability to increase density within a block, while dispersing the impacts of increased density among many different streets. Increased density leads to increased public transit demand. The grid also provides more direct options for pedestrians to walk.

The 2011 Park City Traffic and Transportation Master Plan (T&TMP) identifies two new alternatives within the Bonanza Park district to help relieve the current congestion issues at State Road 224 (Park Avenue) and Deer Valley Drive. Both options are new north-south connections through the Bonanza Park district. As the Plan becomes actualized, further consideration should be given to the identified bus rapid transit (BRT) route through the area as a possible route for traffic throughput with less traffic calming measures needed.

Pedestrian and bicycle movement is viewed equally as important as vehicular movement within the Bonanza Park district. As such, traffic lanes are proposed to be shared with bicycles. Sidewalks should be a minimum of eight (8') feet wide and bike/pedestrian-only pathways will cross the street grid in an organic pattern that mimics the natural winding trails that are characteristic of Park City.

Street	From	To	Peak HOUR Volumes	
			Average Peak	Peak-Peak
SR-224	Kearns Blvd	Empire Ave	1,200	2,445
SR-224	Empire Ave	Bonanza Dr	730	1,500
Bonanza Dr	SR-224	Kearns Blvd	895	1,595
Kearns Blvd	Bonanza Dr	SR-224	680	1,720

As part of the 2011, Park City Traffic and Transportation Master Plan prepared by InterPlan, the noted traffic counts were made for all rights-of-way surrounding Boananza Park. [27]

Draft #2

The 2011 Traffic and Transportation Plan

The Park City Traffic and Transportation Master Plan (T&TMP), completed by Inter-Plan and adopted in 2011, sets forth various goals to improve connectivity, reduce congestion and vehicle miles travelled (VMT) and encourage the use of alternative modes of transportation in Park City and the surrounding area. The strategy to achieve these goals includes the construction of park-and-ride lots at Kimball Junction and Richardsons Flat, creating high-occupancy vehicle (HOV) lanes on State Roads 224 and 248, and creating a transit hub in the Bonanza Park District.

Adding HOV lanes to State Roads 224 and 248 will reduce congestion by encouraging commuters to carpool. In addition, HOV lanes will increase the efficiency and speed of bus services from the park-and-ride lots at Kimball Junction and Richardsons Flat into Park City. The Bonanza Park Transit Hub will serve as an important connection between the Park City Mountain Resort, Old Town, and Deer Valley Transit hubs. Multi-modal routes between and among these hubs will help to reduce traffic volumes along Deer Valley Drive and Park Avenue.

Park City 2011 Traffic and Transportation Master Plan Goals[28]

GOAL 1: Park City will have a multimodal transportation system with complete streets and balanced availability of pedestrian, bicycle, transit and auto travel.

GOAL 2: Park City's residents, workers, visitors and guests will have access to convenient transit for circulation throughout the City.

GOAL 3: Park City's residents, workers, day visitors and overnight guests will have efficient, direct and convenient regional transit connections from and to area resorts, Salt Lake and Utah Counties, and other communities of the Wasatch Back.

GOAL 4: Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors, and guests for short trips within the City and surrounding neighborhoods.

GOAL 5: Mobility and accessibility in Park City will be as good or better than today while achieving a net reduction in the amount that each person drives a car.

GOAL 6: Park City's street network will be well maintained, with streets that are not significantly wider than today and without a significant increase in lane mileage.

GOAL 7: Park City's transportation system will contribute positively to public health and quality of life by achieving a high level of travel safety and by creating an environment that supports active living.

GOAL 8: Park City's transportation system will contribute positively to improved environmental, social and economic sustainability of the community.

GOAL 9: Park City's transportation system will support development of clustered and diverse land use centers by providing convenient multimodal access to each center concurrent with its development.

GOAL 10: Park City will use system management and demand management techniques to minimize the financial burden and environmental impact of local transportation facilities.

Bonanza Park - The Evolution of Place

Draft #2

BONANZA PARK

T&TMP Goal #4 states "Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors, and guests for short trips within the City and surrounding neighborhoods." The right-of-way prescriptions noted in the table are recommended for the district.

Treatment of ROW	
TRAILS	20' Wide ROW includes:
	8' Paved Trail
	1.5' Stone Dust
	10.5' Landscaping w/Trees, Public Artwork, Interactive Displays & Resting Spots
INTERIOR BLOCKS	52' Wide ROW includes:
	2 - 10' Travel Lanes
	2 - 8' Parallel on-street parking
	2 - 8' Sidewalks
INTERSECTIONS	Curb Extensions
	Textured Crosswalks
THE SPUR	Street Dining and Vendor Sales encouraged
	1 - 12' Sidewalk along building facade
	2 - 10' Travel Lanes
	1 - 8' Parallel on-street parking

Draft #2

The existing street network does not allow for connectivity within the District

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BONANZA PARK

Draft #2

The numbers noted below correspond to plan views on the follow-
ing pages; the letters correspond to section view on the following pages
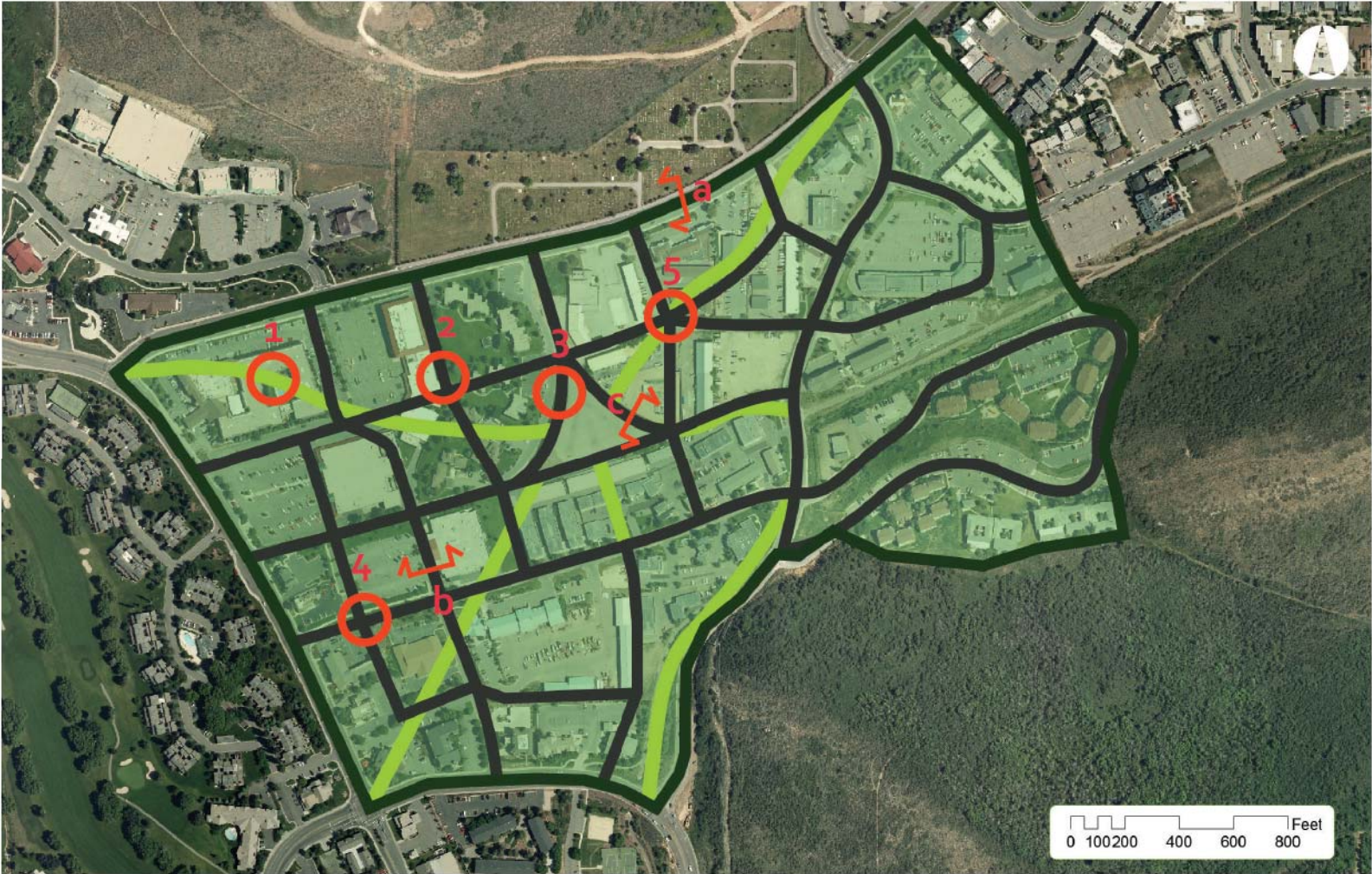
Draft #2

1 Plan view of proposed 20' wide bike/pedestrian path

2 Plan view of typical interior street with corner accentuation

3 Plan view of proposed road adjacent to the Spur Park area

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Draft #2

4 Plan view of proposed four-way intersection with pedestrian amenities
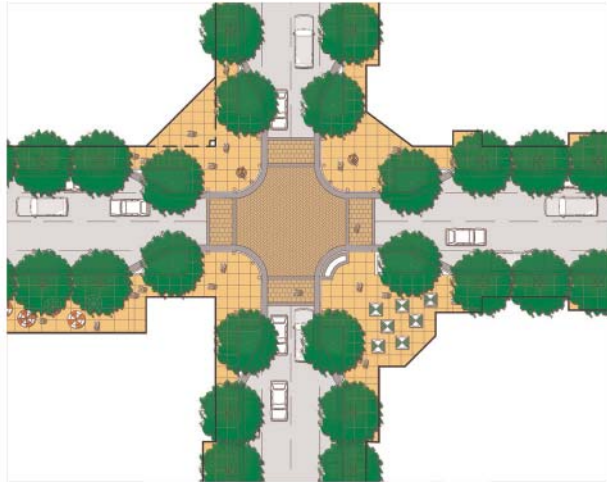
5 Plan view of proposed five-way intersection with pedestrian amenities - plaza

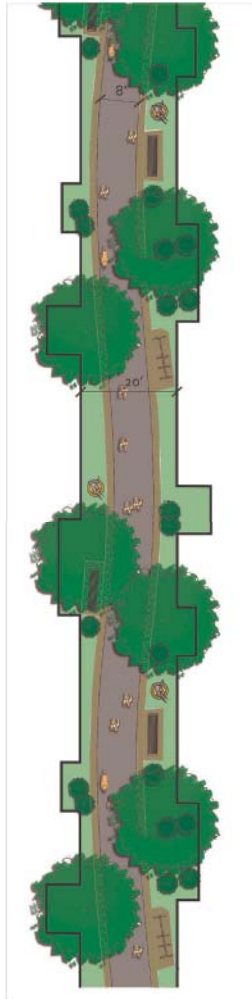The plan views of the proposed street intersection layouts include bulb-outs to provide additional space for pedestrian circulation, street amenities, and safety from vehicles. The cross walks are noted as a separate paving pattern from the through street. The five-point intersection on the right illustrates the unique plaza areas that are possible within such a configuration.

Draft #2

a Section looking west along SR 248 with FPZ protected with landscape buffer

BUILDINGS   50'   HIGHWAY 248

8' PED. TRAIL
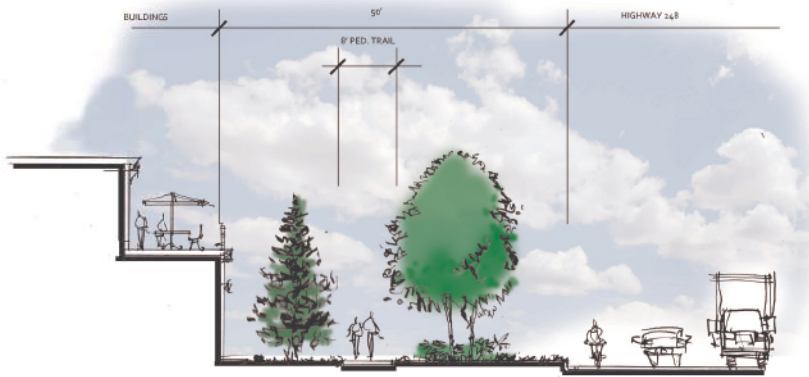
b Section looking down a typical street with a 52' wide right-of-way; creating complete streets that accommodate the car, bike, and pedestrian

BUILDINGS   8' SIDEWALK   8' PARKING   10' TRAVEL LANE   10' TRAVEL LANE   8' PARKING   8' SIDEWALK   BUILDINGS
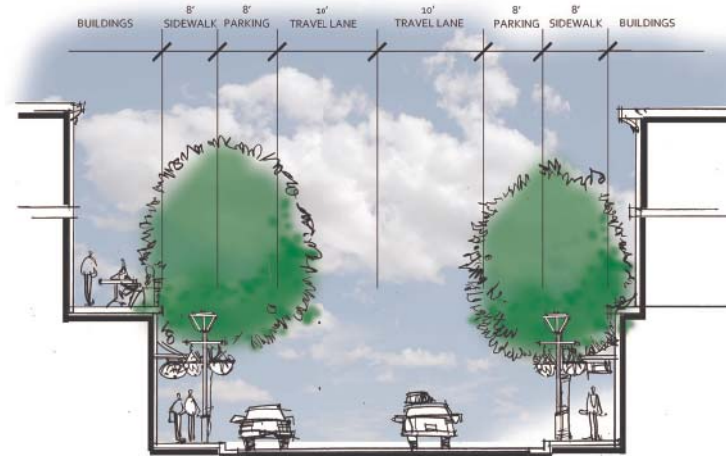
c Section looking down the street that separates the Spur (park area) from the commercial buildings on the other side. This section illustrates the use of the street for a festival.

BUILDINGS   12' SIDEWALK   10' TRAVEL LANE   10' TRAVEL LANE   8' PARKING   8' SIDEWALK   THE SPUR

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Draft #2
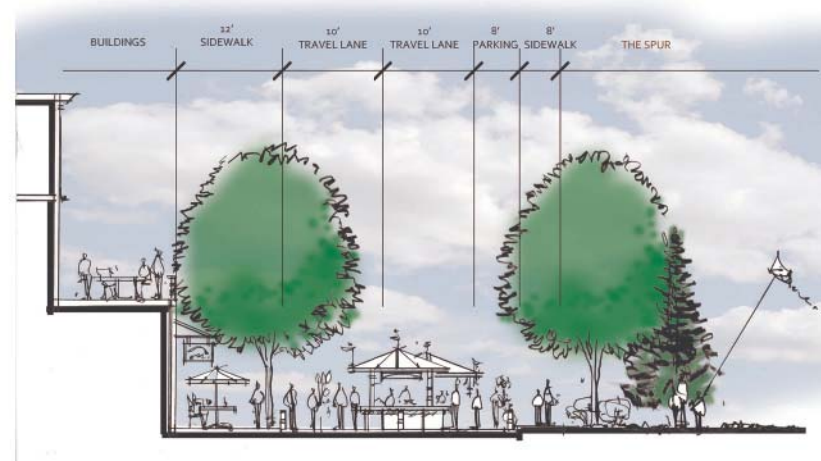
Biking as an Integral Part of Transportation

Park City's residents pride themselves in the outdoor recreational opportunities. Biking is a relaxing past time for many residents and visitors during the warmer months. There are more than 20 miles of trails within Park City that connect to more than 160 miles of backcountry trails .

As shown in the existing paved trails map, Bonanza Park is centrally located without cohesive road bike trails. The area along Park Avenue between the Kearns/SR 248 intersection and the Deer Valley Drive intersection, known as the "Jan's to Dan's" corridor, is being re-designed as part of a specifically focused study that will be coordinated with the Bonanza Park Area Plan. The design will create a safe pedestrian/bicycle route along the "Jan's to Dan's" corridor. This Area Plan creates an internal layer of shared pedestrian/bike trails within the Bonanza Park district which will connect to the "Jan's to Dan's" corridor design. The new trail system will be a long awaited improvement to one of the most challenging areas of town for pedestrians and bicyclists. The trails will have an urban influence with public art, interactive displays, and places to sit and relax programmed into the design. They will be utilized by residents to recreate, to reconnect with the natural setting, and to experience place through art and interactive displays.

Transit Hub

As stated in the 2011 Park City Traffic and Transportation Master Plan, "as gateway corridors, both SR 224 and SR 248 include remote parking as well as transit opportunities. Off SR 224, Park City Mountain Resort (PCMR) serves as a secondary capture point for event-related parking and transit service. A more formal transit transfer facility should be considered in PCMR in the future. Bonanza Park has also been suggested as a more formal transit transfer location servicing SR 248 (and possibly SR 224)... Off-site facilities with available parking and convenient transit may allow for a public-private partnership which balances supply and demand in a manner that minimizes the burden on the transportation system." (Chapter 6, Page 8)

The Plan includes a new transit hub located near The Spur. The Spur will reconnect with its past function playing a major role in transportation and connectivity with a parking structure located beneath it and a transfer station/transit hub along the edge. From the central spur, residents and visitors will have direct public transportation to Main Street, the resorts, and the greater park city area. The hub will act as a transfer station for the city buses, similar to the hub at Park City Mountain Resort. The long-range transportation plans for the Spur include a new tramway/gondola connecting the Spur to Park City Mountain Resort. This would allow for easy access to/from Bonanza Park and the resort without requiring a vehicle.

PARK CITY
FUTURE BIKING & WALKING PATHS

BONANZA PARK
FUTURE BIKING & WALKING PATHS
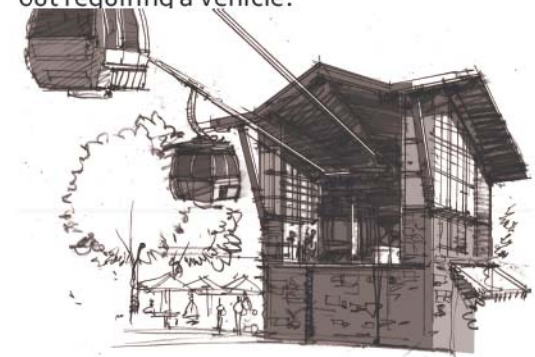
WIth more than 20 miles of trails within Park City that connect to more than 160 miles of backcountry trails, the fact that there are no trails that go through Bonanza Park is unfortunate. The Area Plan requires this connectivity to be made.[32]

Trail Heads
Bike Lanes & Multi-Use Paths
Future Pathways
Trails
Streets
City Boundaries
Bonanza Park Area

Feet
0   2,000 4,000   8,000

Trail Heads
Bike Lanes & Multi-Use Paths
Future Pathways
Trails
Sidewalks
Streets
City Boundaries
Bonanza Park Area

Feet
0   250 500   1,000

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Draft #2

BONANZA PARK
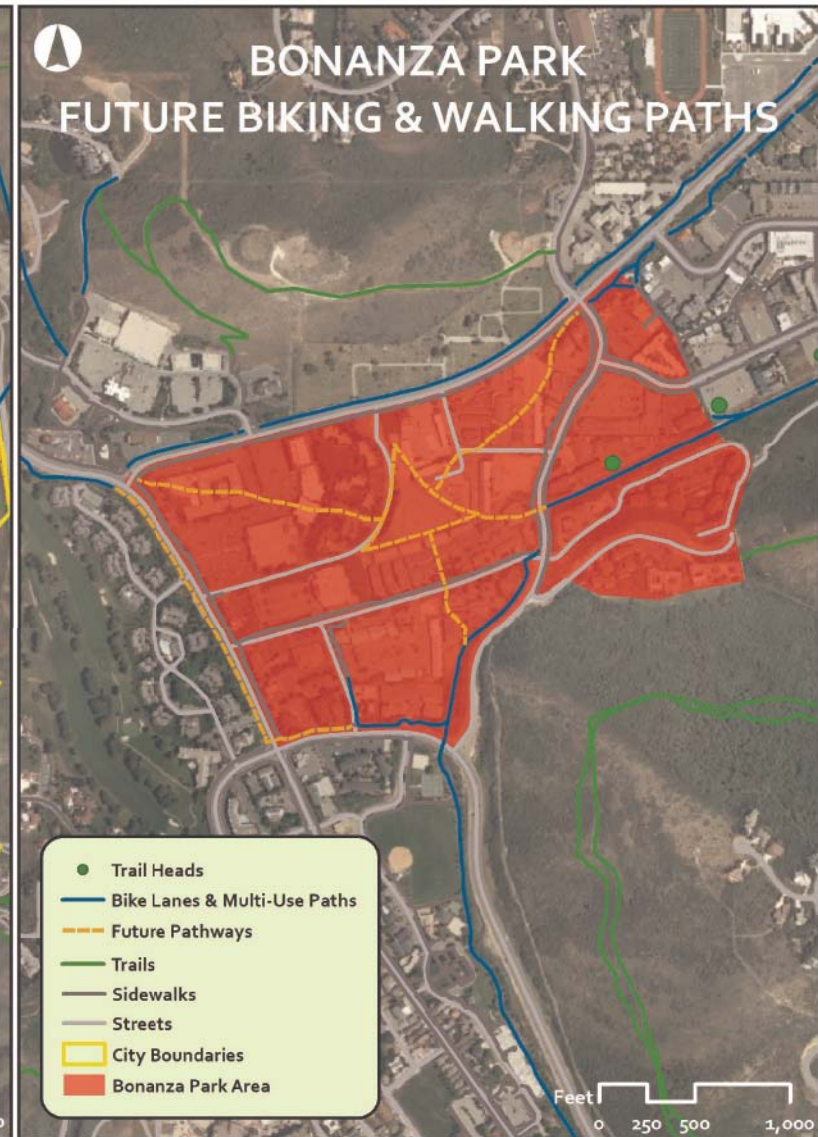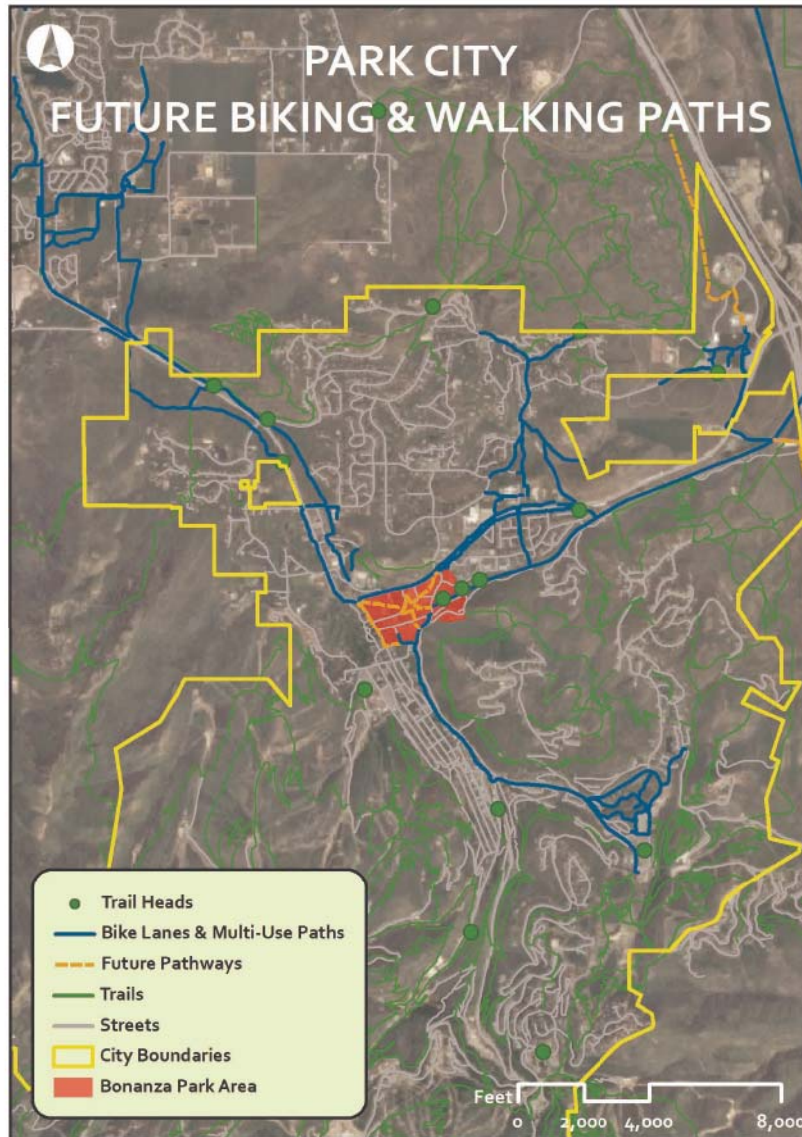
sustainable

sə-ˈstā-nə-bəl

of, relating to, or being a method
of harvesting or using a resource
so that the resource is not
depleted or permanently
damaged

Draft #2

Principle 6 - Redevelop in a sustainable manner that "leeds" the nation

The Bonanza Park Plan applies future oriented, environmentally conscious development practices to the redevelopment of the neighborhood. This Principle focuses on the ability to mitigate Park City's contribution to consumptive land use patterns and increased air pollution through environmentally responsible site planning and design. The Vision Park City levers work within an interconnected framework to "keep Park City, Park City." These four levers form a network of ideals that must be taken into account when analyzing how a project will affect Park City's "system." The Vision Park City results identify "the environment" as one of the levers; therefore during project review, the environmental impacts must be assessed. The developer must answer the question: How will the proposed activity demonstrate responsible environmental stewardship?

Many of the principles identified in the Plan reflect those emphasized by the US Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND)

rating system. LEED-ND evaluates neighborhoods on a variety of principles within three categories: Smart Location and Linkage (SLL), Neighborhood Pattern and Design (NPD), and Green Infrastructure and Buildings (GIB). The Bonanza Park Plan incorporates all of the most highly rated LEED-ND principles, plus a few extras, from each of these categories.

LEED ND Category 1: Smart Location and Linkages

Smart Location and Linkage

Choosing the right location for development is the first step in creating sustainable neighborhoods. Redevelopment of old sites offers the best approach to minimizing environmental impacts, since it reduces the demand to build on open space and other environmentally sensitive land. Another important consideration is the neighborhood's proximity to other areas in the city, referred to as "linkage". The Bonanza Park Plan creates the morphology of the area into a sustainable neighborhood with new blocks, complete streets and connectivity to the surrounding

neighborhoods.

Locations with Reduced Automobile Dependence:

Pathways and streets should link the neighborhood to places to which residents are able and willing to walk, bike or take public transit. Buildings throughout the neighborhood should provide storage and parking for bikes to encourage greater use. The Plan provides more options to walk, bike or take public transit safely and efficiently within the neighborhood. The construction of a transit hub will improve acess to public transit within the Bonanza Park district and reduce residents' dependence on automobiles. In addition, requirements for new developments to provide bicycle storage and parking will encourage biking as an alternate mode of transportation. Four major roads, Deer Valley Drive, Park Avenue (SR 224), Bonanza Drive and Kearns Boulevard (SR 248) border the Bonanza Park district. The district's connection to these important thoroughfares facilitates walking, biking, and use of public transit to many important commercial and employment areas in and around Park City.

Habitat/Wetland Site Design, Restoration and Long Term Conservation Management:

Within the Bonanza Park district, there is little evidence of the original natural environment. Poison Creek, along the southeast section, serves as a natural break between the vehicular movement on Bonanza Drive and the pedestrian/bike trail to

Criteria for LEED ND Category 1	Points
Smart Location and Linkages	
Smart Location	Required
Imperiled Species and Ecological Communities	Required
Wetland and Water Body Conservation	Required
Agriculatural Land Conservation	Required
Floodplain Avoidance	Required
Preferred Locations	10
Brownfield Redevelopment	2
Locations w/Reduced Automobile Dependence	7
Bicycle Network and Storage	1
Housing and Jobs Proximity	3
Steep Slope Protection	1
Site Design for Habitat/Wetland & Water Body Conservation	1
Restoration of Habitat/Wetland and Water Bodies	1
Long-Term Cnsrvtn. Mgmt. of Habitat/Wetlands & Water	1

Draft #2

the west of the creek. The area has been utilized for industry and general commercial since the late 1800's and is characterized by an array of shopping centers, vast parking lots, and smaller condominiums developments. No natural habitat exists that supports any endangered or threatened wildlife in the area. The one stream, Poison Creek, flows down from City Park, along and under Bonanza Drive, and along the rail trail staying along the south-east edge of the district. Small areas of wetland vegetation exist along this stream. Consistent with the Sensitive Lands Overlay (SLO) zoning district; future development should not be built within 50' of the waterway unless such land has been previously developed. The LEED-ND standard suggests increasing the setback to 100'. Developers must also consider the high water table within Bonanza Park and follow best practices for redevelopment within a 100 year floodplain area.

LEED ND Category 2: Bonanza Park Area Plan: Neighborhood Pattern and Design

Walkable Streets

by LEED-ND. A new street grid will improve the internal connectivity of the area; new pedestrian pathways will augment this connectivity, encouraging more pe-

Criteria for LEED ND Category 2	Points
Neighborhood Pattern and Design	
Walkable Streets	Required
Compact Development	Required
Connected and Open Community	Required
Walkable Streets	12
Compact Development	6
Mixed-Use Neighborhood Centers	4
Mixed-Income Diverse Communities	7
Reduced Parking Footprint	1
Street Network	2
Transit Facilities	1
Transportation Demand Managment	2
Access to Civic and Public Spaces	1
Access to Recreation Facilities	1
Visitability and Universal Design	1
Community Outreach and Involvement	2
Local Food Production	1
Tree-Lined and Shaded Streets	2
Neighborhood Schools	1

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BONANZA PARK

destrian movement within the district, as well as providing connections to adjacent neighborhoods. Within the right-of-way, sidewalks, trees, and visible crosswalks further promote walkability.

Compact Development

Buildings will have no setback requirements, allowing development to utilize space most efficiently. The ability to develop within the entire building envelope on a property encourages underground parking by ensuring increased returns within the building rather than utilizing the space for surface parking. It further allows for increased flexibility in building shapes, massing, heights, etc.

Mixed-Use Neighborhood Center and Mixed-Income Diverse Community

The area is zoned as General Commercial, which permits onsite live/work and multi-family housing. Height restrictions ensure that new buildings can only be three (3) stories tall; however, the Bonanza Park Plan allows for one (1) to two (2) additional stories if, among other things, the

developer is willing to construct affordable housing onsite. Diversity is encouraged with requirements for affordable and attainable housing by incentivizing a broad range of housing prices and therefore allowing Parkites of all backgrounds to live in Bonanza Park.

Access to Civic and Public Spaces

A new park in the center of the neighborhood will encourage community cohesion by providing residents a place to socialize and recreate. The Bonanza Park Plan grants developers additional square footage for community gardens or greenhouses. These amenities will not only promote good health, but increase interactions and cooperation among Bonanza Park residents.

"By redefining our individual and cultural priorities, we can create a more satisfying sustainable American Dream. When our priorities shift, we'll all benefit from a greater focus on taking care of things... Our personal health, families, communities, and environment will all be richer when we change just a few basic assumptions."

David Wann[36]

LEED ND Category 3: Green Infrastructure and Buildings

Certified Green Buildings

The LEED green building rating system evaluates buildings based upon site sustainability (SS), water efficiency (WA), energy and atmosphere (EA), materials and resources (MR), indoor environmental quality (IEQ) and innovation of design (ID). LEED assigns a rating based on the number of credits a building accrues in each of these categories. In addition, LEED awards extra credits for fulfilling unique regional requirements. The levels of LEED certification are Certified, Silver, Gold and Platinum. Green buildings are more energy efficient, have healthier indoor air quality and use sustainable, reused or repurposed material in their construction. Reusing and renovating existing structures is another important approach to reducing the amount of energy and resources used in a building's construction. The Bonanza Park Plan requires that any developer choosing to acquire additional density within the incentivized plan must be LEED certified. Any developer building a LEED certified

Criteria for LEED ND Category 3	Points
Green Infrastructure and Building	
Certified Green Building	Required
Minimum Building Energy Efficiency	Required
Minimum Building Water Efficiency	Required
Construction Activity Pollution Prevention	Required
Certified Green Buildings	5
Building Energy Efficiency	2
Building Water Efficiency	1
Water-Efficient Landscaping	1
Existing Building Use	1
Historic Resource Preservation and Adaptive Reuse	1
Minimized Site Disturbance in Design and Construction	1
Storm Water Management	4
Heat Island Reduction	1
Solar Orientation	1
On-Site Renewable Energy Sources	3
District Heating and Cooling	2
Infrastructure Energy Efficiency	1
Wastewater Management	2
Recycled Content in Infrastructure	1
Solid Waste Management Infrastructure	1
Light Pollution Reduction	1

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structure will receive a fast-tracked review by the Planning Department.

Water Efficient Landscaping

As water is a precious resource in Park City, all projects will be required to contain features to conserve water. Exterior landscaping will feature native plants and low-water Xeriscape options to conserve water used for irrigation.

Solid Waste Management Infrastructure

Mixed-use, commercial and multifamily residential buildings must have recycling stations, the size of which will be determined by the expected number of residents or the commercial square footage. Since many of the development projects in the Bonanza Park district will be redeveloping the area, the potential for waste is large. Construction sites must have waste management and recycling plans that account for both the demolition and construction of buildings.

Light Pollution Reduction

To prevent light pollution, outdoor lighting must be Dark Skies compliant per the Park City Municipal Land Management Code and, ideally, energy efficient LEDs would be utilized

Additional requirements for new construction include stormwater management, solar orientation, wastewater management and the use of recycled materials in the building's construction.

Green building and LEED certification do not necessarily increase the cost of a building. In fact, the actual cost of a green building is about as hard to predict as that of a non-green building. The total costs of a LEED building can vary widely. In 2007, Davis Langdon, a construction consulting firm, compared the cost per square foot of academic buildings, laboratory buildings, libraries, community centers and ambulatory care facilities seeking LEED certification with those not seeking LEED certification. For each building type, they found no significant difference between the cost per square foot of LEED seeking buildings and non-LEED seeking buildings. Additionally, there was no discernable difference in the cost per square foot between the different levels of certification. Simply, they concluded that buildings can be expensive, whether they are LEED seeking or not. It appears that the cost of green building has a lot more to do with the design and location of the building, than with the sustainable features it incorporates to achieve LEED certification. [37]

market

'mar·kət

a natural social structure
developed by any economic or
economically-oriented human
interaction to facilitate the
exchange of rights, services or
product ownership

Draft #2

Principle 7 - Foster economic development

Theoritically Speaking...

Of the nine predominate theories of Economic Development, the following three (3) are the most applicable to the Park City market...and none is a perfect fit.

Economic Base Theory

The fundamental ideology of this theory is that sectors of the regional economy are assigned to either the basic (export) sector or the nonbasic (local) sector. The essential dynamic of the theory is the response of the basic sector to external demand for local exports (e.g. recreational amenities), which, in turn, stimulates local growth. The economic base multiplier transmits change in output, income, and employment from the basic sector to the entire regional economy. The theory's major strengths are 1) its popularity as a basis for understanding economic development in North America, and 2) its simplicity as a theory or tool for prediction. Its major weakness is its inadequacy as a theory for understanding economic development

(its focus is simple growth), especially in the long term. The Economic Base Theory strongly supports attracting industry through recruitment and place marketing. While Park City enjoys the benefits of "exporting" its recreational amenities, PCMC does not control this economic sector and does not actively recruit corporations looking to build additional such amenities.

Growth Pole Theory

Growth pole theory treats industries as the basic unit of analysis, one that exists in an abstract economic space. Economic development is the structural change caused by the growth of new propulsive industries. Propulsive industries are the "poles" of growth, which represent the essential dynamic of the theory. Growth poles first initiate, then diffuse development. Park City, with the assistance of a Federal Grant in the early 1960s, grew from a "has been" mining town to a recreational destination and world class ski resort. This recreational "focus" could arguably be considered the new growth "pole" that has dominated Park City's economic development endeavors over the past 25 years.

Entrepreneurship Theories

The basic category of economic development is the entrepreneurial function as embodied in the entrepreneur. Development itself proceeds as changes in firms and industries result in more resilient, diverse local economies. The essential dynamic driving the development process is innovation. Fundamentally, people make development happen. This is the simple strength of this theory. This theory could be considered the precursor to Richard Florida's book "The Rise of the Creative Class" – a construct that notes that innovation is the key driver to countries' (or more accurately, "global" cities') success in the 21st Century economy. Therefore, the most general application is to support an environment favorable to entrepreneurs.[38]

Supplementing the "Golden Goose"

Park City is known as a world class ski resort; a "real" community with a historic Main Street that serves as the entertainment heart of the area's three major ski resorts. It is also a City that is very educated, with many successful entrepreneurs finding the City to be a good "lifestyle choice" community. Assuming that the American Renaissance in the 21st Century will be the result of innovation, Park City should focus its economic development efforts on the latter two economic theories: the Growth Pole Theory and Entrepreneurship Theories. That is to say, continue to support the ski and outdoor recreational industry while also beginning to promote innovation opportunities that diversify the City's economy. The wealth of knowledge that resides in the community is a tremendous asset that could be tapped as a resource to begin an Innovation District (with business clustering) or assist in the start-up of a Business Incubator in the Bonanza Park District.

CREATING JOBS SO THE PEOPLE WHO LIVE HERE CAN WORK HERE

Park City is a unique ski town that is close to a metropolitan area that maintains a diversity of jobs. A resident within Park City can chose to commute to Salt Lake City to fulfill their career objectives at a higher-paying wage while living in Park City for the quality of life and outdoor recreational opportunities. According to the recent CZB Balanced Growth Study, Park City lags in job wages when compared to Salt Lake City or neighboring Summit County.

Park City has taken a progressive step in its housing strategy to measure housing needs based on the local workforce wages. Rather than basing housing needs on the Area Median Income (where income may be generated outside of Park City), the City bases housing needs on Summit County's workforce wages. Park City is challenged with seasonal employment, yet has the desirability for entrepreneurs/creatives to want to live here. By incentivizing opportunities for entrepreneurs to launch their creative endeavors within a Business Incubator, local jobs are created and employment opportunities are diversified. Housing challenges are therefore addressed from two directions within the Area Plan, by creating higher-paying jobs and increasing housing opportunities.

Within the 2011 Park City Year-Round Economic Generator Study, DesignWorkshop concluded that launching a business incubator in the community could be successful due to "the significant pool of connected and highly educated entrepreneurs and professionals in Park City coupled with proximity to Salt Lake City and interest by Utah Colleges and universities in fostering the growth of startups." A Business Incubator Center is typically a center, run by a non-profit organization, which provide support to fledgling businesses in a variety of industries, either in terms of providing a physical location in which a number of businesses operate and share common area space (including items such as copiers, computers, etc.), or in terms of providing business planning assistance or mentoring to young companies. The role of the non-profit organization is typically to maintain the facility, connect entrepreneurs to investors, and provide business resources.

Why Supplement?

In an attempt to gain a better understanding of how Park City's economy relates to the rest of the State, a location quotient analysis was completed using 2007 North American Industrial Classification System (NAICS) data (the next data set will not be available until 2012 for NAICS). A location quotient (LQ) analysis is an assessment of the concentration of a business sector in a city (Summit County/Park City; data was collected at the county level) and compared to its region (Utah). The results of LQ indicate either under-representation or specialization. An LQ value around 1.0 indicates that the percent share of that sector in the city mirrors the distribution in the State. An LQ value below 1.0 indicates that the sector in question is under-represented in the City. An LQ value greater than 1.0 indicates that the sector in question is over-represented in the city. If the LQ value exceeds 1.3, it is understood that some specialization or clustering occurs.

The data results are not surprising; they illustrate that Summit County/Park City is heavily reliant on the resort economy

Park City's economy is heavily dependent upon the service sector industy; an industry that is relatively low-wage - in an expensive housing market.[39]

Industry	Utah (compared to US)	Summit County/Park City (compared to US)
Natural Resources and Mining	0.95	0.42
Construction	1.33	1.6
Manufacturing	1.06	0.3
Trade, Transportation, and Utilities	1.05	0.86
Information	1.13	0.49
Financial Activities	1.05	1.12
Professional and Business Services	1	0.55
Education and Health Services	0.84	0.31
Leisure and Hospitality	0.95	3.36
Other Services	0.8	0.85
Unclassified	0.03	0.03
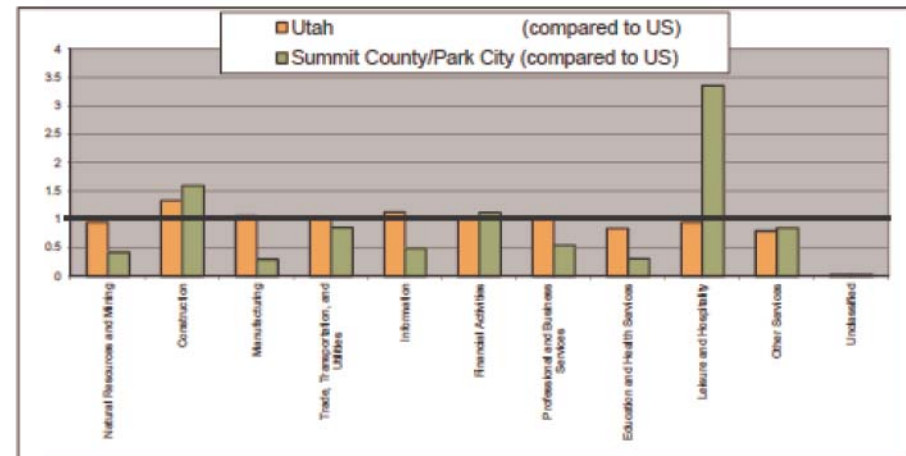
where the LQ is 3.36. Areas of concern might be in the areas of Professional and Business Services where the area's LQ is 0.55, and Information where the LQ is 0.49. Diversification (on a small scale) of the City's economy is warranted based upon this analysis.

Opportunities for professional live/work developments exist in Bonanza Park, if planned and incentivized accordingly. Additionally, the challenge of "spatial mismatch" (separating jobs from where employees live) is significant in Park City due to a high number of low-wage jobs in the Leisure and Hospitality industry; Bonanza Park has a future in addressing this issue.

Economic Diversification

The 2011   Design Workshop Year Round Economic Generator Study identified the following potentially viable development scenarios for the Bonanza Park district:

• Mixed-use developments combining a small to mid-size grocery or pharmacy outlet with associated retail, office, and residential space. The size of these developments could vary widely, but generally could range from 50,000 to 100,000 square feet in total, depending upon the number of uses and tenants integrated into the final site plan.

•A brewery restaurant, combined with a smaller scale brewery production facility in the rear of the restaurant, developed as an anchor tenant for the Bonanza Park district. This combination of restaurant / pub and production facility could emulate some of the tourism-related breweries in other communities in the West (including O'Dells and New Belgium breweries in Fort Collins, Colorado and similar popular breweries in the Pacific Northwest). This development could attract tourists to Park City who wish to take brewery tours and

would likely attract a significant number of both day skiers and destination skiers in the Park City market. The larger acreages available for potential redevelopment in the Bonanza Park district make this area the logical location in town for a brewery that includes a somewhat larger production facility coupled with a restaurant and gift shop. This concept could include from 20,000 to 40,000 square feet of total space.

•An Innovation District that includes office space as well as adjacent retail, service and residential uses within the Bonanza Park district. The retail components could complement the office and employment uses within the district and include restaurants, coffee shops, and service retail (such as dry cleaners, copy shops, etc.). Associated service uses could include offices for FedEx, banks, and other uses that support nearby businesses. Nearby residential uses could include apartments, condominiums, and live-work units that combine residential space with areas for small businesses. As noted, the size of potential Innovation Districts can vary significantly, from a few acres to several hundred acres. The exact size of a potential district within Bonanza

Park would depend upon the ability of a particular developer to assemble various parcels and the demonstrated need for incubator space in the future.

•A Business Incubator facility, perhaps integrated with adjacent retail or residential properties. As noted, a business incubator could range from space within an existing office building to an area that spans more than a few blocks. A potential development scenario for Bonanza Park would combine a business incubator facility with retail including small restaurants or service retail, or a range of residential properties including multi-family units.

•A branch or satellite facility for a higher educational institution, integrated within or adjacent to retail, office, or residential uses. A potential higher educational facility could be housed within a potential mixed-use development within Bonanza Park that includes these varying uses. The size of the overall mixed-use development could vary significantly, from a few acres up to several dozen acres.

•A culinary school coupled with an adjacent restaurant (5,000 – 10,000 square feet)

•A campus for a performing arts festival that integrates office and potential retail uses (including a gift shop and food and beverage) along with space for theatrical or musical practice and exhibition. This space could be used to provide additional performance space during the Sundance festival and could serve as space for year-round education and development of new film or theatrical productions. The size for such a campus could vary widely, from 5,000 to 10,000 square feet on the low end to as much as 40,000 square feet on the high end).

•A conference facility coupled with retail and office uses serving convention or meeting attendees or companies that provide services for meetings or conferences. As noted, the size for convention or conference facilities could vary widely, and the exact size of this development scenario would depend on the ability of a particular developer to secure various parcels and integrate additional uses (such as retail or office) along with meeting space.[40]

In the Spring of 2011, Conventions, Sports and Leisure International (CSL) completed the "Feasibility Study of a Potential New Multi-Use Events Center in Park City." The study concluded that if a Multi-use facility were built within Park City, it should include the following key aspects:

1. Multipurpose Hall
•60,000 SF subdividable, column-free, concrete floor
• Minimum of 35-foot ceiling heights
•Utility floor grids, independent loading vs. public access, climate control

2. Breakout Meeting Space
•Up to 10,000 SF of breakout meeting space
•Lower ceiling heights, subdividable, carpeted
•Could serve office space purposes (i.e. Sundance)

3. Sufficient pre-function, support and storage space

4. Assumption of purchase of 6 @ 120' x 80' portable hardwood floor courts (allowing for 6 full size baseball courts and 12 full-sized volleyball courts), plus other necessary equipment

5. While much of the event space will be flexible, basic and multipurpose in nature, exterior design and aesthetics much match "Park City" quality levels[42]

Draft #2

Community Development Area (CDA)

While Park City created the State's first Redevelopment Area (RDA), the Main Street Redevelopment Area in 1978 (the first in the State), and followed with the Lower Park Avenue Redevelopment Area in 1981, the State of Utah no longer allows for the creation of new RDAs. That does not mean that many of the tools associated with an RDA can no longer be utilized, under Utah Law, Park City (through its Redevelopment Agency) can create a Community Development Project Area or CDA. A CDA is an economic development tool which allows the City to capture a specified portion (tax increment) of the property taxes from new growth in a specific geographic location. In a CDA, the City and all other public entities must "opt-in" on a property tax rebate if they see fit. Incentives are awarded as a percentage of the tax increment created by the development. These incremental taxes can be used to promote economic development within a specific area, such as Bonanza Park, through such things as the funding of:

- Public infrastructure

- Development incentives; and
- Land acquisition, etc.

Property included in a CDA will not experience any direct tax impact from being included in the CDA. The mechanics of a CDA affect the end-use of new tax dollars in future years but have no real effect on raising or lowering the tax rate in the area. The only potential tax impact from a CDA would be the indirect increase to property values from surrounding growth within the area that might occur because of the success of the CDA.

In the case of Bonanza Park, the southern portion of the district is within the City's Lower Park Redevelopment Area and, therefore, development in this area could qualify for redevelopment incentives (e.g. gap financing, low-interest financing, infrastructure assistance, etc.). A CDA might be a viable option for the northern portion of the district, but is subject to approval by the various taxing entities.

Economic Clusters

Utah's Economic Cluster Initiative is designed around proven economic principles where collaboration among organizations offers sustainable advantages to local economies.

What are Economic Clusters?

Economic clusters are groups of related businesses and organizations within industry sectors whose collective excellence and collaboration provide a sustainable competitive advantage.

How will Government Facilitate Economic Clusters?

The Governor's Office of Economic Development serves as a catalyst to align necessary resources and policies that contribute to successful economic clusters. The key is to bring industry, research, capital, talent, technology and government together around industry sectors that possess the greatest return on investment for the State. Businesses which align with clusters are highlighted when applying for State incentives.[43]

LOWER PARK AVENUE REDEVELOPMENT AREA

A portion of the Lower Park Avenue Redevelopment Area overlaps the Bonanza Park district. Possible incentives are available to those areas of the district that fall within the RDA boundary.

Feet

0   1,000   2,000   4,000

☐ Bonanza Park District
▦ Lower Park Avenue Redevelopment Area
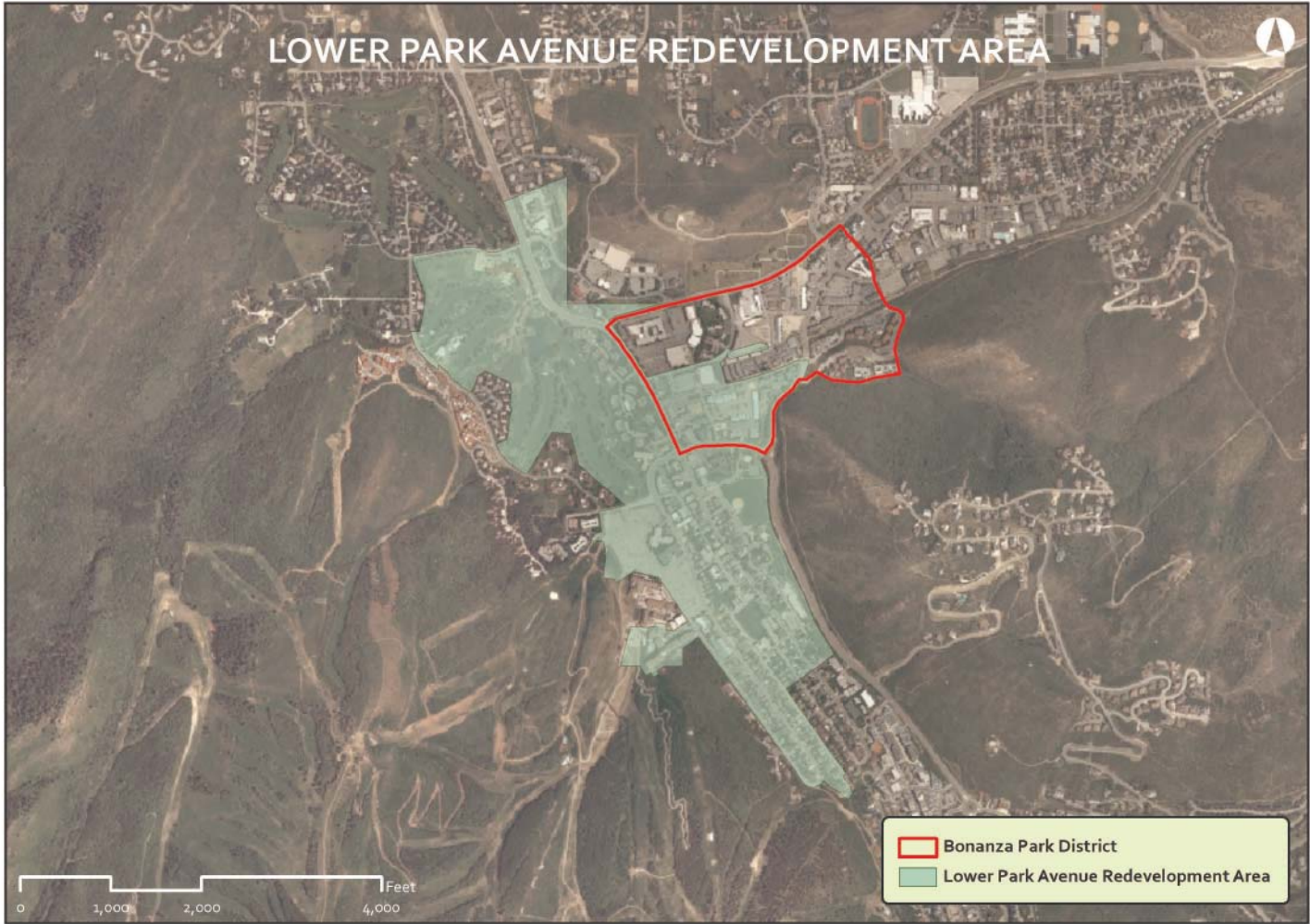
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Principle 8 - A place for locals to live (and work and play)

The livability of Park City is directly affected by the availability of a sufficient amount of housing affordable to all residents. A diversity of housing types and prices allows residents to move within the community from one housing type to another, for example from an apartment to a condominium to a single-family home reflecting changing life styles and circumstances. This can translate directly into neighborhood, community, and regional stability. A community that can rely upon access to adequate housing choices near employment centers and services will be less mobile and more involved within their community.

The redevelopment of Bonanza Park offers significant opportunities to address the identified needs for housing variety and affordability. A variety of housing styles and price points contribute to the vibrancy and diversity of the community. Without housing options, the community will likely lose the service workers that sustain the economy of Park City year round, in addition to losing the vibrancy of diverse cultures and lifestyles. When workers live elsewhere and commute into Park City – what Planners term Spatial Mismatch – there is a negative impact on traffic and travel times as well as air quality.

Over the past decade, trends have established themselves that threaten the future of Park City as a place for locals to live. These trends include the rise of secondary housing, the increased gap between income and home prices, the lack of apartment rental units, and the lack of mid-range housing (priced $300,000 – $450,000). This creates a shortage of lifecycle housing for our aging community, causing instability. Lifecycle housing and community diversity are directly influenced by housing affordability and housing options.

Within the current General Plan rewrite, Park City is being analyzed on a neighborhood level (nine have been identified within Park City). The Bonanza Park/ Prospector neighborhood is one of three neighborhoods within Park City in which the majority of residents are primary residents. It is also one of two neighborhoods in which the majority of the population

Affordable Housing

The US Department of Housing and Urban Development (HUD) considers housing costs – rent plus basic utilities, or mortgage, tax and insurance payments – affordable when they consume no more than 30 percent of a household's income. By this measure, affordability is a relative concept that can be applied to people of all income levels. The implication is that low- and moderate-income households who pay more than 30 percent of their gross income for housing are more likely to have to defer or cutback on purchases of other important necessities such as medical care and clothing. This is the most basic and most frequently used measure of housing affordability. It is a useful, simple and easy to understand measure of affordability.
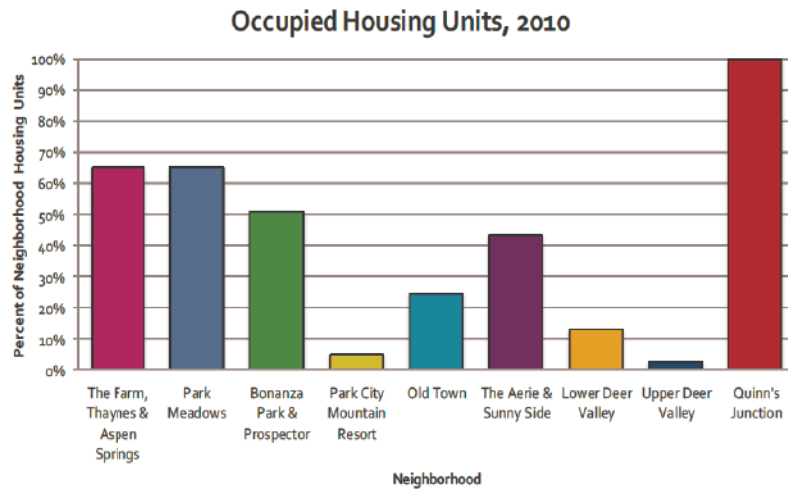
Occupied Housing Units, 2010

Source: US Census Bureau, 2010 Census, PCMC Planning Dept.

Renter-Occupied Housing Units, 2010
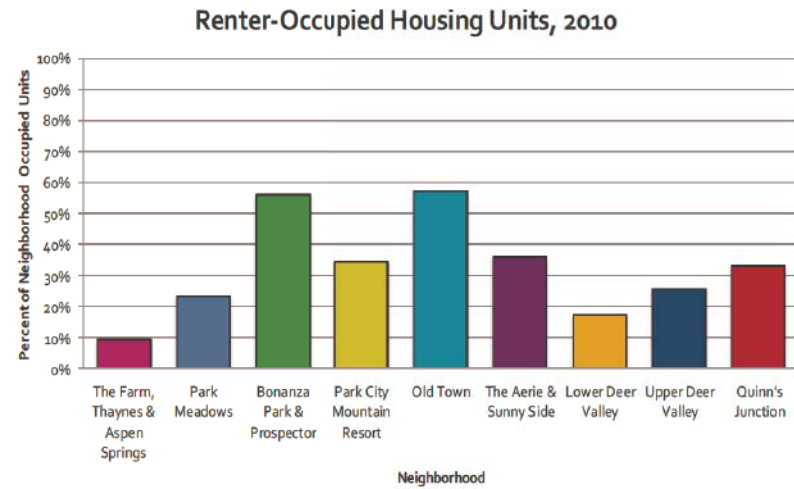
Source: US Census Bureau, 2010 Census, PCMC Planning Dept.

rents rather than owns. To keep this segment of the population within the Bonanza Park district, affordable rental units that do not allow nightly rentals are encouraged in this district. The one type of nightly rental that is encouraged within the district is a true hotel along the periphery of Kearns and Park Avenue to create more jobs and therefore more local dollars recycling through the Park City economy. At a maximum, nightly rentals should be limited to no more than 15%-20% of a development's housing units and require the approval of a Conditional Use Permit (CUP).

The standard benchmark by which to define low- and moderate-income is as a percentage of the Area Median Income (AMI), which is calculated annually by HUD for jurisdictions across the nation. The 2011 AMI for three-person household in Summit County is $90,270. Park City uses a similar measure for defining income groups, substituting AMI with the Median Workforce Wage based in Summit County. The median workforce wage is a measure of income derived from jobs in Summit County. In comparison, the AMI reflects all earned income of residents regardless of where the income was earned. Basing housing needs on local wages supports the goal of creating housing opportunities for people to work and live in Park City. The Median Workforce Wage for a three-person household in Summit County is $53,378 (this number is lower than AMI due to the fact that the service-industry wages in Park City are significantly lower than those of other sectors of the economy).

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Defining Affordable Housing Needs in Park City

Similar to other resort/destination communities, the income spectrum of affordable housing is much greater in Park City due to the resort influence and desirability. The gap between housing prices and area median income has continued to grow with the median home price rising dramatically and household income increasing only marginally. The current median real estate value to median income ratio is 9.36.[44]

This means that the median home price is 9.36 times the median household income. Typically, housing is within reach for purchase if it is priced at three (3) times the household income. In the past decade, there were very few opportunities for ownership for moderate-income household (80% of AMI) with zero opportunity for single-family homes and only 16.8% of condos within their buying power.[45]

Traditionally, the need for affordable housing opportunities is considered an issue primarily affecting low-income individuals and families. Traditionally, affordable

housing programs target lower income households at or below 50% AMI. In resort and destination communities, housing affordability is also of concern to moderate and middle-income earners. The growing trend throughout the nation is toward

encouraging a variety of housing types, tenure, and price options to accommodate an economically diverse work force and community. Within the Bonanza Park Area Plan, the term "Attainable Housing" will be utilized to cover the segment of the popu-

Park City 2006-2010 Household Income,
American Community Survey

- Less than $30,000
- $30,000 to $49,999
- $50,000 to $59,999
- $60,000 to $74,999
- $75,000 to $99,999
- $100,000 to $124,999
- $125,000 to $149,999
- $150,000 to $199,999
- $200,000 or more

BONANZA PARK

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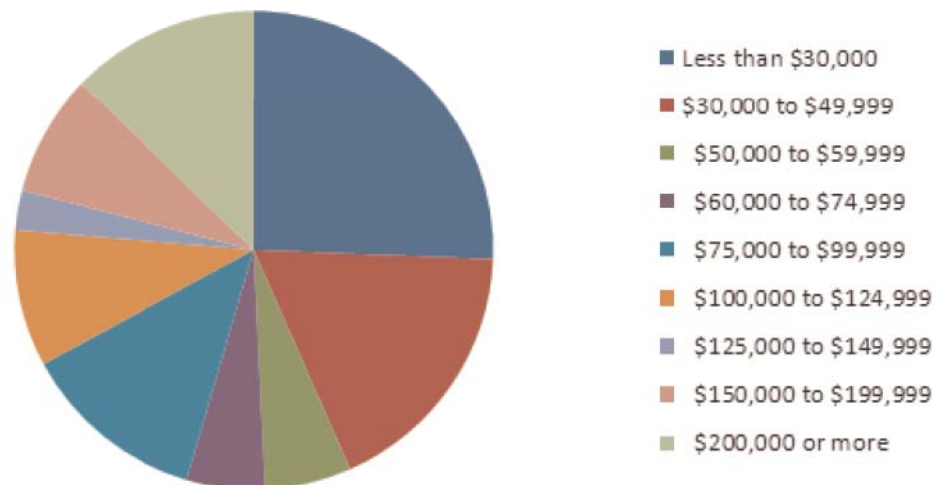
lation up to 328% of Median Workforce Wage (175% of AMI).

In the 2011 Park City Balanced Growth Study, CZB identified that "of all price points, Park City provides the least housing for households at 100% to 150% of the median family income. Just 4% of the region's owner units valued between $300,000 and $499,999, were in Park City in 2010."[46] This scarcity creates a void in the housing ladder that forces residents hoping to move into this range to move outside the Park City limits or remain in their current housing that does not meet their needs. This

% of Region's Owner Units at Different Income Levels in Each Place, 2010

	Less than $249,999 (up to 80% of MFI)	$250,000 - $299,999 (80% to 100% of MFI)	$300,000 to $499,999 (100% to 150% of MFI)	$500,000 to $749,999 (150% to 250% of MFI)	$750,000 or More (>250% MFI)
Greater Heber	69%	68%	53%	22%	16%
Snyderville Basin & Northern Wasatch County	19%	22%	43%	63%	54%
Park City	12%	10%	4%	15%	30%

■ Park City ■ Snyderville Basin & Northern Wasatch County ■ Greater Heber

Source: 2006-2010 American Community Survey 5-Year Estimates, czbLLC

This graph illustrates the percent of housing stock in Park City, Snyderville Basin, and Greater Heber. Noticeably deficient in Park City is housing stock in the $300,000 - $500,000 range. Conversely, 30% of the >$750,000 housing stock in the region is located in Park City.

Draft #2

includes established families that desire to upgrade as well as empty nesters looking to downsize and remain in the community. This gap in housing product jeopardizes the stability of the community and life-cycle housing opportunities.
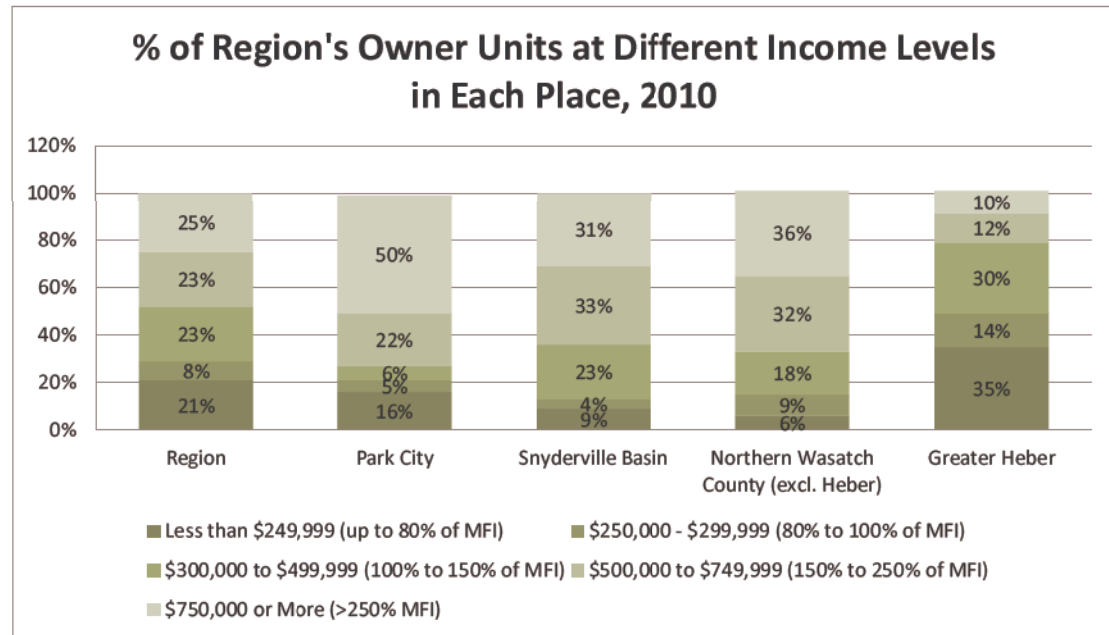
This graph illustrates the housing cost disparity that exists throughout the region; a greater percent (25%) of the region's housing stock is valued above $750,000 than is valued below $249,000 (21%). This issue leads to workers living further away from their place of employment; an unsustainable practice.

% of Region's Owner Units at Different Income Levels in Each Place, 2010

	Region	Park City	Snyderville Basin	Northern Wasatch County (excl. Heber)	Greater Heber
$750,000 or More (>250% MFI)	25%	50%	31%	36%	10%
$500,000 to $749,999 (150% to 250% of MFI)	23%		33%	32%	12%
$300,000 to $499,999 (100% to 150% of MFI)	23%	22%	23%	18%	30%
$250,000 - $299,999 (80% to 100% of MFI)	8%	6% / 5%	4%	9%	14%
Less than $249,999 (up to 80% of MFI)	21%	16%	9%	6%	35%

■ Less than $249,999 (up to 80% of MFI)   ■ $250,000 - $299,999 (80% to 100% of MFI)
■ $300,000 to $499,999 (100% to 150% of MFI)   ■ $500,000 to $749,999 (150% to 250% of MFI)
■ $750,000 or More (>250% MFI)

Sources: 2006 - 2010 American Community Survey 5-Year Estimates, czbLLC

Bonanza Park - The Evolution of Place

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Options for Addressing Housing Affordability in Bonanza Park

The Bonanza Park Area Plan includes a variety of housing options and price-points. This will address the concern among residents that the City is lacking in both affordable housing opportunities as well as overall diversity in housing stock (as cited in the 2011 Citizen Satisfaction Survey). The current housing policy (2007 Housing Resolution) in Park City requires annexations and master planned developments to provide affordable housing equal to 15 percent of the total approved market rate residential and/or housing for approximately 20 percent of the employees created through commercial development. Within this resolution, the target income for rental units is 100 percent ($53,378) of Median Workforce Wage; for ownership housing the target income is 150 percent ($80,000) of Median Workforce Wage.

An alternate option for addressing local housing needs has been created within the Plan. The Bonanza Park Plan housing option gives developers the option to create a mix of affordable and attainable housing as outlined above. This option requires that the developer build the affordable/attainable mix at 25% of the overall floor area of the building, rather than the 2007 housing policy (15 – 20%). The range of housing in the Bonanza Park Plan housing option is consistent with the needs identified in the 2011 Balanced Growth Study; up to 328% Median Workforce Wage (175% of AMI). To further incentivize this mix of units, fee waivers of up to $5,000 may be requested per affordable housing unit. The Bonanza Park Plan incentivizes develpers to build their affordabilty requirements on site with options for greater height allowances and decreased setbacks within the FPZ.

	Bonanza Park Housing Options			
	Requirement: Minimum 25% of Floor Area			
Tier	Target Workforce Wage	Maximum Workforce Wage	Distribution of Units within Project	Targeted Income Range in 2011
1	100% WFW	125% WFW	10%	$53,378 - $66,722
2	125% WFW	150% WFW	20%	$66,722 - $80,067
3	150% WFW	175% WFW	40%	$80,067 - $93,411
4	175% WFW	225% WFW	15%	$93,341 - $120,100
5	225% WFW	328% WFW	15%	$120,100- $175,080

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Option for Multifamily Apartment Units

The Bonanza Park Plan creates an incentive for apartment units within Bonanza Park. Apartments are a building with multiple units that are owned by an entity. They are not owned independently like a condominium, and therefore produce more rental opportunities. As identified within the 2010 Housing Market Assessment, two important features of housing development over the past decade in Park City are "(1) the total absence of new apartment units and (2) the high concentration of second homes. Over 80 percent of the new residential units built from 2000 to 2009 were second homes." To help curb the trend of an absence of new apartment units, the Plan creates an option for builders to receive a 10 percent increase in square footage for building a true apartment product (deed restricted) which includes onsite affordable housing requirements and prohibits the conversion of the units to condominiums. The incentive has been put into place to help developers absorb the initial cost for the long term investment. Apartment rental opportunities are necessary to maintain diversity.

"Over the past ten years two important features of housing development in Park City have been (1) the total absence of new apartment units and (2) the high concentration of second homes. Over 80 percent of the new residential units built from 2000 to 2009 were second homes."[47]
James Wood, 2010

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BONANZA PARK

Park City, Utah has 21 real estate neighborhoods which make up the greater Park City area. Sales volume for single family homes and condominiums in these areas are showing strong increases versus last year and some areas currently have very low inventory levels.

The four hottest real estate market areas in Park City are in the Snyderville Basin area near Canyons Resort. The unit sales for 2011 versus the current for sale inventories for the Sun Peak/Bear Hollow, Silver Springs, Trailside Park and Kimball Junction areas all correlate to less than six month's inventory.

The current supply of single family homes compared to the sales in 2011 (absorption rate) of Park City's 21 areas correlate to less than one year's inventory. The numbers are skewed slightly toward lower priced homes in Park City as inventory levels of homes under $500K are at less than 8 months' supply while homes ranging from $500K-$1M show a 9 month supply. Inventory levels for homes between $1M and $2M is about one year while the supply of homes priced over $2M would take over 3 years to sell at current sales rates. Areas that have an abundance of homes listed for sale at over $2M which have a multi-year supply include Empire Pass, The Colony, Glenwild, and Deer Crest. Lower Deer Valley also has years' worth of single family homes for sale given the current sales rates. Areas with absorption rates less than one year (in addition to the four mentioned as the hottest areas) include Park Meadows, Upper Deer Valley, Prospector, Pinebrook and Jeremy Ranch.

Condominium sales in Park City were strongest for prices below $500K with nearly 200 sales being between $250K and $500K. Condominiums priced below $250K made up the second strongest price range with over 150 sales. The absorption rate (current supply divided by average monthly sales) for condominiums priced between $500K and $1M is over 2 years while the rate for condominiums between one and two million dollars approaches a 3 year supply. Neighborhoods with a relatively tight supply of condominiums include Park Meadows, Canyons Resort, and Prospector. Kimball Junction, Bear Hollow, Jeremy Ranch and Pinebrook all have less than 6 months' worth of supply at this years' sales rate.[51]

YouInParkCity.com

This article appeared on December 22, 2011 and noted the hottest markets in the Greater Park City area - Sun Peak, Bear Hollow, Silver Springs, Trailside Park, and Kimball Junction areas. The market in the area is strongest for condos/housing priced between $250K and $500K.
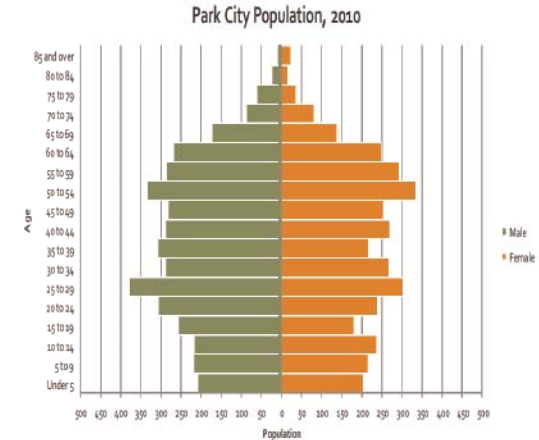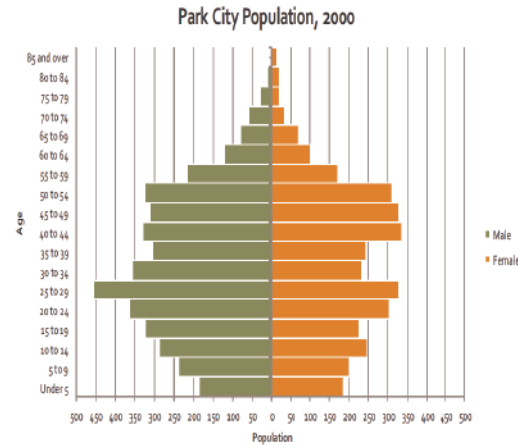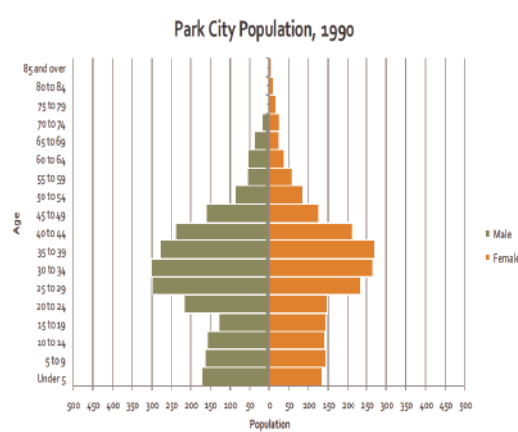
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Principle 9 - Address the housing and social needs of the district's diverse population

"**D**iversity" and "Lifelong Community" are not common terms related to ski towns. Park City is a unique resort community with privately owned development lands, a close metropolitan employment hub, and outstanding community amenities. These attributes have created a true community within a ski town with a diversity of residents. Many who live in this town would consider it a "lifestyle choice" community – meaning they have chosen to live here because of the amenities and would like to be able to continue to live here as they age.

Aging In Place

Our resident population is aging; the largest age segment of the Park City population is the 25 – 29 year olds, followed by the 50 -54 year olds. The baby boom generation is the segment of the US population born between 1946 and 1964, during the post-World War II era. The Park City decennial population trends are reflective of the large baby boom population. In 2011, the first of the baby boom generation (born 1946) stepped into their senior years.

Park City Population, 1990

Park City Population, 2000

Park City Population, 2010

Source: US Census Bureau

Bonanza Park - The Evolution of Place

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As baby boomers become seniors, a new focus on planning for baby boomer retirement has become a national trend with a focus on lifecycle housing and lifelong communities. A primary tenant within a sustainable community is the lifelong resident. Sustainable communities must have housing options for residents during all stages of their life.

The Lifelong Parkite

Park City offers many of the elements of lifelong community, especially those attributed with recreation and nature. The greatest challenge for older residents within the community is housing. As discussed previously, housing has become out of reach for many of Park City's existing residents over the past 20 years. The Bonanza Park Area Plan recognizes the large gap in housing affordability and the impact this gap has on the local residents. Without affordable options, life-long residents and cultural diversity is threatened.

Seniors prefer to remain in their communities. Changing healthcare needs, loss of mobility, financial concerns, home maintenance and increasing property taxes, present significant impediments to the simple desire for seniors to age in place.[53] As seniors' needs change, it is often necessary to move into housing that is smaller, single floor use, easier to maintain, and closer to everyday needs. Housing to serve this population should be addressed in Bonanza Park.

As the baby boomers begin to become seniors, there is an active, mature community that would like to age in place in Park City. Yet, as the baby boomers become empty nesters and retirees, many desire to downsize both in terms of square footage and cost. With the sky rocketing real estate values over the past two decades, the idea of downsizing to save is not an available alternative within the City limits (due to the limited supply of affordable housing - the gap in the housing ladder). As indicated in the 2009 Vision Park City survey results, one of the most common reasons Park City's residents leave Park City is for more affordable housing options.

The Bonanza Park Area Plan attempts to change this trend and create housing

What makes a lifelong community

- A wide range of housing types and prices, including affordable and attainable housing, condominiums, apartments, co-housing, assisted housing, and high-end penthouses.
- Access to shops, programs, services, technology, and transportation.
- Safe, attractive, and walkable mixed use neighborhoods.
- Daycare for children and seniors.
- Cultural and recreational opportunities.
- Multi-generational interaction, community center, and gathering places.
- A healthy, attractive outdoor environment.
- Access to locally grown food and farmer's markets.
- Parks with playgrounds, shade, benches, games, and art.
- Opportunities for life-long learning, volunteering, and independent living.
- Access to the greater community.
- Energy efficiency and stable economic base.
- Employment for a wide range of ages and backgrounds.

Draft #2

options through a new attainable housing program. Developers are incentivized to create more residential units within a broader range of affordability onsite. The incentivized plan allows developers to exceed the height limit to build onsite units. It also introduces a greater range capturing not only affordable units (at or below 50% AMI) but also units up to 175% of AMI. This will create a greater variety of housing opportunities, including options for baby boomers to downsize into.

The Area Plan also recognizes the lack of assisted health care alternatives for seniors. There are currently no assisted living facilities within the City limits. The Area Plan incentivizes additional square footage allowances for developers choosing to build an assisted living facility.

The Area Plan is designed with many principles that are desirable for aging in place; including mixed use, walkability, incentives for a new community center, and a public park – all elements that support vibrant, healthy communities. The Area Plan promotes multi-generational interaction with a focus on improving the public

realm. The Area Plan has been designed to enhance a vital sense of connection and belonging for all residents. At the root of lifelong communities is the desire to "age in place" and to stay connected to the community throughout one's life.

What would make you leave Park City?

"When I can no longer afford to live here - it will be sad, but then I'd have to leave."

"death"

"If we lose our heart & soul... or our dorkiness... if we stop feeling like a community"

"if we gett too big and Park City stops feeling like <u>my</u> small town."

Residents, 2009 Visioning

Cultural Diversity

The Bonanza Park/Prospector Neighborhood is the only neighborhood in Park City in which the majority of the population is not white. According to 2010 Census data, the neighborhood is dominated (52%) by the Hispanic/Latino community. Furthermore, it is generally assumed that Hispanic/Latino population is underrepresented in the Census due to potentially inaccurate reporting of household sizes. The Bonanza Park/Prospector neighborhood is one of two (2) neighborhoods, the other being Old Town, in which the majority of the residents rent.

As a part of the redevelopment process, it is essential that the current residents are not displaced through gentrification. To keep the current diversity, there must be a range of housing opportunities reflective of the existing conditions. Currently the area includes multifamily apartment buildings and condominiums. The Area Plan incentivizes affordable housing on site, greater options for affordable/attainable housing, and multifamily apartment rental units (not deed restricted).

The second ingredient to maintaining diversity during redevelopment is to influence design that is desirable for the local population. In a 2005 study by Michael Mendez, many parallel design traits of both Latin cultures and new urbanism were documented. Mendez explains that the Latin culture focuses on socializing and therefore favors designs which create more opportunities to socialize, such as a front porch or neighborhood park. Other new urbanist design standards that support Latin cultural traits include: compact density (small lots and multifamily units), a focus on public amenities (parks and public transportation), affordability, and a mix of land uses (residential/commercial). Latin cultures have adapted to American design, utilizing the available semi-private spaces (porch, driveway) to socialize.[54]

The Bonanza Park Area Plan creates a flexible design framework that must be incorporated into all new building/landscape designs during redevelopment. The design framework focuses on the public realm with attention given to authenticity, human scale, contemporary design, and

"The more successfully a city mingles everyday diversity of uses and users in its everyday streets, the more successfully, casually (and economically) its people thereby enliven and support well-located parks that can thus give back grace and delight to their neighborhoods instead of vacuity."[55]

Jane Jacobs

To encourage authenticity, developers are encouraged to further subdivide properties into smaller lots within the Bonanza Park Area Plan. Further subdivision will result in increased ownership, and therefore diversity in design and phased development over time.

Bonanza Park - The Evolution of Place

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Principle 10 - Create an authentic district via good design

One of the greatest challenges to the redevelopment of an area is creating authenticity. The 2009 Vision Park City document created a framework that helps define Park City's personality, spirit and character. The Bonanza Park design framework has been created to allow for architects to create buildings and public spaces that are authentic to Park City. When planning to build in the Bonanza Park District, design teams must be thoughtful to consider how the site, the building, and the spaces in-between create an authentic place reflective of Park City.

Authenticity is essential to the success of any redevelopment area; the challenge with building new is typically one of scale. 21st Century development practices tend not to be piecemeal or organic - large tracts of land are often developed at a single point in time and, as a result, can result in a horitzontal streetscape pattern that has no unique identity or appearance of change of function. This lack of authenticity is often seen in suburban development. This type of development should not be

permitted within the Bonanza Park district.

In addition to the actual design of structures, developers are encouraged to further subdivide properties into smaller lots within the Bonanza Park district. Further subdivision will result in increased diversity of design and phased development over time - all of which lead to authenticity.

Park City's core values: Sense of Community, Natural Setting, Small Town, and Historic Character are qualities identified throughout the Visioning process reflecting the core, or heart, of Park City. These core qualities are enduring and, if significantly altered, would affect the essence of Park City. Within redevelopment, it is these core values that must be reinforced throughout the design to continue creating the "place" we know as Park City.

The Bonanza Park Design Framework creates an overarching goal of creating authenticity through the three design criteria of: human scale, contemporary design, and place making. Each of the criteria is further explained through words and photo imagery within this Principle.

"The longer I live the more beautiful life becomes. If you foolishly ignore beauty, you will soon find yourself without it. Your life will be impoverished. But if you invest in beauty, it will remain with you all the days of your life."

Frank Lloyd Wright[57]

The Bonanza Park design framework has been conceived with flexibility to allow creativity as well as adaptation to the times, trends, and materials. With evolution in technology, the economy, and knowledge, the framework has been created to adapt to the changes by the establishment of tried-and-true principles that create great places. The purpose of the design framework is to ensure great public and private spaces in which the experience is reflective of Park City, (and specifically the mixed-use neighborhood concept for Bonanza Park) including delight, beauty, and health.

The design framework that is outlined in the following pages is built upon three (3) constructs to achieve authenticity: human scale, contemporary (design for the present, not "modern") design, and placemaking. A strong set of design guidelines based upon these constructs is strongly recommended for the Bonanza Park district.

The design framework indicates that all elements of design must work together to create authenticity.

Bonanza Park - The Evolution of Place

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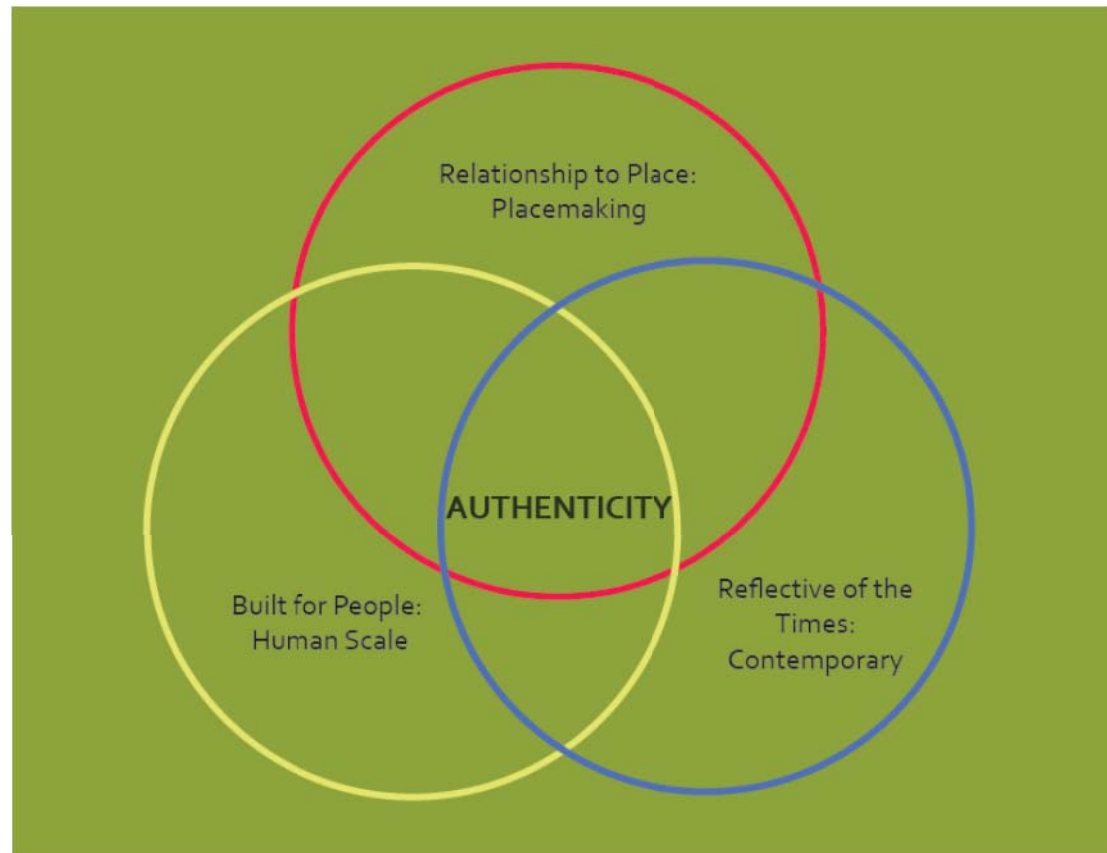
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With good design, the "feeling" of a Neighborhood can be defined (wordle.com)

Human Scale

The human scale promotes a built environment that is comfortable and relates to people.

It creates opportunities for people to interact with the buildings from the outside-in and the inside-out.

Attention to the human scale and experience lies in the details: street lights, hanging baskets, pavers, public art, street furniture, etc.

It slows people down. According to Architect Jan Gehl, architecture should be for three (3) mph travel, not 35 mph travel. Spaces are small, signs and signals are small, and buildings façades have lots of details since pedestrians have a good vantage point and time to appreciate a building's character. 35 mph architecture has large spaces and not much detail, since viewers do not have time to see it as they are most likely travelling in cars.[58]

The human scale considers sunlight, wind, the natural environment.

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HUMAN SCALE IS...

...open and encouraging of public exchanges

...comfortable and interesting via the variation of building facade on a regular/irregular basis

...interactive and appealing

HUMAN SCALE IS NOT...

...dull and closed facades that lack detail, relief, and variation of function

...disconnected and unwalkable

...designed solely for the convenience of the automobile

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Contemporary Design

Architecture that reflects the present.

It introduces recycled and sustainable product, energy efficiency, and smart design.

Contemporary design is new and now.

Designs are conversation pieces of which we learn from and debate. The inclusion of contemporary design should provide a platform in which design teams can create and exemplify cutting-edge technology and make a statement of the times.

"Located in San Francisco, California, the Folsom Dore Apartments is the first LEED certified residential building in Northern California and was developed by Citizens Housing Corporation (CHC), a non-profit affordable housing developer based in San Francisco. The 98 unit apartment building was built on an urban infill site surrounded by light industrial spaces, small businesses and residential buildings, and replaced a parking lot and a non-operational commercial laundry facility. The facility's two storey brick façade was held up by five 24 inch diameter steel braces for more than six months before it became fully integrated into the new five storey building."   Gabreport.com

Bonanza Park - The Evolution of Place

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CONTEMPORARY DESIGN IS...

...reflective of today in terms of design, materials, and function

...architecture that reflects the community's needs , such as lifecycle housing

...modern interpretation of the past

CONTEMPORARY DESIGN IS NOT...

...re-created and representing another time/place

...historic

...anywhere USA

Draft #2

Placemaking

The art of relationships between people, architecture, landscape and place.

The connection to the locale and the locals.

The preservation of place and views.

Interactive displays, public art, history expressing core values designed in collaboration with residents.

The Burnside Rocket, located in Portland, Oregon is a great example of placemaking with local art in the 24 office windows that have been painted by local artist. The building has an edible roof from which produce is harvested by the restaurant tenants within the building. The building's low carbon design saves 350 million BTU/yr. There is shared neighborhood parking rather than on-site, and its location next to bicycle routes, bus, and rail makes it extremely environmentally conscious and reflective of the community's core values.[92]

PLACEMAKING IS...

...that which creates opportunities for residents to gather

...connected through patterns, architecture, landscaping, and point of interest

...reflective of the residents' personality, experience, and charachter; it tells a story of place/time

PLACEMAKING IS NOT...

...lacking character

...boring

...anywhere USA

Draft #2

Placemaking – The Need for Something That Will Endure

Placemaking is a concept that planners speak of often; but rarely define. According to New York based Projects for Public Spaces (PPS):

> Placemaking is not just the act of building or fixing up a space, but a whole process that fosters the creation of vital public destinations: the kind of places where people feel a strong stake in their communities and a commitment to making things better. Simply put, Placemaking capitalizes on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and well being.

> Unfortunately, the way cities, towns, and suburbs are built today has become so institutionalized that community stakeholders seldom have the opportunity to voice their ideas and aspirations about the places they inhabit. In order for the process of Placemaking to be truly effective…planners, designers, and engineers must move beyond their habit of looking at communities

through the narrow lens of single-minded goals or rigid professional disciplines. Experience has shown that when developers and planners take advantage of the inclusive, multi-dimensional nature of Placemaking – which welcomes as much grassroots involvement as possible – they spare themselves a lot of serious headaches. Common problems like traffic-dominated streets, little-used parks, and isolated, underperforming development projects can be avoided by this process of viewing a place in its entirety, rather than zeroing in on isolated fragments of the whole.[80]

This concept of "viewing a place in its entirety" is directly applicable to the Bonanza Park district. Bonanza Park is part of the whole of Park City; it is time that this district evolves to realize its full potential.

New York City's Central Park is one of the most recognizable places in the nation. Central Park was designed by Frederick Law Olmsted and Calvert Vaux in 1858; it is the result of a thorough planning and design process

BONANZA PARK

Bonanza Park - The Evolution of Place

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'plās • 'mā • kiŋ

the process of creating great places that attract people because they are pleasurable, interesting and offer the chance to see other people. Placemaking is characterized by a focus on activities, management, community, and sociability, as opposed to architectural or landscape design; the end result of placemaking is the development of great public places, such as squares, plazas, parks, streets, and waterfronts.

placemaking

Draft #2

The Form-Based Code Institute (FBCI), in the following summary, provides an explanation of what a form-based code is and the typical elements included in a code:

What are Form-Based Codes?

Definition of a Form-Based Code

Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines, adopted into city or county law. Form-based codes offer a powerful alternative to conventional zoning.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.

Elements of a Form-Based Code

Form-based codes commonly include the following elements:

• Regulating Plan. A plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded.

• Public Space Standards. Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, on-street parking, street trees, street furniture, etc.).

• Building Form Standards. Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.

• Administration. A clearly defined application and project review process.

• Definitions. A glossary to ensure the precise use of technical terms.

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Form-based codes may also include:

• Architectural Standards. Regulations controlling external architectural materials and quality.

• Landscaping Standards. Regulations controlling landscape design and plant materials on private property as they impact public spaces (e.g. regulations about parking lot screening and shading, maintaining sight lines, ensuring unobstructed pedestrian movement, etc.).

• Signage Standards. Regulations controlling allowable signage sizes, materials, illumination, and placement.

• Environmental Resource Standards. Regulations controlling issues such as storm water drainage and infiltration, development on slopes, tree protection, solar access, etc.

• Annotation. Text and illustrations explaining the intentions of specific code provisions.

a. THOROUGHFARE & FRONTAGES

| Building | Private Frontage | Public Frontage | Vehicular Lanes | Public Frontage | Private Frontage | Building |

| Private Lot | Thoroughfare (R.O.W.) | Private Lot |

e. **Stoop:** a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.

T4 T5 T6

f. **Shopfront:** a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.

T4 T5 T6

g. **Gallery:** a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.

T4 T5 T6

Draft #2

Form Based Codes - A Perspective

Reshaping Bonanza -
Form-Based Approaches for the Future
of Bonanza Park

In the December 2011, the Park City Planning Department received a report prepared by Jordan Backman as part of his capstone project in the Master of City and Metropolitan Planning program at University of Utah in the College of Architecture + Planning.

Backman's report focuses on considerations regarding Form-Based Codes (FBCs) that are best dealt with and decided upon before the drafting of the code begins. Such considerations include the form in which the code is implemented, the organizing principles for regulation, and how the code is to be administered by staff or City Officials. The report also noted potential pitfalls that could compromise effectiveness. The aim of the report was to help the City understand the principles that underlie a quality FBC and to offer some specific recommendations in relation to those principles.

The report is not a set of design standards for Bonanza Park. The report represents an important first step in preparing for drafting a potential Form-Based Code. Despite the fact that the report does not recommend specific design standards, design topics are addressed and general recommendations are given in relation to those standards. The report includes potential benefits such as better public spaces, flexibility of uses, predictability, and administrative efficiency. The report also recognizes challenges such as not making it too prescriptive and not neglecting training for Planning Staff administering the code.

Backman mentions components drawn from the Form-Based Codes Institute which include: regulating the plan, public space standards, building form standards, administration, and definitions. Such code may also include architectural standards, landscaping standards, signage standards, environmental resources standards, and annotation.

Backman recognizes at least two (2) general methods for implementing Form-Based Codes: making compliance with the code optional or mandatory. Although FBC's are designed to work independently, creating an FBC solely for Bonanza Park will involve integrating the new code into the existing code in such a manner that they work together seamlessly.

There are a number of ways to go about organizing and implementing an FBC, and there are also many options in how to go about preparing the code. There are a number of factors to consider, such as who will prepare the code, who will educate the public and the development community on FBC's, how to gather input from these groups, how much input to gather, etc.

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Building a Plan that addresses the Principles for Bonanza Park

The proposed Plan emerges from two forms; the natural geographic landform that so pervasively defines Park City and the simple manmade geometry found in the existing street pattern that overlays the terrain - specifically in Old Town. The natural landform is manifested in the flowing ski runs that line our mountains, the trails that traverse the hillsides, and the streams that run through the City. The built environment includes buildings located on a street pattern that is a traditional gridiron network that functions efficiently in this setting.

The Plan creates a mixed-use neighborhood village that capitalizes upon the locational advantages afforded Bonanza Park; the "entrance" corner to Park City, easy access to/from the district, relatively flat land for development, and an existing neighborhood ready to evolve as a mixed-use neighborhood with transportation options, public amenities, and a diverse socio-economic population.

The impact of pedestrian movement along the pedestrain/bike and vehicle network proposed within the Plan is best expressed by Jane Jacobs in her seminal book, The Death and Life of Great American Cities:

A city sidewalk by itself is nothing. It is an abstraction. It means something only in conjunction with the buildings and other uses that border it, or border other sidewalks very near it. The same might be said of streets, in the sense that they serve other purposes besides carrying wheeled traffic in their middles. Streets and their sidewalks, the main public places of a city, are its most vital organs. Think of a city and what comes to mind? Its streets. If a city's streets look interesting, the city looks interesting; if they look dull, the city looks dull.(Jacobs, 29)

Designing a Neighborhood Village

The proposed plan uses the street pattern to create the shape of the buildings by introducing zero lot lines, three to five story buildings, rights-of-way that maintain two-way vehicular (and shared bicycle) traffic with parallel parking on either side and minimum eight (8') wide sidewalks (52' right-of-way), plazas for public gathering, a park for community activities with parking beneath it, mixed-uses stacked for easy accessibility, etc..

The importance of pedestrian activity was simplified by Jane Jacobs when she spoke of the importance of putting "feet on the street" in urban environments; she noted that people feel safe when they see others walking on the same streets they use. The importance of creating a walkable community cannot be overstated.
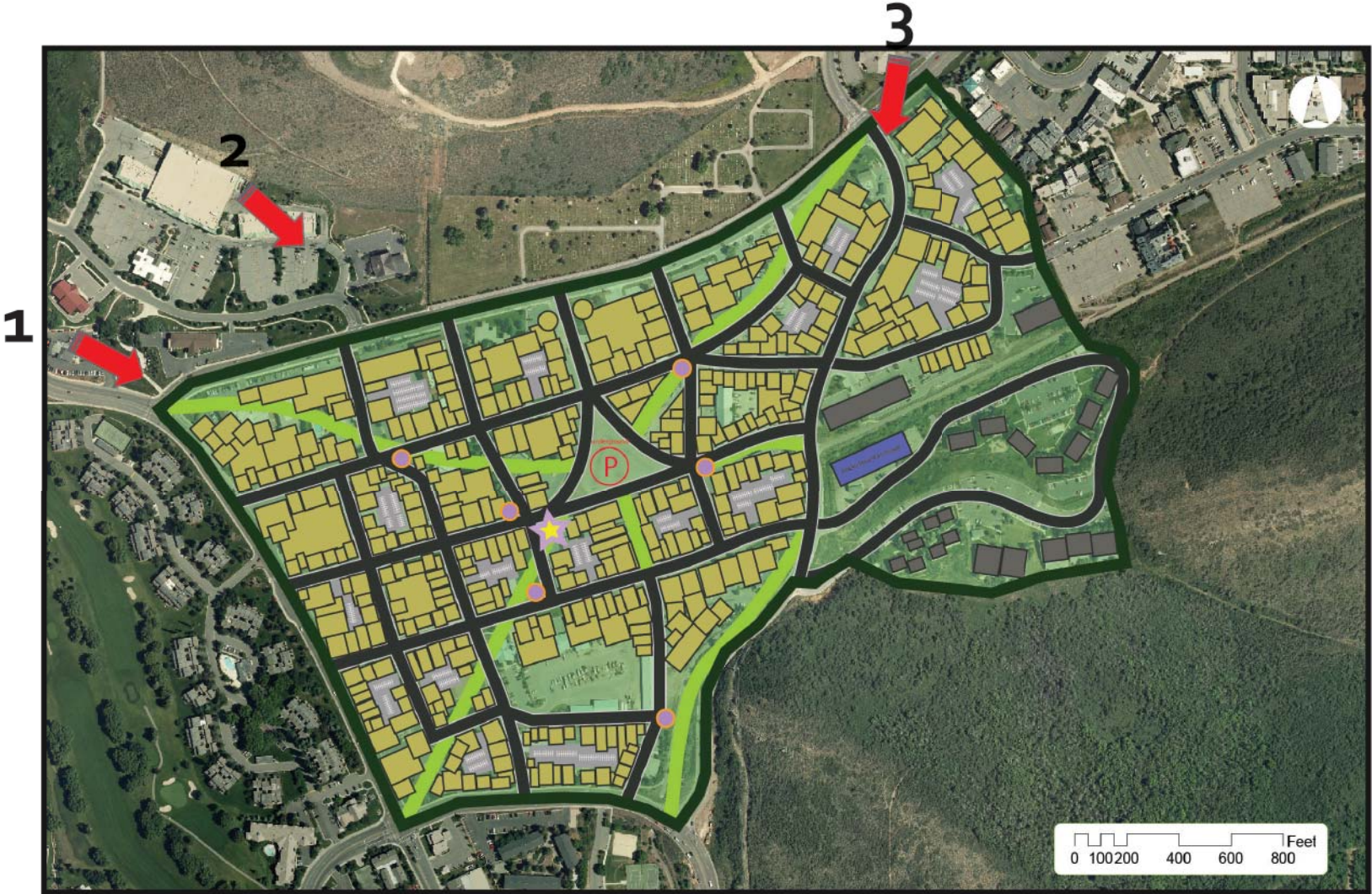
The provision of walkable streets (e.g. function) with traditional streetscape façade treatments (e.g. form) will provide opportunities for tourists and residents to interact in these public spaces. This is the true essence of a healthy village environment; street life generated by pedestrian traffic throughout the day

and evening hours. Within Park City, a healthy village occurs within a street where residents are enlivened by the tourists and where tourists feel a sense of belonging when visiting the City. According to Jane Jacobs, "life attracts life. Where pedestrian separation is undertaken as some sort of

abstract nicety and too many forms of life and activity go unaccommodated or are suppressed to make the nicety work the arrangement goes unappreciated."[84]

1/4 mile = five minute walk

Feet
0 100 200 400 600 800

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The numbered views below are illustrated on the following pages

1

This is a view looking southeast from the corner of SR 224 (Park Avenue) and SR 248 (Kearns Boulevard) illustrating the proposed view corridor (and pedestrian/bike way) that would go through the existing Yarrrow Hotel property.

2

This view is a birdseye view of Bonanza Park looking south over SR 248 (Kearns Boulevard). The entrance road to the left (east) is proposed to be the primary entrance to the underground parking below the Spur Park area. The path illustrated in the foreground is representative of the FPZ area.

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Draft #2

3

This view is looking west along SR 248 (Kearns Boulevard) at the intersection with Bonanza Drive. The green belt indicated along SR 248 (Kearns Boulevard) is the area within the FPZ.

Draft #2

A comparison of the proposed Bonanza Park Area Plan...

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Draft #2

BONANZA PARK

...with the allowed buildout of the Bonanza Park area utilizing the existing Land Management Code (LMC)
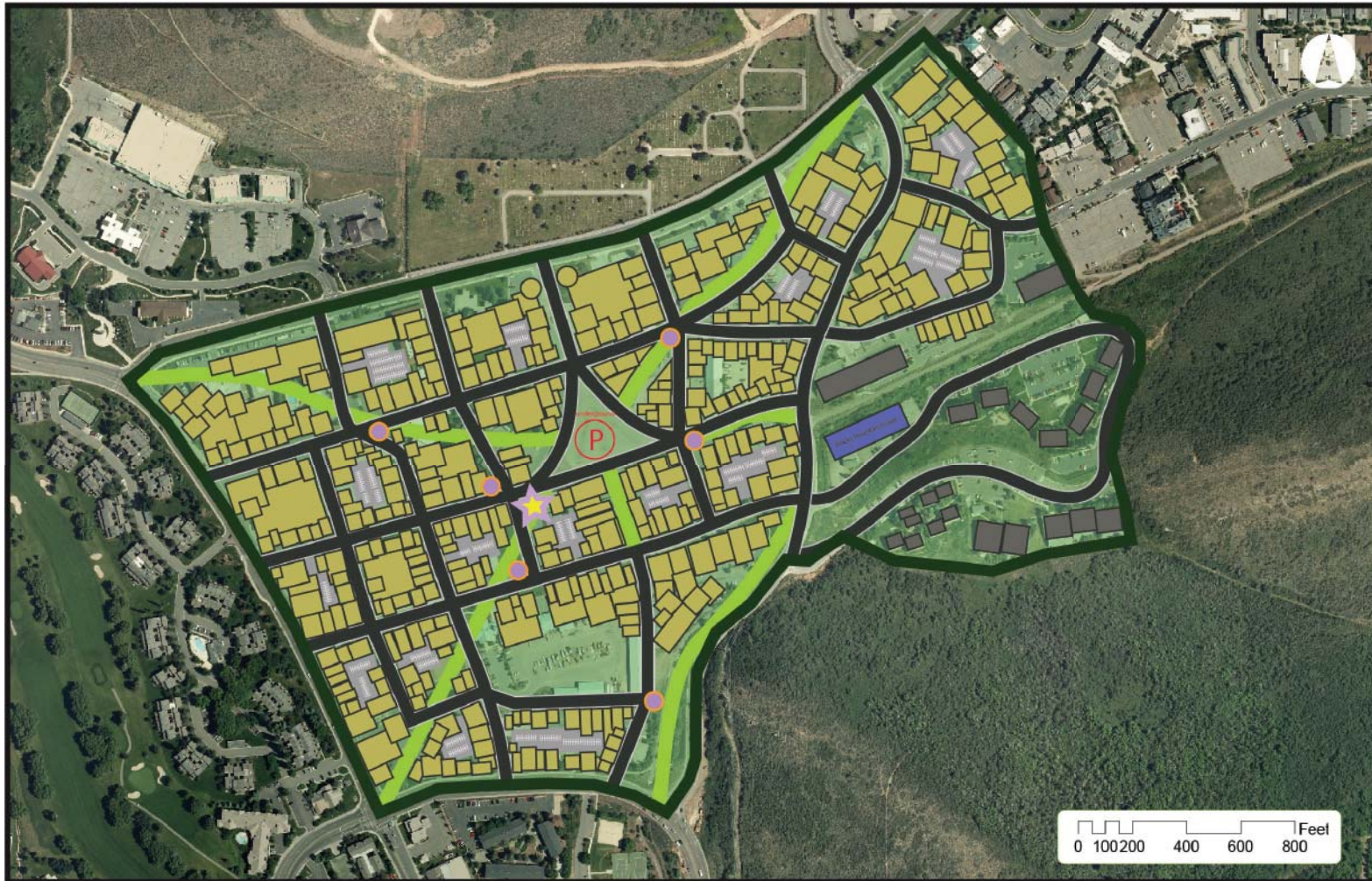
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im•ple•mən•tā•shən

the act of carrying out; to give
practical effect to and ensure actual
fulfillment by concrete measures

The Options

The Bonanza Park Plan has been created to give options to developers that are in line with the Vision Park City goals and the Bonanza Park Plan principles as outlined within this document. The Bonanza Park Plan introduces a BASE PLAN and an INCENTIVIZED PLAN – the developer may choose to which level they would prefer to participate.

The Existing LMC Plan

All developers/property owners within the Bonanza Park Area Plan will continue to do a Site Suitability Analysis per the Master Planned Development criteria (LMC §15-6.5) to determine the available square feet of building pad for development.

Details cannot
be seen, people on the
ground can neither
be recognized
nor contacted.
Above the fifth floor,
offices and housing
should logically
be the province
of the air-traffic
authorities. At any
rate, they no
longer belong
to the city."[85]

Jan Gehl

The Options within the Bonanza Park Plan

The Base Plan

The Base Plan creates new building pads within a grid system for the Bonanza Park district and allows for new planning and design options with zero lot line setbacks, a maximum height of three (3) stories above ground (35'), and a requirement for pedestrian easements through blocks to maintain connectivity. The Base Plan allows for up to 110% of the building pad square feet identified via the Site Suitability Analysis. Each property will benefit differently with new grid and the zero lot line setbacks per the Base Plan; however no property owner may exceed 110% of the square feet identified in the Site Suitability Analysis. In addition, the Base Plan maintains the full setback requirement of the Frontage Protection Zone (FPZ).

The Incentivized Plan

The Incentivized Plan allows developers/ property owners to choose from an array of options to increase the size of their development beyond the base plan. Within each option, a ratio is created for square footage equivalents that may be built if the option is exercised. For instance, for every square foot of Business Incubator space or each square foot dedicated Public Park space, two (2) square feet of private development may be built. The ratios are based on the need within the community and the return in value to the developer, with the goal of making the Plan a win-win for the community and the developer. The additional density may be built within the Incentivized Plan's allowed increase in height or increased building pad options within the FPZ (if applicable to the site).

	The Base Plan	The Incentivized Plan
Height	3 story max and 35' from existing grade	3 story max for 100% of Building Pad (35')
		4th story max of 75% of building pad (45')
		5th story max of 25% of building pad (55')
Setbacks from Rights-of-Way	0'	0'
Frontage Protection Overlay Zone	100' (Kearns/SR 248)	50' Kearns/SR 248 (max 2 stories)
	100' Park Ave/SR 224	30' Park Ave/SR 224
	100' Deer Valley Drive	30' Deer Valley Drive (max 2 stories)
Pedestrian Easement	Pedestrian Easement Required to create a walking path through each block face.	Pedestiran Easement required to create a walking path through each block face.

Bonanza Park - The Evolution of Place

Draft #2

BONANZA PARK
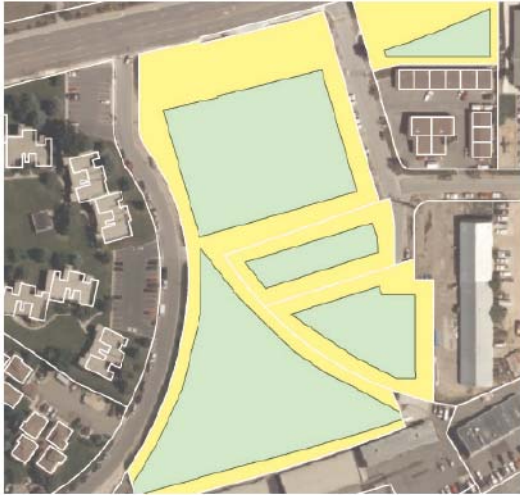
Current LMC

The light green area shows the Site Suitablity per the existing LMC. Lot minus the setbacks and Frontage Protection Zone. The maximum height thirty-five feet. (35')

Base Plan

The light blue area shows the new building pad within the Base Plan. Zero Setbacks and Maximum of 3 stories.

Incentivized Plan

The deep blue color represents the additiona building pad area within the Incentivized Plan. Zero setbacks and maximum of 5 stories. The green is a suggested public park within private property. Within Option 6, a developer may be granted 2 square feet for each square foot of dedicated public park. This extra square footage may be built within the additional height and setback area.

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The Incentivized Options

OPTION 1: Affordable Housing Requirement (two options for onsite housing)

- The current Park City housing resolutions (2007) requires annexations and master planned developments to provide affordable housing per the current housing resolution. Pursuant to the current Land Management Code (LMC), this additional square footage is in addition to the density allowed on site per the Site Suitability Analysis.

- The developer may choose to utilize the Bonanza Park Area Plan recommended affordable housing percent (25%) rather than the 2007 housing resolution as identified in Principle 8; this affordable housing requirement must be built on site or within the district. For every square foot of the affordable housing requirement built on site(and deed restricted), 1x the square footage (1:1) may be obtained within the Incentivized Plan.

OPTION 2: Apartment Housing (rental units).

Apartment Housing: Building with multiple dwelling units for rent.

- A developer may opt to build apartment housing (deed-restricted rental units) and receive an additional 10% increase in square footage that may be built within the Incentivized Plan (1.10:1).

OPTION 3: Assisted Living

- For each square foot of an assisted living facility (deed restricted), 1.5 square feet may be obtained within the Incentivized Plan. Once this incentive is utilized by a developer/property owner, it is no longer available for others within the district.

OPTION 4: Community Park (Public_

- For each square foot of land dedicated (deed restricted) for a community park, 1.5 square feet may be obtained within the Incentivized Plan.

OPTION 5: Outdoor Public Improvement

- For each square foot of outdoor public improvement beyond a standard park (ie. ampitheater), 2 square feet may be obtained within the Incentivized Plan.

OPTION 6: Local Food Production

- Green House: A developer may build upon an additional 10% of the building pad on the 4th or 5th story for a Green House for food production.

Draft #2

This percentage may increase with the approval of the Planning Commission for greenhouses to be used by a local restaurants and/or a culinary institute.

• Community Garden: For a public community garden on the ground level, 2 square feet (2:1) may be obtained within the Incentivized Plan for each square foot dedicated toward a community garden.

OPTION 7: Child Care Facility

• For each square foot of a built Child Care Facility (deed restricted), 1 square foot may be obtained within the Incentivized Plan.

OPTION 8: Visiting Artist/Creatives Housing Studio

• For each square foot of a building dedicated (and deed restricted) for the construction of a visiting artists/creatives housing studios, 1 square foot may be obtained within the Incentivized Plan.

OPTION 9: Community Cultural Center

Community Cultural Center: A meeting place used by members of the community for social, cultural, and/or recreational purposes. The center can be programmed for many different groups to utilize, such as summit seniors, moms and tots, latinos in action, Arts Kids, etc.

• For each square foot of land dedicated (and deed restricted) for the construction of a public community cultural center, 2 square feet may be obtained within the Incentivized Plan.

• For each square foot of a completed building shell space (and deed restricted) for a public community cultural center, 3x the square feet may be obtained within the Incentivized Plan.

OPTION 10: Accredited Educational Facility

• For an Accredited Educational Facility (deed restricted), with onsite housing for students, the developer may build to the maximum of the the

Icentivized Plan within the property that the accredited educational facility is built.

OPTION 11: Transfer of Development Rights (TDR) Credits -

• Bonanza Park is a TDR receiving zone. TDR development credits may be built within the incentivized areas of the Plan. No additional bonus will be granted for use of TDR credits.

OPTION 12: Zero Carbon Building

Zero Carbon Building: A building that produces, at a minimum, the energy it consumes without contributing carbon to the atmosphere.

• If a developer opts to build a Zero Carbon Building, the developer may build to the maximum of the Incentivized Plan.

OPTION 13: Think Tank

Think Tank: an institute, corporation, or group organized for interdisciplinary research (as in technological and social problems)

• For each square foot of a building designated for use by a Think Tank (deed restricted), 2 square feet may be obtained within the Incentivized Plan.

OPTION 14: Local Non Profit Business

• For each square foot of a building dedicated for a Local Non-Profit Business use (deed restricted), 1 square foot

may be obtained within the Incentivized Plan.

OPTION 15: Local Entrepreneur Space

• For each square foot of a Local Entrepreneur Space (deed restricted space) 2 square feet may be obtained within the Incentivized Plan.

OPTION 16: Live/Work Space

Live/work Space: A space within a building that includes residential area and work area. The two may be accessible through the same unit or separated but within the same building. The living space must be connected to the work space through a deed restriction.

• For each square foot of building area designated as live-work with living facilities deed restricted for workers within the same building, 1 square foot may be obtained within the incentivized plan.

OPTION 17: Business Incubator Center

Business Incubator Center: Business incubator centers provide support to start up businesses, through providing a physical location in which a number of businesses operate and share common area space (including technology such as copiers, computers, meeting rooms), and provide business planning assistance or mentoring.

- For each square foot of a business incubator center (deed restricted space), 2 square feet may be obtained within the Incentivized Plan.

OPTION 18: High Elevation Manufacturing Business

- For each square foot of a building dedicated for High Elevation Manufacturing Businesses (deed restricted), 1 square foot may be obtained within the Incentivized Plan.

OPTION 19: Innovation Center

Innovation Center: Designated area or building that introduces new businesses or areas of technology to their respective local markets. The districts often become centers oriented around design, media and creative firms. Uses can vary within a given innovation district, and different communities place an emphasis on different kinds of technologies or businesses in their particular innovation district.

- For each square foot of an Innorvation Center that reflects the core values of the Park City residents (deed restricted space), 1 square foot may be obtained within the Incentivized Plan.

OPTION 20: Community Vision

- This Option allows developers to approach the City Council with additional options that are in line with the Community Vision and will create local, sustainable benefits for the community.

An Example of a Property Owner Incentivized

As part of the planning process for the Bonanza Park District, the commitment to partnership will be the key to success of this Area Plan. This partnership allows for the discussion of the "gives" and "gets." While no planning or design effort should be based on numerical data only, a thorough analysis of property impacts (square footage) was completed as part of the creation of the Bonanza Park Area Plan.

The Base Plan is designed to incorporate best practices, or what may be better termed "best possibilities." These include zero lot line (no setbacks) for buildings, thereby creating a defined streetscape that is pedestrian friendly. This type of design standard enables quality streets to be created; streets that support and contribute to the vitality of the area and would otherwise be lost if parking lots punctuated the setbacks. Requiring this type of design aesthetic creates the spaces that people identify with positively, think Main Street, think closely knit neighborhoods, think historic downtown "squares."

This "give" (by the City) of extra building pad area is also a "get" (for the City) in that allowing the property owner/developer the opportunity to use more land to build upon creates a quality street environment and encourages shorter buildings in which square feet (per the Site Suitability Analysis) can be maximized. It results in a "win-win" development pattern and place making.

The Incentivized Plan is designed to effectuate the City's goals and recommendations by providing options ("carrots") to developers/property owners who recognize the value of the Area Plan. These options include the provision of additional affordable housing units, rental units, business incubator space, a community center, etc. – all "gets" for the City. These are desirable neighborhood amenities that would likely not pencil out and not be built if the City did not "give" additional square feet to the property owner/developer.

An Example to Illustrate the Plan Actualized...

Mark Fischer has been working closely with the City in an effort to redevelop his property. He owns approximately thirteen (13) acres (589,383 SF), primarily in the north, northeastern, and eastern sections of the Bonanza Park district. The following images and tables indicate what Mr. Fischer could build on his property using the three scenarios: the existing LMC (based upon the Site Suitability Analysis for a Master Planned Development), the Base Plan (with zero lot line setbacks), and the Incentivized Plan (including Options to utilize a portion of the Frontage Protection Zone). There is also a comparison of the outcome if Mr. Fischer were to acquire the City Owned Recycle Center.

BONANZA PARK

Draft #2
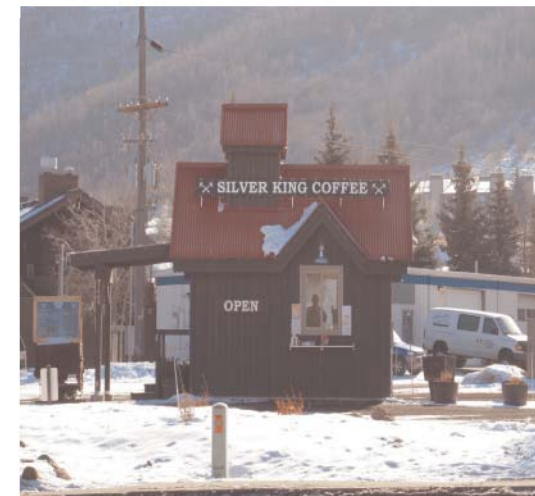
Mark Fischer's properties with the Current LMC building pad illustrated

The area in light green is the current Land Management Code allowable building pad area based on current lot lines and the required setbacks (in yellow). The total building pad for Mark Fisher's properties total 251,954 square feet.

Legend:
- Current Code Building Pad
- Possible Swap with RM Power
- Required Setback Area
- Parcels

To Mark Fischer

To Rocky Mountain Power

Feet
0   100   200   400

Draft #2
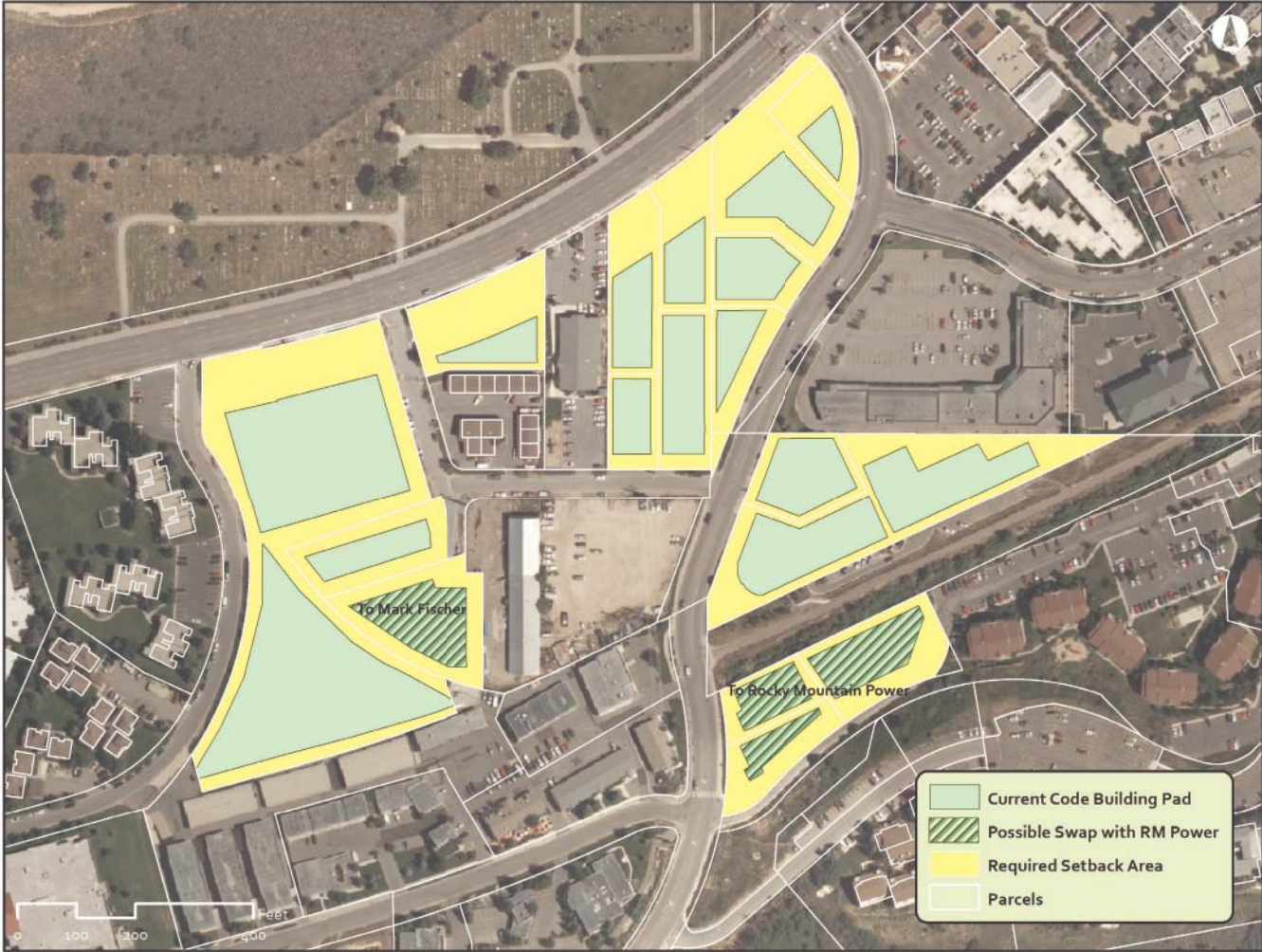
Mark Fischer's properties with the Base Plan building pad (light blue) and the Incentivized building pad (light blue + dark blue) illustrated

The area in light blue represents the building pad within the Plan. The dark blue represents the incentivized area with a decreased setback withn the FPZ. The building pad for Mark Fisher's properties within the Base Plan total 250,525 square feet. This is a loss of 1,429 square feet due to the dedication of the "Spur" as a public park. Within the Incentivized Plan the total Building Pad is 272,427 square feet. The additional building pad for the incentivzed plan is repre- sented in dark blue.

Legend:
- Dedicated Streets
- Dedicated Pathways
- The Spur Park
- Current Code Building Pad
- Base Plan Building Pad
- Incentivized Building Pad
- Required Setback Area
- Possible Swap with RM Power
- Parcels

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BONANZA PARK

Mark Fischer's properties (and the acquisition of the Recycle Center's land) with the Base Plan building pad (light blue) and the Incentivized building pad (light blue + dark blue) illustrated

Legend
- Dedicated Streets
- Dedicated Pathways
- The Spur Park
- Current Code Building Pad
- Base Plan Building Pad
- Incentivized Building Pad
- Required Setback Area
- Possible Swap with RM Power
- Parcels

To Mark Fischer

To Rocky Mountain Power

This includes the acquisition of the Recycle Center by the Property Owner. Within this scenario, the total building pad for Mark Fisher's properties within the Base Plan total 267,457 square feet. The Incentivized Plan the total Building Pad is 289,359

Draft #2

SITE	CURRENT LOT SIZE	CURRENT CODE BUILDING PAD	BASE PLAN BUILDING PAD	INCENTIVIZED PLAN BUILDING PAD
MF1 (The Spur and Yard)	200,195	103,082	47,208	53,848
MF2 (Emporium)	33,661	7,421	10,700	16,450
Bonanza Kearns Lot 1	19,104	5,474	10,806	13,189
Bonanza Kearns Lot 2	44,033	14,843	25,992	29,247
Bonanza Kearns Lot 3	18,638	12,304	9,295	9,295
Bonanza Kearns Lot 4	23,356	8,829	2,873	4,263
Bonanza Kearns Lot 5	24,402	16,524	21,462	21,462
Bonanza Kearns Lot 6	25,755	11,783	8,094	10,578
Bonanza Kearns Lot 7	13,770	8,253	11,666	11,666
Bonanza Kearns Lot 8	1,266	0	0	0
Bonanza Kearns Lot 9	17,088	7,478	11,040	11,040
Total MF3 Bonanza Kearns	187,412	85,487	101,227	110,740
Valvoline	22,722	16,127	14,262	14,262
Rail Central	82,942	22,034	58,393	58,393
Total MF4 (Rail Central)	105,664	38,160	72,655	72,655
Total MF5 (RMP Substation)	36,427	17,803	18,735	18,735
TOTAL MF Properties	563,359	251,954	250,525	272,427

This chart illustrates all of Mark Fischer's property in Bonanza Park - noting the SF size of the land in the first column, the current LMC building pad allowed, the Base Plan building pad allowed (with zero lot line setbacks), and the Incentivized Plan which allows for reduced FPZ setbacks. Note that the Base Plan total SF for Mark Fischer is smaller than the current LMC code buildng pad only due to the fact that this calculation assumes he has been willing to allow for the creation of a park on the "Spur" land that he owns.

Calculations with Current Property Ownership

This chart indicates gain/loss for Mark Fischer given the three scenarios. Again, the Base Plan assumes that he does not build on the "Spur" land - that it is maintained for parkland. This is a significant "give" on the part of the property owner.

	Total Square Feet	Gain/Loss	Community Benefits
CURRENT LMC BUILDING PAD	251,954		Maintain 100' Frontage Protection Zone 30% Open Space (within setback area)
BASE PLAN BUILDING PAD	250,525	-1,429	Maintain 100' Frontage Protection Zone Central Park "The Spur" Creation of Streetscape Neighborhood Connectivity Pedestrian Pathways
INCENTIVIZED PLAN BLDG. PAD	272,427	20,473	Maintain 50' Frontage Protection Zone Central Park "The Spur" Neighborhood Connectivity Pedestrian Pathways & Community Benefit Options

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BONANZA PARK

SITE	CURRENT LOT SIZE	CURRENT CODE BUILDING PAD	BASE PLAN BUILDING PAD	INCENTIVIZED PLAN BUILDING PAD
MF1 (The Spur and Yard)	200,195	103,082	47,208	53,848
MF2 (Emporium)	33,661	7,421	10,700	16,450
Bonanza Kearns Lot 1	19,104	5,474	10,806	13,189
Bonanza Kearns Lot 2	44,033	14,843	25,992	29,247
Bonanza Kearns Lot 3	18,638	12,304	9,295	9,295
Bonanza Kearns Lot 4	23,356	8,829	2,873	4,263
Bonanza Kearns Lot 5	24,402	16,524	21,462	21,462
Bonanza Kearns Lot 6	25,755	11,783	8,094	10,578
Bonanza Kearns Lot 7	13,770	8,253	11,666	11,666
Bonanza Kearns Lot 8	1,266	0	0	0
Bonanza Kearns Lot 9	17,088	7,478	11,040	11,040
Total MF3 Bonanza Kearns	187,412	85,487	101,227	110,740
Valvoline	22,722	16,127	14,262	14,262
Rail Central	82,942	22,034	58,393	58,393
Total MF4 (Rail Central)	105,664	38,160	72,655	72,655
Total MF5 (RMP Substation)	36,427	17,803	18,735	18,735
Acquisition of Recycle Center from City	26,024	10,106	16,932	16,932
TOTAL MF Properties	589,383	262,060	267,457	289,359

This chart illustrates the same properties (as noted on the prior page) owned by Mark Fischer but assuming acquistion of the City's Recycle Center property. The acquisition of this property would offset some of the lost building pad site where the proposed "Spur" park is located.

Calculations with Acquisition of Recycle Center

Using this scenario, Mark Fischer would realize a small gain, rather than a loss with the Base Plan proposal.

Totals Assuming Recycle Center Acquisition			
	Total Square Feet	Gain/Loss	Community Benefits
CURRENT LMC BUILDING PAD	262,060		Maintain 100' Frontage Protection Zone 30% Open Space (within setback area)
BASE PLAN BUILDING PAD	267,457	5,397	Maintain 100' Frontage Protection Zone Central Park "The Spur" Creation of Streetscape Neighborhood Connectivity Pedestrian Pathways
INCENTIVIZED PLAN BLDG. PAD	289,359	27,299	Maintain 30'-50' Frontage Protection Zone Central Park "The Spur" Neighborhood Connectivity Pedestrian Pathways & Community Benefit Options

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	Without Recycle Center Included		Recycle Center Included		Difference	
	Total Square Feet	Gain/Loss	Total Square Feet	Gain/Loss	Gain	Community Benefits
CURRENT LMC BUILDING PAD	251,954		262,060.41		10,106	Maintain 100' Frontage Protection Zone 30% Open Space (within setback area)
BASE PLAN BUILDING PAD	250,525	-1,429	267,457	5,397	16,932	Maintain 100' Frontage Protection Zone Central Park "The Spur" Creation of Streetscape Neighborhood Connectivity Pedestrian Pathways
INCENTIVIZED PLAN BLDG. PAD	272,427	20,473	289,359	27,299	16,932	Maintain 50' Frontage Protection Zone Central Park "The Spur" Neighborhood Connectivity Pedestrian Pathways & Community Benefit Options

This chart illustrates the comparison of Mark Fischer's property with and without the Recycle Center acquisition. The fourth column ("Difference") is the one of importance here; with the Recycle Center property, Mark Fischer gains 16,932 SF of building pad area. The Incentivized Plan does not increase this amount given that the Recycle Center is not located within the FPZ. Additional Options may be considered for this property to obtain height on the 4th or 5th story, but this analysis only examined the building pad (land) that could be developed upon.

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BONANZA PARK
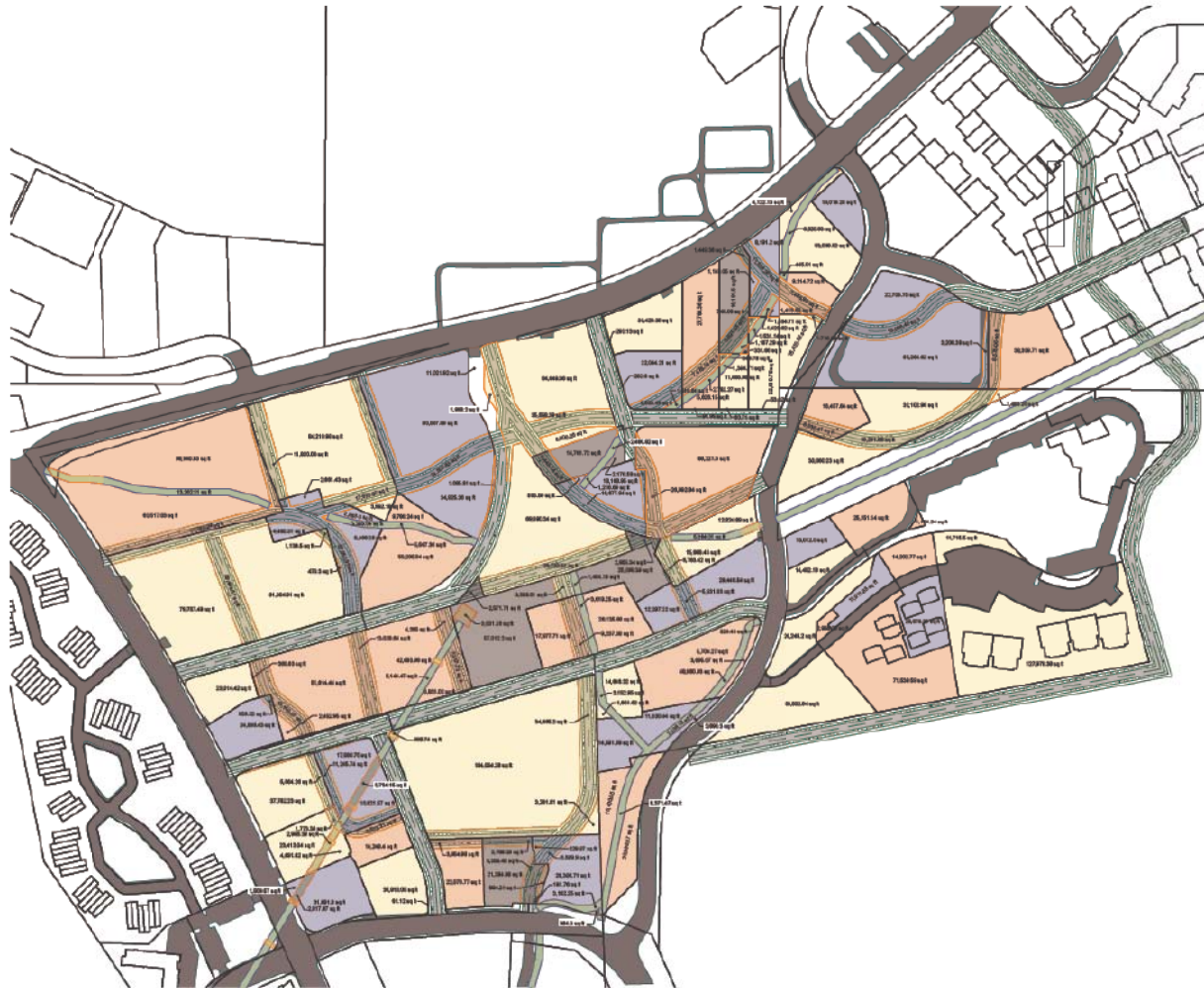
This map represents the process of calculating the impacts of the new grid system on property owners. Each color represents a different property owner. An AutoCad analysis was completed to determine the amount of square feet that would be given/taken from each property as a result of the new rights-of-way, pedestrian/bike paths, etc. In almost all cases, the "take" of land for these public amenities was given back via the Base Plan (zero lot line setbacks).

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Conclusion

Planning is an action. To plan, a community must first take into consideration the present circumstances, the current trends, and the expected future impacts of such trends. A community plans by making decisions that help guide future outcomes. Park City has made a decision to plan rather than to react in creating an Area Plan for Bonanza Park. The Bonanza Park Area Plan is greater than the sum of its parts; it is a plan for the greater community that will result in benefits Citywide, such as open space, housing opportunities, and transportation improvements.

The outcome of this endeavor will be a place where the community can live, dine, work, relax, play, be innovative...and ultimately be proud of. There is a philosophy within the design community that says we should design for permanence. When this philosophy is integrated into planning, it translates into creating "place" that is special, unique, an environment that people identify with, find beauty in, and care for: a place to protect. A local example of planning for permanence is the Historic District and especially Main Street. That area represents the true Park City; the history of the early miners, the 10 pm whistle, the colors, the distinct character and charm. The areathey will forever be protected as witnessed through two devastating fires and an economic depresion. The community's ongoing efforts toward premanance are evident with the creation of a redevelopment area, matching grants, design guidelines, and a compatibility ordinances.

The Bonanza Park Area Plan is an opportunity; it has been carefully designed with the help of local architects, through community conversations during Visioning, with direction from the community leadership, and local Planners. It is a plan to actualize the vision of the community, preserving place while creating opportunities. The Area Plan asks developers to consider the community, to consider the place and its history, and to plan for permanence. The Principles reflect the community's goals towards enjoying life and leaving a legacy for future generations to enjoy. The Plan will stimulate conversations, debates, and decision-making. At its inception in the start of a new year, 2012, it is an opportunity to actualize the Park City vision.

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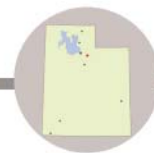
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