

Bonanza Park

Small Area Plan

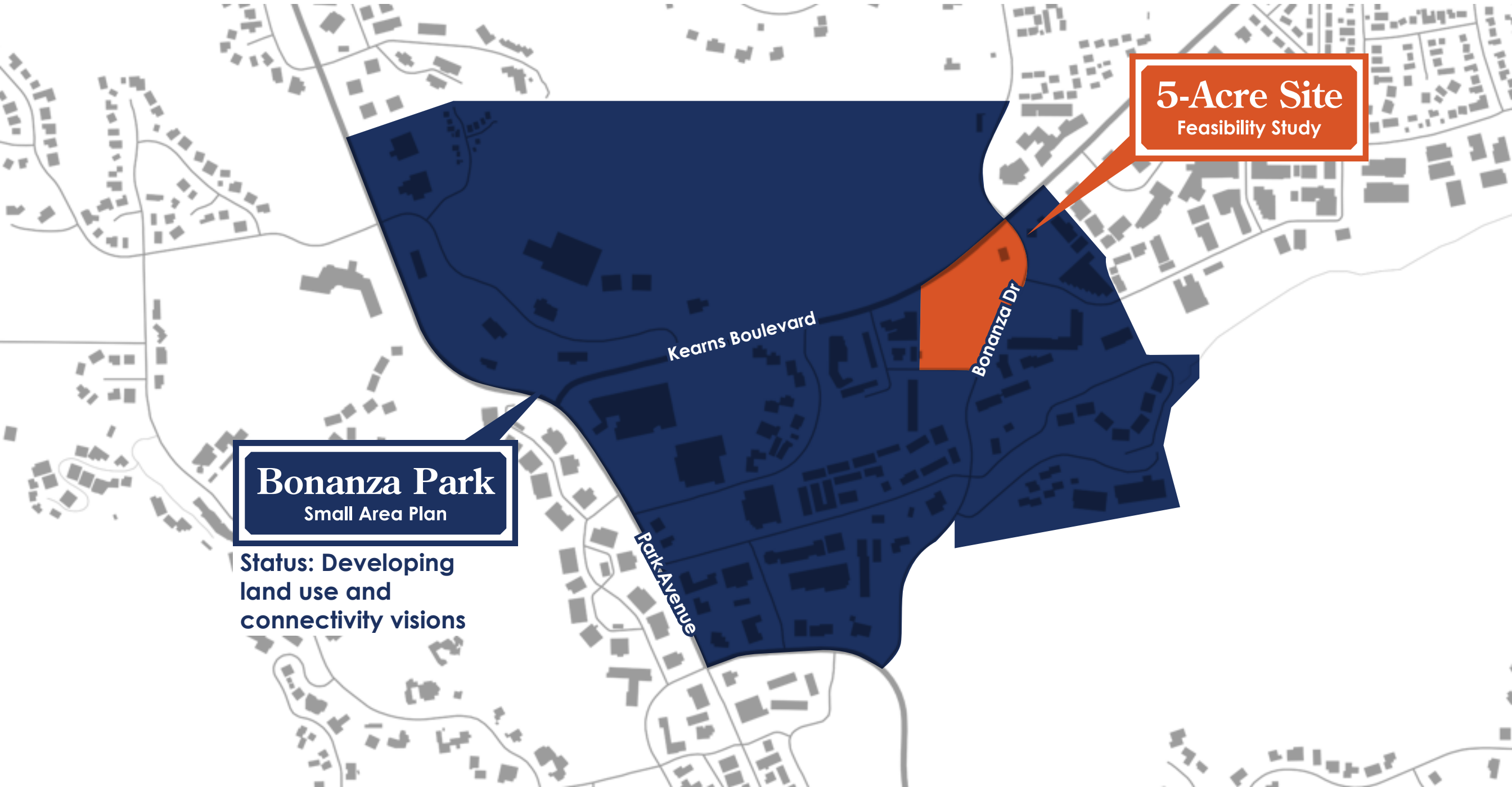
Community Meeting 3

April 9, 2024

PARK CITY

1884

Two Planning Efforts | One Approach



Bonanza Park
Small Area Plan

Status: Developing
land use and
connectivity visions

5-Acre Site
Feasibility Study

Kearns Boulevard

Bonanza Dr

Park Avenue

Consultant Team



MKSK

Urban & Land Use Planning - Lead Consultant



DEVELOPMENTSTRATEGIES®

Economic & Market Analysis



FEHR & PEERS

Transportation Planning



future→iQ

Public & Stakeholder Engagement

Today's Meeting



Share draft land use
policy and design
recommendations



Share a draft vision for
trail and pedestrian
connectivity



Collect feedback to
refine recommendations

Bonanza Park Small Area Plan

Process Update

Bonanza Park
Small Area Plan



Small Area Plan Purpose

Bonanza Park Small Area Plan

Craft a Small Area Plan for Bonanza Park to address the planning needs and policy goals of residents, business owners, and stakeholders.

Identify community priorities

Describe the vision for Bonanza Park

Craft a Land Use Element

Develop a stand-alone Connectivity and Mobility Element

Identify implementation recommendations

WE ARE HERE!

Engagement Outcomes: Small Area Plan

Phase 1 & 2 Combined

Bonanza Park
Small Area Plan

2 Community Meetings
(400 Attendees)

12 Stakeholder Roundtables
(62 Stakeholders)

1,433+
Park City Voices
Engaged (so far)

Online/Paper Surveys
(Survey 1: 721 Responses)
(Survey 2: 250 Responses)

Ongoing Project Website

Key Findings from Phase 2 Engagement

1

Additional Density

While there is support for additional density in some parts of Bonanza Park, Parkites expect to trade these off for community benefits, such as affordable/workforce housing, or public realm improvements.

Where: Key catalyst sites and long term infill sites

2

Prioritizing Connectivity

Parkites would like to prioritize as many long-term connections as possible in Bonanza Park. New connections should be geared toward pedestrians and cyclists, and limit cars. There is a clear priority on improving sidewalks.

Where: Across the entire neighborhood boundary

3

Local for Locals

Future uses should focus on serving the needs of locals. There is lack of support for any future hotels, but widespread support for more restaurants/dining, retail, open space, and multifamily residential.

Where: Where redevelopment occurs in the community

Bonanza Park Vision Statement

Descriptive: Bonanza Park Today



Bonanza Park is a neighborhood where Parkites gather to shop, dine, and express local art and culture. **The Bonanza Park of tomorrow will build on this vibrancy to become a more walkable, connected, livable, and inclusive community for current and future Parkites of all ages.**

Aspirational: Bonanza Park in the Future



Project Goals: Bonanza Park is...

Mixed Use



Create a mixed use neighborhood with livability in mind.

Local



Support locally-owned business & entrepreneurship.

User-Friendly



Create a safe & intuitive network for pedestrians, cyclists, and transit users.

Inclusive



Expand the availability of affordable and workforce housing units.

Green



Create a more welcoming and sustainable community.

Cultural



Weave arts and culture into the community fabric.

Mixed Use

Create a mixed use neighborhood
with livability in mind.



Recommendations for a Mixed Use Bonanza Park

Create a mixed use neighborhood
with livability in mind.

MU1

Create a **Bonanza Park Mixed Use District** that allows for increased densities when new development provides significant community benefits.

MU2

Update the **Frontage Protection Zone** to ensure that Park City's entry corridors remain scenic and awe-inspiring.

MU3

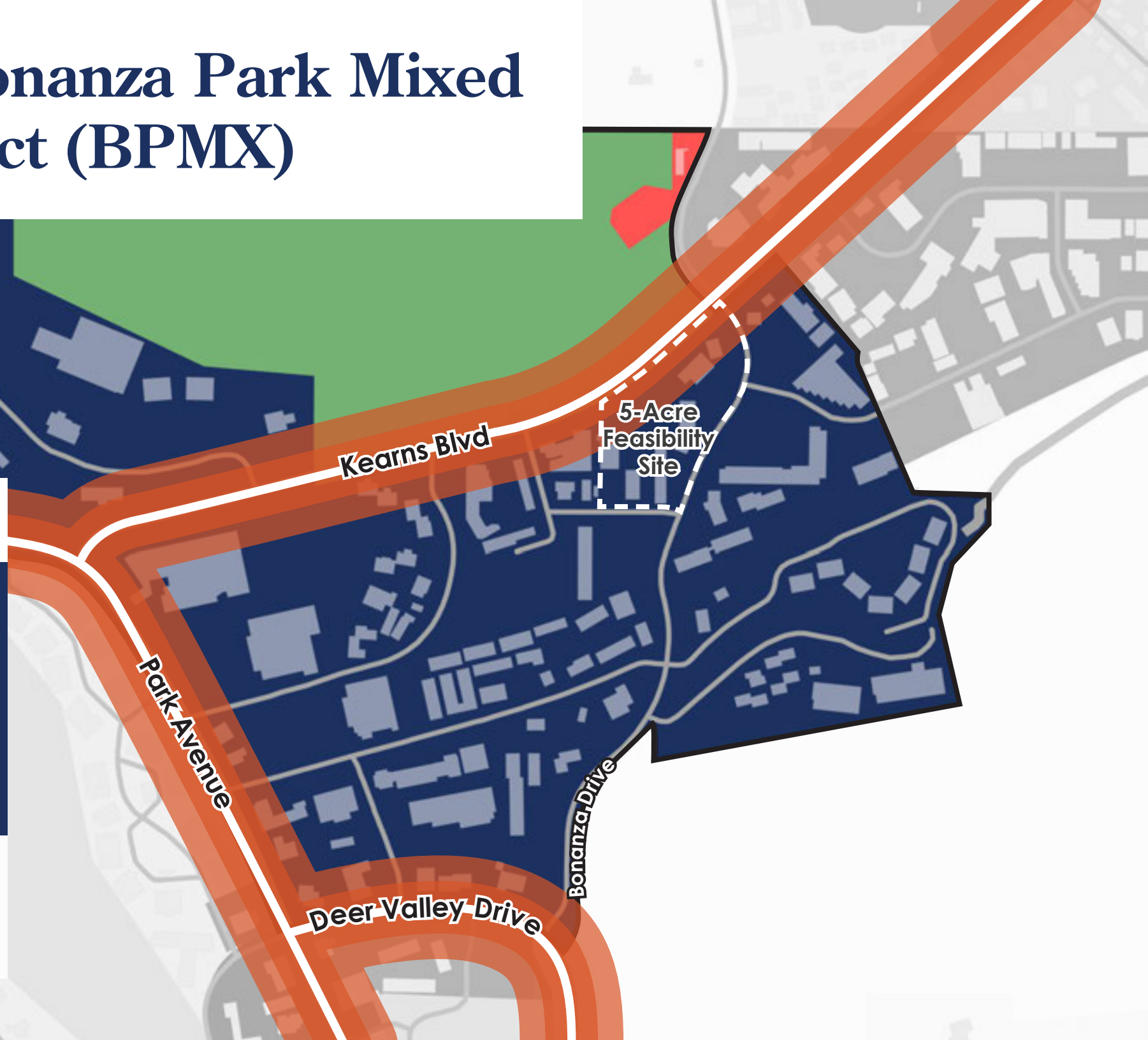
Establish development **guidelines for new multifamily and mixed use buildings** to create walkable, human-scale, development that is contextual and sensitive to its environments.

MU1: Create a Bonanza Park Mixed Use Zoning District (BPMX)

› Most of the Study Area is zoned General Commercial.

The Bonanza Park Mixed Use District (BPMX) will establish a mixed-use vision for the neighborhood's future, allowing for increased densities when new development provides significant community benefits and respects adjacencies and context.

- Bonanza Park Mixed Use
- ROS - Recreation Open Space
- Frontage Protection Zone



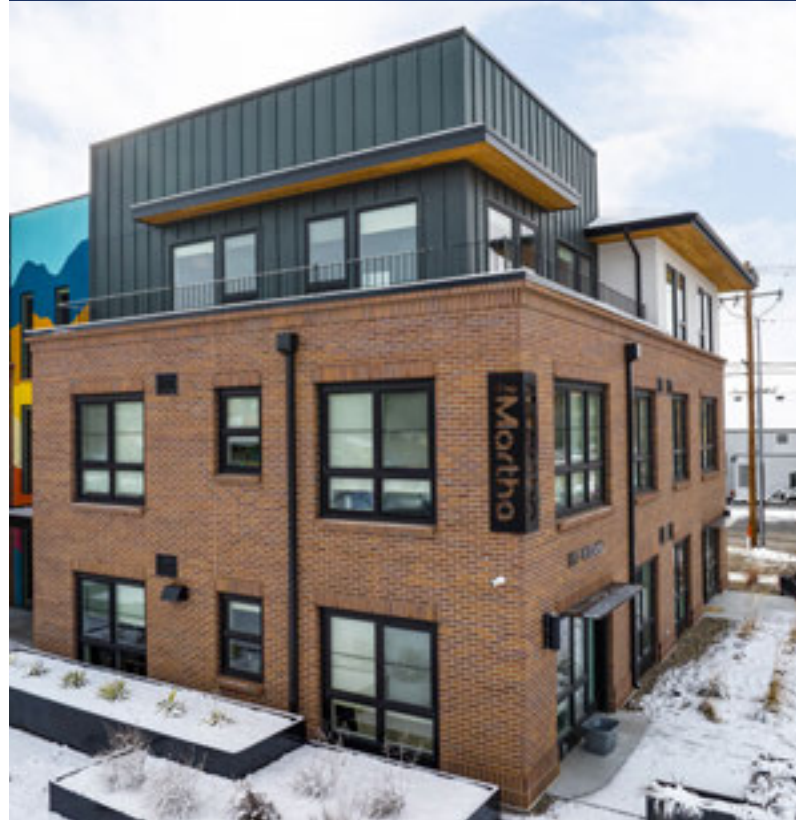
Bonanza Park Mixed Use Zoning: Proposed Concepts

More residential uses by right



- Residential uses noted as conditional uses in the GC district are now by right.
- Encourages Missing Middle housing.

Vertical Zoning Standards



- Active ground level uses required.
- Policies to encourage a walkable neighborhood.

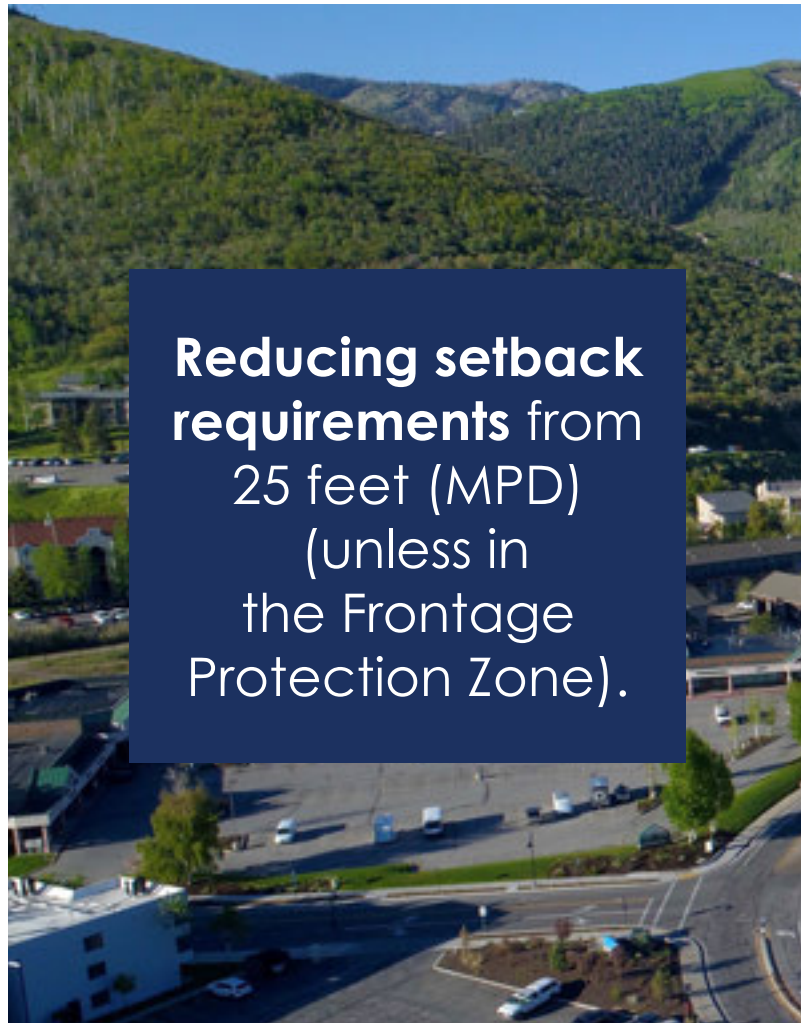
Building Heights



- Base height of 35' (unchanged from General Commercial).
- Opportunities for a density bonus.

What is a Density Bonus?

Density bonuses are a zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for providing a defined public benefit. The means of providing a density bonus for Bonanza Park can be through:



Reducing setback requirements from 25 feet (MPD) (unless in the Frontage Protection Zone).



Reducing parking requirements for mixed-use buildings.



Increasing building heights to...

- 45' with community benefits.
- 60' with exceptional community benefits.

Examples of Community Benefits

Points-based system of
community benefits



Affordable/Workforce Housing



Outdoor Community Spaces



Connectivity



Bike Share Station



Underground Parking



Transit Stop Improvement



Transit Oriented Dev.

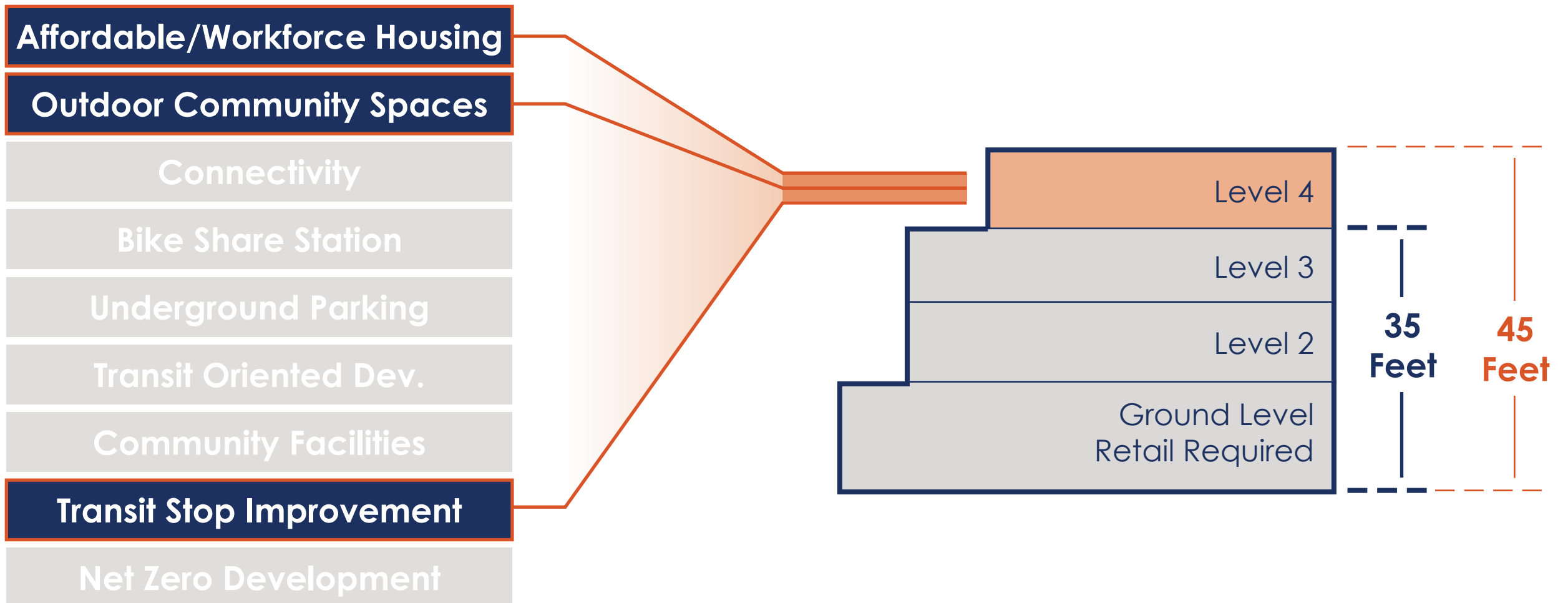


Community Facilities

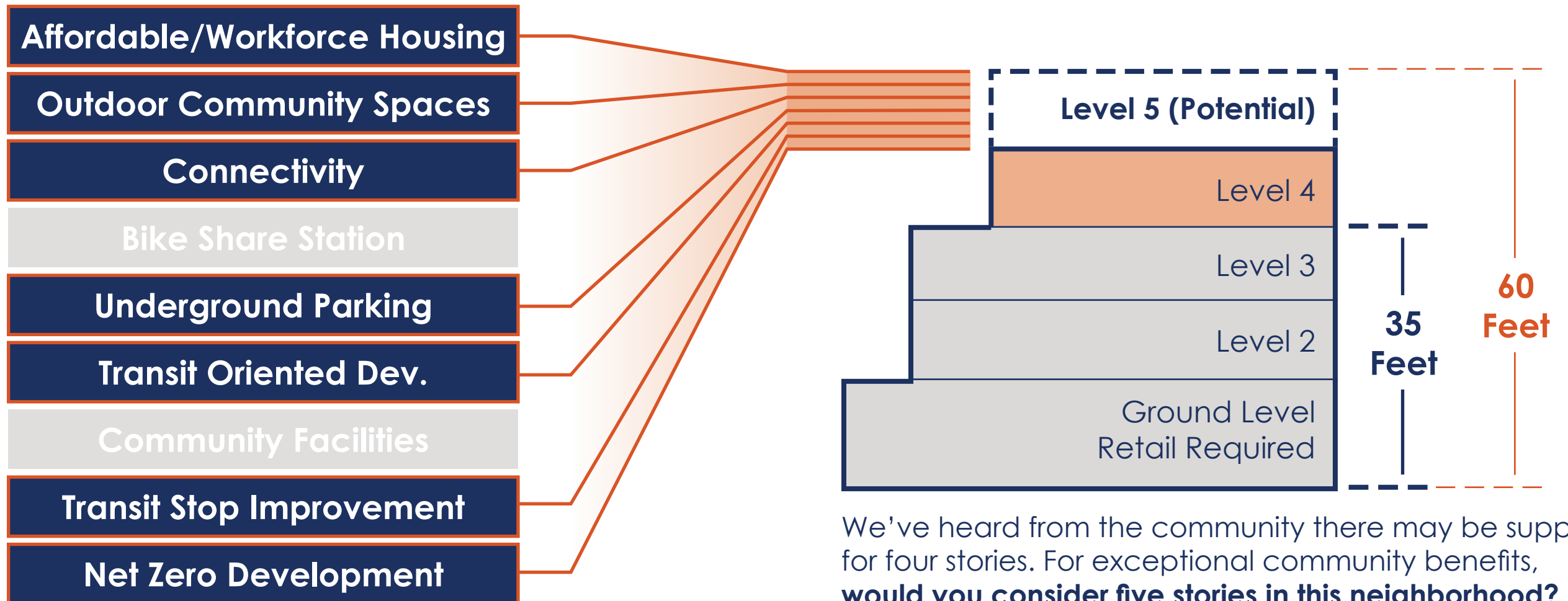
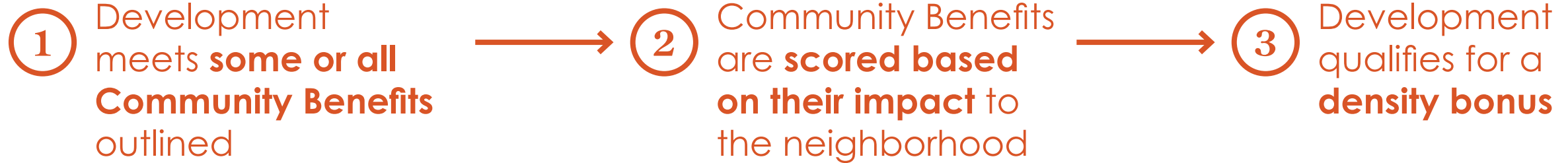


Sustainable Development

Establishing a Density Bonus for Community Benefits



Considering Exceptional Community Benefits



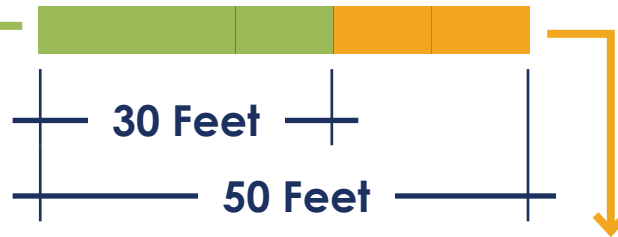
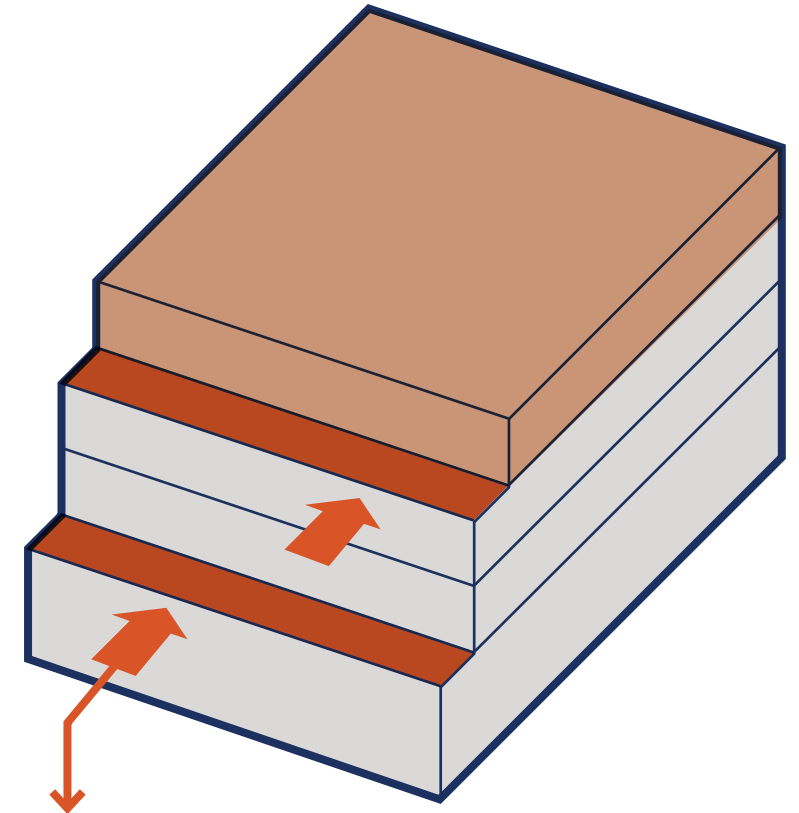
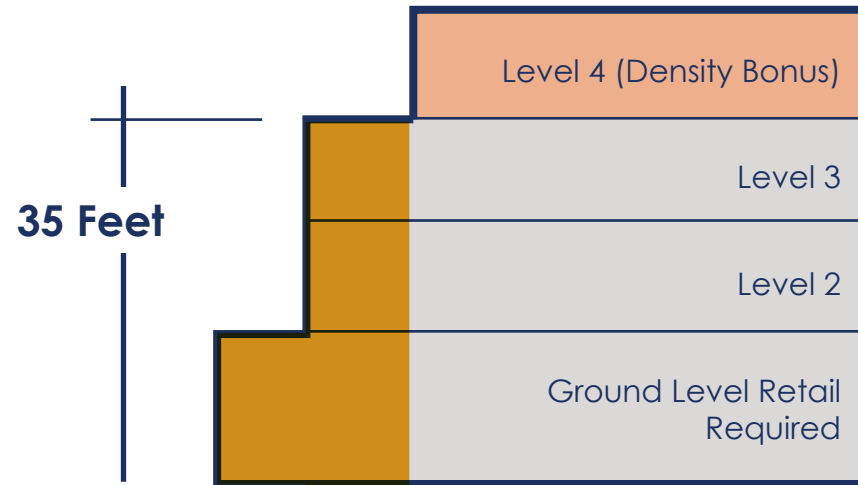
We've heard from the community there may be support for four stories. For exceptional community benefits, **would you consider five stories in this neighborhood?**

MU2: Improve the Frontage Protection Zone

Require trail or sidewalk connectivity within the 30' setback



Density Bonus with Community Benefits



Restrict building heights to 35' for the first 50' of the FPZ to protect views

Require Upper Story Stepbacks (in 10' increments) for buildings within the first 50' of the FPZ



MU3: Establish Development Guidelines

Front Yards

Entrances & Porches

Landscaping & Trees

Windows

Doors

Roofs

Massing and Scale

Parking Placement

As part of a Bonanza Park Mixed Use District, ensure that new multifamily and mixed use buildings reflect human scale design for a walkable community by regulating design elements. Excludes single and two-family dwellings.



How these Regulations can Shape Development

Iron Horse Boulevard and Bonanza Drive



EXISTING CONDITIONS



CONCEPTUAL 4 to 5 STORY DEVELOPMENT

How these Regulations can Shape Development

PARK AVENUE & WOODBINE WAY



EXISTING CONDITIONS



CONCEPTUAL 4 to 5 STORY DEVELOPMENT

How these Regulations can Shape Development

KEARNS BOULEVARD & HOMESTAKE ROAD



EXISTING CONDITIONS



CONCEPTUAL 4 to 5 STORY DEVELOPMENT

Local

Support locally-owned business & entrepreneurship.



Bonanza Park: A Locals' Neighborhood

Support locally-owned business & entrepreneurship.

L1

Limit nightly rentals, hotels, and timeshares to grow the residential base for Bonanza Park, and ensure that new dwellings are supporting a neighborhood for locals.

L2

Limit conventional chain businesses to prioritize locally owned and unique retailers/restaurants in Bonanza Park.

L3

Cap commercial square footages per building, with exceptions for grocery stores, to incentivize mixed use development.

L1: Limit Nightly Rentals and Hospitality

As part of a Bonanza Park Mixed Use District, **limit nightly rentals, hotels, and timeshares**, through the following options:

- **Make major hotels a conditional use**, while still allowing for minor or boutique hotel uses.
- **Establish limits on nightly rentals**, such a total cap on the number of nightly rentals in Bonanza Park, limit the number of nights a property can be rented, or limit the number of tenants who can stay in a nightly rental.
- **Establish a policy limiting investor-owned nightly rentals**, while still allowing for homeowners in their primary residence.





L2: Limit Conventional Chain Businesses

Limit conventional chain businesses to prioritize locally owned and unique retailers/restaurants in Bonanza Park:

- **Limit chain businesses into the neighborhood** by reducing the size of single-store square footages.
- **Limit the amount of “chain” stores for any single building** by establishing a threshold. For instance, a target that chain stores may not occupy more than 30% of the ground-floor commercial space for a building.

L3: Cap Commercial Square Footages

Cap commercial square footages per building to incentivize mixed use development:

- **Total commercial limited to 15,000 - 20,000 square feet per building.**
- **Individual commercial uses limited to 5,000 square feet per space.**
- **Require minimum 50% residential for buildings with commercial spaces.**
- ***Excludes grocery stores, institutional uses, and municipal uses.***



User-Friendly

Create a safe & intuitive network
for pedestrians, cyclists, and
transit users.



The Vision for a User-Friendly Bonanza Park

Create a safe & intuitive network for pedestrians, cyclists, and transit users.

UF1

Establish a future network of pedestrian and bicycle linkages through Bonanza Park to connect with regional trails and improve the area's connectivity.

UF2

When considering development proposals, encourage multiple connections through Bonanza Park to create a more walkable and interconnected block system.

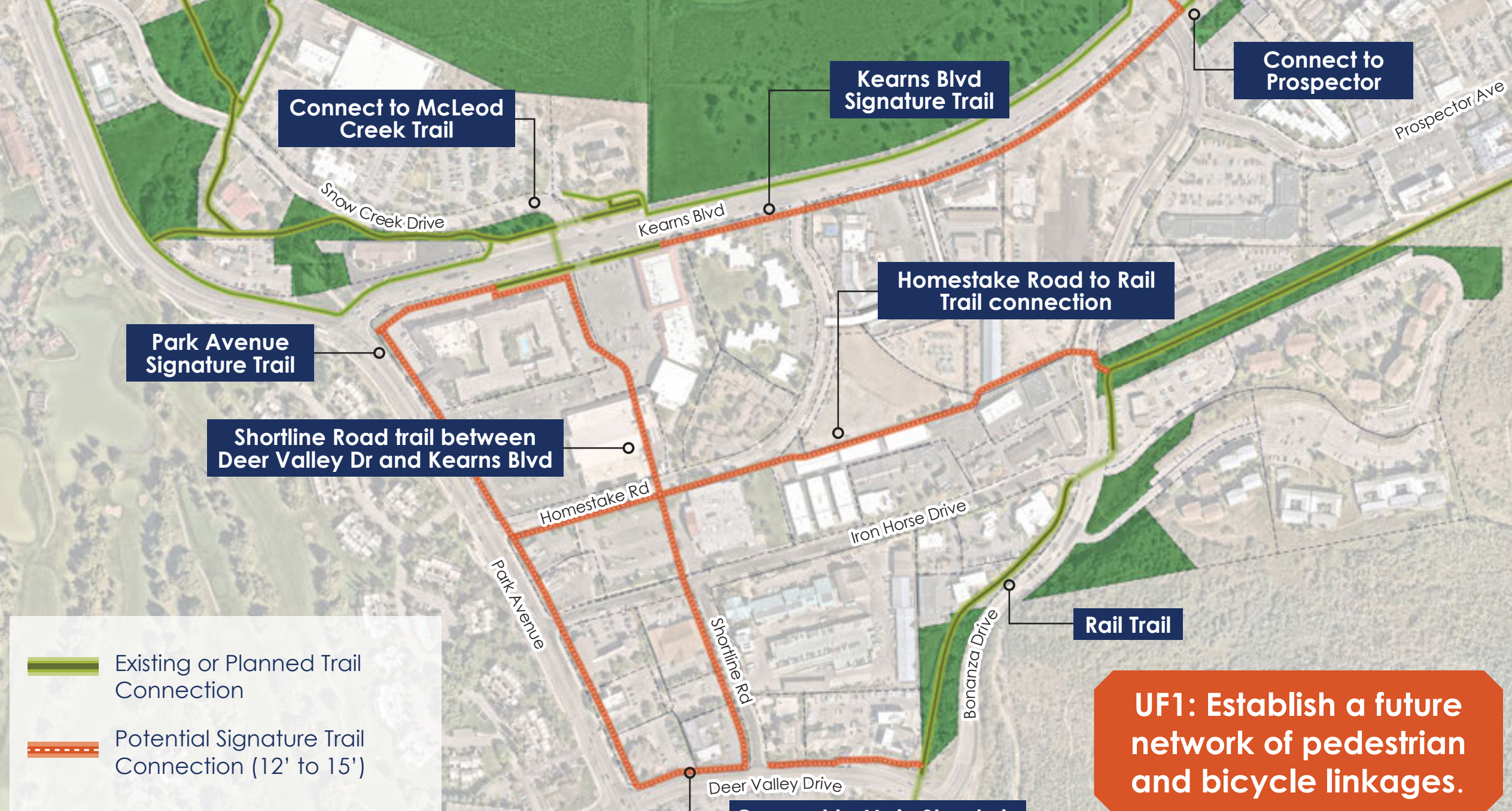
UF3

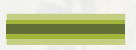
Leverage future developments to fund and implement mobility improvements, such as traffic calming, crosswalk improvements, transit hubs, and tunnels to surrounding neighborhoods.


UF4

Create a vibrant pedestrian-oriented neighborhood by restricting auto-centric uses, lowering parking minimums, and incentivizing underground parking structures.

UF1: Creating Signature Trails through Bonanza Park



 Existing or Planned Trail Connection

 Potential Signature Trail Connection (12' to 15')

UF1: Establish a future network of pedestrian and bicycle linkages.

UF1: Completing the Sidewalk Network

Create pedestrian connections through the 5-acre site

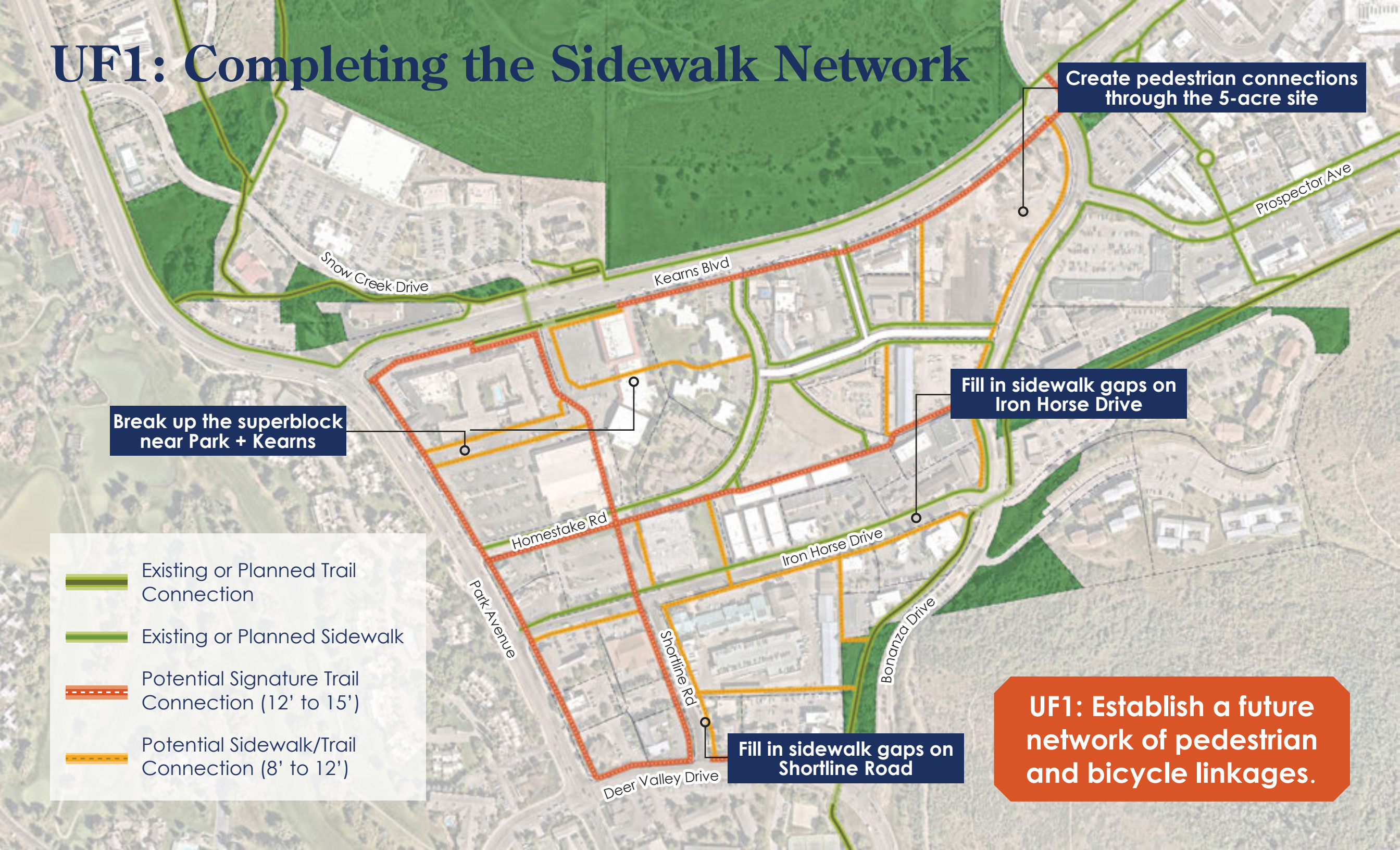
Break up the superblock near Park + Kearns

Fill in sidewalk gaps on Iron Horse Drive

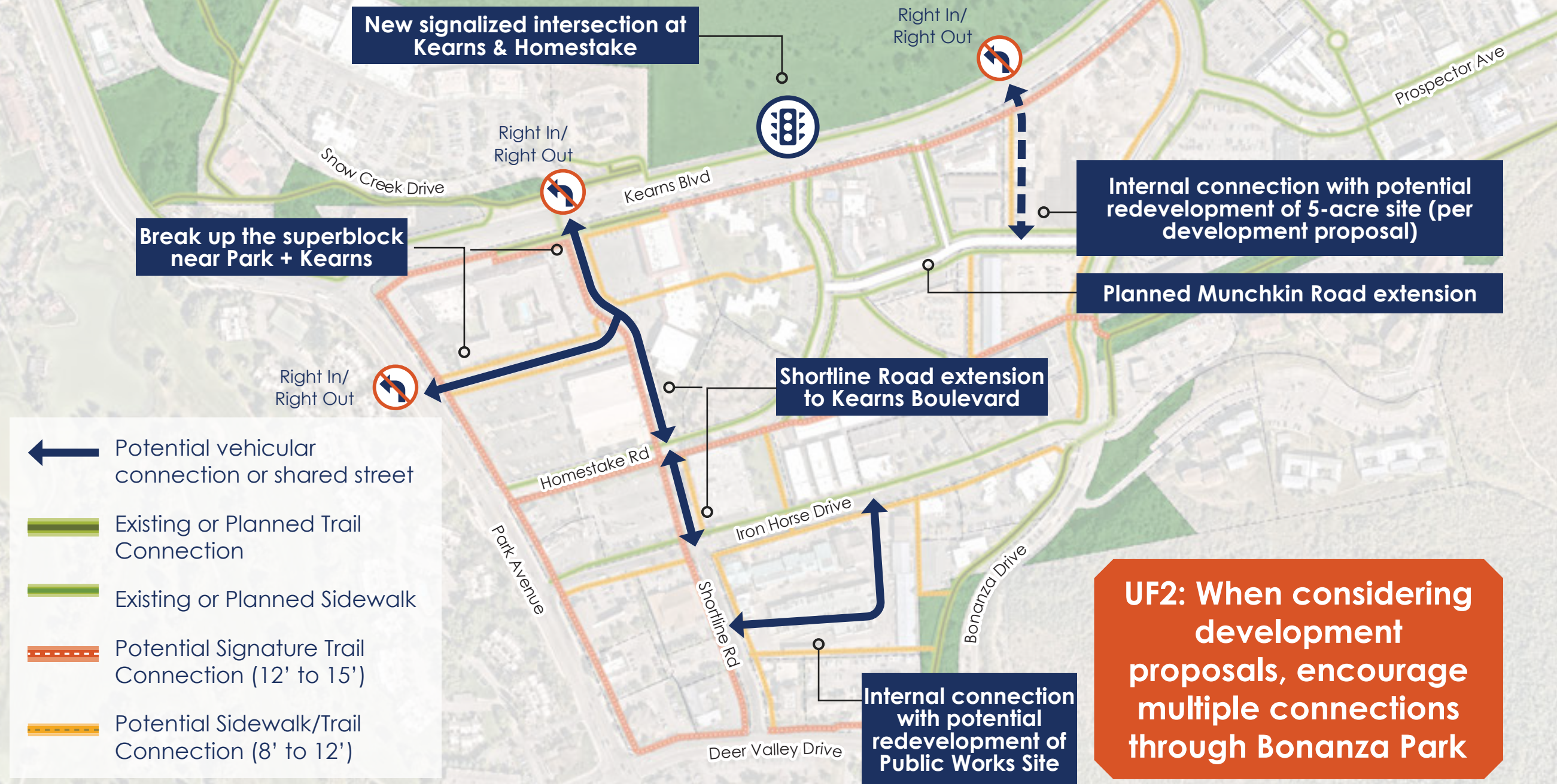
Fill in sidewalk gaps on Shortline Road

UF1: Establish a future network of pedestrian and bicycle linkages.

- Existing or Planned Trail Connection
- Existing or Planned Sidewalk
- Potential Signature Trail Connection (12' to 15')
- Potential Sidewalk/Trail Connection (8' to 12')



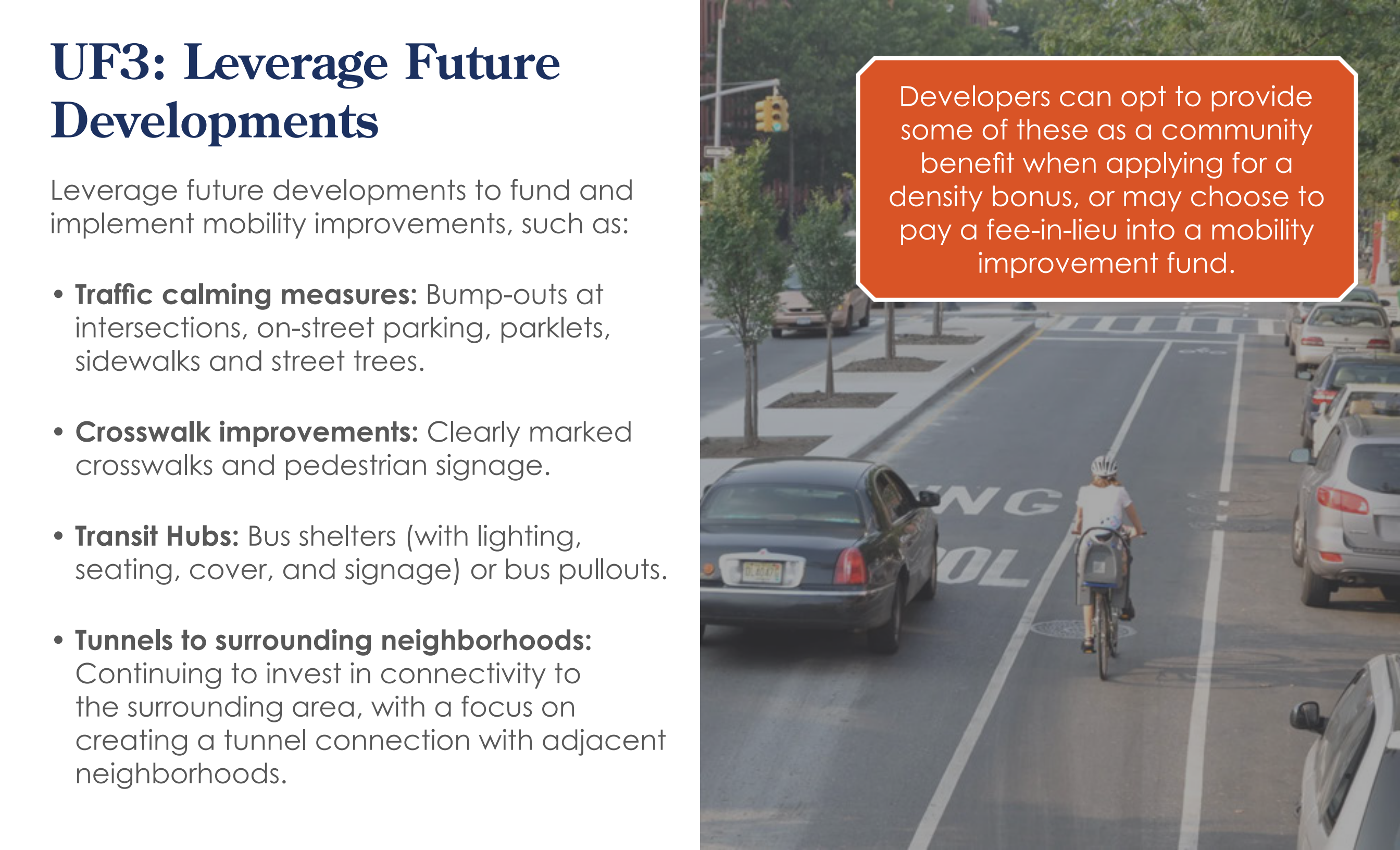
UF2: Breaking down Superblocks with Redevelopment



UF3: Leverage Future Developments

Leverage future developments to fund and implement mobility improvements, such as:

- **Traffic calming measures:** Bump-outs at intersections, on-street parking, parklets, sidewalks and street trees.
- **Crosswalk improvements:** Clearly marked crosswalks and pedestrian signage.
- **Transit Hubs:** Bus shelters (with lighting, seating, cover, and signage) or bus pullouts.
- **Tunnels to surrounding neighborhoods:** Continuing to invest in connectivity to the surrounding area, with a focus on creating a tunnel connection with adjacent neighborhoods.



Developers can opt to provide some of these as a community benefit when applying for a density bonus, or may choose to pay a fee-in-lieu into a mobility improvement fund.

UF4: Create a Vibrant Pedestrian-Oriented Neighborhood

As part of a new Bonanza Park Mixed Use District, consider the following strategies:

- **Restrict car-centric uses:** These may include auto related retail, drive-up windows, and gas stations.
- **Lower parking minimums:** Lower required parking minimums for mixed use developments, or when in close proximity to transit. A shared parking strategy should be developed as an implementation next step update to the LMC.
- **Incentivize underground parking:** Included as a community benefit within the BPMX, underground parking should be encouraged and incentivized through a parking reduction (example: 5% reduction of parking minimum).



Example parking reduction strategy: A building with retail and multifamily uses may qualify for a **15% reduction in the parking spaces** required for the non-residential uses.

Traffic Model

Traffic model illustrating what future density/
development/uses mean for future traffic flow
in the neighborhood.

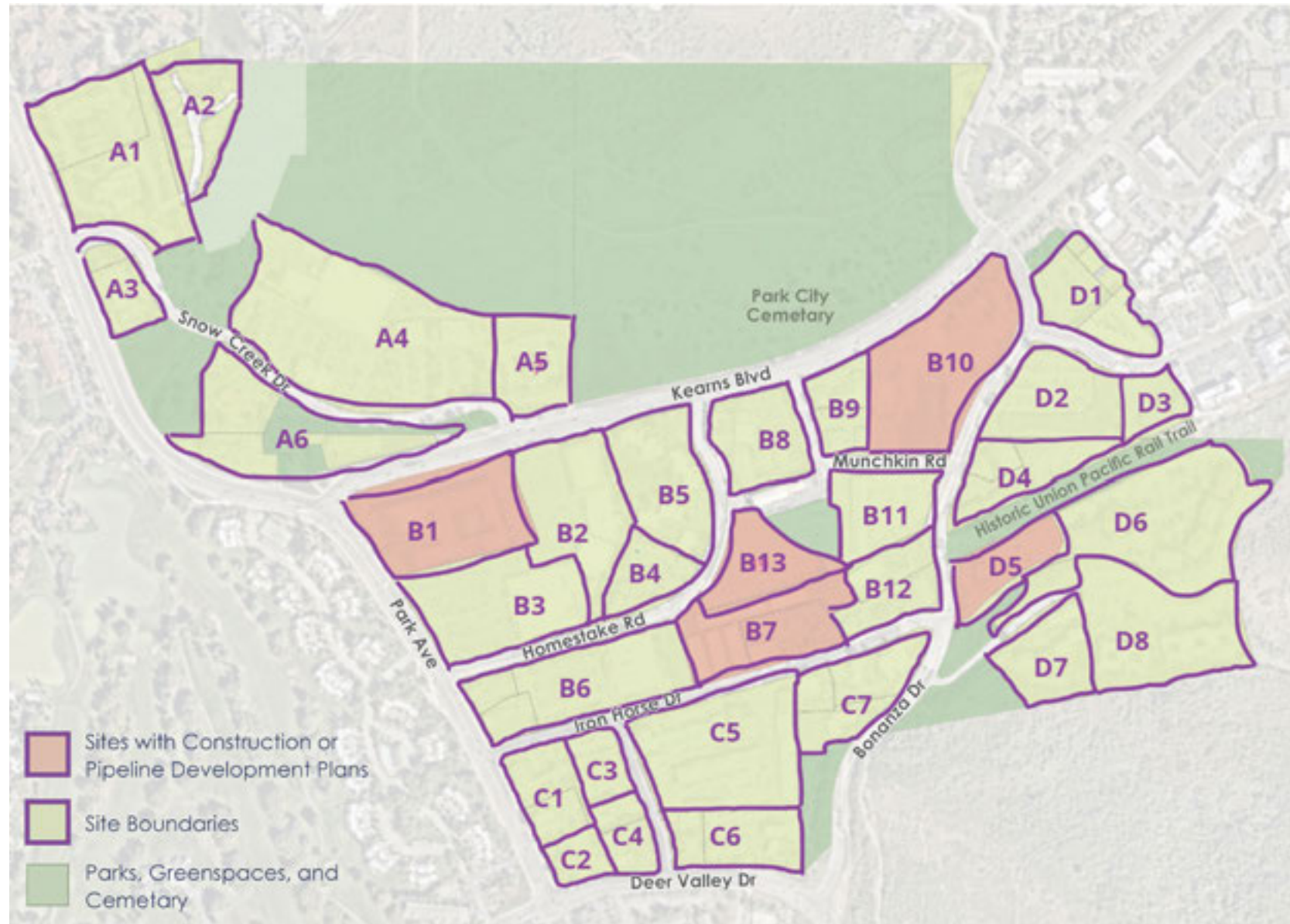


Traffic Model: Forecasting Future Growth

The traffic model uses a future land use scenario for Bonanza Park as a base. This capacity study reflects infill development toward a more mixed-use and walkable neighborhood.

- Future residential development is envisioned at 3-4 stories (low density) or 4-5 stories (high density), with ground level commercial uses activating the street.
- The future land use scenario includes unit counts and square footages from proposed or under construction developments.

Future infill development is envisioned at key catalyst sites, medium-term infill sites, and long-term infill sites, as presented in the second community meeting.



Traffic Model Results: Impact on Level of Service (LOS)

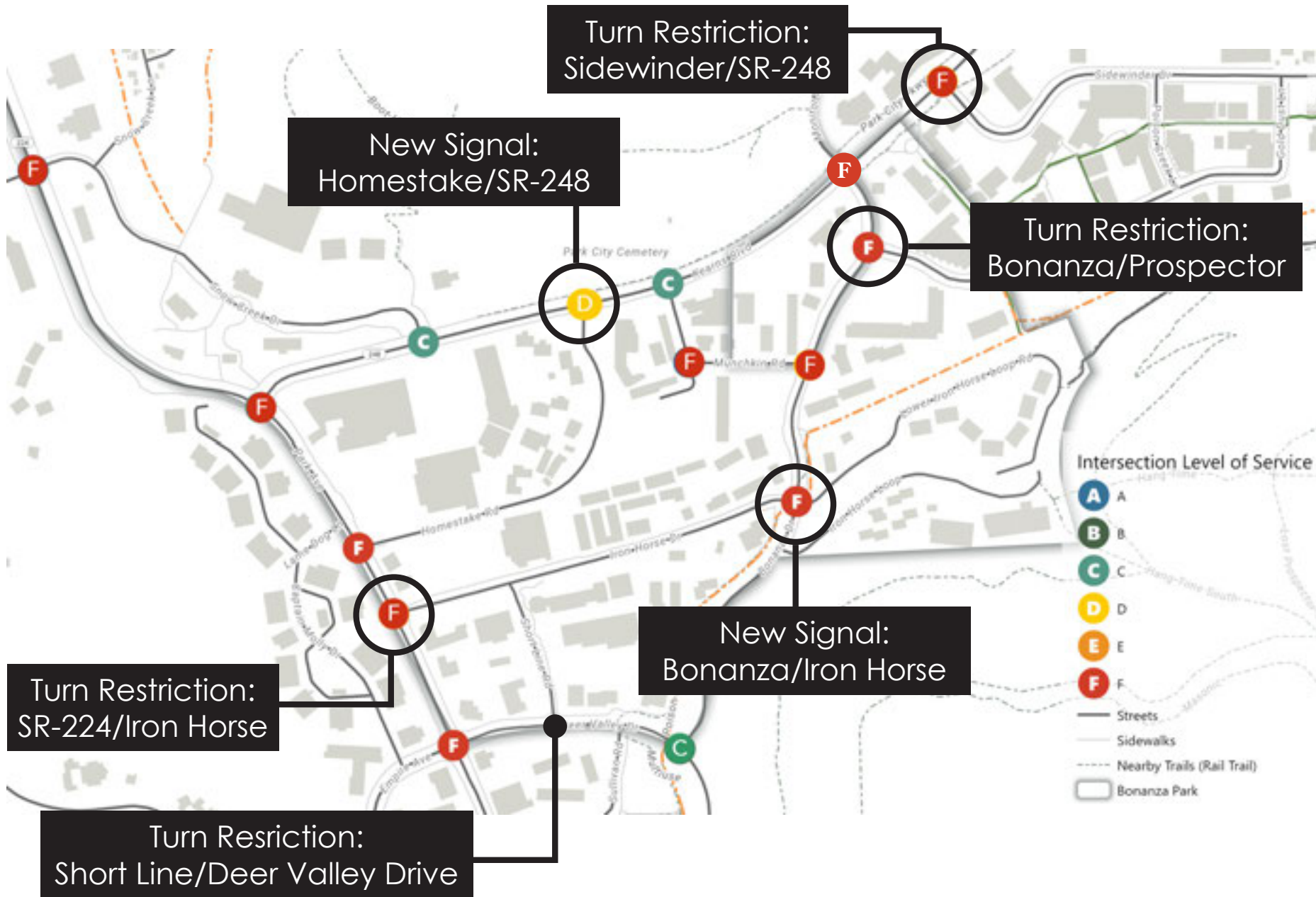


INTERSECTION	CONTROL	LOS (2023)	LOS (2032)
SR 224 & Snow Creek Dr	Signal	A	F
SR 224 & SR 248	Signal	C	F
SR 224 & Homestake Rd	WB Stop	F	F
SR 224 & Iron Horse Dr	WB Stop	E	F
SR 224 & Deer Valley Dr	Signal	F	F
SR 248 & Snow Creek Dr	SB/NB Stop	C	C
Homestake Rd & SR 248	NB Stop	C	D
Woodbine Way & SR 248	NB Stop (right in right out)	C	C
Bonanza Dr & SR 248	Signal	F	F
Sidewinder Dr & SR 248	NB Stop	E	F
Bonanza Dr & Prospector Avenue	EB/WB Stop	F	F
Bonanza Dr & Munchkin Rd	EB/WB Stop	E	F
Bonanza Dr & Iron Horse Dr	EB/WB Stop	F	F
Deer Valley Dr & Bonanza Dr***	Signal	B	C
Woodbine Way & Munchkin Rd	WB/EB Stop	A	F

***During some days in the winter, queues from SR 248 & Bonanza and SR 224 & Park Avenue frequently spill back through this intersection, sometimes reaching as far back as Aerie Drive. This capacity analysis reflects conditions for Friday, February 17, 2023, though operations on other days may appear to be worse than the conditions shown.

Traffic & Demand Mitigation Possibilities

Demand Management Possibilities



- Car share/ride share facilities
- Prioritize transit movements and access
- Upgrade transit amenities at existing stops
- Protected bicycle facilities
- End-of-trip cycling amenities within development
- Walking/biking user information and education
- E-bike facilities and education
- Bicycle infrastructure at intersections
- Traffic calming and pedestrian safety measures
- ADA accessibility improvements
- TDM program coordinator
- Unbundle parking
- Regional satellite parking
- Strategic goods delivery management
- On-site amenities and services
- Plan for drone delivery and vertical mobility

Inclusive

Expand the availability of affordable and workforce housing units.



Defining Affordability

The State of Utah defines moderate income as equal to **80 percent of Area Median Income (AMI)**.

Park City's Inclusionary Housing Ordinance requires that **Master Planned Developments provide affordable units for 20% of the residential units** and for a percentage of the workforce generated by the project.

A common rule of thumb is that households should spend no more than 30 percent on housing.

In 2023, the Five-Year Moderate Income Housing Plan inventoried 651 moderate-income homes citywide, with 439 rental units and 212 owner-occupied units.



A More Inclusive Bonanza Park

Expand the availability of affordable and workforce housing units.

I1

Work with the development community to build more affordable and workforce housing in Bonanza Park and help meet citywide goals.

How: Development agreements, public/private partnerships, encouraging various unit sizes and types

I2

Establish bold affordability metrics to guide decision-making and track short and long term success.

How: Set targets for how many affordable and workforce units should be built in Bonanza Park, and what AMI level is desired.

I3

Work with residents and property owners to preserve naturally occurring moderate income housing already existing in the neighborhood.

How: Identify and catalog properties, engage with the Latino community in Bonanza Park.

Case Study: The Martha, Boise, ID

The Martha is a 2 - 3 story multifamily building with **48 mixed-income units**. All units will be affordable to residents earning between 60-120% of Boise's Area Median Income (AMI).



Green

Create a more welcoming and sustainable community.



A Greener, More Resilient, Bonanza Park

Create a more welcoming and sustainable community.

G1

Ensure that all current and future Bonanza Park residents are within a **safe and comfortable 10-minute walk to a park, outdoor community space, or trail connection.**

G2

Provide examples of publicly accessible green spaces or outdoor community spaces as part of a Bonanza Park Mixed Use District to ensure that those added as part of a community benefit are of high quality.

G3

Incentivize sustainable development within Bonanza Park to meet Park City's net-zero goals, reduce vehicle trips, and improve access to transit.

G1: Improve Access to Parks and Trails

Ensure that all current and future Bonanza Park residents are within a 10-minute walk to a park, outdoor community space, or trail connection:

- **Work with developers to provide new outdoor community spaces** as part of a public private partnership or development agreement.
- **Create a neighborhood outdoor community space at the heart of Bonanza Park** following a potential relocation of the substation, or as part of the redevelopment of the 5-acre site.
- **Focus on trail and pedestrian connections** to ensure that walking to a park or trail is safe and comfortable.



G2: Publicly Accessibly Green Spaces

Urban Plazas



Courtyards



Pocket Park



Flexible Space



Provide examples of publicly accessible green spaces or outdoor community spaces as part of a Bonanza Park Mixed Use District to ensure that those added as part of a community benefit are of high quality.

Amenity Space



Amenity Terraces



Parks



Community Garden



G3: Incentivize Sustainable Development

Incentivize sustainable development within Bonanza Park to meet Park City's net-zero goals, reduce vehicle trips, and improve access to transit:

- **Incentivize for new buildings in Bonanza Park to be designed and built to the 2021 International Energy Conservation Code (IECC), incorporating net-zero provisions.**
- **Provide incentives for developments to include sustainable features**, such as green roofs, green infrastructure, and solar panels.
- **Support transit in Bonanza Park** by allowing increased building heights and densities for development proposals near transit routes.



Park City has a goal to be a net-zero community by 2030, running on 100% renewable energy. As of 2016, buildings accounted for 60 percent of our carbon emissions, well above the national average.

Cultural

Weave arts and culture into the community fabric.



Reflecting and Celebrating Park City's Culture

Weave arts and culture into the community fabric.

C1

Use public art and placemaking elements to inspire, delight, and enliven public spaces and streets in Bonanza Park.

C2

Ensure that public art is meaningfully incorporated into development proposals and their community outdoor spaces.

C1: Public Art and Placemaking Elements

Use public art and placemaking elements to inspire, delight, and enliven public spaces and streets in Bonanza Park:

- **Allow art installations in the Frontage Protection Zone** when approved through the Public Arts Advisory Board process and dedicated to the City.
- **Incorporate public art in streetscapes** and traffic calming measures, such as creative crosswalks, wayfinding, and neighborhood signage.



C1: Public Art and Placemaking Elements



Use public art and placemaking elements to inspire, delight, and enliven public spaces and streets in Bonanza Park:

- **Develop art installations and gateway elements** at key neighborhood entrances and thresholds, such as sculptures and murals.
- **Work with Summit County and the Park City Arts Council to enliven the Rail Trail** through Bonanza Park with public art, interactive placemaking, and creative district signage.

C2: Public Art as a Core Development Principle

Ensure that public art is meaningfully incorporated into development proposals and their community outdoor spaces:

- **Require public local art to be incorporated into Master Planned Developments,** reviewed and approved through the Public Arts Advisory Board process.
- **Require that community outdoor spaces created as part of a new development include public art** and colorful, creative, and comfortable seating areas.
- **Incorporate murals, supergraphics, and color to break up building facades** and reflect the neighborhood's identity.



Next Steps

Following this week's meeting with the Park City community, the project team will:

Refine the draft recommendations into a land use framework for Bonanza Park.

Craft a stand-alone connectivity framework.

Share the final materials with Planning Commission and City Council.





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Please visit our website to learn more:

www.bonanzapark.com