

Bonanza Park

Small Area Plan

Phase 3 Engagement Results

May 2024



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

Engagement Outcomes: Small Area Plan

Phases 1-3 Combined

Bonanza Park
Small Area Plan

3 Community Meetings
(500+ Attendees)

12 Stakeholder Roundtables
(62 Stakeholders)

1,500+
Park City Voices
Engaged

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

Ongoing Project Website

Three Phases of Engagement

Phase 1: May - July 2023

Advisory Group Meetings 1 & 2

Community Meeting 1

Online Survey 1

Stakeholder Roundtables

Website Launch

250

people attended the first community meeting on July 19 at the Doubletree by Hilton Park City.

Phase 2: August 2023 - January 2024

Advisory Group Meeting 3

Community Meeting 2

Online Survey 2

Community Site Tour

Engagement with Young Families
and High School Students

Additional Outreach in Spanish

150

people attended the second community meeting on October 18, at the Park City Library.

Phase 3: January - June 2024

Advisory Group Meeting 4

Community Meeting 3

Adoption Process

100

people attended the third community meeting on April 9, at the Park City Library.

Community Meeting 3: Overview

The planning team hosted a third Community Meeting on April 9, 2024, at the Park City Library.

This meeting included a presentation by the consultant team followed by open-house style activities with interactive stations and informational displays, the results of which are summarized in the following slides.

100

Approximate number of total people in attendance throughout the event.



53

Total comment cards received with feedback for the Bonanza Park Small Area Plan

83%

of comment card responses are from residents of the **84060 ZIP Code** (15% live in the 84098 ZIP Code)



Key Findings from Phase 3 Engagement

1

Support for Additional Density

Support was expressed for additional building heights in parts of Bonanza Park in return for community benefits, with connectivity and affordable housing ranking as the most important. Meeting participants expressed widespread support for buildings at four stories, with some supporting more than five stories with exceptional community benefit.

Support for additional building heights (51 Meeting Responses)

No Changes, keep at 3 stories: 22%

4 Stories and trade-off for community benefit: 33%

More than 4 Stories with exceptional community benefits: 45%

What Community benefits are most important to you? (209 Total Stickers, 3 stickers per participant)

1. Connectivity (38)
2. Affordable Housing (37)
3. Outdoor Community Areas (34)
4. Community Facilities (27)
5. Underground Parking (22)
6. Transit Oriented Development (21)
7. Net-Zero Development (20)
8. Transit Stop Improvements (8)
9. Bike Share Station (2)

Key Findings from Phase 3 Engagement

2

There is support for Improving the Frontage Protection Zone (FPZ)

Updating the FPZ is a necessary step to protect mountain views that make Park City unique.

3

Prioritize Pedestrian Safety in Future Improvements

When establishing a future connectivity network, safety features must be included in the design of the road network for pedestrians and bicyclists.

4

Keep Bonanza Local

Parkites supported limiting the amount of new nightly rentals, hotels, and timeshares in Bonanza Park.



Does this diagram match your vision for connectivity in Bonanza Park?

Yes: 16 | No: 0 | Somewhat: 2

Key Findings from Phase 3 Engagement

5

Connect with Adjacent Neighborhoods

The Connectivity network established for Bonanza Park should not only support the neighborhood internally, but also work externally with adjacent neighborhoods, such as Prospector.

6

Establish Affordability Metrics

In order to create an inclusive neighborhood, Bonanza Park must work with the development community to build more affordable and workforce housing.

7

Parks and Community Spaces are a Priority

There is a need and desire for additional outdoor community gathering spaces where locals can come together.

8

Incorporate Art in Development and Open Space Design

Art, especially created by local artists, should be included in the neighborhood and in open spaces whenever possible.

Prioritize Publicly Accessibly Green Spaces

Urban Plazas



12

Stickers

Courtyards



6

Stickers

Pocket Park



31

Stickers

Flexible Space



37

Stickers

At the third community meeting, Parkites were asked to share what types of green spaces elements they would like to see in Bonanza Park. Those who participated in this activity were given three stickers and were asked to distribute them among the green spaces shown.

Amenity Space



27

Stickers

Green Roofs/
Amenity Terrace



23

Stickers

Parks



22

Stickers

Community Garden



16

Stickers

Fill Bonanza Park with Public Art and Placemaking

Creative Intersections



Murals



Swings and Creative Seating



Sculptures



At the third community meeting, Parkites were asked to share what types of placemaking elements they would like to see in Bonanza Park. Those who participated in this activity were given three stickers and were asked to distribute them among the placemaking elements shown.

Play Elements



District Signage & Gateways



Wayfinding



Creative Lighting



Next Steps

Following the third phase of engagement, the project team will:

Make refinements to the plan's recommendations to reflect community feedback and priorities.

Share the final materials with Planning Commission and City Council.





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