Recap Session 1 and 2 and 3 Agreements

- Session #1

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

- Session #2

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

- Session #3

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

- In Addition, We've Agreed

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



Recap Session 1 and 2 and 3 Agreements

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



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

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Handrails for Redevelopment Provided by Your Surveys

Encourage	1.Locally-owned commercial 2.Affordable Housing 3.Small Biz 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
NOWHERE	1.Big Box 2.National franchise 3.Multi-Use Facility / Expo ***

Tools (citywide) We are If we can be assured of GETTING willing (either stuff we like or preventing stuff we don't) to GIVE* 1. If there are adopted **Neighborhood Design** Guidelines 2. More **open space** (Q/L + environment) 3. **Smaller building footprint** (economy + environment) 4. **Reduced CO2** (environment) Height 5. Benefits **local business** (economy) 6. **View corridor** protection (Q/L + economy) 7. **Affordable housing** (equity) 1. **Protects historic** structures (Q/L + economy) 2. ROW dedications for **connectivity** (Q/L + economy) 3. **Affordable** housing (equity) **Density** 4. **Reduced CO2** (environment) 5. If there are adopted Neighborhood Design Guidelines

DID NOT POLL

Financing

^{*-} three were unwilling to give any height for anything

⁻ four were unwilling to give density for anything

Bonanza Park

Bonanza Park

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

Bonanza Park

Large Area of Land Described by YOU as

Underutilized Rundown Uninviting

Bonanza Park

Large Area of Land YOU SAID you would prefer be

Underutilized
Rundown
Uninviting

Vibrant
Affordable
Multigenerational
Contemporary

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Mixed Use Local Emphasis Everyday Needs Small Biz

WHILE THIS IS WHAT YOU WANT Some issues **need** resolution

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



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

WHILE THIS IS WHAT YOU WANT Some issues **need** resolution

- 2. To get a built environment that is consistent with Park City's stated core values:
 - Park City needs a new Bonanza Park Plan as soon as possible
 - A new plan for Bonanza Park will have to use tools to help you get what you want
 - Height
 - Density
 - Financing
 - You will have a tool for dealing with the Power Station
 - You also get a prototype tool (give/get in a context) for the next area: LoPa

Underutilized
Rundown
Uninviting

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WHILE THIS IS WHAT YOU WANT Some issues **need** resolution

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

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

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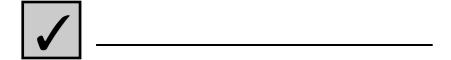
Mixed Use Local Emphasis Everyday Needs Small Biz



who on council and who on commission would be the liaison to staff on it?

what are the key elements of the plan (commission)?

what is the policy direction of the plan (council)?



Conclusions

- Agreement on Going Forward With a Plan for BoPa?
 - Liaison
 - Drafts and Discussions (dates TBD)
 - Overall Due Date
 - Policy Focus
 - Agreement on H/D as "Gives" in BoPa to "Get"
 - Sense of Community
 - Vibrant and Affordable
 - Mixed Use
 - Local
 - Key Elements/Signature Qualities
- Use of the "Give/Get" Foundation to Address LoPa

