



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

October 13, 2025

The Council of Park City, Summit County, Utah, met in open meeting on October 13, 2025, at 2:00 p.m. in the Council Chambers.

SPECIAL MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Jodi Emery, Acting City Manager Michelle Kellogg, City Recorder	Present
None	Excused

II. PRESENTATION AND DISCUSSION

1. Discuss Design and Strategy Preferences for the Bonanza 5-Acre Site Redevelopment:

Mayor Worel announced open houses had been planned for October 20th where residents could find out more details on this project. Tim Sanderson, Sydney Maves, and Julia Collins, Transportation Planning, spoke regarding the proposed second level of underground parking. Maves stated the second floor would conflict with the City's Park City Forward Long-Range Transportation Plan, which promoted multimodal forms of transportation. This extra parking would create bad commuting habits and worsen traffic on Bonanza and SR248. Sanderson referred to a recent cost/benefit analysis for the second level parking. He indicated the cost per stall for 25 years was \$165,782. Required monthly revenue would need to be \$518, and he noted the monthly revenue generated for China Bridge was \$232. Maves stated the recovery rate was likely unachievable.

Council Member Parigian asked how they arrived at the \$518, to which Sanderson stated that included maintenance cost. Council Member Toly asked if the global market comparison was based on a daily rate or a monthly rate, to which Sanderson stated it could be both since this was the actual revenue achieved. Council Member Toly asked how the second level of parking would complicate the Traffic Impact Study (TIS). Maves indicated bringing twice the number of vehicles to the site would require a new TIS because it would impact the intersections. Sanderson noted it would depend on what the extra spaces were used for and stated if those spots replaced current parking, there would be a different outcome on the TIS. He indicated a TIS was planned for the development going forward.

Council Member Rubell agreed with the report and in isolation, agreed that overparking the site didn't make sense, but he felt the extra parking could be used in the zone to fulfill parking requirements for parcels as they were redeveloped. He thought developers could pay a fee to meet their parking requirements. He noted they talked several times about shared parking and he asserted this could be designed as such. Sanderson stated he would feel comfortable if this was shared parking, but he was hesitant because they would be waiting a number of years until new development came. In his experience, when those spots were built, somebody would find a use for them unless there were concrete restrictions on them. Collins stated some other communities had an overall parking strategy which included removing street parking, creating fees-in-lieu, implementing parking maximums, offsite parking strategies, parking pricing, etc., and she asserted they would want to look at it through a scope of supply, pricing, accessibility, and making sure that what they did to the street surface would work for the entire district. She had been told to remove cars from coming into town and the incentive for bus travel was that there was no parking on the other side of the trip. Council Member Rubell stated staff was developing a district-wide strategy and asked if that was being done by the Planning Department. Rebecca Ward, Planning Director, referred to the Bonanza Park Mixed-Use (BPMX) District and indicated they were updating parking requirements and reducing the restrictions to underground parking to allow some flexibility for site development. But the Land Management Code (LMC) didn't address a Citywide policy. She noted that shared parking was allowed under the current code. Council Member Rubell asked if Council could request that staff work on this if the majority agreed, to which Ward affirmed.

Council Member Ciraco felt a policy could be put in place before construction began. Sanderson stated his report was based on what was there now. Collins added this type of policy was hard and could take years to get approved. Council Member Ciraco felt a lot of work had been done recently and it was fresh on people's minds. He thought Council should consider giving direction to staff to work on this.

Council Member Dickey asked if this project was short on parking with the one level. Steve Swisher stated the LMC required 250 spaces and the one level could accommodate 300 spaces. He noted two spaces were allowed for each 3-4 bedroom unit. The commercial maker spaces had parking assigned as well. Council Member Toly

asked if the garage estimate of \$45.9 million was a best-case scenario. Swisher indicated that was a high estimate because they knew this garage would need higher ceilings and ventilation.

Mayor Worel expressed concern with adding density to this intersection and asked if the TIS would take into consideration temporary parking versus residential parking in that area. Sanderson stated those differences would be considered. Mayor Worel asked if the Council wanted to pursue a district-wide parking policy. Council Member Parigian thought the purpose of the extra parking was only for district-wide parking so that developers wouldn't need to add extra building height to accommodate for the parking. Council Member Toly was not interested in the district-wide parking policy. Council Member Ciraco supported staff looking into a district-wide parking policy. Council Member Dickey liked the shared parking concept, and he was interested in the planning study for the district. He was not sure this was the right place and was nervous about the commitments to pay for the parking. He thought it wasn't about a strategy for this site but about the neighborhood and wanted to push forward on the study. Council Member Rubell was surprised that staff wasn't further along on the study and thought the Planning Commission had discussed it. He hoped to localize the parking so it was a more pedestrian and bicycle friendly area. If it added to the congestion and the intersections couldn't be improved, then he wouldn't want to pursue it. He wanted to pursue the strategy to see if this was a good place for it. Council Member Dickey felt this site required underground parking, but other sites could accommodate ground level parking which would be cheaper, so he wanted to look at the neighborhood strategy.

Chris Eggleton and Sara Wineman, Housing, presented their staff report. Eggleton stated they were asked to analyze Brinshore's housing unit mix with the City's housing inventory. They looked at this to determine if the City's stock along with Brinshore's new units would advance the City's long-term goals and strategies. Wineman indicated they looked at the current affordable housing rentals and for-sale product. She recommended moving forward with what Brinshore proposed. They found one-bedrooms were underrepresented in both of those neighborhoods. Two-bedroom units were highly flexible and they leased quickly. Three-bedroom units were necessary for families. The four-bedroom units were underrepresented as well. Those were typically harder to lease but there were none available in this area, and she thought they were needed.

Council Member Rubell asked what the strategy would be for the units. Eggleton stated broader data sets were not available and he noted large scale data took a period time to collect. With the data they had, they could discuss generalized vacancy, the waitlists, deed restrictions, and what they were trying to build. He stated the product Brinshore was building was not readily available in the community. The analysis they prepared focused on how Brinshore was contributory to the construction, and what was available today; and whether it detracted or contributed to the need. Council Member Rubell clarified staff didn't have the ability to identify the need, but they knew there was a need. He gave the example that with LIHTC funding for affordable housing, the City couldn't

prioritize the local workforce. He wanted to prioritize housing for the local workforce. He thought the need could inform the analysis. Wineman stated providing diversity within the AMI levels would serve the workforce.

Council Member Rubell asserted anyone who qualified would get the unit, per LITHC requirements, and they wouldn't have to work in the community. Carly Brinla, Brinshore, felt there were ways to address prioritizing the local workforce, such as targeted marketing and having several income bands. She noted they also moved the 30%AMI to unrestricted so businesses could reserve units and subsidize them for their employees. Council Member Rubell expressed concern that those methods were not a failsafe. Brinla gave an example of their efforts in other cities. David Brint, Brinshore, stated they did not want to have a fair housing violation and advised the Council to check with the City Attorney's Office on that subject. Council Member Rubell stated the City wanted to operate legally.

Council Member Parigian asked if there could be a waterfall provision within the LIHTC funding. Brinla stated they could have priorities on the waitlist, but it would become an issue with protected classes. Council Member Toly referred to master leasing to the school district and IHC, and suggested that staff speak with the Chamber on the workforce and who this housing was intended for. Wineman stated they talked with the Chamber and the Chamber was meeting with businesses and would get back to City staff after those meetings.

Brinla stated there were several protected classes such as marital status, disabilities, race, sexual orientation, etc., and the City could prioritize the local workforce, but they couldn't jump protected classes. Council Member Dickey asked to leverage the county's data on who lived in the county and worked elsewhere, and bring that back for next time. Council Member Parigian asked why this project was focused on being family-friendly, to which Wineman indicated there was a need to provide housing for families, and this project allowed them to have more family units.

Council Member Rubell was not comfortable agreeing to the housing mix by unit type or AMI level until they had a conversation about the Chamber's data and the county's data. He also wanted to understand what it meant to treat it as a priority instead of a requirement. He would then want the Council to determine what kind of funding mechanism would be best to achieve their outcomes. He noted a lot of the funding for this project came from the transient room tax (TRT) and asked if they should talk to the Lodging Association to see how this project could serve the people working in that industry. Council Member Toly referred to the Mine Bench project and asserted they had discussions with employers who needed housing for their workforce. She felt that would be a great way to start. Council Member Ciraco agreed to hear more about the housing numbers and need. Council Member Dickey stated the numbers were close enough for planning purposes and this was a City subsidy so that would drive the Council's decision-making process. He didn't feel the need to polish this down to the last unit type before being able to decide. He felt this information was more of a Planning level

analysis. Council Member Parigian felt the project could move forward without determining the exact unit mix. He thought more units were needed here. He didn't agree that the City subsidy was driving the project, but rather getting the project right was the goal, regardless of the price. Eggleton summarized Council Members Dickey and Parigian noted a level of subsidy, but Council Member Rubell discussed removing the LIHTC funding from the deal, to which Council Rubell affirmed and stated that could change the landscape of what would get presented to the public.

Eggleton presented information on the multi-arts center. He stated they worked with the Arts Council to see where venues were and where gaps existed. Across the county, there were 48 arts and culture spaces, with 25 within Park City limits. Most were specific function facilities. He thought the proposed space within this development was desirable and it could allow many organizations to use it collaboratively. Council Member Parigian supported the arts center. Council Member Toly thought 1,800 square feet was too small. Council Member Rubell asked if the arts organizations were onboard with this center. Eggleton stated the Arts Council was excited, but they didn't agree to manage it. Brinla stated the purpose was for different organizations to rent the space. She thought a larger organization or the City would manage it. Council Member Rubell wanted to make sure this hit the mark on what was wanted. He felt this was a community gathering place first and housing development second. He agreed with Council Member Toly that the current proposal felt small.

Steve Swisher, GTS Development, reviewed the visioning process for this mixed-use development. He explained the village green was 1.38 acres and another acre of open space was in the frontage protection zone (FPZ). The buildings were 35 feet tall with the building on Munchkin being 45 feet tall. He displayed another option for the building configuration by splitting building Two, but he noted that would reduce the housing units from 112 to 98. Brinla stated the split building would increase operational costs as well. Council Member Parigian wanted more housing and felt this was a replica of the original arts and cultural district. Lisa Swisher indicated the original design had mostly studios and one-bedroom units.

Steve Swisher reviewed the intention for the village green and stated there could be pop up shops, live music, winter markets, splash pad/ski beach, etc. He noted the multi-use art space was moved to the north end by Kearns and the splash pad was moved to the south end. Wilking reviewed the retail space to create community, including having food spaces and family uses. She also noted educational spaces could be established here. Council Member Parigian thought too much retail would take away from housing and he asked to make this cohesive. Wilking stated the buildings would be flexible to accommodate different sizes and they would attract a good tenant mix. Council Member Parigian asked them to consider having some ground floor living spaces. Swisher stated they had 12 live/work art maker spaces. Council Member Toly asked what the square footage would be for the buildings to which it was indicated 28,700 square feet on the ground floor.

Council Member Dickey asked how the spaces would be tagged for certain uses in the partnership agreement. Swisher stated the agreement was governed by things that couldn't be done. He would look for ways to activate the green space and serve the community. Wilking stated by the time the project was finished, the needs might change. Brinla stated they wanted to do other projects with the City so they would be working to please the Council with the outcome.

Brinla reviewed the AMI configurations and Swisher reviewed the parking garage capacity. Mayor Worel asked about parking stall width. Van Lewis, Method Architecture, stated the standard space size was 9x18. Sometimes they built 10x20 stalls, but the biggest issue was where columns were located. Swisher added the extra height they allowed for would accommodate a Sprinter van and he stated the first floor should be for the tenants and then parkers from other sites would go to the lower level.

Council Member Dickey referred to the AMIs and wondered about master leasing. He thought that would give advantage to big employers over local businesses. Brinla recommended holding off on master leasing and then if the units didn't rent, they could consider that.

Brinla reviewed the additional costs for project revisions above the \$30 million the City committed to. Swisher summarized the project and displayed a rendering of the project, noting the development did not impede the mountain views.

Council Member Rubell thought the project felt heavy, and he didn't think people in the village green would be able to see the mountains. He wanted this to be a welcoming community gathering space and the housing was impeding it. Brint stated this was not a dense project. Council Member Rubell stated another project in town, Studio Crossing, felt a lot more open. Swisher stated there was a generous green space, but there would be buildings around it. He felt that with the underground parking, it would be a great space. Council Member Rubell didn't feel like it was both a housing and community space.

Council Member Dickey preferred Option A. Council Member Ciraco agreed with Option A. He liked the display showing the buildings were not too tall. He didn't love it and hoped to make the space more welcoming. Council Member Parigian stated a village needed people and the housing kept shrinking. He supported four story buildings to accommodate more units. He supported Option A. He didn't know a splash pad was needed since there could be one be at City Park. Council Member Toly liked having the splash pad on the village green. She asked if the arts center could be closer to the amphitheater. Swisher stated they could look at that as they refined the design. Council Member Toly suggested giving two options at the open house. Swisher stated questions for the open house could include: Do you want all three-story buildings or a mix of three and four stories?". Brint asserted a fourth story didn't give much more housing since the fourth story had to be stepped back, and that would be very expensive. Rebecca Ward, Planning Director, stated the step back was required on major rights-of-way.

Mayor Worel opened public input.

Julie Breslin 84060 stated she knew Steve Swisher and he was great to work with. She didn't think the extra parking was necessary and thought minimum parking requirements should be met. She also wanted the current trees to be moved to another location if they were in the way of a building.

Jack Rubin 84060 indicated he spoke with several hundred residents recently and their main concerns were traffic, development, and the Bonanza 5-acres. Many were surprised there would be so many buildings.

Clay Stuard stated it was important to say yes to this project. He liked the eight-building concept better than seven bigger buildings and he liked one level parking. This was not a dense project. He requested new art to replace the Olympic Flame. He suggested the commercial space should be more modern mountain looking instead of cottage looking. He also submitted the following eComments: "I'm going to summary my public comments from this afternoon's meeting. I've spent years opposing other development concepts for the 5 acre parcel that were more dense because they would have greatly worsened traffic at the intersection of Bonanza and Kearns, or blocked views with 4-5 story buildings, and other assorted reasons. The current Brinshore concept plan appears to contain about 170,000 sqft of building area, on a site that contains 225,000 sqft of surface area. That is a Floor Area Ratio (FAR) of approximately .75, which is much less dense than previous proposals that have ranged from 1 to 1.5 FAR. I do not support all 4 story buildings in order to increase the number of apartments or bedrooms. I point out that the 100+/- apartments in the current proposal contain ~220 bedrooms and that number of bedrooms is a better way to compare this project with the 80 micro-units that were in the Arts and Cultural design. The Brinshore concept plan delivers MUCH more housing than the Arts and Cultural design. And there will be other sites developed in the future of the 70 acre BOPA, which will provide even more housing. While the Brinshore concept plan is not perfect (yet) it is improving and I think it is important to say "YES" to something, sooner or later. I have the following suggestions for the design process going forward: - The 8 building concept will result in much better compatibility amongst all of the buildings. The two largest buildings in the 7 building concept will be very noticeably larger in scale and mass than the other 5 buildings. By splitting the two largest building into three buildings, design cohesiveness will be greatly improved and avoid the "monolithic" appearance that nobody wants to see. - Architectural styling should lean to "mountain modern" and "contemporary" rather than gabled roofs and "faux mountain village" which the current proposal features. I mentioned this to David and he said that was "music to his ears" as Brinshore and their architects would also prefer a cleaner roofline and more commercial looking facades like many of the nicer custom homes and newer commercial developments that are being built in the area. -Only one level of parking should be considered as the entry and exit movements of an additional ~270 cars from the parking structure on to Kearns/Bonanza intersection will be horrific. -Please delete and relocate the existing "Olympic Flame" sculpture from the project and replace it with a new art/sculpture

feature that is more substantial, compatible with the more mountain modern/contemporary (I hope) Brinshore project architecture and of higher quality. There should be a small number (20-30 spaces) of surface parking spaces accessible from Munchkin Road for short term parking that can support the leasing office and quick stops by PC residents that want to make transactions with the commercial shops, visit an artist shop, pick up a child from the pre-school or other community space within the project, etc. I personally will never park in the underground parking lot, and will most often ride my bike from Park Meadows to this project...but only in the summer. Older PC residents will also appreciate the surface parking spaces. I look forward to the upcoming design development stage of the project to see further enhancements to the "village green" which I believe should have more hardscape and be further differentiated, instead of one large, plain area of natural grass. Designing separate spaces with the "village green", some for enjoying music in a lawn chair near the "stage" and others for standing or sitting in an interesting hardscape of benches/tables and trellises while listening to music and chatting with friends (think "compass concrete area in Newpark" or the "square at Studio Crossing" or) will make the "village green" more interesting and avoid the feeling of being in "someone's back yard." "I still prefer an alternative development concept that utilizes a combination of surface parking combined with an ABOVE GRADE parking structure in the SW corner of the property, with affordable housing units on top of the parking structure and massed around the East and North perimeters of the parking structure, plus an assortment of other buildings (with affordable housing on levels 2 and 3), community gathering spaces, restaurants, art studios, music venues, local retail shop space, performance space and such. The excavation for the proposed 350 space underground garage will be HUGE and EXPENSIVE. I cannot think of anything comparable in Park City. And this underground excavation increases the risk of environmental issues, water intrusion, and willingness of the general public to utilize the non-residential portions of the project as fully as they would if surface or above grade parking were available. Of course, this alternative concept will reduce the FAR on the site, but I think nearly the same number of affordable housing units could be created. This alternative concept will dramatically reduce the amount of City subsidy required."

Kathy Hunter 84060 thought the community would want to have more information on the need for affordable housing. She hoped to see renderings from Bonanza and Kearns so she could see the mountains from there. She was also concerned about the traffic and wanted to hear about mitigations.

Anna Nizhoni 84098 thanked the Arts Council and she hoped they would have a place in this project. She stated art spaces would have ripple effects on the community, and she shared her story with art and how it changed her life.

Kevin Reynolds 84098 encouraged first floor housing as part of the design. He thought some pop-up shops would hit the mark. A lot of people came to the City to buy affordable art. He supported art maker spaces too.

Mitch Bedke enjoyed the presentation. He indicated the community wanted a community gathering space that was activated by art.

Kendall Kelley 84055 felt housing was a major and pivotal thing the community was facing. This project addressed two of the most important issues. She thought housing should be prioritized. She stated there didn't need to be a lot of retail since they could be found elsewhere.

Jocelyn Scudder 84060, Arts Council Executive Director, stated they were working on their Arts Master Plan. There was a lot of support for a multi-disciplinary space and maker spaces, and she supported the overall vision for this project.

Heather Stamenov eComment: "I'm a Park City resident, local artist, and someone who has personally benefited from the creative spaces supported by the Arts Council. From what I'm hearing today, there's a lot to consider when it comes to a community art space—and it's clear that people want to get it right. Jocelyn Scudder and her team are an incredible resource. What they've built at Create PC truly works: it supports local artists, generates revenue for them, and strengthens Park City's cultural life. It's a clear example of a model that's already successful and deeply impactful. I'm confident the Arts and Culture Master Plan can provide valuable guidance on what a community art space should look like in this Bonanza 5 Acre Plan and how it can best serve the community."

Mayor Worel closed public input.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

PARKING AT 5-ACRE SITE

SPECIAL CITY COUNCIL MEETING

10/13/25



— WHY MORE PARKING IS TOO MUCH —

- Conflicts with Park City Forward's vision for a walkable, transit-oriented district.
- Attracts regional commuters, diverting them from Park & Rides outside the City and planned BRT systems.
- Assumes static travel behavior and future demand that may not materialize.
- Induces more driving, worsening congestion on SR-248 and Bonanza Drive.
- Complicates Traffic Impact Study (TIS) and mitigation planning.



FINANCIAL IMPACT OF 2ND LEVEL

Location	Typical Monthly Revenue Per Stall
Estimated Cost (25 Years)	\$45.9 Million
Cost Per Stall (25 Years)	\$165,782
Required Monthly Revenue Per Stall to Break Even (year one)	\$518
China Bridge Average Monthly Revenue	\$232
Park City Special Event Revenue Per Stall (E.g., Park Silly, Sundance, etc.)	\$432 – \$1,247

Lifetime (25-year) costs include construction, debt service, and maintenance costs.

Takeaway

- 2nd level of parking would need 55% greater demand than China Bridge to break even.



GLOBAL MARKET COMPARISON

Category	Estimated Revenue
Bonanza Break Even	\$518
China Bridge	\$232
Manhattan, New York	\$800 -\$1,400 +
London, UK	~\$770
Hong Kong, CH	~\$720
San Francisco, CA	~\$400 – \$650+
Boston, MA	~\$400 – \$600
Chicago, IL	~\$300 – \$500
Los Angeles, CA	~\$250 – \$450
Washington, DC	~\$250 – \$400+

Takeaway

- Bonanza's required recovery rate is high and likely unachievable without a district-wide parking management plan.

Bonanza 5-Acre Redevelopment

Council Work Session 4: Outcomes



BRINSHORE



methodstudio



Vision Plan Process

Mission: Create a shared vision for a locally focused mixed-use development that will enhance Bonanza Park as a great place to live, work, and play.

We have explored:

- Opportunities
- Options
- Outcomes

PURPOSE & PROCESS

Timeline, Delivery & Schedule

OPPORTUNITIES Park City Project Team Workshop #1

Listen and Understand
Identify and analyze
opportunities

08/25/25

OPTIONS Project Team Workshop #2

Explore and Prioritize
Options

09/05/25

OUTCOMES Project Team Workshop #3

Integrate and
synthesize solutions
that lead to successful
development
Outcomes

09/24/25

OUTCOMES Project Team Workshop #4

Development Team
Recommendation

10/13/25

Public Open House

10/20/25

Bonanza 5 Acre Redevelopment Council Work Session 2

Outcomes: We have worked with the Council over the last two months:

- Listened
- Learned & Shared
- Explored Options

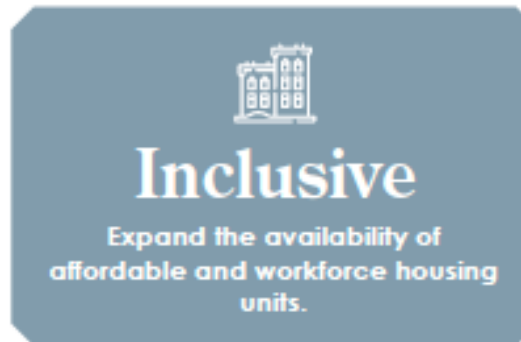
For a shared vision forward.

Thank you for bringing your focus, energy and attention to this process!

PURPOSE & PROCESS

Topics

- Site context
- Sense of Place
- Mountain Town Identity
- Community Open Space
- Commercial, Non-profit Programming
- Site Planning
- Density & Building Heights
- Unit Mix & Affordability
- Parking Strategies



The Project Vision meets or exceeds all LMC & Bonanza Park Small Area Plan requirements

- Setbacks and Landscape
- Parking
- Building Heights
- View Corridors
- Sustainability
- Transit Access
- Active Mobility
- Multi-use Trails
- Affordable Housing
- Underground Parking
- Community Open Space

PURPOSE & PROCESS

Our Vision Statement and Development Plan is based on:

- Community input into the Bonanza Park Small Area Plan
- The Park City Land Management Code
- Council Consultation and Direction
- Staff Review and Comments:
 - Fire
 - Police
 - Transit
 - Transportation
 - Planning
 - Parking
 - Affordable Housing
 - Engineering
 - Environmental
 - Finance
 - Community Engagement
 - City Attorney's Office
 - Executive

A Shared Vision that Serves:

- Community Members
- Local Entrepreneurs
- Arts Groups & Artists
- Provides Affordable Housing for
 - Teachers
 - First Responders
 - Service Workers

PURPOSE & PROCESS



VISION STATEMENT:

The Bonanza Park 5 Acre Redevelopment will be a Mixed-Use Development designed around a Mountain Town Village Concept:

- A “Third Place” for Community Gathering & Activation
- Balanced mix of uses to contribute to the overall success
- Park like Village Green as the project anchor and community resource



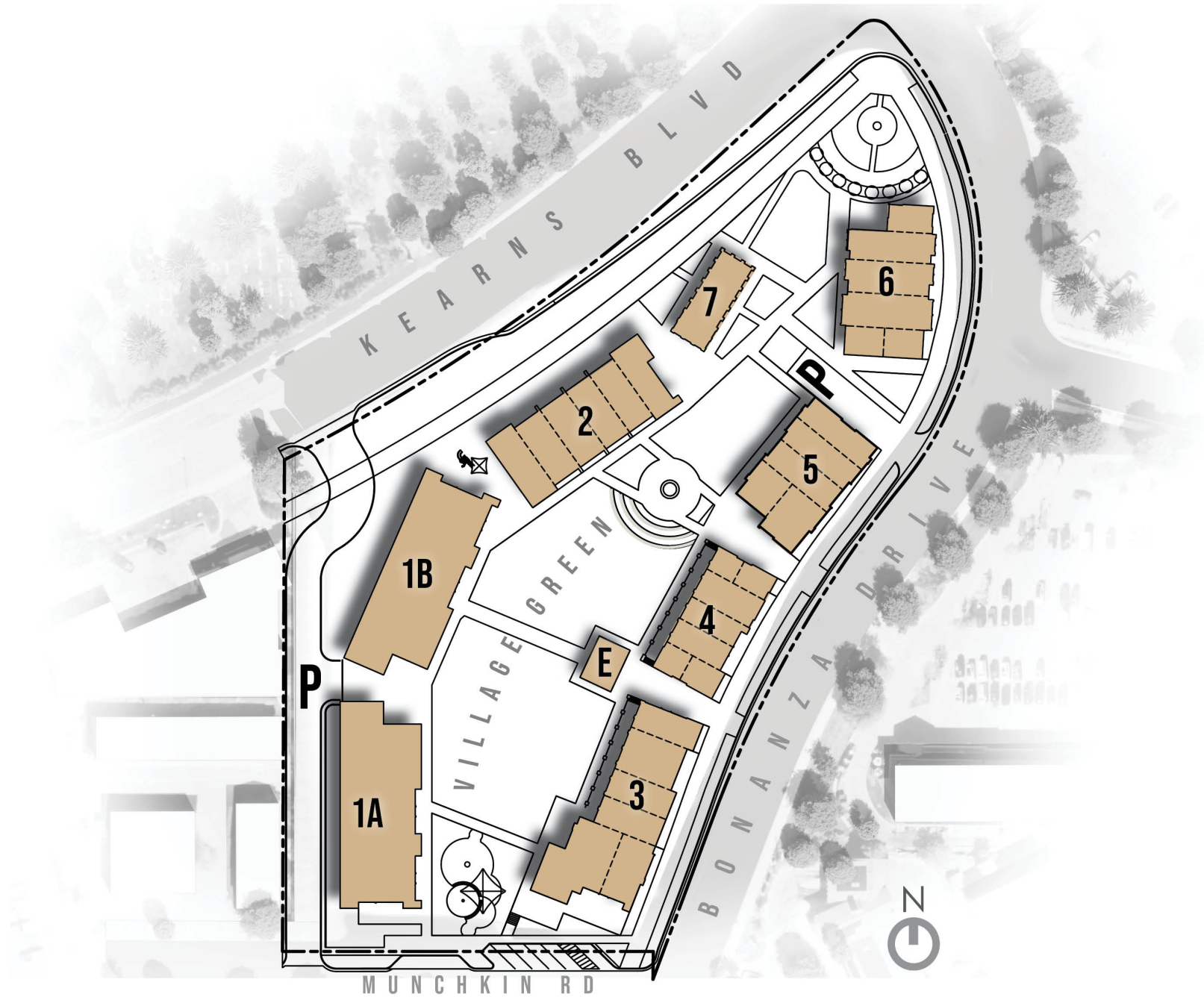
SITE PLAN



Mountain Town Village

- Site Area 5.24 Acres
- Building Coverage & Driveways 1.57 Acres
- Open Space 70% 3.67 Acres
- Village Green 1.38 Acres
60,500 SF from Munchkin to the Olympic Flame
- (Library Field 1.67 Acres)
- Dwelling Units 112
- Building Heights
 - Bonanza & Kearns 35ft
 - SW Corner 45ft
- Underground Parking
250-540

SITE PLAN - 8 BUILDING OPTION



Mountain Town Village Plan Option 2

- Breaks up longer building facades
- Helps buildings step down the slope
- Reduces the Affordable Housing units to 98 units
- Adds to the construction costs
- Pushes buildings closer to Kearns and further into the FPZ



Kearns View



Bonanza View

MOUNTAIN TOWN VILLAGE



MOUNTAIN TOWN VILLAGE



MOUNTAIN TOWN VILLAGE



Village Green

- Gathering Space
- Linear Playscape
- Multi-Use Pathways
- Pedestrian Respite Areas
- Art Integrated throughout
- Splash Pad
- Dining
- Small Amphitheater
- Mobility Hub



Village Green Potential Programming

- Pop-up shops
- Winter Market
- Art Shows
- Yoga Classes
- Movie Nights
- Block Party
- Live Music
- Ski Beach

VILLAGE GREEN



Multi Disciplinary Art Space

- Community & Tenant Uses
- Will Activate the overall Project
- Fits into Cultural Arts Master Plan
- Flexible layout supporting workshops, dance, spoken word
- Small Performance Space
- Modular Design
- Shared Calendar

MULTIDISCIPLINARY ART SPACE



MULTIDISCIPLINARY ART SPACE

Potential Uses

- Youth Musical Theater
- Orchestra Groups
- Dance Classes
- Healing Sound & Listening Room
- Open Mic Nights
- Song Circles
- Poetry Slams
- Art Classes
- Exhibits



RETAIL CONCEPT

Let's create a THIRD SPACE — places that aren't home or work, but a welcoming, flexible environment where the community naturally gathers

- Brewery / Taproom
- Restaurant / Café

Everyday Essentials

- Coffee / Bakery / Breakfast Spot
- Bike & Outdoor Shop
- Fitness Studio

Family + Community Uses

- Daycare / After-School Enrichment.
- Makerspaces
- Co-Working & Life Skills Hub – UNIVERSITY OF UTAH – HIGHER EDUCATION
- Family-Friendly, Youth and Young Adult Draws

AMENITIES, ARTS & LEASE SPACES

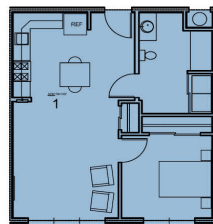


Village Green Level Balanced Mix of Uses:

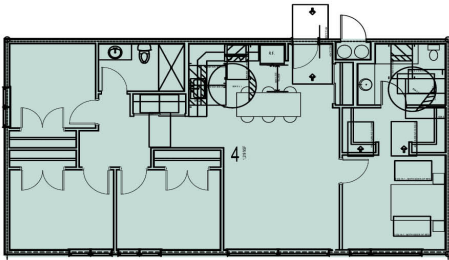
- Tenant Services
10,480 SF 24%
- Arts/Artist 12,900 SF
29%
(Includes 6 live/work
units)
- Commercial 20,550
47%

RETAIL CONCEPT

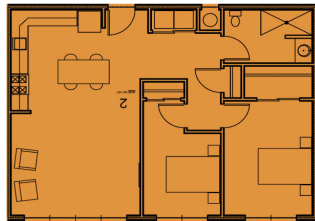
RESIDENTIAL UNIT FLOOR PLANS



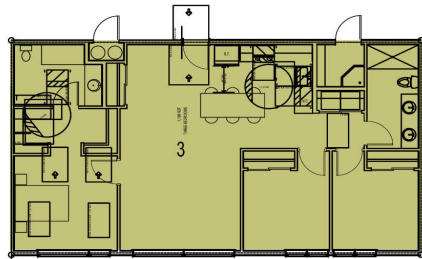
1 BEDROOM
594 SF



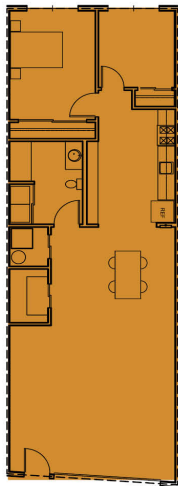
4 BEDROOM
1,319 SF



2 BEDROOM
902 SF



3 BEDROOM
1,168 SF



**2 BEDROOM
ARTIST**
1,200 SF

RESIDENTIAL FLOORPLANS

Proposed AMI Unit Mix by BR Size

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
40% AMI	2	5	2	1	10
50% AMI	9	8	4	1	22
60% AMI	11	12	7	1	31
70% AMI	3	6	2	1	12
80% AMI	1	6	2	1	10
Unrestricted	7	13	5	2	27
TOTAL	34	49	22	7	112 (226 BRs)

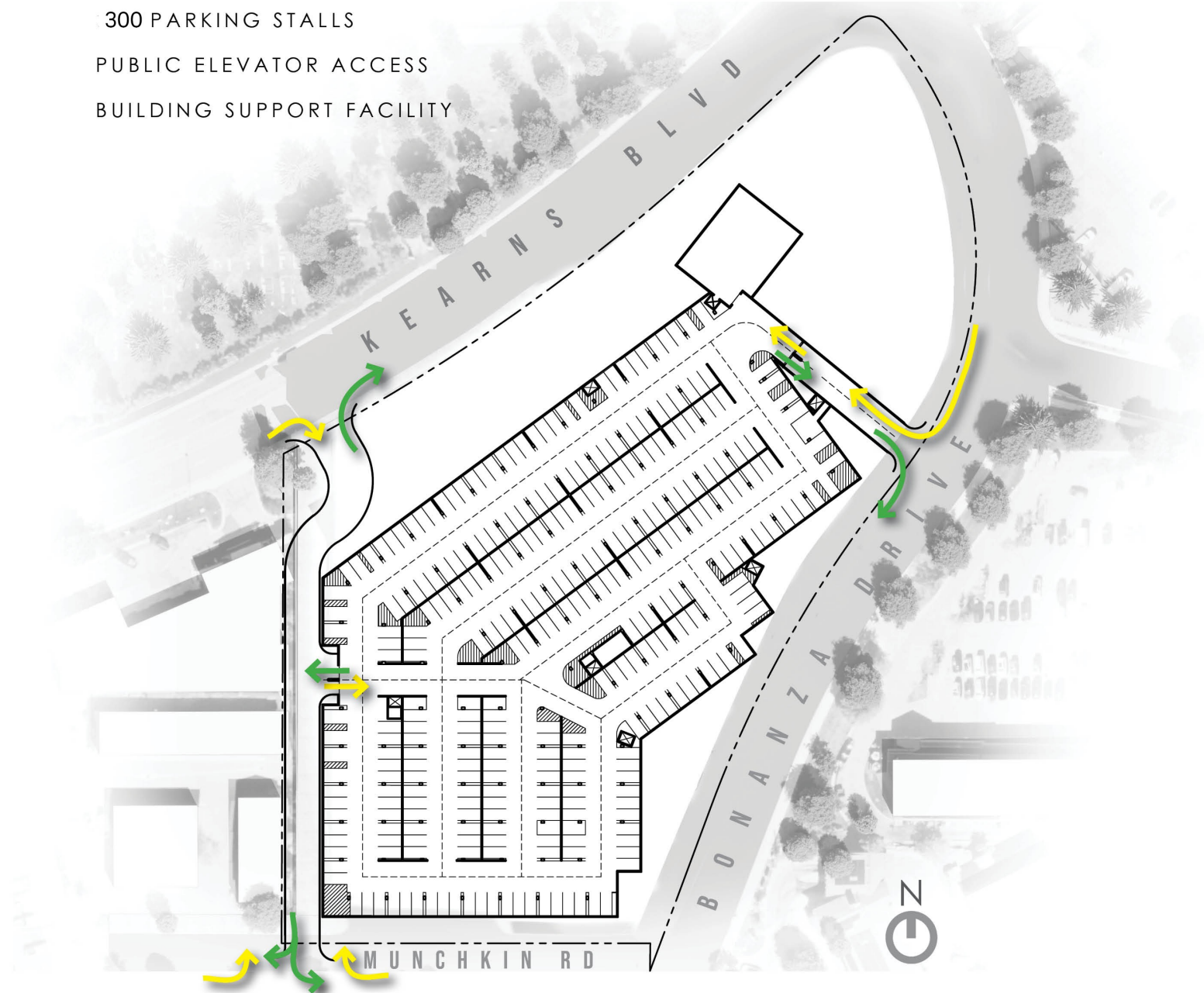
UNIT MIX & AFFORDABILITY

PARKING GARAGE PLAN

300 PARKING STALLS

PUBLIC ELEVATOR ACCESS

BUILDING SUPPORT FACILITY



- Resident Stalls 148
- Employees & Visitors 120
- Potential Additional Stalls 32
300 Stalls Total
- Potential Additional Stalls Second Level 554

Project Revisions and Cost Implications

Developer Preference: City cover operating expenses and receive revenue from entire parking garage.

Revision	Upfront City Contribution	Operational Subsidy	Notes
Reduction in total unit count	\$0	\$0	Moved from twinning to 4%-only strategy; easier financing execution but lower operating cash flow
Addition of unrestricted units	\$2,300,000	\$0	Approx. \$100,000 per unit due to ineligibility for LIHTC basis (and therefore not generating equity)
Additional parking - spaces for 3- and 4-bedroom units	\$1,170,000	Approx. \$1,000 per stall per year	18 additional spaces at \$65,000 per space (eligible for LIHTC basis); may require additional operating subsidy
Additional parking - maximizing capacity of garage first-floor	\$2,350,080	Approx. \$1,000 per stall per year	Up to 32 additional spaces at \$73,440 per space (higher cost due to ineligibility for LIHTC basis); may require additional operating subsidy
Additional parking - second floor of parking	\$24,414,312	Approx. \$1,000 per stall per year	Up to 277 spaces in second (basement) parking level at \$84,456 per space (higher cost due to ineligibility for LIHTC basis and additional excavation); plus cost of ramp
Addition of splash pad and public bathrooms	\$1,200,000	Approx. \$30,000 per year	Based on comparable projects
Increased number of buildings	\$0	Approx. \$20,000 per year	Additional operating subsidy due to additional elevators (+2 buildings, \$10,000 each); capital costs mitigated by reduction in units
Collaborative Art Space	\$1,500,000	\$0	To be programmed by art partner(s)

Mountain Town Village Development meets multiple community needs:

- Create a rich mix of community uses that will enhance Park city and Bonanza Park as a great place to live, work and play.
- Serve community members, entrepreneurs, artists and arts groups and provide affordable housing for our teachers, first responders and service workers.
- It will be a green sustainable development that will meet the requirements and aspirations of the Bonanza Park Small Area Plan and the City Council's visioning process.

CONCLUSION



Mountain Town Village Concept

- Low Density Mixed-Use
- Community Gathering Space
- Locally Focused
- Integrate the Arts Throughout
- Day to Day Neighborhood Uses
- Mobility Hub
- Naturally Activated
- Great place to live, work and play

Single level Underground Parking with Rough Order of Magnitude Costs (Including soft costs):

Required Parking per the LMC: 250 spaces	@ \$73,440ea.	\$18,360,000
Additional 0.5 spaces for 3 & 4 Bedroom Units	<u>18 spaces @ \$73,440 ea.</u>	<u>\$ 1,625,000</u>
	268 spaces total	\$ 19,681,920
Optional additional spaces	<u>32 spaces @\$73,440 ea.</u>	<u>\$ 2,350,080</u>
	300 spaces total	\$ 22,032,000
Additional lower level of Parking:		
Level P1	277 spaces @ \$73,440 ea.	\$19,985,000
Level P2	277 spaces @ \$84,456 ea.	\$23,394,312
Ramps	<u>5,000s.f @ \$204 s.f.</u>	<u>\$ 1,020,000</u>
	554 spaces total	\$ 44,399,312

PARKING

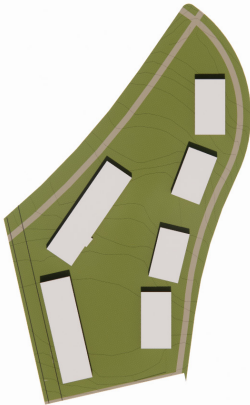
BONANZA 5-ACRE SITE: SOLAR ANALYSIS

9:00 AM

NOON

5:00 PM

SUMMER SOLSTICE
JUNE 21



SPRING + FALL EQUINOXES
MARCH 21 + SEPTEMBER 21



WINTER SOLSTICE
DECEMBER 21



SUN BEHIND MOUNTAIN BY ~3:00PM

