



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
December 15, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its special City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Tuesday, December 15, 2020.

NOTICE OF AN ELECTIONIC MEETING & HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 05-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Council members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

Exhibit A: Determination of Substantial Health and Safety Risk

On December 8, 2020, the Mayor determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include: • Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021. • Statewide COVID cases and hospitalizations are increasing exponentially. This determination is valid for 30 days, and is set to expire on January 7, 2021.

SPECIAL MEETING - 3:30 p.m.

I. ROLL CALL

II. ITEMS FOR DISCUSSION

1. Park City Arts and Culture District - Proposed Phased Approach and Financial Plan
[Arts and Culture District Staff Report- December 15 2020](#)
[Exhibit A: Public Engagement Report](#)
[Exhibit B: December 2020 Design Revisions](#)
[Exhibit C: Expense Summary](#)
[Exhibit D: District Phasing Cost Analysis](#)
[Exhibit E: Approved and Anticipated Contracts](#)
[Exhibit F: Active Transportation Intersection Improvement Scenarios](#)

III. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: December 15, 2020

Submitted by: David Everitt

Submitting Department: Executive

Item Type: Work Session

Agenda Section:

Subject:

Park City Arts and Culture District - Proposed Phased Approach and Financial Plan

Suggested Action:

Attachments:

[Arts and Culture District Staff Report- December 15 2020](#)

[Exhibit A: Public Engagement Report](#)

[Exhibit B: December 2020 Design Revisions](#)

[Exhibit C: Expense Summary](#)

[Exhibit D: District Phasing Cost Analysis](#)

[Exhibit E: Approved and Anticipated Contracts](#)

[Exhibit F: Active Transportation Intersection Improvement Scenarios](#)

City Council Staff Report



Subject: Park City Arts and Culture District – Proposed Phased Approach and Financial Plan
Author: David Everitt
Department: Executive
Date: December 15, 2020
Type of Item: Work Session

Recommendation

Receive a briefing and provide feedback regarding revised scope and design that prioritizes affordable housing and transportation infrastructure, updated construction cost estimates, a proposed phasing approach and timeline, and a plan that will finance construction of the future Park City Community Arts and Culture District.

Executive Summary

Planning for the development of the Park City Community Arts and Culture District project (District) has been underway for nearly four years in close coordination with Kimball Art Center (Kimball), Sundance Institute (Sundance) (collectively District Partners or Partners), and their respective design teams. As incremental pre-construction activities continued throughout 2019-20, COVID-19 significantly impacted the City's timeline and plan to fund construction of the publicly owned elements.

Those impacts, along with rising construction costs, compelled revisions to the scope and design of the District, changes to the plan of finance, and the development of a proposed phasing for construction.

This approach strategically reprioritizes investments into the community's critical priorities – affordable housing development, transportation solutions, and equitable economic opportunities – while maintaining flexibility in the face of economic uncertainty. Phase One, consisting of fifty units of affordable housing, transit improvements, local artist/maker studio and retail spaces, underground parking, and a multipurpose community plaza, is estimated to cost \$57 million. Sources of funds include the previously dedicated City transient room tax, bond proceeds dedicated to affordable housing, and the Transportation and Capital Funds, including the reallocation of funds from previously designated but now unplanned capital projects.

If the City Council chooses to pursue this recommendation or some version of it, staff will return in January with a resolution that memorializes the revised scope, phasing plan, and financial strategy for the District. Following approval of the resolution, staff will return with agreements for architect services, demolition and construction services, and

owners representative services. Expense and revenue changes will be adopted in the FY22 budget.

Introduction

The District is a proposed mixed-use development in the Bonanza Park neighborhood that co-locates affordable housing and local artist/maker studio and retail spaces with the headquarters for Kimball and Sundance, food hall, workforce and short-term artist housing, and centralized mobility assets around a community gathering plaza. Planning for the District commenced in 2017 with the approval of a municipal transient room tax dedicated to the District and letters of intent between Park City (City) and the Partners.

Numerous studies and planning efforts since then led to the City submitting a Master Planned Development application in September 2020. However, while the City is a resilient and adaptable organization with enviable resources, the uncertainty due to COVID-19 looms large over every decision and every function. This is especially true for the District's planning and development efforts; a project that seeks to invest so heavily in Community Critical Priorities is complex and challenging even in the best of financial times.

But investing in Park City's priorities – adding to the affordable housing inventory, walkability, fostering a more socioeconomically equitable community, and additional diversification of the resort economy – remain the focus of the design and pre-development work. The new phasing plan is responsive to the reality of a reduction in tax revenues, combined with rising construction costs.

Unfortunately, the funding sources originally identified are not sufficient to cover the entire capital need for the City's portion of the site, and without additional capital, the District as originally conceived cannot be built at once. Construction cost estimates are higher than originally identified and anticipated revenues lower.

Provided the City Council continues to pursue the District, the City can still responsibly:

- a) Build with available cash on hand and less debt using realistic revenue assumptions;
- b) Prioritize the housing, transportation infrastructure, and economic equity portions of the District;
- c) Buy time to allow the TRT and other revenue sources to recover over the next two years; and
- d) Maintain flexibility to build in a complimentary manner when the District Partners are ready.

Background

Since 2017, the Partners jointly master-planned the District while simultaneously engaging different world-renowned design teams to plan their respective facilities.

Below are links to relevant meeting agendas and documents.

2017

- [July 20](#) Council meeting
 - Approved Letter of Intent – Sundance Institute [link](#)
 - Approved Letter of Intent – Kimball Art Center [link](#)
 - Transient Room Tax Ordinance 2017-34 [link](#)
 - Bonanza Park Purchase Agreement [link](#)
- [September 14](#) Council Meeting
 - Staff Communications Report, ACD Update [link](#)
- [September 21](#) Council Meeting
 - Resolution 26-2017, Sale of Sales Tax Revenue Bonds [link](#)
- [October 12](#) Council Meeting
 - Webb Management Services Contract Award [link](#)
 - Sale of Sales Tax Revenue Bonds Public Hearing [link](#)
- [December 14](#) Council Meeting
 - Webb Recommendations [link](#)
- [December 21](#) Council Meeting
 - Lake|Flato Architects Contract Award [link](#)

2019

- July 11 Council Meeting
 - Arts & Culture District Process Update [link](#)

2020

- January 30 Council Meeting
 - Lake|Flato Architects change order for additional architecture and engineering design services [link](#)
- July 9 Council Meeting
 - Arts and Culture District Update, [link](#) to Agenda, [link](#) to Staff Report
- November 19 Council Meeting
 - Arts and Culture District Update - Timeline for Council Policy Discussions - [link](#) to Agenda, [link](#) to Staff Report

On July 9, 2020, staff briefed the City Council about the District ([Staff report link](#)), including preliminary construction and owner's costs (also known as soft costs) estimates along with a cash flow model that reflected COVID related tax revenue impacts. Council directed staff to continue pre-construction work and to return with updated construction costs and estimates. Additional information was conveyed during small group briefings in October and feedback provided regarding what to refine in advance of returning to brief the Council toward the end of 2020.

Pre-construction activities continued through the spring and summer in anticipation of construction beginning in 2021. Tenants vacated most of the buildings, preliminary site preparation is underway, and the design team completed schematic design and is ready to begin design development. Throughout the summer and fall, staff and the owner's representative team re-engaged with stakeholders and the public generally about the plans for the District (See Exhibit A – Public Engagement Report), resulting in design

and programming refinements. The City submitted its Master Planned Development application to the Park City Planning Department in September to initiate the regulatory review process.

Sources and uses of funds previously identified and discussed are as follows:

- The City's transient room tax (art studios, maker spaces, performance space, culinary building, and flex spaces);
- Proceeds from the sale of property to KAC and SI (art studios, maker spaces, performance space, culinary building, and flex spaces);
- Housing rent revenue bond (construction of housing)
- The Lower Park Avenue Redevelopment Area's housing pipeline funds (land and construction of housing)
- The City's Transportation Fund (land, transit garage, and surface transit facilities);
- Capital improvement funds as identified in the Capital Improvement Plan for ancillary projects, such as power line relocation, water and sewer line upgrades, active transportation infrastructure, and traffic management improvements.

Analysis

Given the impact of COVID-19 on anticipated TRT revenues combined with the updated costs for construction, staff, the design team, and the owner's representative prepared for the Council's consideration 1) a revised scope and design, 2) revised cost estimates, 3) a proposal for a phased approach to construction, and 4) a plan of finance.

Guiding Principles

Based on Council feedback, the following priorities guided the preparation of the proposed approach:

1. Create a large affordable housing development by prioritizing construction of housing units and maximizing the number of units on site (even if that means smaller units and less diversity of unit type), and consideration of a rental model instead of an ownership model;
2. Reduce the dependency on, and dominance of, automobiles for those who will live/work/play in the Bonanza Park area by investing in transit and active transportation infrastructure;
3. Prioritize spaces that foster local economic opportunities first (i.e., the co-op and retail spaces for artists and makers); and
4. Manage for flexibility for the next 2-4 years as we work through COVID by phasing construction of buildings (with practical stopping points) informed by revenue projections.

Revised Scope and Design

Based on feedback from the public, stakeholders, and the Council over the last six months, the design team revised the original proposal to:

- Incorporate more affordable housing units into Building 01;
- Bring transit infrastructure out of the underground garage to the surface;
- Reduce the above-ground parking count;
- Create more accessible ingress and egress to the underground level;
- Add a plaza-level drop and load point along the western edge; and
- Move housing units originally at plaza level to higher floors, replacing those spaces with additional flexible artist/maker spaces.

There is no change to the original footprints of the buildings and the configuration of the plaza. The underground parking is slightly modified but remains a 2-level structure with access points to all District buildings. See Exhibit B: December 2020 Proposed Design Revisions.

Estimated Cost of Construction

The owner's representatives worked closely with the design team to better estimate costs given the current construction climate, timing expectations, and associated soft costs. Figure 1 is a summary of estimated costs. See Exhibit C: Expense Summary along with Figures 2-4 below for details and a breakdown by fiscal year for the estimated costs to build the City-owned elements of the District. Staff will review with Council during the work session.

Figure 1: Topline Construction Cost Estimate

Pre-Construction & Design	\$ 4,597,466
Below Grade Parking/Plaza Deck	\$ 23,855,282
Transit, Walkability, Transportation	\$ 3,542,398
Building 01	\$ 25,113,564
Total Proposed Phase One	\$ 57,108,710
Building 02 Including Mobility	\$ 6,457,042
Building 03	\$ 16,639,779
Building 04	\$ 8,199,611
Total Future Phases	\$ 31,296,432
Total Full Buildout	\$ 88,405,142

A Phased Approach

Full buildout of the District may be phased along logical stopping points to provide comfort that the City is proceeding deliberately and reducing financial exposure during uncertain times. Depending on construction timing, a phased approach may incur

additional costs; if there are gaps between phases, mobilization would add expense and materials and labor costs may increase as time passes. Phasing, however, adheres to the guiding principles above and appears to best balance the City's priorities, the City's and Partners' investments to date and the uncertainty of future funding sources.

Phase One: Underground, Plaza, and Building 01. Phase One would comprise the bulk of the project and costs associated with District-wide infrastructure and utilities, including:

- Pre-construction and design (architect services, site preparation, owner's representative services, demolition)
- Below-grade parking and plaza deck (parking stalls, drop and load zones, District-wide utilities, waste management, storage space, and other support infrastructure)
- Mobility infrastructure (bus stops, multi-use pathways, bicycle amenities)
- Building 01 (affordable housing units, artist/maker co-op and retail spaces, surface-level parking stalls)

Figure 2: Phase One Cost per Element by Year

Phase One	FY20/21	FY21/22	FY22/23	FY 23/24	Total Per Element
Pre-Construction & Design					
Housing Related Expense	\$ 1,315,295	\$ 657,647	\$ 219,216	\$ -	\$ 2,192,158
Non-Housing Related Expense	\$ 1,443,185	\$ 721,593	\$ 240,531	\$ -	\$ 2,405,309
Subtotal Pre-Construction & Design	\$ 2,758,480	\$ 1,379,240	\$ 459,747		\$ 4,597,466
Below Grade Parking/Plaza Deck					
Subtotal- Housing Related Parking & Site Expense	\$ -	\$ 5,626,929	\$ 1,406,732	\$ -	\$ 7,033,662
Subtotal-Non-Housing Related Expense	\$ -	\$ 13,457,296	\$ 3,364,324	\$ -	\$ 16,821,620
Subtotal Below Grade Parking/Plaza Deck	\$ -	\$ 19,084,225	\$ 4,771,056	\$ -	\$ 23,855,282
Transit, Walkability, Transportation					
Transit Related Expense	\$ -	\$ 896,589	\$ 224,147	\$ -	\$ 1,120,737
Walkability Related Expense	\$ -	\$ 597,726	\$ 149,432	\$ -	\$ 747,158
Transportation Related Expense	\$ -	\$ 1,339,603	\$ 334,901	\$ -	\$ 1,674,503
Subtotal Transit, Walkability, Transportation	\$ -	\$ 2,833,918	\$ 708,480	\$ -	\$ 3,542,398
Building 01					
Housing Related Expense	\$ -	\$ -	\$ 12,887,936	\$ 8,591,957	\$ 21,479,893
Non-Housing Related Expense	\$ -	\$ -	\$ 2,180,203	\$ 1,453,468	\$ 3,633,671
Subtotal Building 01	\$ -	\$ -	\$ 15,068,139	\$ 10,045,426	\$ 25,113,564
Subtotal "Phase One"	\$ 2,758,480	\$ 23,297,384	\$ 21,007,421	\$ 10,045,426	\$ 57,108,710
<i>Housing Related "Phase One" (included in subtotal)</i>	\$ 1,315,295	\$ 6,284,577	\$ 14,513,884	\$ 8,591,957	\$ 30,705,712
<i>Transit Related "Phase One" (included in subtotal)</i>	\$ -	\$ 896,589	\$ 224,147	\$ -	\$ 1,120,737
<i>Transportation Related "Phase One" (included in subtotal)</i>	\$ -	\$ 1,339,603	\$ 334,901	\$ -	\$ 1,674,503
<i>Walkability Related "Phase One" (included in subtotal)</i>	\$ -	\$ 597,726	\$ 149,432	\$ -	\$ 747,158

This revised scope increases the number of housing units in Building 1 from 28 to 50, reduces the overall number of parking stalls to 228, moves the transit infrastructure from underground to the surface, and creates better access points to the drop and load areas throughout the site.

The total estimated cost to build Phase One is \$57,108,710.

Future Phases. The remaining buildings may be constructed as individual phases or in combination. They are comprised of:

- Building 2 (exhibition and performance spaces, indoor transit waiting area)
- Building 3 (~22 housing units, artist and maker rental/classroom spaces)
- Building 4 (food hall, event space)

Figure 3: Future Phases Cost per Element by Year

Future Phases	FY20/21	FY21/22	FY22/23	FY 23/24	Total Per Element
Building 02 (Mobility Center + Exhibition Space)					
Transit Related Expense	\$ -	\$ -	\$ 660,000	\$ 440,000	\$ 1,100,000
Non-Housing Related Expense	\$ -	\$ -	\$ 3,214,225	\$ 2,142,817	\$ 5,357,042
Subtotal Building 02			\$ 3,874,225	\$ 2,582,817	\$ 6,457,042
Building 03 (Artist/Maker Rooms+ Housing)					
Housing Related Expense	\$ -	\$ -	\$ 5,144,929	\$ 3,429,953	\$ 8,574,882
Non-Housing Related Expense	\$ -	\$ -	\$ 4,838,938	\$ 3,225,959	\$ 8,064,897
Subtotal Building 03			\$ 9,983,867	\$ 6,655,912	\$ 16,639,779
Building 04 (Food Hall + Flex Event Space)					
Non-Housing Related Expense	\$ -	\$ -	\$ 4,919,767	\$ 3,279,844	\$ 8,199,611
Subtotal Building 04			\$ 4,919,767	\$ 3,279,844	\$ 8,199,611

The total estimated cost as of December 4, 2020 for the full buildout of the City's buildings and infrastructure is estimated to be \$88,405,142. See Exhibit D: District Phasing Cost Analysis.

Figure 4: Full Buildout Estimate

Full Buildout FY Totals	FY20/21	FY21/22	FY22/23	FY 23/24	Total
	\$ 2,758,480	\$ 23,297,384	\$ 39,785,281	\$ 22,563,999	\$ 88,405,142
<i>Housing Related</i>	\$ 1,315,295	\$ 6,284,577	\$ 19,658,813	\$ 12,021,910	\$ 39,280,594
<i>Transit Related</i>	\$ -	\$ 896,589	\$ 884,147	\$ 440,000	\$ 2,220,737
<i>Walkability Related</i>	\$ -	\$ 597,726	\$ 149,432	\$ -	\$ 747,158
<i>Transportation Related</i>	\$ -	\$ 1,339,603	\$ 334,901	\$ -	\$ 1,674,503

The phased approach allows the City to further refine the scope and purpose of Buildings 2, 3, and 4 as well as solidify a plan for financing their construction, particularly with regard to evolving transit and housing typology needs.

These projected costs are in addition to previous fiscal year expenditures for planning and design services, which total \$1,623,112, and the cost to purchase the District land (\$19.5 million). See Exhibit E – Approved and Anticipated Contracts.

Plan of Finance for Phase One: Sources and Uses

Sources of funds for Phase I as proposed are:

1. Affordable housing project budget and bond proceeds;
2. TRT revenues (accumulated and future revenues pledged to service additional debt);
3. Proceeds from future sale of parcels to District Partners;
4. The Transportation Fund; and
5. Repurposed capital project funds.

This approach contemplates using all of the remaining affordable housing project budgets and bond proceeds, but a smaller amount from the Transportation Fund and Walkability bond proceeds than originally envisioned. It would, however, affect the Capital Improvement Fund by repurposing several budgeted but unprogrammed capital projects for Phase I (See Figure 5). Specifically, we recommend using:

- Proceeds from the sale of the firehouse property for affordable housing;
- Excess funds from the soils repository project (due to use of Gordo site for soils storage);
- Unexpended funds previously allocated to the construction of a new senior center to create more affordable housing; and
- Funding set aside for Downtown Projects but not planned or programmed at this time.

Figure 5

Source	Amount
Affordable housing project budgets and bond proceeds	\$25,576,029
TRT current and anticipated revenue	\$5,637,621
Anticipated 2022 TRT sales tax revenue bond	\$9,000,000
Sale of land	\$6,825,000
Transportation Fund project budgets	\$4,000,000
Repurposed Capital Fund balance (firehouse sale proceeds)	\$1,000,000
Repurposed unprogrammed Capital Fund balance (2013 Walkability GO bond proceeds)	\$750,000
Repurposed unprogrammed Capital Funds (soils repository remainder)	\$1,745,093
Repurposed Capital and RDA Funds (senior center remainder)	\$1,791,390
Repurposed unprogrammed Capital Funds (public art, equipment replacement, asset management, and open space)	\$1,730,154
Total	\$58,055,287

Implications of the Recommended Phasing Plan

Affordable Housing Pipeline. Staff are finalizing a proposed approach for the City's Affordable Housing Pipeline (Pipeline) that proposes fully funding the affordable housing element of Phase One while also generating an ongoing source of funding for future Pipeline projects. This approach would not require debt to fund the housing portion of the project. Depending on the number of units and the design of future phases of the District (and/or other affordable housing initiatives), supplemental capital may be required to finance those projects. Staff recommends committing \$22.1 million of the 2019 Sales Tax Revenue bond (already dedicated to housing) and \$3.6 million of remaining funds from previous housing capital projects.

The City's Capital Fund. This financial plan obligates funds in the Capital Improvement Fund beyond what was originally contemplated in two ways: it 1) captures some unspent funds from projects expected to be under budget (Prospector Ave. construction, Gordo area soils repository, public art, equipment replacement, , and open space); and 2) commits unprogrammed capital funds (derived from the sale of the firehouse towards affordable housing). All of these projects are currently funded through a General Fund transfer, which is a flexible funding source.

Timing of future phases. Additional phases (i.e., Buildings 2, 3, and 4) may be built as soon as funding is secured for them once the underground and footings/foundation work of Phase One is completed (approximately 12 months from date of commencement of construction). If those phases are not ready by then, the site will be prepared for interim uses, such as outdoor community gathering space, food truck vending, or recreational and event uses.

Additional Considerations

Soils mitigation. The City continues to develop a smaller scale soils repository on City-owned land near Quinn's Junction that would receive soils excavated from the District. See the November 19, 2020 [Staff Communication](#).

Active transportation improvements adjacent to the District site. Staff are preparing a recommendations to enhance active transportation connections to the District. More immediately, Staff developed concepts at four proximate intersections for potential capital improvements: Kearns/SR248 and Bonanza Dr., Prospector Ave. and Bonanza Dr., Bonanza Dr. and Munchkin Dr., and a mid-block crossing on Prospector Ave. (See Exhibit F – Active Transportation Intersection Improvement Scenarios.)

Along SR248/Kearns Blvd, Park City is working closely with the Utah Department of Transportation to integrate active transportation improvements into the 2021 pavement construction projects. These improvements will include high-visibility crossings, better pathway alignments, and more durable pedestrian treatments where possible.

Roadway projects adjacent to the District site. Several separately funded improvements to roads surrounding the District are necessary and planned for to accommodate better pedestrian and transit access to the District and surrounding area:

- Homestake Road will be reconstructed from SR 224 to SR 248 with an expanded right-of-way to include a 12-15 foot wide active transportation path from Bonanza Drive to Park Avenue. The roadway will remain a two-lane road with parking on the north side. A traffic signal at Homestake and SR 248 may be constructed with the project and would be installed shortly after. This project is programmed to begin in 2022 and cost approximately \$2.1 million.
- Munchkin Road will be reconstructed, realigned, and extended to connect westward to Homestake Road. It will also be a two-lane road with the 12 to 15 foot active transportation path along Homestake continuing on the south side of Munchkin. It is anticipated that this project would not begin until the District is close to completion and will cost approximately \$1.3 million.
- Woodbine Way is scheduled for reconstruction in 2022 and is proposed to be a one-lane southbound road. The anticipated roadway cost is approximately \$400,000.

Powerline and substation realignment. Currently, a major transmission line runs directly across the middle of the District site and must be relocated regardless of any longer-term plan. (The City budgeted for this in the Capital Fund already). Additionally, two

transmission poles currently bracket Munchkin Road at its eastern terminus, creating problematic design constraints. The design and ownership teams have been working with Rocky Mountain Power to identify short- and long-term options to either realign or bury overhead transmission and distribution lines as well as reconfigure the substation in the area to facilitate the efficient and effective land development patterns in the Bonanza Park area. While the short-term needs can be met within current budgets, undergrounding power lines and reorienting the substation will require significant funds and likely public and private partnerships, potentially in the form of a Community Reinvestment Area, a Public Improvement District, or a combination thereof.

Potential partnerships for housing development. We continue to explore the potential to leverage other public and private entities' resources to fund the affordable housing elements within (and adjacent to) the District. As funds are identified, they may be incorporated into the funding plan for the Pipeline.

Private fundraising. As of the time of this staff report, there has been no effort to explore leveraging private sources of funds.

Timeline

Milestone	Start	Finish
Special Council Meeting - Discuss scope, phasing, plan of finance	12/15/20	12/15/20
Council Meeting - Receive public comment, respond to inquiries	12/17/20	12/17/20
Council Meeting - Resolution endorsing plan of finance and phasing	1/7/21	1/7/21
Demolition Bid Review & Approval	12/10/20	1/7/21
Council Meeting - Architect Services and Demolition Services Agreements	1/14/21	1/14/21
Revised MPD Submittal to Planning Department	2/1/21	2/21/21
Council Meeting - Approve Construction Management Services Agreement	3/12/21	3/12/21
Schematic Design Revisions	1/14/21	4/1/21
Site Demolition	1/28/21	4/8/21
Schematic Design Owner Review	4/1/21	5/1/21
Mass Excavation and Utilities Permits & Bidding	5/16/21	7/1/21
Planning Commission MPD Review & Public Hearing Process (proposed)	4/3/21	7/28/21
Mass Excavation, Shoring and Utilities	7/1/21	10/26/21
Footings and Foundation Package Permits & Bidding	6/26/21	10/26/21
Design Development	5/1/21	10/28/21
Construction Documents	10/28/21	4/26/22
Phase One Permits and Bidding	3/15/22	7/30/22
Phase One Construction - Footings and Foundation	10/26/21	11/8/22
Phase One Construction - Buildings/Facilities	8/13/22	8/28/23
Substantial Completion PCAC Phase 1	8/28/23	8/28/23

Exhibits

- A. Public Engagement Report
- B. December 2020 Proposed Design Revisions
- C. Expense summary
- D. District Phasing Cost Analysis
- E. Approved and Anticipated Contracts
- F. Active Transportation Intersection Improvement Scenarios



Public Engagement Report

June 1, 2020 – December 7, 2020

Meetings & Presentations

- Design Committee Meetings (June 19, 23, 25, July 7, September 14, 15)
 - Attendees: 23
- Prospector HOA Board (June 25)
 - Attendees: 3
- County and City Council 2x2's (June 29, 30, July 1)
 - Attendees: 18
- Summit County Staff (July 1)
 - Attendees: 10
- Small Group "Backyard Conversations" (July 7, 8, 9, August 7, September 1, 23, 29, October 20, 27)
 - Attendees: 37
- Park City Special Edition Roundtable (July 15)
 - Attendees: 50
 - Video Views: 603
- Vail Resorts Executive Staff (July 29)
 - Attendees: 14
- Holiday Village Meeting (September 21)
 - Attendees: 7
- Historic Park City (September 30)
 - Attendees: 16
- Life is Beautiful (October 5)
 - Attendees: 10
- Board of Realtors (October 15)
 - Attendees: 39
- Latinx Community Presentation vis The Solomon Fund (October 21)
 - Attendees: 1,100 (video views)
- Claim Jumper HOA (October 22)
 - Attendees: 3
- Roundtable Arts & Culture (October 26)

- Attendees: 446 (video views)
- Park City Area Restaurant Association (November 5)
 - Attendees: 22
- Latinos in Action (November 12)
 - Attendees: 14
- Park City Chamber Staff (November 12)
 - Attendees: 5
- University of Utah School of Architecture (November 19)
 - Attendees: 5
- Park City School District (December)
 - Attendees: 12
- **Total Participants: 2,437**

Comments

- **Total Comments: 127**
- **Popular Themes/Areas of Interest:**
 - Concerns about Parking capacity/availability
 - Interest in how various spaces will be programmed
 - Questions about the ownership/management structure
 - Interest in the capability of the District to host events of various sizes
 - Questions about how the project will be funded initially and generate enough revenue for operation
 - Interest in how the outdoor plaza will be programmed/activated throughout the year
 - Concerns about how the project will increase/impact traffic in the area
 - Questions about affordable housing – how defined, number of units, rental structure, etc.

Stakeholder Emails

- September Project Update (51 Recipients) – 33 opens, 13 clicks
- October Project Update (79 Recipients) – 55 opens, 12 clicks

Survey

- Fall Survey – results being analyzed
 - English Survey – 121 responses
 - Spanish Survey – 1 response

Social Media

Facebook Analytics

- Page Likes: 116
- Page Followers: 124

- Posts: 30

Instagram Analytics

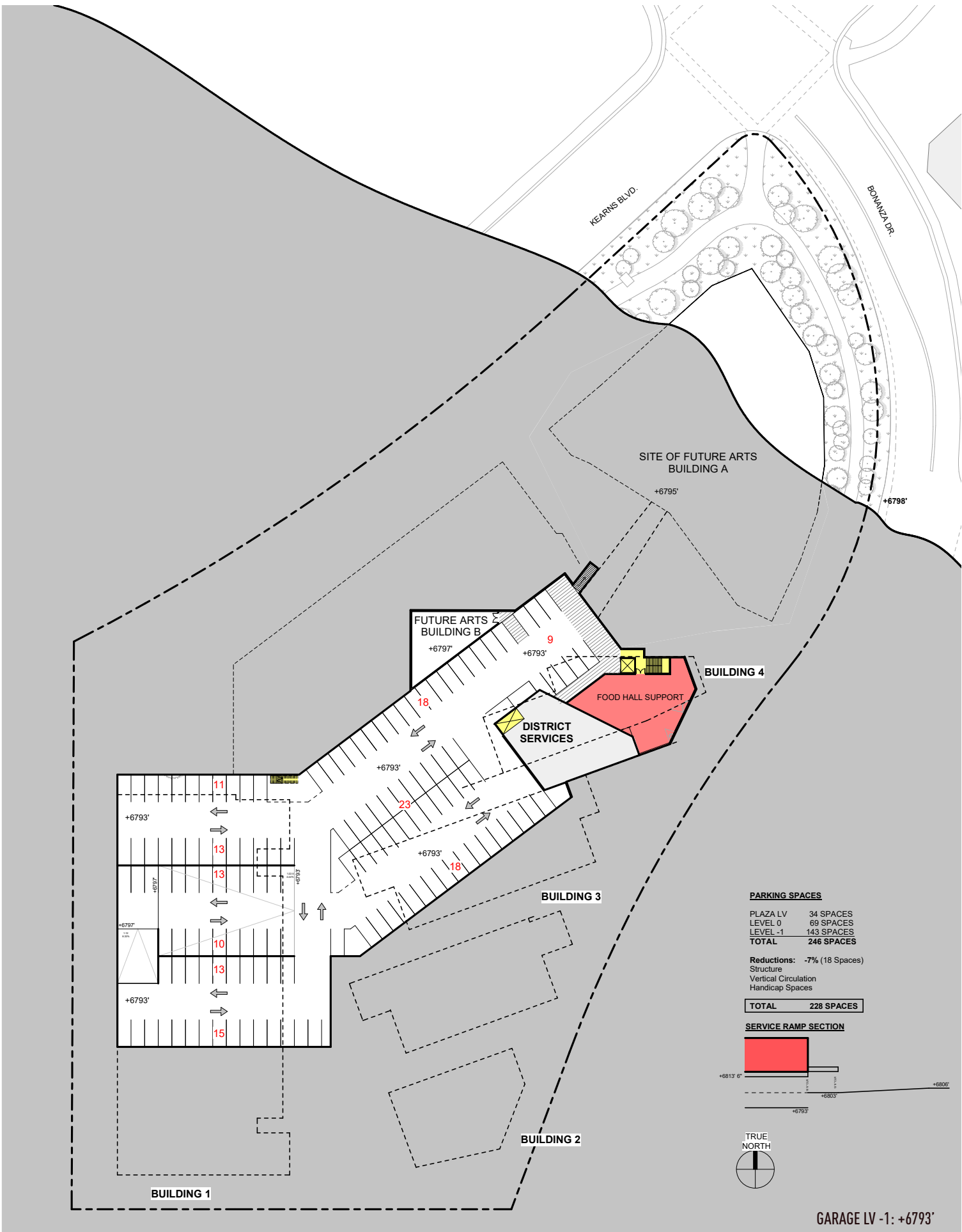
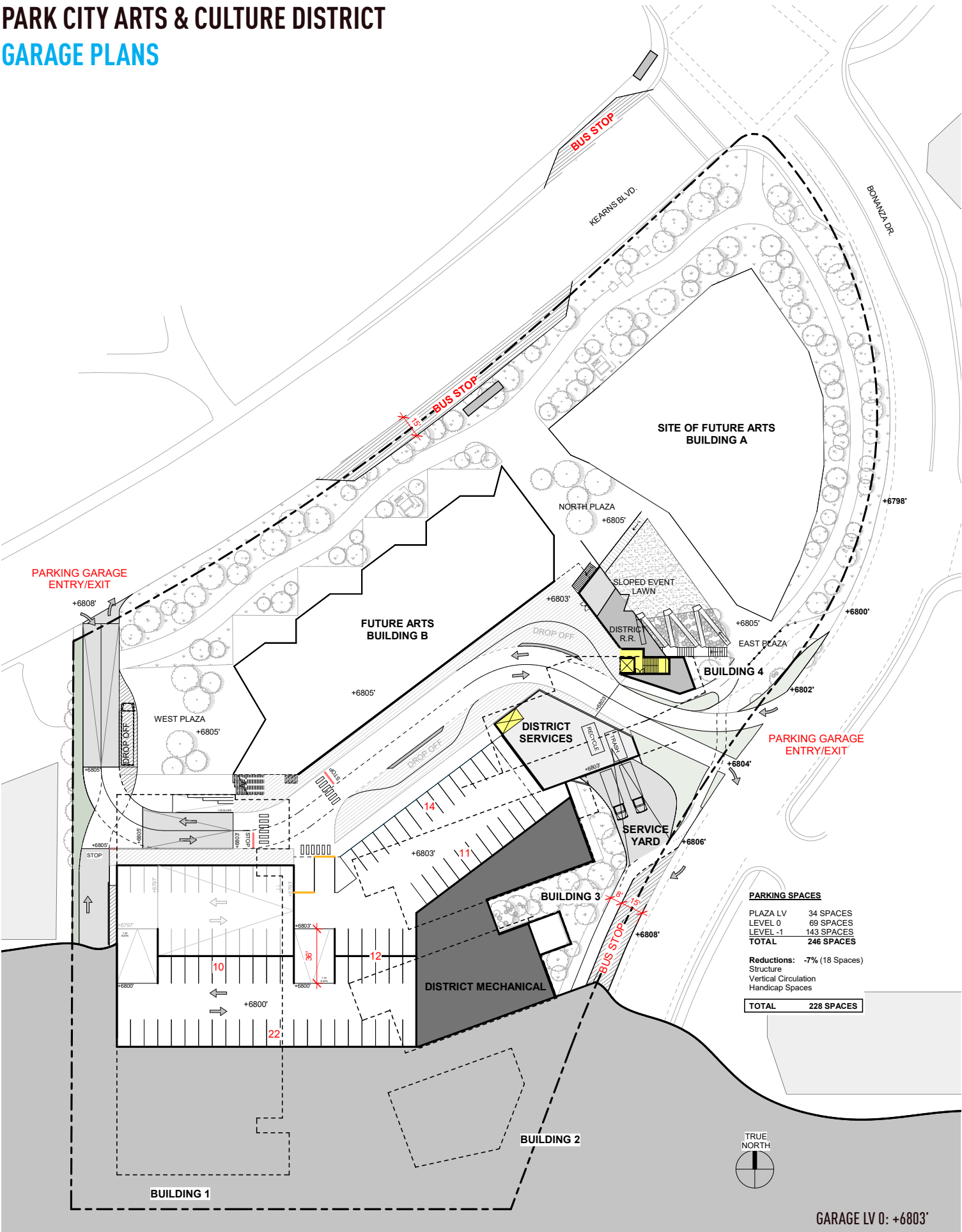
- Followers: 113
- Posts: 6
- IGTV Videos: 2
- Accounts Reached: 1,157
- Content Interactions: 41

Website

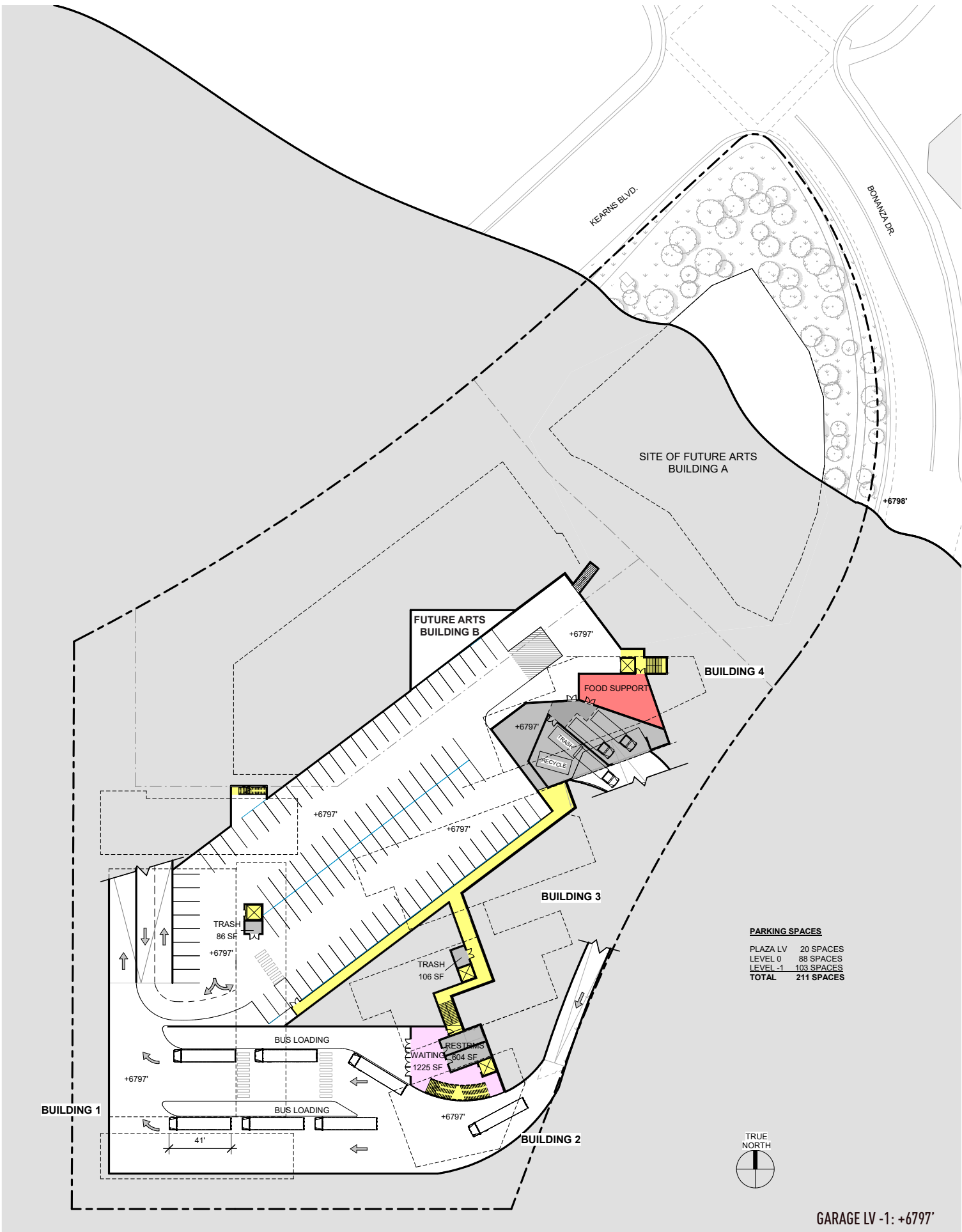
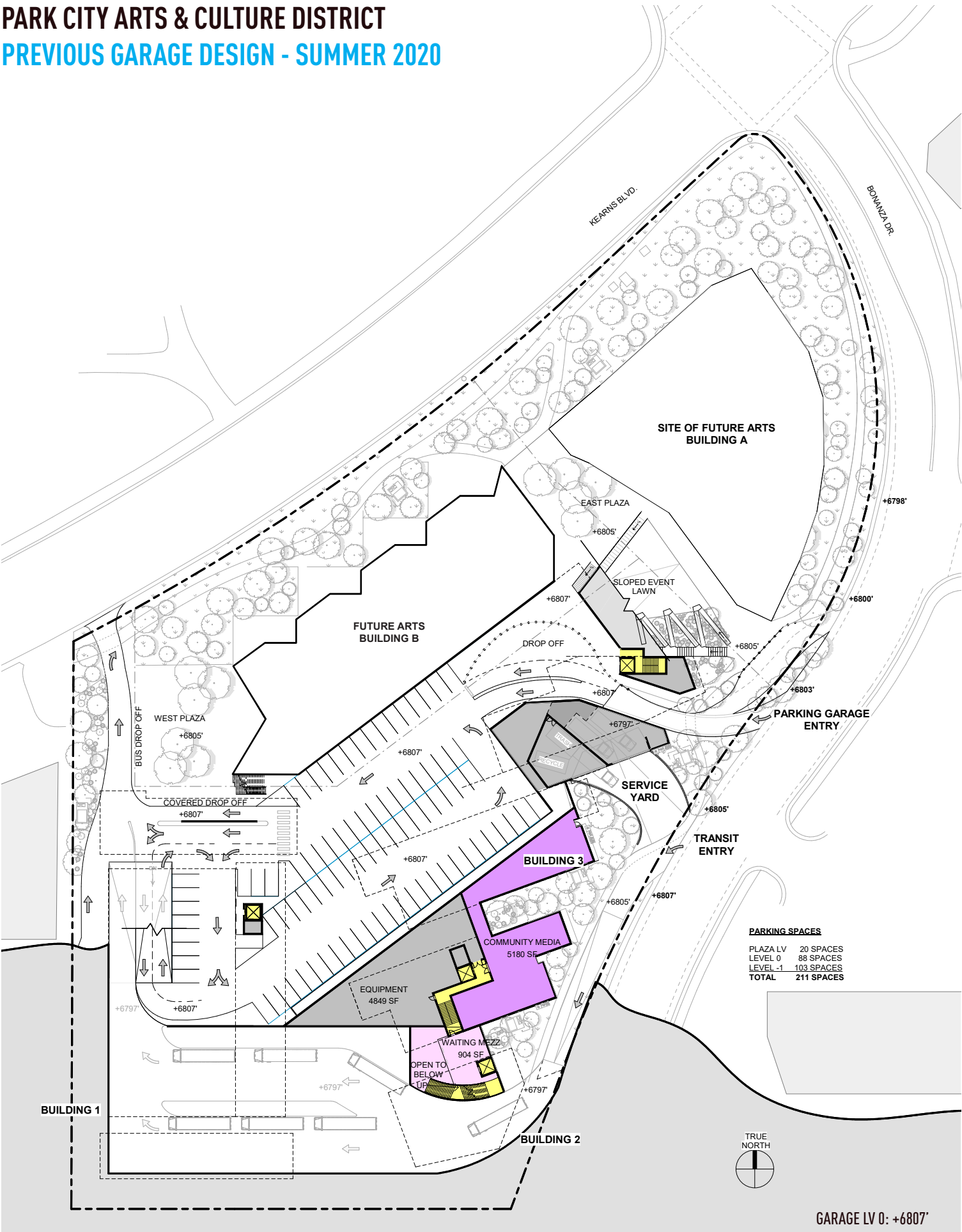
Lifetime Analytics

- Unique Users: 499
- Sessions: 741
- Pageviews: 1006
- User Acquisition:
 - Direct: 395
 - Organic Search: 57
 - Social Media: 30 (Facebook, Instagram, LinkedIn)
 - Referral: 32 (Parkcity.org, KPCW.org)

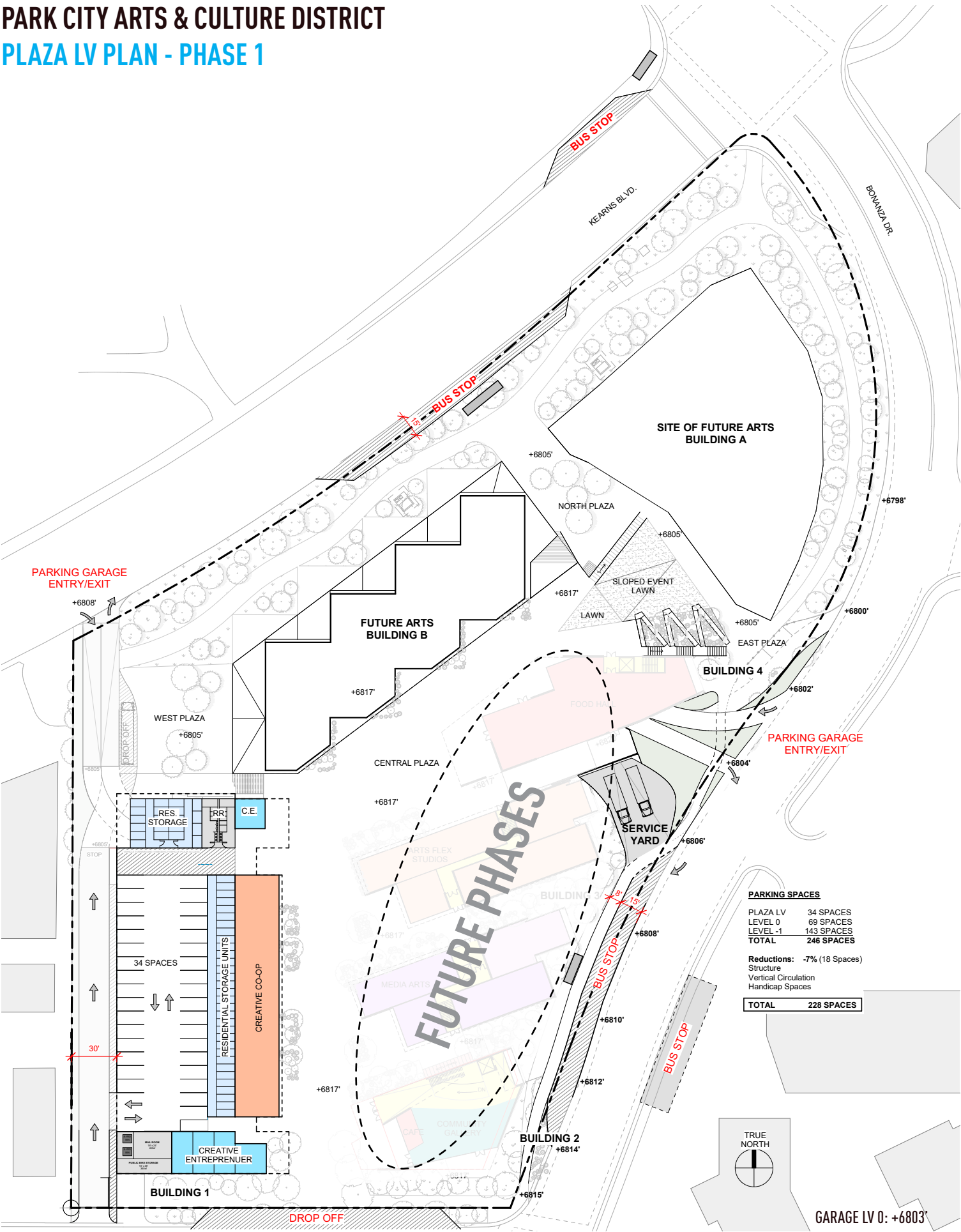
PARK CITY ARTS & CULTURE DISTRICT
GARAGE PLANS



PARK CITY ARTS & CULTURE DISTRICT
PREVIOUS GARAGE DESIGN - SUMMER 2020

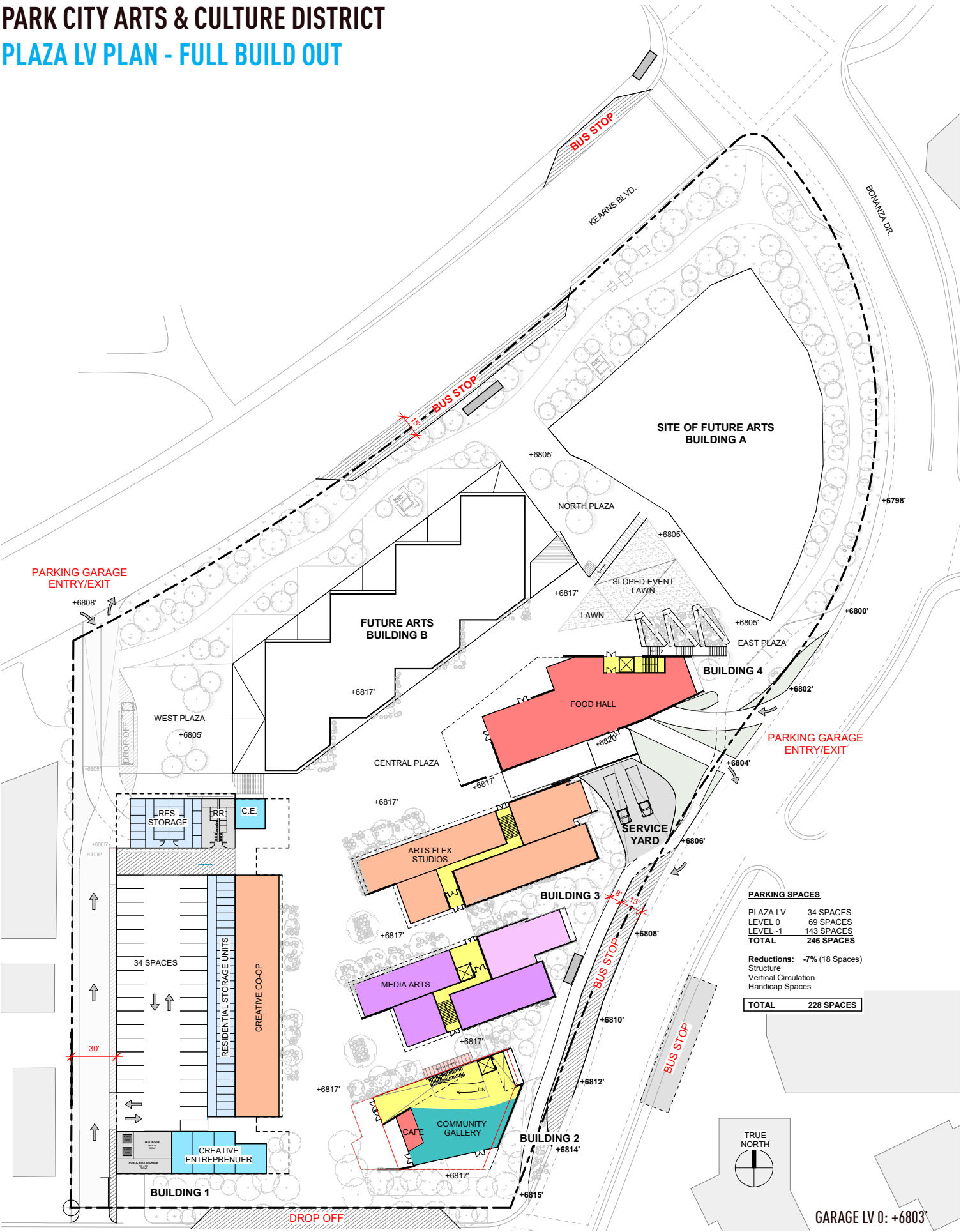


PARK CITY ARTS & CULTURE DISTRICT
PLAZA LV PLAN - PHASE 1

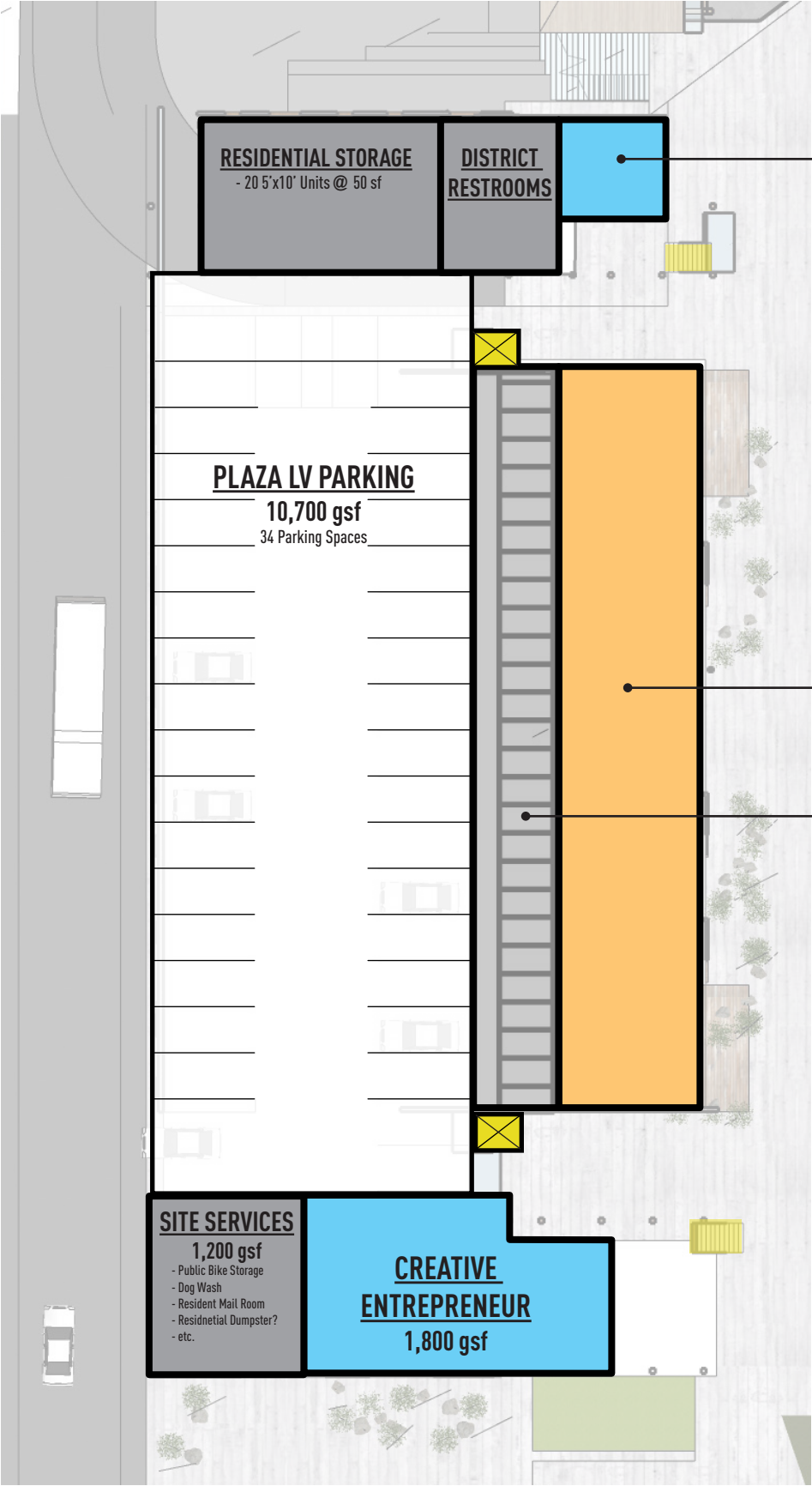


PARK CITY ARTS & CULTURE DISTRICT

PLAZA LV PLAN - FULL BUILD OUT



PARK CITY ARTS & CULTURE DISTRICT
BUILDING 1 - PLAZA LV FLOOR PLAN

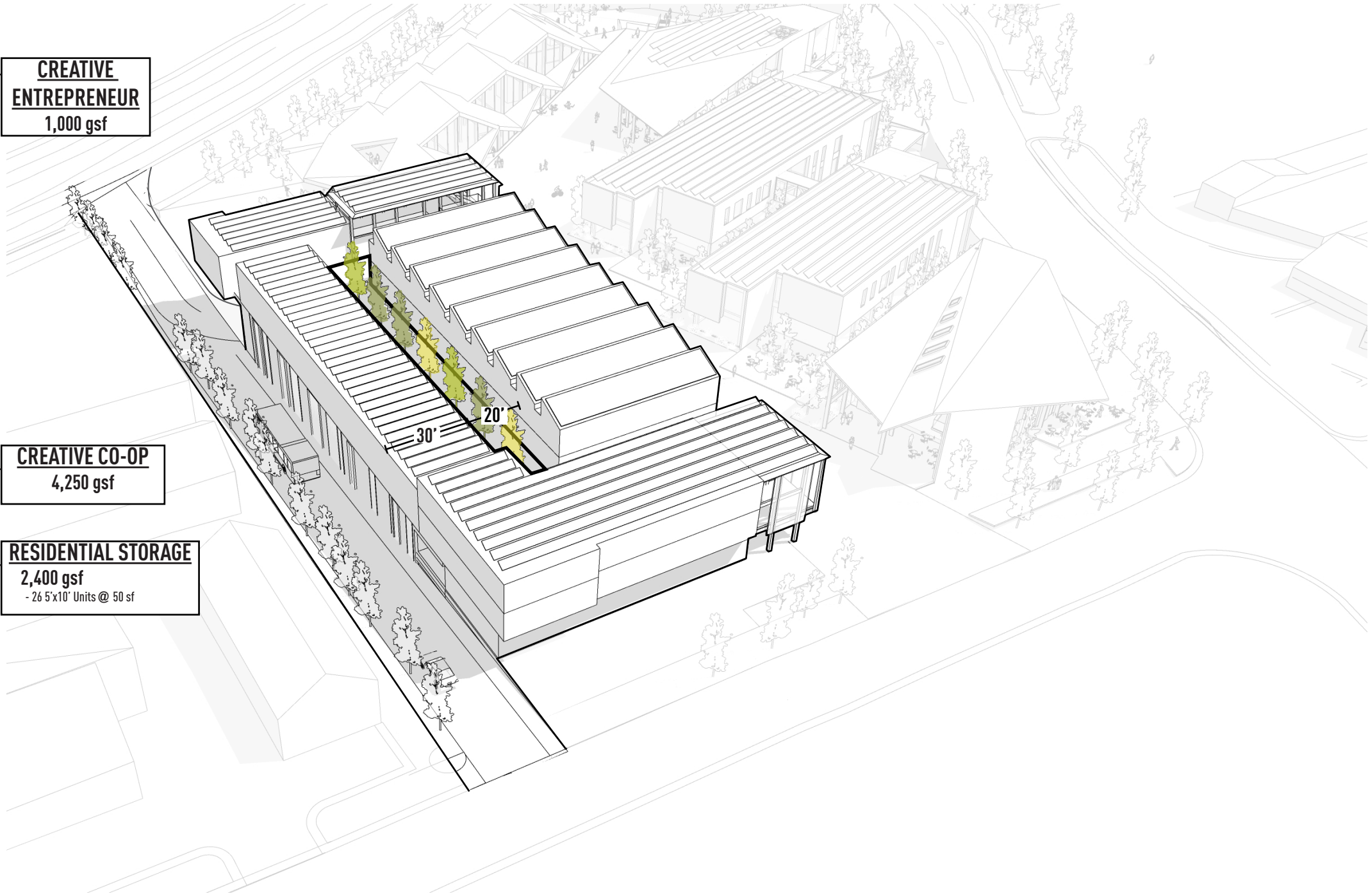


- Building A SF**
- RESIDENTIAL SF: 33,075 GSF
 - RESIDENTIAL STORAGE: 2,400 GSF
 - UNCONDITIONED PORCH: 5,000 SF
 - PLAZA LV ARTS: 7,050 GSF
 - SITE SERVICE: 1,200 GSF

**CREATIVE
ENTREPRENEUR**
1,000 gsf

CREATIVE CO-OP
4,250 gsf

RESIDENTIAL STORAGE
2,400 gsf
- 26 5'x10' Units @ 50 sf



BUILDING 1 - RESIDENTIAL FLOOR PLAN: LV 2 & 3

- RESIDENTIAL SF: 33,075 GSF
- RESIDENTIAL STORAGE: 2,400 GSF
- UNCONDITIONED PORCH: 5,000 SF
- PLAZA LV ARTS: 7,050 GSF
- SITE SERVICE: 1,200 GSF

MICRO - 20
STUDIO - 16
1-BED - 14
TOTAL - 50



Pre-Construction & Design	Construction	Soft Cost	Total Cost
Housing Related Expense	\$ -	\$ 2,192,158	\$ 2,192,158
Non-Housing Related Expense	\$ -	\$ 2,405,309	\$ 2,405,309
Total	\$ -	\$ 4,597,466	\$ 4,597,466

Below Grade Parking/Plaza Deck	Construction	Soft Cost	Total Cost
Housing Related Parking Expense	\$ 2,990,746	\$ 733,519	\$ 3,724,265
Housing Related Site Expense	\$ 2,657,588	\$ 651,808	\$ 3,309,396
Non Housing Related Site Expense	\$ 4,561,532	\$ 1,118,775	\$ 5,680,307
Non-Housing Related Parking Expense	\$ 7,990,202	\$ 1,959,701	\$ 9,949,903
Loading/ Service Areas	\$ 956,754	\$ 234,656	\$ 1,191,410
Total	\$ 19,156,822	\$ 4,698,460	\$ 23,855,282

Transit, Walkability, Transportation	Construction	Soft Cost	Total Cost
Transit Expense- Bus Stops	\$ 900,000	\$ 220,737	\$ 1,120,737
Transit Expense- Plaza Level of Bldg 02 (incl. in Bldg 02)	\$ -	\$ -	\$ -
Walkability- Sidewalks & ramps to Plaza and 15' path of pavers	\$ 600,000	\$ 147,158	\$ 747,158
Transportation- West drive lane	\$ 275,000	\$ 67,447	\$ 342,447
Transportation- drive lane and public dropoff in Garage	\$ 1,069,699	\$ 262,357	\$ 1,332,056
Total	\$ 2,844,699	\$ 697,699	\$ 3,542,398

Building 01	Construction	Soft Cost	Total Cost
Housing Related Expense	\$ 17,249,283	\$ 4,230,611	\$ 21,479,893
Non-Housing Related Expense	\$ 2,917,995	\$ 715,676	\$ 3,633,671
Total	\$ 64,170,319	\$ 24,933,537	\$ 25,113,564

Building 02	Construction	Soft Cost	Total Cost
Transit Related Expense	\$ -	\$ 1,100,000	\$ 1,100,000
Non-Housing Related Expense	\$ 4,285,634	\$ 1,028,552	\$ 5,314,186
Public Art	\$ -	\$ 42,856	\$ 42,856
Total	\$ 4,285,634	\$ 2,171,408	\$ 6,457,042

Building 03	Construction	Soft Cost	Total Cost
Housing Related Expense	\$ 6,915,227	\$ 1,659,655	\$ 8,574,882
Non-Housing Related Expense	\$ 6,396,596	\$ 1,535,183	\$ 7,931,779
Public Art	\$ -	\$ 133,118	\$ 133,118
Total	\$ 13,311,823	\$ 3,327,956	\$ 16,639,779

Building 04	Construction	Soft Cost	Total Cost
Non-Housing Related Expense	\$ 6,559,689	\$ 1,574,325	\$ 8,134,014
Public Art	\$ -	\$ 65,597	\$ 65,597
Total	\$ 6,559,689	\$ 1,639,922	\$ 8,199,611

Cost by Year					
Phase One	FY20/21	FY21/22	FY22/23	FY 23/24	Total Per Element
Pre-Construction & Design					
Housing Related Expense	\$ 1,315,295	\$ 657,647	\$ 219,216	\$ -	\$ 2,192,158
Non-Housing Related Expense	\$ 1,443,185	\$ 721,593	\$ 240,531	\$ -	\$ 2,405,309
Subtotal Pre-Construction & Design	\$ 2,758,480	\$ 1,379,240	\$ 459,747		\$ 4,597,466
Below Grade Parking/Plaza Deck					
Subtotal- Housing Related Parking & Site Expense	\$ -	\$ 5,626,929	\$ 1,406,732	\$ -	\$ 7,033,662
Subtotal-Non-Housing Related Expense	\$ -	\$ 13,457,296	\$ 3,364,324	\$ -	\$ 16,821,620
Subtotal Below Grade Parking/Plaza Deck	\$ -	\$ 19,084,225	\$ 4,771,056	\$ -	\$ 23,855,282
Transit, Walkability, Transportation					
Transit Related Expense	\$ -	\$ 896,589	\$ 224,147	\$ -	\$ 1,120,737
Walkability Related Expense	\$ -	\$ 597,726	\$ 149,432	\$ -	\$ 747,158
Transportation Related Expense	\$ -	\$ 1,339,603	\$ 334,901	\$ -	\$ 1,674,503
Subtotal Transit, Walkability, Transportation	\$ -	\$ 2,833,918	\$ 708,480	\$ -	\$ 3,542,398
Building 01					
Housing Related Expense	\$ -	\$ -	\$ 12,887,936	\$ 8,591,957	\$ 21,479,893
Non-Housing Related Expense	\$ -	\$ -	\$ 2,180,203	\$ 1,453,468	\$ 3,633,671
Subtotal Building 01	\$ -	\$ -	\$ 15,068,139	\$ 10,045,426	\$ 25,113,564
Subtotal "Phase One"	\$ 2,758,480	\$ 23,297,384	\$ 21,007,421	\$ 10,045,426	\$ 57,108,710
<i>Housing Related "Phase One" (included in subtotal)</i>	\$ 1,315,295	\$ 6,284,577	\$ 14,513,884	\$ 8,591,957	\$ 30,705,712
<i>Transit Related "Phase One" (included in subtotal)</i>	\$ -	\$ 896,589	\$ 224,147	\$ -	\$ 1,120,737
<i>Transportation Related "Phase One" (included in subtotal)</i>	\$ -	\$ 1,339,603	\$ 334,901	\$ -	\$ 1,674,503
<i>Walkability Related "Phase One" (included in subtotal)</i>	\$ -	\$ 597,726	\$ 149,432	\$ -	\$ 747,158

Future Phases	FY20/21	FY21/22	FY22/23	FY 23/24	Total Per Element
Building 02 (Mobility Center + Exhibition Space)					
Transit Related Expense	\$ -	\$ -	\$ 660,000	\$ 440,000	\$ 1,100,000
Non-Housing Related Expense	\$ -	\$ -	\$ 3,214,225	\$ 2,142,817	\$ 5,357,042
Subtotal Building 02			\$ 3,874,225	\$ 2,582,817	\$ 6,457,042
Building 03 (Artist/Maker Rooms+ Housing)					
Housing Related Expense	\$ -	\$ -	\$ 5,144,929	\$ 3,429,953	\$ 8,574,882
Non-Housing Related Expense	\$ -	\$ -	\$ 4,838,938	\$ 3,225,959	\$ 8,064,897
Subtotal Building 03			\$ 9,983,867	\$ 6,655,912	\$ 16,639,779
Building 04 (Food Hall + Flex Event Space)					
Non-Housing Related Expense	\$ -	\$ -	\$ 4,919,767	\$ 3,279,844	\$ 8,199,611
Subtotal Building 04			\$ 4,919,767	\$ 3,279,844	\$ 8,199,611

	FY20/21	FY21/22	FY22/23	FY 23/24	Total
Full Buildout FY Totals	\$ 2,758,480	\$ 23,297,384	\$ 39,785,281	\$ 22,563,999	\$ 88,405,142
<i>Housing Related</i>	\$ 1,315,295	\$ 6,284,577	\$ 19,658,813	\$ 12,021,910	\$ 39,280,594
<i>Transit Related</i>	\$ -	\$ 896,589	\$ 884,147	\$ 440,000	\$ 2,220,737
<i>Walkability Related</i>	\$ -	\$ 597,726	\$ 149,432	\$ -	\$ 747,158
<i>Transportation Related</i>	\$ -	\$ 1,339,603	\$ 334,901	\$ -	\$ 1,674,503

Summary of Approved and Anticipated Contracts for the Park City Arts and Culture District

Total Approved Contracts/Land Purchase	\$22,640,292
Total Estimated Future Contracts	\$88,405,142
Total Estimate Cost of Project	\$111,045,434
Percent Design Complete	~60%
Percent Construction Complete	1%

Expense	Contractor	Contract	Amount Authorized	CC Authorized Date	Estimated Future Amount	Estimated Future Contract Approval Date	Notes
Bonanza Park East land purchase	n/a	Purchase Agreement	\$19,500,000	7/20/17			
Feasibility Study	Webb Management Services	Original Agreement	\$93,112	2017			
Architecture and Engineering Design Services	Lake Flato Architects	Original Agreement	\$907,000	1/15/18			
	Lake Flato Architects	Addendum #1	\$338,000	1/30/20			
	Lake Flato Architects	Addendum #2	\$633,000	8/4/20			
	MHTN + Lake Flato Architects	Architect Agreement			\$2,435,647	1/14/21	
Owner's Representative Services	GTS Development LLC	Startup Agreement	\$24,500	Administratively approved 1/31/2020			Due to staff transition
	GTS Development LLC	Original Agreement	\$249,000	Administratively approved 4/28/2020			COVID purchasing exception
	GTS Development LLC	Addendum #1	\$820,385	7/9/20			
	GTS Development LLC	Addendum #2+			\$2,406,115	3/1/21	
Environmental assessment of current structures	Wasatch Environmental	Original Agreement	\$11,500	Administratively approved 5/1/2020			
Geotechnical services	Terracon	Original Agreement	\$63,795	7/16/20			
Construction services (including demolition and excavation)	TBD	CMGC			\$52,266,948	3/12/21	
Construction services - future phases	TBD	CMGC			\$31,296,432	TBD	
Totals:		Total:	\$22,640,292		\$88,405,142		

Services

Land

Expenditures prior to FY21: \$1,623,112

\$19,500,000

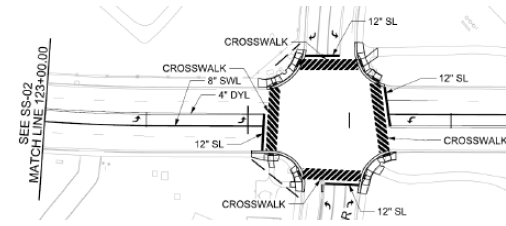
Scenario A



Total: ~\$1.25m

1 – Pedestrian signal timing, concrete median, hi-viz crosswalk

Estimate: ~\$200k



2 – Raised crosswalk with flashing pedestrian lights across Bonanza Dr. and Prospector Ave

Estimate: ~\$600k



3 – Raised crosswalk with flashing pedestrian lights across Prospector Ave

Estimate: ~\$150k



4 – Raised crosswalk with flashing pedestrian lights across Bonanza Drive

Estimate: ~\$300k

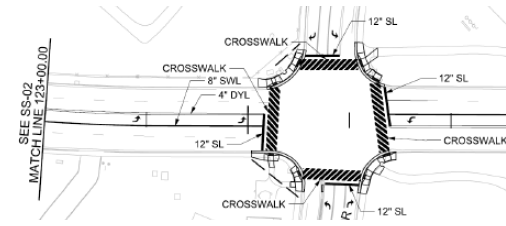


Scenario B



1 – Pedestrian signal timing, concrete median, hi-viz crosswalk

Estimate: ~\$200k



2 – Tunnel across Bonanza from Arts and Culture District to Prospector, hi-viz crosswalk across Prospector

Estimate: ~\$5m



3 – Raised crosswalk with flashing pedestrian lights across Prospector Ave

Estimate: ~\$150k



4 – Raised crosswalk with flashing pedestrian lights across Bonanza Drive

Estimate: ~\$300k



Total: ~\$5.65m

Scenario C



1 – Tunnel underneath Kearns Blvd, pedestrian signal timing, hi-viz crosswalks, concrete median

Estimate: ~\$5m



2 – Bridge across Bonanza from Arts and Culture District to Prospector, hi-viz crosswalk across Prospector

Estimate: ~\$10-15m

3 – Raised crosswalk with flashing pedestrian lights across Prospector Ave

Estimate: ~\$150k



4 – Tunnel connecting Arts & Culture District to Rail Trail

Estimate: ~\$5m + land cost



Total: ~\$20-25m+