**Q&A as of 6/21/24**

**General response:** Many of the questions are related to detail contemplated for the RFP and not for the RSOQ. Park City seeks qualified partners experienced in PCMC20247011 – Redevelopment of a 5-Acre Site in the Bonanza Park/Snow Creek Neighborhood. Further project details, possible General Plan and zoning changes, and financial information are expected to be detailed at the RFP stage.

1. Please confirm the entity or entities indicated as the user for the “approximately 1 acre for developing a local arts and cultural facility(s)” under the “Project Description.” For the purposes of the response, we are looking for confirmation that this area is reserved for the Kimball Arts Center and that no areas have been designated for the Sundance Institute or other identified users (per part I), including but not limited to PCMC for public space or transit facilities.

City Council discussions regarding the small area planning process and confirmation of potential non-profit partnership terms are still underway. The RFP will provide additional detailed information on specific parameters, but the Council has expressed interest in seeing creative responses from the development community, especially related to design, financing structures, and overall use integration. One scenario under consideration would allow RFP respondents to work directly with art and other stakeholders to propose their own site locations, ownership/lease and related terms for incorporation into the broader project, consistent with community benefit goals further specified in the RFP.

While no areas are pre-reserved for open space or transit facilities, PCMC expects the uses outlined in the RSOQ to be integrated into site design how it best overall serves our community goals/desired outcomes. Non-commercial considerations including connectivity, open space, and transit may also be implemented in collaboration with the approximately 1 acre referenced.

2. Please confirm the location, in draft form or otherwise, anticipated to comprise the 1 acre referenced above, including access location(s), programming requirements and/or any shared facilities.

Consistent with the Answer to #1, no location has been confirmed.

3. Does PCMC intend to consolidate and rezone the parcels prior to the subsequent RFP process?

No. PCMC does not currently intend to consolidate and rezone the parcels prior to the subsequent RFP process. **However, PCMC is interested in suggestions to enable the goals described in this RSOQ.**

a. If so, please confirm which existing or new zone (i.e. the Bonanza Park Mixed Use – BPMX, or another) will be applied to the property.

N/A

b. If not, please confirm that a rezone will be required to develop the property and what role, if any, PCMC will take in the process.

City Council discussions and the small area planning process are still underway. The RFP will provide additional detailed information on specific parameters. Respondents will be expected to evaluate existing zoning and the timing and substance of potential zoning changes implemented by City staff. Generally, if additional zoning changes are desired, the successful RFP candidate would be expected to pursue their own applications, which will be processed in accordance with state and local code. The successful RFP candidate would also be expected to lead the entitlement process and applications. **PCMC is open to suggestions and discussing our role. The final decision will be determined by the support of the Council, entitlement process, applications, and current code.**

4. Please provide a copy of the “PCMC Standard Agreement” referenced in the RFSOQ.

This has been included in the Attachments on U3P.

5. Will PCMC consider negotiated modifications to the PCMC Standard Agreement?

Yes, but they must be submitted and will be considered with your response. We will not accept modifications after responses have been received.

6. Please provide anticipated timing for execution of the PCMC Standard Agreement, if any, as a result of this RFSOQ.

Within 3 months of selection.

7. Please confirm that any residential development contemplated on the property is limited to leased residences only, pursuant to footnote 1. Preferred ownership may not be confirmed at this time.

While the current direction from the Council is to focus on ‘for rent’ vs ‘for sale’ housing, City Council discussions and the small area planning process are still underway. **PCMC may be open to options that create significant financial opportunities.** The RFP will provide additional detailed information on specific parameters.

8. Please confirm if the artist and maker spaces will be at commercial market rents.

See Answer #1; rents may not be confirmed at this time.

9. Please confirm PCMC’s desired partnership and/or financial structures outlined under part I, including any details on land ownership and/or lease terms.

See Answer #1; partnership and financial information may not be confirmed at this time.

10. Please provide anticipated timing for completion and adoption of the Bonanza Park Small Area Plan.

• Completed: February 22 – Consultants Design Workshop started their review of existing plans and the Land Management Code. They will follow the adoption process for the Bonanza Park Small Area Plan. Pending adoption, they will recommend Land Management Code amendments to implement the Small Area plan.

• Date TBD – The Advisory Committee will review the traffic analysis and provide input on how this information is presented to the community in the final community meeting.

• April 9 – final community meeting at the Library.

• Week of April 26 – consultants finalize draft plan.

• May 3 – internal teams, including planning, engineering, sustainability, affordable housing, trails and open space, special events, transit, and transportation planning review the draft plan and provide input. Staff input is provided to the consultants.

• May 10 – staff shares draft plan with Advisory Committee for review.

• May 10-22 – staff schedules two-by-twos with Planning Commissioners and City Councilmembers to review proposed Small Area Plan.

• May 22 – MKSK presents proposed Bonanza Park Small Area Plan to the Planning Commission for input and a public hearing.

• June 12 – MKSK presents plan that incorporates May 12 Planning Commission input. The Planning Commission conducts a public hearing and potentially forwards a recommendation to the City Council.

Although subject to change, the remaining schedule for the Small Area Plan is as follows:

• June 27/28 – MKSK presents plan to City Council. City Council conducts a public hearing.

• July 11 – City Council potentially adopts plan or continues for further discussion.

• August 15 – Potential City Council final review and adoption.

11. Please define “locals” as emphasized in part 1.

“locals” is not defined. See Answer #1. Generally, Park City embraces a broad net of locals, including residents, business owners, employees and second-homeowners of the City.

12. Will rentals for either residential or commercial units have a required priority for “locals?”

See Answer #1; all project proposals must comply with local and federal law. **There have been previous discussions with the Council regarding a desire to prioritize our local public service workforce including police, fire, medical, and education workers.  As of now, this is not a requirement.  However, PCMC is interested in responses that demonstrate an ability to accomplish such goals.**

13. Please prioritize the six goals from most important to least important for the project.

City Council discussions and the small area planning process are still underway. The RFP will provide additional detailed information on specific parameters. City Council discussions thus far have included a fun, vibrant community gathering space that is easy to access through trail connectivity and transit.  It will include year-round housing, mostly (if not all) meeting affordable standards to serve our local workforce and will have arts and cultural uses woven throughout the experience.

14. Please confirm the practical requirements for the response, to include font size, spacing and margins under part III.

PCMC has added spacing and font requirements. Single-spaced and 11pt font. We do not plan to add more standardization.

15. Please confirm the makeup of the “selection committee.”

The selection committee has not yet been determined. PCMC will appoint 3+ members to score the offerors proposals. These can be city staff, public, council, etc. One of the few requirements is that the members do not have a conflict of interest.

16. Will the 5-acre feasibility study be posted or shared?

The information from the engagement thus far is on the website (www.bonanza.com) which includes everything from the 5-acre site outreach AND all the small area plan work, which will have a final deliverable (the Small Area Plan that is being reviewed again by the Planning Commission 6/12/24 and scheduled to come to Council for consideration (June 27) and adoption. All the land use components from that will be applied to the 5-acre site.