



Park City Arts and Culture District Frequently Asked Questions

General

Q: What is the Park City Arts and Culture District? As the new center of Park City's creative economy, the District will be a place for artisans, creatives, makers, students, and residents of all ages, to gather, create, collaborate, learn and discover. A partnership between Park City, Kimball Arts Center and the Sundance Institute will create a new center for an already thriving, creative community and will grow a more vibrant year-round economy.

Q: How did the project come to be? In 2017, Mayor Jack Thomas and the City Council approved the purchase of a 5.24-acre parcel located at the corner of Bonanza Drive and Kearns Boulevard. The City purchased the land to avoid a large "visitor-oriented" development and to ensure that the neighborhood maintained its focus on services for locals. This decision inspired a plan to create a world-class arts and culture experience for local artists, students, makers, and creatives. In late 2017, the City and its partners engaged consultants, Rob Woulfe and Duncan Webb, to conduct a detailed needs assessment to understand better how other arts and culture districts developed and performed and to develop preliminary concepts for governance, operations, communications, and activation

Q. Why didn't the public hear much about the project in 2018 and 2019? Following the 2017 needs assessment and public involvement phase, three architecture teams -- representing the project partners -- began working together to develop a master plan and architecture concepts for the site. The process took roughly two years. In early 2020, the City hired GTS Development to support the master planning process and coordinate the new District's design and construction.

Q. When will construction begin? Site prep and demolition is scheduled to start in winter 2020 with construction anticipated spring 2021.

Q. Who is the planning and design team for the project? Lake Flato Architects and MHTN Architects are the project architects, and GTS Development Services is the project manager for Park City.

Q. Who will operate and manage the project? Now that the design has progressed further, the project team's focus is on developing governance and operating agreements that will guide the day-to-day management of the Arts and Culture District. An owners' association will be formed among the project partners to address management, maintenance, upkeep, and scheduling of shared facilities. Park City will continue to own the programmable spaces within its buildings and will develop a strategy for operating them in collaboration with the project partners and the local arts community to ensure that the District achieves goals for activation and accessibility.

Q: Sundance Institute was previously listed as a project partner, but they are no longer included in the information about the project. Are they still involved? Sundance remains an important partner in the Arts and Culture District, and plans are still in place for the Institute to move their Utah headquarters to the District. Because of COVID-19 and its impact on audience-dependent non-profits, Sundance has adjusted their timeline and temporarily paused design work. The District's master schedule calls for the infrastructure and City's portion of the project to be designed and completed first, so Sundance's delay does not impact the project's early phases. The City is supportive of our project partners as they make necessary adjustments during this uncertain time.

Q. Will the District compete with Main Street businesses? The Arts and Culture District is designed to be a complement to Main Street and will not serve as a commercial district. The new community amenity will be a multi-disciplinary space for visual, media arts, performing arts, immersive learning, culinary arts, and community celebrations. District plans include a small amount of retail space; however, this area will serve as a cooperative space for local artists to market their work and not as a commercial gallery. The District will also have a food hall that will include small food stalls for emerging culinary entrepreneurs to launch their concepts and will contain a flexible event space that could offer cooking demonstrations, host small banquets, and serve overflow seating.

Q. What is going to happen to Anaya's Market? Anaya's has indicated it will relocate to a new location on Silver Ranch Road. As the district develops, they may consider adding a new location closer to the project.

Q. What will happen to the Recycling Center? The City will relocate the Recycling Center to Quinn's Junction.

Planning & Programming

Q: How will the project mitigate traffic impacts? Ensuring that the Arts and Culture District does not contribute to Park City's traffic issues is a critical priority for Park City. The project team is proposing specific strategies to reduce the number of private automobile trips needed in and around the District. The three elements of the proposed strategy include: 1) Extending Munchkin Road to connect with Homestake Road and create a new roadway access to the site from Park Avenue that does not currently exist. 2) Prioritizing pedestrian and bicycle access to the District through the new east-west street connection that consists of a multi-use pathway and pedestrian amenities; 3) optimizing transit connections with direct access to the District from the new Quinn's Junction Park and Ride facility, and 4) Exploring innovative transit components that will act as a local connections for the area.

Q. How much parking will be included in the project? The District will include an estimated 250-300 stalls of either underground or structured parking.

Q. How many affordable housing units are in this project? How will rentals work? There are 51 affordable housing units included in this project, including microunits, studios, one-and two-bedroom apartments. Some will serve as live-work artist studios. Units will be rented to residents who work in Park City and make 45% of Summit County's area median income (AMI) with a minimum 6-month lease required.

Community Engagement

Q: How has the community been engaged in this project? In 2017, Park City, along with consultant firm Webb Management Services, Inc., launched a public outreach effort to understand better the Park City community's needs and desires for an arts and culture district. The project team gathered information from one-on-one interviews, an online survey, and public meetings held throughout 2017. This early visioning and feedback suggested that the community wanted a multi-disciplinary space for visual, media, and performing arts, immersive learning, culinary experiences, and community celebrations. The public also indicated that the project should be accessible, augment existing programming, support students and the creative community, and be an authentic gathering place for locals. Finally, the community also wanted to ensure that the District would enhance the quality of life, promote Park City's already thriving creative community, and grow a vibrant local non-snow economy.

Q. What are the plans for public engagement moving forward? In the late spring of 2020, the team began re-engaging the community and key stakeholder groups to generate input on initial building concepts, designs, and programming ideas. The team assembled a Design Committee comprised of artists, residents, and community leaders to meet over four weeks to provide input on the schematic design. The team is currently holding a series of Zoom community discussions and has launched a project website that will include community surveys and feedback mechanisms. The project team will also host on-site tours and virtual open houses in the fall/winter of 2020.

Health & Safety

Q: How is COVID-19 affecting the project? In the era of COVID-19, the City and its project planning team are moving forward cautiously and purposefully to create an amenity that brings value to our community while remaining conservative in projections and programming. Current planning and design for the project will allow for the District to be "shovel ready" in the late spring of 2021. Before that time, the City Council will determine if it is feasible to proceed with the project's construction.

Q. In what ways will the design be modified to accommodate modifications for a future pandemic? (i.e., social distancing, virtual learning, etc.) The project will include design features to provide resilience during future pandemics including design for indoor-outdoor spaces, natural ventilation and outside air circulation, enhanced mechanical air filtration, and vertical (displacement) ventilation to minimize interior recirculation of air.

Q. What are the plans for snow removal and storage within the District? The Park City Public Works Department will manage snow removal in and around the District. With a staff of 20, snow removal crews can work 24 hours a day from November 1 through April 30 and use set standards and guidelines to ensure that excess snow on and around the site is stored safely and strategically.

Funding & Economic Impact

Q. How is the project being funded? The preliminary funding plan includes local transit funding as a source for the transit portion, housing authority bonds as the source for affordable housing, and bonds serviced by the city's 1% transient room tax to fund the city's arts and culture portions of the project. Kimball Art Center and Sundance Institute will purchase their respective parcels from the city and will independently fund development and construction of their buildings. Proceeds from the sale of land will provide an additional funding source for the city's portions of the project.

Sustainability

Q. How will the District meet the City's sustainability goals? Park City has a goal to be net-zero and run on 100% renewable electricity for all City-owned buildings and operations by 2022 and for the whole community by 2030. The Arts and Culture District supports this goal and aspires to be a net-zero carbon district. The project team is working with net-zero energy consultants to ensure sustainable design and operation using cost-effective measures to reduce energy usage through energy efficiency and by including renewable energy systems on-site. Additionally, the project will use materials with a low carbon footprint and will work with the project partners to perform annual energy audits to ensure that the buildings are performing efficiently