

Prospector Square Bonanza Park Survey

Response Rate: 49 of 101/48%

Question 1: Are you aware of the current development plan being considered by the planning commission for Bonanza Park?

Fully Aware	24	48.98%
Partially Aware	19	38.78%
No Knowledge	6	12.24%
	49	100.00%

Question 2: Please rate your greatest concerns about Bonanza Park

	Very Important To Me	Important to Me	Neutral	Unimportant to Me	Very Unimportant to me
Project Cost	15.15%	15.15%	45.45%	15.15%	9.09%
Parking & Additional Traffic	65.00%	22.50%	2.50%	5.00%	5.00%
Competition to Other Businesses	26.47%	2.94%	23.53%	35.29%	11.76%
Connectivity to Prospector Square	42.42%	33.33%	6.06%	9.09%	9.09%
Affordable Housing	10.81%	32.43%	21.62%	10.81%	24.32%
Soil Remediation	12.90%	16.13%	22.58%	22.58%	25.81%
It Could Remain An Eyesore	26.47%	14.71%	29.41%	8.82%	20.59%
7 Three to Four Story Buildings	39.02%	14.63%	12.20%	14.63%	19.51%
Loss of Mountain Views	45.65%	15.22%	10.87%	10.87%	17.39%

Question 3: Please rate the benefits of the current plan for Bonanza Park?

	Very Important To Me	Important to Me	Neutral	Unimportant to Me	Very Unimportant to me
Affordable Housing	11.36%	31.82%	22.73%	15.91%	18.18%
Wide Sidewalks	11.36%	43.18%	27.27%	9.09%	9.09%
Commercial Space Complements the Area	20.00%	40.00%	15.56%	11.11%	13.33%
40% of Land Dedicated to Open Space	60.00%	22.22%	11.11%	4.44%	2.22%
Underground Parking	52.27%	20.45%	13.64%	11.36%	2.27%

Question 4: How important is connecting Prospector Square to Bonanza Park?

	Extremely Important	Very Important	Moderately Important	Slightly Important	Not at all Important
	18.75%	37.50%	35.42%	6.25%	2.08%
Moderately To Extremely Important	91.67%				

Question 5: Should PSPOA Take A Position on the Current Bonanza Park Plan?

YES	89.58%
NO	10.42%

Question 6: Based on the information you have today on the Brinshore 5 acre Bonanza Park project, would you support, oppose, not enough information or neutral on the current design?

Support	14.58%
Oppose	43.75%
Not Enough Information	33.33%
Stay Neutral	8.33%

Indicates Highest Number

Bonanza Park Survey Comments from Prospector Square

#	OTHER (PLEASE SPECIFY)	DATE
1	Affordable housing is important, but I don't think it's the right type or place	9/30/2026 7:37 PM
2	I think it should be made in to a community park. More park less city.	9/30/2026 4:50 PM
3	competition in various areas concerns me: competition for business, residents, parking, and traffic	9/30/2026 10:17 AM
4	Cost to build affordable housing is not only expensive, but the design with retail on the bottom does not solve our workforce problem. This design ruins mountain views, creates more traffic and parking issues which will negatively impact the businesses in surrounding areas like Prospector.	9/30/2026 9:24 AM
5	Hi should be a well-planned with a significant budget Locals Central Hub that has housing, services and inviting pedestrian connectivity with parking and traffic patterns to support a functioning hub.	9/30/2026 9:19 AM
6	My response reflects my position as a member of PSPOA	9/29/2026 4:41 PM

#	RESPONSES	DATE
1	it's a good place to move the Senior Citizens center to	10/4/2026 5:28 PM
2	Affordable housing is very important to us but not appropriate for this project. Thanks.	9/29/2026 7:04 PM
3	Current plan underestimates the effect on environmental contamination through soil movement, air quality, surface water runoff, strain on existing utilities, and failure to reduce traffic because of poor anticipation of use of public transportation.	9/29/2026 3:59 PM
4	Congestion in the area during the day is already excessive. There is not enough room for the traffic that this extensive project will generate. It will be a congested mess adjacent to the PSPOA and take away from the peaceful atmosphere of the area.	9/29/2026 2:10 PM
5	Little to do for Arts and Culture, a lot to do with subsidized housing which allows business to pay less than market wages.	9/29/2026 1:24 PM
6	Seems better to put housing closer to where people work, otherwise it just creates more traffic unless pub transportation is sufficient	9/29/2026 12:04 PM
7	there are better locations for affordable housing. the five acre parcel would be a good location for new PCMC offices surrounded by a public park.	9/29/2026 11:46 AM
8	"Question 2. Please rate your greatest concerns about Bonanza Park?" does not seem to be working correctly. Unable to select the same importance level to more than one item.	9/29/2026 11:08 AM
9	The proposed plan will add more traffic to an already-busy area, especially during ski-season and holiday traffic. Affordable housing is important, but it should be built in areas with less traffic congestion. Turning left from Prospector Ave onto Bonanza at 5 pm is almost impossible during the winter. The proposed project would add to the already-existent traffic problems and create Sundance-like gridlock in the area. A green park would add beauty and a gathering place. The park could be accessed by bike, walking, and public transportation with very few parking spaces -- no need for underground parking. Park City does not have to make money on every square inch of the city. Less is more in this case!	9/29/2026 10:53 AM

Q7 Your comments

Answered: 17 Skipped: 11

#	RESPONSES	DATE
1	We are very concerned with affordable housing, however do not feel it needs to be done in this project.	10/3/2026 6:23 PM
2	I have several issues with the plan. Most specifically, that tax dollars will go to subsidize this development. We as property owners in Prospector Square have assessed ourselves to improve our area. Molly Miller stated that it's resort tax not property tax funds that are being used but that doesn't change the argument that they are subsidizing a development that will compete with Prospector Square and Main St. It touts 40% open space for the community but the way it is configured it will feel like you're trespassing into someone's property.	9/30/2026 7:37 PM
3	The elected and appointed leadership have an opportunity to preserve space for an already overcrowded community. This is our last chance and regretfully they'll vote for development (developers) not community and generations to come. We do not need more concrete and buildings -- we need more accessible space.	9/30/2026 4:50 PM
4	The density of this project is going to put too much strain on an already overstrained traffic problem. The foot traffic generated by this project will also cause interruptions to traffic. Unclear how pedestrians will cross Bonanza Dr. If they use existing crosswalks, this will cause traffic to back up even more.	9/30/2026 12:40 PM
5	Because owners will have different point of views, the Board shouldn't take a position on behalf of owners.	9/30/2026 10:12 AM
6	Having a building there with Tenants that already struggle with parking for their clients and the traffic, I would not think this would help them in anyway. I still feel that people going to Bonanza Park will utilize our area for their own use.	9/30/2026 9:42 AM
7	There's way too many parking spots allocated to the proposed development. It's a waste of space and will only encourage more traffic and gridlock in the area. Scrap most of the parking, put in a small transit center, and make it a place that is visited by our free transit system, walking, or biking.	9/30/2026 9:40 AM
8	Not sure what the question above about 40% of open space means- are you referring to the middle portion of the current design..if so, that's barely open space and definitely not open space as we know it Park City with tall buildings all around and concrete patches everywhere. Either way, this design does not serve this area in a positive way. It's too much on a small parcel. It's costly. Blocks the entry views (frontal protection zone). Creates more traffic and parking issues. It's not honoring the arts/culture district as was originally meant for. And even the affordable housing - which won't be that affordable, doesn't help our current workforce needs. High density projects with retail on the bottom - creates MORE JOBS to service the retail below. Brinshore even said in their calculation, the net gain of workers for PC from this project is 7 workers. If we have workforce needs, then let's figure out the facts of what is needed in 84060 and build accordingly. But not on the one of the few last parcels in Park City that sits in the middle of mixed use area like Historic Main Street and Prospector area - let's build something that supports the current businesses, connecting these areas and encourages them to thrive perserving the essence of our charming mountain town.	9/30/2026 9:24 AM
9	I feel this should be a major locals, living, gathering and services center. This project needs a big budget, supported by the developers and city to do it right. I support more density as long as housing, parking, traffic flow and pedestrian / bike connectivity, some open gathering space is well planned. I do not support more open space for the sake of more open space. This should be a well-planned Locals Central Hub!	9/30/2026 9:19 AM
10	I think it is time to fill the bonanza park space. And our council is the correct team to take on this responsibility. I support their decision , and hope that ground will be broken sooner than later in this matter. I also hope that they will consider the opposition in height restrictions and make the	9/30/2026 9:12 AM

correct decision on how to go forward laying out this new proposal in a respectful manner considering the building restrictions in Park City.

11	I would only be in favor of taking a position where specific reasons for the position were stated.	9/29/2026 4:41 PM
12	The Bonaza park development directly links (through the city park trail) the commerical areas on main street with our commercial area. I feel very strongly that it's in the best interest of the businesses in Prospector Square that this development encourages and brings business from Main st to Prospector. Although controversial, I do think affordable housing benefits our businesses greatly so I'm in favor of this. I also strongly feel that they need to address the parking needs of their development so the need doesn't spill over into Prospector Square.	9/29/2026 4:33 PM
13	I am concerned about the increased traffic and if added parking will be adequate, along with adjusting traffic control. I do not want exemptions from the current code regarding building height.	9/29/2026 4:21 PM
14	Association should not take a position unless near unanimity of responses.	9/29/2026 3:19 PM
15	The traffic impact would be huge. Should only we a bike, bus or walk community for seasonal workers.	9/29/2026 3:17 PM
16	It will only raise our property values	9/29/2026 2:49 PM
17	my biggest concern is parking - i am happy to take a stand on parking and connectivity but dont think we should get involved otherwise	9/29/2026 1:40 PM