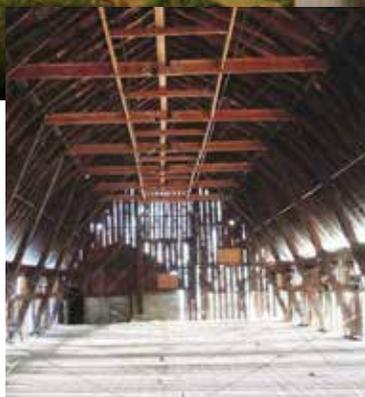


PARK CITY MUNICIPAL COMMUNITY NEWS

**HAMMERS & HARD HATS
IMPROVING & BEAUTIFYING PARK CITY**

UPCOMING CITY CONSTRUCTION PROJECTS MOVE THE COUNCIL'S & THE COMMUNITY'S GOALS FORWARD



Spring has sprung in Park City, and that can mean only one thing: construction season is upon us! This summer City staff will be breaking ground on several marquee projects—including a reconstruction of the Miner’s Plaza and a stabilization of the iconic McPolin Barn on SR224. The projects, together, embody the community’s collective vision of what makes Park City Park City: historic character, sense of community, natural setting, and small-town. “If you look at what’s being rehabbed, preserved, improved, and built around the city, you can see just how much pride we take in our town,” said city project manager Dave Gustafson.

McPolin Barn

Perhaps the most noticeable project will be the preservation of McPolin Barn, which sits prominently on the entry corridor to town. After the city purchased the barn in 1992, staff performed basic structural stabilization, including replacing the roof and installing an internal cable-bracing system. This summer’s improvements will be the first major upgrades in almost 25 years.

“This project is about preserving our heritage: the barn has become a symbol of the town itself,” said senior project manager Matt Twombly. “People driving by will definitely notice the work, as we need to cut into the roof to install the structural frame. The impact to the historic structure is actually minimal, and once the stabilization is complete, visitors will be able to tour the inside of the barn for the first time.” To structurally reinforce the building, the existing cable system will be replaced with an internal steel-brace frame system. The upgrades will bring the building up to current building code to protect it from seismic, wind, and snow loads. The windows will also be restored, bringing substantial natural light into the interior.

Park Avenue Pathway—East Side

The improvements on the east side of Park Avenue Pathway mimic those that were installed directly across the street last year. Underground utilities are being upgraded; the sidewalks are being widened to enhance safety and continuity; and the streetscape is being upgraded and beautified to incorporate landscaping and seating.

“The Park Avenue Pathway project provides the missing link for walkability and bikeability along the town’s main artery,” said Heinrich Deters, the city’s trails and open space project manager. “By channeling bikers and walkers to approved crossings (and away from



Main Street Improvements: Miner’s Plaza & Wasatch Brew Pub Redevelopment

“Main Street and historic Old Town have been the centerpiece of our capital projects program for a few years,” said Jonathan Weidenhamer, economic development manager. “We’ve done a lot of work on the streetscape and sidewalks, along with the plazas at the Bear Bench, Café Terigo, and the base of City Hall. We’re excited to break ground in June on Miner’s Plaza, which will really enliven the mid-street section.” Disruption from Miner’s Plaza will be minimal.

The redevelopment of the parking lot adjacent to the Wasatch Brew Pub, which will anchor the top of Main Street, is progressing as well. The design team, led by the architecture firm GSBS, has completed their schematic design, which will be presented to Council in a few weeks. The project is scheduled to break ground in 2017.

unsupported shortcuts), it will calm traffic through this very busy intersection and make it easier for everyone, including those catching the bus at two of the busiest transit stops in the city. Disruption will be minimal and short-lived.

Lower Park Avenue & 1450/1460 Park Avenue

The largest project, by footprint, at least, is the redevelopment plan for the Lower Park Avenue neighborhood. The design team will be selected in coming weeks, and once in place, they will set to work creating a comprehensive plan to optimize city-owned properties in the neighborhood. The first project—however, is already underway. The two historic bungalows at 1450 and 1460 Park Avenue will be rehabilitated and converted into affordable housing, and six standalone units will be built behind them. The project will break ground this summer, and construction is expected to be completed within the season. Disruption will be minimal.

“We have an ambitious vision for the Lower Park Avenue neighborhood,” said Weidenhamer, “including community amenities, affordable housing, and plenty of open space. We didn’t want the larger planning project to hold up progress on 1450/1460, especially since it’s a discrete lot.”



“What makes 1450/1460 such a great project is that it combines several City Council initiatives into one solution,” said Rhoda Stauffer, the city’s housing manager. “We are rehabilitating two historic homes (and helping preserve the neighborhood character at the same time) while also providing much-needed affordable housing. And we’re putting the housing in the middle of town, near the resorts, right on the bus line. It’s a great way to keep families and workforce members in our community.”

Lowell Avenue

Lowell Avenue, above Old Town, will be undergoing a complete street and utility overhaul—including sewer, water, storm drain, and repaving. The City Engineering



Department worked closely with the contractor to develop a phasing plan that will minimize disruption for residents. “The contractors will be starting at the bottom and working their way up the street,” said Steven Arhart, public improvements engineer for the city. “They will be closing off sections of the street as the work progresses southward, and will be using Empire Avenue as access to Lowell Avenue.” This means that residents will always be able to travel on Empire down to

their house on Lowell. All residents will have access to their homes at night and on weekends. Construction will kick off next month and be completed by the end of the season.

Pavement Management Program

And it wouldn’t be summer without a comprehensive maintenance program to bring the city’s streets up to snuff. “As much as we enjoyed all of the snow this past winter, folks should understand that the freeze/thaw cycles put a lot of stress on our roads,” said Troy Dayley, streets and streetscapes supervisor. “After assessing existing conditions, we’ve developed a four-level treatment plan for the pavement,” The four levels include slurry seal (pavement preservation); rotomill (removing asphalt to achieve a desired depth); crack seal (fixing cracks in the pavement); and high-density mineral bond (smoother application than slurry seal) for the bike paths.

“We appreciate everyone’s patience as we upgrade their streets,” Dayley said. “Let’s remember that streets are one of the first impressions people have of any city. And keeping on top of their maintenance keeps costs down and ensures safety.”

Once the construction season has concluded, the City will—once again—be ready to welcome our winter visitors with open arms. Let’s all support our City staff and construction workers as they help keep Park City Park City.