



LOWELL AVENUE PROJECT

RESPONSE TO QUESTIONS RAISED LOWELL AVENUE PROJECT

To gather information regarding Lowell Avenue, a pre-design survey was sent to property owners. We had a good response from property owners and gained insight regarding questions and concerns. In order to provide information about the project and address questions and concerns the project team held an open house on December 14th 2015. Below is a list of topics discussed and responses to questions raised through the survey and at the meeting. This information has also been posted to the Park City website at www.parkcity.org/lowellavenueprojects and will be updated and information is available. The project team will be holding another open house in February to provide an update on the design.

SIDEWALK

In evaluating the width of the right of way and taking into consideration the concerns regarding parking and the roadway narrowness, the project team has determined to not include the sidewalk. To include the sidewalk would narrow the pavement from 17.5' to 12.5' and thus parking would be lost along Lowell Avenue.

UNDERGROUNDING UTILITIES

There are no plans to underground the utilities as part of this project. There is an external process to the city for property owners to organize a special service district to underground power. To form a special service district, a majority of property owners within the area would need to agree to the undergrounding the power and other utilities, work with Rocky Mountain Power, and provide the funding for the lines to be undergrounded. In addition, undergrounding the power would require property owners to give property for the necessary easements, the transformer boxes, and access to the line.

PARKING

Concerns have been raised regarding parking. A parking area has been included in the typical section as shown in the open house presentation. In addition to the areas where parking is a problem, additional signage to enforce no parking is being evaluated.

DRAINAGE / GRADES OF DRIVEWAYS / GRADES OF GUTTER

The comments received at the meeting and also through the survey that was sent out are being considered as the team works on the design plans. At this time we do not have the specific information as many variables are taken into consideration in developing the drainage plan. This information will be available at the next open house (tentatively scheduled in February).



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CONSTRUCTION IMPACTS

NOISE

Construction will take place between the hours of 7 am to 7 pm. Night work will not be allowed unless necessary for utility work.

DUST

Design plans and specifications will include dust control measures. Dust mitigations is addressed by the contractor based on specifications and will be monitored by Park City.

SCHEDULING

The construction schedule will be provided by the contractor with limitations defined in the construction plans and specifications.

CONSTRUCTION APPROACH / ACCESS

The project team is currently evaluating the construction methodology. The team is looking into sequencing work to better define road closures. More information will be available at the next open house (tentatively scheduled for February).

LANDSCAPING

The design plans and specifications will include addressing landscaping impacts. The contractor will be required to work with property owners to address any impacts as part of their contract. This work will be overseen by Park City Municipal.

The area of excess right of way will be landscaped with native grasses and then used for snow storage.

Updated information on these topics will be available on the www.parkcity.org/lowellavenueprojects website for the duration of project. Notifications will be sent via email as information is posted to the site.