



LOWELL AVENUE PROJECT

**WELCOME
TO THE
LOWELL AVENUE PROJECT
OPEN HOUSE**

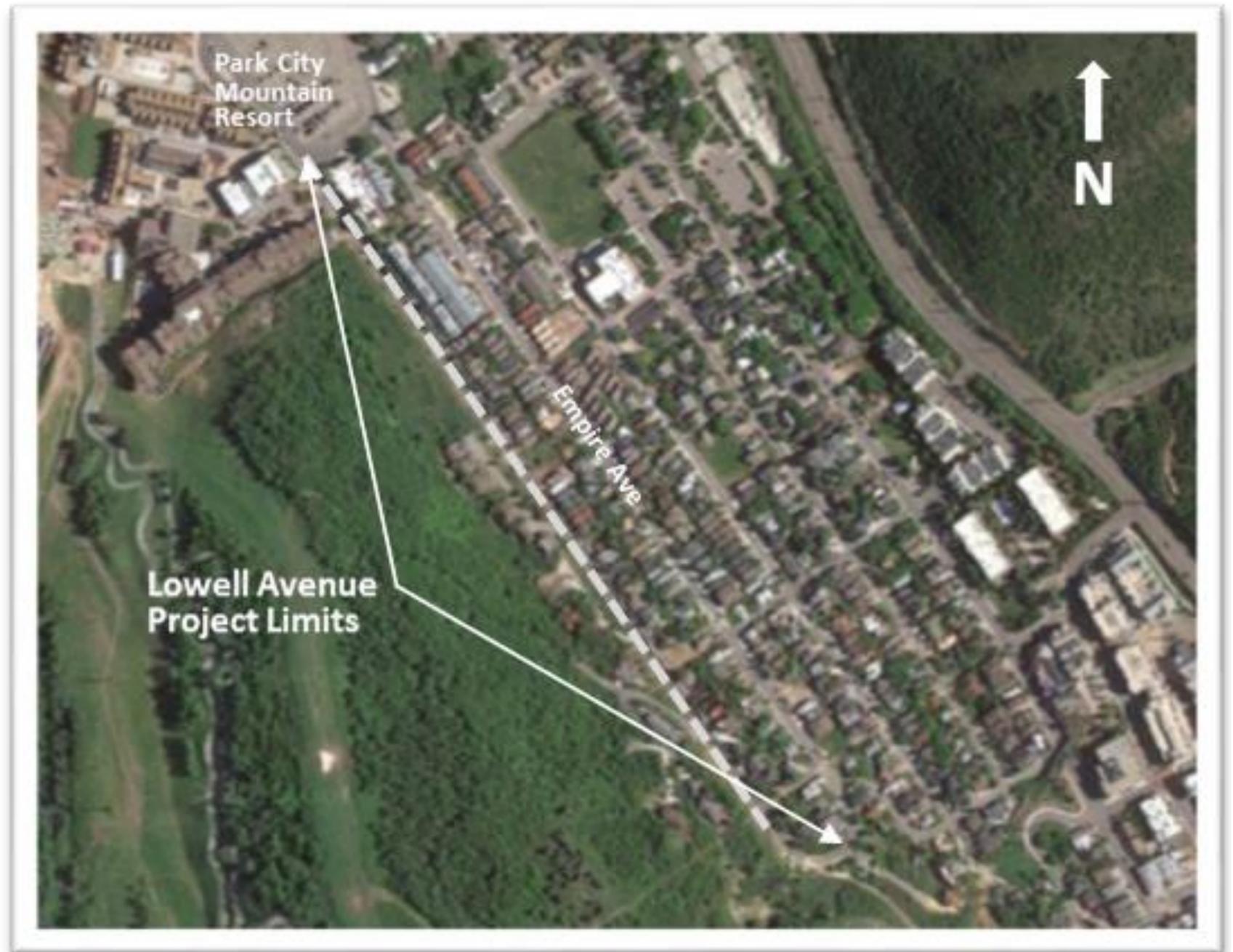
FEBRUARY 16, 2016



LOWELL AVENUE PROJECT

PROJECT AREA

- Improvements will extend from Manor Way to the road curve heading down to Empire Avenue





LOWELL AVENUE PROJECT

PROJECT GOALS

- Complete project in one construction season
 - Begin construction early May and complete by mid-November
- Complete the project within budget
- Maintain access to homes every night and weekend
- Minimize length of road closure sections



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PROJECT IMPROVEMENTS

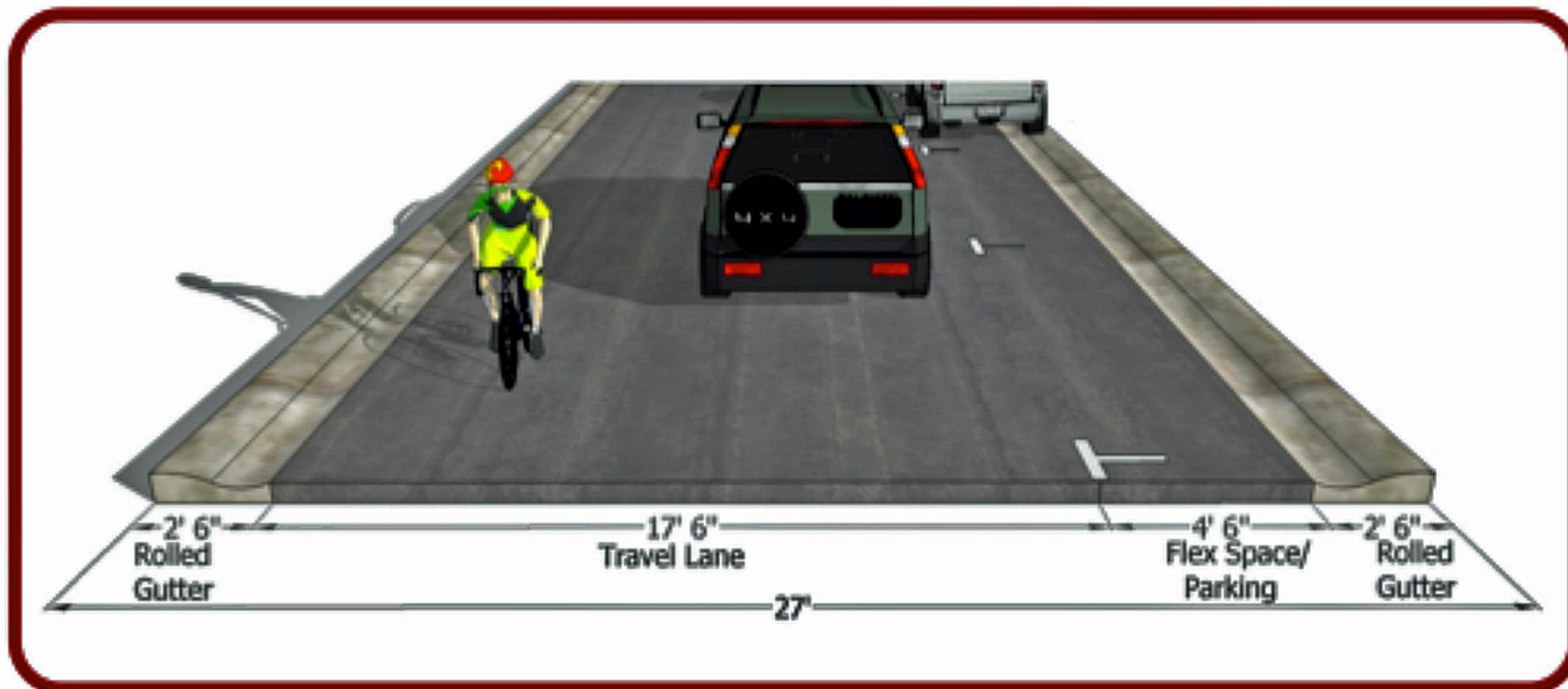
- Replace the 50+ year old sanitary sewer line.
- Upgrade the existing water distribution line including the service line connections and water meters to properties.
- Evaluate the drainage in the area and make modifications as necessary.
- Reconstruct the roadway pavement and gutter.
- Assess the needs for new traffic signs and lighting.



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TYPICAL SECTION

- 27' Total Width
- 2.5' Rolled Gutter on Each Side
- 4.5' Flex Space for Parking
- 17.5' Travel Lane





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SCHEDULE*

Date	Activity
Current to March	Design Underway
May	Begin construction
May to Mid-November	Construction Underway – Utilize off peak seasons (May to mid June and September to mid November) as much as possible.
Mid-November	Finalize Construction

*Schedule is subject to change based on weather, final design, and procurement of construction materials.



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IDENTIFIED CONCERNS FROM SURVEYS

- Narrow roadway
- Speed
- Parking
- Drainage
 - 9th street runoff
 - Groundwater
- Steep driveway approaches
- Landscaping and heated driveways need to be protected
- Access during construction



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SIDEWALK / WALKWAY

- Considering the existing width of the right of way and concerns regarding parking and the roadway narrowness, the project team has determined to not include the sidewalk.
- The typical section will include 2.5 feet gutters on each side of the roadway and the road section will be narrowed approximately 2-4 feet

To include the sidewalk would narrow the pavement from 17.5' to 12.5' and thus parking would be lost along Lowell Ave



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NARROW ROADWAY / SPEED

- The roadway will be well defined with the new gutters and asphalt to better channelize traffic.
- The roadway section will remain similar to existing to reduce speed.



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PARKING

- A parking area has been included in the typical section.
- Areas where parking is a problem, additional signage to enforce no parking is being evaluated.
- Neighborhood Traffic Management Program (NTMP) is looking into extending the resident permit parking to match the zoning.



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DRAINAGE

- Addition of catch basins and outflow to tie in at the 10th Street and an upgrade to the Manor Street system.
- Increased gutter capacity.
- Addition of a crown in the roadway to manage flow.
- New gutter will eliminate barriers that currently exist due to individual improvements.



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CONSTRUCTION IMPACTS

- *SCHEDULING*: The construction schedule will be provided by the contractor with limitations defined in the construction plans and specifications.
- *CONSTRUCTION APPROACH / ACCESS*: In order to move the project, the road will be closed in areas of work. Either access to the north or access to the south will remain open.



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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 and will be monitored by Park City.



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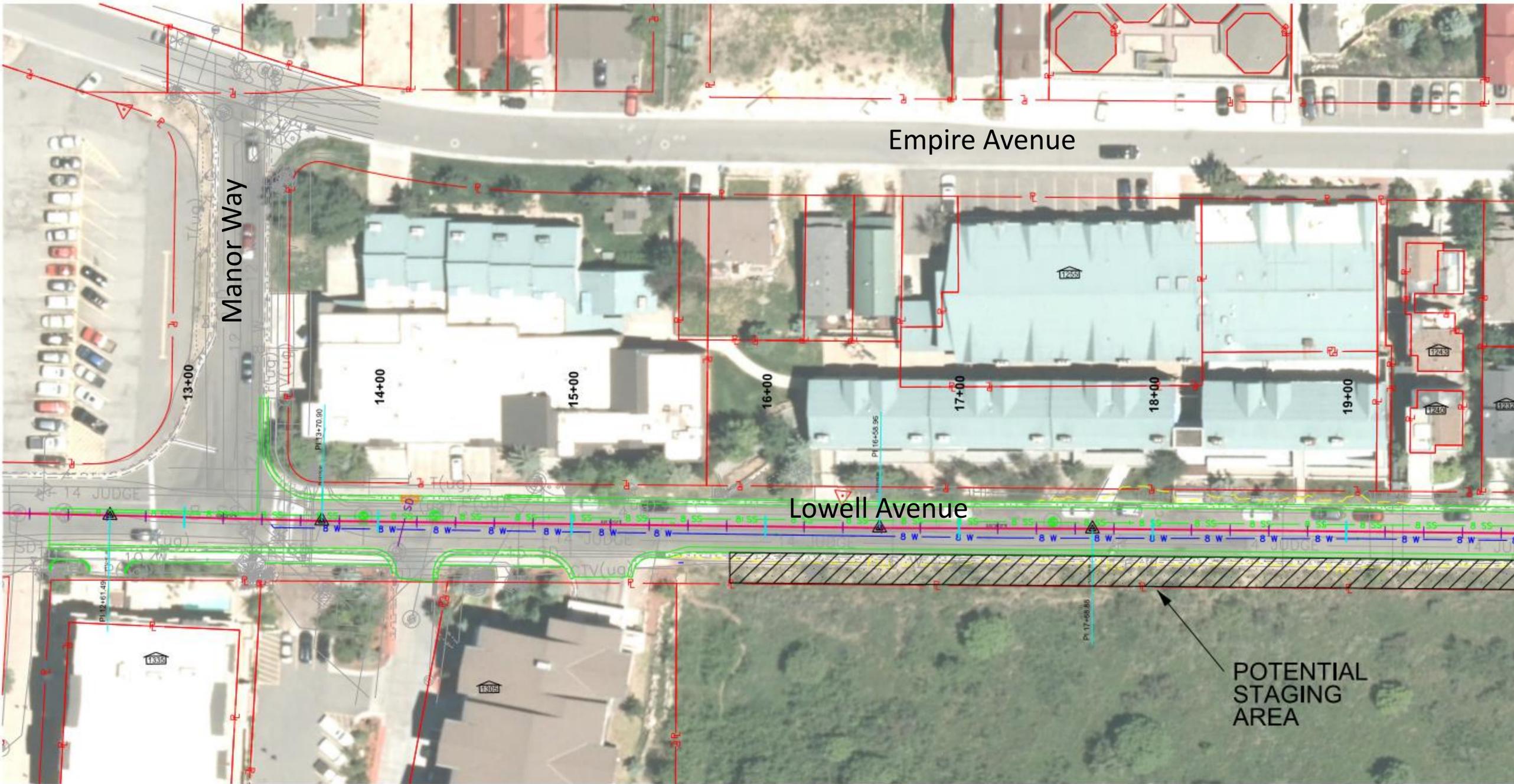
LANDSCAPING

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



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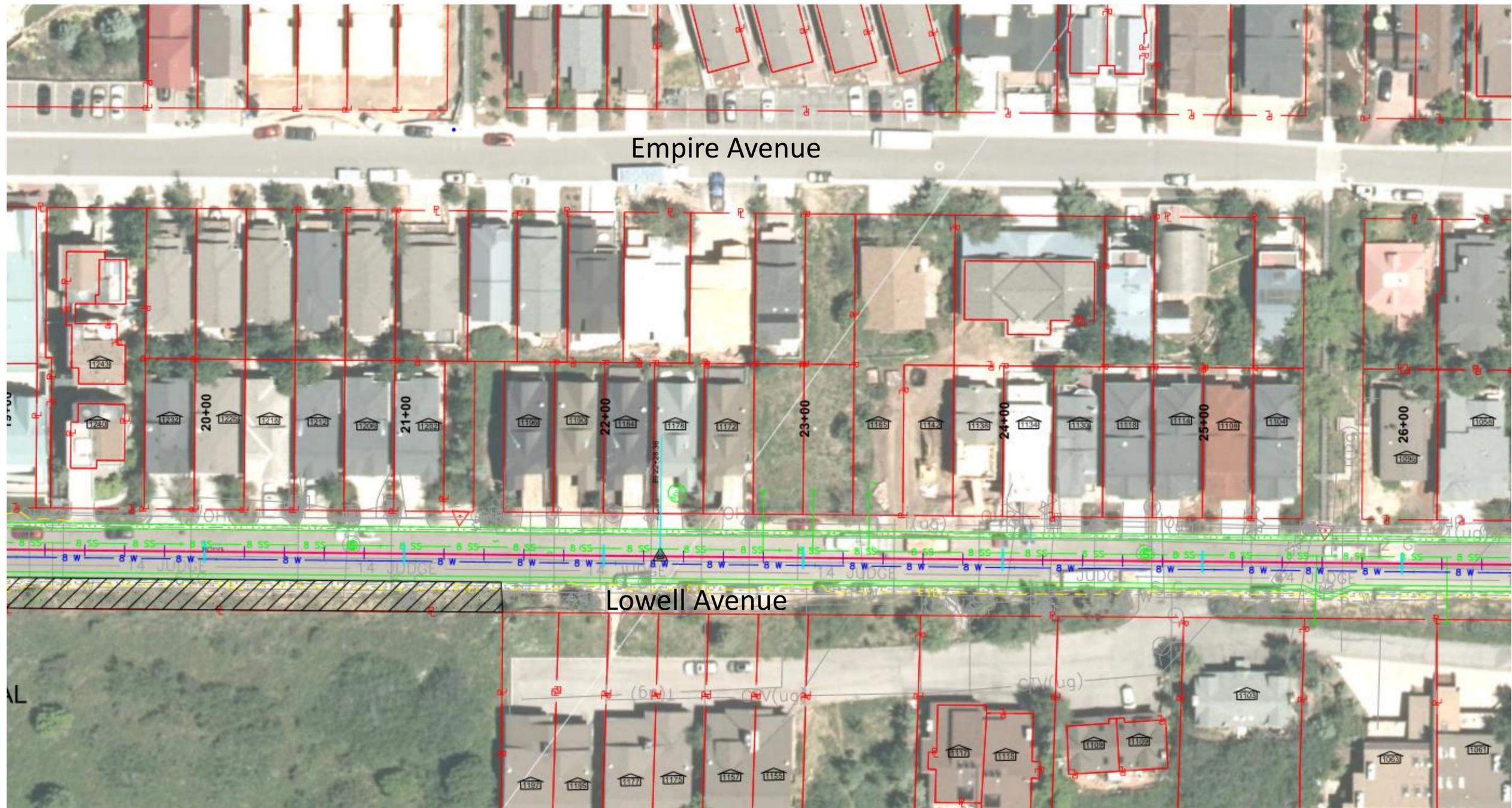
DRAFT PLANS – MANOR WAY TO 1240 LOWELL AVE





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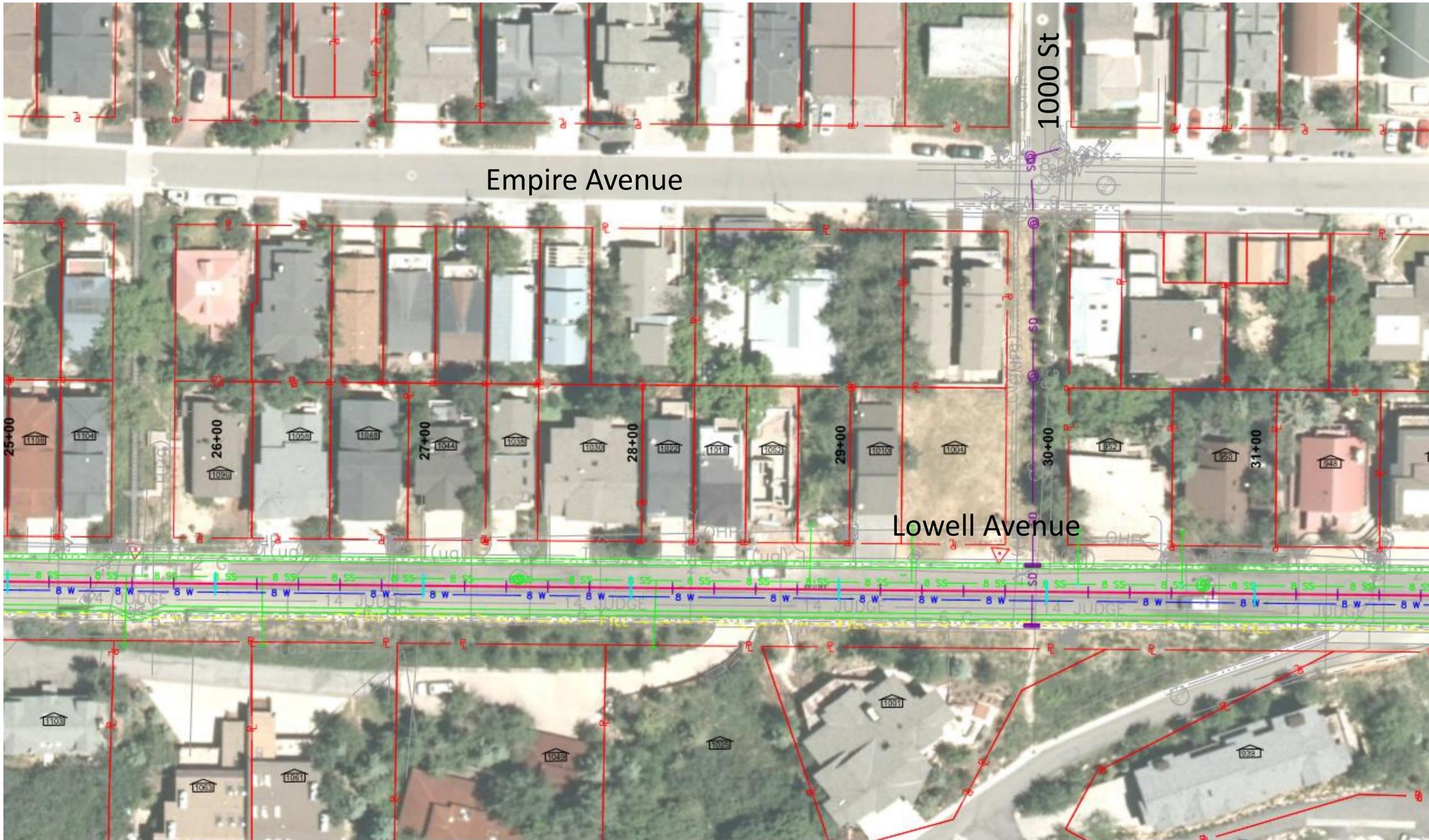
DRAFT PLANS – 1240 TO 1060 LOWELL AVE





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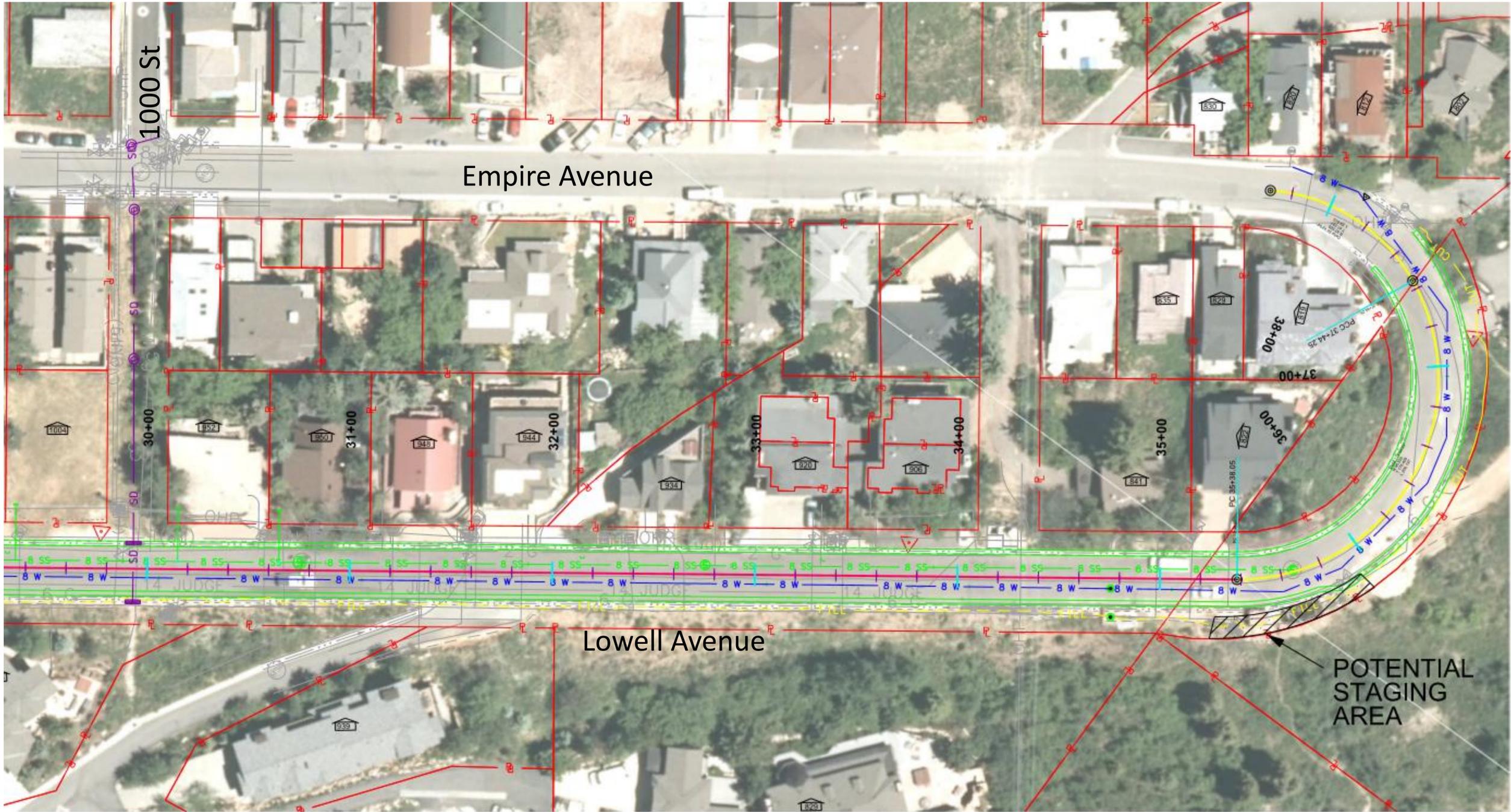
DRAFT PLANS – 1060 TO 1000 LOWELL AVE





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DRAFT PLANS – 1000 TO 800 LOWELL AVE





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PROJECT CONTACT INFORMATION

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