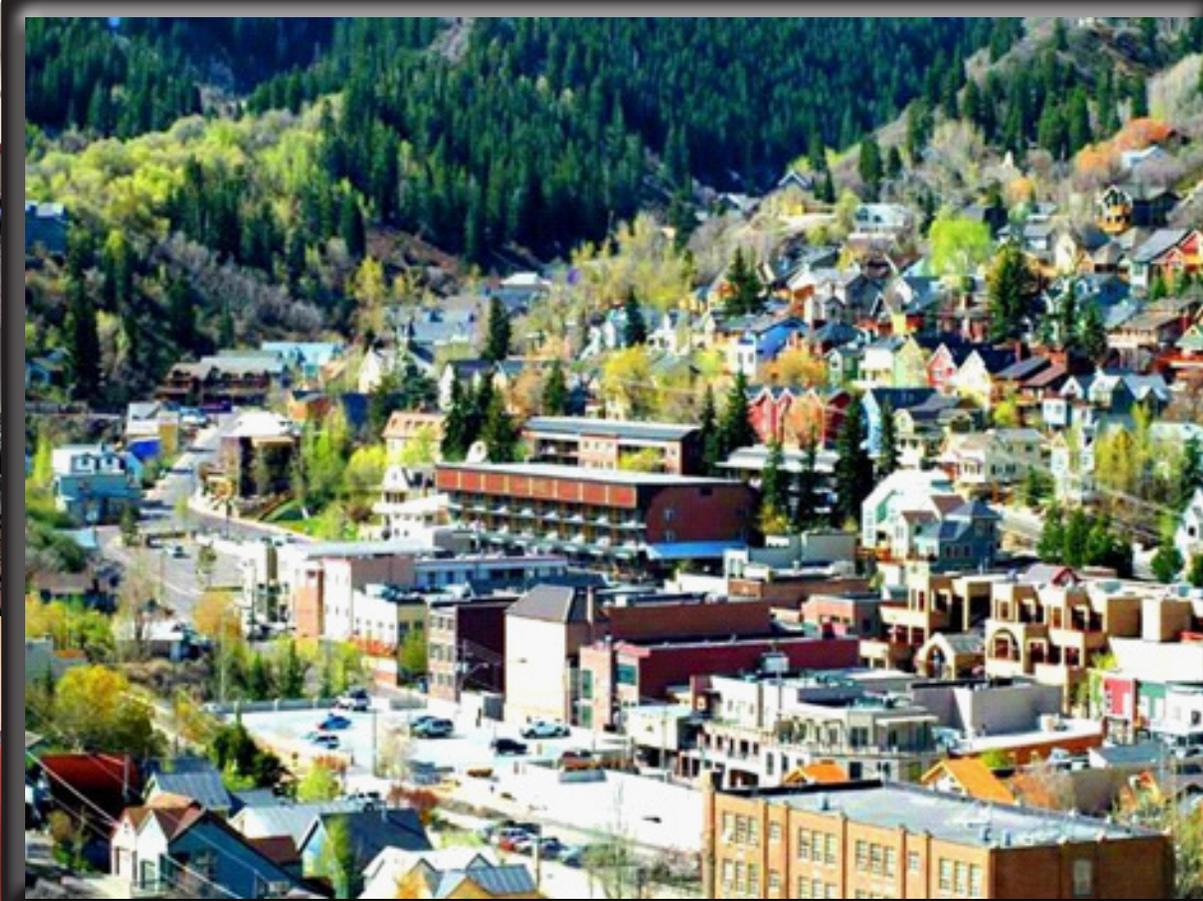


Old Town Charrette



OLD TOWN CHARRETTE
"Defining Neighborhoods"
CITY HALL
445 Marsac Ave, Council Chambers
WEDNESDAY SEPTEMBER 14th
@ 6 PM

ROSSI HILL
Upper Main
Dear Valley Transition
DALY

Main Street
SANDRIDGE
Hillside to Prospect

The new General Plan for Park City will take a neighborhood approach to planning. This interactive CHARRETTE will help define the individual neighborhoods within Old Town and shape future development within the areas. Prior to the CHARRETTE, walk the neighborhoods, think of key descriptors, and come prepared to help define the neighborhoods.

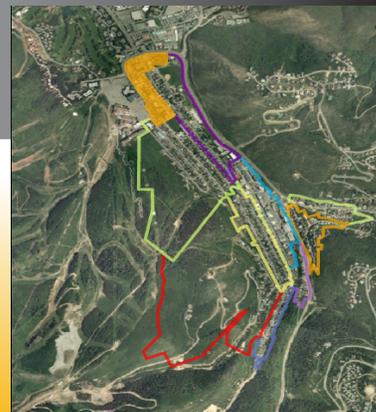


RESULTS

Resort Transition

1

- ...is the entry to Park City Mountain Resort and Old Town**
- ...includes very few historic homes**
- ...includes the Senior Center**
- ...has a mix of housing, commercial, and recreation**
- ...has alot of seasonal housing and nightly rental**
- ...recreation access**
- ...is outdated**



What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
DIVERSE USE: Skiing Meets Old Town, Residential meets Commercial	RESORT ENTRY: PCMR Resort Entry	IMPROVE CONNECTIVITY: Disconnect from Resort to City Park, Public Access issues, Connect to BoPa
OLD TOWN ENTRY: First View of Park City when you Arrive into Town	SENIOR CENTER	PRESERVE HISTORIC HOMES: Save the few historic homes
FLAT LOTS: Contour transitory	NONE: This area is Not Old Town	COMPATIBILITY: Compatibility in building size
FEW HISTORIC HOMES: Only a few historic homes exist	HISTORIC HOMES	MOVE HISTORIC: Allow historic homes to move
		NEEDS UPDATING: Outdate Building, Poor Design, Ugly, Improve Landscaping



Lowell to Empire

2

- ...has a lot of historic homes
- ...includes many year-round residents
- ...and has a diverse population
- ...has diversity in housing including design, size, massing, scale, proportion, and context
- ...is connected to open space, trails, & skiing
- ...is home to the City Library
- ...is home to the Town Bridge/Town Lift
- ...is a real neighborhood



What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
HISTORIC: Historic Homes, Most intact Historic District, Lots of Miner's homes (They are the Spirit of Park City)	LIBRARY: The Library, Santy Auditorium, Carl Winter's School	TREASURE HILL: Stop Treasure Hill, Maintain the Open Space, Protect Neighborhood from Traffic Impacts. Size and Scale of Development.
YEAR ROUND RESIDENTS: A lot of year round residents	Town Bridge: Town lift, Town Plaza, Ski connection to Main St.	POWER LINES: Bury power lines. No 110 foot powerlines w/60 ft wing spand. Too many wires.
DIVERSITY IN RESIDENTS: Diversity in People, Families, Singles, Old, Young, Funky, Eclectic	LIBRARY FIELD: Green Space, Unofficial Dog Park, Neighborhood Meeting Place	CONNECTIVITY: Walkability, Impove Walking between Main and PCMR, Make Walking in Street Safer
Diversity in Housing: Design, Size, Massing, Scale, Form, Proportion, Context, Age	Historic Miner's Homes	CIRCULATION AND TRAFFIC: Too much traffic , lack of connectivity, circulation issues, east/west connction, 10th street, do not increase traffic w/big projects, use ROW
OPEN SPACE AND TRAIL ACCESS	TRAILS	COMPATIBILITY: Risk of "Out of Scale" Development.
LIBRARY	BACKDROP OF MOUNTAIN: View Corridor up Creole Gulch from Main and Park	DOGS: Designate Library Field as Dog Park, Allow off-leash dogs



Lower Park Avenue 3

...has many public amenities (parks, trails, playground, sand garden)

...is the entry to Old Town

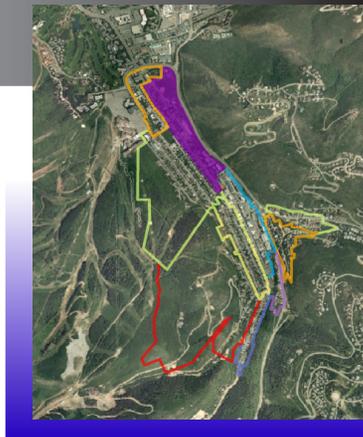
...has a great diversity of housing & people

...is home to many historic homes & buildings

...is home to the Miner's Hospital

...is connected to other areas through Poison Creek and the bike trail

...is concerned with pedestrian safety, historic preservation, and utilities





What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
INTERACTIVE OPEN SPACE: City Park, Recreation Field, Community Gathering Spot, Playground, Sand Garden	MINERS HOSPITAL	HISTORIC INTEGRITY: Preserve Historic Feel, Preserve Historic Buildings, Encourage Improvement of Rundown Structures, Preserve Historic City Owned Structures
POISON CREEK: Bike Path, Stream, Good Bike Access	CITY PARK: Ballfield, Recreation Field, Playground	PEDESTRIAN SAFETY: Improve Crosswalks, Give Pedestrian Preference, Add Blinking Yellow Lights, Consider Narrowing Park Ave, Add Pedestrian Street Lighting
ENTRY TO OLD TOWN: Historic Corridor, Thoroughfare for Main and Old Town, First impression of Old Town, Alternative Corridor	SKATE PARK	TRAFFIC: Deter all Non-Residential Traffic to DV Drive, Get Construction Vehicles Off Park Ave, Decrease Road Noise
DIVERSITY OF HOUSING: Old, New, Big, Small, Varying Architectural Design	SHOE TREE	7-Eleven AREA: Improve Lower Park near 7-Eleven
HISTORIC HOMES	HISTORIC HOMES: Mining Shack, "Puggy's Purple House"	CONNECTIVITY: East-West connections, Connection to PCMR
Diversity of People	Poison Creek	COMPATIBILITY: Compatibility with Remaining Homes, Keep House Size Small
MIXED USE: Mix of Residential and	Bike Path	SPEED CONTROL: Cars and Bikes

Ridge to Norfolk

4

- ...has great open space**
- ...has a variety of architecture**
- ...is a gateway to the hiking trails and skiing**
- ...is conflicted with the existing open space and the future development**
- ...is home to a diversity of people**
- ...is home to many historic homes**
- ...is connected to skiing**
- ...is diverse**
- ...is quiet**



What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
OPEN SPACE	OPEN SPACE	KEEP OPEN SPACE: Stop Building In This Area, Leave it Alone, Nice and Open
TRAIL ACCESS: Access to trail, Gateway to trails	TRAILS: Sweeney Switchbacks, Gina's Trail	POWER LINES: Bury the Power Lines
Quiet: Removed from hassel and traffic	HISTORIC HOMES: Restoration of Nyman's Yellow House at Top of Ridge and King, 16 Sampson Ave (Former Christensen House), 143 Upper Norfolk Ave (The Adams Steam House). 41 Sampson Avenue, 156 Upper Norfolk (Former Olsen House)	COMPATIBILITY: No More Huge King Road Estate Homes, No More King Size Structures
SKI ACCESS: "Ski in, Ski to" neighborhood	SKIING: Skiing Access, Ski Trails, Backcountry Access	SKIING: More Ski Trails, Ski Improvements, Beginner Ski Trail
DIVERSE ARCHITECTURE: Variation in form and scale/funky		SWEENEY: Buy out Sweeney, Prevent Sweeney's Monster Buildings
DIVERSE PEOPLE: Diversity in People, Eclectic		WOODSIDE GULCH: Keep Woodside Gulch Open, No Building on Woodside Gulch, No Building on Alice Claim



Upper Park/Woodside 5

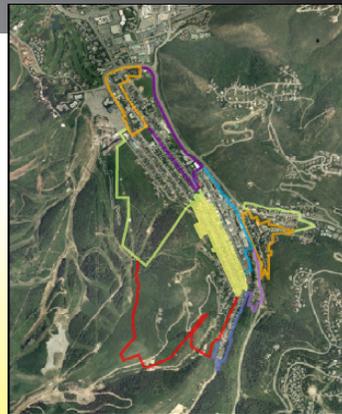
...is highly desirable due to mountain access and proximity to ski trails

...is dense with many Historic homes and restorations

...has many Icon Historic Buildings

...is connected to the Town Bridge and the Crescent Tram trail

...is concerned with speeding, pedestrians, and street lighting





What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
SKI/TRAIL ACCESS: Access to Mountain, Highly Desirable, Dense with Homes because of Quick & Easy Access	ST. MARYS CHURCH	STREETS: Need More Speed Bumps, More Signs, Make Lights Less Intrusive
HISTORIC: Feels Historic, Great Historic Homes and Restorations, Smaller Homes. Churches & Inns, Tourist Attraction	BLUE CHURCH INN	ACCESS: Improve Ski Access, Trail Access, Stair Access, Main St. Access
MAIN ST. ACCESS: Quick & Easy Walking to Main Street, Stairs, Residents Support Main St. Commercial	WASHINGTON SCHOOL INN	POWER LINES: Put Utilities Underground
TOWN LIFT: Bridges over Park Avenue and Main Street	STAIRS: Access to Trails, Skiing, and Main Street	CRESCENT TRAMWAY: Improve Access and Signs, Make Driveway Public, Make it User Friendly for Walking and Biking
STREETS: Lack of cross-streets, Speed bumps, Park Ave One-Way in Winter, Has Sidewalks & Trees.	HISTORIC HOMES	SNOW REMOVAL



Main Street

6

...is the crown jewel

...is full of history

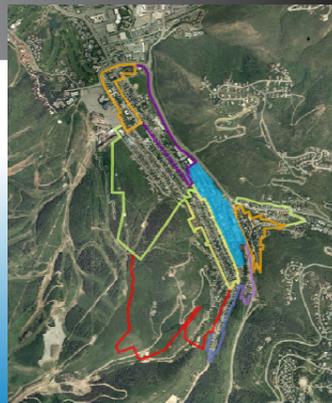
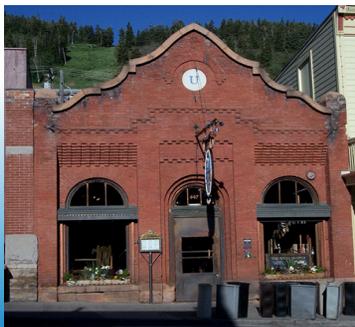
...is walkable

...has potential to be reengineered with one way roads or pedestrians only

...is home to many important historic buildings and current community gathering spots

...had potential at the South End for new development

...has an outdated mall



What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
VARIETY: Variety of vibrant retailers, commercial, small business area	The Post Office	MALL: Demolish Mrs. Field's mall building and replace with somethin in character with street, re-develop mall, eyesore
HISTORY: The History, Historic buildings	MAIN STREET: As a whole it is a jem	SOUTH END OF MAIN: Bigger Park, Develop Park Plaza at brew pub, Needs development and Commercial, Coffee
WALKABLE: Walkable main street, the walkways	THE MUSEUM	POST OFFICE: Must keep Post Office
TOWNLIFT: Townlift & Bbridge	KIMBALL ARTS CENTER	TRAFFIC FLOW: Interface of Main with Swede Alley, City Hall and Parking, access and signs are confusing for visitors, consider one ways



Rossi Hill

7

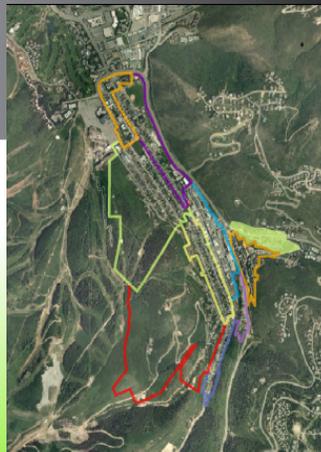
- ...has great views of town**
- ...has access to trails and town**
- ...has many year round residents that have lived there a long time**
- ...has larger lots and larger homes**
- ...has steep slopes with unique architecture**
- ...is concerned with future development**
- ...is home to many historic homes**
- ...is concerned with the upkeep of pedestrian stairs**



What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
<p>GREAT VIEWS: Top of the Hill, views of Old Town and beyond. Views like no place else in town</p>	<p>HISTORIC HOMES AND MINER'S SHACKS</p>	<p>PEDESTRIAN ACCESS & LIGHTING: Install, complete installation & repair city stair, provide pedestrian lighting on walkways and stairs, add pedestrian wayfinding signs, add sidewalks on Marsac west side</p>
<p>GREAT ACCESS TO TRAILS & OPEN SPACE: City Stairs, trails, City Open Space nearby and back drop of neighborhood.</p>	<p>SHORTY'S STAIRS: Including the stairs, paths, and informal walkways that connect the homes on Ontario and Marsac</p>	<p>COMPATIBLE DESIGN: Compatibility of new development with historic houses, limit size of new homes to 5,000 sf, keep diversity of housing, allow detached garages on Ontario with apartments</p>
<p>BIG LOTS, BIG HOUSES, BIG YARDS: Bigger lots allows bigger houses, but also larger yards.</p>	<p>NEIGHBORHOOD PARK: The park/garden on Rossi Hill is special to the neighborhood-provided and maintained by a resident of the neighborhood.</p>	<p>SAVE MINER'S SHACKS: Fix up the old miner's shacks on BLM property, don't sell BLM or City property to developers, clean up the yards, junk, unsightly exteriors.</p>
<p>STEEP SLOPES, STEEP STREETS: steep and narrow streets = unique architecture.</p>	<p>VIEWS: Views of Treasure Hill and Main Street.</p>	<p>THIRD STREET STAIRS: Finish the 3rd Street stair</p>
<p>FULL TIME/LONG TERM RESIDENTS: More long term residents and fewer nightly rentals, less resort focus</p>	<p>TRAILHEADS/TRAILS: Trails provide access to the Open Space around the neighborhood.</p>	<p>PARKING: Include the neighborhood in permit system, impacted by event parking.</p>
<p>TRANSITIONAL NEIGHBORHOOD: Situated between Old Town and Deer Valley Entry corridor, transition between old and new</p>	<p>PATTERN OF HOUSING ON THE HILLS: The matrix of houses on the slope is an icon of this area. The houses at mid block and houses that step up the slopes overlooking Marsac Avenue.</p>	<p>NO EMPLOYEE HOUSING OR MULTI-FAMILY HOUSING: Employee housing and multi-family massing is not compatible in this neighborhood.</p>
<p>ECHO SPUR ROAD: Example of bad planning, "shouldn't have been built".</p>		<p>TRAFFIC/SPEEDING: Control speeding</p>
<p>ARCHITECTURE: Great architecture, unique houses, houses without street access, variety of designs, styles, and size.</p>		<p>ECHO SPUR DEVELOPMENT: The street is unsafe, can't remove snow, make sure houses are compatible. Mitigate the eyesore retaining walls.</p>

Deer Valley Entry 8

- ...has too much traffic**
- ...has a few historic Miner Shacks**
- ...backs up to Open Space**
- ...has many multi-family buildings and condos**
- ...is steep**
- ...is home to wildlife**
- ...is concerned about the BLM land, Employee Housing, bike lanes, and lighting**



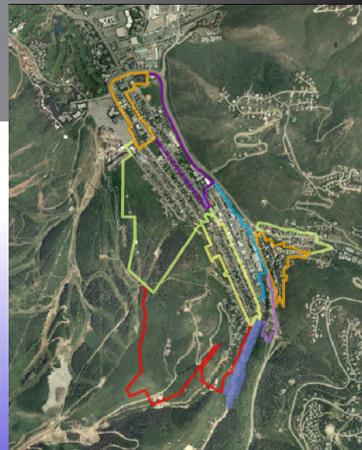
What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
TRAFFIC: Too Busy, Feels like an Access Only	HISTORIC MINER SHACKS	EMPLOYEE HOUSING
HISTORIC: The Miner Shacks on Deer Valley Drive	WILDLIFE CORRIDOR	BLM LAND: Clean up BLM Land, Get Rid of Qquatters, Burned House, Debris, Ferral Animals
NOTHING UNIQUE	OPEN SPACE	OPEN SPACE: Preserve Open Space & BLM land
OLD TOWN TRANSITION	LECLERC'S MINER HOUSE	STREETS: Lower Speed Limits, Parking, Heavy Traffic, Police Trap, Snow Removal, Improve Signs
OPEN SPACE: Next to open space.	THE LINE CONDOS	IMPROVE BIKE LANES
MULTI-FAMILY/CONDOS	TRAILS	LIGHTS: Need to Improve Street & Pedestrian Lighting
TRAILS: Biking & Hiking Trials, Easy Access	STEEP SLOPES	MINER'S SHACKS: Preserve shacks



Daly Avenue

9

- ...has many year round residents**
- ...has a strong sense of history**
- ...is located in an intimate canyon, with Open Space and Trails at the end of the road**
- ...has a creek running down it**
- ...is home to many dogs**
- ...has concerns with Compatibility, Parking, Speeding, and Utilities**
- ...is connected to skiing, mountain biking, and hiking**

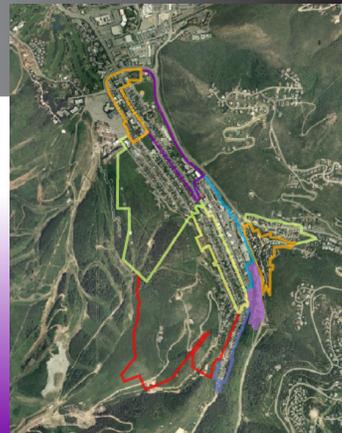


What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
ACCESS: Access to Trails, Mountain, Stream	HISTORIC STRUCTURES: Historic Structures have Marked the Historic Character, Old Mine Buildings, Bee's Canyon Lodge, Mining Features	PARKING ISSUES: Manage Parking, Cars Parked and Never Move, People with Empty Garages, Issues near Trolley Turn-Around and Condos
HISTORY: Well Kept Historic Homes, History is Still Alive (Love It!!!), the Stories are Still being Told by the Guys and Gals who Lived It	RICH MARTINEZ HOUSE: The pink house, Decorations, The Old Miner's House	SPEEDING: Bigger signs 20 mph, Many Safety Concerns for Children, Pets, Tourist, Hikers, Bikers, etc., Make Bicycles abide by Speed Limit
DEAD END ROAD: No through traffic	DALY CANYON: Open Ended Street to Open Space, Entranceway to Daly Canyon, Access to Empire Canyon Recreation, Trail Access, Trees, Wildlife, Stream, Open Space	UTILITIES: Underground utilities, Huge Eye Sore
DALY CANYON: Canyon Space (Constraint and Itimacy), Containment, Geography - Tight, Cool, Mountainlike, No Sun, Long Winters	POISON CREEK	TRASH CANS: Put the Trash Cans in the Garage, Hidden is best way, Issue Trash can and Dog tickets for not Putting it Where it Belongs
PRIMARY RESIDENTS: Many Full-Time Residents, Primary Residents, Families	DOGS: Colby the Street Dog, Dogs lying in the road	LOWER DALY CONDOS: Improve Parking, Too Many Dogs, Looks like a Frat House, Needs a Face Lift. Ugly, Tear Down that Condo Complex at the Entrance
OPEN SPACE: Near open space.		IMPROVE PLOWING

Hillside

10

- ...has very steep and narrow roads**
- ...has historic homes, sheds and renovations**
- ...is a great residential neighborhood with may year round locals**
- ...has views**
- ...is home to a few Pocket Parks**
- ...is concerned with pedestrian safety and parking**
- ...is happy with the new improvements**



What makes this neighborhood <i>UNIQUE</i> ?	What are the neighborhood <i>ICONS</i> ?	What needs to be <i>IMPROVED</i> ?
HISTORIC: Historic Homes, Small Homes, Restorations	HISTORIC: Homes, Garages, Sheds & Streets	PEDESTRIAN: Sidewalks & Lighting, Need Bus Stops, Not Biker Friendly
STEEP: Sloped & Narrow Streets	GRAPPA	PARKING: Remove Cars from Street, Streets Too Narrow for Parking
RESIDENTS: Year Round Locals, Great Residential Neighborhood	POCKET PARKS	NO IMPROVEMENTS NEEDED: So many Excellent Improvements Made by City
VIEWS	VIEWS	SNOW PLOWING
ACCESS: To Mountains and Main		UTILITES: Need Underground Utilities
		ROADS: Hillside is Dangerous

