



City Council Staff Report

Subject: Lower Park Avenue Design Studio Next Steps
Author: Phyllis Robinson, Public Affairs Manager
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Department: Communications and Public Affairs
Date: August 20, 2015
Type of Item: Work Session

Summary Recommendations:

- (1) City Council should consider the input gathered through our community engagement processes: a) interviews with known user groups and the Park City Foundation; b) the May 2014 Community Workshop, c) public input received during the Design Studio process, and d) the concepts presented by the Design Studio team at the July 16 City Council Study Session.
- (2) Based upon the input received, staff recommends procuring architectural and engineering services to create a set of housing proposals for City Council consideration.
- (3) Staff further recommends the implementation of a parallel community engagement process to identify need, functional requirements and potential location for a senior center/senior programs, senior housing, and potentially other community services and opportunities.

Executive Summary: The report summarizes the community engagement efforts and findings related to redevelopment of city-owned properties in the Lower Park Avenue Redevelopment Area including the July Design Studio. A set of recommendations are included to advance the Council priority for Affordable, Attainable and Middle-Income Housing including housing on city-owned land on Woodside Avenue, Park Avenue and the former fire station along with a parallel process to identify need, functional requirements and potential location for a senior center/senior programs, senior housing, and potentially other community services and opportunities.

Acronyms Used in This Report: NONE

Background:

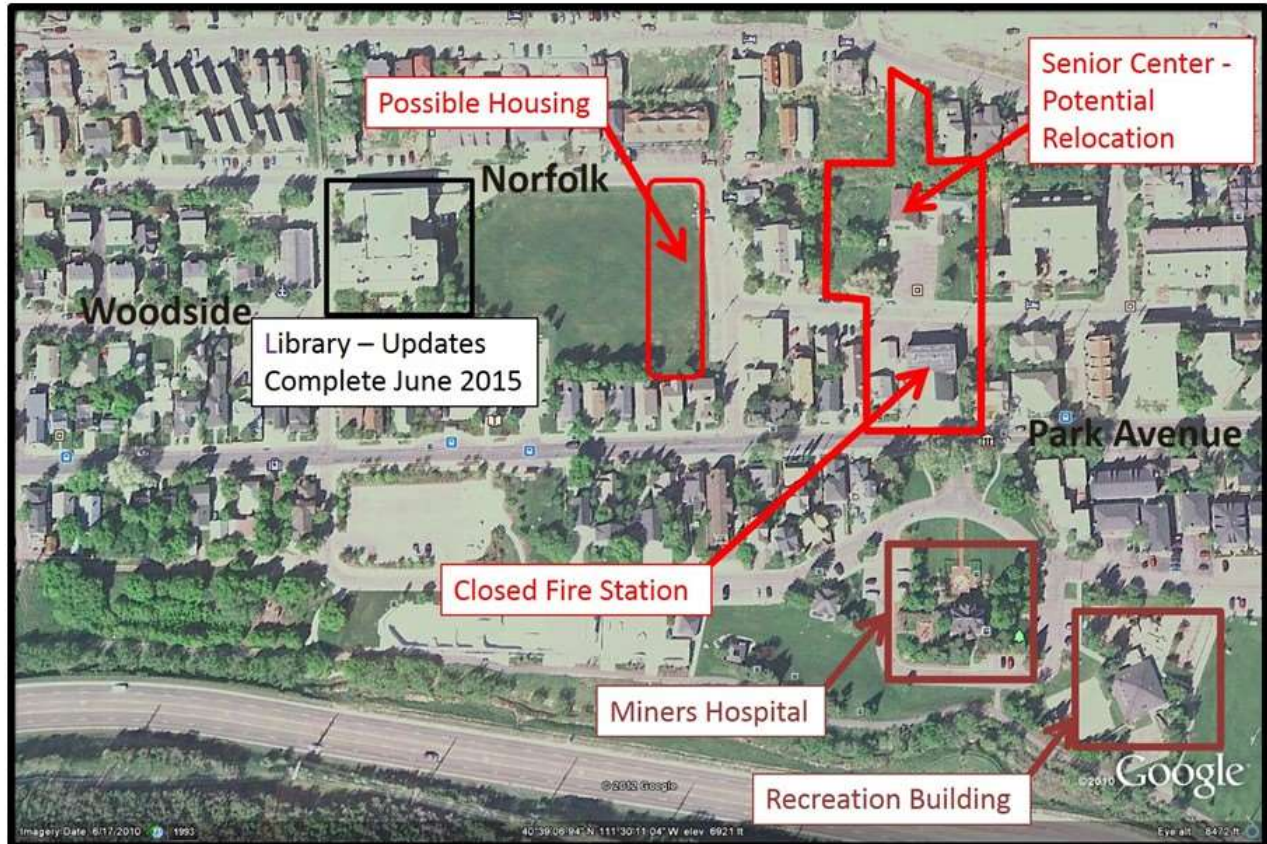
Proposals for redeveloping and/or repurposing city land and buildings in the Park Avenue Redevelopment Area have been discussed by the City Council for several years beginning with the five joint City Council/Planning Commission meetings in 2011 facilitated by Charles Buki of czb. Over the past several years Council has considered several proposals that included public-private partnerships with Powdr Corporation and rejected a number of proposals for use of the old fire station. Along the way we have seen growth in the use Miner's Hospital and City Park Recreation Building, with each of those buildings used to capacity over the last two years.

With the acquisition of the Park City Mountain Resort by Vail Resorts, Council asked staff to take a fresh look at these proposals. Most recently, in February 2015 at its annual Council Retreat Council affirmed moving forward with a robust community engagement process for all city-owned property in the Lower Park Avenue. It is a neighborhood full of history with inspiring views of the mountain and acts as a hub that brings community members together. The

neighborhood includes a variety of public, private, residential, and resort uses that have the possibility of being woven together. The pockets of Park City owned land provides an opportunity to increase housing in the community and possibly at the same time, create more community focused areas that connect historic Main Street to the Bonanza Drive area.

Lower Park Ave Design Studio Areas of Focus

- City-owned Land for Redevelopment
- Possible Enhanced Community Uses
- Project Underway



The Design Studio concept was developed as an innovative approach to bring together planning, architecture and development professionals along with subject matter experts to inform a feasible development program for properties owned by Park City. One of the reasons for hosting the Design Studio is that the Lower Park Avenue area is currently not utilized to its fullest potential. Staff developed a community engagement process that included a Design Studio that was held July 13-16, 2015.

Following the February 2015 Council Retreat staff began a community outreach process in the Lower Park Avenue area. Interviews were held with users of city buildings in Lower Park Avenue to understand how they function and their space needs, as well as Park City Community Foundation to learn more about the physical needs of nonprofits in Park City. This was followed by a community workshop on May 19. A summary of the robust conversation that took place is categorized by common themes and is listed below. A complete meeting report is attached to this report. Information gathered from this outreach informed the Design Studio participants and team members.

May 2014 Workshop Summary

Community Character

- The theme that came to this area - all needs to be easy. Lower Park Avenue is already diverse.
- Heart of Old Town is in Lower Park Avenue - should be full of gathering places
- Amenities that are family based are needed in the area: splash park, water fountain, sledding hill. The recreation building is ugly and should be torn down to accommodate multi-generational uses.
- Miners Hospital is a great place and is used by real people.
- Keep the area to meet the same historical context. The area does not need to recreate history but incorporate sustainable uses of a building.

Access

- The area should improve walkability - access to trails and sidewalks. Create a system of arteries with secondary capillaries: standard sidewalks should be complemented by an extended door-to-door system to facilitate point-to-point travel.
- To minimize traffic - a rail line from SLC Airport to Park City.
- Special attention should be paid to view corridors, walkability, and way finding.
- Traffic should be pushed away from Lower Park Avenue.
- Parking should be underground and expensive.
- Vail parking needs to be phased and a transit center should be incorporated at the PCMR lot.
- Coordinate with school district to use public transit.

Services

- There are many active seniors that need a center in Park City Need senior attainable (affordable) housing that offers a full range - independent, nursing, full service
- Senior Center needs to be on a bus line.
- Senior center needs to be in a central location and a full kitchen is important

Housing

- Promote full time residents. The housing identified on the library field should be flipped to run along Norfolk to minimize impacts to views.
- Small homes could accommodate many users - seniors, skiing and adventure culture, and small businesses.
- Affordable housing currently exists, but in the form of long-term rentals that are essentially stranded assets: owners are trying to sell them, so they remain unoccupied. Could incentivize owners to use long term rentals / family housing.

Forty-eight community members provided input through interviews and the community workshop. The full report is included as Attachment A to this report.

Design Studio

Following the interviews and community workshop, Park City hosted a 3.5 day design studio for the Lower Park Avenue area on July 13 – 16, 2015 to provide a development framework for city-owned properties in this area. The Design Studio participants received briefing materials that included Lower Park Redevelopment planning documents, the current General Plan including the Resort Center area which had specific guidance on existing city buildings, the

Empire Lowell loop and the Lower Woodside area, and community input received through interviews and workshops.

Design Studio Participants

- Chris Retzer, Newpark Property Management
- Cory Shupe, Blu Line Design
- Ehlias Louis, Gigaplex Architects
- Eric Engenolf, AIA LEED AP BD+C, Process Studio, PLLC
- Hank Louis, Gigaplex Architects
- Hans Cerny, Caddis
- Peter E. Federman, NCARB, RA (Ret.), Pete & Company
- Sid Ostergaard, Elliot Work Group
- Soren Simonsen, Community Studio
- Tim Sullivan, InterPlan Co.

Several city staff members participated in developing the Design Studio and materials, briefing the design team and serving as technical resources including former Director Thomas Eddington and former Planning Manager Kayla Sintz, planners John Boehm and Francisco Astorga, Transportation Planning Manager Alfred Knotts, Senior Transportation Planner Brooks Robinson, Economic Development Manager Jonathan Weidenhamer, Housing Specialist Rhoda Stauffer, Community Engagement Liaison Kim Clark, and Capital Budget Manager Nate Rockwood.

The Design Studio began with a walking tour of the area and a physical tour of many of the city-owned properties. A community open house to meet the team was held on Monday evening, July 13. More than eighty community members attended to ask about and provide input into the process. On July 14, following a briefing by planning, transportation, housing, economic development and capital projects, the Design Studio members reviewed all the input received and began brainstorming potential approaches based on this input. The members self-organized into three working groups to develop concepts. Over the next two days the teams developed and refined concepts. A daily wrap-up provided community members the opportunity to see the work progress, ask questions and provide additional feedback.

DESIGN STUDIO OPEN HOUSE July 13, 2015

The following is a list of the most frequent comments. The comments were taken verbatim and the number of agreements based on checkmarks) have been included under concur. The full report is included as Attachment C of this report.

Comments	Concur
Don't neglect the seniors – you will be one sooner than later. Our needs are for a proactive plan for a growing senior center. In addition, housing for the seniors should be a priority – independent residences up to assisted living More important than seasonal worker housing, engaging the seniors in the community makes us a vital part of PC Population – going to Heber or SLC does not cut it.	12
Pedestrian corridor from Park Ave to resort	10
Keep senior center in present location add 30+ studio / 1 BR apts for resident ambulatory center – add living room, game rooms on main floor – provide housing unit for resident manager- flat lot with engagement to city makes lot work	5

Doing something at this time with the library field is foolish, the 5000 lbs. gorilla is not in town (Vail Resorts) and in the next couple years the effect on this town will be unbelievable – sit on your hands for a couple years until you see the full impact of Vail on our little town	4
Aging in a place is part of community. This area is close to services – library, grocery store, pharmacy, etc. and buses and friends – assisted living facilities are not complicated to build or administer – think of age before youth.	4
Park is the living room	3
Park City development needs affordable housing but not on our library park! Pls	3
Senior voice	3
Keep it possible for long time residence who have made PC what it is, able to stay here, and after retirement	3
I worked hard to afford living in old town Now you want to give it away.	3
Large employers (ski resorts) need to be pressured to provide their own housing for seasonal workers on their own land	3

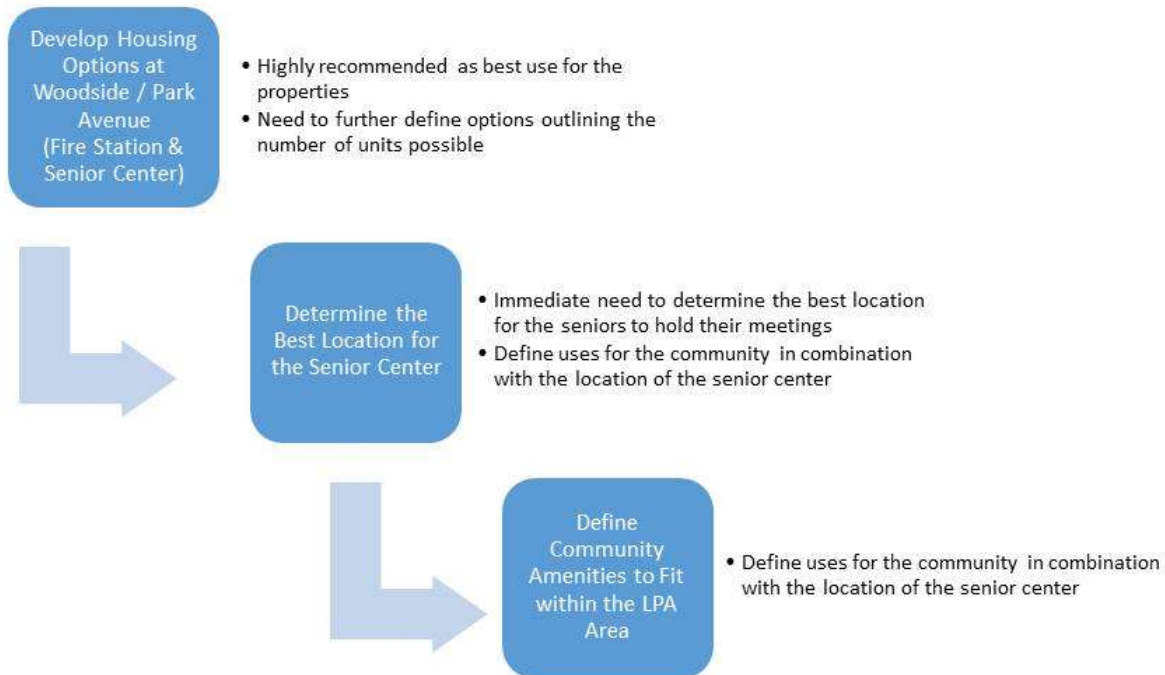
On July 16, the Design Studio concluded with a City Council Study Session. The Design Studio team presented 10 concepts for consideration to address the needs of the Redevelopment Agency, identified city critical priorities of affordable, attainable and middle income housing and transportation. A copy of the presentation is included as Attachment D. A video of this presentation is also available at <https://youtu.be/kUXk689eUyQ>

Analysis

The Design Studio is the second component of the community engagement process for the disposition of city-owned property in the Lower Park Avenue area. Following the Study Session, City staff met to discuss next steps including possible approaches to evaluating the concepts presented by the Design Studio team. We discussed, for example, could we create a matrix that looked at criteria such as constructability, cost, timeline, and consistency with General Plan, consistency with Land Management Code, consistency with the Redevelopment Authority purpose, and return on investment. The more we discussed this and similar approaches we realized that this process was premature.

The purpose of the Design Studio was to develop a range of concepts to help us move forward in our thinking about City-owned properties. The Design Studio members were given a set of parameters and goals including East-West connection, affordable housing, senior center/flex space, and connectivity to Bonanza Park and Main Street. A host of preparatory information, including staff reports for Lower Park Avenue, housing studies, the current General Plan and copies of interview and workshop notes, were provided in advance. While there was a level of discussion that focused on the criteria, the compressed time frame of 3.5 days was not intended to create final plans. The process of moving from concepts to development proposals is an iterative one. Each time a decision is made a new set of opportunities need to be evaluated. For example, choosing to do housing on Woodside Avenue will necessitate a community dialog about the location and function of the space for the Senior Center.

The diagram on the following page outlines the recommended next steps. Staff respectfully requests that all city-owned parcels remain on the table during this investigation phase



Next Steps (October – December 2015)

The city-owned property in the Lower Park Avenue area can be looked at as three separate but interrelated pods:

- (1) Woodside Avenue/Park Avenue including the Senior Center and the closed fire station extending up to Empire Avenue,
- (2) Miners Hospital campus that includes the Recreation building, and
- (3) Library Center including the library field and the Mawhinney parking lot.

Woodside Avenue/Park Avenue

As staff reviewed the concepts created during the Design Studio, the concept of housing on the city-owned land on Woodside Avenue and the fire station on Park Avenue was presented by each of the three subgroups. Another consistent theme was the creation of an east-west corridor to connect to the resort district as well as a north-south connection to the Library Center.

Given the commonality of proposed uses, together with the prior plans proposed for this property and the Council-identified Critical Priority of Housing, staff recommends procuring professional architectural and engineering services to develop a set of housing proposals for City Council consideration in early December. We believe this is consistent with Council's direction during the April 23, 2015 study session to develop a housing project pipeline.

1. *Does Council support moving forward with preliminary design for housing on these sites?*
2. *Does Council wish to limit the scope of the areas or housing types in this preliminary design phase?*

Miners Hospital & Library campuses

If Council supports staff's recommendation to proceed with planning for housing on the Park Avenue/Woodside Avenue parcels, staff further recommends that we simultaneously address senior programs and housing needs.

Staff proposes a community engagement process to gain a comprehensive understanding of senior programs and services, planned county expansions as well as other identified community space needs. Staff recommends initial outreach to the existing senior center membership followed by expanded inquiry out to a wider audience of potential members in order to understand current and future senior needs.

We would also like to conduct further outreach within the nonprofit community. One item that was identified in earlier outreach was the need for flex space and meeting space. Since that time the Library has re-opened which may remove some of the need for meeting and community spaces. The Design Studio presented multiple options and locations for senior center/program space including the library field, Mawhinney parking lot and Miners Hospital. The concepts included a new freestanding building near Miners Hospital, incorporating as it as part of a larger flex/community space, as well as adapting an existing building such as Miners Hospital or the Recreation building for these uses. In an ideal world we would be able to resolve both issues (housing and senior program locations) without an interim location for senior programs. Unfortunately, until we have completed this engagement process and identified possible solutions we cannot project the time frame.

- 1. Does Council agree with the recommendation to conduct a two-month community engagement process to gather additional information and develop possible site locations?*
- 2. Does Council wish to limit the scope of the potential uses or locations to be considered?*

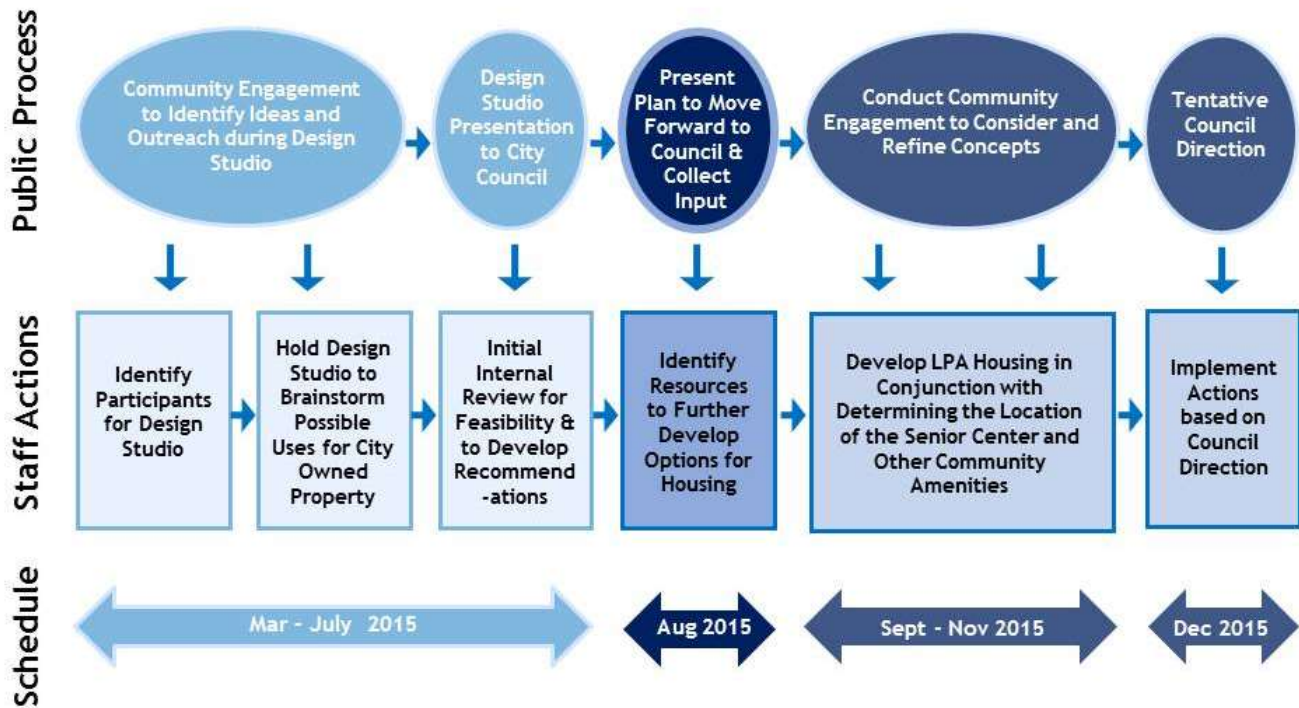
Library Field Amenities

The Design Studio looked at a range of options unrelated to housing and senior programs to enhance community use of the library field and create greater physical connectivity such as a promenade, community gardens, community gathering spaces, free play space, dog space and underground parking. From a timeline perspective staff recommends deferring discussion of these other suggestions until we have established direction on the housing and senior program needs. The resolution of these areas will inform the remaining proposed concepts. From a timeline perspective we would anticipate this process to occur in 2017.

- 3. Is Council supportive of the recommendation to defer further investigation of possible enhancements to the Library Field until we have an established direction on housing and senior program needs?*

Finally, the transportation and parking options presented by the Design Studio have been forwarded to the Transportation Planning Department to inform the current studies underway. The proposed options have a longer study and design horizon that can be pursued independent of redevelopment on the city-owned land. The recommendations presented in this report would not prohibit implementation of the transportation concepts.

The timeline below summarizes the recommended engagement process for housing, senior center and related community space.



Department Review:

This report has been reviewed by Sustainability, Legal and the City Manager.

Approve: Council could direct staff to (1) develop alternative development proposals for the Woodside and Park Avenue parcels to meet community housing needs, and (2) direct staff to proceed with a community engagement process that will identify senior and community needs and evaluate opportunities for addressing them within the Lower Park Avenue area. *Staff recommends Council direct staff to proceed with both items.*





Deny: Council could Deny the staff recommendation to develop alternative development proposals for the Woodside and Park Avenue parcels to meet community housing needs. Should Council Deny this request, staff requests Council discussion about whether to proceed with relocation of the Senior Center instead. A decision not to move forward with housing at this time will extend the time frame before housing can be produced to meet the needs of lower and middle income households.

Continue: Council could ask staff to return with further information on one or both of these requests before providing staff direction. Depending on the time frame this could impact the overall program time frame.

Do Nothing: This will have the same impact as denying the request for one or both of the items.

Funding Source: Activities proposed in this report have identified funding sources within the Five Year Capital Improvement Program.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life	+ Reduced municipal, business and community carbon footprints	+ Residents live and work locally	+ Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Positive 	Very Positive 	Positive 
Comments:				

Summary Recommendations: Staff is requesting Council direction on the next step in the redevelopment process for Lower Park Avenue Redevelopment Area.

1. Consider the input gathered through our community engagement processes including: a) interviews with known user groups and the Park City Foundation; b) input gathered at the May 2014 Community Workshop, c) public input received during the Design Studio process, and d) the concepts presented by the Design Studio team at the July 16 City Council Study Session.
2. Staff recommends moving forward immediately with procuring professional architectural and engineering services to create a set of housing proposals for City Council with a goal of bidding in early 2016.
3. Staff further recommends moving forward with a community engagement process to identify the form, function and location for the Senior Center within the Lower Park Avenue area, as well as the feasibility of incorporating housing targeted to seniors.

LIST OF ATTACHMENTS:

- Attachment A: May 19 Lower Park Avenue Workshop Report
- Attachment B: July 13 Open House & Community Wrap Up Comments
- Attachment C: Emails received by Public Affairs Manager
- Attachment D: Design Studio Presentation to City Council
- Attachment E: Study Session Handout



LOWER PARK AVENUE REDEVELOPMENT COMMUNITY WORKSHOP HELD MAY 19, 2015 MEETING SUMMARY

Park City Municipal Corporation held a community workshop for the Lower Park Avenue Redevelopment area. The goal of the meeting was to give a background of the Lower Park Avenue Redevelopment area and most importantly gain input from community members. The meeting began with an informal gathering and refreshments, followed by presentations and ending with facilitated community discussions.

An array of information was given in a presentation format. A summary of each presentation is below.

- Mayor Jack Thomas began the presentations by welcoming everyone and providing his thoughts on the community and Lower Park Avenue Area.
- Craig Sanchez gave a presentation of the Visioning Check-in Survey Results. The survey was administered through March and April and showed the values that were defined five years ago are still relevant and showed the importance of each of the values.
- Jonathan Weidenhamer provided an overview of the history of the Lower Park Avenue Redevelopment Area. He explained the area of the RDA and summarized the comments that had been received over the past and the designs that were developed over the last few years.
- Kim Clark presented a summary of the Lower Park Avenue Outreach that has taken place and provided information to gain additional information from the attendees in a community discussion format.

The attendees were placed in six facilitated groups to gather information on the following questions:

- What makes Park City Park City?
- What does Park City need to be 'complete'?
- What should be included in Lower Park Ave?

Facilitators recorded the information and each group provided a summary of their discussions. The summary and the recorded discussion notes for each group is listed below.

GROUP 1 - Facilitators - Rhoda Stauffer / Heinrich Deters

SUMMARY

Parking should be underground and expensive

Heart of Old Town is in Lower Park Avenue - should be full of gathering places

Views supporting both high density and low density in Lower Park Ave

DISCUSSION NOTES

Concern: too much housing, too much density, too much affordable in one area

Like the idea of connections, a greenway

Concerned that 2nd home owners will take over the homes

Change MPD process
Paid parking
Color diversity on north side of library (similar to historic homes in upper Old Town)
Underground paid parking under everything
Senior housing in library field
Preserve green space
Limited retail
Height limits
Preserve LPA and connections - community building and gathering places - heart of Old Town
Transportation to SLC - need more than 2x per day
Move people into town and make cars expensive (parking, etc.)
Staff the Municipal Housing Authority
Underground parking at Ma Winny and affordable housing on top
Stay residential - keep commercial outside LPA
Senior living option in LPA

GROUP 2 - Facilitators - Anya Grahn / Elizabeth Quinn Fregulia

SUMMARY

Affordable housing currently exists, but in the form of long-term rentals that are essentially stranded assets: owners are trying to sell them, so they remain unoccupied. Could incentivize owners to use long term rentals / family housing.

Special attention should be paid to view corridors, walkability, and wayfinding.

Amenities that are family based are needed in the area: splash park, water fountain, sledding hill.

Vail parking needs to be phased and a transit center should be incorporated at the PCMR lot.

Senior center needs to be in a central location and a full kitchen is important.

The housing identified on the library field should be flipped to run along Norfolk to minimize impacts to views.

DISCUSSION NOTES

Use existing housing stock in the area - vacant but for sale (recast as family housing)

Like eclectic mix of housing (70s, etc.)

Developer to talk to all condo owners

Families should use amenities

Plaza, fountains, water: definable elements that draws families and children

Pedestrian place making - walkway to downtown (or people movers)

Long term rentals - huge demand on parking

RE: PERSPECTIVE Affordable housing exists in the form of rentals (long-term) / 2 parking places per unit puts folks right into town / developer mandated (condos) Example: 70's - 20 unit buildings - 12th & 13th (long term rent empty units like the funky entryway (for sale now)

Back to back housing in the lot near the library

Balance parks, open space, and density

Infill slightly in the E/W corridor

Sidewalk beautification and maintenance grants for homes along Norfolk

Vail parking lot: phasing important

Put bulk of parking at the Canyons and bus everyone over

PCMR parking lot edge needs to be a continuation of view corridors connecting to Park Ave

People want to walk - Consider green space artery (continuous parks) to connect Lowell to Park Ave
Create a sledding hill for a family amenity
Better connectivity to Miners
Aesthetic / walkability down Park Ave
Visual preservation of view corridors
Consider stairway uphill or funicular
Strong visual connection "Spanish steps" PCMR to miners
Stairway - Park City Character
Revitalize old fountain in front of Miners Hospital - fountain splash park, something for children
Connects to adjacent park - which is already so well used - a beloved family amenity
Boo Radley music park not maintained but has a great climbing tree
Strong way finding and view corridors to connect N/S artery - Spanish Steps in Rome
Density - don't take away green space
Keep corners open to keep open space feel
Underground parking @ resort
Isolated parking to get people point to point safely
Great idea to have a transit center at PCMR lot
Be aware of difficulty moving people / kids / families with ski gear
Question: What is the balance of ski resort needs vs general city needs (special events, etc.) / parking - seasonal events, condos other
Senior center - relatively flat, important, need full kitchen b/c federal subsidized lunch. Is it possible to add a full kitchen to miners? Need a central location but probably don't need to be near resort.

GROUP 3 - Facilitator - Matt Abbott

SUMMARY

The theme that came to this area - all needs to be easy.

Small homes could accommodate many users - seniors, skiing and adventure culture, and small businesses.

Lower Park Avenue is already diverse.

Traffic should be pushed away from Lower Park Avenue.

To minimize traffic - a rail line from SLC Airport to Park City.

The area should improve walkability - access to trails and sidewalks. Create a system of arteries with secondary capillaries: standard sidewalks should be complemented by an extended door-to-door system to facilitate point-to-point travel.

DISCUSSION NOTES

What makes Park City Park City?

Ski bums - don't need a lot of space - we need the staff, they need to live somewhere, it is a cycle, (roommate-"den dad" - more space

Skiing / outdoors - small town with big city amenities (food, arts, culture) Also = urban issues

Lifestyle rich environment (perfect for raising kids)

Transition from 12 month leases to nightly / weekly O.T. especially

What does Park City need to be complete?

Maintain / nurture what has been built
Free parking and no traffic
Rail from Park City to SLC Airport through the intermodal hub in SLC
Continue to diversify our economic base
Opportunities to not commute
Needed in Lower Park Avenue
Sidewalks! Lights!
Walkability - connections to trails capillaries
Park Avenue needs traffic calming / stop signs?
Connections: sidewalks to trails to bus to lift etc.

GROUP 4 - Facilitator - Michelle Downard

SUMMARY

Need senior attainable (affordable) housing that offers a full range - independent, nursing, full service.

Should consider the senior population - many active seniors that need a center in Park City.

Senior Center needs to be on a bus line.

DISCUSSION NOTES

What makes Park City Park City?

Tourism / ski industry

Environment, clean air, and nature

Community and active lifestyles

Transportation

Open space

Aging population

Diversity - natives with history and tourists

Rich history

What does Park City need to be complete?

Senior affordable housing near senior center (with multiple standards of living / levels)

Maintain senior population

Allow populations to be maintained near Old Town or on transportation route

What fits in Lower Park Avenue

Affordable housing - oriented in a manner that it does not limit views coming into town

Senior affordable housing near senior center (with multiple standards of living / levels)

GROUP 5 - Facilitator - Jenny Diersen / Craig Sanchez

SUMMARY

Should increase density.

Miners Hospital is a great place and is used by real people.

The recreation building is ugly and should be torn down to accommodate multi-generational uses.

The area does not need to recreate history but incorporate sustainable uses of a building.

DISCUSSION NOTES

What makes Park City? - Concerns identified were character and authenticity

Design is critical

Authenticity of neighborhood
Character
Green space nearby
Public / private partnership
Smaller retail space
Vibrancy in community space
Non-profit space
Collaborative work space
Affordable day care
Senior center - expand space and move to recreation building (building is gross)
Deed-restricted
Utilize current space
Mixed housing

GROUP 6 - Facilitator - Amanda Angevine / Jonathan Weidenhamer

SUMMARY

Keep the area to meet the same historical context.
Coordinate with school district to use public transit.
Promote full time residents.

DISCUSSION NOTES

Family Housing
Affordable Housing
Scale of buildings (keep similar to historic homes)
Didn't want to constantly revisit codes, guidelines, and policies
Don't want to feel like a resort destination
"feel local" - tweeners between a resort and multi-million homes
Full time residents - could legislate, plenty of nightly / resort related at PCMR base, need voting base

What is missing?

Split on housing at library but N/S connections through field is critical
Lack of any use / PGM of field is great
Tradeoffs to keep field un-programmed? It depends - how many units and where is parking, maybe institutional / public / childcare use at field
Off-site parking and bus rapid express / trains
Transit center at Jess Reid buildings
Ski Lockers (to reinforce bus use)
Questions future of Park Avenue
Use public transit to schools

DESIGN STUDIO OPEN HOUSE**JULY 13, 2015**

This is a list of comments gathered during the Design Studio Open House. The comments were taken verbatim and the number of agreements (based on checkmarks) have been included.

COMMENTS RECEIVED**CONCUR****LIBRARY FIELD**

Library field must remain open space	2
Preserve the library play fields	1
Doing something at this time with the library field is foolish, the 5000 lbs. gorilla is not in town (vail Resorts) and in the next couple years the effect on this town will be unbelievable – sit on your hands for a couple years until you see the full impact of Vail on our little town	4
Park = Meeting Space	2
Keep the parks save open space	2
Park is the living room	3
Concern about view shed from the patio / parking lot library to backyards	1
Just think for not a little luck this library would be a hotel right now..... Please don't make the same mistake again	1
Please don't take away fields and Park City is already crowded	-
Keep some green space – don't destroy the 'dog park'	1
Library park is only community gathering space – unplanned / un-programmed	-
Once you take green space, it is gone forever (i.e. library field)	-
More trees / shade for gathering @ north of library field	-
I am a kid and I play hard – how would you feel if I put homes on your yards	-
Field is unofficial meeting spot for community	1
Library park is sacred	1
Difference between city park green space and library field	1
Connectivity of City Park to library field	-
My dog and I play in the field – don't take it	-
Library park as green space for people – not a dog park but is a sleigh ride area for little ones – use Miner's hospital	-
The field is integral to our neighborhood	-
Turn the library field into a trust never to be developed	1
Would NYC build housing on central park? – I think not	1
You just don't take green space that is the rule! – not some not any	1
There is a park across the street	-
The park across the street is a completely different type of park	-
A "couple" small houses on library field does not make a dent in the real issue... why trash a beautiful field for that.	2
That land is sacred	1

PC has 2 open spaces for the neighborhood – DON'T take it!	1
The library field is “our” open space – it is all we have	-
How do we make library field “permanently” open so we don’t revisit this issue with every new “idea du jour” – Land trust	2
Park City development needs affordable housing but not on our library park! Pls	3
Leave ‘dog park’ open – once gone, gone forever..... more trees would be nice	1
This is public property – development should be for local’s seniors, kids	1
SENIOR CONSIDERATIONS	
Don’t neglect the seniors – you will be one sooner than later. Our needs are for a proactive plan for a growing senior center. In addition, housing for the seniors should be a priority – independent residences up to assisted living More important than seasonal worker housing, engaging the seniors in the community makes us a vital part of PC Population – going to Heber or SLC does not cut it.	12
Recruit a team to help design senior house – learn what has been built right in similar cities	1
Senior voice	3
There is not a woman or limited number of senior citizens represented on this board (women do outlive men in the aging process)	2
Seniors: 75 full time members (most get transportation from “Ability Bus”) Additional summer and winter member raise “full time” number	-
Senior Center needs to be “in town” but not necessarily in old or Lower Park Ave area. Building must have kitchen facilities to provide meals several times per week	-
Is senior center a county service? Does our population justify it? - Answer – Yes 80+ attend senior center in winter	-
Include senior housing	1
Yes – our population justifies a senior center	1
No senior reps	2
Needs assessment (for seniors) prior to this starting?	-
Not enough info on Senior needs	1
There are very few places in the PC area for seniors to live with a continuum of care – we have to leave town	2
The population justifies a senior center	1
Visit senior center / housing in Jackson	-
Senior center – 6000 for demographics	1
Keep it possible for long time residence who have made PC what it is, able to stay here, and after retirement	3
Keep senior center in present location add 30+ studio / 1 BR apts for resident ambulatory center – add living room, game rooms on main floor – provide housing unit for resident manager- flat lot with engagement to city makes lot work	5
The senior center has been communicating its needs with Jonathon and Kim back to 2013 – I’m disappointed this meeting failed to comment on previous information collected.	1

Aging in a place is part of community. This area is close to services – library, grocery store, pharmacy, etc. and buses and friends – assisted living facilities are not complicated to build or administer – think of age before youth.	4
Relocate senior center to rec building, Miner’s hospital, or fire station – build affordable housing on land around senior center	-
AFFORDABLE HOUSING	
Is 1450 / 1460 Subsidized?	-
Do not Ghettoize LPA	2
Work with non-profits to renovate existing restricted deed housing	-
I worked hard to afford living in old town Now you want to give it away.	3
Consider selling property and spending money on affordable housing city wide	-
Fire station – reuse as housing for city / fire department housing. Park Ave has bus service and access to city	-
Affordable housing – community does not want additional density Pressure large employees (ski resorts / to build seasonal housing for their employees on site.	1
Clear public policy goals – define affordable housing	-
Poor quality affordable housing sends the middle class away	-
Fire station building is logical location for “Employee” housing	1
Large employers (ski resorts) need to be pressured to provide their own housing for seasonal workers on their own land	3
This plan ghettoizes affordable housing	2
Half the town is vacant	-
Concern about deed restrictions and enforcement	-
Affordable housing – purchase empty lots, buy homes and put in pool at basin	-
More bang for buck with Affordable housing outside of old town	-
This plan ghettoizes affordable housing	1
Use Knudsen land with resort for employee housing	-
Work force housing should include subsidized rentals	2
PEDESTRIAN PATH	
Prioritize strong east / west pedestrian corridor all the way through PCMR parking lot to base of mountain X2	1
Enhance pedestrian north / south along Woodside to library park area from east west circulation spine referenced above X2	-
Pedestrian corridor from Park Ave to resort	10
13 th street corridor – use buses to stairs	-
Perhaps a pleasant pedestrian open space walking from City Park through to PCMR	-
Provide a walking corridor from the resort to City Park to old town	1
HEIGHT VS WIDTH	
Build tall not wide – focus density in town to avoid sprawl and transportation / traffic issues	-
Build tall not wide, leave us some spare at the human level – the mountains are 3000 above us – we will still see them	-

Build tall not wide	1
GENERAL COMMENTS	
Put in a bocce court or two	2
No transit center	-
Think 1 st class versus World Class	1
Small neighborhood common and cultural community gathering centers feel appropriate to a ?? neighborhood.	-
Buy SE Corner Woodside and 13 th	-
Work with FEMA on Floodplain	1
Improve Park Ave as an entrance to the city	-
Full service, Olympic sized, year round (indoor) community pool	1
Mixed use	-
Repurpose fire station – Daycare, laundry	1
Budget?	-
We have to come to terms with density = more diverse community (generational / age/....)	-
Don't touch Minor's Hospital – PC historical Building	1
Demographics won't allow for density	-
Alternatives to traditional RDA	-
And no one under 30	-
Lower old town working group	1
Are there no woman architects?	2
Representation in workgroup from neighborhood	-
Ask the questions this week..... Innovation? Multigenerational? Economic Diversity?	
How do other cities do this? Can the discussion / exploration include winning examples?	-

DESIGN STUDY ATTACHMENT B - EMAIL COMMUNICATION/PUBLIC INPUT

From: Bill Humbert <recruiterguy@msn.com>
Sent: Friday, July 10, 2015 6:04 AM
To: Phyllis Robinson
Subject: FW: Open House with Lower Park Avenue Design Studio Participants

Hi Phyllis,

We are in Buffalo and Western New York at the beginning of next week.

I'd love to participate in the discussion but obviously cannot from 2000 miles away.

I also don't expect you to set up a conference bridge, nor would I want to attempt it where cell coverage is questionable.

Therefore may I make some suggestions?

- 1) Find a way to include some mixed use housing in addition to any buildings that may be 3 stories of low income housing.
- 2) Set a height restriction of nothing higher than the library - we really do not want the perception of Baltimore's tenement housing.
- 3) Add senior housing to the Senior Center - could even be 50+ year old worker housing for the Senior Center.
- 4) Whatever the use of the old firehouse, include housing above.
- 5) Limit parking to 1 vehicle per unit. Additional parking could be at a lot in Quinn's Junction and available by bus - more frequent in the morning and evening.

Now I will go back to vacation and working on my speaking business.

Have a Wonderful Weekend!

Bill

Provocative Thinking Consulting, Inc
Professional Speaker, Consultant/Recruiter, Award Winning Author
www.provocativethinkingconsulting.com (website under construction)

www.RecruiterGuy.com
*New cell 435-714-4425
recruiterguy@msn.com

LinkedIn: <http://www.linkedin.com/in/recruiterguy> Feel free to invite me to join your LinkedIn network.

Twitter: RecruiterGuy81

Check out RecruiterGuy's recruitment related Thought Leadership -
<http://www.recruitingtrends.com/search-results?searchword=Bill%20Humbert&searchphrase=all>

Bill's first recruitment related book has been released - "RecruiterGuy's Guide to Finding a Job" - read about the book and order it from http://www.amazon.com/RecruiterGuys-Guide-Finding-Job-ebook/dp/B00DR4O8T0/ref=sr_1_1?s=digital-text&ie=UTF8&qid=1373981446&sr=1-1&keywords=recruiterguy%27s+guide+to+finding+a+job Recognized as one of "50 Great Writers You Should Be Reading" by The Authors Show - <http://tinyurl.com/co8xmlp>

Subject: Open House with Lower Park Avenue Design Studio Participants
From: elizabeth.quinnfregulia@parkcity.org
To: recruiterguy@msn.com
Date: Thu, 9 Jul 2015 22:18:31 +0000

Join us for an open house welcoming participants of the Lower Park Avenue Design Studio.

Dear Community Members,

Park City Municipal Corporation will be conducting a Design Studio for the Lower Park Avenue Area from July 13 to 16.

Please join us in welcoming the Design Studio Participants and communicating your thoughts and ideas.

Monday, July 13, 2015

5:30 - 7:00 pm

Park City Library

1255 Park Avenue, Park City

5:30 – 6:00 pm: Gathering & Refreshments

6:00 – 6:30 pm: Welcome and Participant Introductions

6:30 – 7:00 pm: Conversation

Tell us your ideas for making Lower Park Avenue a vibrant, complete community.

If you are unable to make the open house...

We will also be welcoming members of the public from 4 pm to 5 pm on the 14th and 15th.

Final presentations to City Council will be made Thursday, July 16th.

All events will take place at the library.

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445 Marsac Avenue * P.O. Box 1480

Park City , UT | 84060 US

This email was sent to recruiterguy@msn.com.

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From: Elizabeth Quinn-Fregulia
Sent: Wednesday, July 15, 2015 3:09 PM
To: Phyllis Robinson
Subject: FW: Tomorrow's Lower Park Avenue Design Studio Study Session
Moved to Council Chambers

From: Brian Van Hecke [mailto:bvhutah@gmail.com]
Sent: Wednesday, July 15, 2015 3:09 PM
To: Elizabeth Quinn-Fregulia
Subject: RE: Tomorrow's Lower Park Avenue Design Studio Study Session Moved to Council Chambers

Thanks Phyllis! Great seeing you earlier this week... I appreciate your input and update on the process.

Brian Van Hecke

From: Phyllis Robinson [mailto:elizabeth.quinnfregulia@parkcity.org]
Sent: Wednesday, July 15, 2015 2:41 PM
To: bvhutah@gmail.com
Subject: Tomorrow's Lower Park Avenue Design Studio Study Session Moved to Council Chambers

New Location! July 16th Lower Park Avenue Design Studio
Council Study Session Moved to Council Chambers

Dear Community Members,

Thank you for being so involved in the Lower Park Avenue Design Studio process to-date. Hearing directly from the community always enriches the process.

The Mayor and City Council will hold a study session with the ten design studio participants tomorrow, July 16th. No Council decisions will be made at this meeting.

The study session location has moved! It will now be held in Council Chambers at City Hall.

Lower Park Avenue Design Studio Study Session

Thursday, July 16, 2015

3:30 to 4:30 pm

COUNCIL CHAMBERS

Park City Municipal Corporation

445 Marsac Avenue, Park City

If you are unable to make the study session...

We would still love to hear your thoughts. Email us at parkcitydesignstudio@gmail.com.

Check out the public comments from the July 13 open house.

Read a summary of the May 19 community workshop.

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This email was sent to bvhutah@gmail.com.

To continue receiving our emails, add us to your address book.

From: Elizabeth Quinn-Fregulia
Sent: Thursday, July 16, 2015 9:03 PM
To: Phyllis Robinson
Subject: Fwd: Tomorrow's Lower Park Avenue Design Studio Study Session
Moved to Council Chambers

Thanks,
Elizabeth Quinn Fregulia
(c) 415.203.5779

Sent from my iPhone

Begin forwarded message:

From: Michael Witte <mwitte@mac.com>
Date: July 16, 2015 at 8:57:16 PM MDT
To: <elizabeth.quinnfregulia@parkcity.org>
Subject: Re: Tomorrow's Lower Park Avenue Design Studio Study Session
Moved to Council Chambers

Hello Phyllis

I want to thank you and congratulate you on engineering and facilitating a very worthwhile initial design process for Lower Park Avenue. I am certain that you are kicking back this evening and rejoicing in the fact that this is over for now!

As a resident of Lower Woodside and president of our HOA, I believe I can help you and the city evolve an approach to this area which will “thread the needle” by balancing neighborhood concerns with the broader concerns and policy issues the city must deal with. My primary concern is that the city finally ACT on this opportunity. This is a time for courage and leadership if we want to create a “new” community north of the library.

I am always available to you to help where I can. And, don't forget, rental vouchers can and should be a central part of the plan for lower Woodside.

Best,

Michael Witte

On Jul 15, 2015, at 2:40 PM, Phyllis Robinson
<elizabeth.quinnfregulia@parkcity.org> wrote:

New Location! July 16th Lower Park Avenue Design Studio Council Study Session Moved to Council Chambers

Dear Community Members,

Thank you for being so involved in the Lower Park Avenue Design Studio process to-date. Hearing directly from the community always enriches the process.

The Mayor and City Council will hold a study session with the ten design studio participants tomorrow, July 16th. No Council decisions will be made at this meeting.

The study session location has moved! It will now be held in Council Chambers at City Hall.

Lower Park Avenue Design Studio Study Session

Thursday, July 16, 2015

3:30 to 4:30 pm

COUNCIL CHAMBERS

Park City Municipal Corporation

445 Marsac Avenue, Park City

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We would still love to hear your thoughts. Email us at parkcitydesignstudio@gmail.com.

Check out the public comments from the July 13 open house.

Read a summary of the May 19 community workshop.

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Park City , UT | 84060 US

This email was sent to mwwitte@mac.com.

To continue receiving our emails, add us to your address book.

From: Abby McNulty <amcnulty@pcschoools.us>
Sent: Monday, July 13, 2015 2:59 PM
To: parkcitydesignstudio@gmail.com; Council_Mail; Phyllis Robinson
Subject: Lower Park Avenue Redevelopment

To Whom it May Concern,

For the last 15 years, I have lived in Old Town. I live at 921 Norfolk. Since I moved to Old Town, I have seen the neighborhood change a lot.

The change that really gets me is that people are leaving Old Town. Families, couples, and individual home-owners are packing their bags and moving to other neighborhoods.

With each house that sells, a second home-owner moves in. This has happened to every single house next to me, across the street from me, and behind me. It's sad because my street, Norfolk, used to be a real community. Families - people - used to live on Norfolk.

My husband and I have discussed many times if we should also leave. Seek a neighborhood that has a "neighborhood feel." One where our children can have friends next door. Despite the chatter, we will never move. We love it in Old Town. It's an amazing place to live. We walk everywhere. We love City Park and Main Street and we have always loved the mix of people that are drawn to living in town - the mix of the affluent, the ski bum, the main street worker, and the working families.

We used to be able to mix with these folks right outside our door. That's not possible anymore. As I mentioned, we don't have year-round neighbors.

Why does this matter? Because, the Library Park is where I meet everyone now. The library Park is where our neighbors get together, casually and informally, to catch up. I visit the park with my young kids - to sled, build snowmen, fly kites, and just have a moment laying in the grass. While I'm there, I

connect with friends and strangers. At the park, I run into dog friends, mom friends, tourists, preschool teachers, and our favorite librarians. It's the perfect, impromptu, gathering spot.

The Library Park is a community gathering spot. Do not take away this valuable asset. Do not mess with something that is so key to our community fabric. Do not destroy the last place we have to be neighborly.

I am 100% in support of affordable housing. I am hugely in support of affordable housing that would bring families back to Old Town - units with some elbow room, and 2 or 3 bedrooms. I would love to see the City purchase any remaining lots in town and build housing on them. I would love to see the City purchase existing homes (much like open space is purchased) and include them in the affordable housing pool. I think there are so many more creative strategies that must be explored. And I personally would gladly be taxed a higher rate to support more creative, yet more costly, solutions to the affordable housing issue. I simply do not support you taking away our community gathering spot.

Sincerely,

Abby McNulty

From: Sharon Christiansen <sharonc435@gmail.com>

Sent: Friday, July 17, 2015 5:04 PM

To: Phyllis Robinson

Subject: Dear Phyllis: You did a fabulous job with the Design Team! I just came across some cute micro housing units, #9, 11 & 12. Just FYI. 12 Tiny Dream Homes You Won't Believe | Home Decor | Interior Design

<http://homegardenvibes.com/12-tiny-dream-homes-you-wont-believe/9/>

Sharon Christiansen

From: webmaster@parkcity.org
Sent: Wednesday, July 15, 2015 3:18 PM
To: Phyllis Robinson
Subject: Park City: New Location for tomorrow's Lower Park Avenue Design Studio Study Session

New Location for tomorrow's Lower Park Avenue Design Studio Study Session

Posted Date: 7/15/2015

The Mayor and City Council will hold a study session with the ten Lower Park Avenue design studio participants tomorrow, July 16th. No Council decisions will be made at this meeting.

The study session location has moved! It will now be held in Council Chambers at City Hall.

Final Lower Park Avenue Design Studio Study Session

Thursday, July 16, 2015

3:30 to 4:30 pm

COUNCIL CHAMBERS

Park City Municipal Corporation

445 Marsac Avenue, Park City

If you are unable to make the study session...

We would still love to hear your thoughts. Email us at parkcitydesignstudio@gmail.com.

Check out the meeting summary of the Lower Park Avenue Community Workshop, which was held at The Yarrow Hotel on May 19.

Here is a compilation of the public comments we received at the July 13 Design Studio Open House.

To change your eSubscriptions preferences, click the following link:

<http://www.parkcity.org/index.aspx?page=13&subscriberguid=20aa1faf-7fb5-420e-b1be-8b6d9844d739>

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From: George Goodman <usageorge@yahoo.com>
Sent: Monday, July 13, 2015 4:41 PM
To: Council_Mail; Phyllis Robinson; parkcitydesignstudio@gmail.com
Cc: Abby McNulty
Subject: Re: Lower Park Avenue Redevelopment

To Whom it May Concern,

For the last 15 years, I have lived in Old Town. I live at 921 Norfolk. Since I moved to Old Town, I have seen the neighborhood change a lot.

The change that really gets me is that people are leaving Old Town. Families, couples, and individual home-owners are packing their bags and moving to other neighborhoods.

With each house that sells, a second home-owner moves in. This has happened to every single house next to me, across the street from me, and behind me. It's sad because my street, Norfolk, used to be a real community. Families - people - used to live on Norfolk.

My husband and I have discussed many times if we should also leave. Seek a neighborhood that has a "neighborhood feel." One where our children can have friends next door. Despite the chatter, we will never move. We love it in Old Town. It's an amazing place to live. We walk everywhere. We love City Park and Main Street and we have always loved the mix of people that are drawn to living in town - the mix of the affluent, the ski bum, the main street worker, and the working families.

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Sincerely,

George Goodman
PO Box 3236
Park City, Utah 84060
202.641.7838
usageorge@yahoo.com

From: kittyimskier@aol.com
Sent: Wednesday, June 03, 2015 9:22 AM
To: Phyllis Robinson
Subject: Re: Lower Park Avenue Workshop Notes

Hi Phyllis

Thank you so much for sending the information notes. I have been racking my brain to try to remember how I know you and I think it was working as an Election Judge. Not sure though. I have such a terrible memory and I'm sorry I didn't remember.

My townhouse is at 1475 Park Avenue and I want to make a comment about mixing different age groups into one building as was mentioned by one very young guy who was looking at it from his perspective. Here is my view having lived through hell for nine years. I am the only full-time owner occupant of the six townhouses where I live. The fellow who owns the townhouse behind mine rents to kids on a yearly basis. He had a group of boys who had graduated from high school in his unit when I moved in. They had five trucks for the two parking spaces allowed and were always parking their trucks in my two spaces. They also were running around in the summer in just their briefs on the common deck used by all 6 townhouses. I was the only other occupant. Two years ago it was rented to another large group of high school graduates who started cooking dinner on the deck at 10pm with massive parties but sometimes their parties started at 2am. I don't know who was supplying them with alcohol but they were falling down drunk and throwing up all over the deck and in my driveway. They were yelling and screaming all night long and had loud music. They couldn't get the gas BBQ to work so they piled charcoal that they got at the 7-11 on the gas grill and lit it but they did have enough brains to know to disconnect the gas. I double checked my smoke alarms. I was calling the police on them all the time and finally the police must have told them to move their parties because I read police reports of big parties up the street on Woodside. The group in there now are in their early 30's and I did have to call the police during one of their big parties that started after 10pm but not since then. They had a problem with the BBQ after moving in and I don't know what happened but the flame was up to the third floor (from the 2d floor of the deck) and the renter did pull the gas line out right away but it scorched the building and he was able to put the fire out as I was running with my fire extinguisher. One of my neighbors was in town during the winter and heard a lot of noise in the common hot tub which is right outside her unit at 1am. She is the HOA President and went out to talk with them because the hot tub is closed at 10pm. They were all nude and would not get out when she told them she was calling the police. The police made them get out.

Those are examples of what I have been putting up with while waiting for housing prices to go up to where they were when I bought. I cannot afford a house in another location in Park City which is why I am having to move away from Park City. Some other thoughts I have are that more and more full-time adults are moving out being replaced by people who will be renting their units to whomever will pay so Park City is losing their voting base. There will be more problems needing police services because of nightly, weekly, and work force housing in Old Town. There needs to be affordable housing for full-time resident owners who vote and have a concern about how our town is run. I like the idea that Deer Valley

has of having a lot of their workforce away from town and they provide free bus service. That helps keep our town a real town AND cuts down on traffic. I believe there should be more of that for the workforce.

Also, I am among those that think there needs to be two big free Express Bus access parking areas at the two main Park City entrances. One by the Visitor Center with a lot of parking and a heated building with ski lockers so those from Summit Park to Kimball Junction can park there taking the free bus to the resorts. The bus from that lot would be an Express Bus from that lot to Canyons, then to PCMR, then to Deer Valley. The other free Express Bus access should be another big parking lot with a heated building with bathrooms & lockers from 248. It could be located either near the hospital or east of the Rt 40 exit. That would make it a easy entrance for those who have moved to Kamas and those who have moved to Heber & Midway. The Express Bus would take them from that lot to PCMR and then to Deer Valley. Make it easier than driving, faster than driving, comfortable, convenient and free. I have talked with my friends who have moved outside Park City and that is what they would like.

Thank you for your help with this.
Kitty Imdahl

-----Original Message-----

From: Phyllis Robinson <probinson@parkcity.org>

To: Phyllis Robinson <probinson@parkcity.org>

Sent: Tue, Jun 2, 2015 5:58 pm

Subject: Lower Park Avenue Workshop Notes

Hi,

Thank you again for participating in the Lower Park Avenue workshop. Attached is a copy of all the comments and ideas developed by the small groups. I apologize for the delay. This information has been provided to City Council. It will also be provided to the participants in the July Design Studio.

I will keep you updated on future opportunities to participate in this process. If you have any questions, or suggestions, please feel free to call me.

Thank you again,
Phyllis Robinson

Phyllis McDonough Robinson
Communications & Public Affairs Manager
435-615-5189

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From: Ed Lewis <elewis@snocru.com>
Sent: Tuesday, July 14, 2015 6:37 PM
To: Diane Foster
Cc: Jack Thomas; Phyllis Robinson; Jonathan Weidenhamer; Elizabeth Quinn-Fregulia
Subject: Re: Lower Park Avenue

Thanks Diane.

Maybe not "proposed development" more "potential" in either case I DO NOT approve. Please take note of all the disparaging remarks toward this potential development of our valuable open space. I say that because after this afternoons meeting it seems as if all the comments that support keeping the park were disregarded by your team and the designers.

Thanks,
Ed

Ed Lewis
www.snocru.com
617-840-6630

On Mon, Jul 13, 2015 at 11:20 PM, Diane Foster <Diane.Foster@parkcity.org> wrote:
Good Evening Mr. Lewis –

Thank you for attending this evening and I am sorry I did not have an opportunity to meet you.

The City Council Study Session happening at the Library's Santy Auditorium starts at 3:30pm on Thursday. Here is a link to the agenda: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=15241>

One clarification that both Phyllis and I have mentioned and that was reiterated by the Mayor this evening: There is no proposed park development – there are no proposals at all. There is not yet ANY specific plan for development of ANY of the municipal properties in this area. The community meetings to date, including this evening have been focused on gathering public input so that the City Council and community may begin to consider options on municipal properties in this area. Some of the needs that we have heard expressed over the years, including this year, have included both affordable housing and senior needs. The Design Studio is intended to take the community input received to date and begin to propose designs for how the community needs might be furthered. After the Design Studio, and after the City Council and the community have had a chance to consider some of the ideas that come out of the Design Studio, Phyllis will work with the City Council – in a series of open and public meetings – to

begin to understand which concepts from the Design Studio deserve further exploration.

Thanks again for participating in the process.

Regards-

Diane

From: Ed Lewis [mailto:elewis@snocru.com]

Sent: Monday, July 13, 2015 10:44 PM

To: Diane Foster

Cc: Jack Thomas; Phyllis Robinson; Jonathan Weidenhamer; Elizabeth Quinn-Fregulia

Subject: Re: Lower Park Avenue

Thanks Diane. Sorry for the delay, just seeing this.

Great turnout this evening, it was almost overwhelming how much the community was against the proposed park development. Which makes me a bit less concerned.

Is the Thursday council meeting 3:30PM or 6PM?

Thanks

Ed Lewis

www.snocru.com

617-840-6630

On Mon, Jul 13, 2015 at 10:45 AM, Diane Foster <Diane.Foster@parkcity.org> wrote:

Good morning Mr. Lewis –

A “final decision” timeline has not been set. The City Council will need to hear from the public and the Design Studio team. Thereafter, in the coming months, staff will further discuss the topic with Council and the public and will get some initial direction on high level concepts and uses for the area from the City Council.

I have copied the Mayor on this email. His contact information is:

jack.thomas@parkcity.org

435-615-5010

Hope you have an opportunity to participate this evening.

Regards-

Diane
From: Ed Lewis [mailto:elewis@snocru.com]
Sent: Monday, July 13, 2015 9:58 AM
To: Diane Foster
Cc: Elizabeth Quinn-Fregulia; Jonathan Weidenhamer; Phyllis Robinson

Subject: Re: Lower Park Avenue

Hi Diane,
Nice to e-meet you. Hope you had a great weekend.

If I am considered a "stakeholder" then so our my neighbors, but none of them knew about this either. We are the most affected with this proposed project. All of this is brand new to us and we've been in the area for well over 5 years (my wife and I 3+ yrs), some much longer. All that being said we do now and what's done is done.

If Thursdays meeting is not going to be a meeting in which a decision will be made regarding 13th St then when might that be?

Also can you please provide me the mayor's direct email and phone number?

Thanks,
Ed

Ed Lewis
www.snocru.com
617-840-6630

On Sun, Jul 12, 2015 at 6:55 PM, Diane Foster <Diane.Foster@parkcity.org> wrote:

Good Evening Mr. Lewis –

Phyllis has a huge week ahead of her, so I am not sure if she will see this email this evening, so I thought I would jump in. My name is Diane Foster and I am the City Manager for the City of Park City. Stakeholders are generally considered anyone who might somehow be affected by or who have an interest in a particular project. In this specific case, you would be considered a stakeholder. A Park City taxpayer could also consider himself or herself a stakeholder.

Jonathan Weidenhamer, the City's Economic Development Manager, is the overall project leader for the Lower Park Avenue Redevelopment Authority and Phyllis Robinson, our Public Affairs Manager who oversees both public engagement and housing is the project leader on this particular aspect of the project. "This particular aspect" is the Design Studio that will be conducted this week, as well as all of

the City's efforts to gain public input regarding what could be done with property that the City owns in this area. Phyllis will also oversee any future housing project that could be done in this area, as she has done in the past with other municipal project. The exact parcels that the City owns can be seen on the map below. Jonathan and Phyllis are two of the three peer leaders of the City's Sustainability team and work quite closely together. While Phyllis, Jonathan and I are all accountable for this project and the multiple public processes that have come before the one happening this week, the City Council is the ultimate decision maker.

As Phyllis stated in her email, no formal vote or other City Council action will be taken this week with regard to this project. The process has taken many years to get to this point and has included many, many opportunities for public input. On May 19, 2015 a Community Workshop focused on these same properties in this same area was held at the Doubletree/Yarrow Hotel. You can find the input collected from a number of community members in attendance starting on page 6 of this report to City Council that was presented on June 4,

2015: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=15040>

We are by no means done with the process. There will be future opportunities for public participation and public input. Your Mayor and City Council members are also available for you to speak with and I think you will find them quite accessible and they care very much about hearing from residents. You can find their contact information here: <http://www.parkcity.org/index.aspx?page=58> If you would like to email the Mayor and City Council all at the same time, you can send an email to

Council_Mail@parkcity.org A news story about that event and a photo can be found here:

http://www.parkrecord.com/city/ci_28172909/ideas-and-ideals-considered-along-park-city-street

You mentioned that you recently purchased your home on Park Ave & 13th – how long ago did you move to town? If you moved here recently, you may not be aware of two of the best sources for local information: KPCW Radio and The Park Record. Here are some recent articles from the Park Record regarding your neighborhood:

* July 10, 2015: Design studio focused on important Park City street

http://www.parkrecord.com/city/ci_28466437/design-studio-focused-on-important-park-city-street

* May 22, 2015: Ideas, and ideals, considered along Park City street

http://www.parkrecord.com/city/ci_28172909/ideas-and-ideals-considered-along-park-city-street

* May 15, 2015: City Hall considers future of important stretch of Park

Avenue http://www.parkrecord.com/city/ci_28126088/city-hall-considers-future-of-important-stretch-of-park-avenue

* February 3, 2015: Park City seeks 'bold commitment' to housing options

http://www.parkrecord.com/city/ci_27451623/park-city-seeks-bold-commitment-to-housing-options

* February 3, 2015: Study planned to map route around Park City traffic

http://www.parkrecord.com/city/ci_27451619/study-planned-to-map-route-around-park-city-traffic

And some stories from KPCW Radio:

* July 10, 2015: Park City mayor Jack Thomas and City Spokeswoman Phyllis Robinson have updates from Thursday's City Council meeting and Monday's kick off to the Lower Park Avenue Charette

<http://kpcw.org/post/local-news-hour-friday-july-10-2015>

* May 14, 2015: Library Is Currently In Development Including Lower Park

Avenue <http://kpcw.org/post/library-currently-development-including-lower-park-avenue>

Additionally, Phyllis has already added you to the email list she has developed for people expressing a specific interest in Lower Park Avenue. If you would like to receive emails with information about upcoming City Council meetings or other types of community news, you can sign up for various City email publications here: <http://www.parkcity.org/index.aspx?page=335>

Please do let me know if Phyllis, Jonathan or I can answer any other questions. And I do hope you can attend the Design Studio event on Monday (tomorrow) from 5:30pm to 7:30pm at the Library near your home. More information on that event is below.

Regards-

Diane

Diane Foster
City Manager
Park City Municipal

p 435.615.5151
c 435.901.2802
w www.parkcity.org

<http://www.parkcity.org/index.aspx?page=23&recordid=992&returnURL=%2findex.aspx>

From: Ed Lewis [mailto:elewis@snocru.com]
Sent: Sunday, July 12, 2015 5:57 PM
To: Phyllis Robinson
Cc: Elizabeth Quinn-Fregulia; Jonathan Weidenhamer; Diane Foster
Subject: Re: Lower Park Avenue

Hi,
Thanks for getting back to me.

What qualifies someone as a "stakeholder"?

I hate to repeat myself, but who is accountable for this project? Who is the project manager? Is it Jonathan? Is it you?

Also will there be a vote by the town/neighborhood? And when will it be, is that Thursday?

Please let me know as I DO NOT want this happening.

I live on the corner of 13th and Park Ave.

Thanks,
Ed

Ed Lewis
www.snocru.com
617-840-6630

On Fri, Jul 10, 2015 at 6:00 PM, Phyllis Robinson <probinson@parkcity.org> wrote:

Hi Ed,

Thanks for your email. For the past several years we have been looking at possible redevelopment options for city-owned property in the Lower Park Avenue area with City Council. This spring we began a community outreach process that has included stakeholder interviews and a community workshop to gather additional information about community needs in Park City and more specifically what's missing in Lower Park Avenue. I'm attaching the community workshop notes from the May meeting.

Next week we have invited a group of design and planning professionals to take a look at all of the information that has been compiled over the past several years and develop several alternative concepts for consideration by the City Council and the community. This stage we are in a planning exercise to help winnow down options that might merit further consideration. We have included an open house on Monday, June 13, for the community to share ideas directly with the design team. The community is invited to join the team on Tuesday and Wednesday at 4p for each day's wrap up. The team will present their concepts to City Council in a study session on July 16. The final time for the Council meeting will not be set until Monday and will be posted on the city's website at www.parkcity.org. I expect it to be late afternoon.

I want to be clear that no Council action will be taken on Thursday. This is scheduled as a "study session" or informational session only. The design team will walk through their process and present concepts to City Council on Thursday. We are recording the process and presentations, as well, and will have them posted to our website once editing is complete. Our next step would be to return to City Council in work session to discuss the concepts presented and community input and ask Council how they would like us to proceed.

I hope you can join us on Monday or stop by to see the work in progress. All of the meetings will occur in the Park City Library 3rd Floor Community Room. If you have specific ideas for what's needed in the Lower Park Avenue area, we'd love to hear them. If you cannot attend the meeting, you can share your thoughts directly with the design team at parkcitydesignstudio@gmail.com.

I've added you to the mailing list to ensure you receive direct email information on this planning exercise. Should there ever be an application for a development proposal that abuts your property that would set in place a complete set of legal noticing requirements. What is your property address?

Thank you, again, for your email. I look forward to meeting you.

Enjoy the weekend.

Phyllis

Phyllis McDonough Robinson
Communications & Public Affairs Manager
435-615-5189

Follow us on Twitter @Parkcitygovt
Like us on Facebook www.facebook.com/parkcitygovt

From: Ed Lewis [mailto:elewis@snocru.com]
Sent: Friday, July 10, 2015 5:17 PM
To: Phyllis Robinson; Elizabeth Quinn-Fregulia; Jonathan Weidenhamer
Subject: Lower Park Avenue

Hey guys,

Happy Friday.

My name is Ed Lewis, my wife and I just recently bought a 2 family home on the corner of Park Ave and 13th St. Immediately adjacent to your proposed development.

I would like to know who is responsible for this potential Lower Park Ave development?

I would also like to know why as a direct abutter and a friend to several direct abutters we were not notified? It seems as if you are operating with total disregard to the neighbors, our opinions, our quality of life, and our property values...hopefully I am mistaken.

Looking forward to hearing back from you.

Ed Lewis
www.snocru.com
617-840-6630

From: Ed Lewis <elewis@snocru.com>
Sent: Saturday, July 18, 2015 1:01 PM
To: Phyllis Robinson
Subject: Re: Next meeting on Lower Park Avenue

OK thank you

Ed Lewis
www.snocru.com
617-840-6630

On Fri, Jul 17, 2015 at 7:49 PM, Phyllis Robinson <probinson@parkcity.org> wrote:
Hi,
Just checked the city website. It is a Board of Adjustment meeting on the 21st.
P.

Phyllis McDonough Robinson
Public Affairs Manager
Park City Municipal

Sent from a mobile device. Please excuse misspellings and unfortunate autocorrects.

----- Original message -----

From: Ed Lewis <elewis@snocru.com>
Date: 07/17/2015 6:16 PM (GMT-07:00)
To: Phyllis Robinson <probinson@parkcity.org>
Subject: Re: Next meeting on Lower Park Avenue

Hi,
Nice to meet you too.
I heard something on the radio regarding a city meeting Tuesday July 21st. Hence my email...

Ed

Ed Lewis
www.snocru.com

617-840-6630

On Fri, Jul 17, 2015 at 5:39 PM, Phyllis Robinson <probinson@parkcity.org> wrote:

Hi Ed,

It was nice meeting you yesterday. Thanks for attending the City Council Study Session. Our next meeting on Lower Park Avenue is Thursday, August 20th. It is scheduled for public input.

Have a good weekend,

Phyllis

Phyllis McDonough Robinson
Public Affairs Manager
Park City Municipal

Sent from a mobile device. Please excuse misspellings and unfortunate autocorrects.

From: Abby McNulty <amcnulty@pcschoools.us>
Sent: Monday, July 13, 2015 7:10 AM
To: Phyllis Robinson
Subject: Re: Open House with Lower Park Avenue Design Studio Participants

Thanks Phyllis. I'll be at the meeting tonight.

Abby McNulty
Executive Director
Park City Education Foundation
(o) 435-615-0235
(c) 435-659-6946

www.pcef4kids.org

On Thu, Jul 9, 2015 at 4:50 PM, Phyllis Robinson <probinson@parkcity.org> wrote:

Hi Abby,

No Council action will be taken on Thursday. This is scheduled as a “study session” in our terms which is an informational session only. The team will walk through the concepts and recommendations with Council for their consideration. We are recording the process and presentations, as well, and will have them posted to our website once editing is complete. We’re looking for a place to post the concepts for folks to look at following the presentations, as well.

The next step would be to return to City Council – likely mid August – in work session to discuss how they would like to proceed. At that point we could receive direction to issue a request for proposals for architectural services for a specific project or set of projects or to proceed with a public private partnership, for example.

Looking forward to seeing you at our noon meeting on Monday.

Take care,
Phyllis

Phyllis McDonough Robinson
Communications & Public Affairs Manager
435-615-5189

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Like us on Facebook www.facebook.com/parkcitygovt

From: Abby McNulty [mailto:amcnulty@pcschools.us]
Sent: Thursday, July 09, 2015 4:32 PM
To: Phyllis Robinson
Subject: Fwd: Open House with Lower Park Avenue Design Studio Participants

Thanks for this info. Will there be a vote in the design ideas at city council on July 16?

Sent from my iPhone

Begin forwarded message:
From: "Phyllis Robinson" <elizabeth.quinnfregulia@parkcity.org>
Date: July 9, 2015 at 4:18:40 PM MDT
To: amcnulty@pcschools.us
Subject: Open House with Lower Park Avenue Design Studio Participants
Reply-To: elizabeth.quinnfregulia@parkcity.org

Join us for an open house welcoming participants
of the Lower Park Avenue Design Studio.

Dear Community Members,
Park City Municipal Corporation will be conducting a Design Studio for the Lower Park Avenue Area from
July 13 to 16.

Please join us in welcoming the Design Studio Participants and communicating your thoughts and ideas.

Monday, July 13, 2015

5:30 - 7:00 pm

Park City Library

1255 Park Avenue, Park City

5:30 – 6:00 pm: Gathering & Refreshments

6:00 – 6:30 pm: Welcome and Participant Introductions

6:30 – 7:00 pm: Conversation

Tell us your ideas for making Lower Park Avenue a vibrant, complete community.

If you are unable to make the open house...

We will also be welcoming members of the public from 4 pm to 5 pm on the 14th and 15th.

Final presentations to City Council will be made Thursday, July 16th.

All events will take place at the library.

Subscribe to our monthly newsletter
to keep up with city's latest city news.

Share this email:

Manage your preferences | Opt out using TrueRemove™

Got this as a forward? Sign up to receive our future emails.

[View this email online.](#)

445 Marsac Avenue * P.O. Box 1480

Park City , UT | 84060 US

This email was sent to amcnulty@pcschools.us.

To continue receiving our emails, add us to your address book.



LOWER PARK AVENUE DESIGN STUDIO

ATTACHMENT D

LOWER PARK AVENUE DESIGN STUDIO OVERVIEW

*Park City Council Study Meeting
Thursday, June 16th*



LOWER PARK AVENUE DESIGN STUDIO

Community Engagement to Identify Ideas and Opportunities (SPRING 2015)

- Interviews
- Let's Talk Park City – Visioning and Lower Park Ave
- Community Workshop



Design Studio (July 13-16, 2015)

- Open House – Gather Comments and Introduce Participants
- Develop Concepts
- Present Concepts



Initial Internal Review (July/August 2015)

City Council Work Session (August 20, 2015)



Community Engagement to Consider and Refine Concepts (Fall 2015)

Council Work Sessions
Community Conversations
Workshops & Neighborhood Presentations
Neighborhood Meetings



Tentative Council Direction (December 2015)



LOWER PARK AVENUE DESIGN STUDIO

IDEAS GENERATED DURING THE LOWER PARK AVENUE DESIGN STUDIO HELD JULY 13-16, 2015

By:

Chris Retzer, Newpark Property Management

Cory Shupe, Blu Line Design

Ehlias Louis, Gigaplex Architects

Eric Egenolf, Process Studio PLLC

Hank Louis, Gigaplex Architects

Hans Cerny, Caddis

Peter E. Federman, Pete & Company

Sid Ostergaard, Elliot Workgroup

Soren Simonsen, Community Studio

Tim Sullivan, InterPlan Co.



LOWER PARK AVENUE DESIGN STUDIO

AGENDA

Introduction - Peter E. Federman

East West Connection - Chris Retzer, Ehlias Louis, Hans Cerny, Tim Sullivan

Library Park - Cory Shupe, Eric Egenolf

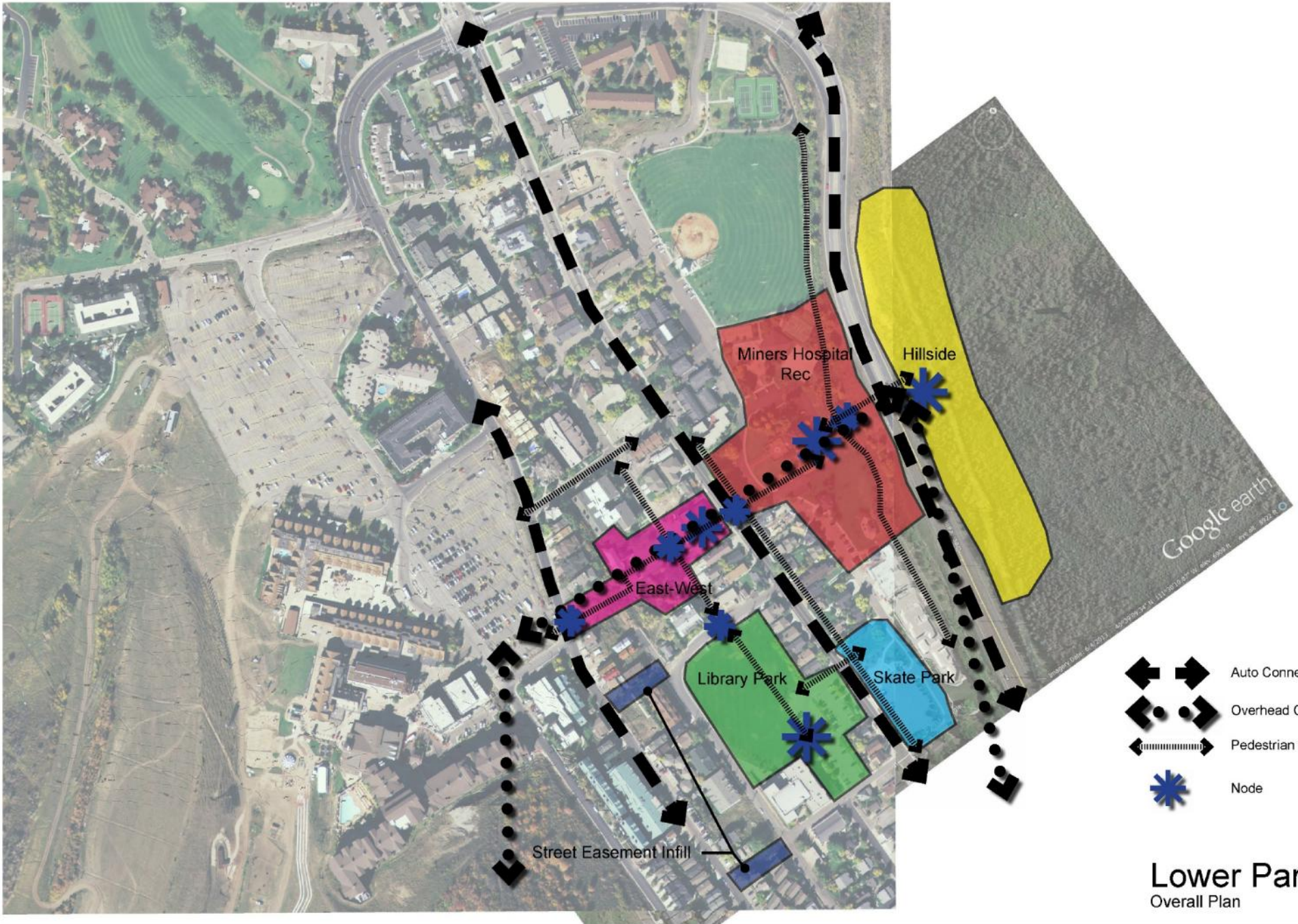
Miner's/Recreation/Deer Valley Drive - Hank Louis, Sid Ostergaard, Soren Simonson





Skate Park - Hank Louis, Hans Cerny

Street Easement Infill - Soren Simonson

Conclusion - Soren Simonson

Discussion and Questions



-  Auto Connection
-  Overhead Connection
-  Pedestrian Connection
-  Node

Lower Park Ave
Overall Plan

East West Corridor

Introduction / Big Idea

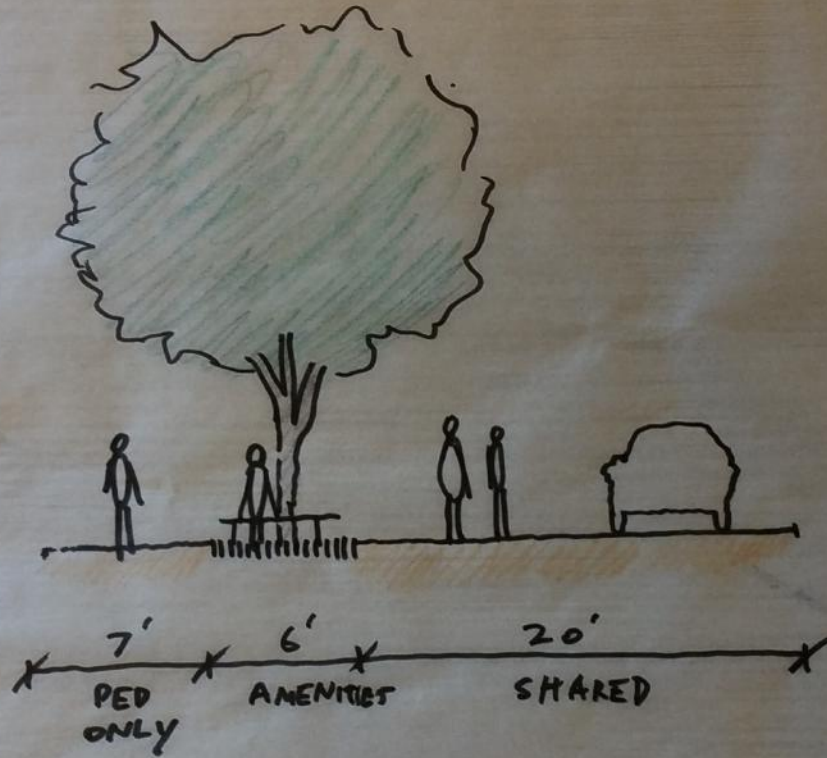
- Capitalize on the potential of city property to revitalize and serve the community
- Priorities
 - Neighborhood Core
 - Connectivity
 - Mixed Use
- Common Themes
 - East – West: Pedestrian Corridor from Empire to Park Avenue
 - North – South: Transform Woodside into a Shared Street
 - Scrape the Park Ave Fire Station
 - Re-locate the Senior Center

Woodside

- North-South Pedestrian Connectivity to Library Park
- Maximize the Narrow Right of Way
- Street as Public Space
- Local Vehicle access



Shared Street



WOODSIDE -
SHARED STREET CONCEPT



East / West – Low Density



Low Density

- Surface Parking (~16 stalls)
- Greenbelt Corridor: Two community gardens, sledding hill, bike bath,
- No Flex or Light Commercial
- Height: Historic scale (two stories)
- Core Housing: 14 townhomes (~1,250 sf)

East / West – Mid Density



Mid Density

- Surface Parking (~48 stalls)
- Height: Historic scale on Empire, Park Ave and in Center
- Empire Housing: 11 cottages (~1500 sf)
- Core Housing: 24 cottage flats (~750 sf) in 12 two-story cottages
- Park Ave Housing: 2 duplex units (~1000 sf)
- Core Commercial: Flex and light commercial on eastside of Woodside (~4,000 sf)
- Community Garden

East / West – High Density



High Density

- Underground Parking (~135 – 175 stalls)
- Height: Historic scale on Empire & Park Ave with height in Center
- Empire Housing: 11 cottage (~1500 sf), 6 accessory units (~650 sf)
- Core Housing: 74 apartments (~750 sf) in 3-story buildings
- Core Commercial: Flex and light commercial on first level with set backs at Woodside and Park Ave (~11,000 sf)

East / West – High Density Bridge



East / West – High Density Parking Garage



Micro-Units (exhibit)

- At-Grade Parking (~60 stalls)
- Height: Four Stories (3 levels residential above parking)
- Housing: 84 micro-apartments (~300 sf)
- Smaller units encourage single occupancy, fewer cars, upgrading housing, etc.

Micro-Units

- At-Grade Parking (~60 stalls)
- Height: Four Stories (3 levels residential above parking)
- Housing: 84 micro-apartments (~300 sf)
- Smaller units encourage single occupancy, fewer cars, upgrading housing, etc.

Live Work

- At-Grade Parking under building (~18 stalls = 2/unit)
- Height: Three Stories (2 levels residential above office and parking)
- Live-Work Units: 9 units (~2,000 sf residential above ~1,000 sf office)

Library Field

Library Option #1



Library Option #1



Library Up Close



Library Option #2



Library Option #2



Library Option #3



Library Option #3



Library Option #4



Library Option #4



Miner's / Recreation /
Deer Valley Drive

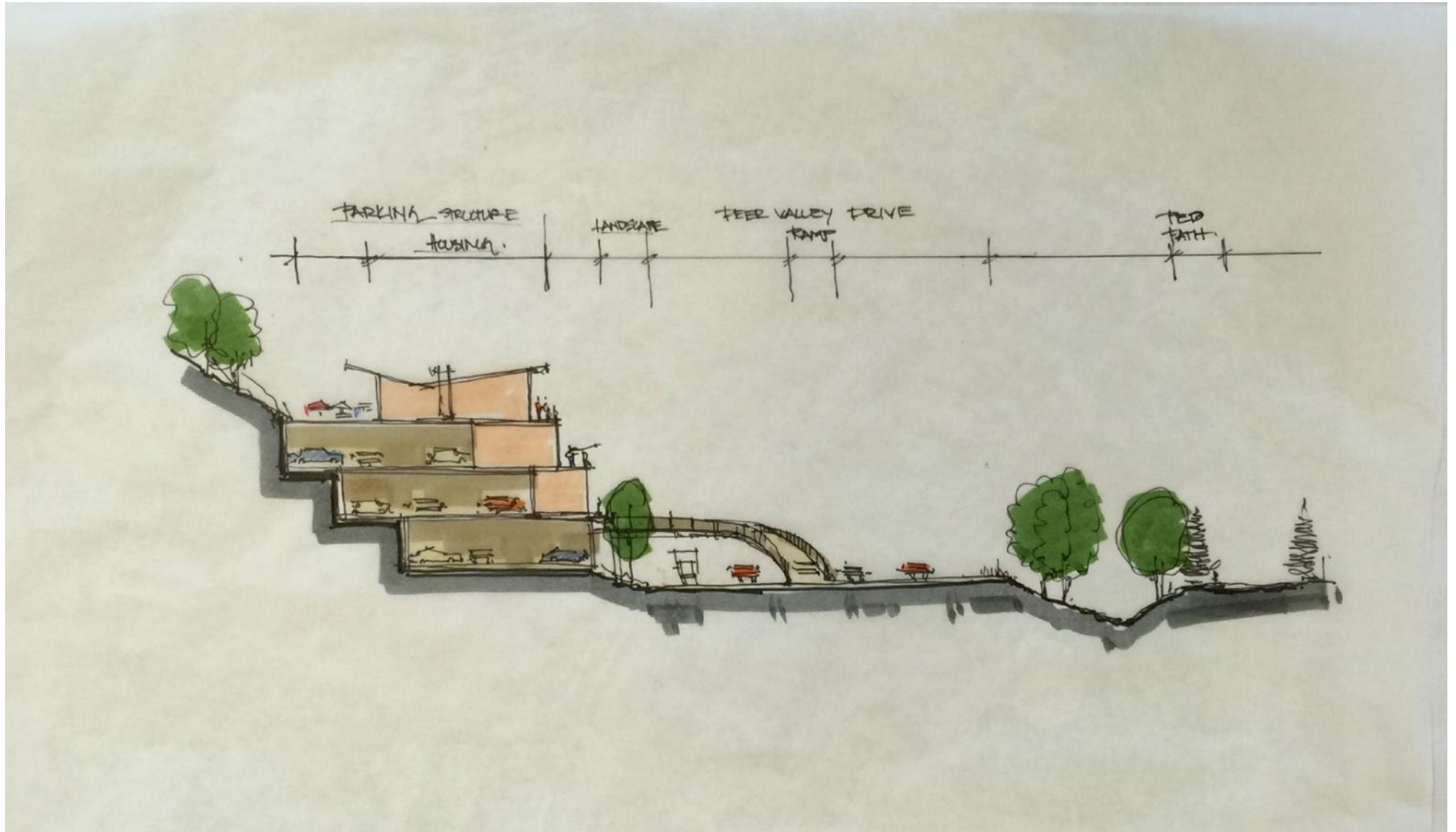
Miner's / Recreation / Deer Valley Drive - #1



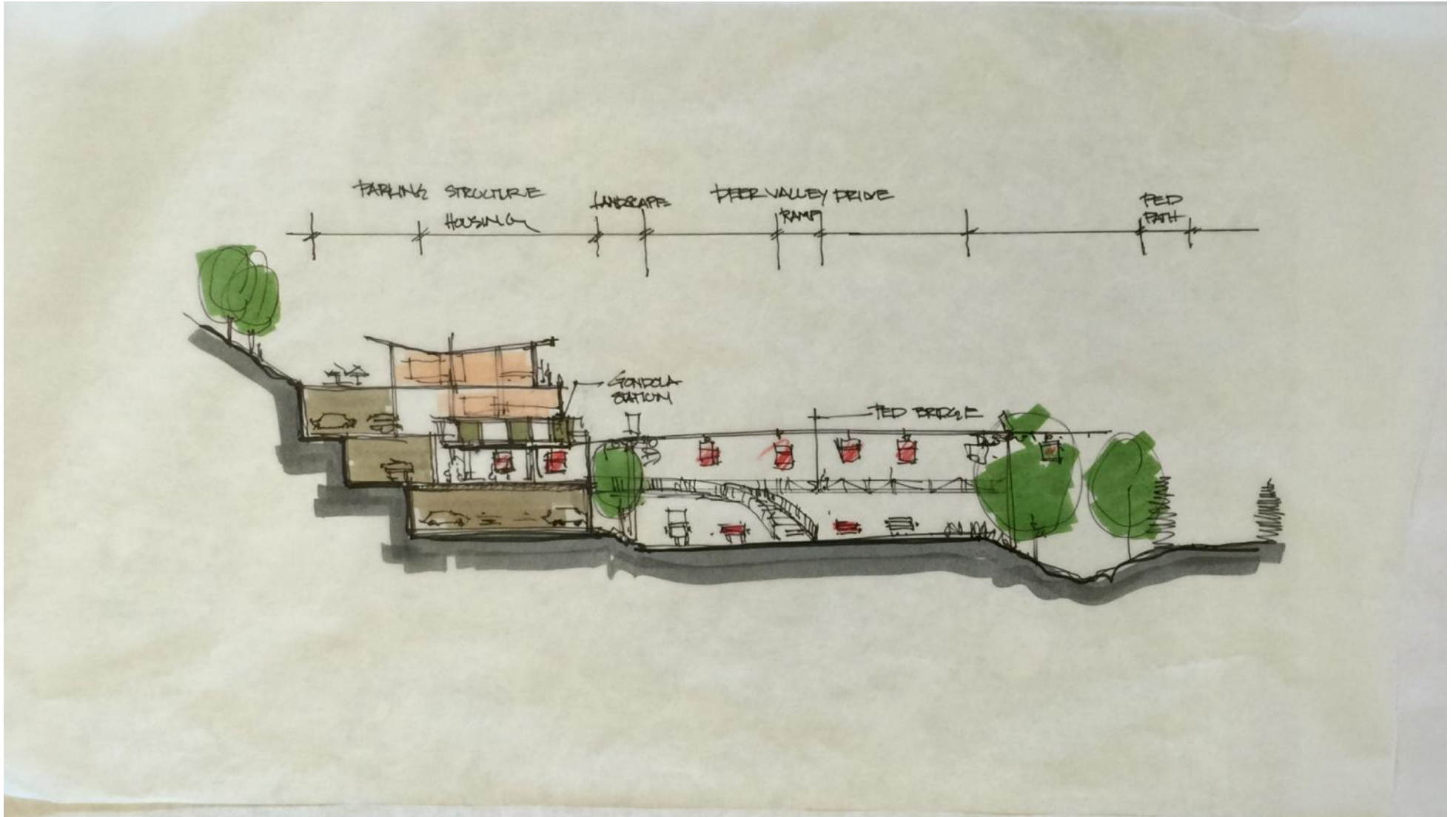
Miner's / Recreation / Deer Valley Drive - #2



Deer Valley Drive Section



Deer Valley Drive Section



Skate Park Parking

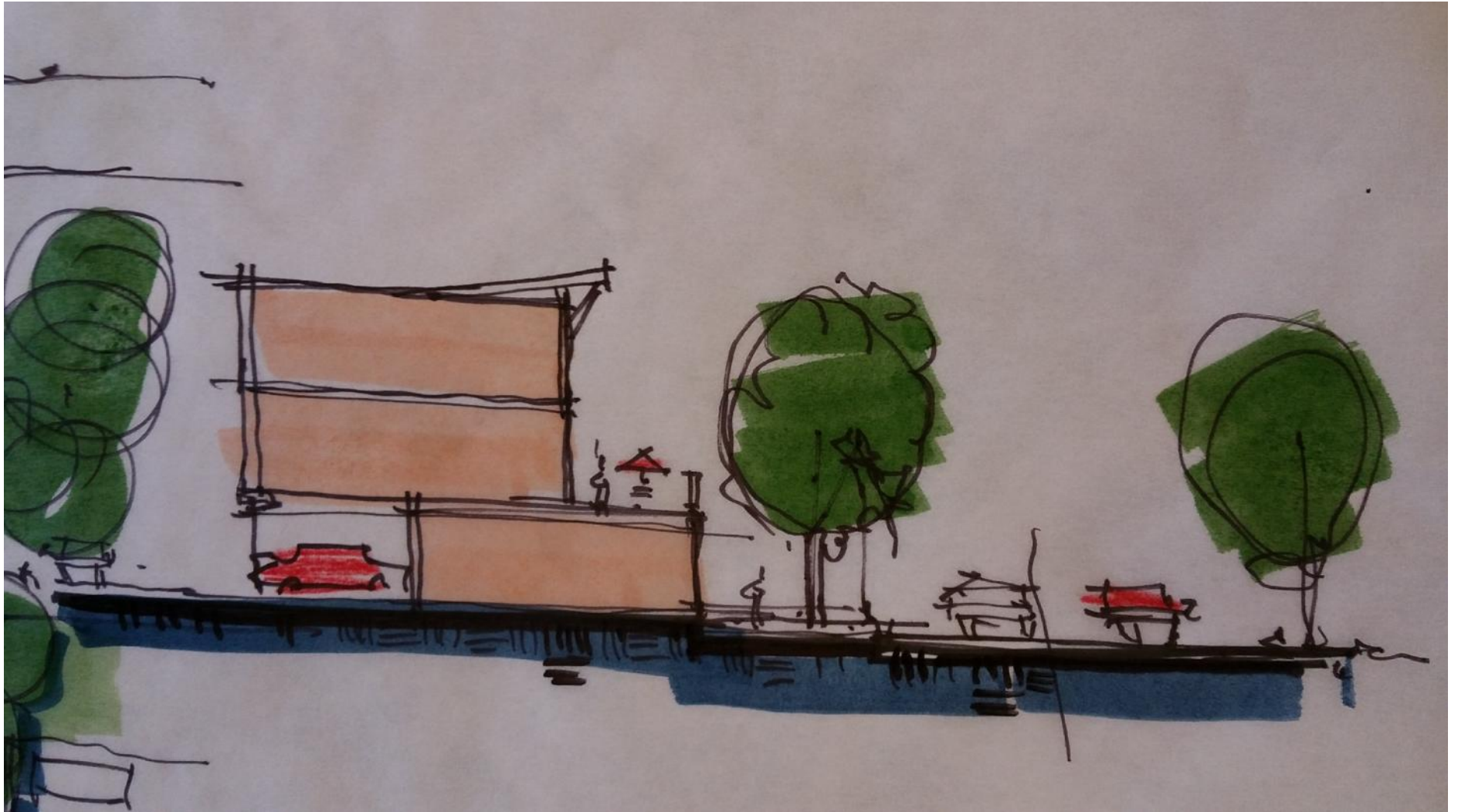
Skate Park Parking – Option #1



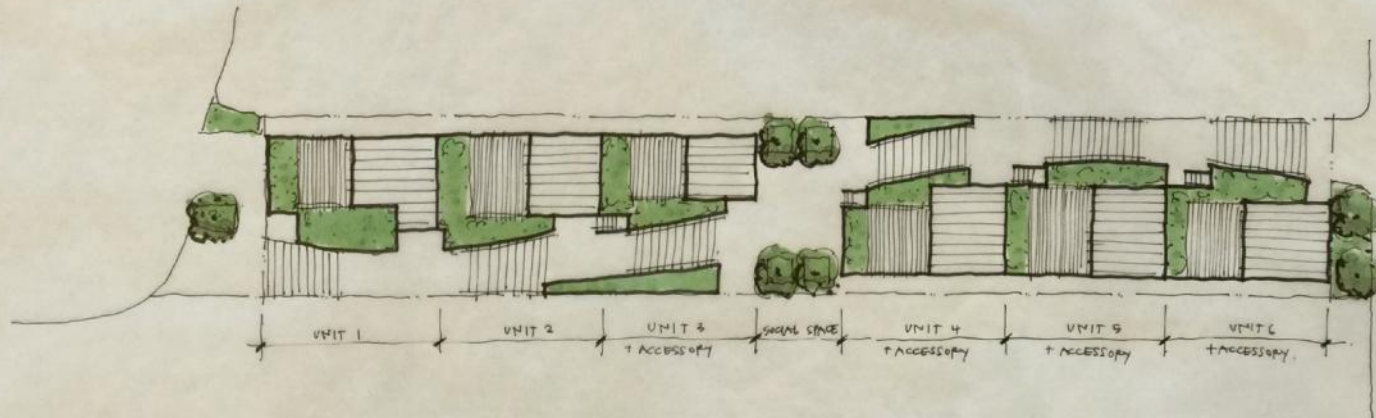
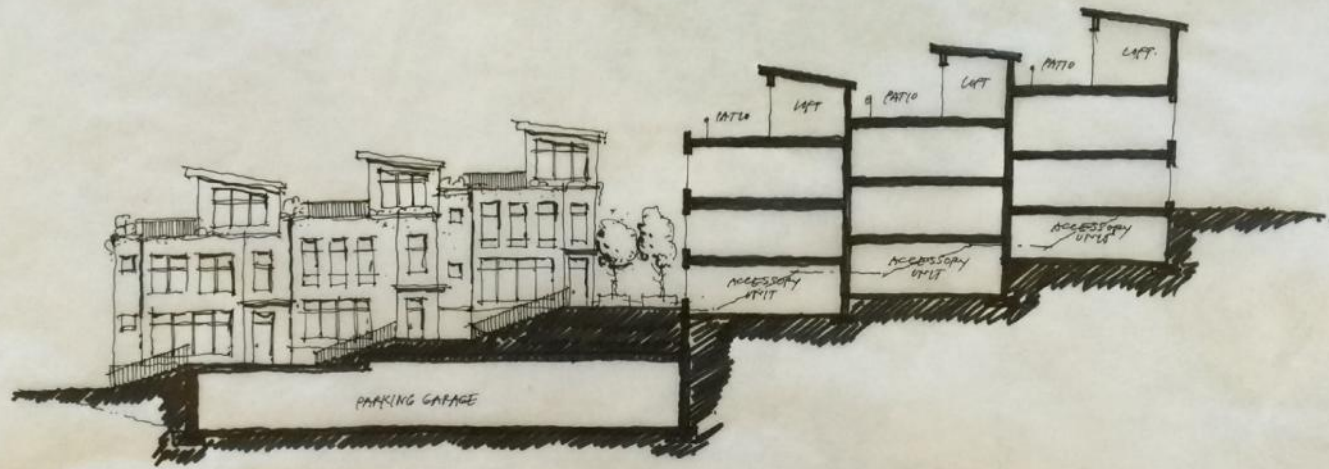
Skate Park Parking – Option #2



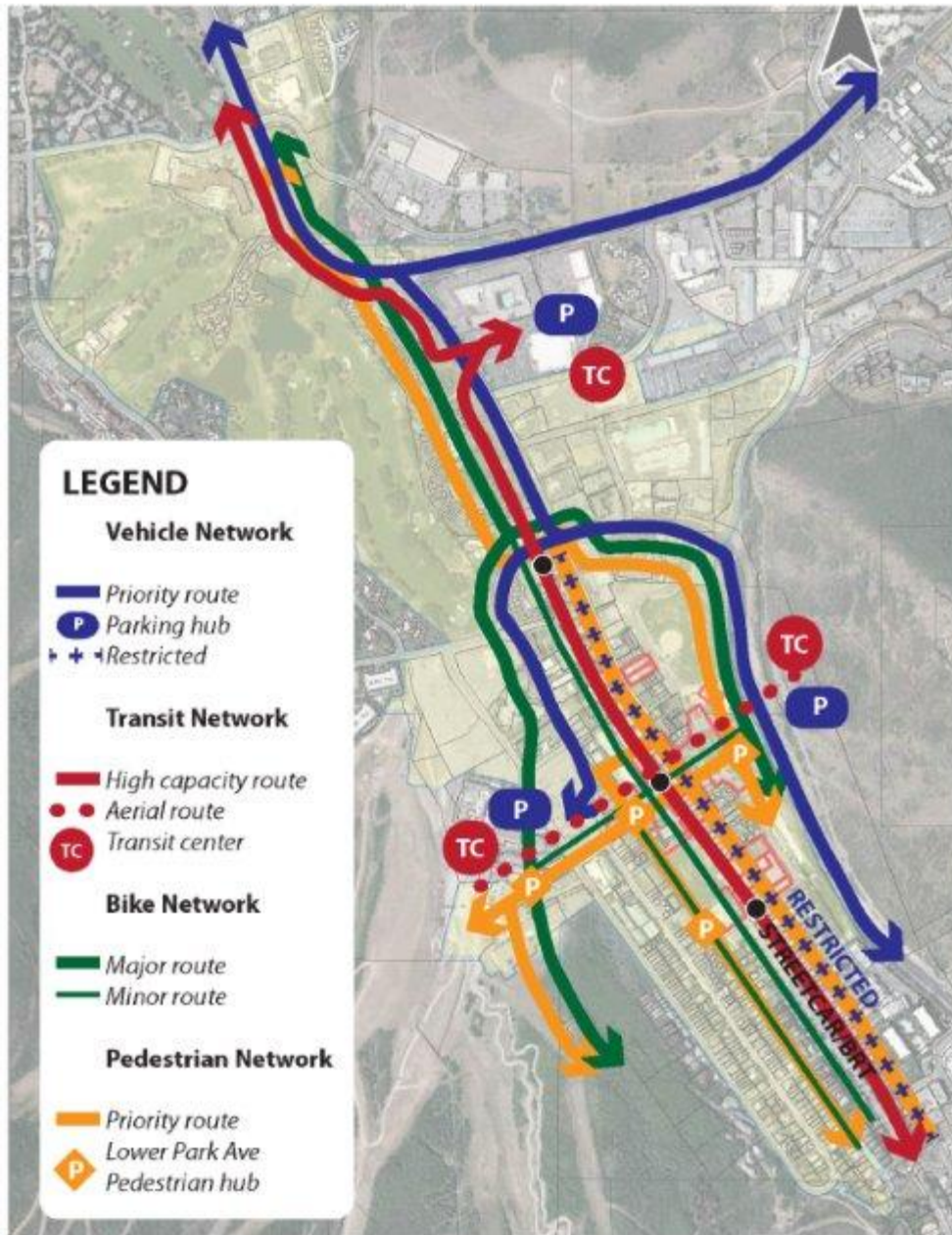
Skate Park Parking Section



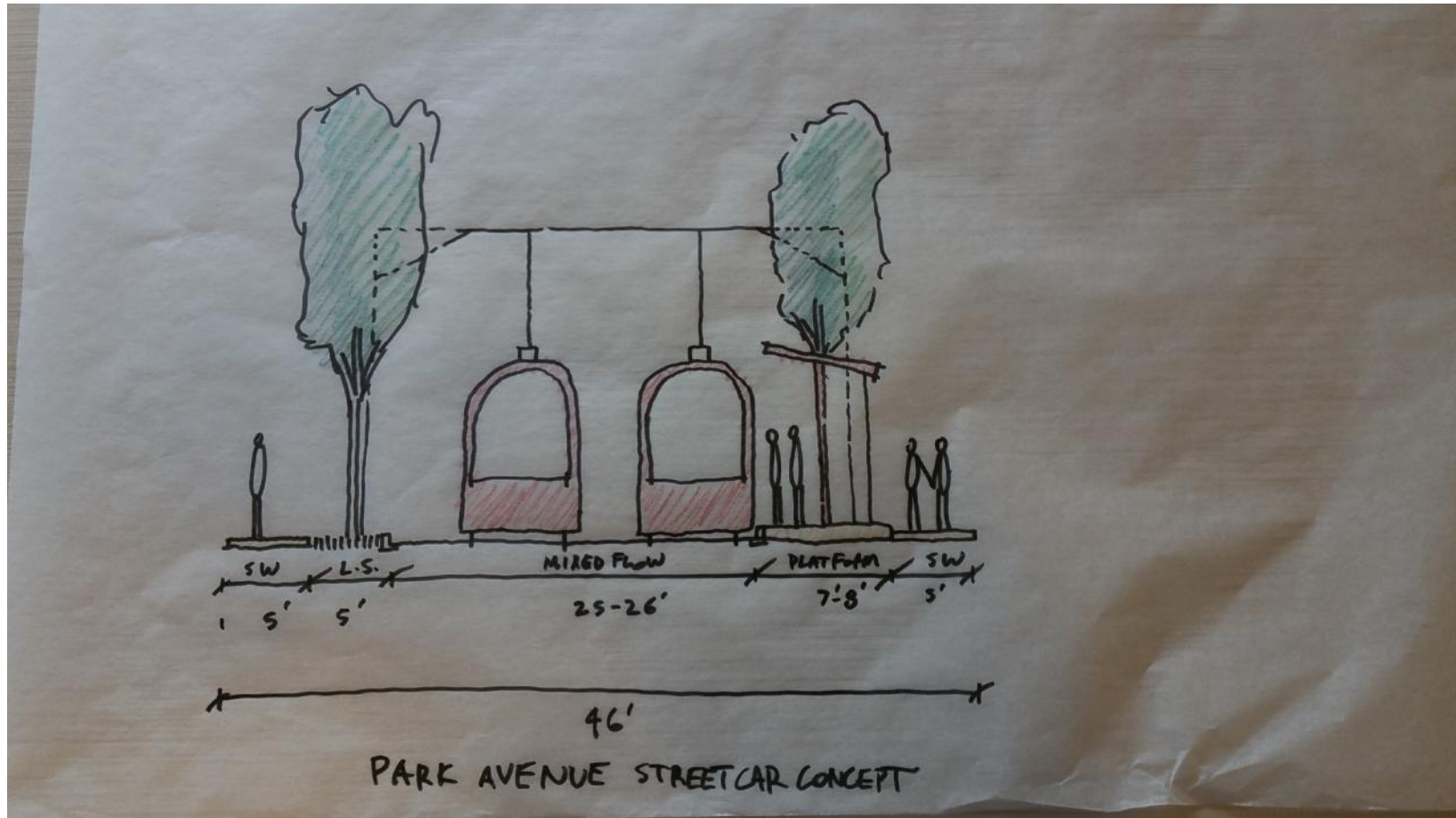
Woodside Drive



Lower Park Avenue-centric Transportation Concept



Park Avenue Transit Concept



Transportation





Lower Park Avenue Study Session

Park City has three types of formats for Council items: Study Session, Work Session or Regular Session. Today's Lower Park Avenue Council Item is a Study Session. The format includes a presentation by staff and consultants, information sharing among Council members and discussion among Council, staff and consultants. The purpose of the Study Session is to present information and concepts and develop knowledge for future decision making by City Council. While Study Sessions are open to the public, as observers, the public does not participate in the Council-staff dialogue. No formal action or vote is taken during a Study Session. Ordinarily a study session would be held in the back of the Council Chambers. Our format is slightly different today to allow for additional seating in the Council Chambers. Below is a summary of the three types of Council items.

	Study Session	Work Session	Regular Session
Purpose	Discussion Only	Direction	Decision
Staff Report	Short staff report, background material, no recommendation	Staff report with background, analysis, recommendation & specification of direction needed	Staff report with background, analysis, recommendation & specification of decision needed
Public Input	None	If noticed for public input or if Mayor decides to take public input	If noticed for Public Input

How to Keep In Touch on the Lower Park Avenue Process

- Sign in and leave your name and email on the sheet in the hallway. If you attended Monday's evening meeting and provided your name and email you do not need to do so again.
- Register for electronic notification on www.parkcity.org. Select News Releases.
- Join LetsTalkParkCity.com
- Follow us on Facebook at City Government of Park City, Utah
- Follow us on Twitter @parkcitygovt
- Leave a comment at parkcitydesignstudio@gmail.com
- Tune in to KPCW 91.9 FM for Public Service Announcements and news reports. City Manager Diane Foster provides a preview of the upcoming Council agenda every Wednesday at 8:30a. Mayor Jack Thomas and members of the City Council take turns providing a weekly wrap up on Fridays at 8:30a following City Council meetings.
- Read the Park Record for advertisements and articles on upcoming meetings

Community Engagement to Identify Ideas and Opportunities (SPRING 2015)

- Interviews
- Let's Talk Park City – Visioning and Lower Park Ave
- Community Workshop



Design Studio (July 13-16, 2015)

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