



**LOWER PARK AVENUE
DESIGN STUDIO**

**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

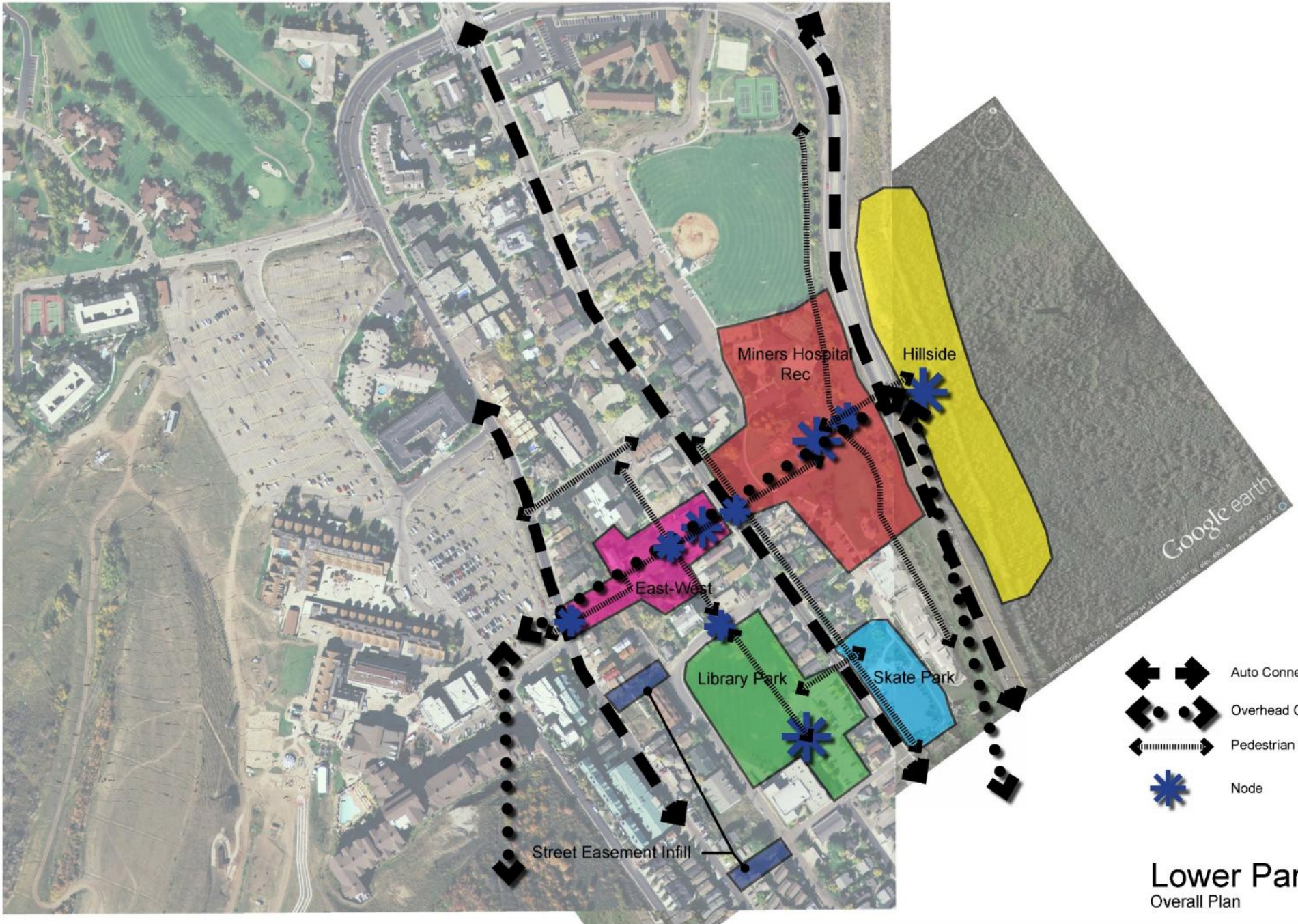
Miner's/Recreation/Deer Valley Drive - Hank Louis, Sid Ostergaard, Soren Simonson

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

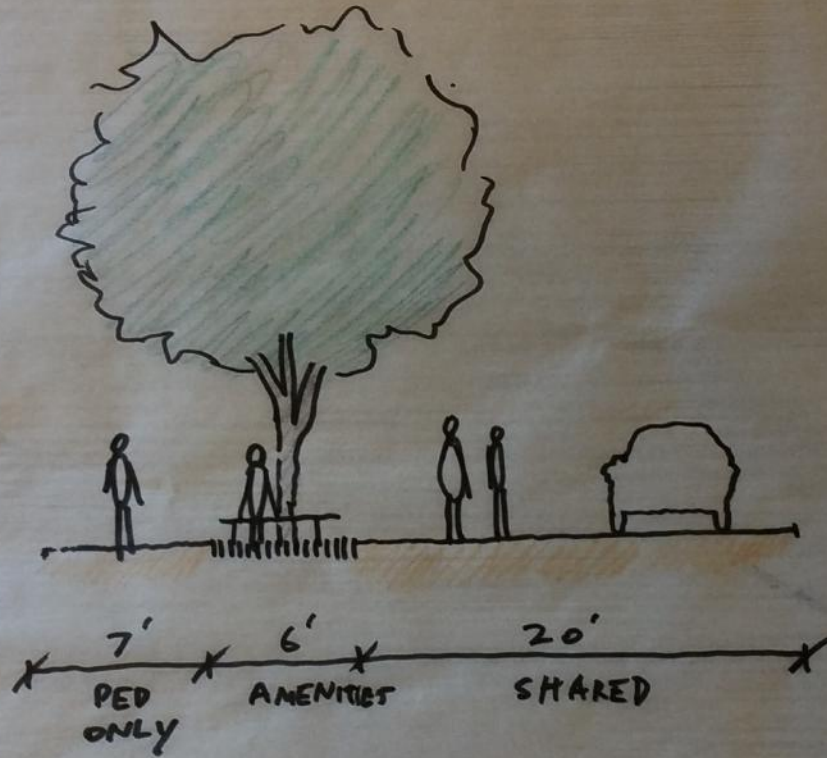
- Capitalize on the potential of city property to revitalize and serve the community
- Priorities
 - Neighborhood Core
 - Connectivity
 - Mixed Use
- Common Themes
 - East – West: Pedestrian Corridor from Empire to Park Avenue
 - North – South: Transform Woodside into a Shared Street
 - Scrape the Park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

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Live Work

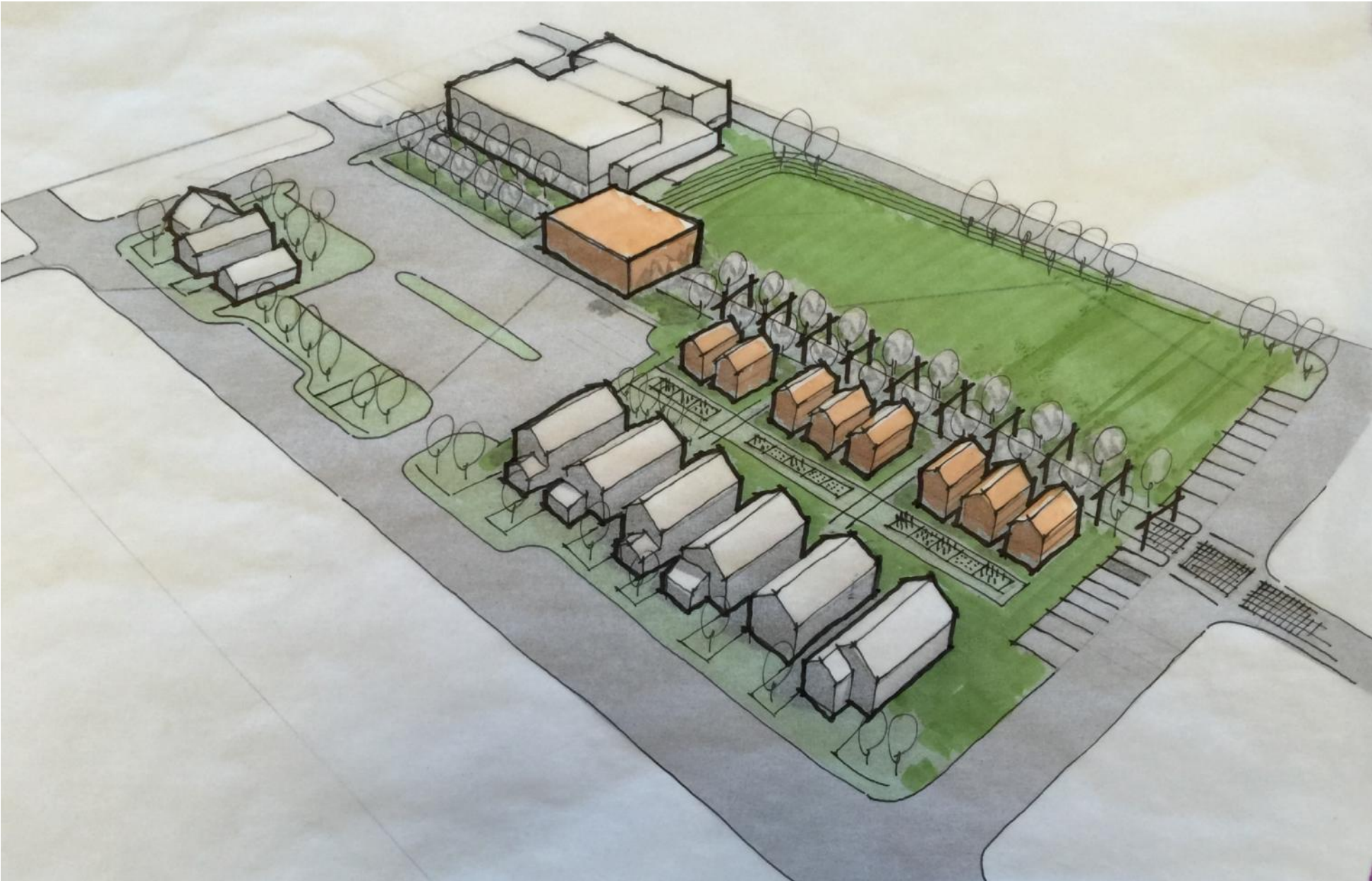
- At-Grade Parking under building (~18 stalls = 2/unit)
- Height: Three Stories (2 levels residential above office and parking)
- Live-Work Units: 9 units (~2,000 sf residential above ~1,000 sf office)

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

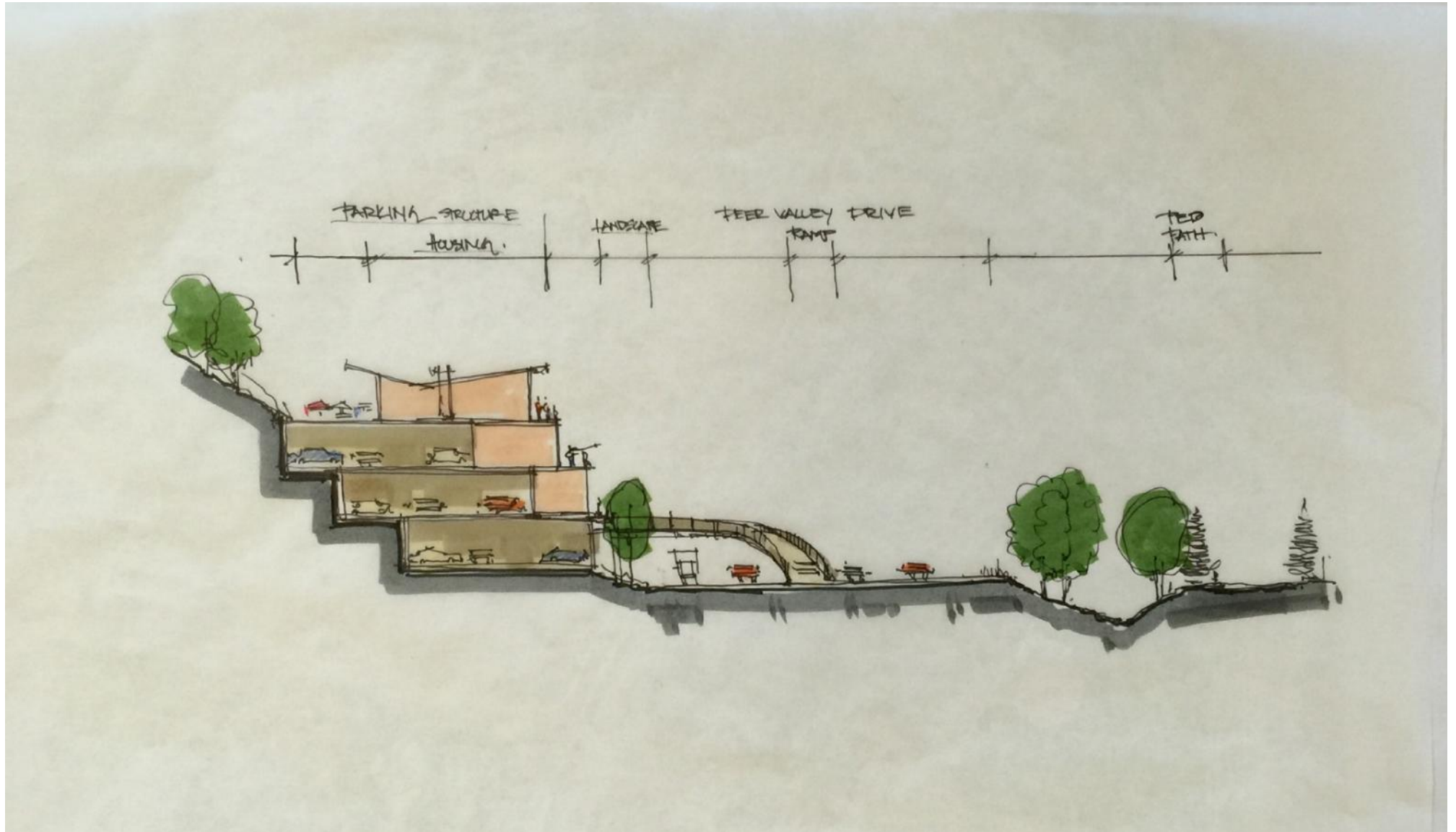
Miner's / Recreation / Deer Valley Drive - #1



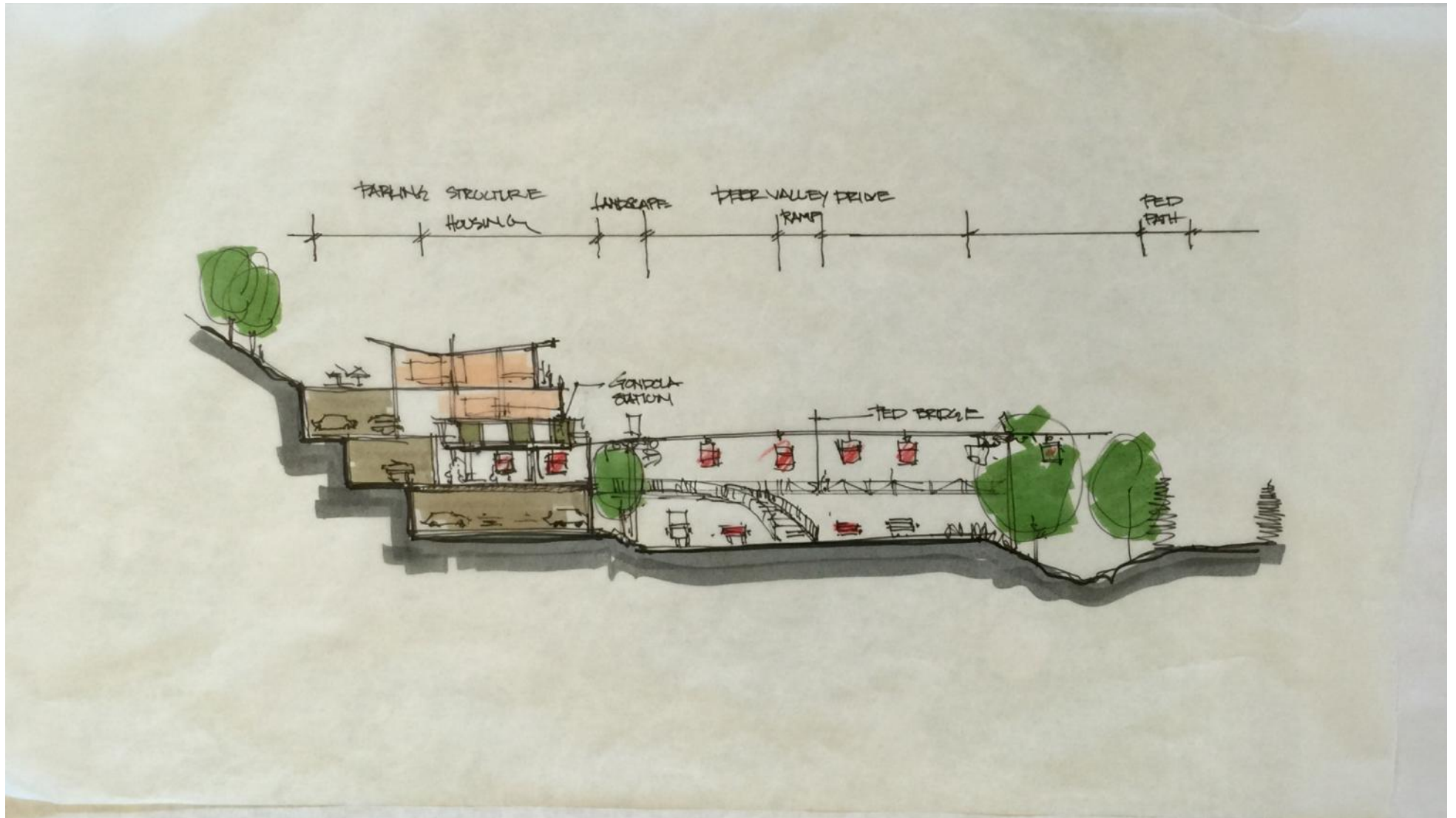
Miner's / Recreation / Deer Valley Drive - #2



Deer Valley Drive Section



Deer Valley Drive Section



Skate Park Parking

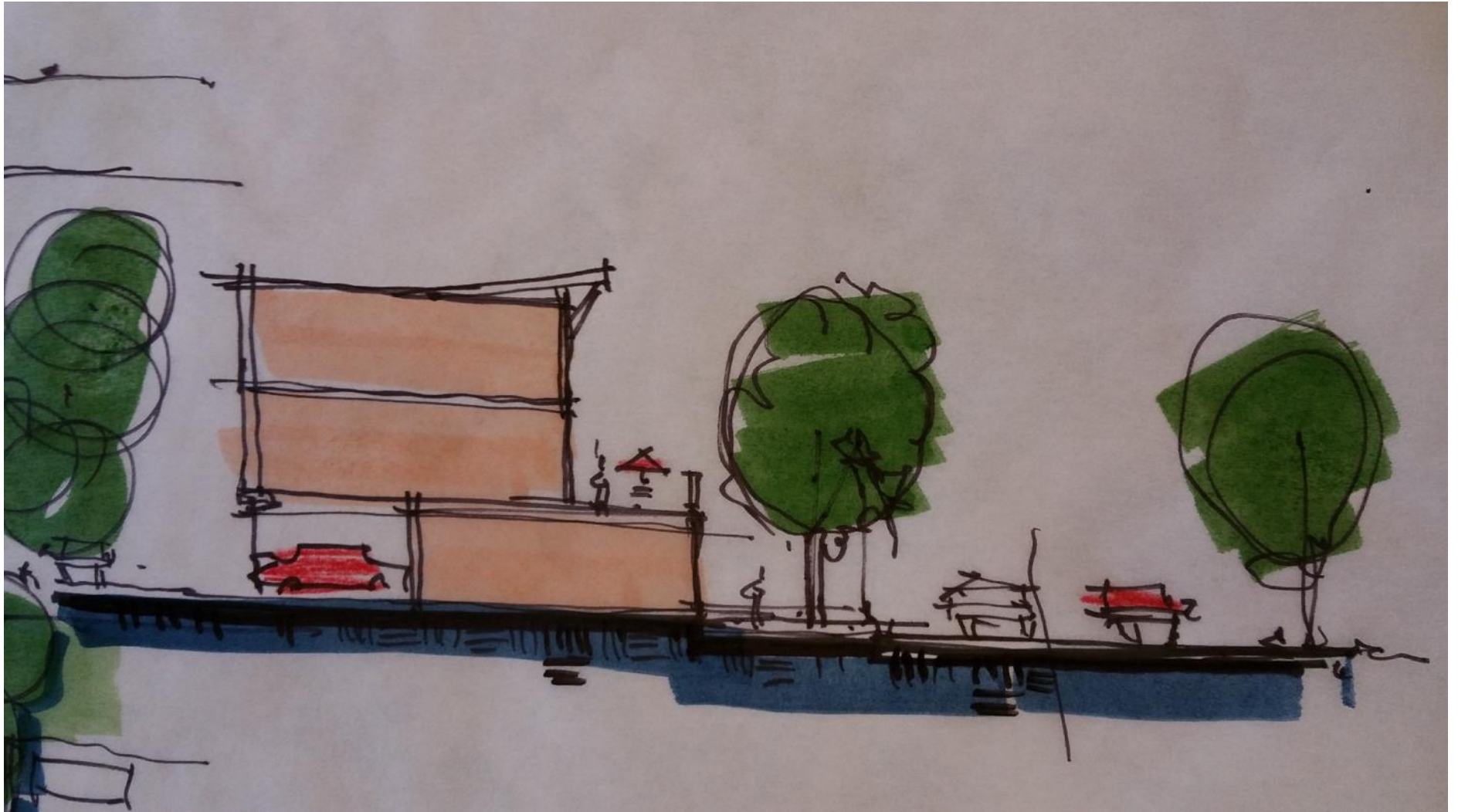
Skate Park Parking – Option #1



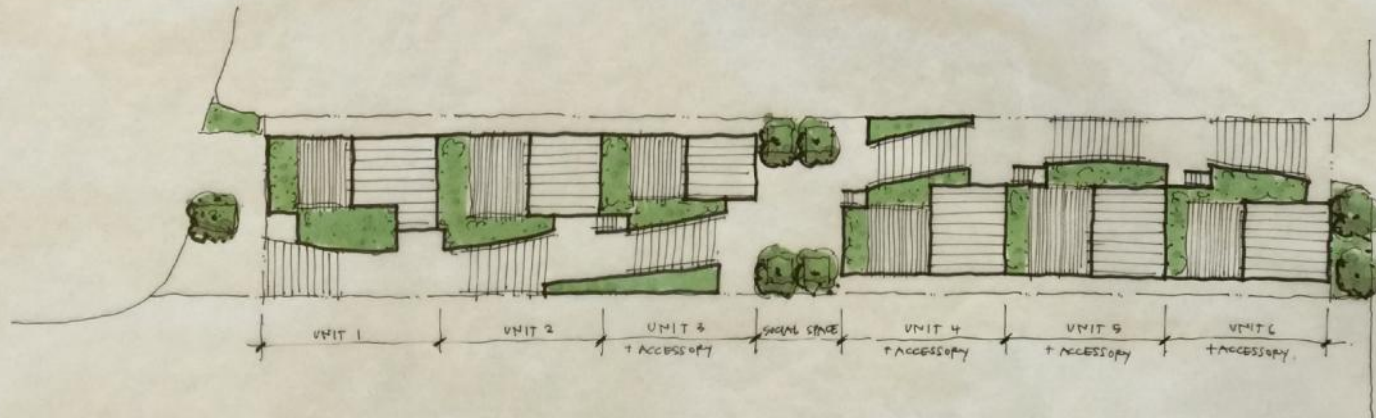
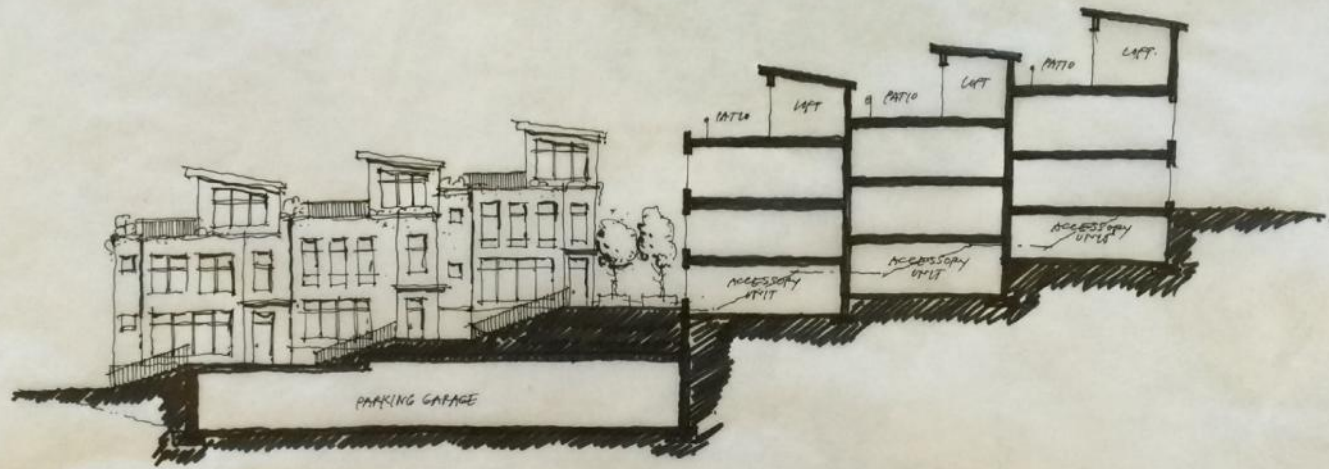
Skate Park Parking – Option #2



Skate Park Parking Section



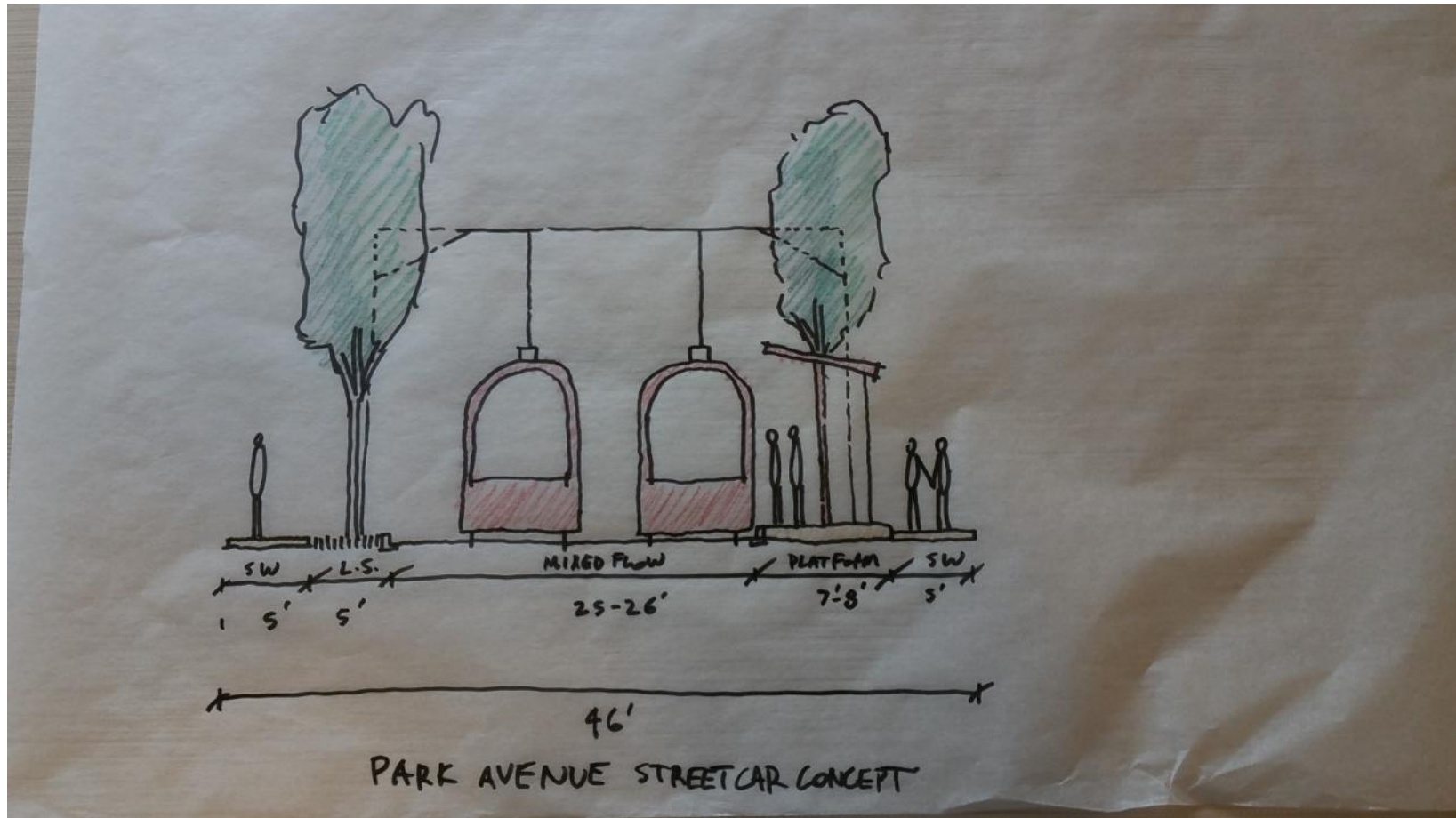
Woodside Drive



Lower Park Avenue-centric Transportation Concept



Park Avenue Transit Concept



Transportation

