

# TREASURE HILL

PARK CITY, UTAH

**BIG-D**  
CONSTRUCTION

# BIG-D CONSTRUCTION MITIGATION OUTLINE

- Overall **circulation**
- **Construction traffic**
- Construction **personnel**
- **Noise, hours, staging & deliveries**
- Communication with **neighbors**
- **Duration, sequencing & buffering**
- **Site fencing & clean-up**

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# OVERALL CIRCULATION PLAN

- **One-way** construction traffic
- Visible **signage**
- **Safe** pedestrian access
- Full time on-site **Traffic Control Manager**
- Close **coordination** with PCMR

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# PCMR COORDINATION PRINCIPLES

- **Contact** between PCMR Parking Manager & Site Traffic Control Manager.
- Delivery adjustments for time of year, time of day, weather & special events. **In general:**
  - Christmas – March:
    - No deliveries between 8:30 – 10:30 a.m.
    - No deliveries after 3:00 p.m.
  - Shoulder seasons more flexibility

# OVERALL CIRCULATION PLAN



# ESTIMATED CONSTRUCTION TRAFFIC

*Count below represents the estimated PEAK construction activity*

- 10 trucks/cars per hour including major deliveries and concrete pours.
- Big-D will command a just-in-time delivery schedule and **orchestrate** all major deliveries and concrete pours.
- During peak delivery periods, trucks will travel in sets of twos and be staged within the site, **NOT** on Lowell or Empire.
- Major deliveries will also require street flagging from the Park Avenue stoplight to the site.

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**CONSTRUCTION TRAFFIC THOROUGHFARE**

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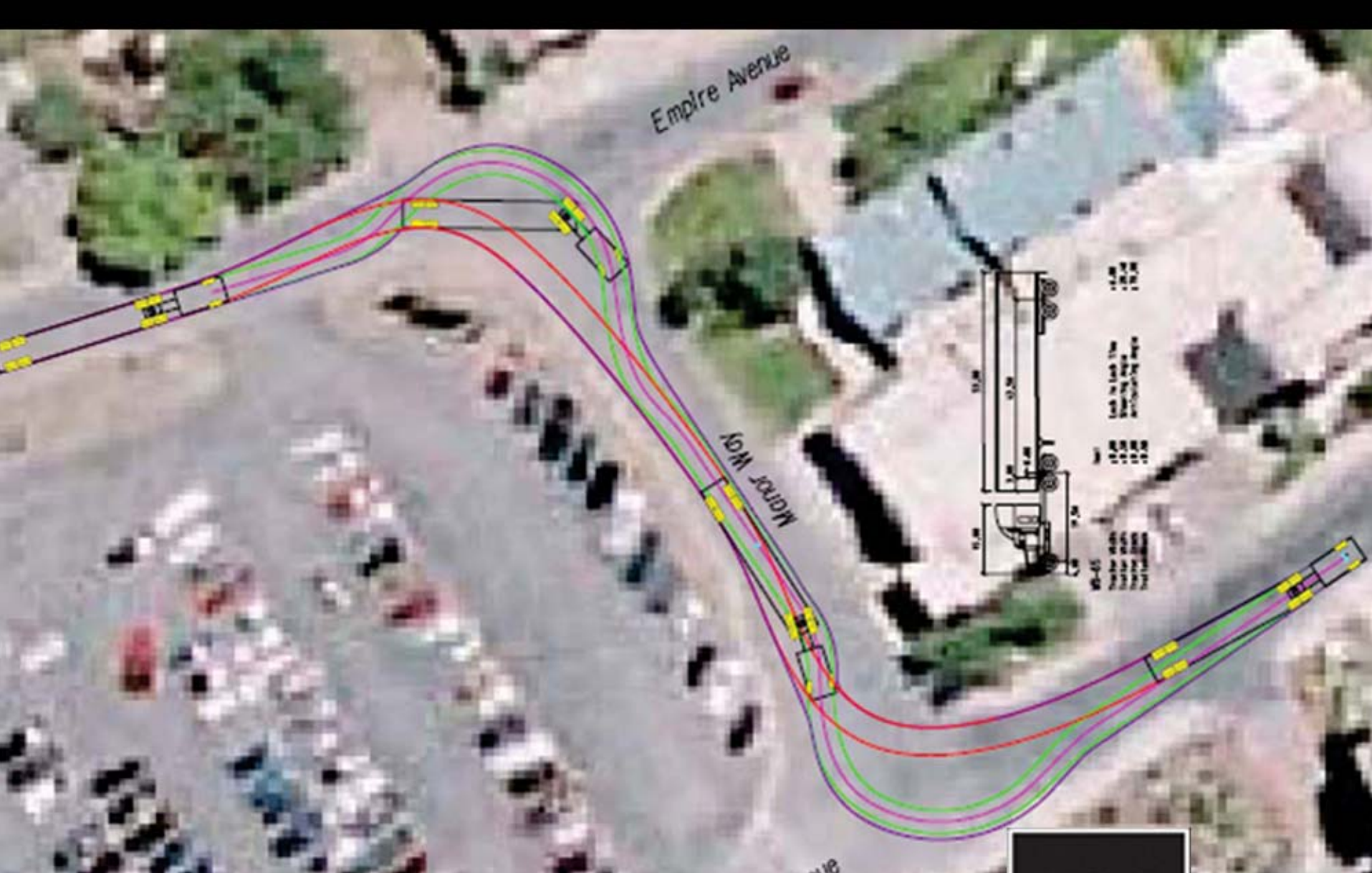
# CONSTRUCTION TRAFFIC THOROUGHFARE



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EMPIRE AVENUE

MOUNT WASH AVENUE

AVENUE

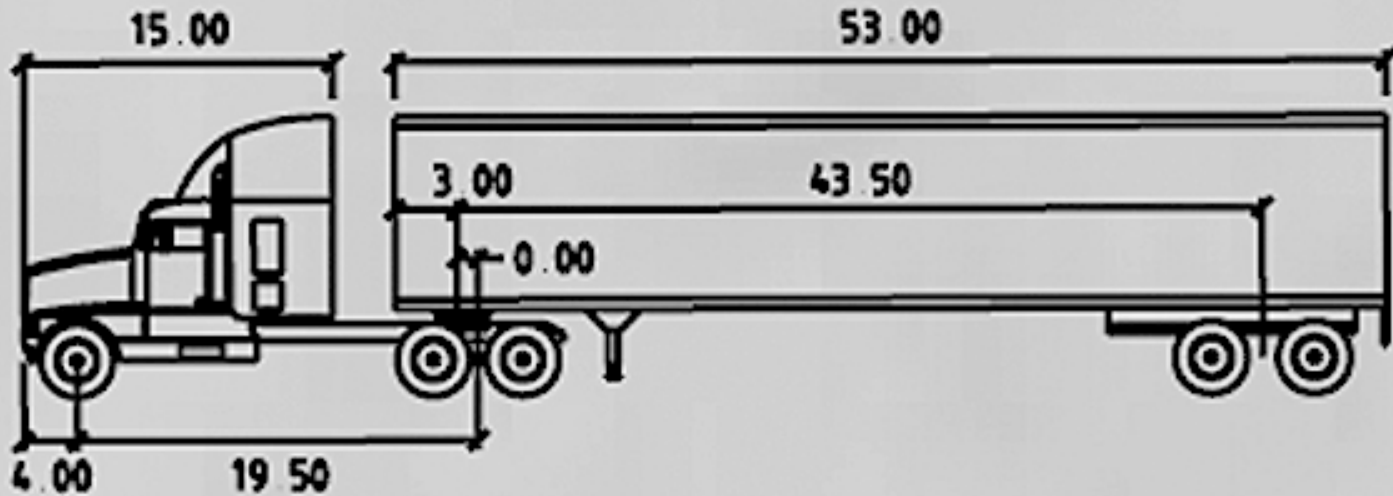


# CONSTRUCTION TRAFFIC THOROUGHFARE

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# MAXIMUM TRUCK SIZE



**WB-65**

**feet**

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.40
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

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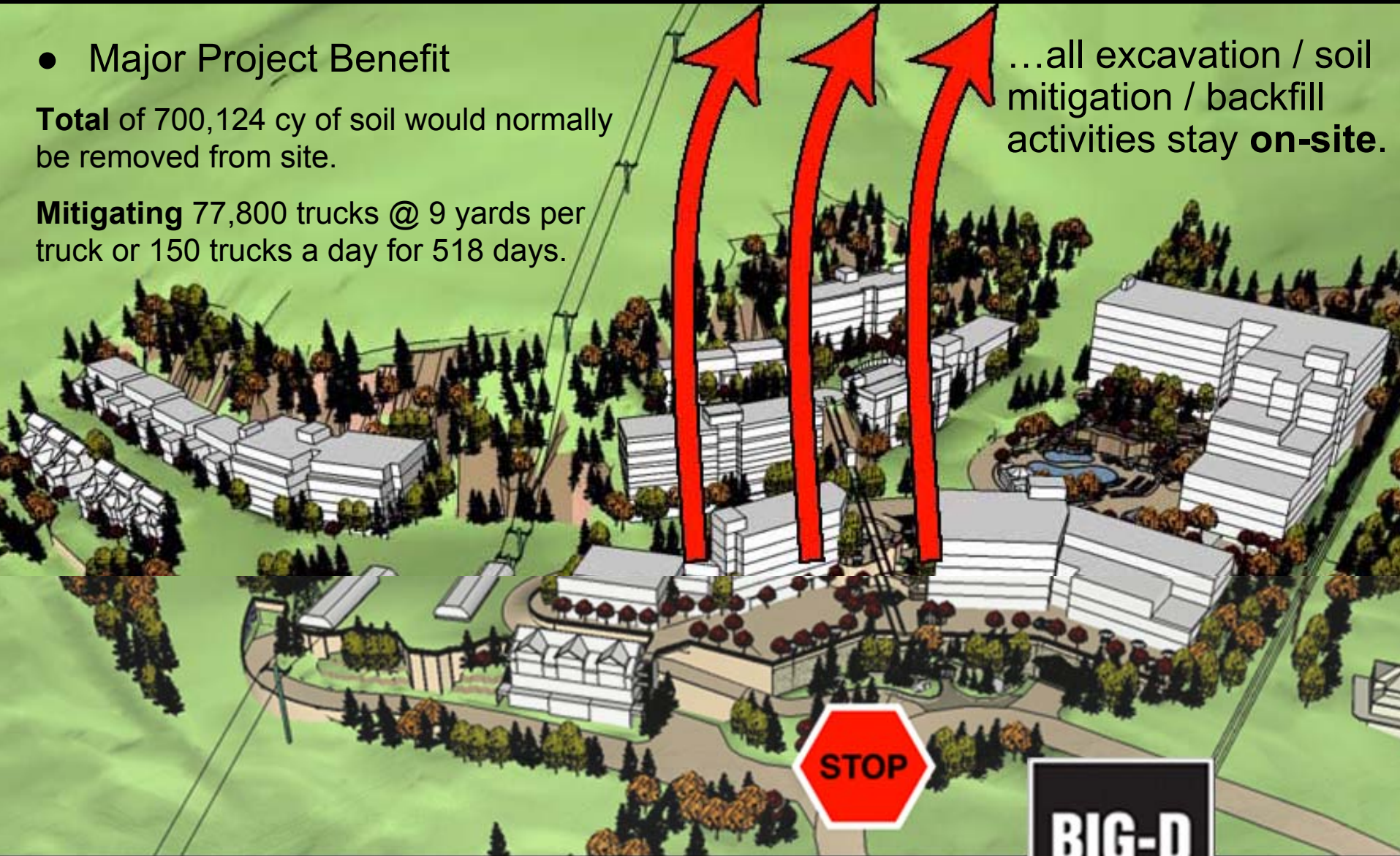
# ELIMINATING CONSTRUCTION TRAFFIC

- Major Project Benefit

**Total** of 700,124 cy of soil would normally be removed from site.

**Mitigating** 77,800 trucks @ 9 yards per truck or 150 trucks a day for 518 days.

...all excavation / soil mitigation / backfill activities stay **on-site**.



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# PERSONNEL SHUTTLE – TRAFFIC MITIGATION

- *All construction personnel will be shuttled to the site via buses.*

**No construction personnel allowed to park on Lowell or Empire.**

**No tolerance policy:** Violators **will** be towed.

- Buses will hold an estimated 30 passengers.
- 6:30 – 8:30 am shuttles from remote parking locations to site.
- 3:00 – 5:00 pm end of day shuttles.
- Heaviest worker volume equal to 300 on site / summer months.
- Shuttling eliminates 300 potential vehicles per day to the area.
- Shuttles are included in 10 per hour PEAK count shown earlier.

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# MAJOR AREA EVENTS



SKI SEASON MAJOR HOLIDAYS

**Limited deliveries**



PARK CITY ARTS FESTIVAL

**No deliveries**



SUNDANCE FILM FESTIVAL

**Limited deliveries**

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# NOISE, HOURS, STAGING & DELIVERIES

## *Park City Codes & Policies*

- **Noise** – Will comply with construction noise ordinance.
- **Hours of Operation** - The hours of operation are 7AM to 9PM, Monday thru Saturday, and 9AM to 6PM on Sunday.
- **Staging** - Construction vehicle staging will be restricted to the site so as not to block reasonable public and safety vehicle access along the streets and sidewalks.
- **Deliveries** - Deliveries of construction materials and supplies, including concrete, will be regulated as to time (hours of operation) and routing.

# COMMUNICATION WITH NEIGHBORS

- **Newsletter** | monthly
- **Published** access plan
- **Website** | updated daily
- **Limited** delivery hours
- **Communication Tree**

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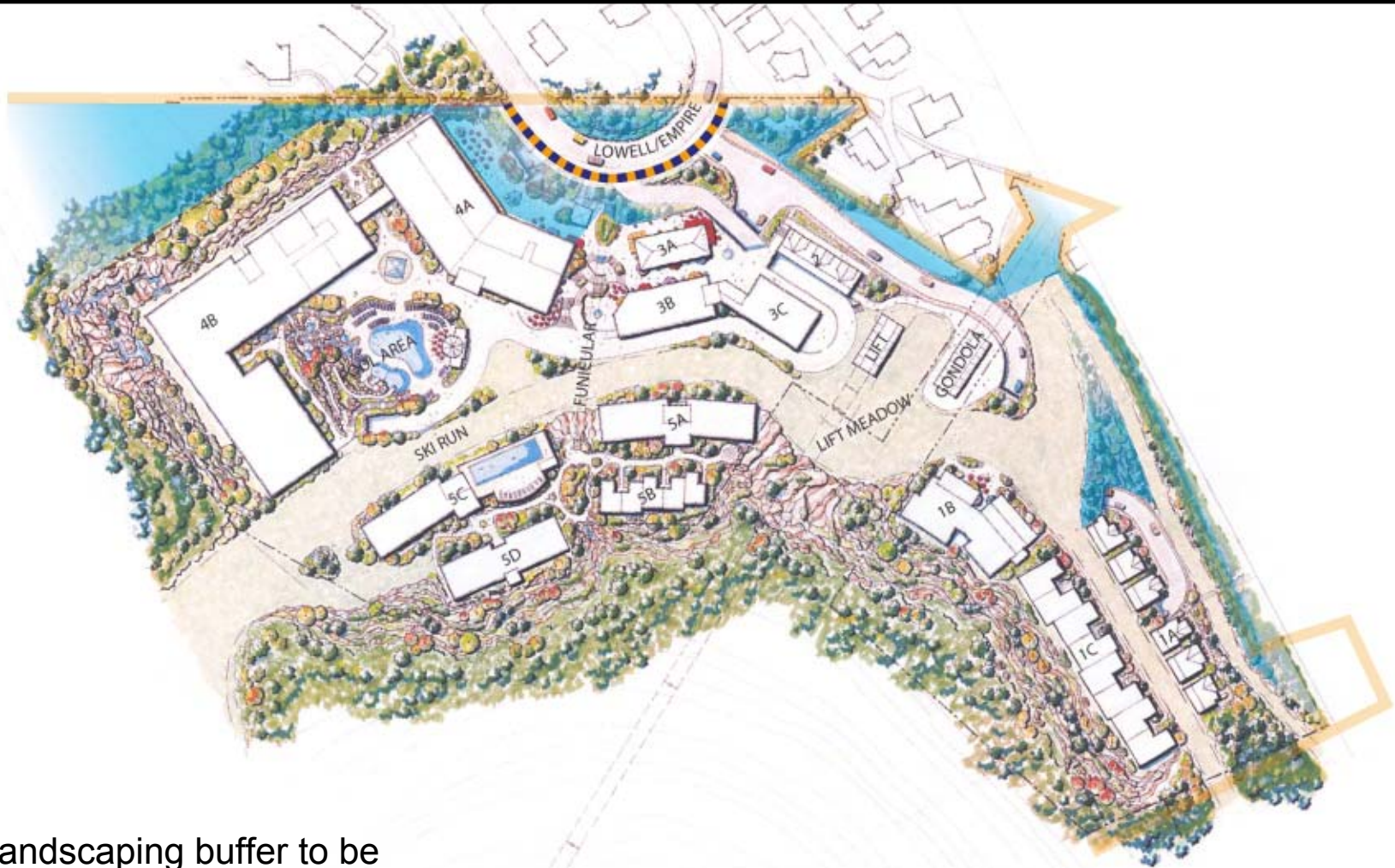
# DURATION, SEQUENCING & BUFFERING

- **4-5** year project duration
- **Accelerated** construction schedule
- **Orderly** construction sequence

The **sequencing** concept is preliminary and is expected to change based on final design, City approvals, and other factors that are yet to be determined. However, the goal of providing a finished landscape buffer on site for adjacent properties early on in the construction process is achievable. The required work should be done as quickly as possible to segregate the neighbors from on going construction. Road improvements around the Lowell and Empire switchback and the driveway to Building 1 should be completed including sidewalks, utilities, and public improvements, such as stairs, on a first priority basis.



# CONSTRUCTION BUFFERING



Landscaping buffer to be entirely located on the Treasure Hill CUP property.

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# SITE FENCING & CLEAN-UP

- **Aesthetically sensitive** site fencing
- **Secure** site
- Full-time “**Clean-up**” crew on-site & off-site
  - Dust Control
  - Truck Wash-Down
  - Gravel Construction Entry
  - Water Trucks
  - Air Monitoring System

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CONCO  
SAFETY PAYS

THE  
**SOAKER**  
WHEEL WASH

5687

WW-02

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