

Park City Character Areas

Self-guided Tour #1

Character areas are places where a combination of buildings and streetscape features create a distinct and valued character. The creation of that character may have been influenced by natural features like topography and water courses; historical patterns of development and transportation; and past events like fires or mine closures. More recent changes in area industry and economy, development, transportation, and land management shape a character area as well.

The identification and promotion of character areas is an important tool in protecting and enhancing the unique fabric of Park City. The Park City Planning Department has identified 11 character areas for study:

- 1. Lower Main Street (9th Street to Heber Avenue)**
- 2. Upper Main Street (Heber Avenue to 100 block)**
- 3. Park Avenue**
4. Swede Alley
5. Daly Avenue
6. East side of the canyon (Marsac, Ontario, and McHenry Avenues)
7. Prospect Avenue, Chambers Avenue, and Ontario Canyon Street
8. Woodside and Upper Norfolk Avenues (100 to 600 blocks)
9. Sandridge Road
10. Deer Valley Drive
11. Snyder's Addition (from 8th to 15th St., and between Park and Lowell Avenues)

The City will use the studies to create Character Area Considerations, which will supplement the existing Historic District Design Guidelines. The Considerations will provide an additional tool for use by designers and developers with projects in these areas; they will not be requirements or guidelines.

The City welcomes your input on what gives each of these areas its unique character. We will consider your feedback as we determine the range of new construction that may fit in these areas. The tour is intended to take you through three character areas (Upper Main, Lower Main, and Park Avenue) and should take approximately one hour to complete.

Have questions or comments?

Please contact us at planning@parkcity.org

www.parkcity.org

Directions

Below is a map showing the three Character Areas and the route for this tour through Lower Main Street, Upper Main Street, and Park Avenue. The tour highlights eight non-historic buildings and public spaces in each of the three Character Areas.

We need your feedback on these buildings and spaces fit in with the general character of each area. Please complete the following:

- 1. Write your zip code, gender, and age at the bottom of this page***
- 2. Evaluate each building and space for yourself***
- 3. Circle the number, on a scale of 1 to 5, that you think best describes that building or space***
- 4. Add any additional comments that you have about that building or space***

Once you have finished, you can scan or photograph your comments and email them to planning@parkcity.org or return them in person or mail to the Park City Planning Department, 445 Marsac, PO Box 1480, Park City, Utah 84060.

Tour Participant Information

Zip Code: _____

Gender: _____

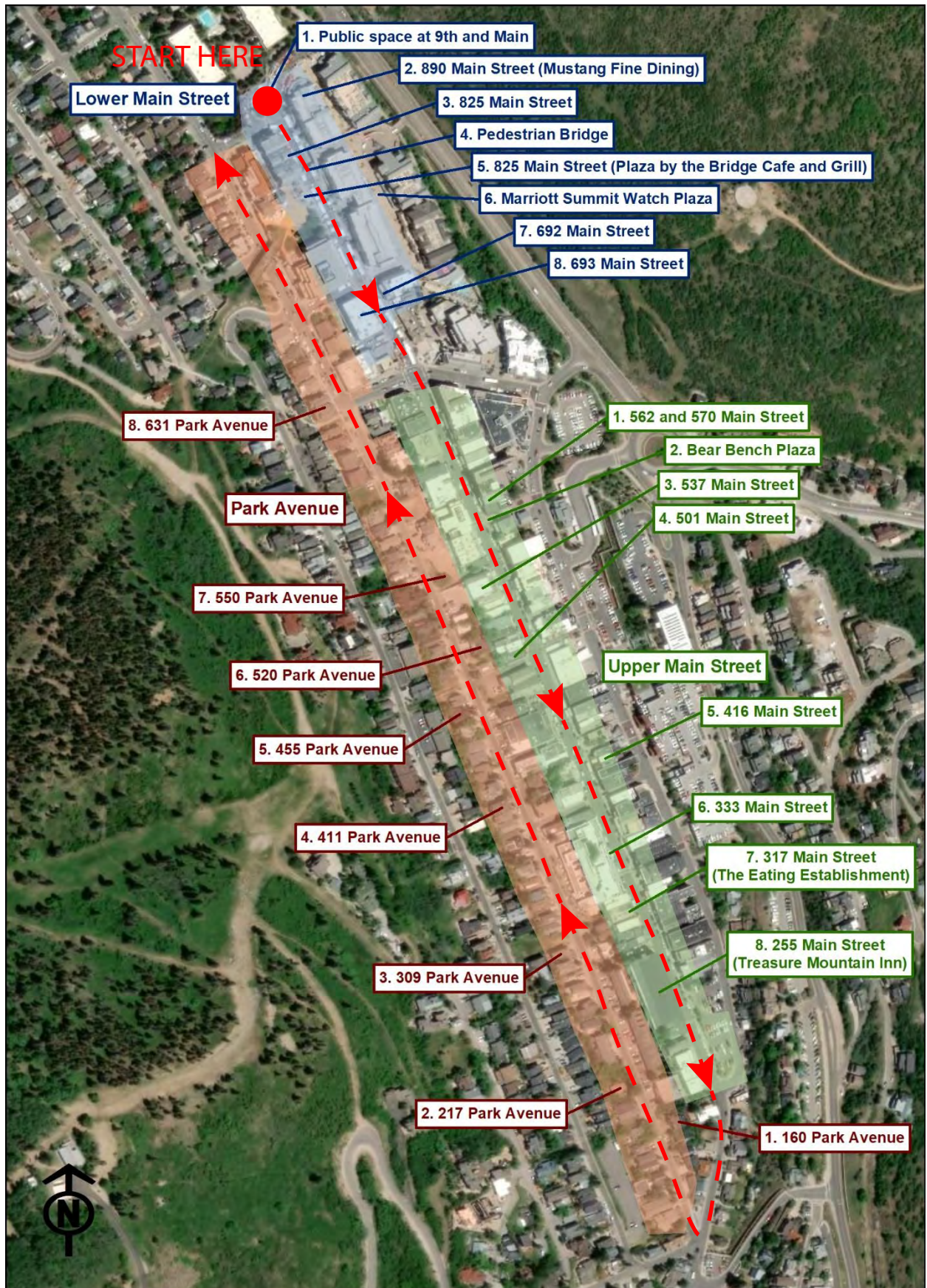
I am a:

_____ **Full-time Park City resident**

_____ **Part-time Park City resident**

_____ **Visitor**

Recommended route is identified in red.



Lower Main Street (blue zone on map)



1. Public space at 9th and Main

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



2. 890 Main Street (Mustang Fine Dining)

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



3. 825 Main Street

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

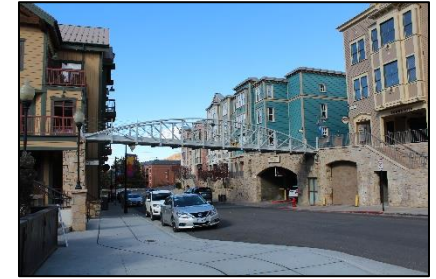
Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



4. Pedestrian Bridge

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:

Lower Main Street (blue zone on map)



5. 825 Main Street (Plaza by the Bridge Café and Grill)

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

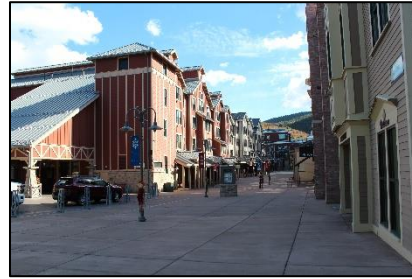
Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



6. Marriott Summit Watch Plaza

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



7. 692 Main Street

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



8. 693 Main Street

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:

Upper Main Street (green zone on map)



1. 562 and 570 Main Street

Overall size

Too small Too large
1 2 3 4 5

Open space

Too little Too much
1 2 3 4 5

Architectural design

Incompatible Compatible
1 2 3 4 5

Pedestrian appeal

None A lot
1 2 3 4 5

Does it fit with the other buildings?

Yes No
1 2 3 4 5

Additional comments:



2. Bear Bench Plaza

Overall size

Too small Too large
1 2 3 4 5

Open space

Too little Too much
1 2 3 4 5

Architectural design

Incompatible Compatible
1 2 3 4 5

Pedestrian appeal

None A lot
1 2 3 4 5

Does it fit with the other buildings?

Yes No
1 2 3 4 5

Additional comments:



3. 537 Main Street

Overall size

Too small Too large
1 2 3 4 5

Open space

Too little Too much
1 2 3 4 5

Architectural design

Incompatible Compatible
1 2 3 4 5

Pedestrian appeal

None A lot
1 2 3 4 5

Does it fit with the other buildings?

Yes No
1 2 3 4 5

Additional comments:



4. 501 Main Street

Overall size

Too small Too large
1 2 3 4 5

Open space

Too little Too much
1 2 3 4 5

Architectural design

Incompatible Compatible
1 2 3 4 5

Pedestrian appeal

None A lot
1 2 3 4 5

Does it fit with the other buildings?

Yes No
1 2 3 4 5

Additional comments:

Upper Main Street (green zone on map)



5. 416 Main Street

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



6. 333 Main Street

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

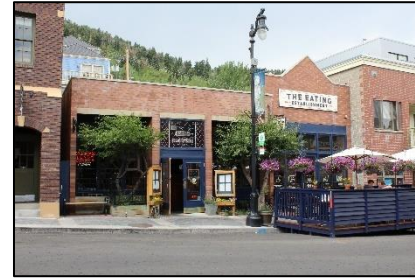
Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



7. 317 Main Street (The Eating Establishment)

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



8. 255 Main Street (Treasure Mountain Inn)

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

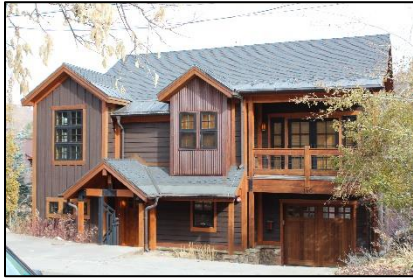
None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments

Park Avenue (pink zone on map)



1. 160 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



2. 217 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



3. 309 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



4. 411 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:

Park Avenue (pink zone on map)



5. 455 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



6. 520 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



7. 550 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments:



8. 631 Park Avenue

Overall size

Too small Too large
 1 2 3 4 5

Open space

Too little Too much
 1 2 3 4 5

Architectural design

Incompatible Compatible
 1 2 3 4 5

Pedestrian appeal

None A lot
 1 2 3 4 5

Does it fit with the other buildings?

Yes No
 1 2 3 4 5

Additional comments: