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 <u>planning@parkcity.org</u> 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 <u>planning@parkcity.org</u> 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: _____

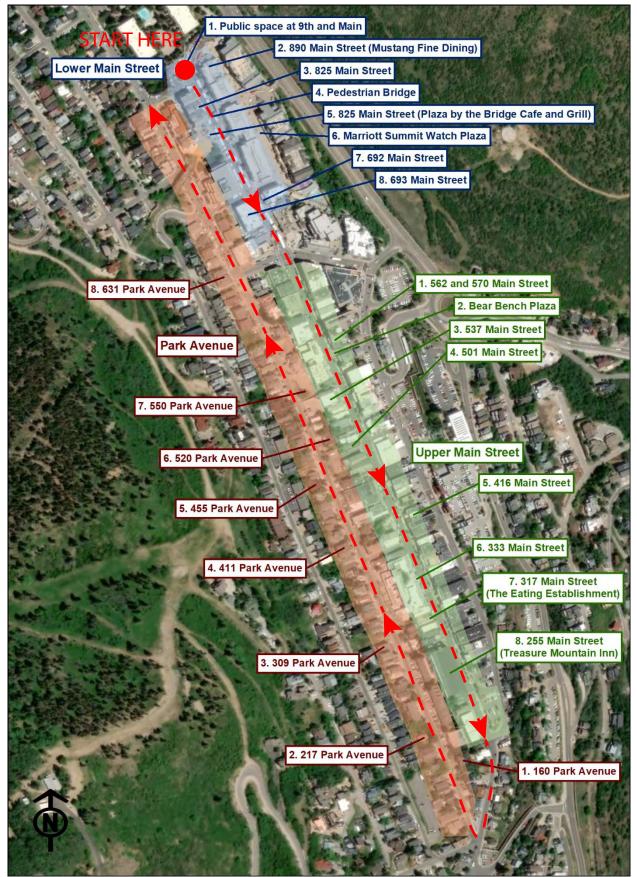
I am a:

_____Full-time Park City resident

_____Part-time Park City resident

_____Visitor

Recommended route is identified in red.



Lower Main Street (blue zone on map)

Too large

5



1. Public space at 9th and Main

Overall size	
Too small	

2

1

Onen snace		

3

Δ

open sp	acc				
Too little	e		Тс	o mucł	n
1	2	3	4	5	

Architec	tural d	esign			
Incompatible			Con	npatible	è
1	2	3	4	5	

Pedestrian	appeal
None	

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 5 4

Open space Too little Too much 1 2 5 3 4

Architectural design Incompatible Compatible 2 1 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 s	ize			
Too sma	II		Т	oo large
1	2	3	4	5

Open sp	ace				
Too little	ē		Тс	o muc	:h
1	2	3	4	5	

Archited	tural d	esign			
Incomp	atible		Con	npatib	le
1	2	3	4	5	

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 s	size				
Too sma	ll		Т	oo large	
1	2	3	4	5	

Too little Too much 1 2 3 4 5

Architectural design

Incompatible			Cor	npatible
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 s	size			
Too sma	II		Т	oo large
1	2	3	4	5

Open sp	ace				
Too little	ė		Тс	o mucl	h
1	2	3	4	5	

Architec	tural d	esign			
Incompa	tible		Con	npatible	
1	2	3	4	5	

Pedestrian appeal					
None					
1	2	3	4		

Does it fit with the other buildings?				
Yes				No
1	2	3	4	5

A lot

5

Additional comments:



6. Marriott Summit Watch Plaza

Overall s	size			
Too sma	all		Т	oo large
1	2	3	4	5
Open sp	ace			
Too little			Т	oo much
1	2	3	4	5
Archited	tural d	lesign		
Incompa		Ū	Сог	npatible
1	2	3	4	5
Pedestri	an app	eal		
None				A lot
1	2	3	4	5
Does it f	it with	the ot	her bui	Idings?
Yes				No
		3	4	5

Additional comments:

7. 692 Main Street

Overall s	size			
Too sma	II		Т	oo large
1	2	3	4	5

Open sp	ace				
Too little	ē		Тс	oo muc	h
1	2	3	4	5	

Archited	tural d	esign			
Incompatible			Con	npatibl	e
1	2	3	4	5	

Pedestrian	appeal
NI a la a	

None				A lot
1	2	3	4	5

Does it f	Does it fit with the other buildings?						
Yes				No			
1	2	3	4	5			

Additional comments:



8. 693 Main Street

Overall s	size				
Too sma	II		Т	oo large	
1	2	3	4	5	

Open :	space
--------	-------

Too little	ē		То	oo much	I
1	2	3	4	5	

Architectural	design
---------------	--------

Incompatible			Cor	npatible
1	2	3	4	5

Pedestrian	appeal
------------	--------

None				A lot
1	2	3	4	5

Does it fit	: with the	e other	buildings?
-------------	------------	---------	------------

Yes				No
1	2	3	4	5

Additional comments:

Upper Main Street (green zone on map)



1. 562 and 570 Main Street

	No. of Street,

3

3

3

3

Too large

5

Too much

Compatible

A lot

5

4 5

4

4 5

4

2. Bear Bench Plaza

Overall size

1 2

1 2

Architectural design

1 2

Pedestrian appeal

2

None

1

Incompatible

Too small

Open space

Too little



3. 537 Main Street

Overall s	size				
Too sma	II		Т	oo large	
1	2	3	4	5	

Open sp	ace				
Too little	9		Тс	o muc	h
1	2	3	4	5	

Architectural design	
Incompatible	Comp

ompatible			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 sma	all		Т	oo large	e
1	2	3	4	5	

Open s	pace
--------	------

Too little			
2	3	4	5
	2	2 3	Too 2 3 4

Architectural	design
---------------	--------

Incompatible			Con	npatible
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:

e other buildings?

Yes				No
1	2	3	4	5

Additional comments:

Overall size					
Too sma	all		Т	oo large	
1	2	3	4	5	

Open space				
Too little	j		Тс	o much
1	2	3	4	5

Incompatible			Cor	npatibl
1	2	3	4	5

Pedestrian appeal	
None	A

None				A lot
1	2	3	4	5

Does it fit with the other buildings?				
Yes				No
1	2	3	4	5

Additional comments:

patible		Con	npatible	
2	3	4	5	

uildings?	Does it f	it with	the
No	Yes		
5	1	2	3

Upper Main Street (green zone on map)



5. 416 Main Street

1

5. 416 Main Street	
Overall size	
Too small	Too large

4

5

Onen snace		

2

oben sh	ace				
Too little	e		Тс	o muc	h
1	2	3	4	5	

3

Architec	tural d	esign			
Incompa	tible		Con	npatible	
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 s	ize				
Too sma	II		Т	oo larg	е
1	2	3	4	5	

Open sp	ace			
Too little	5		Тс	o much
1	2	3	4	5

Architec	tural d	esign		
Incompatible			Con	npatible
1	2	3	4	5

Pedestria	an app	eal		
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 sma	II		Т	oo large	
1	2	3	4	5	

Open sp	ace				
Too little	é		Тс	o muc	h
1	2	3	4	5	

Architectural design Incompatible

compa	atible		Cor	npatible
1	2	3	4	5

Pedestrian	appeal
i cacothan	appear

None				A lot
1	2	3	4	5

Does it f	it with	the ot	her bui	ldings?
Yes				No
1	2	R	Δ	5

Additional comments:



8. 255 Main Street (Treasure Mountain Inn)

Overall size

Too sma			Т	oo large
1	2	3	4	5

Open space

Too little			Т	oo much
1	2	3	4	5

Architectural design

Incompa	tible		Cor	npatib	le
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

2

Overall size

1

Too small

D.		EnFil		Lever 14	1
12					2
1 24					- Maria
	7				
			Ball I		ALL A
2 martin Ball				- at	- A FREE

2. 217 Park Avenue

Overall size

1 2

1 2

Too small



3. 309 Park Avenue

Overall s	ize			
Too sma	II		Т	oo large
1	2	3	4	5

Open space					
Too little	ē		Тс	o muc	h
1	2	3	4	5	

Architectural design	
Incompatible	Со

ompatible			Compatible		
1	2	3	4	5	

None				A lot
1	2	3	4	5

Does it fit with the other buildings?				
Yes				No
1	2	З	4	5

Additional comments:



4. 411 Park Avenue

Overall	size				
Too sma	all		Т	oo larg	ge
1	2	3	4	5	

Too little			Тс	oo much
1	2	3	4	5

Architectural	design
---------------	--------

Incompatible			Cor	npatible
1	2	3	4	5

Pedestrian	appeal
------------	--------

None				A lot
1	2	3	4	5

Does it fit witl	n the other	buildings?
------------------	-------------	------------

Yes				No
1	2	3	4	5

Additional comments:

Pedestrian appeal

None				A lot
1	2	3	4	5

Does it f	it with	the oth	ner bui	ldings?
Yes				No
1	2	3	4	5

Additional comments:

Open space	
To a linkla	Teeway

4

Too large

5

Too little	5		То	oo much
1	2	3	4	5

3

Archited	tural d	esign			
Incompatible			Cor	npatib	le
1	2	3	4	5	

destrian appeal		
acstrian appear		

None				A lot
1	2	3	4	5

Additional	commer

Open space Too little Too much

3

Too large

5

4 5

4

Architectural design

3

Incompatible Compatible 1 2 5 3 4

Pedestrian appeal							
None				A lot			
1	2	3	4	5			

Does it fit with the other buildings?					
Yes				No	
1	2	3	4	5	

Yes				No
1	2	3	4	5

ents:

Park Avenue (pink zone on map)



5. 455 Park Avenue

2

Overall size

1

Too small



6. 520 Park Avenue



7. 550 Park Avenue

Overall s	size			
Too sma	II		Т	oo large
1	2	3	4	5

Open sp	ace				
Too littl	е		Тс	oo muc	h
1	2	3	4	5	

Architectural design	
Incompatible	Co

omp	atible		Cor	npatible	
1	2	3	4	5	

Pedestrian appeal	
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None				A lot
1	2	3	4	5

Does it fit with the other buildings?					
Yes				No	
1	2	З	4	5	

Additional comments:



8.631 Park Avenue

Overall s	size				
Too sma	ll		Т	oo larg	e
1	2	3	4	5	

Open spa	ace
----------	-----

Too little			Тс	o much	1
1	2	3	4	5	

Architectural	design
---------------	--------

Incompa	atible		Cor	npatible
1	2	3	4	5

Pedestrian	appeal
------------	--------

None				A lot
1	2	3	4	5

Yes				No
1	2	3	4	5

Additional comments:

2 3 4 1 Architectural design

Incompa	tible		Cor	npatible
1	2	3	4	5

Pedestrian appeal				
None				A lot
1	2	2	4	5

Does it fit with the other buildings?				
Yes				No
1	2	3	4	5

Additional comments:

Open space	
Too little	Too much
Too little	Too much

3

4

4	5		1	2
		-		

Too large

5

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:

Overall	size				
Too small			Too larg		
1	2	3	4	5	

Open space Too little

Architectural design Incompatible Compatible 1 2 5 3 4

ze		Taalaraa
2	3	Too large 4 5
ce		
		Too much
2	3	4 5