



BACKHOE REPORT: MAY 2020

The following report summarizes active construction projects around Park City. This report is online at www.parkcity.org. Please contact Lynn Ware Peek, Community Engagement Liaison, at lwp@parkcity.org or 435.615.5206.

UTILITY AND ROADWAYS Page 2-3

SR 248 Water Line Replacement- Kearns Blvd, Pavement Management Project, 3 Kings Water Treatment Facility, Quinn's Water Treatment Facility

OLD TOWN Page 4-5

Star Hotel, King's Crown Residential Development, Golf Course Maintenance Building, Woodside Park- Phase 1 & 2

DEER VALLEY/EMPIRE PASS Page 5-6

St. Regis Hotel-Phase 11, Goldener Hirsch- Phase II, Tower Residences (and Empire Club), Empire Residences, Moon Shadow Condominiums

GREATER PARK CITY & BEYOND Page 7-8

Ironhorse Bus Barn, Kearns/SR-248 Tunnel (PC High School), Summit Bike Share, Park City Heights.



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SR-248 TRANSMISSION WATER LINE IMPROVEMENT PROJECT

Utility Project
In progress

CONSTRUCTION DATES

Currently under construction on SR-248, project conclusion anticipated October 2020.

PROJECT DETAILS

Phase I of the SR-248 Transmission Water Line Improvement Project, an integral part of the overall master plan for the treatment of water draining from the Judge and Spiro Tunnels, is nearing completion.

Crews are currently working along the south side of SR-248, from Wyatt Earp Way to Comstock Drive, between 7:00 a.m.-6:00 p.m., Monday-Friday.

Once Phase I is in service, crews will start install toward Bonanza Drive. Crews working on the project will follow strict guidelines to remain in compliance with the Summit County Public Health Order.

Project updates will be posted to the [City's Water Projects page](#).

CONTACT INFORMATION

Griffin Lloyd | Public Utilities Engineer | griffin.lloyd@parkcity.org | 435.615.5314

PAVEMENT MANAGEMENT PROJECT

Municipal Project
In progress

CONSTRUCTION DATES

Throughout Summer 2020.

PROJECT DETAILS

In an effort to maintain an average of 10 years or higher on our roads and to reduce costs in the long term, Park City will continue to maintain the City's investments in its streets, roads and bike paths. Proper pavement management minimizes the need for costly road reconstruction.

- 108,916 square yards of slurry seal.
- 30 tons of crack seal to various city streets and 3 tons of crack seal to bike paths (prolongs pavement life by sealing the surface cracks).
- 6,443 tons of asphalt for pavement overlays.



- 14,228 square yards sealcoat to maintain bike path safety.

Schedule for road and bike path maintenance treatment will be announced throughout the summer.

CONTACT INFORMATION

Troy Dayley | Streets and Streetscapes Manager | troy@parkcity.org | 435.615.5637

3KINGS WATER TREATMENT PLANT

Municipal Project
In progress

CONSTRUCTION DATES

- The 3KWTP construction is now fully underway. Completion anticipated April 2023.

PROJECT DETAILS

- The pedestrian walkway adjacent to the project site and along the west side of Three Kings Drive installed in May 2020. Construction mitigation efforts are continuous throughout project.
- Excavation and concrete foundation pours for structures ongoing.
- A temporary building for the treatment of drinking water from the Thiriot Spring was installed. This building, located along Three Kings Drive at the northwest corner of the site, will be removed as the 3KWTP work is completed.
- Work within the Golf Course area of play was completed in advance of the course opening.
- Design and scheduling for dredging of the golf course ponds progressing.

Additional information available on the Water Department webpage:

<https://www.parkcity.org/departments/public-utilities/engineering-construction-division/water-projects/3kings-water-treatment-plant>

CONTACT INFORMATION

Roger McClain | Water Utilities Engineering Manager | roger.mcclain@parkcity.org | 435.615.5329

QUINN’S JUNCTION WATER TREATMENT PLANT

Municipal Project
In progress

CONSTRUCTION DATES

Currently under construction, nearing completion.

PROJECT DETAILS

- Increases treatment capacity during construction of the new 3Kings Water Treatment Plant.
- Allows treatment staff to clean raw water pipes and reduce plant downtime, and office, meeting, and storage space for operations.

CONTACT INFORMATION

Griffin Lloyd | Public Utilities Engineer | griffin.lloyd@parkcity.org | 435.615.5314



STAR HOTEL, 227 MAIN STREET (TOP OF STREET)

Private Project
In progress

CONSTRUCTION DATES

Reconstruction is in progress.

PROJECT DETAILS

Complete reconstruction of the Historic Star Hotel with a rear addition.

CONTACT INFORMATION

Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100

KING'S CROWN RESIDENTIAL DEVELOPMENT

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, 50% complete, 90% of excavation complete and affordable housing component complete.

PROJECT DETAILS

New development including townhomes, homes, condominiums and affordable/attainable housing.

CONTACT INFORMATION

For more information: www.parkcitykingscrown.com or Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100

GOLF COURSE MAINTENANCE BUILDING

Municipal Project
Recently Completed

CONSTRUCTION DATES

Project completed in 2019, some final landscaping projects yet to be completed

PROJECT DETAILS

- The new Golf Course Maintenance Facility replaces an existing 40 year old building that was demolished to provide space for the new 3Kings Water Treatment Plant.
- Located between the municipal driving range and 10th fairway, the new building consists of approx. 8,500 sq. ft. of equipment and materials storage, repair and washing facilities, and office space.

CONTACT INFORMATION



Roger McClain | Water Utilities Engineering Manager | roger.mcclain@parkcity.org | 435.615.5329

WOODSIDE PARK COMMUNITY HOUSING, PHASE I

Municipal Project
Recently Completed

CONSTRUCTION DATES

Construction completed in 2019, three units occupied, one under contract and three available and working to match buyers.

PROJECT DETAILS

- Located on the 1300 block between Park Avenue and Woodside Avenue. Affordable housing project that includes four single family homes and four townhomes.
- Phase II; proposed 63 units, anticipated start of construction - TBD

ST. REGIS HOTEL, PHASE II – 2300 DEER VALLEY DRIVE

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development including residential condos and support commercial located south of the funicular.

CONTACT INFORMATION

Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100

GOLDENER HIRSCH, PHASE II – 7520-7570 ROYAL STREET EAST

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development including residential condos and support commercial with underground parking, and remodel of Goldener Hirsch.

CONTACT INFORMATION

Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100



EMPIRE RESIDENCES – 7695 VILLAGE WAY

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development including residential condos, one employee unit, underground parking, located within the Village at Empire Pass.
- Excavated materials were hauled to the B2 East site adjacent to Empire Day Lodge.

CONTACT INFORMATION

Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100

TOWER RESIDENCES (AND EMPIRE CLUB) – 8680 EMPIRE CLUB DRIVE AND VILLAGE WAY

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new private development including residential condos, one employee unit, and expansion of the existing Tower Club within the Village at Empire Pass.

CONTACT INFORMATION

Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100

MOON SHADOW CONDOMINIUMS AND PRIVATE STREET/UTILITY IMPROVEMENTS – 8945 MARSAC AVE

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- A new development of detached condos north of Marsac Avenue within the Village at Empire Pass. Construction of the private road and utilities has begun.

CONTACT INFORMATION

Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100



IRON HORSE BUS BARN RENOVATION

Municipal Project
In progress

CONSTRUCTION DATES

Construction anticipated complete Summer 2020.

PROJECT DETAILS

- Renovate and covert 5,000 square feet of the bus barn into offices.

CONTACT INFORMATION

Matt Twombly | Senior Project Manager | mtwombly@parkcity.org | 435.615.5177

KEARNS BLVD./SR-248 TUNNEL (HIGH SCHOOL)

Joint Project
In progress

CONSTRUCTION DATES

Tunnel opened early 2020, the final tunnel construction items consists of minor concrete work, pavement repairs, landscaping and irrigation, grading, snow melt system, lighting and programming.

PROJECT DETAILS

- 100% net zero design: all lighting and electric snowmelt system offset by solar panels on railings.
- A pedestrian tunnel between PC High School and Cooke Drive replaced the street-level crossing.
- The tunnel helps to alleviate traffic congestion and provide safer access for pedestrians.

CONTACT INFORMATION

info@SR248tunnel.com | 385.375.2111



SUMMIT BIKE SHARE STATIONS – MULTIPLE LOCATIONS

Joint Project
In progress

CONSTRUCTION DATES

10 stations completed in 2019. Remaining Jeremy Ranch station complete in 2020

PROJECT DETAILS

- Using a Federal grant, 11 new stations will be installed within greater Park City. The new stations support 60 new bikes, improving availability and convenience.
- New locations include: North City Park, Deer Valley Resort, Upper Main Street, PC MARC, Basin Recreation Fieldhouse, Summit County Health Department, Willow Creek Park, Silver Springs, Justice Center and Ecker Park & Ride. The Jeremy Ranch Park and Ride location is anticipated 2020.
- The Bike Share Program opened in May for the 2020 season.

CONTACT INFORMATION

Caroline Rodriguez | crodriguez@summitcounty.org

PARK CITY HEIGHTS SUBDIVISION – PARK, CLUBHOUSE, AND RESIDENCES

Private Project
In progress

CONSTRUCTION DATES

Currently under construction, project anticipated to be multi-year.

PROJECT DETAILS

- New subdivision with a public park and trail connection from PC Heights to Rail Trail.
- 239 residential units (single family and multifamily) developed during 5 phases of construction. Clubhouse accessible to Park City Heights residents only.

CONTACT INFORMATION

Ruth Mather | Park City Building Department | ruth.mather@parkcity.org | 435.615.5100