

PROSPECTOR SQUARE
PARK CITY, UTAH



Prospector Square

IMPROVEMENT PROJECTS MASTER PLAN

PREPARED
FOR

PROSPECTOR SQUARE PROPERTY OWNERS ASSOCIATION



LOGANSIMPSON

JULY 2015

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Prospector Square is a dynamic neighborhood that lies just minutes from Park City's historic Main Street and two world famous ski resorts. In planning for future improvement projects, this document explores ways to modernize site amenities and upgrade infrastructure needed to renovate this master-planned development. Guiding this process is the Prospector Square Property Owners Association (PSPOA) who manages the 23 acre Prospector Square master-planned community.

Prospector Square was planned and constructed in 1974 and provides valuable services, mixed-use, residential, condos, hotel, office, restaurants, and health care facilities across the 23 acre property. One of the highlights of Prospector Square is the visually pleasing internal corridor that serves as a pedestrian walkway and provides plaza space for outdoor activities. Parking in Prospector Square is fully built out and accommodates over 1560 parking spaces in 13 parking lots. The public right of way which includes sidewalks, park strip, and streets within Prospector Square are maintained by the Park City Public Works Department. Currently, Berrett Lane (the internal pedestrian corridor) is underutilized, poorly maintained, and in need of major updating and repair. The external parking lots have not been repaved for several years and will need to be replaced. Existing perimeter sidewalks within the right of way are 4' to 5' feet wide and in need of better integration into the central corridor.

There is an eclectic mix of architectural styles that together compose good urban form. However, some of the older buildings

with stucco and Hardie Board are in need of updating and repair. Newer buildings have been constructed with a mix of styles and materials from modern and traditional, to rustic log cabins. Generally, the overall architectural appearance of the development is not cohesive and does not provide an upscale appearance. Higher quality architecture design and materials are recommended for future development and updates.

The landscaping has a mix of mature evergreen and deciduous trees that add value to the internal corridor and overall aesthetics. Most of the shrubs and ground cover are old, high-water-use plants that are not well kept. A native-adapted planting design should be considered as the new standard for the entire development. This will reduce future water use and maintenance, and provide fresh new look for the entire development.

Currently there are no parking lot lights and existing lighting within the corridor is not adequate. Street lights exist along perimeter streets and are maintained by the City; however, there are various under lit areas that need lighting. A new energy efficient lighting design is needed to improve visibility, safety, and provide an attractive ambiance to the neighborhood. Creative accent lighting for outdoor dining, way finding, patios, festivals, and landscaping is recommended to be installed by the property owners and will yield a positive return on investment as it will help to drive year round business.

The existing irrigation system is extremely old and needs repair. Several existing points

of connection will need to be evaluated and reused. Generally, there should be enough water volume and pressure to supply the property with adequate irrigation. The new system should integrate modern equipment including a new master irrigation controller, flow sensor, rain gauge, and automatic systems to monitor lateral and mainline breaks and shut the system off to save water and prevent property damage. A controller with capability to adjust watering schedules based on evapotranspiration is highly recommended.

The privately owned and maintained sanitary sewer system should be inspected, and any needed improvements incorporated before hardscape amenities like parking lots and sidewalks are installed. Existing pipes may need to be upsized and checked for life expectancy replacement, and the system inspection should map the location, cost, and description of desirable updates.

This document is intended to provide PSPOA with a high level overview of existing conditions and key improvements that can be prioritized and planned over the next several years as capital improvement funds are allocated. The document provides an inventory and site analysis, outlines improvement projects, and presents a rendered master-plan to support desired outcomes. Additional exhibits and studies are also provided to influence and guide future improvements. The studies and recommendations generally include parking, internal building and site circulation, streetscape, lighting, snow removal, irrigation, planting, signage, and wayfinding.

During the analysis process, Logan Simpson developed two conceptual master plans; these plans illustrate program elements, materials, architecture, planting, site furnishings, and areas that could be renovated to provide a unique sense of place and new experience for PSPOA. These options were then presented to the board for review and refinement. The master plan alternatives were taken to two public outreach events where Logan Simpson collected public comments and generated consensus items.

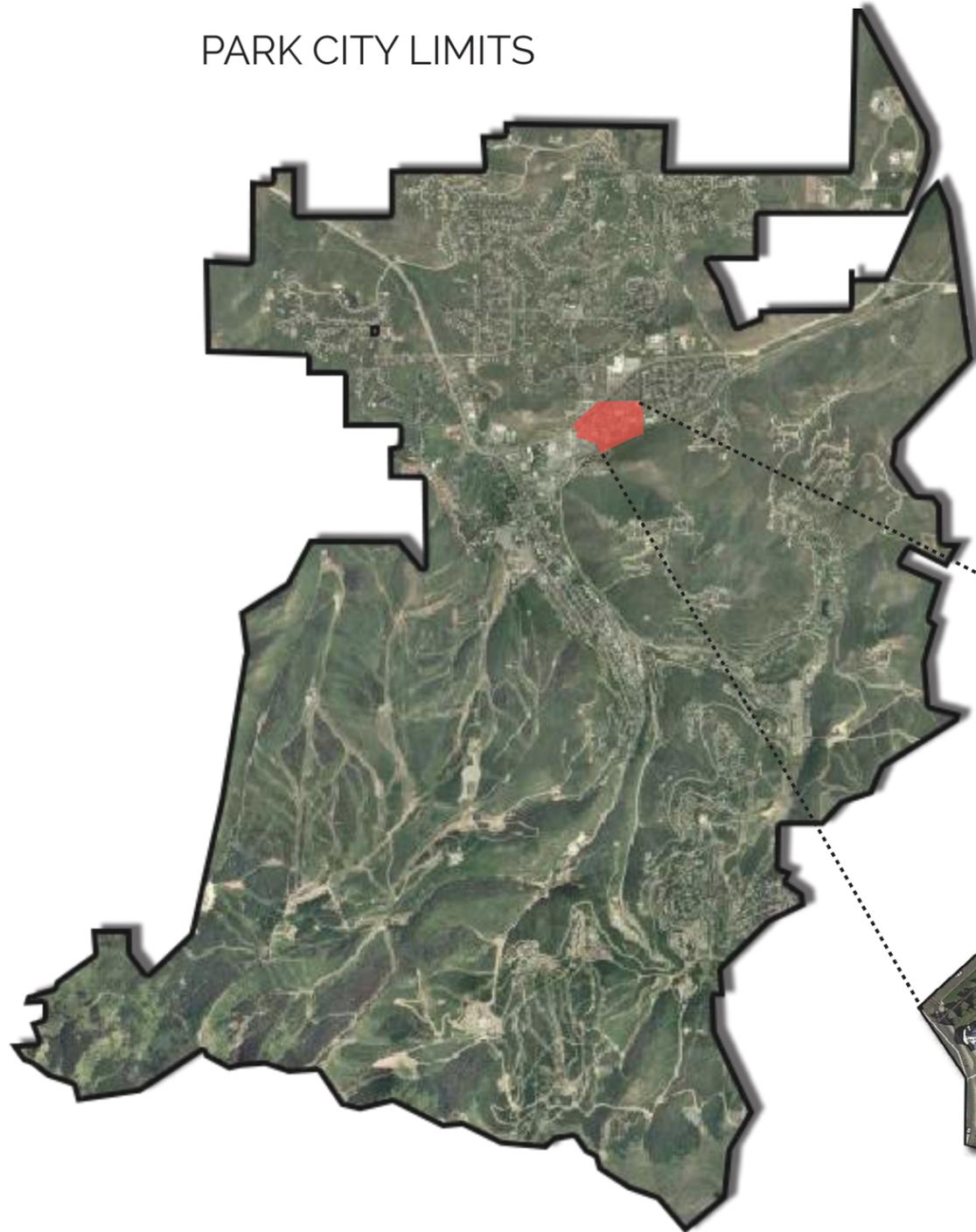
Following the public meetings and final reviews Logan Simpson refined the final plan into a preferred concept based on comments and input from PSPOA, public, and owners.

From the preferred alternative, a preliminary line item cost estimate is provided to assist with planning and phasing of capital improvements. Next steps include determining a budget and time-frame for phased improvements and securing a team to provide detail design and construction based on the master plan and direction from PSPOA.

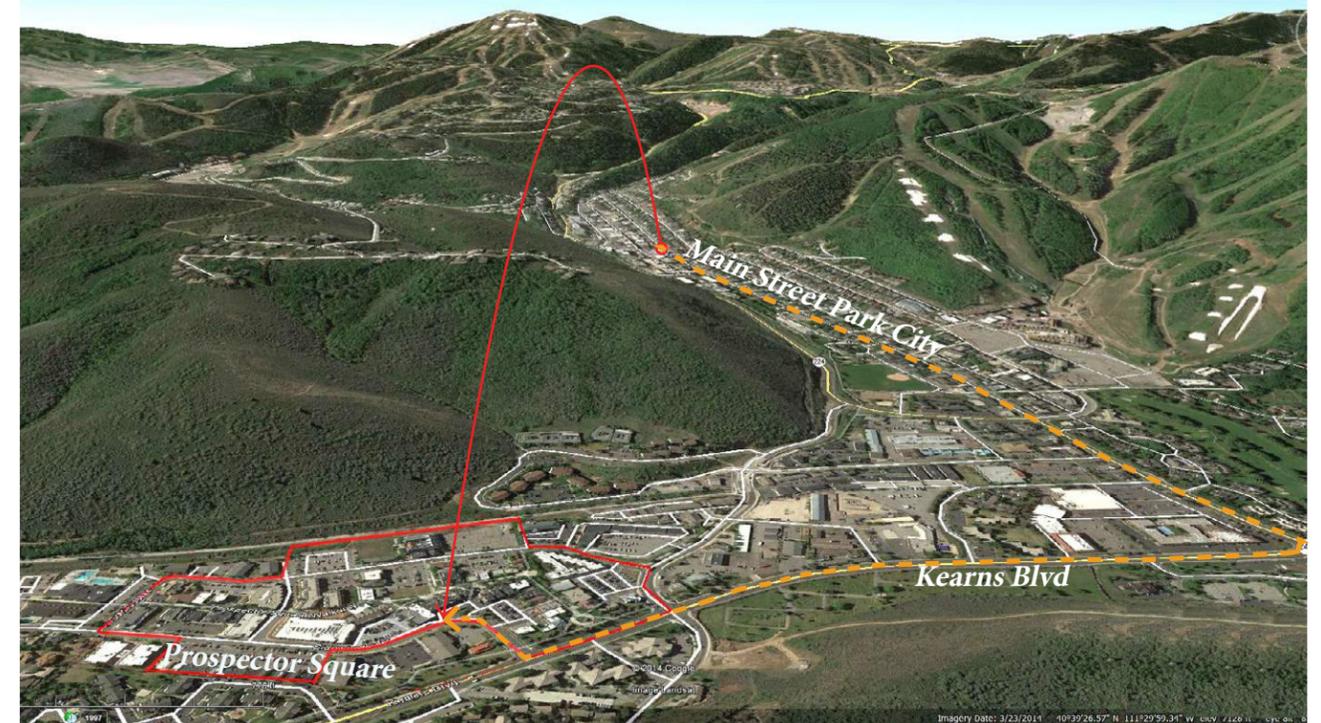
This document does not cover every potential improvement project or how to make improvements at a site specific level; instead, this document helps to align the overall goals and vision of PSPOA and is to be used with the existing CC&R's. In doing so, this document provides a framework used to enhance and maintain the quality of the property. The following pages will help property owners in Prospector Square understand how to make property improvements that will increase land values and improve aesthetics under the collective vision of PSPOA.



PARK CITY LIMITS



ORIENTATION MAP



1.8 Miles by Road — — — —
1.2 Miles by Air — — — —



PROXIMITY TO SCHOOLS



SITE PHOTO INVENTORY

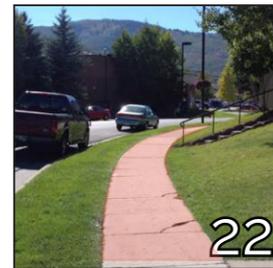


PHOTO LEGEND

- 1. Marriott plaza lacks shade, furnishings, & seating
- 2. Fire pit in plaza needs welcoming site furniture for year round use
- 3. Walkway leading into parking lot lacks wayfinding
- 4. Patio of Good Karma restaurant, good use of space
- 5. Prospector Avenue streetscape lacks landscaping
- 6. Park Regency residences need foundation plantings
- 7. Club Lespri outdoor patio is a good precedent
- 8. Lot H has diverse architectural form, poor quality paving

- 9. Signage Kiosk with map of Prospector Square, needs updating
- 10. Berrett Lane view shed looking SW, needs new sidewalk
- 11. Hidden street light and underutilized furnishings
- 12. Berrett Lane needs new paving and lighting
- 13. View of existing pine tree blocking view into corridor
- 14. Hidden internal sidewalk connection
- 15. Overgrown poorly maintained landscape
- 16. Maximize Rail Trail connections

- 17. Berrett Lane corridor connecting to Prospector Avenue
- 18. Existing sidewalk in corridor, poor condition, needs updating
- 19. Good architecture character potential, good access
- 20. Vacant parcels and parking lot K, potential anchor tenant site
- 21. Poor access to existing retail spaces, no pedestrian sidewalk
- 22. 5' wide sidewalk, too small for city snow removal
- 23. Good quality architecture style
- 24. Berrett Lane Corridor needs hardscape and landscape upgrades



I. ORGANIZE A SUSTAINABLE PLANTING STRATEGY

1. Organize planting into low, medium, and high water use zones.
2. Use plant species that have been tested and recommended for Park City, Utah.
3. Use appropriate plant species for sun and shade exposure and adjust irrigation to reflect the varied levels of exposure.



III. COORDINATE A MASTER IRRIGATION STRATEGY

1. Complete a Master Irrigation Plan that defines the peak season demand and annual water-use expectation.
2. Provide a phased water delivery strategy that reduces water requirements and efficiently manages water supply.
3. Select a Master Irrigation Controller and Web based system to continually monitor water use.
4. Explore passive water harvesting strategies that help to restore the natural hydrological equilibrium in the built environment.
5. Harvest roof water into bioswales and attractive rain gardens that collect and purify storm water.



IV. USE PROVEN METHODS OF SUSTAINABILITY

1. Provide strategies to melt snow that use passive solar, on-site stacking, and responsible snow storage within constrained areas.
2. Accommodate local and regional habitat for migratory and indigenous species such as birds, small mammals, and insects.
3. Use low impact development strategies such as harvesting water or using bioswales to clean and remove sediment to reduce storm drain, maintenance, and infrastructure cost.



V. FUNCTIONAL LANDSCAPE

1. The landscape should functionally support the master plan by providing seasonal color and long lasting plants, improving user safety and visibility, and creating a sense of place in a low-maintenance landscape.
2. Extend outdoor living space and duration with microclimates, shaded areas, heated areas, and functional spaces.
3. Mitigate heat island effect by shading buildings and hardscape areas.



VI. DEVELOP CHARACTER ZONES

1. Design plant character zones to enhance the urban form, save water, and reduce maintenance.
2. Create unique and memorable outdoor experiences. Support a diverse range of land use from health and wellness to restaurants, office, and residential.

VI. USE BEST PRACTICE FOR GRADING AND DRAINAGE

1. Collect and harvest rain water in bioswale and retention areas.
2. Reduce or eliminate underground storm drains by using surface solutions.
3. Use permeable materials.
4. Explore ground water recharge opportunities.

VII. REDUCE MAINTENANCE COST WITH RECYCLING

1. Collect and recycle green waste.
2. Provide recycling bins at existing dumpster locations.
3. Coordinate maintenance strategies based on plant health and aesthetics.
4. Use selective pruning strategies to reduce overall maintenance cost and reduce waste.



VIII. DESIGN FOR PUBLIC SPACES

1. Provide a safe and comfortable nighttime experience
2. Encourage removable shade elements for all play structures, plazas, and gathering areas.
3. Design nodes and meeting spaces to encourage interaction among businesses and the public.
4. Develop an activity program for the flexible use of public spaces so that basic requirements are provided in the design as well as the scale of a programmed event.
5. Provide attractive and comfortable site furnishings, seating, and outdoor retail experiences.
6. It is recommended that within the corridor the sidewalks are reconstructed to be no less 6' and no more than 20' depending on program and functionality of the space. It is recommended that foundation plantings be located between the sidewalk and the building facade.



Two public outreach activities were held to 1.) Solicit community input on the two alternative plans and, 2.) Explore other activities and services that would be supported by the community.

The first outreach activity was held at Alberto's Mexican Restaurant on February 12th, 2015. Logan Simpson and PSPOA board members assisted with the collection of comments from the community. During the activity, Logan Simpson staff walked through the development to gather additional input from business owners and patrons using and visiting Prospector Square.

A mix of patrons came to Alberto's for lunch and shared their ideas. They included the following groups:

1. Employees of prospector square
2. Local residence
3. City employees
4. High school students
5. Local construction workers
6. Hotel support staff
7. Visitors and tourists

Field notes highlighting general comments obtained from this activity are provided below.

Generally, everyone agrees that Prospector Square provides affordable quality services to local residents.

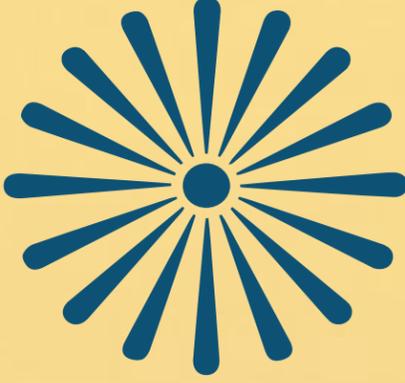
- Parking and access is good although traffic is an issue at Kearns Boulevard and Bonanza Drive at rush hour. Upgrades to this will need to be coordinated through Park City Engineering Division.

- Development in the area is not visually pleasing and is in need of improvements.

Join the Conversation Public Open House

Feb 12th from 11^{AM} to 2^{PM}

Alberto's Mexican Restraunt
1640 Bonanza Drive Park City, Utah



For more information Visit 

www.prospectorsquare.com/future





- Parking lots are dirty and not well maintained.
- Several patrons did not realize there was an internal walkway amenity.

- However, those who work and live in Prospector Square said they enjoy the internal corridor and appreciate its potential. Local patrons using the space suggested that it's a quiet, peaceful space that provides a safe walkway through Prospector Square and to the adjacent neighborhood.

- Parents say they would spend more time in Prospector Square with their family on the weekends and evenings if the corridor had more services and improved sidewalks.

- High school kids would "hang out" in Prospector Square if there were more services during evening hours, including a fun place to hang out with friends, eat dinner, watch movies and listen to music.

- Respondents like the idea of movies in the park and programmed activities if they were provided at Prospector Square. A group of women were discovered admiring The Prospector and Silver Mountain Sports Club; they expressed interest in seeing similar architectural styles in Prospector Square and the surrounding corridor. PSPOA property owners agreed they would spend more time in the corridor if it provided more restaurants, better lighting, and a safer nighttime environment.

The second workshop/open house was held on February 24th, 2015, at the Park City Marriott and attracted over 100 attendees. Both PSPOA and Logan Simpson staff were available to answer questions and record comments. Generally, everyone was very excited about the changes and possibilities for Prospector Square. The following page highlights key items that were recorded during the two workshop/open house events.

FIELD NOTES

- Water feature is a good idea
- Splash pad to attract families
- Keep it affordable
- Something for all ages
- Improve connection to Rail Trail
- Traffic is congesting Park City
- Improve way to get in and out
- Walkability is great
- More outdoor dining.
- More restaurant and bar options.
- Stained concrete/pavers for crosswalks
- Unattractive from Bonanza Dr.
- Claustrophobic
- Place to hang out
- Drive in theater
- Close Poison Creek Drive for events
- Designated places for angled parking
- Recycling area
- Promote local community vibe
- Street activities and events
- Walkway and buildings are set back too far
- Affordable prices benefit local users
- Lots G and J are left behind
- Improve pedestrian wayfinding
- Establish architectural guidelines
- Promote future development
- Maintain good access for delivery vehicles
- Expand parking services
- Parking enforcement needed
- Price is a factor for shopping, dining and office space.
- Better parking and availability
- Convenient parking
- Improve parking in underutilized areas
- Need to better prioritize prime parking spots for patrons
- Angled parking on Gold Dust Lane and Poison Creek Drive
- Improve bus stops
- Improve safety - police and fire
- Signs for timed spots in parking lots
- Meeting place for people of all ages
- Clean, colorful, fun
- Outdoor dining, alfresco
- Inviting, family friendly
- Dogs/strollers/young families
- Unprogrammed areas for events



GOALS

High Consensus Items:

PSPOA agreed that the overall improvement of Prospector Square and Berrett Lane was of high importance. Improvements centered on increasing the desire to walk to destinations by improving the appeal of building and walkways. Improving the function or reducing the cost of various services such as garbage, lighting, and snow storage is an overall priority to owners who want to keep cost increases to a minimum.

- Promote sustainable development that is environmentally sensitive and economically productive.
- Create an inviting atmosphere in Prospector Square that encourages visiting businesses during the evening hours.
- Create an activity zone that brings people to Prospector Square.
- Prospector Square is lacking signage and a branding image needs to be revitalized.
- Improve wayfinding, lighting, and safety.

Discussion Topics:

- Economically sustainable
- Increase multiple vendor visits within one trip
- Encourage/entice property owners to invest in and improve their properties
- Attract businesses that will encourage people to walk, hang out, and use the area
- Increase demand for property
- Raise rents via value increase
- Activity zone - bring people to Prospector Square
- Sustainability of water, sewer, power, etc.
- Enhance public space inside Prospector Square
- Improve overall aesthetic character of the area
- Improve curbside appeal
- Improve parking for business patrons.
- Uniform level of improvements. Equitable distribution of investments
- Reduce overall maintenance and life cycle cost
- Visual enhancement to the level of a Class A project
- Foot traffic and more "non appointment" visits i.e. retail, restaurants
- Improve inter-neighborhood pedestrian circulation
- Integrate Poison Creek and Berrett Lane
- Increase use of pedestrian walkway as both a walkway and a gathering area
- Adequate customer parking in proximity to businesses
- Discover and help Prospector Square re-brand (i.e.: "who we are" and "where we are going")
- Improve signage and site identity to enhance character
- Become a key destination for residents
- Improve image and be a positive image in the community
- Increase perception of safety - wayfinding
- Enhance lighting

OPPORTUNITIES

High Consensus Items:

- Parking in Prospector Square is fully built out. However, some parking lots could use better programming to accommodate visitor/business needs.
- Landscaping could incorporate a standard palette and could benefit from a general "sprucing up."
- Visibility into the development needs to be improved for pedestrian connectivity.
- Prospector Square should be marketed to increase awareness of services available.
- Prospector Square would benefit from an additional anchor tenant, similar to the Marriott, to attract business and increase exposure to a broader community.

Discussion Topics:

- Improvement projects can bring renewed demand and investment to Prospector Square.
- Landscaping surrounding buildings (private property): some owners maintain/some don't
- Develop standard landscaping palette that can be utilized immediately
- Existing mix of uses
- Access from major roads
- Existing infrastructure
- Mature landscaping with main common corridor
- Unified uses of buildings
- Strategic parking analyzing long-term vs. short-term
- Increase trails, railway, and other pedestrian walkway usage as means of access
- Improve visibility into the square
- Arts and culture - museum, live theater
- Expose to a larger population
- Vacant lots can be repurposed
- Lots of room for improvement
- Good mix of current tenants
- Anchor tenant
- Promote an attractive image within Park City
- Become off-Main Street hub of lodging and visitor activity

ISSUES

High Consensus Items:

- Cost of snow plowing and removal off site.
- Aesthetics and site location of trash receptacles.
- The challenge exists of bringing together absentee owners and adjacent property owners.
- More money is needed to finance Prospector Square vision and improvement projects.
- Many elements of Prospector Square seem to be outdated and disconnected. For example, there is a general lack of sidewalk connectivity between buildings.
- Disconnected sidewalks. Several terminate into a plant bed or parking lot.
- Inconsistency between architectural styles leads to visually unattractive assortment of buildings.

Discussion Topics:

- The cost of snow removal and snow storage strategies
- Absentee owners are often out of the loop
- Unify owners to gain priority ranking on improvement projects
- Adjacent neighbors not members
- Funding mechanisms for improvement projects
- Image and public perception
- Architecture of existing buildings
- Quality of central corridor lighting
- Lighting/low visibility into and from the site
- Parking surrounding Prospector Square is not inviting to pedestrians
- Dumpster locations are inadequate and dilapidated
- Older buildings in need of upgrades
- Need sidewalk along front of all buildings
- Certain areas are not visually pleasing
- Internal plaza corridor does not attract activity it deserves
- Hidden uses or tenants due to poor access and lack of transparency



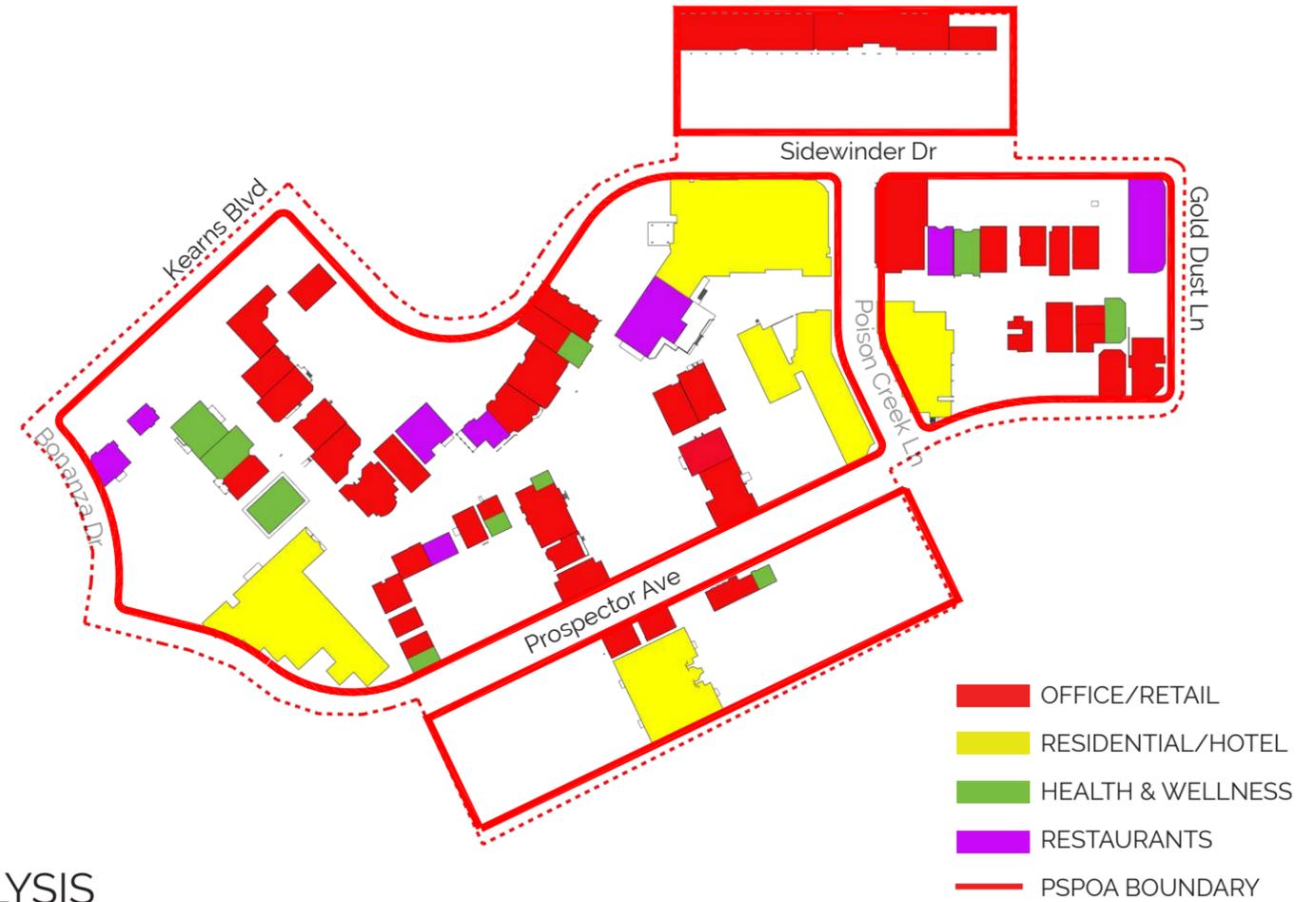
ACCESS, CIRCULATION, & VIEWS



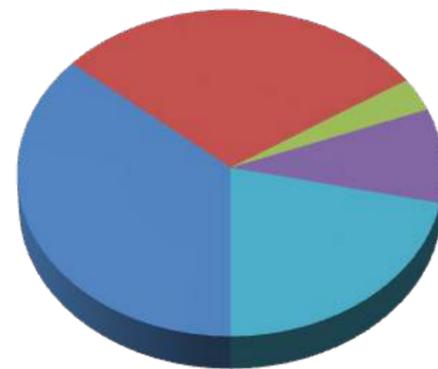
LEGEND

- VIEWSHED
- BUILDING THOROUGHFARE
- BUILDING EXIT
- SIDEWALK
- ROAD
- BUILDING

PROGRAM MIX



LAND USE ANALYSIS



- Buildings = 6.8 Acres (29.5%)
- Vacant Lots = 0.76 Acres (3.3%)
- Sidewalks = 2.2 Acres (9.3%)
- Parking = 8.4 Acres (36.3%)
- Landscape Areas = 5 Acres (21.5%)
- Right of way = 6.13 Acres

PSPOA LAND AREA = 23.1 ACRES
 TOTAL (INCLUDING ROW) AREA - 29.3



SUMMARY

Despite containing varied architectural styles, alternating building setbacks, and irregular block orientation, Prospector Square's layout provides a surprisingly good urban form. The proper pedestrian scale and unique placemaking opportunities provided by this urban form are valuable assets in the programming of future upgrades within Prospector Square. However, one of the main constraints is the orientation of public business entrances facing toward parking lots instead of internal pedestrian corridors. This results in reduced activity within the pedestrian corridors. As Prospector Square evolves, it is important to encourage businesses with high foot traffic to be located along the first floor of the buildings to improve access from the corridor.

Site survey found only 8 buildings that provide a access for employees and patrons to the internal corridor. The first floor layout of the existing buildings is the main reason Berrett Lane is underutilized. To better understand this condition, a land use map was created (on previous page) to show the first floor business type. Existing tenants are mixed use; however, lean towards residential, hospitality, and office-retail uses. Parking consists the largest area of PSPOA at over 36%. This is followed by Buildings at 30%, Landscape Areas at 21%, Sidewalks at 9%, and vacant lots at just over 3%. Increased demand in the future may result in these numbers changing; however, it would require major investment in parking garages and increased building densities.

APPROXIMATE SEWER LOCATIONS



Source: PSPOA

RECOMMENDATIONS

1. Encourage more restaurants on the first level with clear access to the corridor. Any new renovations should provide clear access to corridor.
2. Attract affordable lunch time food services. Encourage public access to & from corridor and reduce employee-only entrances.
3. All new construction should provide high-quality architectural design. Provide an Architectural Design Guideline for future use and quality control.
4. The use of Hardie board, stucco, and aluminum siding should be carefully reviewed and limited in future renovations or new construction.
5. Repair, paint and maintain all properties in accordance with language in PSPOA architectural guidelines and CC&Rs.
6. Provide an approved palette for material colors, finishes, and architectural styles.
7. Promote high quality architectural fenestration and detail by having contractors submit brick, stone, steel, and concrete to the PSPOA before construction.
8. Promote the strategic and consistent placement of site furnishings such as seating, shade, and outdoor dining amenities where feasible.
9. Use wood and steel architecture styles, theme foundation planting, and window detailing.
10. Vinyl or metal siding with no variation in color, material, or style is not acceptable.
11. Existing windows, doors, and main entrances should be properly detailed.
12. Provide high quality foundation landscapes that follow the Prospector Square recommended plant palette.
13. Prohibit expansive walls with no windows or detailing; CMU block and tilt up or expansive stucco is not allowed.
14. Views into and away from the site should be enhanced or preserved.
15. Program the corridor with activities throughout the year.

UTILITY INFRASTRUCTURE

The approximate location of utilities in Prospector Square is unknown and the data is incomplete. A detailed survey is recommended.



ACCEPTABLE ARCHITECTURE

UNACCEPTABLE ARCHITECTURE



1. Good use of stucco, brick, stone, steel and concrete. Good fenestration, detailing and use of colors.



2. Good use of stucco western theme and outdoor dining.



3. Good use of steel siding, glass, architecture style, detailing, lighting



1. Poor use of metal roof architecture detail, style, stucco and stone.



2. Vinyl or metal siding with no variation in color material or style. No window detailing or architecture fenestration.



4. Good use of steel, glass, block and outdoor seating, shade and dining



5. Good use of wood, steel, architecture style, theme foundation planting, window detailing



3. No foundation landscape, Poor quality pedestrian experience, expansive stucco and steel material with no detailing



4. Expansive walls with no window's or detailing, CMU block and tilt up or stucco expansive walls

PLAZA



LIGHTING



SNOW REMOVAL STRATEGIES

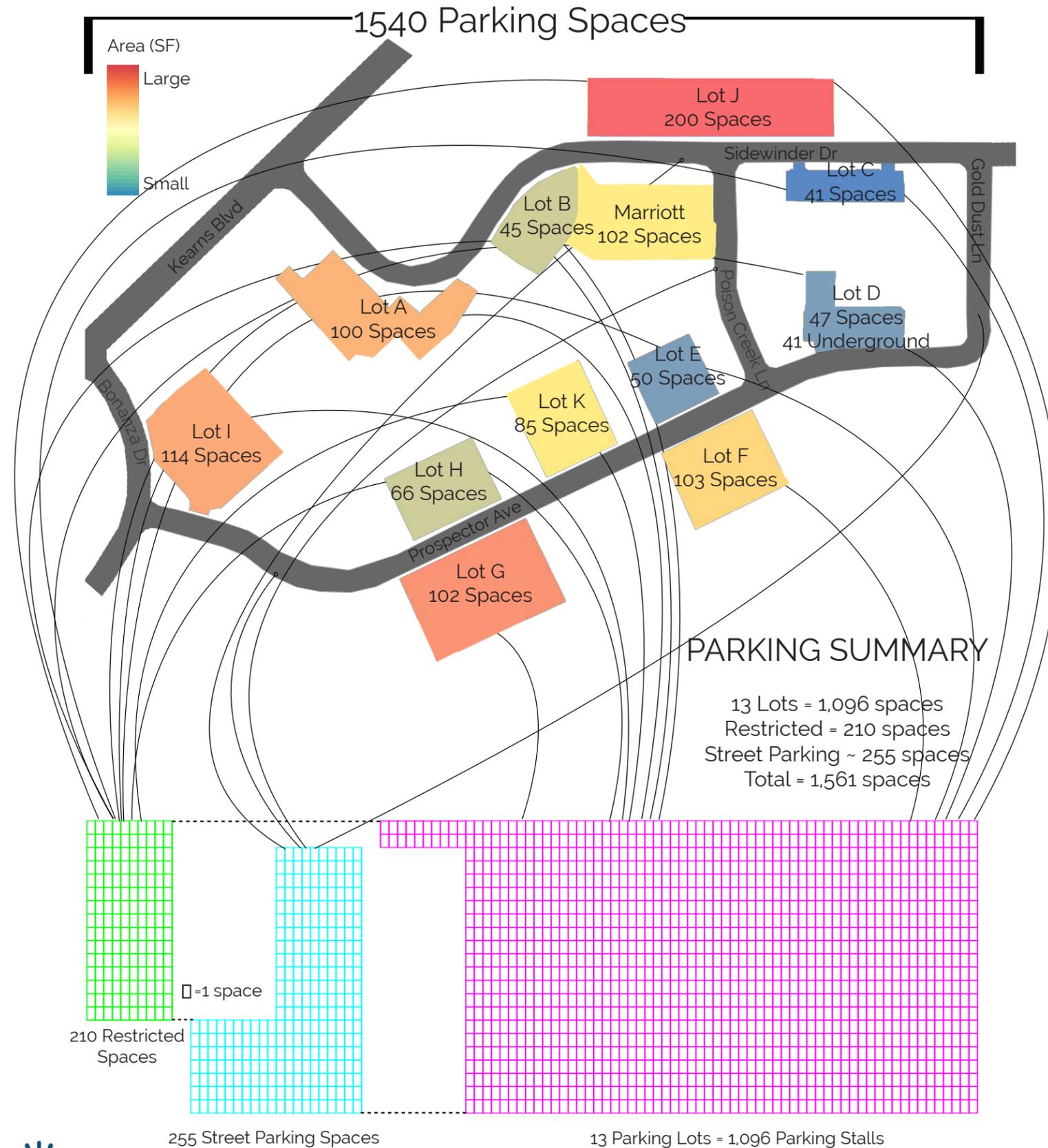


COMMUNITY



LANDSCAPE





SUMMARY

Parking within Prospector Square is divided into 13 lots and three underground structures. The capacity of these lots is approximately 1,285 spaces plus 255 parallel street parking spaces, which results in approximately 1,540 parking spaces. Existing parking quantity and zoning should not change and should not be affected by the master plan. Only minor parking lot improvements are recommended to enhance and create a more visually pleasing entrance and parking area.

The infographic to the left shows the general location of the private, public, and street parking spaces including the size of the individual lots and how many spaces they contain, respectively. The parking utilization diagram measures the parking lot area divided by the number of spaces. This informs us which lots are best designed to accommodate the maximum number of cars within the size constraints.

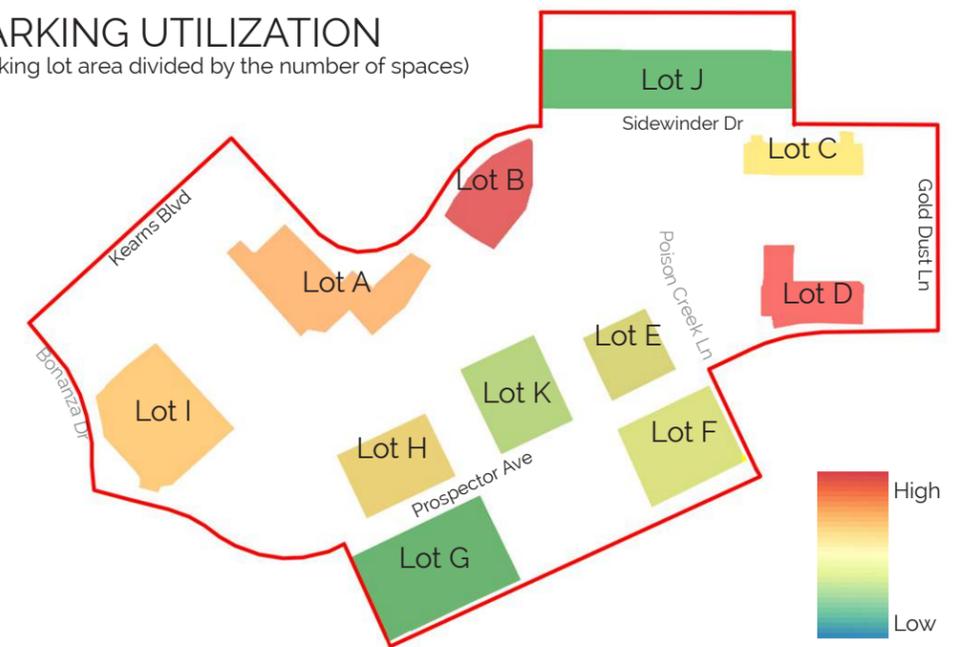
RECOMMENDATIONS

As future growth occurs and property values increase within Prospector Square, development of parking structures should be considered; ideally, underground parking would be a valuable method of preserving open space while accommodating growing parking needs.

Currently, the overall public perception of parking in Prospector Square is generally negative; parking lots are usually full to capacity, hard to navigate, and need to be better maintained. Proposed strategies to improve parking include introducing a parking permit system, prioritize parking for business patrons, and encouraging employees to park further away to prioritize spaces for business patrons. Maintenance upgrades to parking areas include necessary surface upgrades, new light fixtures, and the development of an overall maintenance program to address snow removal and storage issues. The general appearance of lots can be improved by installing no-curb tree diamonds and extending sidewalks and pedestrian movement into the corridor.

PARKING UTILIZATION

(Parking lot area divided by the number of spaces)



SUMMARY

Prospector Square is bordered by six streets of varying size and capacity. Kearns Boulevard is the largest street and is located west of the development; other routes include Bonanza Drive to the southwest, Prospector Avenue to the south, Gold Dust Lane to the east, Sidewinder Drive to the north, and Poison Creek Lane running north to south.

Park City has budgeted funding to improve Prospector Avenue beginning of Spring 2017; the scope of work includes installing storm drains, resurfacing, improving on-street parking, bus pull-outs, and street lights upgrades. The master plan (Pg. 52-53) illustrates increasing the sidewalk to 5'-6" wide as part of this improvement strategy. Ongoing meetings with the City regarding budget program and design strategies should be coordinated by PSPOA.

1. Explore improved traffic patterns and signals at major intersections surrounding Prospector Square. Focus especially on left turns onto Kearns Boulevard from Sidewinder drive.
2. Explore traffic-calming design methods and improved pedestrian crossings and connectivity to existing trails and neighboring businesses and residential areas.
3. Reduce width of streets, assess street parking strategies, provide more room for street trees, snow storage, and a wider sidewalk in the ROW.
4. Explore and coordinate major signage and way finding opportunities.
5. Coordinate and explore consolidating and improving locations of transit stops to match the proposed architectural theme illustrated in this document.



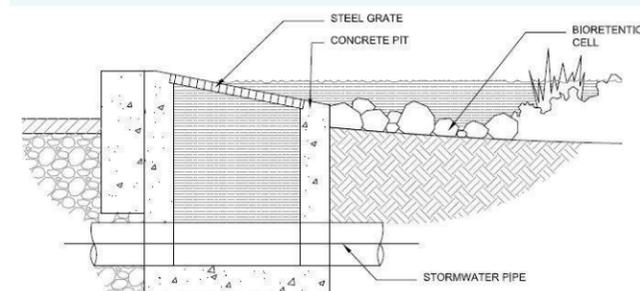
RECOMMENDATIONS

After studying the difference between parallel parking and angled parking along Prospector Avenue, Logan Simpson determined that parallel parking is the most efficient and cost effective parking method. The following right of way recommendations are illustrated on the preferred master plan and the following pages.

1. The ROW pavement can be reduced in width to provide a wider (5'-6" minimum) sidewalk and planting strip. This planting strip - separating the road from the sidewalk - will allow for street trees and increased snow storage; Park City would maintain the sidewalk.
2. Construction of bulb-outs at all intersections will offer traffic calming measures, increase pedestrian safety, and improve planting and snow storage areas.
3. If possible, rain water harvesting strategies are recommended to be installed that utilize bioswales within the bulb-outs and parking strips as illustrated below.
4. Include underground utility upgrades (sewer, water, electrical, and fiber optic) when estimating the cost of roadway improvements.



Bioretention cell sloped grate and sediment capture in landscape area.



Traffic Calming



Sustainable Design

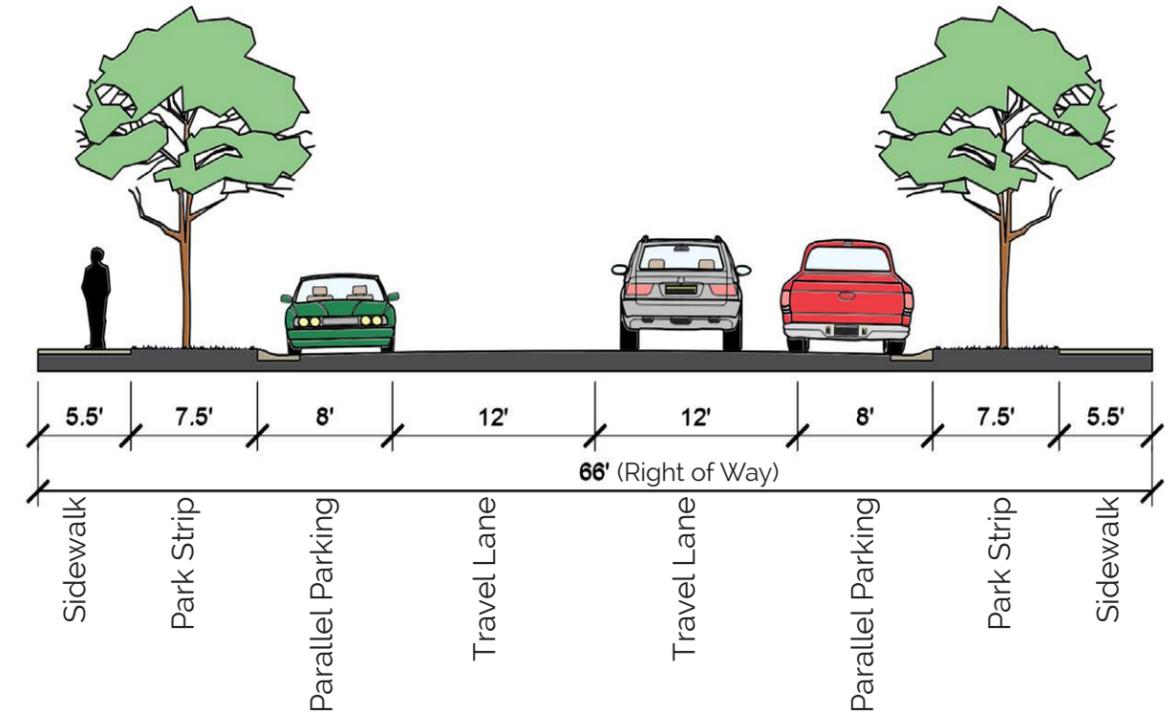


RECOMMENDATIONS

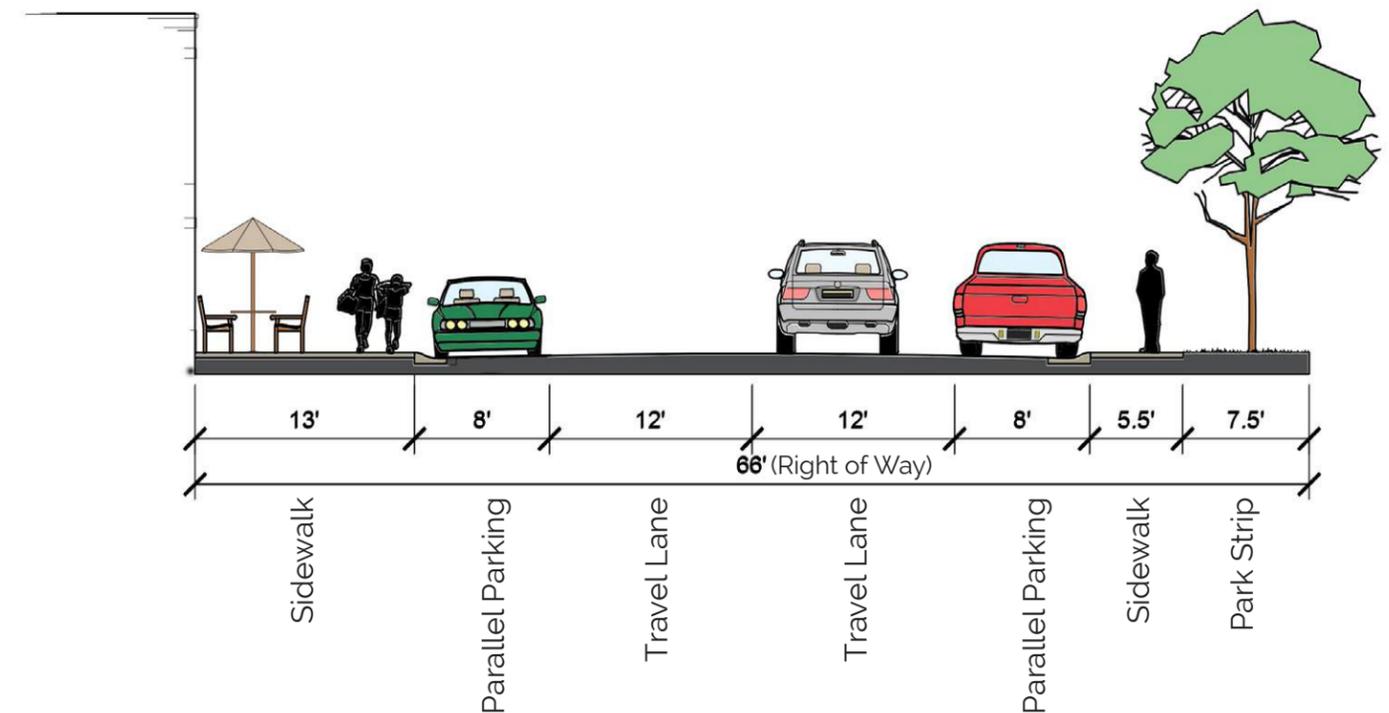
The two sections (alternate page) show the recommended conditions of the reconstruction of Prospector Avenue. Both concepts reduce the width of the travel lane to enhance aesthetics, improve walkability, and increase snow storage area. Concept 1 shows a park strip separating the sidewalk and the road. This is generally a preferred condition as it brings the trees closer to the road which allows for shade and more room for snow storage. As a result of the park strip separating the sidewalk and the road, a safer, more visually pleasing street experience is provided.

Concept 2 shows the sidewalk adjacent to the road. This concept accommodates for a wider sidewalk area, outdoor dining, and retail staging area. However, it is more urban in nature and creates the feeling of a wider street. Snow storage and removal with this concept would be moved further away into the park strip or off-site. The final outcome of Prospector Avenue will likely alternate between the two conditions due to unique site characteristics.

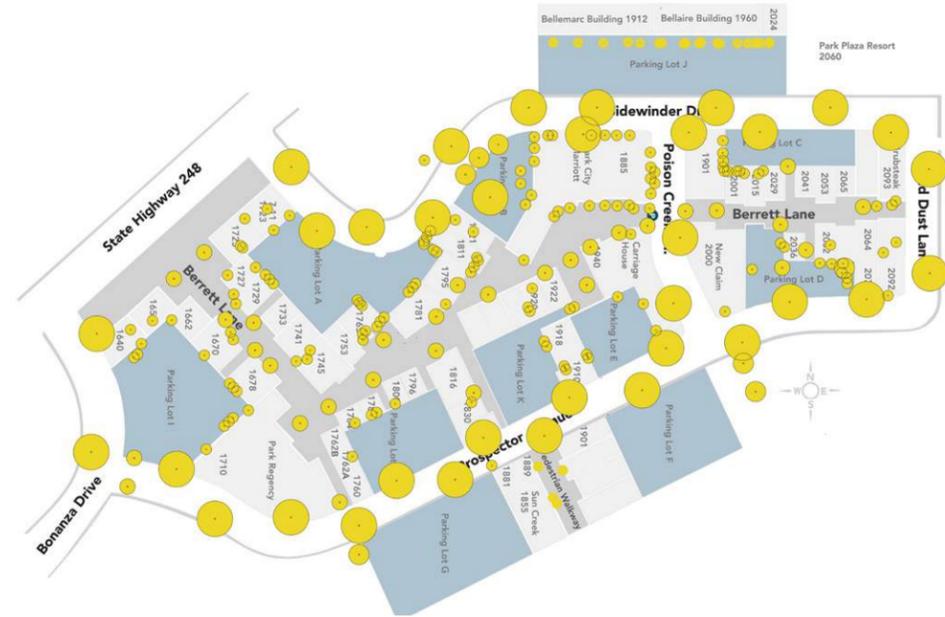
PROSPECTOR AVENUE CONCEPT 1



PROSPECTOR AVENUE CONCEPT 2

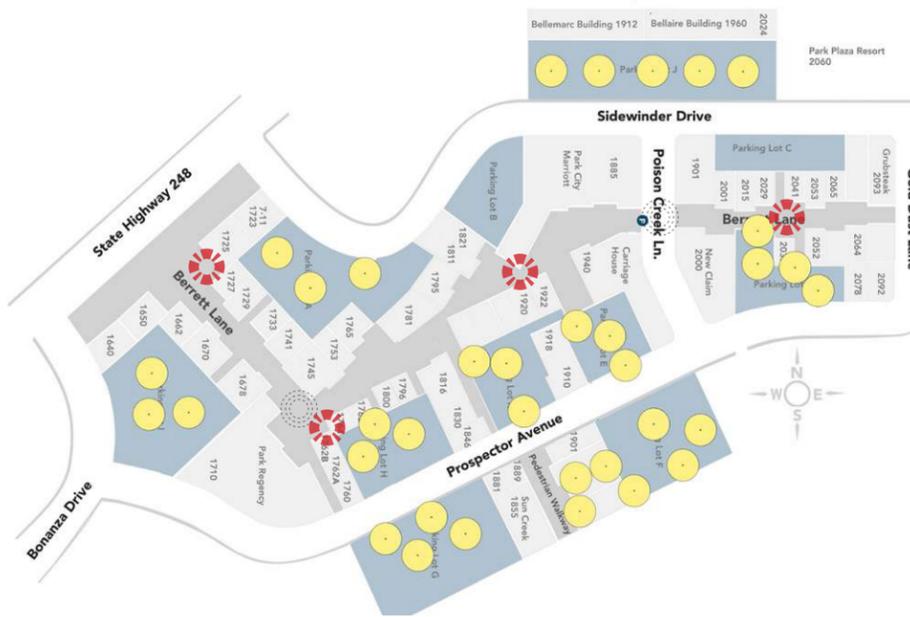


EXISTING CONDITIONS



- 36 Street lights
- 30 Sidewalk lights
- 180+ Building lights

PARKING LOT LIGHTING & AMENITIES



- 23 Parking Lights
- ★ Temp. Power Distribution Points
- Outdoor Sound System

TEMPORARY POWER DISTRIBUTION



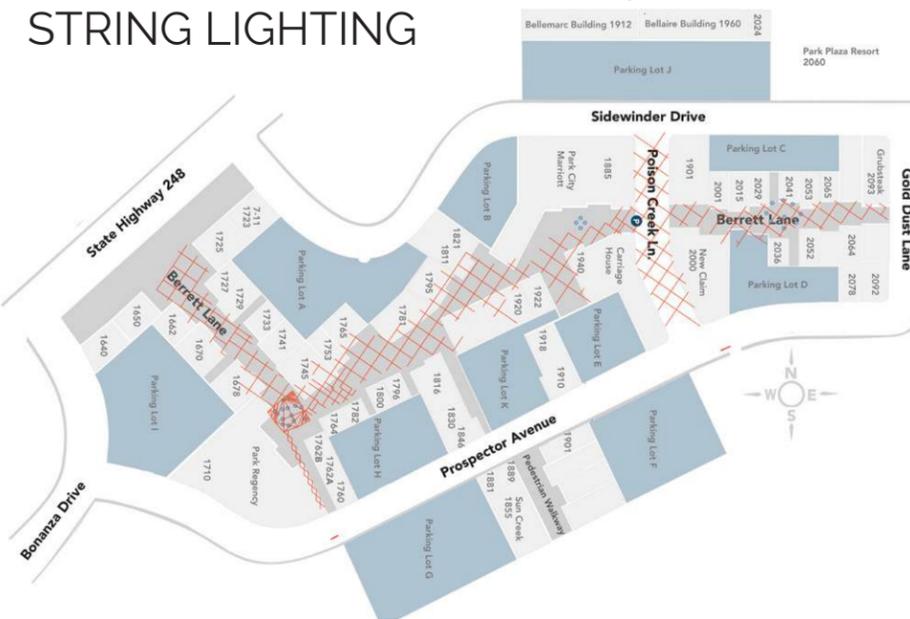
LIGHTING ESTIMATE

Item	QTY	Price	Total
Parking Lot Light Fixture	23	\$7,000	\$161,000
LED Pathway Lighting	30	\$1,200	\$36,000
48 Foot Suspended String Light	100	\$100	\$10,000
Brass Lanterns	160	\$250	\$32,000
Galvanized Steel Cable	15,000'	\$5 LF	\$7,500
Temp. Power Distribution Point	4	\$10,000	\$40,000
I Beam Support Column	160	\$400	\$64,000
Outdoor Sound System	2	\$20,000	\$40,000

Estimated Grand Total : \$390,500

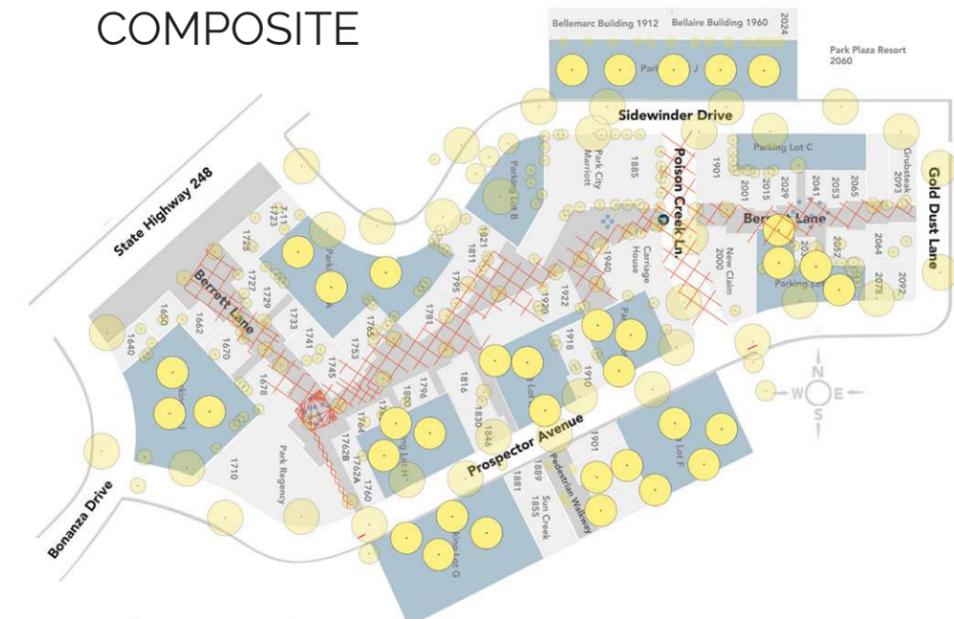
Note: Actual lighting design and quantity should be verified by a licensed lighting designer. Item shown are for planning use only.

STRING LIGHTING



- 100 String lights

COMPOSITE



- 23 Parking lights
- 100 String Lights
- 30 Sidewalk Lights
- 160 Lanterns



PARKING LOT LIGHTING



CORRIDOR LIGHTING



STRING LIGHTS



LANTERNS



CABLE SYSTEM



SUMMARY

Lighting is an important aspect of creating a safe, attractive nighttime destination in Prospector Square. Good lighting helps visitors understand their surrounding environment and use landmarks, signs, and spaces to navigate to their destination. Elegant and attractive lighting can also add value to a property by creating a different user experience unique to evening hours. As a general rule, it is best to see the effect of the lighting and not the light source, especially when providing architectural or accent lighting on trees, buildings, and special focal point features.

RECOMMENDATIONS

1. All lighting should be high-quality commercial grade LED fixtures.
2. Lighting should be designed by a licensed electrical or lighting engineer who not only understands local code but can also provide alternatives to meet your budget.
3. Parking lots should have a minimum of 1/2 foot candles (or should meet local code).
4. The night sky ordinance should be evaluated and full cut off fixtures should be provided to avoid light polluting effects on adjacent developments and residential units.
5. Parking lot lights should be installed on larger poles to provide efficient, cost effective security lighting.
6. Pedestrian light should be installed on mid-size poles approximately 14' tall.
7. Accent string lighting is recommended year-round to create an attractive, high quality pedestrian space.
8. Accent uplighting can be provided for trees, architecture, and focal point art features.
9. "Moon" lighting can be provided on larger mature trees creating soft lighting from above.
10. All stairs, ramps, and side alleyways should be well lit per local code.
11. Outdoor power outlets should be installed to allow for tree lighting and accommodate temporary events and seasonal activities.
12. Install temporary power distribution panels (140 amps) at PSPOA assigned locations for special events and seasonal displays.
13. Update the electrical panel and meter throughout Prospector Square.
14. Install an additional electrical transformer for redundancy.





Marriott Plaza Looking East

- 1 Raised planters and vegetation provide spatial definition and create a more inviting and visually pleasing space
- 2 String lights add warmth and light to an area, which enhances the outdoor experience, improves safety and visibility.



Poison Creek Lane Looking North

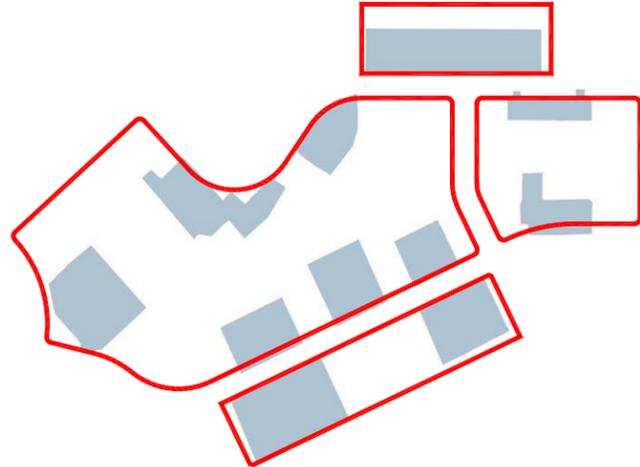


Concept vision for new development in vacant parcel next to Lot K. Note: this site has excellent potential to contain a community center and act as prospector square's festival plaza because it is centralized, vacant, and adjacent to the Marriott.

- 3 High quality prospector square themed art
- 4 Improved pole and security lighting
- 5 Native adapted planting theme to add color and unify the site
- 6 New architecture with accent lighting; high-quality, long lasting materials and style

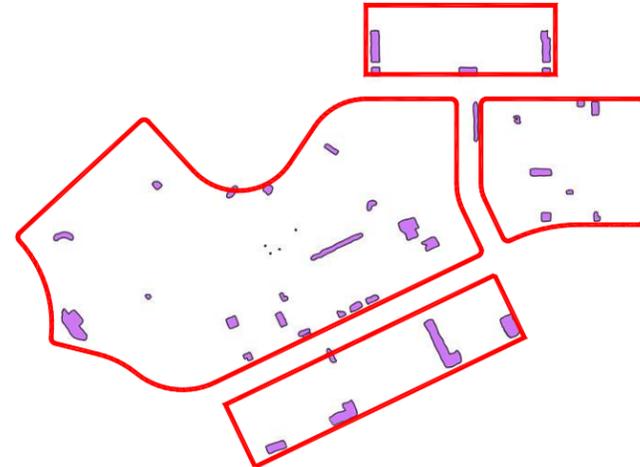


PARKING LOTS



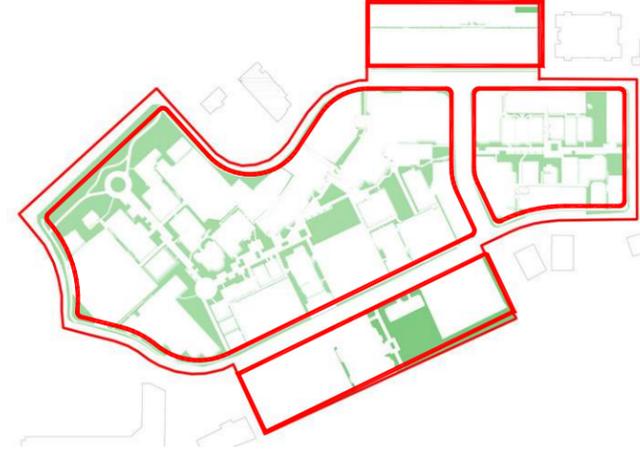
364,000 square feet ~ 31.2% of PSPOA

SNOW STORAGE AREAS



36,500 square feet ~ 10.5% of parking lot area

LANDSCAPE AREA



337,000 square feet ~ 28.8% of PSPOA

COMPOSITE



SNOW REMOVAL STRATEGIES

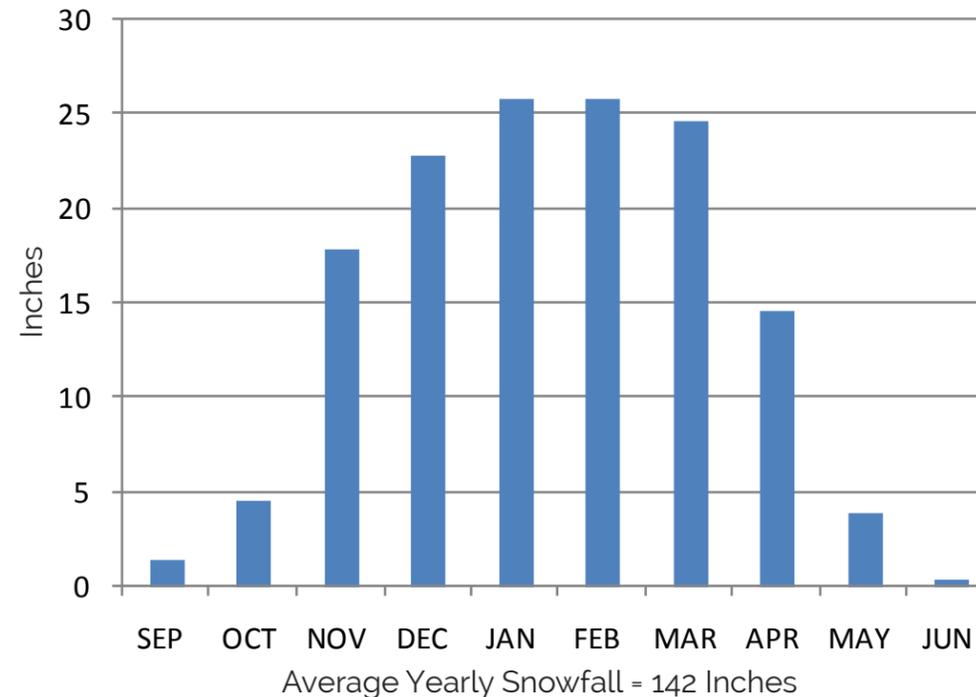
Due to the winter environment of Park City and the limited open space available, Prospector Square will continue to face the burden of snow plowing, on-site stacking, and off-site snow removal. To help reduce these high costs, the following strategies list best practices for snow removal:

- Keep snow storage in areas with a south to southwest aspect to maximize solar exposure and passive snow melting.
- Determine maintenance levels and the priority of snow removal based on average daily traffic.
- If possible, snow removal needs to happen after city plows have cleared the roads in Prospector Square.
- Provide maintenance staff an overall map showing snow plow routes, salting schedules, and equipment and operator assignments. For increased efficiency, aim for maximum equipment and manpower utilization.
- Timing is crucial in applying salt. Ideally, brine is sprayed as an anti-icing treatment prior to the arrival of a storm. Research shows that deicing pays for itself within the first 25 minutes after the salt is spread.
- Clear those drains! It is vital that roadway drains and catch basins be kept open to allow melting ice and snow to run off.
- Safeguard the environment by reducing the amount of salt and snow-removal vehicle emissions when possible.

RECOMMENDATIONS

Snowfall and accumulation is an inevitable cost that PSPOA will have to plan for throughout the lifetime of Prospector Square. Recent climate trends point toward decreases in the average yearly snowfall; however, the average is approximately 142 inches per year in the Park City area. It is recommended that Prospector Square adopts the listed snow removal strategies in its attempt to manage snow and reduce cost. Alternatively, cost-reducing remedies include transferring snow removal operations within the ROW to Park City's Department of Public Works. This will require widening the sidewalk from 4 feet to 5'-6" to accommodate the City's snow removal. Of the best management practices that are recommended, the most effective strategy may be to keep snow storage in areas with a southerly exposure to maximize the melting of storage piles. One notable strategy worth mentioning is the reflection of sunlight off heliostats (solar mirrors) onto stacked snow located in areas of little sunlight. This innovative approach is largely untested and is not a solution to the problem; however, this would provide art as well as a sustainable solution for melting snow.

PARK CITY, UTAH - ANNUAL SNOWFALL



With increased concern regarding available water supply and summer water restrictions in Park City, Logan Simpson recommends installing a high-quality master irrigation system. The system should be designed by a licensed landscape architect or engineer to manage water schedules based on evapotranspiration rate. Additional features should include the following:

- Web-based access from a remote location.
- Flow sensing to protect against lateral and mainline breaks.
- Master valve to shut off the irrigation system if excessive flow is identified.
- A rain gauge to shut off the system during rain events.
- A wind gauge to shut off during high wind conditions.
- Remote monitoring of live flow rates.
- Communication capabilities with Wi-Fi, radio, cell service, or direct communication cable connection.
- Recommended manufacturers of irrigation equipment include Toro, Rain Bird, Calsense, Baseline, or Hunter.

The design consultant should provide a cost benefit analysis of the different systems, options, and manufacturers prior to selecting the preferred manufacturer.

Logan Simpson encourages the use of sub-surface, low-flow drip irrigation systems to conserve water. If designed correctly, even turf areas can be irrigated with sub-surface drip irrigation. This strategy reduces evaporation, damage to equipment, and significantly reduces water use. The key to proper sub-surface irrigation is high-quality soil, good drainage, and proper design and installation. The irrigation should be designed to efficiently deliver water to all the trees, shrubs, ground cover, and turf. The following separate zone

schedules should be provided:

- North vs. South facing landscape
- Trees
- Shrubs and ground cover
- Turf
- Annual beds
- Decorative pots and hanging baskets
- Native planting areas vs. ornamental planting areas

Every effort should be utilized in the designing of hardscape improvements to capture natural rainwater and allow it to flow through planting areas and trees. This naturally waters the landscape and reduces run off and downstream pollution. If possible, all roof water and down spouts should be carefully routed through safe and effective bioswale to capture, clean, and use water before it enters storm drains or drainage structures. This strategy reduces the need for expensive underground storm drains and catch basins. It is important to note that the design should never compromise safety or capture water in a way that could damage structures or create unsafe conditions for people using the site. The following page outlines a preliminary list of acceptable equipment that can be evaluated and utilized in the irrigation design.

PARK CITY WATER ORDINANCE

In order to conserve water, a limited resource in Utah, the watering of lawns and landscaped areas using City water will be restricted to every other day from May 1 to September 30. Outside watering at even-numbered street addresses shall be limited to even-numbered days of the month and outside watering at odd-numbered addresses shall be limited to odd-numbered days of the month. Hours of outside watering shall be restricted to between 7:00 P.M. and 10:00 A.M.

The Public Works Director for new landscaping and seeding may permit exceptions to these outside watering restrictions, in writing.

Park City Municipal Code Title 13 Water Code.

PRELIMINARY EQUIPMENT LIST

TREE ROOT WATERING SYSTEM:

RAIN BIRD RWS-B-SOCK 30 ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, SAND SOCK, RAIN BIRD BUBBLER OPTION INCLUDE: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.

MEDIUM FLOW REMOTE CONTROL VALVE:

RAIN BIRD CONTROL ZONE KIT - MEDIUM FLOW MODEL NUMBER: X CZ-100-PRB-COM 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.

LOW FLOW REMOTE CONTROL VALVE:

NETAFIM CONTROL ZONE KIT - LOW FLOW MODEL NUMBER: LVCZS8010075-LF W/ DC LATCHING SOLENOID PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM TO 4.4GPM.

NETAFIM MANUAL FLUSH VALVE:

MODEL NUMBER: TL SOV INSTALL AT ALL LOW POINTS IN ENDS OF DRIP TUBING TO INSURE SYSTEM DRAINS FOR WINTERIZATION AND TO FLUSH DEBRIS FROM DRIP LINE -- FIELD LOCATE.

DRIP LINE INDICATOR:

DRIP SYSTEM OPERATION INDICATOR, TUBING EXTENDS 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS IN OPERATION.

TECHLINE PRESSURE COMPENSATING DISTRIBUTION TUBING:

LANDSCAPE DRIP LINE WITH CHECK VALVE, TURF ZONES (W/ STIPPLE PATTERN): 0.26 GPH EMITTERS AT 18.0" O.C. DRIP LINE LATERALS (ROWS) SPACED AT 18" TO 20" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SHRUB ZONES: TLCV 0.6 GPH AT 24" EMITTER SPACING.

BALL VALVE:

APOLLO PVC MANUAL BALL VALVE. MODEL #: 70LF-140 SERIES, THREADED WITH HANDLE. SAME SIZE AS MAINLINE.

QUICK COUPLER:

RAIN BIRD 5-LRC 1" BRASS QUICK-COUPPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.

NETAFIM CHECK VALVE:

MODEL: TLCV050M1-B IN LINE CHECK VALVE REQUIRED TO PREVENT BACK FLOW OF WATER AND DRAINAGE OF THE DRIP ZONE CHANGES IN ELEVATION.

BACKFLOW PREVENTER:

ZURN / WILKINS 375ST 1" REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL INSIDE STRONG BOX MODEL #SBBC-22AL

IRRIGATION CONTROLLER:

TWO-WIRE CONTROLLER IN 16 GAUGE STAINLESS-STEEL PEDESTAL ENCLOSURE, BASE MODEL 50 STATIONS, INSTALL WITH SENSORS, FLOW AND VALVE DECODERS. CONTRACTOR REQUIRED TO SUPPLY POWER FROM METER SERVICE TO CONTROLLER BY CERTIFIED ELECTRICIAN.

HYDROMETER:

TWO-WIRE READY 2" METAL HYDROMETER WITH INTEGRATED FLOW & MASTER VALVE DECODER, NORMALLY CLOSED, FEMALE THREADED.

WATER METER:

1" WATER METER TO BE SUPPLIED AND INSTALLED BY CITY. PROVIDE 2 WEEKS NOTICE AND SCHEDULE WITH CITY STAFF.

IRRIGATION LATERAL LINE:

PVC SCHEDULE 40 LATERAL PIPE.

IRRIGATION MAINLINE:

PVC SCHEDULE 40 MAINLINE PIPE.

PIPE SLEEVE:

PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING.

POP UP SPRAY HEADS:

RAIN BIRD 1806 POP UP SPRAY HEADS MOUNTED ON SWING JOINT USING MATCH PRECIPITATION NOZZLE AND DESIGNED TO PROVIDE MATCH PRECIPITATION RATE THROUGH ENTIRE TURF AREA.



RECOMMENDED PLANT PALETTE

Deciduous Trees

Malus x 'Rudolph' - Rudolph Crab Apple
 Populus tremuloides - Quaking Aspen
 Prunus virginiana - Canada Red Chokecherry

TREES



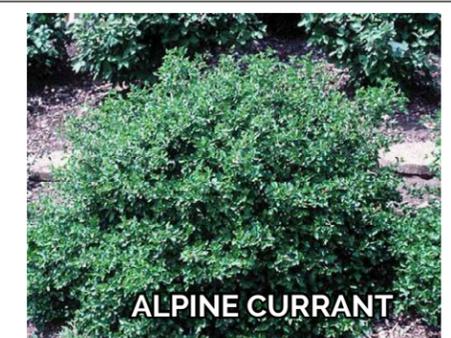
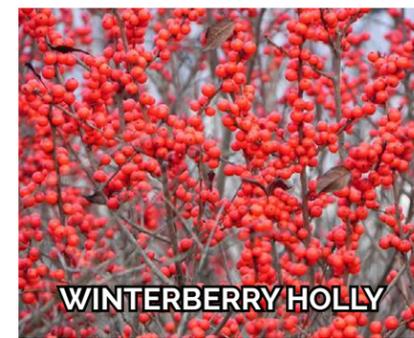
Evergreen Trees

Picea pungens - Colorado Spruce

Shrubs

Cornus sericea - Red Twig Dogwood
 Cornus sericea 'Kelsey' - Kelsey Dogwood
 Ilex verticillata - Winterberry Holly
 Juniperus horizontalis - Creeping Juniper
 Perovskia atriplicifolia 'Filigran' - Russian Sage
 Physocarpus opulifolius 'Dart's Gold' - Ninebark
 Potentilla fruticosa - Gold Drop Potentilla
 Prunus cistena - Purple Leaf Sand Cherry
 Rhus aromatica 'Gro-Low' - Fragrant Sumac
 Ribes alpinum 'Green Mound' - Alpine Currant
 Symphoricarpos albus - White Snowberry
 Viburnum trilobum - Compact American Cranberry

SHRUBS

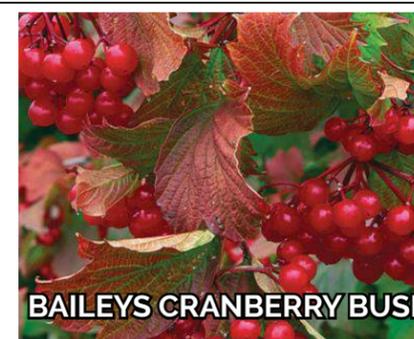
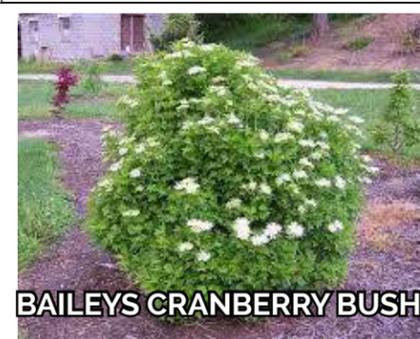


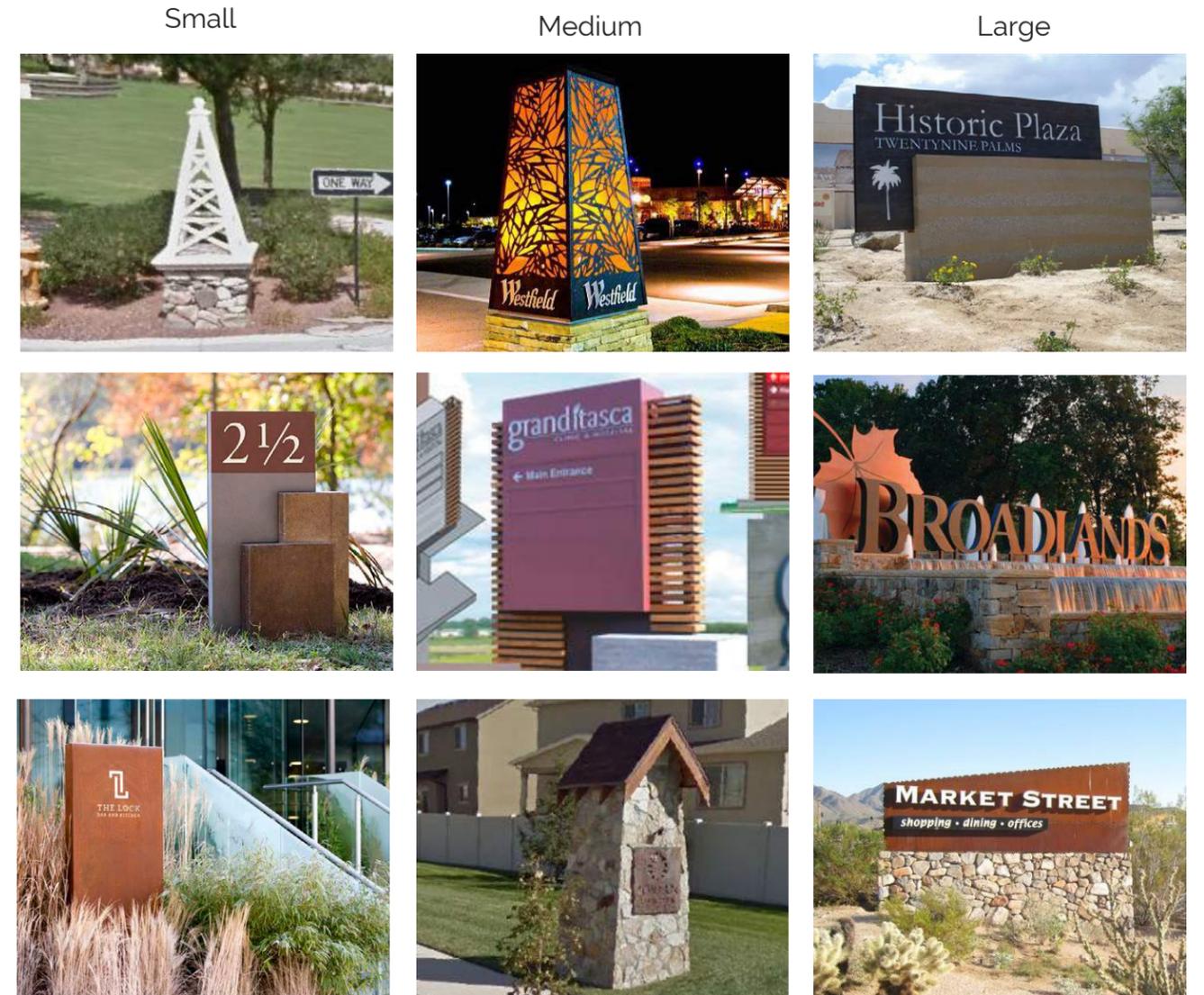
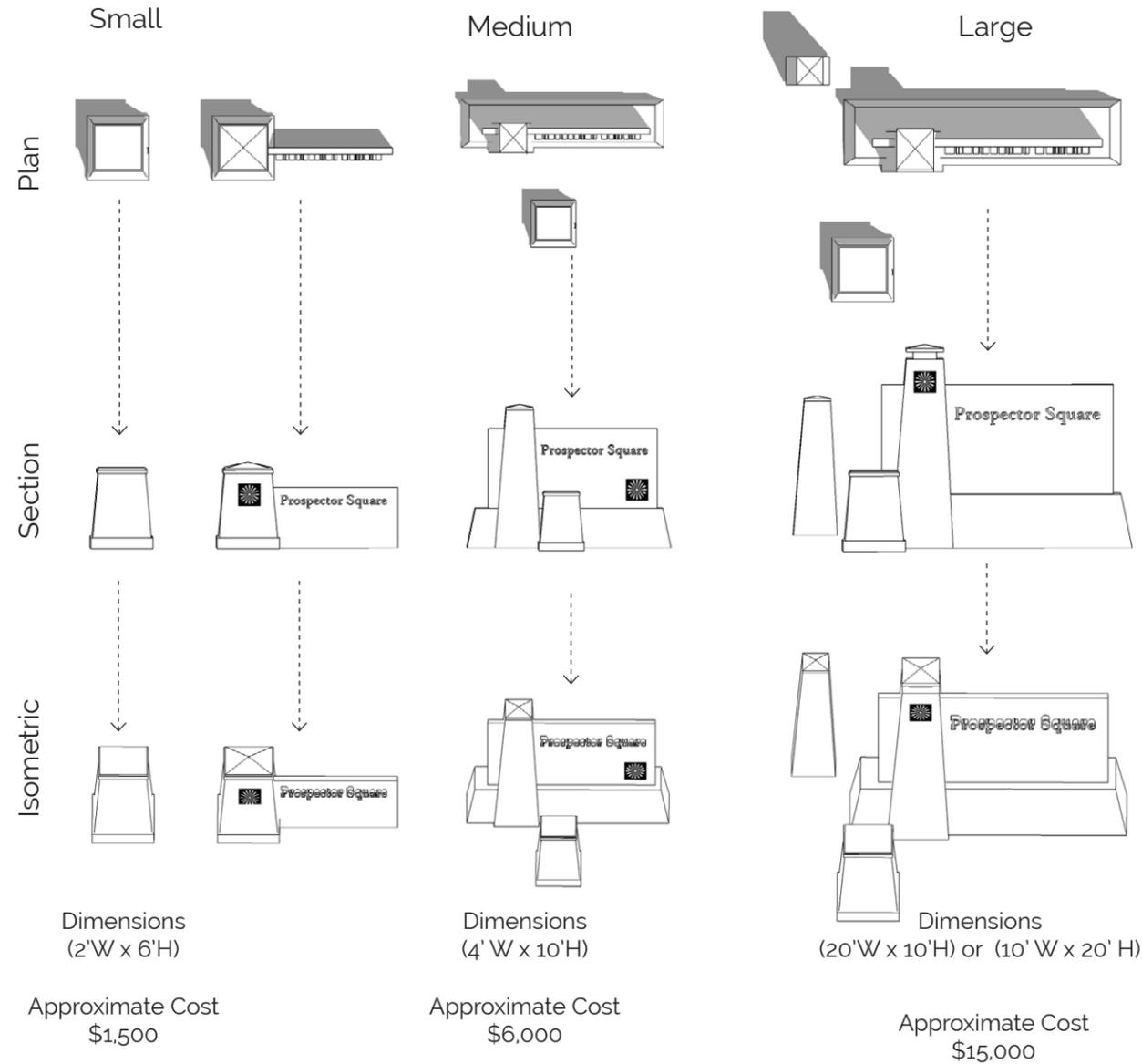
Grasses/Ground Covers

Calamagrostis x acutiflora - Feather Reed Grass
 Hemerocallis x 'Stella de Oro' - Day Lilly
 Kentucky Bluegrass Sod

*Plant alternates need to be reviewed and accepted by PSPOA.

GRASSES & GROUND COVERS





RECOMMENDATIONS

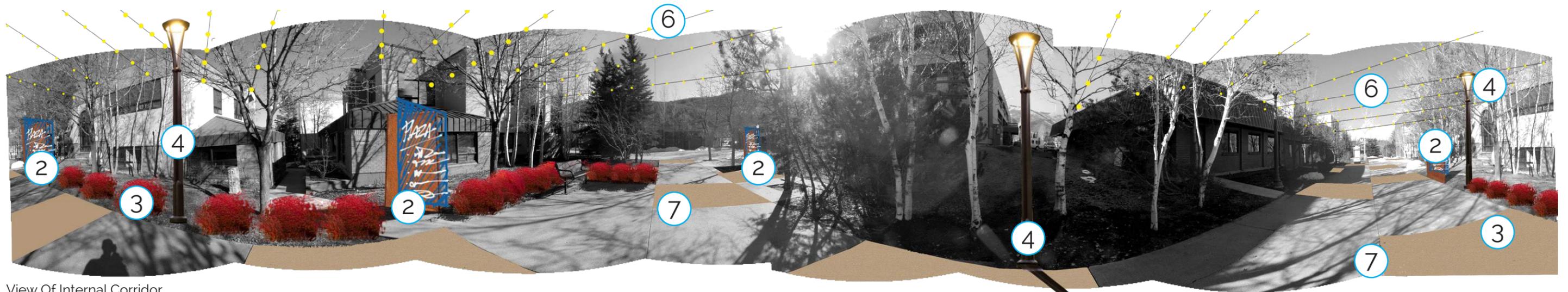
The current signage in Prospector Square is in need of updating. New signage would help revitalize the image of Prospector Square and bring awareness to the internal corridor and services available. Signage would consist of three sizes. The largest sign would be a monument surrounded by landscaping and grading, indicating main entrances and providing a sense of arrival. Medium signs would be located at major pedestrian

intersections indicating location of services and wayfinding strategies. Small signs would be used for parking enforcement, labeling of parking lots, and smaller wayfinding features within the area. A preliminary price and size for each monument is provided for budget and design direction. To the right are examples of good quality monument signage (arranged from small to large in comparison with the existing signs).

Existing



THEME SKETCHES



View Of Internal Corridor



Concept Idea For Major Pedestrian Entry Monument And Signage

- 1 Galvanized steel with natina stain entry gateway concept
- 2 Galvanized steel sign with natina stain and color panel way finding kiosk
- 3 Colorful shrubs to unify entire development
- 4 New pedestrian light fixture
- 5 New street accent trees
- 6 Accent overhead string lighting with cable system for art display
- 7 New decorative paving system (exposed aggregate)



Major Monument Concept Drawing For Size And Scale



Small And Medium Size Monument / Way Finding For Size And Scale

PROSPECTOR SQUARE MASTER PLAN

LEGEND

- 1 NEW ENTRY PLAZA AND LANDSCAPE
- 2 NEW ROW LANDSCAPE AND SHADE TREES
- 3 EXISTING MULTI-USE PATH
- 4 NEW STREETSCAPE
- 5 DECORATIVE PAVING IN PARKING (SCORE LINES, EXPOSED AGGREGATE)
- 6 NEW PAVING SYSTEM IN CORRIDOR

- 7 PLAZA SPACE AREA 1
- 8 PLAZA SPACE AREA 2
- 9 OUTDOOR DINING AREA 3
- 10 OUTDOOR DINING AREA 4
- 11 NEW DEVELOPMENT
- 12 CONNECTION TO RAIL TRAIL

- 13 INTERSECTION ENHANCEMENTS
- 14 NEW BUS SHELTER / STOP
- 15 NATIVE ADAPTED LANDSCAPE THEME
- 16 OUTDOOR DINING AREA 5
- 17 NEW PEDESTRIAN CROSSING
- 18 TRAFFIC ACCESS IMPROVEMENTS NEEDED
- 19 POISON CREEK TRAIL AND SEATING AREAS



LOGAN SIMPSON



PROSPECTOR SQUARE 26

June 23, 2015

MATERIAL PALETTE

WOOD



STEEL



CONCRETE

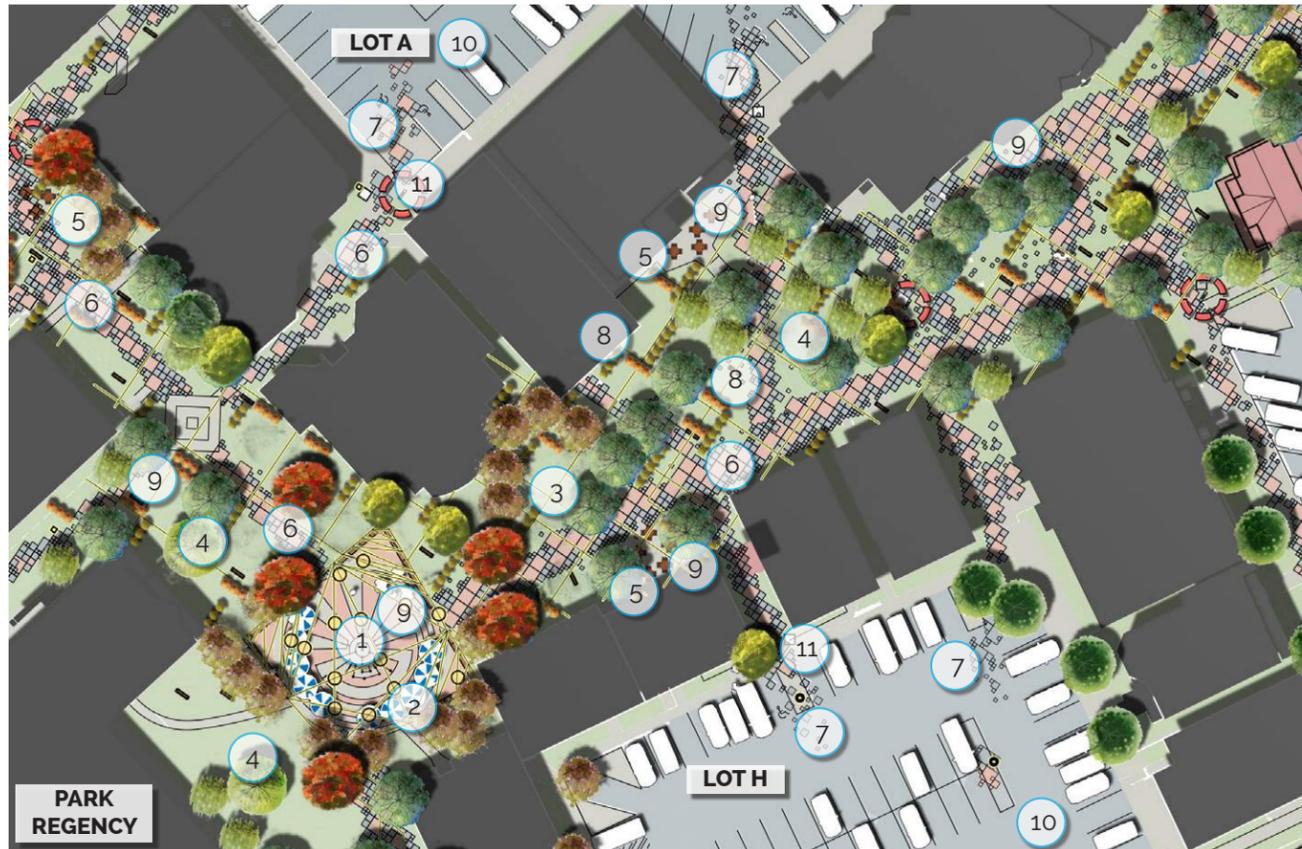


LIGHTING



LANDSCAPE





PLAZA AREA 2

- 1 FLEXIBLE EVENT SPACE
- 2 OUTDOOR DINING, SEATING SHADE
- 3 OVERHEAD STRING LIGHTING AND CABLE SYSTEM FOR ART DISPLAY
- 4 NEW NATIVE ADAPTED LANDSCAPE
- 5 OUTDOOR DINING SPACES
- 6 NEW SITE FURNISHINGS, BENCHES, TRASH RECEPTACLES AND MOVABLE TABLES AND CHAIRS
- 7 RAISED PLANTERS TO VISUALLY IMPROVE THE SPACE
- 8 ACCENT PAVING SYSTEM AT STREET CROSSING
- 9 IMPROVED PARALLEL PARKING AREA WITH BULBOUTS
- 10 OVERHEAD HOLIDAY LIGHTING SYSTEM
- 11 NEW STREET TREES
- 12 BIKE RACKS



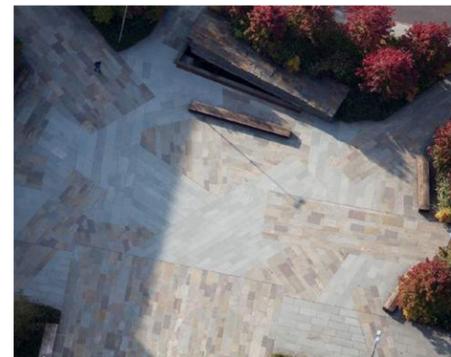
Flexible Event Space Vision



Streetscape Vision

PLAZA AREA 1

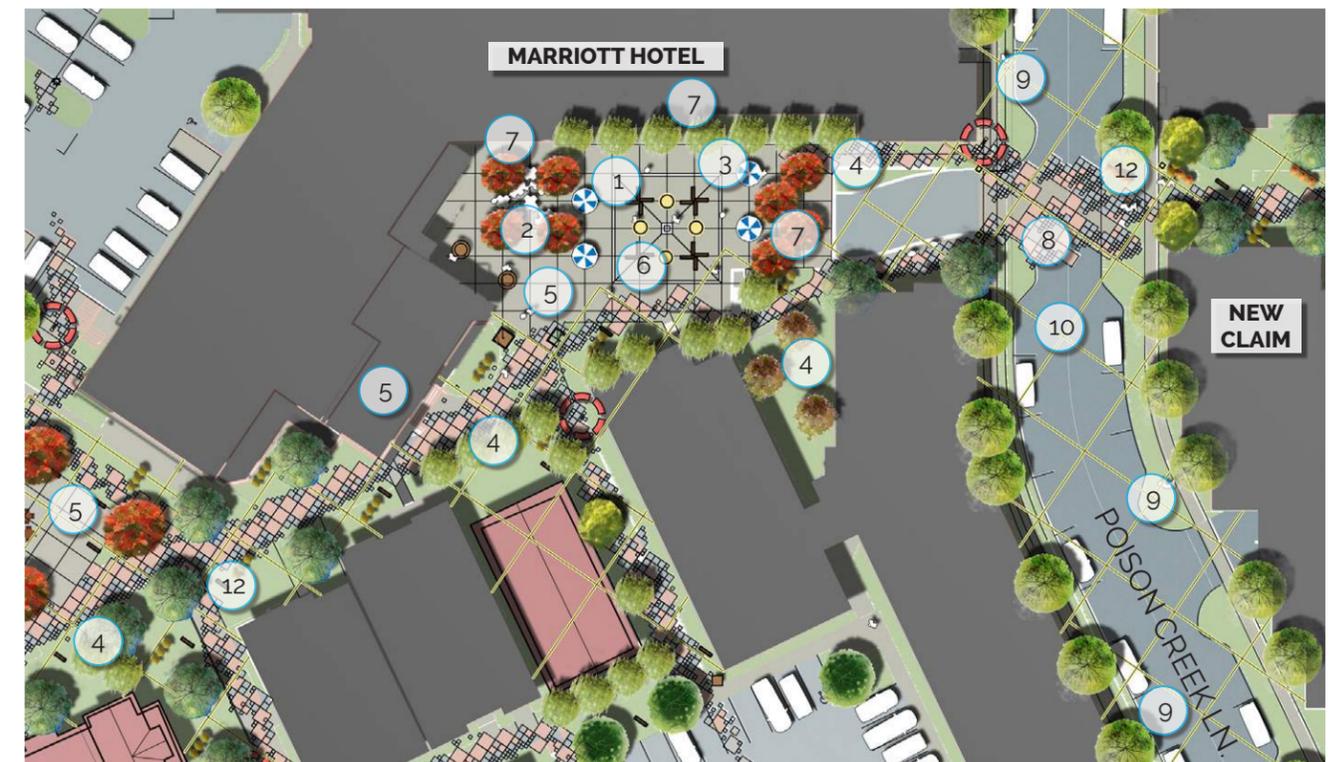
- 1 FLEXIBLE PLAZA SPACE / STAGE AREA
- 2 OUTDOOR DINING, SEATING SHADE
- 3 OVERHEAD STRING LIGHTING AND CABLE SYSTEM FOR ART DISPLAY
- 4 NEW NATIVE ADAPTED LANDSCAPE
- 5 OUTDOOR DINING SPACES
- 6 NEW PAVING SYSTEM IN CORRIDOR
- 7 FEATHER PAVING INTO PARKING AREA AT KEY LOCATIONS
- 8 FORMAL PLANTING AREAS
- 9 NEW SITE FURNISHINGS, BENCHES, TRASH RECEPTACLES AND MOVABLE TABLES AND CHAIRS
- 10 DECORATIVE ASPHALT PAVING, COLOR SEALER STAMP TEXTURE TO MATCH SQUARE THEME
- 11 BIKE RACKS

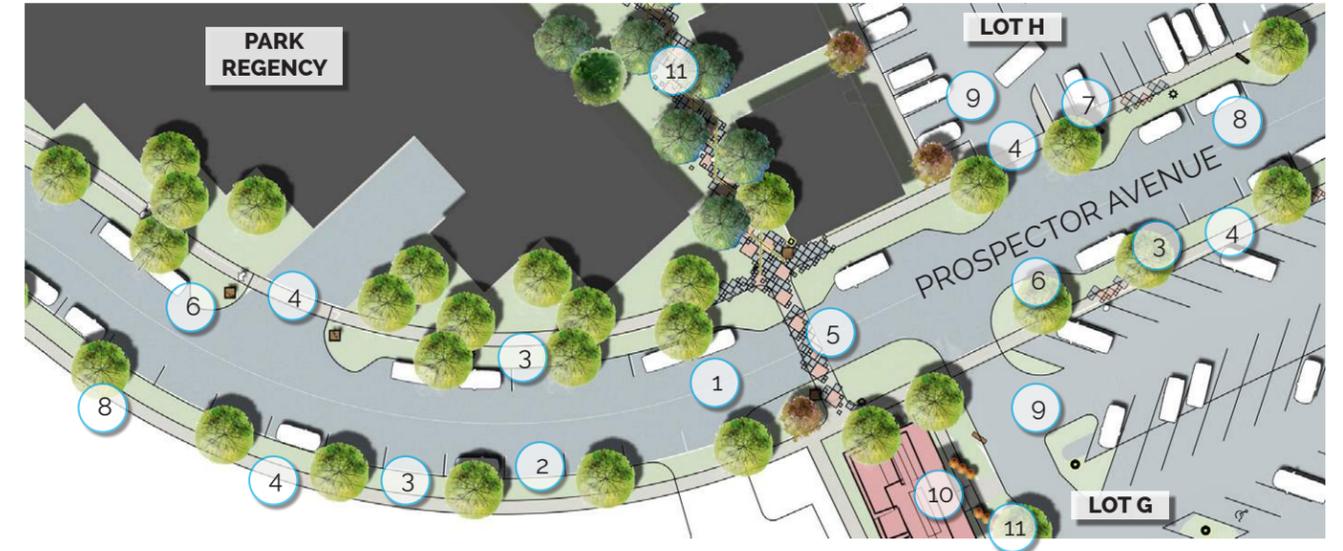


Plaza Paving Material Vision



Paving / Planting / Seating Vision





OUTDOOR DINING AREA 3

- 1 EXHIBIT SPACE FOR MUSEUM
- 2 OUTDOOR DINING, SEATING SHADE
- 3 OVERHEAD STRING LIGHTING AND CABLE SYSTEM FOR ART DISPLAY
- 4 NEW NATIVE ADAPTED LANDSCAPE
- 5 FORMAL PLANTING AT EDGE OF DINING
- 6 NEW PAVING SYSTEM IN CORRIDOR
- 7 FEATHER PAVING INTO PARKING AREA AT KEY LOCATIONS
- 8 STREET TREES, PARALLEL PARKING AND BULBOUTS
- 9 NEW SITE FURNISHINGS, BENCHES, TRASH RECEPTACLES AND MOVABLE TABLES AND CHAIRS
- 10 DECORATIVE ASPHALT PAVING, COLOR SEALER STAMP TEXTURE TO MATCH SQUARE THEME
- 11 NEW PAVING AT STREET CROSSING



Outdoor Dining Vision



Outdoor Dining Vision

ROW IMPROVEMENTS

- 1 REDUCE TRAVEL LANE TO 24' MAX.
- 2 PROVIDE PARALLEL PARKING 8' WIDE
- 3 MOVE CURB, PROVIDE A 7' TO 8' PARK STRIP (TYPICAL)
- 4 INCREASE SIDEWALK TO 5'-6" WIDE MIN. AT EDGE OF ROW
- 5 EXTEND DECORATIVE PAVING ACROSS STREET (PAINTED CROSSWALK)
- 6 ADD NEW BULBOUT AND LANDSCAPING AT ALL ENTRANCES
- 7 MONUMENT / WAY FINDING SIGN
- 8 STREET TREES
- 9 DECORATIVE ASPHALT PAVING, COLOR SEALER STAMP TEXTURE TO MATCH SQUARE THEME
- 10 NEW DEVELOPMENT
- 11 RAIL TRAIL ACCESS PATH



Dumpster Enclosure Option

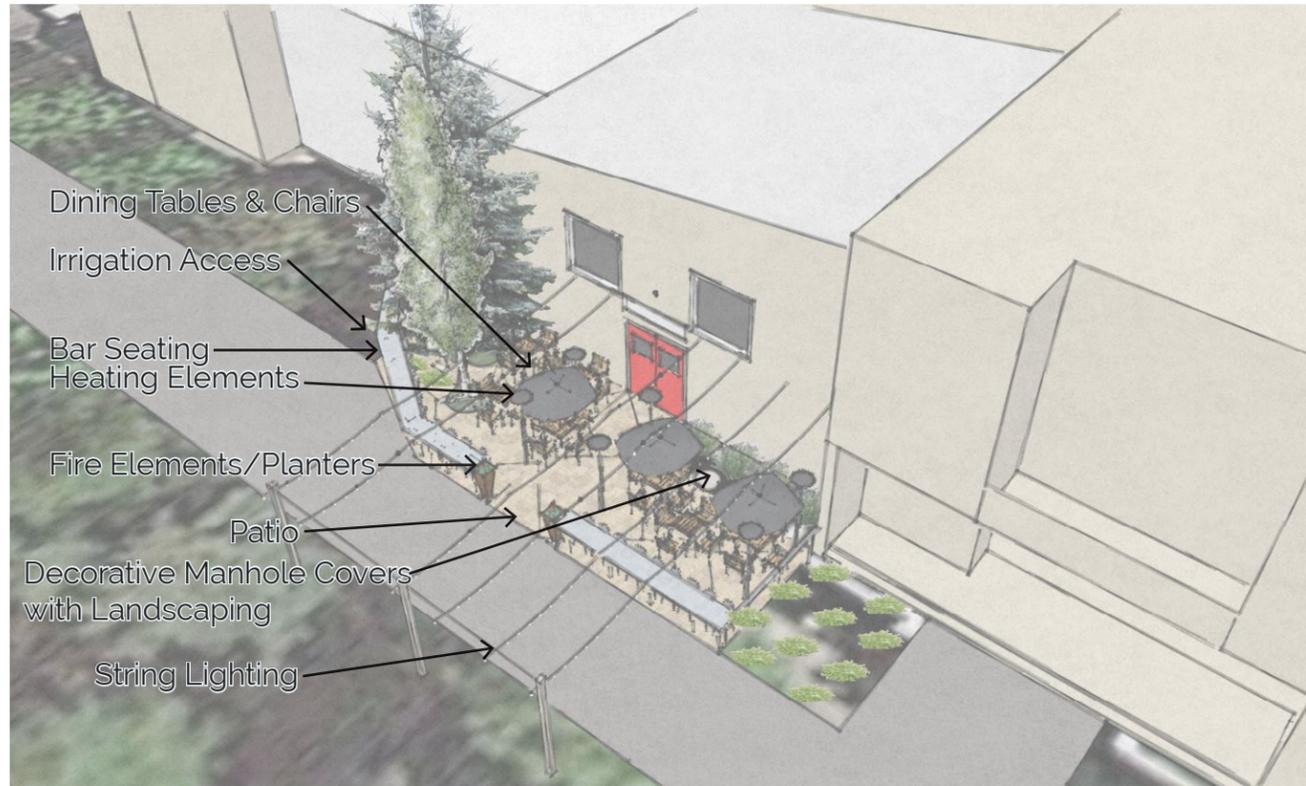


Complete Street Vision

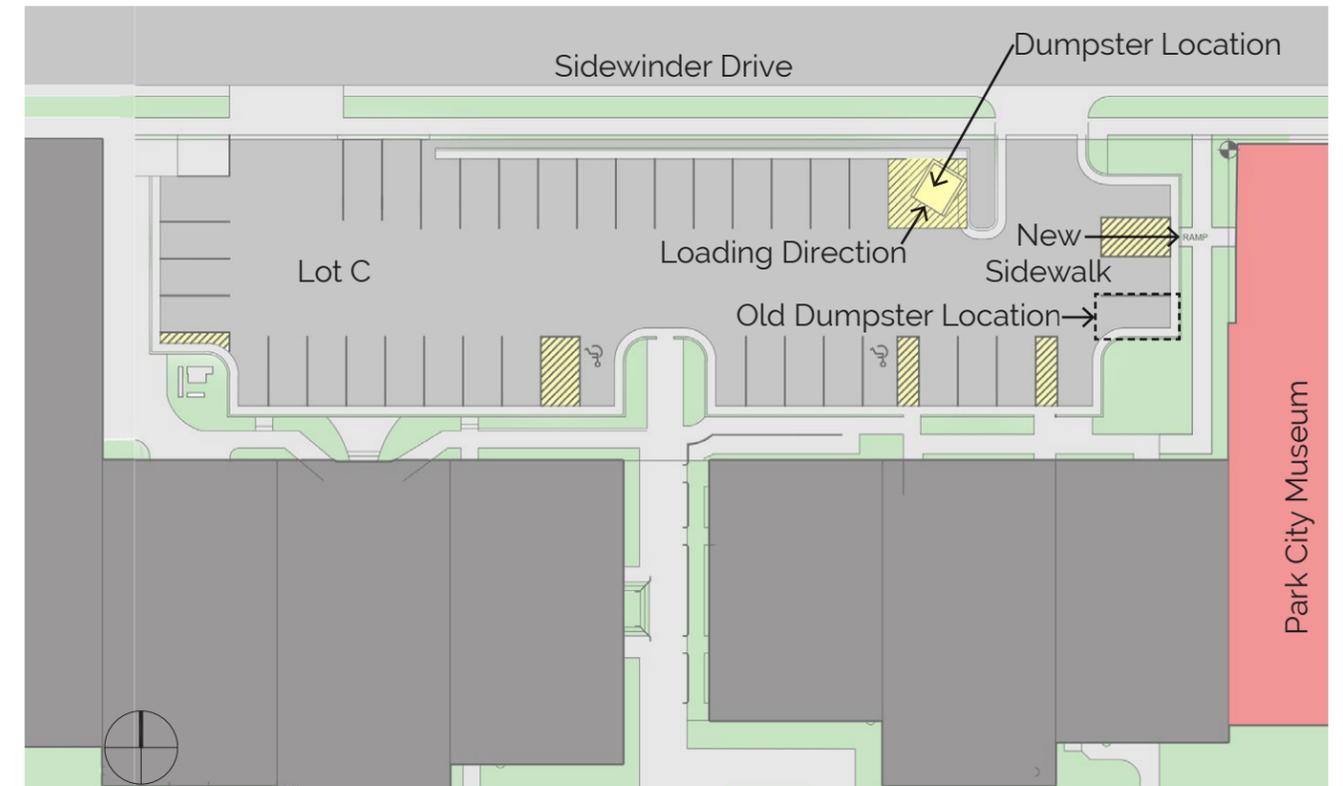


Sustainable Bioswale Feature





Perspective #1



Plan



Perspective #2



Plan

PROPOSED STRATEGIES

Fuego should be permitted to expand their allotted area to build an outdoor deck for an alfresco dining experience. This concept would extend the patio around the edge of the building and underneath existing trees (to be pruned). The patio would be a permanent amenity to the corridor and provide year-round dining opportunities. Depending on the season and ambiance created from heating elements, string lighting, and potential fire elements, this outdoor space could be used longer than the May 1st to October 30th window. It is recommended that Prospector Square relax the removal clause during winter months to benefit overall aesthetics and activate the corridor throughout the year.



Green Streets



Pedestrian Friendly

PROPOSED STRATEGIES

There is no ideal solution for relocating the dumpster within Lot C. The alternative indicated in the plan above would situate the dumpster along the northern portion of the parking lot. This location would provide the Grub Steak with better access; however, it presents a conflict between the garbage truck and cars in the parking lot. Additionally, a new sidewalk connection is drawn in this plan that connects the new Park City museum to the existing sidewalk infrastructure.

PRELIMINARY COST ESTIMATE



CATEGORY	Item Description	Est. Qty.	Units	Unit Price	Total
Demolition	Concrete Sidewalk Removal Allowance	58,000	S.F.	\$ 4.25	\$ 246,500.00
	Remove Road base and subgrade Soil	148	CY	\$ 20.00	\$ 2,960.00
	Clearing and Grubbing (Misc.)	10,000	S.F.	\$ 0.50	\$ 5,000.00
				Subtotal	\$ 254,460.00
Hardscape	Parking Lot Resurfacing & Striping	316,000	S.F.	\$ 2.25	\$ 711,000.00
	Custom Parking Lot Markings	20,000	L.F.	\$ 7.50	\$ 150,000.00
	Conc. Sidewalk (6") Allowance	58,000	S.F.	\$ 6.50	\$ 377,000.00
	Plaza Space #1 Allowance	1,500	S.F.	\$ 10.00	\$ 15,000.00
	Plaza Space #1 - Interactive Feature	1	E.A.	\$ 400,000.00	\$ 400,000.00
	Accent Paving in Corridor	3,600	S.F.	\$ 8.00	\$ 28,800.00
	Planter Boxes at Marriott Plaza	8	E.A.	\$ 3,000.00	\$ 24,000.00
	Site Furnishings - Planter Pots	60	E.A.	\$ 400.00	\$ 24,000.00
	Site Furnishings - Table and Movable Chairs	10	Sets	\$ 2,500.00	\$ 25,000.00
	Site Furnishings - Trash Receptacles	14	E.A.	\$ 1,200.00	\$ 16,800.00
	Site Furnishings - Bike Racks	8	E.A.	\$ 1,200.00	\$ 9,600.00
	Site Furnishings - Timber Benches	25	E.A.	\$ 1,500.00	\$ 37,500.00
	Trash Enclosure Improvements	8	E.A.	\$ 21,000.00	\$ 168,000.00
				Subtotal	\$ 1,986,700.00
Sewer	Replace existing lines with 8" line	3,500	L.F.		\$ 860,000.00
				Subtotal	\$ 860,000.00
Wayfinding	Large Monument Sign	3	E.A.	15,000	\$ 45,000.00
	Medium Monument Sign	6	E.A.	6,000	\$ 36,000.00
	Small Wayfinding Sign	30	E.A.	1,500	\$ 45,000.00
				Subtotal	\$ 126,000.00
Landscape	Landscape (shrubs & groundcover beds)	152,000	S.F.	\$ 2.00	\$ 304,000.00
	2" Cal. Trees (Landscape)	58	E.A.	\$ 350.00	\$ 20,300.00
	Irrigation	152,000	L.F.	\$ 1.20	\$ 182,400.00
				Subtotal	\$ 506,700.00
Gathering Areas	Kearns Node Improvements	7,500	S.F.	\$ 15.00	\$ 112,500.00
	Evergreen Node Improvements	1,500	S.F.	\$ 15.00	\$ 22,500.00
	Central Node Improvements	3,200	S.F.	\$ 15.00	\$ 48,000.00
	Marriott Node Improvements	8,100	S.F.	\$ 10.00	\$ 81,000.00
	Fuego Node Improvements	2,500	S.F.	\$ 15.00	\$ 37,500.00
				Subtotal	\$ 301,500.00
Lighting	Brass Lanterns	160	E.A.	\$ 200.00	\$ 32,000.00
	48' Suspended String Light	100	E.A.	\$ 100.00	\$ 10,000.00
	LED Pathway Lighting	30	E.A.	\$ 1,200.00	\$ 36,000.00
	Parking Lot Light Fixture	23	E.A.	\$ 7,000.00	\$ 161,000.00
	Galvanized Steel Cable	15,000	L.F.	\$ 0.50	\$ 7,500.00
	Outdoor Sound System	2	E.A.	\$ 20,000.00	\$ 40,000.00
	I-Beam Support Column	160	E.A.	\$ 400.00	\$ 64,000.00
Temporary Power Distribution Point	4	E.A.	\$ 10,000.00	\$ 40,000.00	
				Subtotal	\$ 390,500.00

*Utility infrastructure has not been evaluated, nor is it shown in the above costs.

Total Construction Costs	\$ 4,425,860
Contractor Mobilization (5%)	\$ 221,293
8% A&E Cost	\$ 424,883
Survey	\$ 35,000
20% Contingency	\$ 885,172
Project Manager	\$ 116,179
Grand Total	\$ 6,108,386.39

PRELIMINARY COST ESTIMATE



Park City Improvements					
Roadway Improvements	Bulbouts	3,800	L.F.	\$ 30.00	\$ 114,000.00
	Bulbout Paving & Fill	7,000	S.F.	\$ 5.00	\$ 35,000.00
	Bus Stop Improvements	6	E.A.	\$ 20,000.00	\$ 120,000.00
	ROW Sidewalk Widening (12')	8,000	S.F.	\$ 4.00	\$ 32,000.00
	Crosswalks	4,200	S.F.	\$ 15.00	\$ 63,000.00
				Subtotal	\$ 364,000.00
				ROW Improvements	\$ 364,000.00

*Cost does not include utility design or relocation.



PROSPECTOR SQUARE

PARK CITY, UTAH



Prospector Square



LOGANSIMPSON