

March 31, 2009

Mr. Pat Sweeney
MPE, Inc.
P.O. Box 2429
Park City, UT 84060

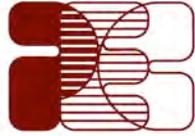
RE: Treasure Hill – Walkability Study / Recommended Improvements

Dear Mr. Sweeney,

PEC has concluded the walkability study for the Treasure Hill development and surrounding Park City Resort area. The results from this study indicate that improvements need to be made in order to provide safer pedestrian accommodations, with or without the proposed project. A couple weeks ago, we performed a pedestrian volume count. Due to the lack of channelization, it proved impracticable to determine exact volumes of pedestrian movements in and around the area.

Existing conditions on Lowell Avenue do not include an area for pedestrians to be accommodated separate from the vehicle traffic. This is especially critical during the winter months as snow banks limit the room for vehicle travel and reduce the space for pedestrian traffic. This situation is not ideal for either vehicle or pedestrian traffic. Conditions along Empire Avenue compel sidewalk/stair improvements involving connecting to the proposed new sidewalk on Lowell. There is also an immediate need for established crosswalks around the Park City Mountain Resort area. The recommendations listed below should be considered. The attached figure provides a graphical representation of the suggested improvements described as follows:

- Install new sidewalk on the east side of Lowell Avenue from the Park City Mountain Resort area to the Treasure Development. Current conditions warrant this improvement without the Treasure Development. It would also be the in the best interest of pedestrian safety to provide for the sidewalks to remain reasonably clear of snow during the winter season to allow for continued pedestrian use. It is PEC's experience that the adjacent property owners can not be relied on to complete this in a timely fashion. Accordingly, we recommend that the City take on this responsibility.
- Install new sidewalk/stair connections. This includes connections from Woodside to Crescent on 8th Street, Empire to Lowell on 10th Street, and Empire to Lowell on Manor.
- Install signs and paint crosswalks in eight (8) locations in the Park City Mountain Resort Area. These installations will help increase the safety of pedestrians using



the area and their locations have the least amount of impact on vehicle traffic. Because of the current pedestrian habits of walking these roads freely, once the crosswalks are established it may be necessary for the City to enforce the crossing restrictions in order to realize safer traffic and pedestrian interaction.

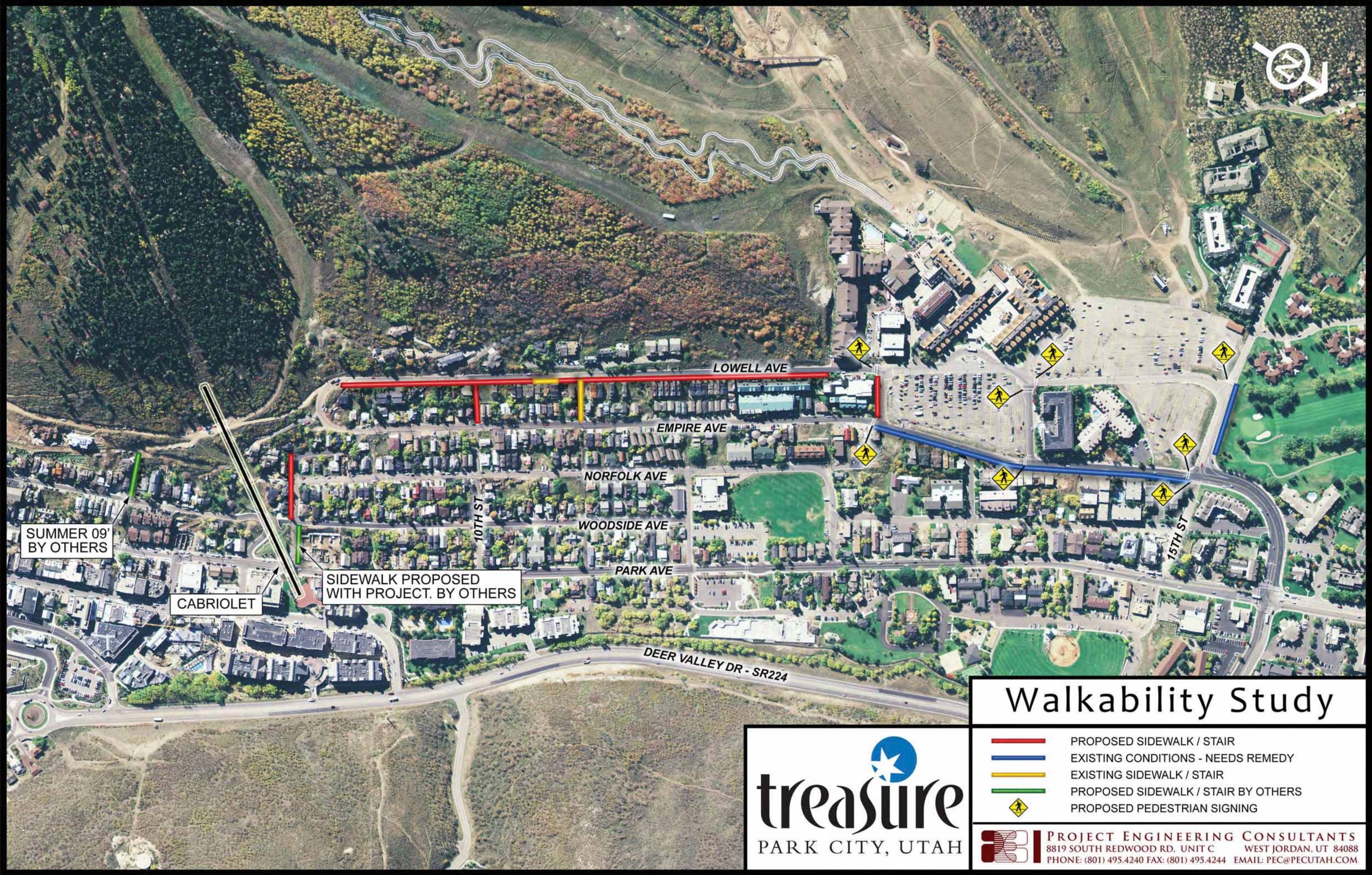
- There are currently two (2) locations where sidewalk/stair improvements are warranted in order to provide adequate access for future growth. These improvements are understood to be scheduled for completion by others sometime in 2009. They are from Woodside to Treasure on 6th Street and Park to Woodside on 8th Street.

Pursuit of these recommendations will contribute to safe pedestrian access around the Park City Resort area and the Treasure Development.

Respectfully,
Project Engineering Consultants

Gary Horton, P.E.
Principal

Cc: Project File



Walkability Study

- PROPOSED SIDEWALK / STAIR
- EXISTING CONDITIONS - NEEDS REMEDY
- EXISTING SIDEWALK / STAIR
- PROPOSED SIDEWALK / STAIR BY OTHERS
- PROPOSED PEDESTRIAN SIGNING

treasure
 PARK CITY, UTAH

PROJECT ENGINEERING CONSULTANTS
 8819 SOUTH REDWOOD RD. UNIT C WEST JORDAN, UT 84088
 PHONE: (801) 495.4240 FAX: (801) 495.4244 EMAIL: PEC@PECUTAH.COM