

Midway City MEMO

To: Mayor Johnson and Midway City Council
From: Wes Johnson, P.E. 
Date: March 18, 2025
Subject: Midway Town Square Upgrade Costs

During a recent City Council work session, we were asked to get an estimate of the costs to construct a multipurpose ice rink building, and the cost to rebuild the ice rink concrete floor, modify the chiller header, and install sidewalks. The sidewalk install was on the North and South side of the ice rink, the promenade, and out to Main Street. The City had previously gone through a quality based selection process for contracting with an architect and general contractor to design and construct the multipurpose facility. To accommodate the accelerated schedule, the general contractor was asked to also oversee the construction of the ice rink components. During meetings with the general contractor, Watts Enterprises Inc, and their excavation and concrete sub-contractors, the following estimates were established:

Ice Rink Multipurpose Building Estimate	\$1,037,100
Rural Opportunity Grant	\$ 600,000
Midway City Multipurpose Cost	\$ 437,100

* This grant has been awarded

Ice Rink Reconstruction Estimate:	\$1,365,250
Utah Outdoor Recreation Grant	\$ 650,000
Midway City Ice Rink Cost	\$ 715,250

- This grant has been submitted, we will know the results May 1st

The above costs are estimates as were submitted in the grant application.
Please let us know if you have any questions.



Midway City Activity Center

Midway Town Square
Approach Perspective

02.01.2025





Midway City Activity Center

Midway Town Square
Perspective Views

02.01.2025





Estimated Construction Costs:

Activity Center and Concessions Bldg:	\$721,100
Town Square Restrooms:	\$100,000
Remodel / Tie in to Existing Bldg:	\$52,700
Outdoor Patio and Retaining Walls:	\$43,800
Activity Center Landscaping:	\$45,000
Other Site and Utility Connections:	\$74,500

Total: \$1,037,100

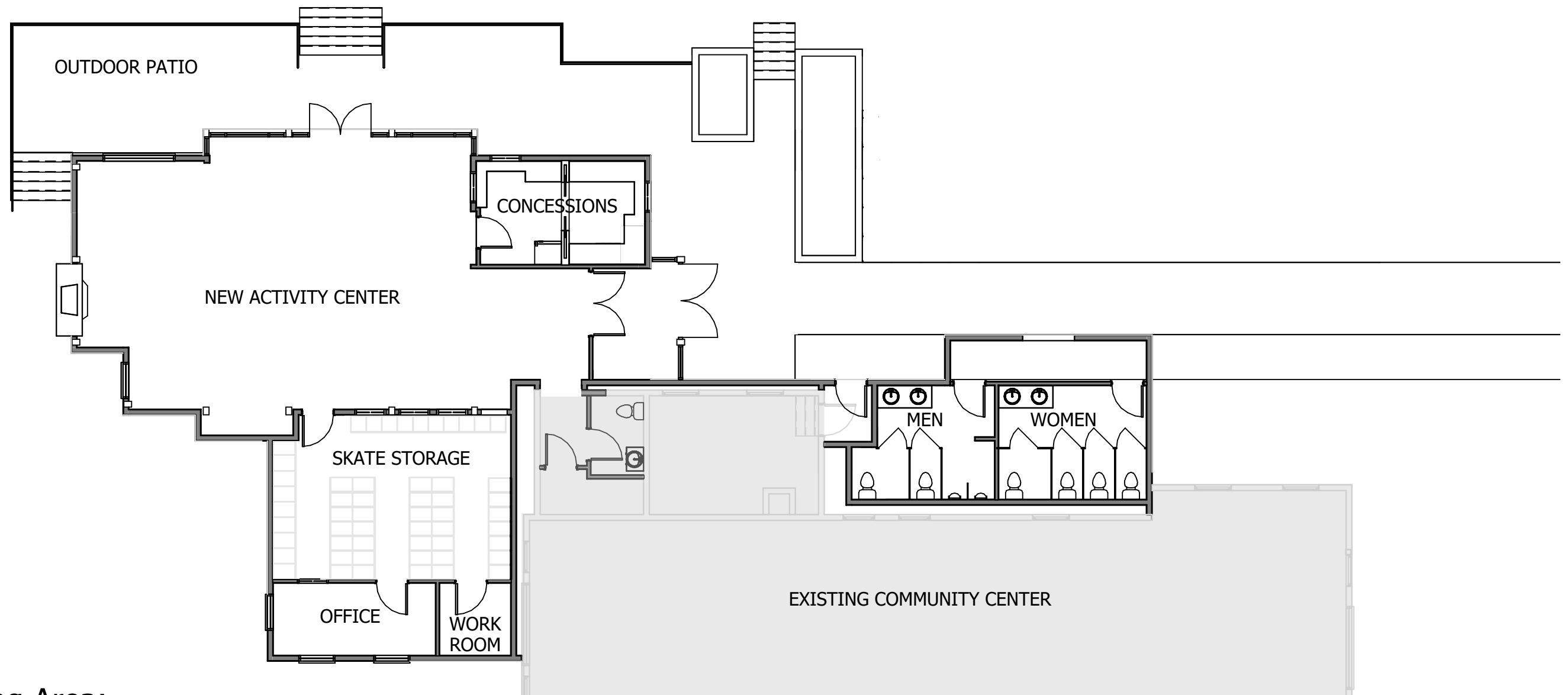


Midway City Activity Center

Midway Town Square
Estimated Project Costs

02.01.2025





New Building Area:

Activity Center and Concessions: 2,205 sf
 Town Square Restrooms: 460 sf



Midway City Activity Center

Midway Town Square
 Main Floor Plan

02.01.2025



MIDWAY TOWN SQUARE MASTER PLAN





Prepared By
IBI Group
March 2022



MIDWAY TOWN SQUARE MASTER PLAN

The Midway Town Square is the heart of the community. The recommended improvements are the result of a year long process including significant community-based dialogue with the Working Committee, Steering Committee, key stakeholder groups and resident surveys and open houses. The goal of the process is to establish the future vision for the Town Square to best serve the residents and business owners of Midway, upgrade its infrastructure and functionality, and become a meaningful experience and attraction which celebrates the heritage of our mountain community.

The Concept Master Plan is a flexible, long-term guide for improvements to organize existing assets and enhance access and connectivity to the Town Square from surrounding areas. New amenities and features are envisioned to improve pedestrian safety and movement, encourage longer visits and informal activity, and educate users about the history of Midway. The Plan promotes year-round, day-to-day use as well as supporting weekly, monthly or annual events and festivals such as farmers market and Swiss Days among others.

The following design narrative identifies the key features and amenities proposed, a general description of the intent and character of each, and the resulting benefits to the Town Square experience. Collectively, these elements create a strong foundation for a vibrant, authentic and meaningful Midway Town Square.

TOWN SQUARE VISION

The Town Square is the heart of Midway and is central to the town's identity and character. It has become a beloved gathering space for the community and an important asset for the citizens of Midway. It is also home to the Ice Rink and Swiss Days, which are essential pieces of the Town Square's past and future.

The design and function of the town square should reflect and promote the community's values. As we look at our community now and into the future, we want to ensure that the Town Square is meeting its potential as a place that Midway citizens are proud of. A successful town square evolves and adapts over time to meet the current needs of its residents, while respecting the history of the place.



GUIDING PRINCIPLES

- Enhance Town Square as the central gathering place for Midway residents
- Better connect the square to Main Street and the surrounding town center
- Emphasize Midway's history and culture and embrace Midway's Swiss theme
- Support a year-round celebration of the seasons
- Optimize for community events, from large formal events (e.g. Swiss Days) to small informal events (e.g. movie night in the square)
- The square should maintain the feeling of being “green” and “open”
- Add elements to make the square more functional (e.g. benches, restrooms, etc.)
- Add elements that make the square a more interesting experience (e.g. enhanced landscaping and ornamental plantings, water features, etc.)
- Add value to the town center and surrounding properties
- Embrace views to the mountains
- Implement solutions that are economically responsible and environmentally sustainable
- Ensure all improvements can and will be properly maintained



CONCEPT MASTER PLAN

Concept Master Plan Features

- ① North/south and east/west promenades. *See page 8*
- ② Additional tent space along promenades that doubles as an interpretive walk reflecting Midway's heritage. *See page 8*
- ③ Enhanced perimeter street gateway entries. *See page 10*
- ④ Flexible gathering plaza to support food trucks, temporary fire pits, seating or concert stage for events. *See page 12*
- ⑤ Iconic water feature. *See page 14*
- ⑥ Resurfaced ice rink that encourages multipurpose, year-round use. *See page 15*
- ⑦ Updated chiller building for Ice Rink. *See page 15*
- ⑧ Small multipurpose entertainment plaza. *See page 16*
- ⑨ Enchanted forest to highlight and protect existing grove of evergreens. *See page 18*
- ⑩ Restroom facility attached to the Midway City Office Building. *See page 18*
- ⑪ Memorial grove near Midway City Offices providing shade, flower gardens, pathways and remembering key community figures of the past. *See page 18*
- ⑫ Open air, multipurpose pavilion and bbq pit. *See page 20*
- ⑬ Town Square Lodge: re-purposed Community Center into a destination support facility for the Town Square to include restrooms, ice skating support and concessions, multipurpose community space, storage and maintenance. *See page 21*





THE PROMENADES

The primary organizing elements of the Plan are the north/south and east/west pedestrian promenades which connect existing and future assets, improve physical and visual access and connectivity, provide infrastructure corridors, promote walking and strolling, and provide a canvas for historical interpretation.

- The promenades replace the internal vehicular drive and eliminate pedestrian and vehicular safety conflicts.
- The promenades are generous in width to allow for maintenance access and event setup and tear down. Additionally, there are several locations where a 10' wide extension along the promenades creates seating areas, interpretive features and allows for vendor tents during events.
- Promenades create pedestrian gateway access from all four sides of the Town Square. When connected to the perimeter walk and multipurpose path, the system completes a series of loop walkways around and internal to the Town Square, providing a variety of walk experience and distance options.
- Promenades may also act as infrastructure corridors for needed support utilities or event systems. Alignment and location of these corridors preserves and connects all existing multipurpose lawn spaces.
- Configuration of the promenades is inspired by the cross emblem of the Swiss flag and is celebrated at the promenade intersection in the paving pattern. This intersection becomes the heart of the Town Square and organizes the adjacent plaza and water feature.





Looking North down the North / South Promenade



GATEWAYS AND IDENTIFICATION FEATURES

A goal of the Concept Master Plan is to improve the image, identity and visual access to the Town Square. The Plan proposes identification features at all corners including the existing Midway Fort monument at the southeast corner. Gateway elements are envisioned at Main Street, 100 East and 100 North to better integrate the Town Square into the Main Street experience and provide cultural and sculptural features to pass through when visiting.





Gateway Monument on corner of 100 N and 200 W



CENTRAL PLAZA

The Concept Master Plan seeks to provide more options and activities by creating a multipurpose Town Square Plaza at the east end of the ice rink. This plaza is designed as a flexible space that can provide day-to-day seating options, food truck offerings, or set up with a temporary stage for concerts or performances with spectator seating spilling onto the ice rink

plaza surfacing. Consideration should be given to providing a canopy over the plaza to provide much needed shade for this gathering space and weather protection for activities or events.





Central Plaza with Optional Shade Structure / Canopy



TOWN SQUARE WATER FEATURE

The Town Square Water Feature is located east of the Town Square Plaza and promenade and oriented to highlight the mountain views to the west. This element is intended to be a visual interpretive feature with recirculating cascade water effect and not interactive or allow bodily contact. It's envisioned as a linear feature to reflect the mountain ridgeline and create a contemplative experience for all to enjoy and celebrate the power and value of water in our mountain environment.





ICE RINK PLAZA IMPROVEMENTS

The Ice Rink has clearly become a community favorite and generates significant visitation from out of County users. The Concept Master Plan seeks to enhance the wintertime user experience by providing permanent support facilities such as public restrooms, concessions and rental, warming hut and storage in the proposed Town Square Lodge (described on page 21). This would eliminate the need for temporary trailer facilities and improve operations and the user experience. Additionally, the Plan recommends resurfacing of the ice rink plaza to allow for better year-round use during shoulder and summer seasons. Resurfacing would eliminate the current slick safety conditions and allow for multipurpose use of this valuable paved surface for markets, temporary art installations, roller skating, or other programmed activities.

Significant conversation has taken place over the years regarding constructing an open-air canopy over the ice rink plaza. There are many benefits to a canopy including improved ice maintenance, extension of the ice-skating season, as well as shade for the plaza during summer months and events. The primary concerns include mountain and night sky views obstruction, impact on the ambiance of “skating under the stars”, and the costs of a long-span structure. The Concept Master Plan provides flexibility to allow a canopy structure to be constructed and recommends the idea of a partial canopy to preserve mountain and night sky views while still providing shade based on solar aspect designs.



THE NORTHWEST QUADRANT

The Northwest Quadrant of the Town Square provides many opportunities for gatherings and events while maintaining multipurpose open space for informal recreation, picnicking, lawn games and festival booths. Key attractions in the Northwest Quadrant includes the 30' x 60' open air pavilion for family reunions, pancake breakfasts, corporate events or informal picnicking providing revenue generating opportunities oriented

to the mountain views. Adjacent to the pavilion is a new barbecue pit for Swiss Days and public barbecue stations to support group gatherings with easy access to street parking (see additional information on page 20). The addition of a small multipurpose plaza at the west end of the lawn will provide a gathering or event option to the Town Square Plaza. This could host small weekly music nights with lawn seating and spectator views to the mountains.





View of Small Multipurpose Plaza



MEMORIAL GROVE AND ENCHANTED FOREST

To compliment the larger and more formal gathering spaces and amenities, the Concept Master Plan envisions two organic and intimate spaces in the Memorial Grove next to the City Offices and the Enchanted Forest beneath the canopy of the existing evergreen trees on the south side of the ice rink plaza. The Enchanted Forest utilizes the dense shade canopy of the evergreen trees and provides a meandering interpretive path, seating opportunities, public art and shade loving groundcover and perennial

plantings. The Memorial Grove near the City Offices will provide additional meandering walks connected to the primary circulation corridors, more seating, picnicking and ornamental plantings as well as opportunities to celebrate and highlight key figures in the history of the community. The Memorial Grove also includes a public restroom addition to the south side of the City Office building.





Birdseye View of Memorial Grove



View of Enchanted Forest



OPEN AIR PAVILION AND BBQ PIT

The 30' x 60' open air pavilion provides opportunities for family reunions, pancake breakfasts, corporate events or informal picnicking providing revenue generating opportunities oriented to the mountain views. Adjacent to the pavilion is a new barbecue pit for Swiss Days and public barbecue stations to support group gatherings with easy access to street parking.





TOWN SQUARE LODGE

In concept, the idea behind the Town Square Lodge is the repurposing or replacement of the existing Community Center to act as the primary support facility for the Town Square providing public restrooms, concessions and gear rentals, interpretive or cultural information, flexible meeting spaces, and storage and maintenance for year-round operations.



PARKING MODIFICATIONS AND PEDESTRIAN CROSSWALKS

The quantity and convenience of parking in the Town Square area will always be a challenging and divided topic to address. The Town Square Concept Master Plan recommends that a town center parking assessment and master plan be conducted to address the community-wide parking challenges and provide a holistic community guide to recommend parking solutions. Currently, there are 46 parking spaces along the internal driveway and 102 on-street parking spaces along 100 West, 100 North and Main Street for a total of 148 parking stalls in and around the Town Square. The Concept Master Plan recommends replacing the internal driveway with the pedestrian promenades to eliminate pedestrian and vehicular safety conflicts, provide a more cohesive and pedestrian oriented experience and create additional uses and attraction as a result. Internally, the Plan proposes a surface parking lot north of the City Offices with easy and convenient access to the promenades and amenities of the Town Square. The on-street perimeter parking is modified due to internal driveway removal and

by the addition of midblock gateways, intersection bulbouts or crosswalk access to Centennial Park. The goal of these adjustments is to optimize the pedestrian experience, provide better connectivity to the Town Square and to improve pedestrian safety. Ultimately, the Plan recommends the following parking adjustments.

Parking Category	Existing	Proposed
Internal Parking	46 spaces	25 spaces
On-Street Perimeter Parking	102 spaces	88 spaces
Total	148 spaces	110 spaces

While the net result is a reduction of 38 parking spaces, there is a significant benefit to the community in improved pedestrian access, connectivity to adjacent properties including Centennial Park, and ability to integrate future transit mode alternatives and access such as bus or shuttle stops and bike share facilities.





MISCELLANEOUS IMPROVEMENTS

While the above describes the major features and attributes of the Concept Master Plan, there are many minor, yet significant elements that will add to the success of the Town Square in becoming the heart of the community. These elements include simple, yet meaningful components, such as lighting, signage and wayfinding, interpretive features, public art, furnishings, planting and irrigation improvements, and infrastructure upgrades. By combining these major and minor features in a long-term guide to improvements, we can celebrate the Town Square as the heart and soul of Midway.



PHASING PLAN

- Phase 1**
South Promenade
Main Street Gateway
Ice Rink Plaza Resurfacing
- Phase 2**
Northeast Surface Parking
Multipurpose Pavilion and BBQ Pit
100 W / 100 N Crosswalks
- Phase 3**
North Promenade
Event Plaza
Water Feature
- Phase 4**
East Promenade
Memorial Grove and Gardens
Multipurpose Event Patio
- Phase 5**
West Promenade
Town Square Lodge
Enchanted Forest



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