

Town Square Master Plan



Midway
C.A.R.E.S.

Background

- Stakeholder committee was formed that included:
 - Midway Boosters
 - Swiss Days Committee
 - Downtown business owners
- 2 public open houses were held to gather comments from the residents
- A grant was awarded for \$600,000 if the City would spend \$1,792,000.
 - Termination date of 12-15-2026
 - Extension date to 6-15-2027

MIDWAY TOWN SQUARE MASTER PLAN



IBI



100 N

Parking

City
Offices

Multipurpose
Lawn

Multipurpose
Lawn

Ice Rink Plaza

200 W

100 W

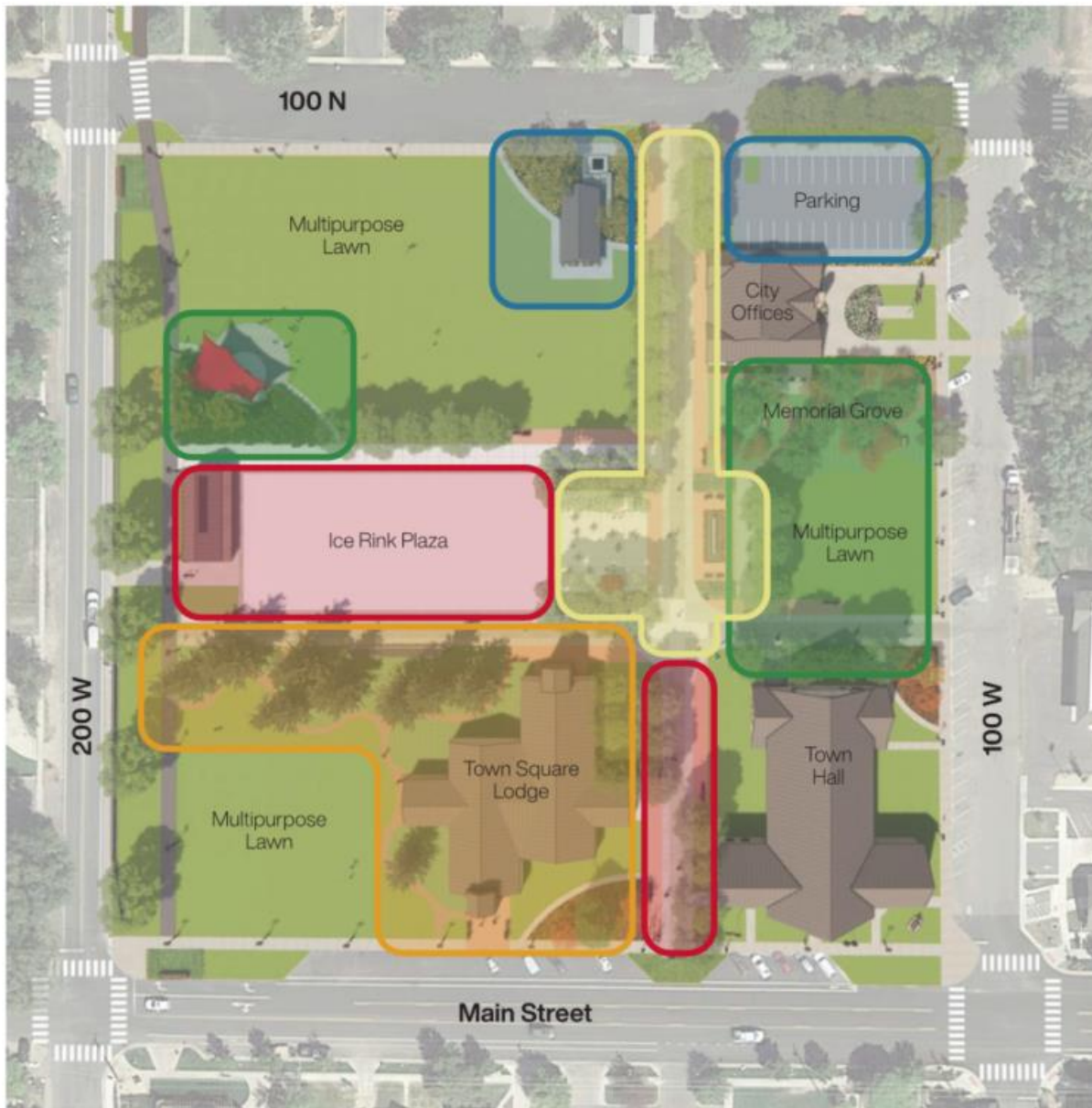
Town Square
Lodge

Multipurpose
Lawn

Town
Hall

Main Street





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



Next Steps

- Grant extension to June 2027
- Construction drawings of ice-skating rink building
- Adoption of master plan
- Adoption of phasing plan
- Hiring design consultant
- Hiring contractor



JC's Midway Town Square Brainstorm

20,000 foot necessities

- Use more trees - of right size in the right places
- PRESERVE what's already great, especially historical values
- Work hand-in-hand with Swiss Days planning/vision
- Ensure trees provide summer shade without blocking key views, and without hampering Swiss Days needs – very thoughtful placements
- Provide many Benches in the created nice areas - along path or in “nooks”
- Year-round uses in mind, covered, uncovered, redundant spaces
- Connect



Community Center



- Move the main E/W walkway further North, put here only as much as needed
- Use existing building + facelift + addition
- Northern addition, carefully placed to avoid “alley” (does not need to provide storage)
- Decking around 3 sides, many access points
- West side covered with stage compatible roofing (feedback reducing), open on at least 3 sides (with “portable” curtain/screen built in)
- All season use, outside, non-obstructing, nestled in trees
- Outside seating benches/tables available on both sides



AI Facelift in 60 seconds...



... I've seen better



New Addition



- I'd envision roughly this profile
- Slightly taller than existing roofline, still not really visible from street
- Main area with small side "wings" that then extend into open deck areas
- Swissify/match facelift visuals
- But, probably more glass for open viewing, and it would match the open/covered deck
- Admissions, rentals, concessions
- NOT year-round storage

I think the design we already have is close...



Covered portion



- Just a very rough example
- Not sure about concrete
- Ensure some Swiss character
- If any wall, only on West
- Could have a pull-down screen to divide or provide backdrop
- Shade/Wind/Acoustics all important concerns
- Green room? Probably part of main structure.



Covered portion



- Another very rough example
- Shows “normal” use when not functioning as a stage
- Wouldn't be at ground level
-



Next Slide...

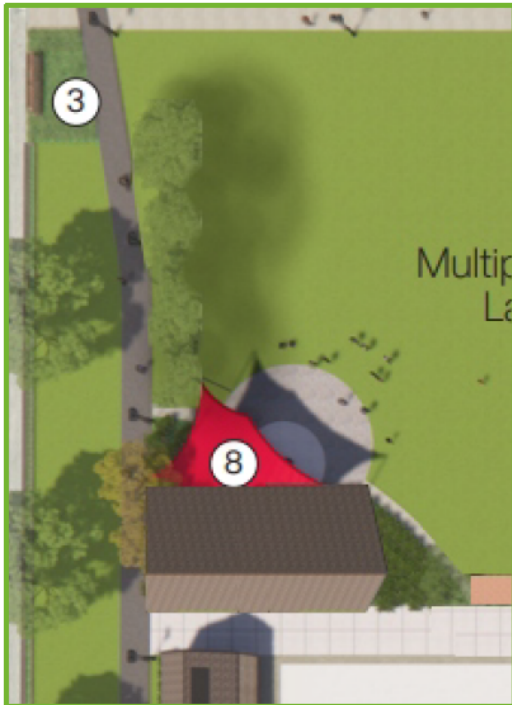
- Notice the backdrop on the next slide. It is very transparent, but you could do a more (or fully) opaque one.
- It would probably do fine for years because it would be protected.
- Only pulled down (or installed somehow) when wanted.
- Could think separately about fabric rear and sides, to provide stage shell (wind protection)
 - Rear – opaque black
 - Sides – transparent or translucent
 - Just ideas



Temporary screens/backdrops



Northwest corner



- Zamboni, and lots of other storage (skates, or other square needs)
- Intimate performance/presentation group area, slightly raised, backed by trees
- Several TALL trees along trail and behind presentation area (think Heber City park west side trees)



North/Central



- Possibly eventually another pavilion
- Utilize trees, sun position awareness to provide shade and beauty, pleasant spaces
- Maybe don't even relocate the barbecue pit



East/West walkway



- N of Rink, avoid trees, allowing portable stadium seating for skating or other events (south facing)
- Walkway connects to N/S connection, city office, parking, and Centennial park
- Continued use of existing pavilion, revitalized



City Offices



- Many, many parking spaces
- Continue to use streetside angled parking as well, every side of square but 200 W
- All on-block parking is near to walkways and city office
- Avoids excessive use of town square space but puts much needed spaces in a logical place for daily use, and swiss days tents



Centennial Park



- Main Walkway is much closer
- Could install raised crossing to connect over 100 W, similar to Center Street



Other Lawn / Spaces

- Thoughtful, functional placements, multiple spaces are useful (even at the same time)
- Utilize trees, sun position awareness to provide shade and beauty
- Combination of space with free-form functional options and wise partitioning



Food Trucks / Open Benches



- Centrally located
- Useful with or without food trucks
- Current portable gazebo could still be used as-needed
- Probably would decide to not place that one tree I put there East of area #4 allowing stage (summer) or gazebo (winter) to face the rink OR lawn area
- NO fountain



Ice Rink

- Low level string Lights Year round, for ambiance and light
- Could do shade fabric in summer also, using same system if well planned
- Additional lighting as needed
- MULTIPLE orientations and sizes for events
- Surface must be fixed, with a durable multi-use option
- Activities:
 - Ice Skating
 - Roller Skating
 - Dancing
 - Musical Events
 - Movie Nights
 - ETC!



Closing Points

- Why redundancy?
 - Allow multiple groups to use the square at one time
- Why decking?
 - Allow more usable space, even year round, but with an open feel, so you don't create an "alley" or block other windows
- Why build the addition on the south of the rink?
 - Already plumbed/heated
 - Focus on primary uses, not storage (put storage in Zamboni building)
 - Deck/Stage space is well placed for a multitude of year-round uses
 - Sun patterns and existing layouts taken into account
- See next slide for complete block layout





Master Plan: Features

- ① Design inspired by the Swiss Flag to add north/south and east/west pedestrian promenades metaphorically resembling the cross of the flag and the Swiss heritage of the community
- ① Promenades connect, highlight and organize the pedestrian experience within the Town Square providing better access and circulation including loop perimeter walks and crosswalks at intersections and to Centennial Park
- ① Reduce pedestrian/vehicular conflict by removing internal drive and replace with promenades which are designed to accommodate emergency access and event setup
- ② Addition of more event tent space along promenades doubling as historic timeline and interpretive walk reflecting the heritage of the Midway community
- ③ Perimeter street gateway entries to enhance visual access and draw more pedestrians into the Town Square, celebrate community heritage and add color with flower beds and signage
- ④ Central gathering plaza at east end of ice rink designed to be flexible to support food trucks, temporary fire pits, seating or concert stage for events
- ⑤ Iconic water feature and reflecting pool adjacent to central plaza and positioned to reflect the western mountain view
- ⑥ Resurfaced ice rink to minimize fall risk and to encourage multipurpose, year-round use with games or art installations during summer months
- ⑦ Updated chiller building for ice rink
- ⑧ Small multipurpose entertainment plaza to optimize spectator lawn seating to embrace mountain views to the west and leverage ice facility for support infrastructure
- ⑨ Enchanted forest to highlight and protect existing grove of evergreens with addition of meandering path, public art or nature play element
- ⑩ Restroom facility attached to Midway City Office Building
- ⑪ Addition of memorial grove near Midway City Offices providing additional shade, picnic areas, flower gardens, pathways and remembering key community figures of the past
- ⑫ Open air, multipurpose pavilion and bbq pit with perimeter access and mountain views for family reunions, community events and day-to-day picnics
- ⑬ Town Square Lodge: re-purpose the Community Center into a destination support facility for the Town Square to include public restrooms, ice skating support and concessions, multipurpose community space, storage and maintenance



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

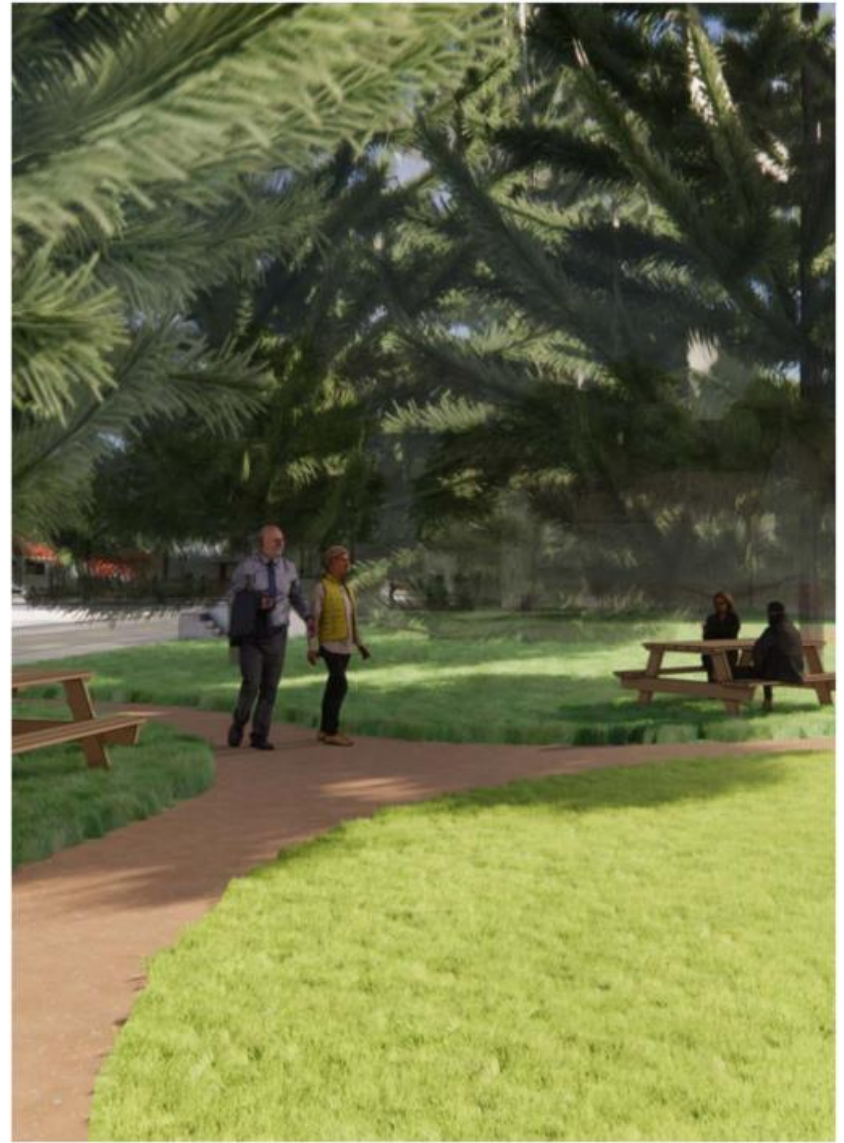
To compliment the larger and more formal gathering spaces and amenities, the Concept Master Plan envisions two organic and intimate spaces in the Memorial Grove next to the City Offices and the Enchanted Forest beneath the canopy of the existing evergreen trees on the south side of the ice rink plaza. 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.