

First Impressions

Compiled Report Form



Community Visited: Park City

Date(s) Visited: a.) N/A
b.) Friday 1/24/19
c.) Tuesday 1/29/19

1. **Pre-visit web search:** How easy was it to get information on the community you were visiting? Did it accurately reflect what you saw? Did you have difficulties obtaining information on the community through a web search?
 - a. A web search for Park City was easy. The results took me to the city website.
 - b. Googled Park City, KS. B.T.K. Killer info came up (top) City Website – Went to city and saw that bills can now be paid online? My suggestion is to have the first page be something about the city.
 - c. Search using my computer/laptop with the City of Park City website was fairly easy. Mobile app a bit harder to see and use. Easy maneuvering website, though. Tabs were marked clearly. Obviously a City site, vs Chamber but I found a lot of what I needed.

2. **The “Five-Minute” Impression:** After taking a five-minute drive through the community without stopping, the following reactions were noted. The following observations were noted when entering the community from major entrances (signs, streetscapes, buildings, etc.)
 - a. The community gives an overall pleasing impression. Hard not to notice the LED sign driving east from I-135. Very impressive. Signs pointing to city services and attractions were underwhelming and quite frankly hard to read.
 - b. Looks clean and busy. Nice Park City signs throughout. Smaller signs are difficult to read at night. The area around where Cracker Barrel, Quik Trip gas station and Don Hattan dealership looked busy and well lit. We found what appears to be the “older” part of Park City, which included a grocery store (Leekers) and Atwoods. That area was not as appealing as the area immediately off the expressway.
 - c. Lots and lots of signage. Both from state/county and city. The city theme united with the unique Park City Logo and slogan. Nice that city office and library on the main street. Lots of options to eat. Clean. Variety of housing, churches, parks.

3. Downtown Business Area

Describe the buildings, signs, infrastructure, etc. Explain what type of businesses you observed and give a description of the variety and quality of merchandise displayed. Describe the customer service received when you entered those retail businesses. (Were you greeted? Did you have to ask for assistance?)

- a. Everything seemed very updated and seemed like more recent development. Especially impressed with the city administration buildings. Retail and restaurants. No interaction.
- b. We never found what we believe would be a downtown area. Commercial Restaurants, Car Dealership, Gas Station. We went into the Quik Trip gas station. Was not greeted, but was clean. It appeared the bathrooms were just cleaned. The gas station was very busy. We ate at the Cracker Barrel. Greeted and felt very welcomed. It was busy also. Service and food was very good!!
- c. I did not find a "historical" downtown section. Just off 61st. But things were mostly new and clearly marked. Mixture of homes. Visited restaurant (Cracker Barrel) and Quik Trip. Clean, new, efficient, friendly service both places. As expected. Greeted as expected.

What public amenities were available (drinking fountains, benches, public restrooms, etc.) Comment on appealing landscaping and streetscaping. Did you have difficulty finding parking? Could you access multiple services from where you parked?

- a. Everything seemed easily accessible except the community building.
- b. Did not see any. Roads were a little confusing.
- c. All were acceptable and available. Liked the sidewalks on both sides of 61st, walker friendly. Parking was sufficient at all places.

4. Other Retail Shopping Areas

Describe other retail shopping areas. Were the areas attractive and easy to access?

- a. All were easily accessible.
- b. We passed the Don Hattan Car Dealership, Atwoods, Quik Trip and Sonic. They were easy to access. Don Hattan and Quik Trip were well lit. The other businesses on the west side of I-35, were not as attractive.
- c. Mixture of small retail. Didn't see many specialty shops - mostly large chains (Dollar General, Family Dollar). Grocery store and Atwoods on NW side of town. Did not find a Walmart - looks like north side of Wichita for that.

5. Industrial Parks/Commercial Areas

Is there a defined area where manufacturing industries could easily locate/expand? If so, describe.

- a. The industrial area was south of town and had ample room for expansion.
- b. N/A
- c. The industrial areas were impressive. Lots of businesses that looked to be in full function. Filled with cars / employees. Entrances were well marked and didn't seem to impede traffic.

6. Health Care Services

Comment on the availability and apparent quality of hospitals and emergency medical services.

- a. None noted.
- b. We passed Park City Medical Center.
- c. Did not find a hospital online or in the city. Apparently outlying towns and Wichita; easy highway access, though. Did not observe doctor office but saw it online.

Comment on the availability and condition of facilities for physicians, dentists, optometrists, public health and other healthcare providers.

- a. None noted.
- b. We saw a dentist office off of 61st Street and the medical center. Both were closed for the evening.
- c. None.

What long-term care services, assisted living or nursing facilities exist in the community?

- a. None noted.
- b. We did not see any.
- c. Did not see assisted living center; I saw the Senior Center.

7. Housing

Give a brief description of the existing mix of housing stock. Does the local market have housing that would appeal to all income wages? What challenges do you see in regards to finding acceptable housing? (Neighborhoods, size, properties for sale, etc.)

- a. All of the housing seemed in good repair. There is a large portion of recently developed housing.
- b. Did not notice any rental properties. We noticed some nice homes by Habiger Park. Most of what we saw was small lower/middle income housing. Challenges I see would be not enough businesses in the town of Park City. They do have Cracker Barrel, Applebee's, Taco Bell, McDonalds, Subway and Spangles. They have one grocery store and a gas station. If you want something to do, you would have to go to Wichita.
- c. I saw a variety. Not too much blight. Saw a few homes for sale. Saw even mid-scale neighborhoods with "for rent" signs. Looks like sales prices are all ranges for all incomes.

What kind of rental properties did you observe for persons interested in building or simply living in the community prior to buying housing?

- a. None noted.
- b. We didn't notice any rental properties. There is some land off Hillside that could be sold to build either residential or commercial.
- c. No Answer

8. Schools

Do the following schools appear to be adequate in size or do you see the use of temporary classrooms? Are the buildings and grounds well-maintained?

- a. Saw what seemed to be an elementary school that was in good shape.
- b. Chisholm Trail Elementary- building and grounds looked well maintained. We did not see any other schools in the city.
- c. Saw Chisholm Trail Elem school. I read about others but did not look for them because they were outside of Park City.

Were you able to find online information in the community that helped assess the quality of the educational system?

- a. Yes. Link on city website was very helpful.
- b. No.
- c. I was able to Google and find some; their city website had good info.

9. Childcare

Were you able to determine if childcare was affordable and available?

- a. None noted.
- b. Unaware of any.
- c. I saw several day cares listed online but did not observe any when I was in town.

10. Faith/Religion

Comment on the number of denominations and the physical appearances of the faith communities represented in the community. Did you observe any evidence of faith-based community services?

- a. None noted.
- b. We saw 3 churches. Catholic, Nazarene and the Church of Park City. Nothing in the way of church-sponsored community services.
- c. Saw several churches with various denominations.

11. Civic

Tell about the variety of nonprofit organizations and clubs within the community. Did you observe any evidence of civic organization activity?

- a. No Answer.
- b. No Answer.
- c. Saw sign for Lions Club.

12. Public Infrastructure

Comment in general on the streets, street signage, sidewalks, parking, lighting, restrooms, landscaping, and streetscapes in areas other than downtown.

- a. Streets were in good repair. Signage for city attractions were underwhelming and hard to read.
- b. Good lighting off the highway. Nice Park City signs throughout.
- c. Signage excellent. Sidewalks good. Lots of pride in city with parks and ponds/lakes.

Comment on city/town hall (How were you received? Was there information about the town available?)

- a. No interaction.
- b. No answer.
- c. Did not have a good experience at City Hall. The building was impressive inside and out as far as structure. Customer Service at the front desk was less than helpful.

Police/fire protection:

- a. No Answer.
- b. Did not see any.
- c. I ate lunch near a table of firemen. I spoke briefly with them. They were cordial.

Library:

- a. No Answer.
- b. We drove past it. Had a nice sign.
- c. Beautiful new library. I entered but did not talk to anyone.

City parks (walking tracks, ballparks, playgrounds, sportsplex)

- a. Very impressed with the city park. I especially liked all of the facilities in one general location.
- b. Habiger Park and Poston Park.
- c. Hartman Arena is very impressive. Lots of walking and parks. Good signage leading you to them.

13. Recreation/Tourism

Is the community well-known for any particular attraction or event? Do they have a community slogan that capitalizes on that asset?

- a. Unknown.
- b. Seem to be very into pets. We saw a groomer, pet hospital, pet boarding, and electric fence service.
- c. I did not see anything.

Did you see any indication of significant events taking place in the community that would be of interest to both visitors and residents?

- a. No.
- b. Not at this time.
- c. No.

Elaborate on any significant natural or manmade features that have the potential of drawing people to the community. (Public art, museums, lakes, campgrounds, regional heritage locations).

- a. None noted.
- b. N/A
- c. Hartman Arena. Most everything I found online pointed me to Wichita, not Park City.

Is there an obvious visitor's center, chamber of commerce office, main street office, or other facility that serves the needs of visitors? Comment on the staff, facilities, signage, visibility, etc.

- a. None noted.
- b. Administrative center next to the library. We did not stop in there.
- c. Could not find Chamber office. Two different addresses listed. One building was empty with sale sign. Other indicated City Hall. They did not know how to help find Chamber.

Are there any restaurants, specialty shops or attractions that would bring you back to this community in the near future?

- a. Several restaurants.
- b. Cracker Barrel and Fried pies. Possibly Don Hattan dealership.
- c. Cracker Barrel, Hartman Arena.

14. Wrap-up

What are the most positive things you observed about the community?

- a. Very clean.
- b. Friendliness. Signage and lighting at the exit is appealing. Everything is close to the highway.
- c. Their logo and signage. Both electronic and metal signage was very unique. Colors stood out and directed me to parks, etc.

What are the biggest obstacles/challenges facing this community?

- a. Individuality. It is hard to separate Park City from Wichita.
- b. Did not see any large houses available. Small town that kids would need to go to school in another community. No attractions.
- c. Being connected to Wichita so much makes them seem more like a suburb than their own entity.

What will you remember most about this community six month from now (positive or negative)?

- a. The obvious growth that has occurred over the recent years.
- b. Great friendly service at Cracker Barrel. Restaurants all seemed very busy.
- c. Signage. Electronic, in multiple locations, especially. These are my wish for Wellington.

PowerPoint Presentation is posted at:

<http://www.ksre.k-state.edu/community/civic-engagement/first-impressions/index.html>

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