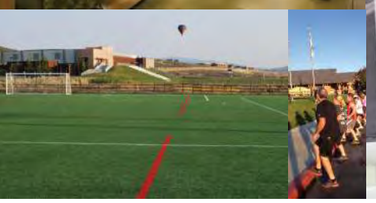
Mountain Recreation Facilities Master Plan

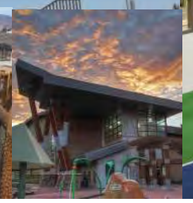









February 1, 2017

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Acknowledgements

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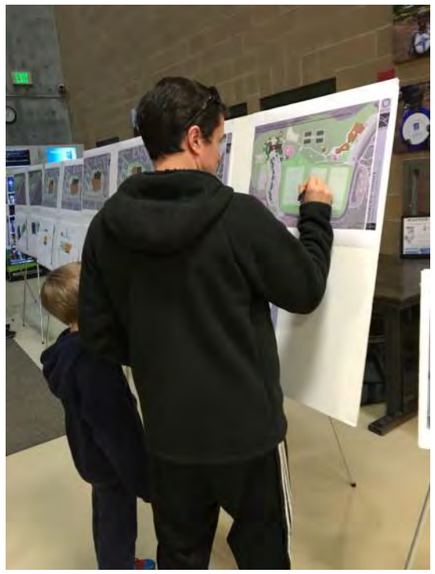
Executive Summary

The Park City area has been rapidly growing in recent years, which has resulted in increasing demand for a variety of recreational services and facilities. With the anticipation that growth will continue to increase in the coming years, the *Mountain Recreation Facilities Master Plan* was developed to identify the best location for future recreational facilities, conceptual site and building designs, and estimates for the construction, operation and maintenance of the new facilities.

The Mountain Recreation Facilities Master Plan is a collaborative master planning effort between Park City Municipal Recreation, Snyderville Basin Special Recreation District, and the Park City School District. The plan is the next step in a tradition of cooperation between these three entities in the development, programming, and operation of recreation facilities in the greater Park City area. The plan builds upon preceding collaborative studies that determined the need for and prioritization of recreational facilities in the area.



The project utilized an intensive public involvement process, which included several public meetings and workshops, and the use of an Advisory Committee composed of key stakeholders to provide specific direction throughout the process.

Twelve potential sites were analyzed for meeting the long-term recreational needs of the area, ten of which are recommended for hosting specific uses in the plan. At least one and up to seven preliminary concepts were developed for each site, which were then reviewed by the Advisory Committee and members of the public. Specific evaluation criteria were used to help analyze the preliminary concepts in an objective manner. The results were then reviewed a second time, considering design, aesthetic and similar subjective considerations.

The preferred site concepts were then analyzed from a regional perspective, not only considering the best solution for each site, but how the various site concepts work together. Four regional concepts were reviewed, ranging from an alternative that disperses the facilities throughout the area, to options where major facilities are concentrated at one or two large sites. After extensive review and consideration, it was determined that the most sensible concept was to concentrate new uses at sites which have existing recreational facilities, thereby capitalizing on the infrastructure already in place. It was felt that this approach provided greater opportunity to leverage assests between new and old uses, while avoiding the concentration of traffic and similar potential impacts on a single location.

Since the purpose of the plan is to provide the basis upon which new and updated recreation facilities will be provided to meet the needs of the community, it has been structured with a level of flexibility to address unknown and unanticipated factors. Key among these are the ability and/or willingness to secure funding, the impact of complementary private recreational facilities being developed, and the potential fruition of public/private partnership opportunities.

Since the facilities recommended in the *Mountain Recreation Facilities Master Plan* are generally big-ticket items with significant construction and operation and maintenance costs, it may take twenty or more years for the plan to be realized. This means that implementation is likely to occur opportunistically, as individual projects receive full support and funding, in phases as budgets or funding allows, or when partnerships have been successfully negotiated with private developers.

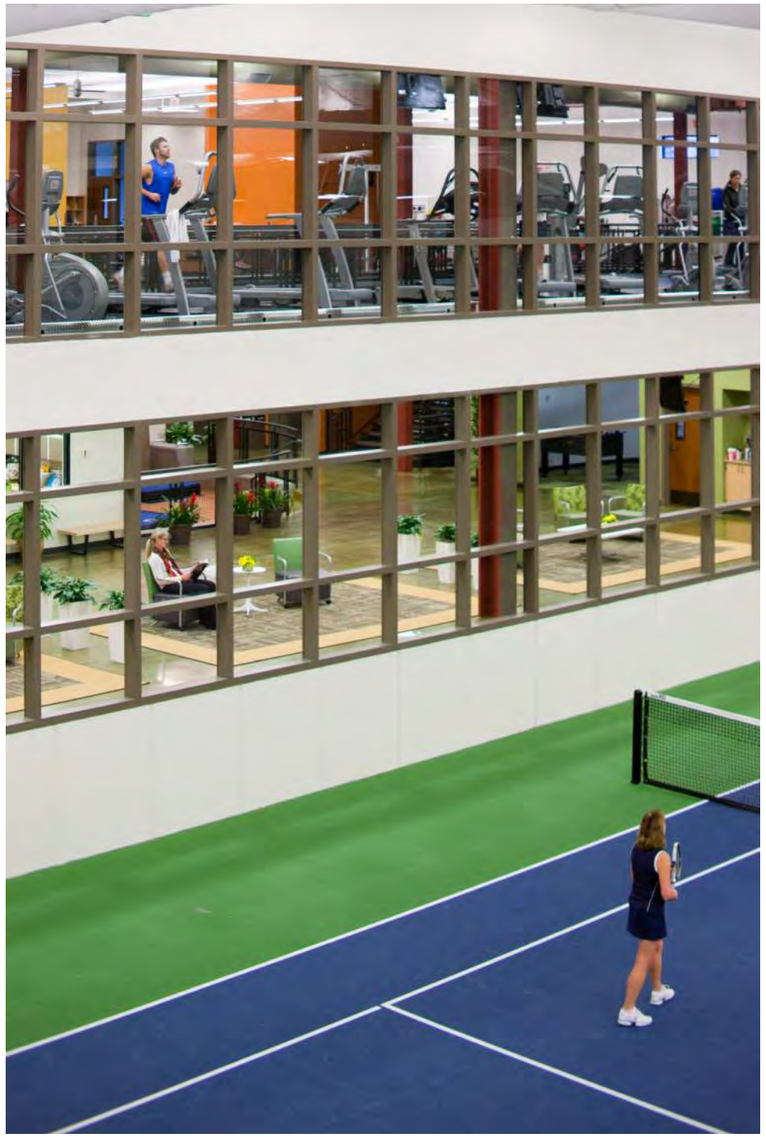
1 Introduction

The *Mountain Recreation Facilities Master Plan* is a collaborative master planning effort between Park City Municipal Recreation Services, Snyderville Basin Special Recreation District, and the Park City School District. The plan builds upon the work completed in previous studies, making recommendations for recreation facilities at specific locations throughout Park City and the Snyderville Basin. It builds upon the results of the previous studies, providing designs, construction costs estimates and annual operational and maintenance cost estimates for those concepts.

The project began in early December 2015 when Park City Recreation hired the Landmark Design Team to investigate several sites owned by Park City Municipal Corporation for the development of recreation facilities. In late December 2015, Snyderville Basin Special Recreation District joined the project, adding four additional sites for consideration. Following the first round of public meetings in March 2016, the public requested that Park City School District get involved, and the School District officially joined the project as a formal partner in April 2016, adding two additional sites to the mix, for a total of twelve.

The partnership continues a legacy of cooperation between the three entities, which seeks to maximize recreation resources and make the most efficient use of public funding in order to have well-maintained recreation facilities for residents and visitors. Park City, Basin Recreation, and the School District have a successful track record of working together through a series of Interlocal Cooperative Agreements. These often involve partnering on the construction, operation and maintenance, or programming for facilities.

The area is growing rapidly and needs will continue to evolve and change in the coming years. The *Mountain Recreation Facilities Master Plan* provides flexible guidance for Park City, Basin Recreation, and the School District to meet the major recreation facility needs and desires of the greater Park City and Snyderville Basin areas.



Park City Municipal Athletic Recreation Center (PC MARC)

2 Background

Park City Recreation and Basin Recreation partnered over the last five years on the *Recreation Facility Demand Study*, the *Community Interest and Opinion Survey*, the *Mountain Recreation Strategic Action Plan,* and the *Feasibility Study for Park City Ice Arena Expansion* to help develop a comprehensive picture of recreation needs and desires, as well as determine which facilities have a higher priority for development. Brief summaries of the studies are provided below. The documents can be viewed in their entirety on the Basin Recreation Surveys and Studies webpage (www.http://basinrecreation.org/district_survey_study.html#top) and the Park City website at (www.parkcity.org/government/document-central/-folder-411) and (http://www.parkcity.org/Home/ShowDocument?id=32674).

Recreation Facility Demand Study 2011

The *Recreation Facility Demand Study* provided an inventory and analysis of existing recreation facilities, determining need by comparing the population and number of facilities in Park City and the Basin to other mountain resort communities around the country. The Level of Service (LOS), reflecting the facilities per population unit, was determined for each of the communities and then compared to the existing LOS for Park City and the Basin for each facility type. Based on this comparison, recommendations for additional programs and facilities were proposed. The results of this study are summarized in *Table 1*, which identifies facilities with very high demand that should be developed as soon as possible. *Table 2* illustrates other facilities that are demanded or desired and which would provide additional recreation options.

Table 1: Facilities with an "Immediate Need"

FACILITY	QUANTITY
Outdoor Basketball Courts	2
Full Service Fitness Facility	1 (Basin Recreation)
Gymnasiums with Indoor Basketball & Volleyball Courts	2-3
Ice Rink	1
Indoor Multipurpose Fields	1
Outdoor Multipurpose Fields	2
Indoor Aquatics Center	1
Indoor Tennis Courts	2-4

Table 2: Other Facilities that are Demanded or Desired

FACILITY	QUANTITY
Golf Learning Center	1
Field Lighting	multiple locations
Additional Conversion of Trails to Hard Surface	multiple locations
Additional Trail Length	30 miles (Basin Recreation)

Additional facilities that were identified as needed in the future include baseball/softball fields, a bike park, climbing areas, equestrian centers, indoor jogging facilities, large group pavilions, parks, trails, and playgrounds.

Community Interest and Opinion Survey 2012

The *Community Interest and Opinion Survey* determined priorities for recreation facilities and programs in Park City and the Basin by surveying residents through an online and mail-in survey. The survey was mailed to 13,412 full-time residents and households in Park City and the Basin, of which 2,284 were completed, returned, and analyzed. The results have a confidence level of 95 percent, with a margin of error of +/- 2.1 percent. Key findings are summarized in *Tables 3 and 4*, and the percentage of respondents identifying a specific facility or program is shown.

Table 3: Percent of Respondents Identifying a Specific Facility as Needed

NEED FOR RECREATION FACILITIES	
Indoor Fitness Space (weights and cardio)	64%
Indoor Walking and Jogging Track	54%
Outdoor Swimming Pool	49%
Indoor Group Fitness Studios	46%

Table 4: Percent of Respondents Identifying a Specific Facility as Needed Specific to Basin Recreation Fieldhouse & Park City Aquatics Center

BASIN RECREATION FIELDHOUSE IMPROVEMENTS		PARK CITY AQUATICS CENTER IMPROVEMENTS	
Expanded Weight Room/ Cardio Equipment	35%	Indoor Lap Lanes	40%
Group Fitness Class Studios	34%	Indoor Leisure Pool	35%
Climbing Wall	21%	Indoor 50-Meter Lap/ Competition Pool	20%
Additional Indoor Field	19%	Water Aerobics	18%
Gymnasium	14%		

The *Opinion Survey* also analyzed the results in terms of their "Importance" and "Unmet Need" as shown in *Figure 1*. The results were then sorted into four categories, as follow:

- **Top Priorities** - Higher Importance/High Unmet Need
- **Priorities of Specific Market Segments**- Lower Importance, High Unmet Need
- **Continued Emphasis**- Higher Importance/Low Unmet Need
- **Exceeding Expectations** - Lower Importance/Low Unmet Need
-

Figure 1: Importance - Unmet Need Assessment Matrix for Park City & Basin Recreation Parks and Recreation Facilities

Source: Leisure Vision/ETC Institute (May 2012)

Mountain Recreation Strategic Action Plan 2013

The *Mountain Recreation Strategic Action Plan* prioritized new recreation facilities in Park City and the Basin. The purpose of the plan was to prioritize facilities for the next four to five years and the long-term. The prioritization plan was criteria-based, with facilities evaluated according to seventeen criteria. Final results indicated a high-level of consistency among the participants and strong correlation with the *Demand Study* and the *Opinion Survey*. The results are summarized in *Tables 5 - 7*.

Table 5: Top 3 Project Priorities (Park City and Basin Recreation Combined)

FACILITIES
Ice Rink- Indoor
Aquatics Center- Indoor Leisure/Lap Lanes
Multipurpose Fields- Indoor

Table 6: Top 10 Project Priorities (Park City)

FACILITIES
Aquatics Center- Indoor Leisure/Lap Lanes
Multipurpose Fields- Indoor
Fitness Facilities- Indoor Cardio/Weights
Fitness Facilities- Indoor Group Fitness Studio
Ice Rink- Indoor
Multipurpose Fields- Outdoor
Trails- Mountain Biking/Hiking/Winter Recreation
Courts/Gymnasium- Indoor
Dog Park/Off-Leash Dog Areas
Fitness Facilities- Indoor Walking/Jogging Track

Table 7: Top 10 Project Priorities (Basin Recreation)

FACILITIES
Aquatics Center- Indoor Leisure/Lap Lanes
Ice Rink- Indoor
Multipurpose Fields- Indoor
Fitness Facilities- Indoor Group Fitness Studio
Multipurpose Fields- Outdoor
Trails- Mountain Biking/Hiking/Winter Recreation
Aquatic Center- Outdoor General Use
Courts/Gymnasium- Indoor
Trails and Trailheads- Soft Urban
Dog Park/Off-Leash Dog Areas

In addition to prioritizing projects, the plan established a five-year schedule for guiding implementation, and provided a list of funding requirements, siting options, and an array of funding options/sources.

Feasibility Study for Park City Ice Arena Expansion

Park City, Basin Recreation, and the Olympic Legacy Foundation partnered together in 2015 to conduct an objective and research-based study of the potential market demand and financial feasibility of expanding Park City Ice Arena to include a second sheet of ice. The *Feasibility Study for Park City Ice Arena Expansion* assessed the sites; provided conceptual designs; projected utilization, revenue, and expenses; and analyzed funding.

Three primary options were identified for the Ice Arena Expansion. The first concept adds an outdoor arena to the current site at Quinn's Junction. The second concept expanded the current ice arena at Quinn's Junction to a two-sheet facility. The third concept converted the existing ice arena to a fieldhouse and added a new two-sheet facility on the adjacent IHC-15 acre Parcel.

Additional Studies Prepared by Park City School District

Park City School District prepared the *Kearns Campus Facility Master Plan* in August 2015. The plan made recommendations for modifications to the High School campus based on an analysis for projected growth and school reconfiguration based on the realignment of district grade levels. The master plan included the following recommendations:

- Maintaining the current location of Dozier Field;
- Expanding the academic portion of the High School to the south in order to accommodate the 9th grade expansion;
- Expanding the High School to the north to better serve extracurricular activities and programs;
- Moving parking displaced by a new addition to the existing baseball field;
- Constructing a new addition to and redesigning the traffic flow at McPolin Elementary School
- Demolishing Treasure Mountain Junior High School;
- Building a new 5th and 6th grade school at the Ecker Hill Campus; the current Ecker Hill School would also serve 7th and 8th grades; and
- Adding athletic improvements near Dozier field and also near the new baseball field.

The full version of the *Kearns Campus Master Plan* can be downloaded on the School District's website (www.pcschools.us) under "Master Planning."

After the adoption of the *Kearns Campus Master Plan*, a $56 million bonding initiative was place on the November 2015 ballot, which included the development of educational and athletic facilities at the Kearns and Ecker Hill campuses. The bond did not pass.

Following the defeat of the bond measure, the School District began a more detailed investigation into student needs, and is currently in the process of selecting a consultant to study Park City High School to determine potential changes for improving the function and use of the school. In a related effort, the School District will soon select a consultant to study grade realignment within the School District.

Jamie Sheetz, the athletics and activities director for Park City High School, conducted a study to determine the actual need of the School District's athletic programs and the capacity of its athletic facilities utilizing interviews with the coaches and school leaders. The study documented the time of year and duration of the season required for each program's activities, the number of hours required per year, and the facilities that each program utilizes. The results of this study, which determined unmet need, are summarized in the tables that follow.

Figure 2: Analysis of Meeting Facility Needs by Athletic Program

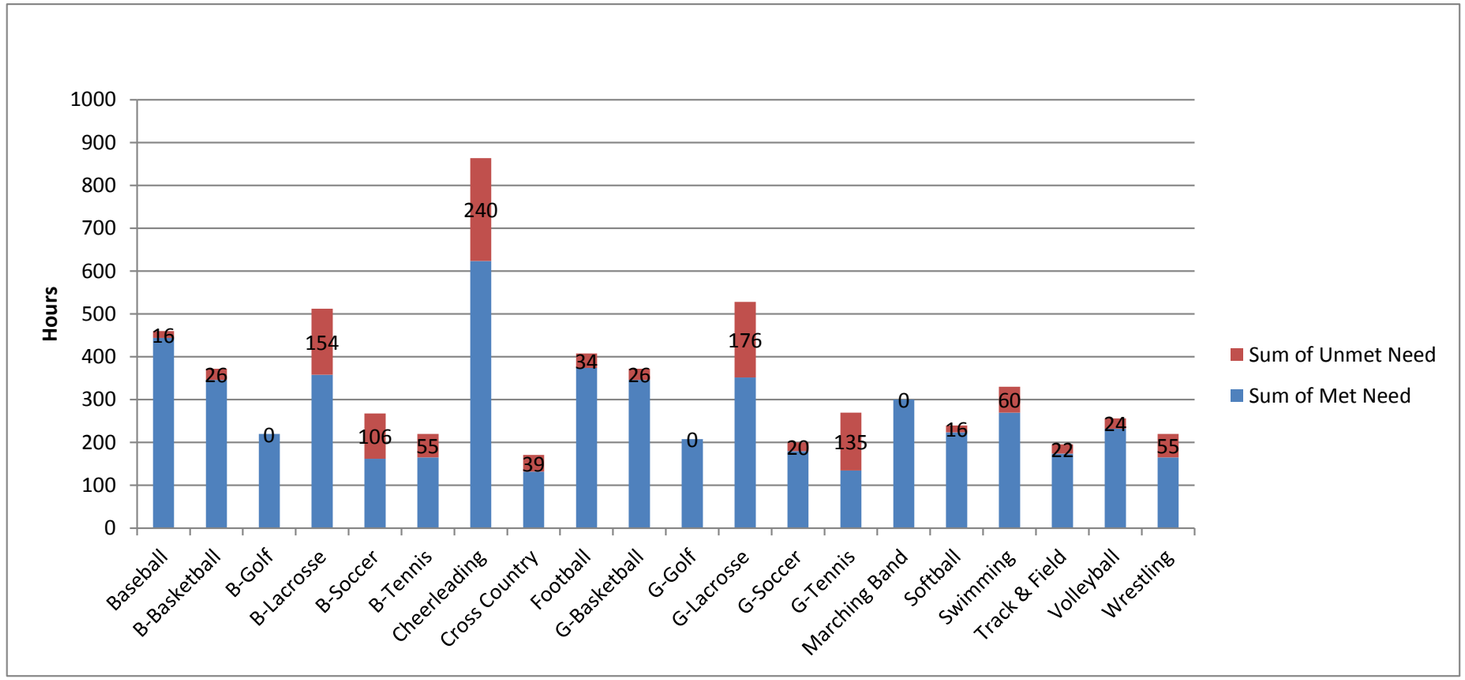


Figure 2 shows the met/unmet need in hours per year for each athletic program. The blue bars indicate current met need in hours per year for each program, and the red bar indicates unmet need in hours per year. According to the study, golf and marching band are the only programs with their facility needs currently met. Cheerleading, lacrosse, girls' tennis, and boys' soccer have the largest unmet need, with more than 100 hours per year for each program. Other programs with significant unmet need include baseball, basketball, boys' tennis, cross country, football, girls' soccer, softball, swimming, track and field, volleyball, and wrestling. It should be noted that lacrosse and other high school club sports are not currently sanctioned by the Utah High School Activities Association, although the club lacrosse teams utilize multipurpose fields in Park City and the Basin.

Figure 3 summarizes recreation facility utilization by the School District's athletic programs by hours per month. The medium blue at the bottom of the bars indicates usage of School District (District) facilities, the next layer in red indicates usage of Basin Recreation (County) facilities, the dark blue indicates usage of Park City (City) facilities, and the light blue

Figure 3: Recreation Facility Utilization by Park City School District Athletics Programs

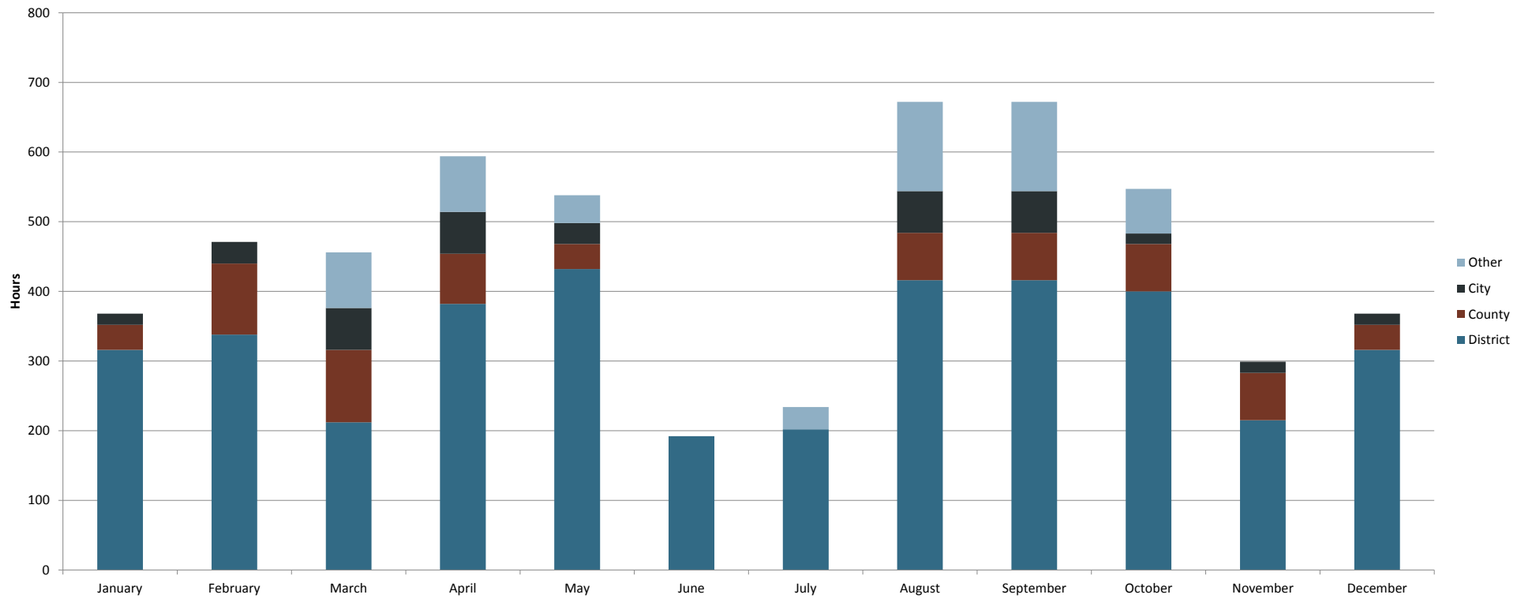
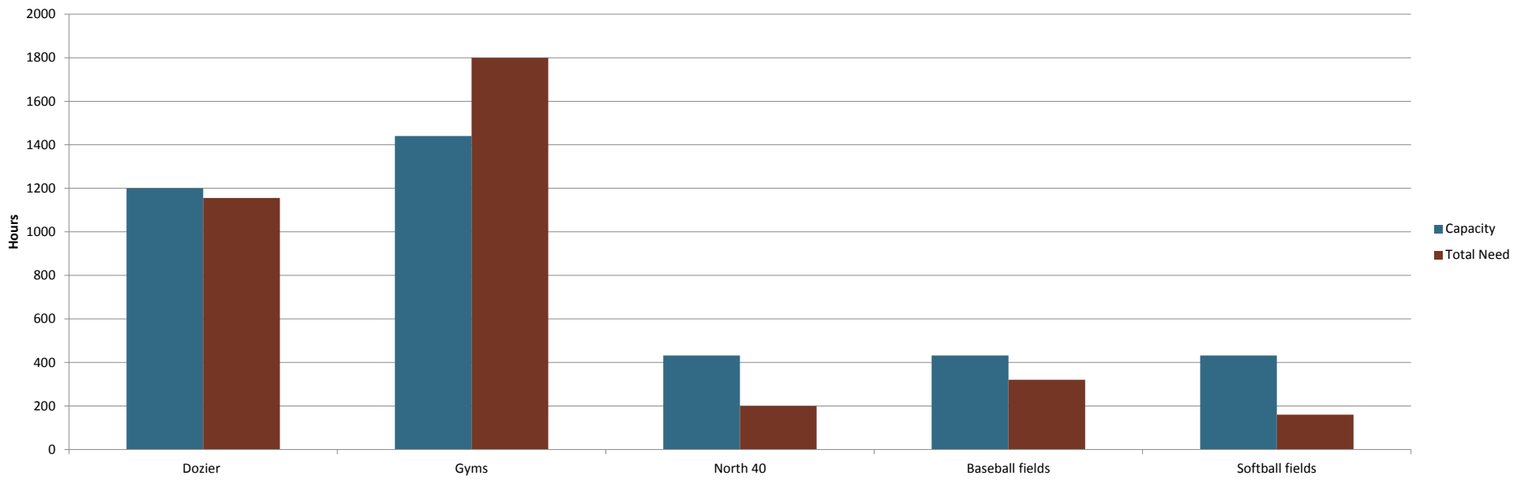


Figure 4: Park City School District Recreation Facilities Capacity vs. Athletics Program Need



indicates usage of other facilities. During the months of February, March, April, August, and September, the School District must meet one-third to one-half of its athletic program needs at facilities owned by Park City, Basin Recreation, or others. This information illustrates how the cooperative agreements help meet recreational needs, but also how the School District's athletic programs impact recreation facilities owned by Park City and Basin Recreation, and the challenge the School District faces in meeting its own needs.

In *Figure 4*, existing capacity (shown in blue) is compared to program need (shown in red) for key School District-owned recreation facilities. It illustrates that Dozier Field has a small amount of available capacity, there is a lack of gym space, and there is excess capacity at the North 40 fields and the baseball and softball fields. It is important to note that when seasonal demand is taken into account, there is actually a shortage of available baseball and softball facilities. There is available capacity during the warmer months, but there is a lack of availability early in the season when the natural grass fields are inaccessible due to snow and winter conditions.

The planning team met with representatives of the School District to confirm overall needs for athletic facilities based on this study, which are summarized below.

- **Athletics Support Facility**: Such a facility is needed at the Kearns Campus to provide adequate locker rooms, coaches' and officials' offices, training rooms, and team meeting rooms. Existing locker room spaces are not conducive to meeting with teams in a large group setting, and the facilities for men's and women's coaches are unequal.
- **Indoor Turf Area**: One large indoor area is required at the Kearns Campus for physical education classes, cheer, track and field, and other sports. Storage space is also required to address unmet need. The turf area could be divided with nets to facilitate concurrent use by multiple groups.
- **Competition-Sized Gymnasium**: A new gym is needed at Park City High School because some teams opt out of playing at the school due to the lacks of a competition-sized gym. (This will be addressed in detail in the study the School District is currently conducting and is not addressed as part of this plan.)
- **Softball/Baseball Fields Converted to Artificial Turf**: A conversion is needed at Kearns Campus for the primary softball and baseball fields to help address unmet need.
- **Multipurpose Field**: One indoor multipurpose artificial turf field for soccer and lacrosse to provide for unmet need.

- **Indoor Tennis Courts**: At least six indoor tennis courts are needed to address capacity issues. These could be outdoor courts that are bubbled during winter months. Eight courts are preferred over six.
- **Aquatics**: Teams and physical education classes need more pool time. Public use at the Park City Aquatics Center at Ecker Hill Middle School puts pressure on the existing aquatics facility. Students currently use the same locker rooms as the general public, which needs to be corrected.

3 Public Involvement Process

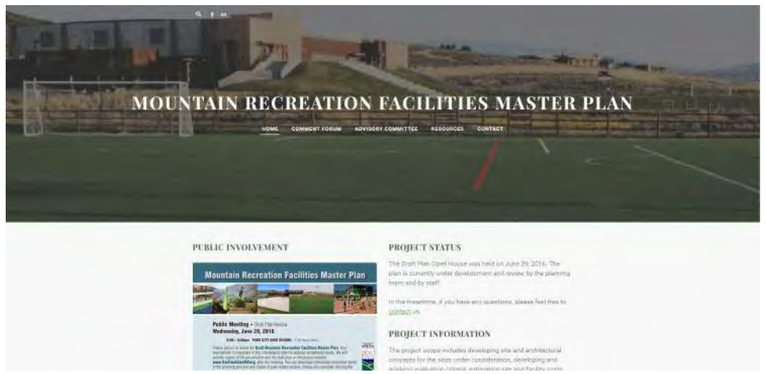
Advisory Committee

Guidance and oversight for the development of the *Mountain Recreation Facilities Master Plan* was provided by an Advisory Committee composed of representatives from Park City, the Park City Recreation Board, Basin Recreation, the Snyderville Basin Special Recreation District Recreation Board, the School District, the Park City Board of Education, the Summit County Council, the Park City Council, the National Ability Center, the Utah Olympic Legacy Foundation, and TCFC/Replay Resorts.

The Committee met at key times throughout the planning process: February 3rd, February 22nd, March 16th, May 4th, and June 1st 2016. A special aquatics workshop was also held on May 11th for interested Advisory Committee Members and public stakeholders to solicit more background information and guidance from aquatics consultant, Greg Cannon with Aquatic Design Group. The notes from all Advisory Committee Meetings and the Aquatics Workshop are included in *Appendix C: Public Involvement Process*.

Website

A central feature of the public involvement process was the project website: www.RecFacilitiesMP.org, which served as the primary clearinghouse for all project information. Information presented at public meetings was uploaded to the project website after each meeting. The website also included notes from all public meetings, dates and times of upcoming public meetings, the purpose and background of the project, the list of Advisory Committee Members, notes from all Advisory Committee Meetings, and copies of previous studies. The website provided several methods to submit comments, including a comment forum which allowed everyone visiting the site to view the comments, a comment form which submitted comments directly to the planning team via email, links to the project email address, and a link to the project Facebook page.



Public Input

Public Meetings #1 and #2 were held on March 2nd, at the PC MARC and Basin Fieldhouse, Public Meeting #3 was held on April 27th, at Park City High School, Public Meetings #4 and #5 were held on May 25th, at the Basin Fieldhouse and PC MARC, and Public Meeting #6 was held on June 29th, at Park City High School. Each public meeting began with a presentation to review the new ideas and direction. Members of the public were invited to submit comments at public meetings by filling out comment forms and leaving them with the planning team, or by drawing or writing directly on project maps and boards.

Public meetings were noticed via advertisements in the Park Record, the project website, the project Facebook page, flyers, KPCW radio, and email distribution lists. A total of 126 people signed in at the six public meetings, but some attended multiple meetings. A total of 56 comments were posted on the comment forum on the project website, and numerous other comments were submitted directly to the planning team via email and the comment form on the website, all of which are available in *Appendix C: Public Involvement Process*.

Aquatics Workshop

In May 2016, an aquatics workshop was held to gather additional information to inform the decision-making process. Greg Cannon, an aquatics expert with Aquatic Design Group in Los Angeles, California, met with interested Advisory Committee members, stakeholders, and the planning team. A copy of the presentation, notes, and a summary of considerations for Park City, Basin Recreation, and the School District is included in *Appendix C: Public Involvement Process*. The three major workshop findings include:

1. The largest aquatics **expenses** are related to labor and utilities.
2. **Cost recovery** is best on indoor and outdoor leisure pools and worst on competition-only indoor pools.
3. To achieve **net-zero energy consumption**, a facility-wide design approach is required. It is unlikely that stand-alone aquatics facilities can achieve net-zero energy consumption.

4 Guiding Principles

The Advisory Committee established a set of Guiding Principles during the first meeting to provide a framework on which to base decisions. (See *Appendix C* for notes from the Advisory Committee Meetings.)

Guiding Principles

1. Use land, energy, and money responsibly
2. Take a regional approach
3. Ensure transit and multi-modal connections
4. Engage the private market in partnerships

5 Summary of Planning Process

The planning team began the project by reviewing the previous studies and meeting with staff from Park City Recreation, Basin Recreation, and the School District to identify general issues, ideas, and concerns for each of the sites. Recreation facilities in Park City and the Basin were also reviewed (see *Appendix A* for Existing Facilities Matrix). The meeting concluded with a tour of the sites. Additional focus interviews were held with key staff and City departments to gain a deeper understanding of needs and opportunities. The planning team developed the Potential Location and Facility Matrix, shown in *Appendix A*, which lists potential recreation facilities or amenities and indicates where each facility was considered. For example, an indoor aquatics center was considered at four locations with the idea that one location would eventually emerge as the preferred site.

Preliminary Concepts

Using this new information and input provided in the previous studies, the planning team developed Preliminary Concepts for each of the twelve preliminary project sites (See *Appendix A* for a map of the preliminary project sites), which are spread throughout the study area. They included:

1. City Park
2. Quinn's Junction
3. IHC 15-acre Parcel
4. 24-acre Parcel
5. Park City Municipal and Athletic Recreation Center (PC MARC)
6. Trailside Park
7. Silver Creek
8. Willow Creek Park
9. The Canyons
10. Ecker Hill Middle School
11. Kearns Campus
12. Triangle Parcel

As detailed in *Appendix A*, at least one and up to seven preliminary concepts were developed for each site. These concepts were then presented to the Advisory Committee and the general public for input.

Evaluation Criteria

A series of criteria were developed to help analyze the preliminary concepts with the assistance of the Advisory Committee and incorporating ideas from the general public. The initial list of twenty-four evaluation

criteria was simplified to a list of fifteen as the scoring system for the criteria was developed and refined.

Each preliminary concept was then evaluated using this scoring system, providing an objective layer of analysis for the preliminary concepts. Favorable sites received the highest scores, while less favorable sites received lower scores. In some cases, all concepts for a site scored exactly the same, and in other cases some concepts scored higher than others within a given site. The system provided a simple way to compare characteristics between concepts for a particular site. The criteria, the four-level scoring system, and final scores are included in *Appendix A.*

Additional Evaluation

In addition to the objective evaluation criteria analysis and public input, the planning team and Advisory Committee evaluated the preliminary concepts in a more subjective way, taking into consideration comments from the general public and more subjective principles such as design, site flow, site function, and aesthetic considerations.

Staff from Park City, Basin Recreation, and the School District met to discuss specific programming needs for indoor multipurpose space/ fieldhouses. As a group, they determined that there is need for only one additional fieldhouse/indoor multipurpose facility at this time between the three entities, based on anticipated programming demands at existing facilities.

Regional Alternatives

The ensuing steps filtered and assembled the preliminary concepts into regional concepts, considering not only ideas for individual sites, but how the various concepts might work together within a regional context. Four Regional Alternatives were developed, ranging from smaller-scale facilities dispersed throughout Park City and the Basin, to options with major facilities concentrated at one or two sites. (See *Appendix B: Regional Alternatives* for detailed information.) The regional alternatives were reviewed by staff and the Advisory Committee, and presented to the public on May 25, 2016.

The public submitted a wide range of comments from those supporting recreation facilities dispersed throughout the region to support for more concentrated facilities at one location such as the Triangle Parcel or Silver Creek.

6 Plan Recommendations

The Advisory Committee met in early June 2016 to review the public input on the regional alternatives (see *Appendix B: Regional Alternatives* for more information) with the purpose of developing a preferred alternative. The committee eventually determined that it is most effective to maximize each existing facility, capitalizing on the infrastructure already in place, and to disperse the traffic impacts rather than concentrating facilities at a larger site. The recommended concept also focuses facilities on sites that are already owned by Park City, Basin Recreation, and the School District.

The Advisory Committee began the process of individual site concept selection by discussing aquatics facility options, then looked at ice arenas and indoor multipurpose spaces/fieldhouses, as these three major facilities were priorities in the *Mountain Recreation Strategic Action Plan,* the *Community Interest and Opinion Survey,* and the *Recreation Facility Demand Study.* The remaining facilities and site concepts were analyzed and refinements suggested. *Figure 5 Plan Recommended Concepts & Alternative Options Summary* provides an overview of the recommended facilities and the alternative options.

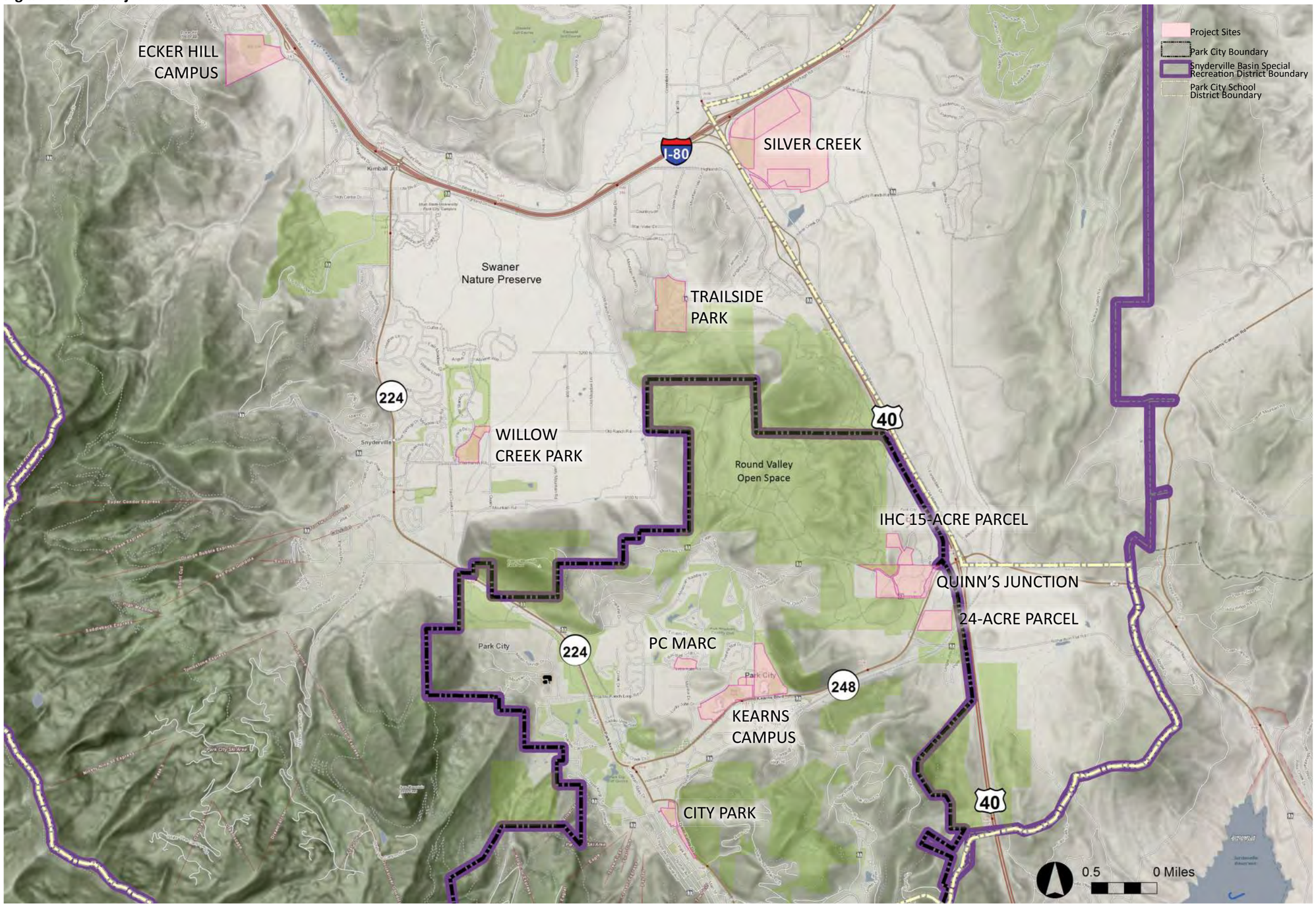
As shown in *Figure 5*, six of the ten project sites (City Park, 24-acre Parcel, Trailside Park, Willow Creek Park, Ecker Hill, and Kearns Campus) have only one recommended concept per site. The four remaining sites (Quinn's Junction, IHC 15-acre Parcel, PC MARC, and Silver Creek) include at least one alternative option due to potential impact of factors not resolved at this time. (See *Section 6 Strategies for Unknown Futures* for more information.) The concepts for Ecker Hill and the Kearns Campus are shown as "potential concepts" due to the potential changes associated with ongoing studies currently underway by the School District. Detailed site concepts are shown in *Figures 8 through 30,* and are described on the following pages.

Figure 6 Final Project Sites Map shows the site locations in the context of the region, and *Figure 7 Recommended Concepts Overview Map* show the distribution of recommended facilities throughout Park City and the Basin.

Figure 5: Recommended Concepts & Alternative Options Summary

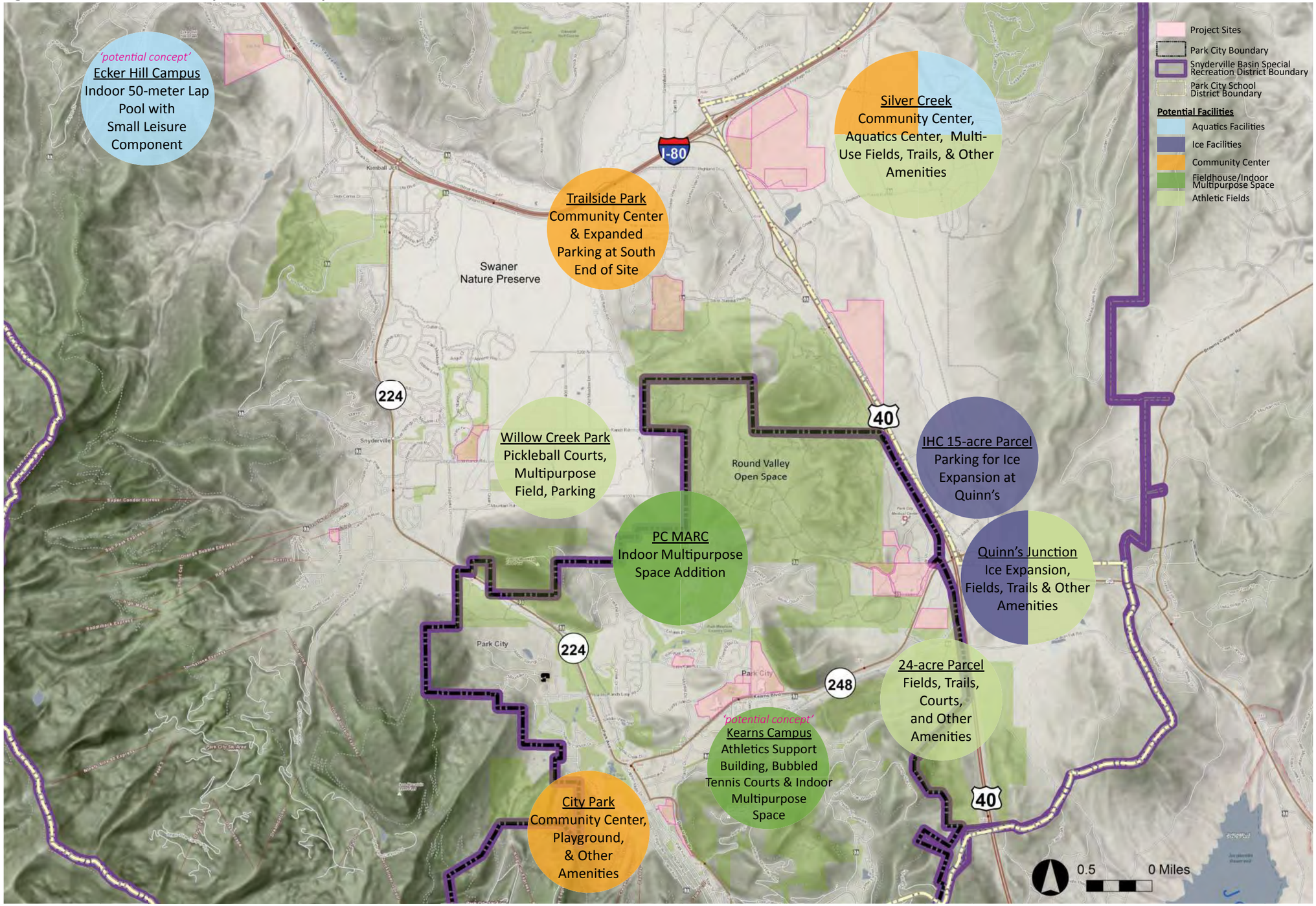
	RECOMMENDED CONCEPTS		ALTERNATIVE OPTION 1 - SPECIFIC SITES		ALTERNATIVE OPTION 2- SPECIFIC SITES
City Park	• Community Center • Playground • Splash Pad				
Quinn's Junction	• Expand Existing Ice Arena to 2-sheet Facility • Fields, Trails, Restroom & Pavilion	OR	• Existing Ice Arena Converted to Fieldhouse (*if 2-sheet ice arena is built on IHC 15-acre Parcel*) • Existing Field Converted to Parking • Fields, Trails, Restroom & Pavilion	OR	• Fields • Trails • Restroom & Pavilion
IHC 15-acre Parcel	• Parking for Expanded Ice at Quinn's Junction	OR	• 2-sheet Ice Arena		
24-acre Parcel	• Fields & Courts • Trails • Other Amenities				
PC MARC	• Indoor Multipurpose Addition • Platform Tennis Courts	OR	• Indoor Multipurpose Addition • Platform Tennis Courts • Potential Enclosed Lap Pool with Small Leisure Component		
Trailside Park	• Community Center • Expanded Parking				
Silver Creek	• Community Center • Potential Indoor/Outdoor Leisure Pools • Fields, Trails & Courts, Other Amenities	OR	• Fieldhouse (*long-term option for 2nd fieldhouse*) • Community Center • Potential Aquatics Center, Fields & Courts, Trails, Other Amenities		
Willow Creek Park	• Fields • Pickleball Courts • Parking				
Ecker Hill *(Potential Concept)*	• Indoor Aquatics (50-meter Lap Pool, 4-lane Warm Up Pool, Small Therapy/Leisure Pool, Hot Tub, Public Locker Rooms)				
Kearns Campus *(Potential Concept)*	• Athletics Support Building • Indoor Multipurpose Space/ Fieldhouse				

Figure 6: Final Project Sites



Final Project Sites
Mountain Recreation Facilities Master Plan

Figure 7: Recommended Concept Overview Map



Recommended Concept
Mountain Recreation Facilities Master Plan

City Park - Recommended Concept

Concept Description

The recommended concept for City Park (see *Figures 8 and 9*) proposes a new 22,500 SF community center encompassing a main level of 11,300 SF, a partial upper level of 5,600 SF, and a basement level of 5,600 SF. The primary functions of the community center include multipurpose and classroom space to accommodate the youth camp program run by the City; multipurpose space for seniors, including dedicated storage and commercial kitchen space; flexible multipurpose, classroom, and conference spaces for community use that can accommodate a variety of group sizes; and a basement that includes maintenance, storage, and building support functions. The large multipurpose spaces are open simple volumes that provide flexibility of function. These large spaces may include moveable partitions to divide the space so that a variety of smaller functions could occur simultaneously.

A small drop-off and arrival plaza greets visitors on the west side of the building adjacent to the street. The community center surrounds a large outdoor plaza with a splashpad, eliminating the need to transport day-campers and other users for such activities, while providing space for cafe seating that could also be used for outdoor classes. The playground is located to the rear of the building away from the road and parking lot, increasing safety and creating a better relationship with the surrounding park and adjacent recreation amenities. An existing pavilion is relocated near the playground and open lawn area north of the building, enhancing the transition to adjacent playing fields.

Existing basketball, tennis, and sand volleyball courts are retained as-is. The existing softball field remains in place as-is, and the rugby/multipurpose field is shifted to the north, utilizing the outfield of the softball field in the same manner that already exists. An open lawn area separates the rugby/multipurpose field from the playground area, providing a place for people to view games and the activity at the playground.

Considerations

A new community center at City Park will help meet the needs of seniors and day campers in Park City. It will also provide flexible indoor multipurpose space for other community needs.

The park is located along an existing transit route, although the nearest stop is on Park Avenue. When the planning team met with City Staff and administrators of the senior program, having a transit stop located close to the community center was stated as an important need for seniors. City Park is well connected to the existing network of local sidewalks as well as regional trails, with a portion of the Poison Creek Trail running along the eastern edge of the site.

There are known soils issues with a high water table, which will have some impact on construction costs.

City Park is part of the Lower Park Avenue Redevelopment Area (RDA). The City has hired a consultant to conduct a feasibility study to determine whether the project should proceed. The City has some RDA funds available that could potentially be used to construct the facility, so there is a possibility that the community center could be developed before other plan elements.

The Park City Planning Department reviewed the concept and provided the following comments:

In terms of City Park there is not an existing Master Planned Development (MPD). If any development is proposed across parcel boundaries a subdivision plat is required to create a lot of record.

The site is in the Recreational Open Space District and all of the uses listed in the Master Plan are either Administrative Conditional Use Permits with approval or regular Conditional Use Permits with approval by the Planning Commission.

All of the other standard issues would be addressed with the CUP applications, including parking analysis, pedestrian and vehicular circulation, exterior lighting, pedestrian access, noise mitigation, etc.

Figure 8: City Park - Recommended Concept (Site Plan)

City Park - Recommended Concept
Mountain Recreation Facilities Master Plan

Figure 9: City Park - Recommended Concept (Architectural Pre-Programming Plan)

PROGRAM SUMMARY OF NEW SPACE

SPACE	SQ. FT.
LOBBY/INFO/RECEPTION	650 SF.
MULTIPURPOSE	8,100 SF.
CLASSROOM/MEETING	3,100 SF.
OPEN OFFICE	275 SF.
PARK STORAGE AND MAINTENANCE	3,800 SF.
BUILDING SUPPORT/CIRCULATION (INCLUDES RESTROOMS, MECH., ELEC., STORAGE, WALLS, AND CIRCULATION)	6,575 SF.
TOTAL GSF. (GROSS SQ. FT.)	22,500 GSF.

City Park - Recommended Concept
Mountain Recreation Facilities Master Plan

Quinn's Junction

The plan recommends one concept for Quinn's Junction and provides two alternative options, which are described below.

Quinn's Junction - Recommended Concept

Concept Description

The recommended concept for Quinn's Junction (see *Figure 10*) proposes expanding the existing 46,000 SF Park City Ice Arena and Sports Complex into a 2-sheet ice arena with an additional 67,000 SF of space (*see Figure 12: IHC 15-acre Parcel Recommended Concept,* as part of the *Feasibility Study for Park City Ice Arena Expansion 2015*. The shared space between the two ice sheets would be utilized for more locker rooms, off-ice training space, spectator viewing areas, concessions, and administrative space.

The remaining area of the site east of Gillmor Way remains as-is. New amenities would be added to the southwest portion of the site, west and north of the existing maintenance building. The concept proposes two multipurpose/softball/baseball fields in this area, as well as a plaza with a pavilion and restroom near the fields, and two new parking lots. The trails and pathways would connect the new uses to the existing regional trail network and to the National Ability Center to the west.

Considerations

There is currently no additional ice available elsewhere in Park City and the Basin. The site is well-connected to the regional trail system. It is not currently served by a regular transit route, but is currently served by the Dial-a-Ride transit service.

According to the *Final Report: Feasibility Study for Park City Ice Arena Expansion* by Victus Advisors, this option for ice would best meet current local demand for games and tournaments and could also drive incremental economic benefit by attracting more regional/national tournaments to Park City that require two ice sheets. This concept could also be developed initially and expanded in the future for the Olympics.

This concept displaces the existing multipurpose field east of the existing ice arena, and the *Feasibility Study* also states that deed restrictions on the current site may require approval from the original property owners to construct any new buildings on the site. It is recommended that this issue be investigated by City legal staff prior to proceeding with any plans.

The Park City Planning Department reviewed the concepts and provided the following comments:

The current Park City ice facility and surrounding fields are subject to the Municipal Recreation Complex MPD. The MPD approved a 48,000 sf building for the ice facility. The ice facility was approved for 48,000 square feet. Changes to this approval require an amendment to the MPD and compliance with the ROS Zoning District and LMC. The ROS District does not include density requirements or floor area restrictions. The MPD does require a minimum of 60% open space. Current non-open space development within the MPD is approximately 17% of the site (83 % open space).

Quinn's Junction - Alternative Option 1

Concept Description

The first alternative option for Quinn's Junction (see *Figure 11*) proposes converting the existing 46,000 SF Park City Ice Arena and Sports Complex to a fieldhouse, and relocating the ice arena functions to the adjacent IHC 15-acre Parcel site (*see Figure 14: IHC 15-acre Parcel Alternative Option 1) ,* as part of the *Feasibility Study for Park City Ice Arena Expansion 2015*. The existing ice arena space, with its large open ceilings, would be utilized for a multipurpose court and/or field functions, and the existing locker/restroom/shower functions would be maintained. The existing administration area would be renovated to accommodate the new office and support layout, and a portion of the space converted to a 1,500 SF open fitness area.

The existing multipurpose field east of the existing Ice Arena would be converted to parking for both the new ice arena on the adjacent IHC 15-acre Parcel and the converted fieldhouse. The remaining area of the site east of Gillmor Way remains as-is. New amenities would be added to the southwest portion of the site, as described in 'Quinn's Junction-Recommended Concept'

Considerations

The considerations for this option are similar to the 'Recommended Concept' with regard to transit, trails, and City Planning Department comments. The *Feasibility Study for Park City Ice Arena Expansion* states specifically for this option that "a new ice arena on adjacent property would not be subject to deed restrictions" and "could be built to the level of quality that the City would likely require today. The original Ice Arena was built with tilt-up concrete, insulation was not installed originally, the roof was not designed to accommodate solar panels, and the mechanical systems are the lowest quality that met the original service requirements." The *Feasibility Study* also indicates that a new two-sheet facility on the IHC 15-acre Parcel could be expanded in the future to accommodate the Winter Olympics.

This option is the most expensive of the ice development options presented by Victus Advisors.

Quinn's Junction - Alternative Option 2

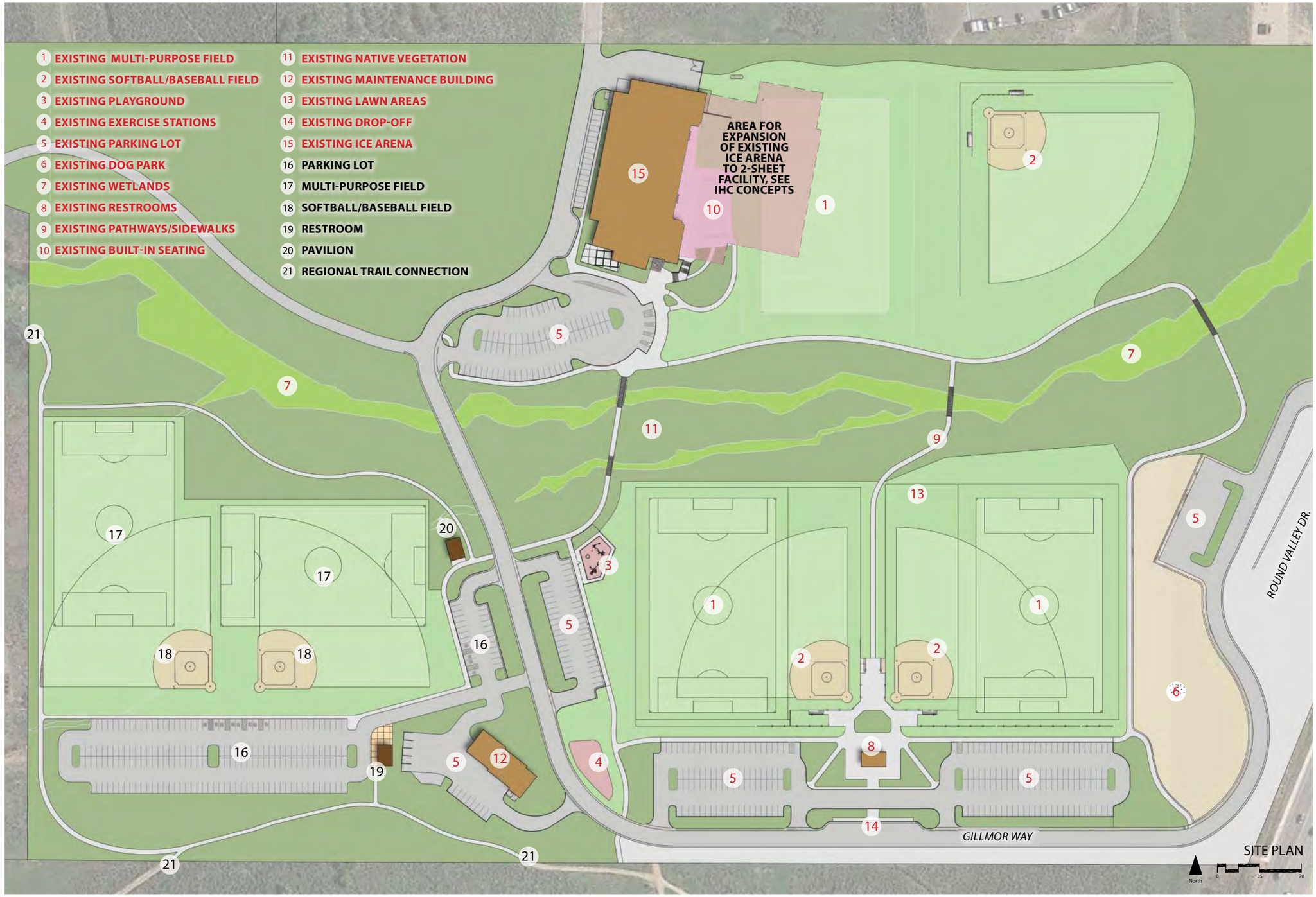
Concept Description

The second alternative option for Quinn's Junction (see *Figure 12*) assumes that additional ice facilities are developed elsewhere in the region by a private developer and that the only changes to occur to the site are in the southwest portion of the site, west and north of the existing maintenance building. The concept proposes two multipurpose/softball/baseball fields in this area, as well as a plaza with a pavilion and restroom near the fields, and two new parking lots. The trails and pathways would connect the new uses to the existing regional trail network and to the National Ability Center to the west.

Considerations

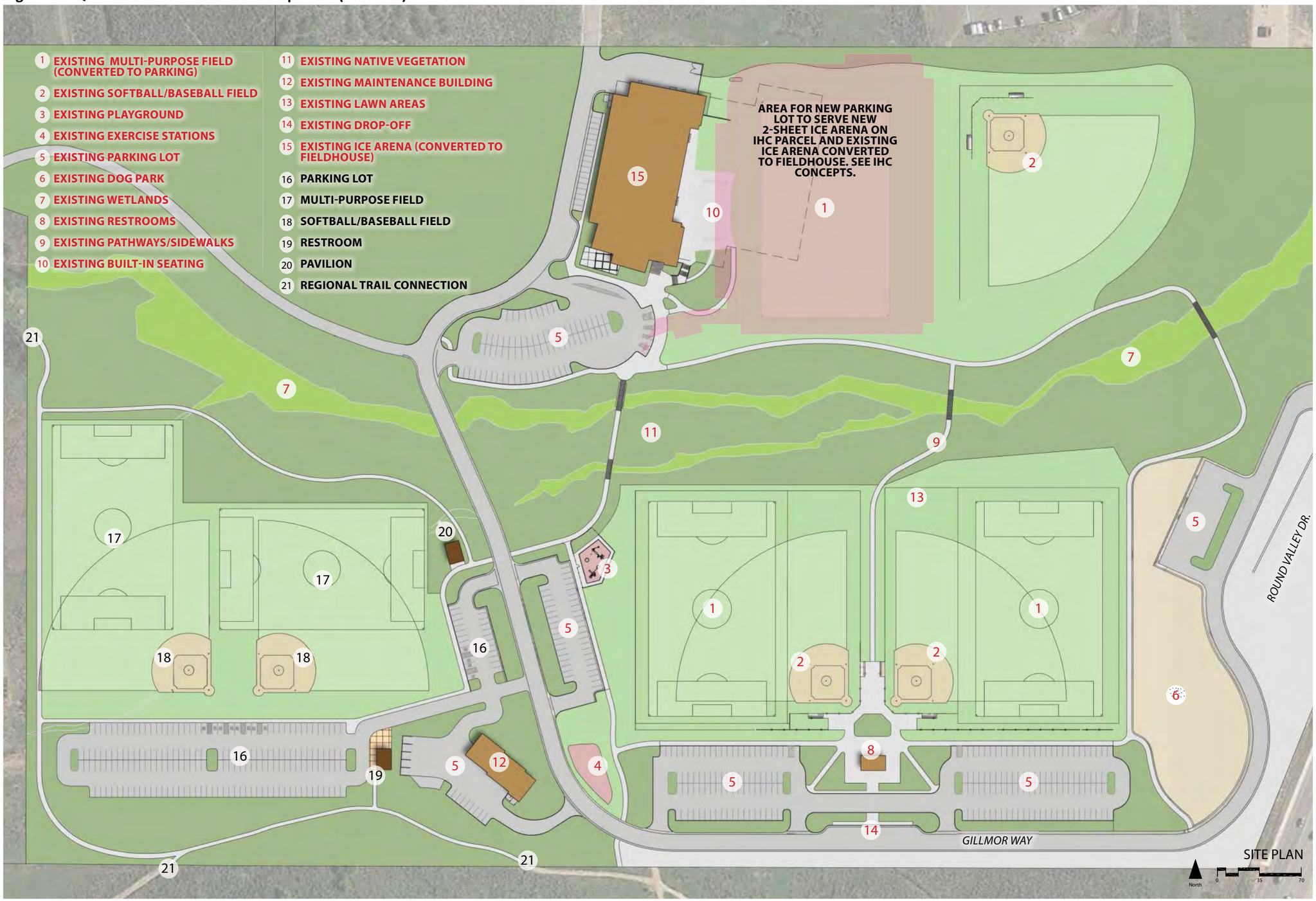
The site is well-connected to the regional trail system and the site is currently served by the Dial-a-Ride transit service.

Figure 10: Quinn's Junction - Recommended Concept (Site Plan)



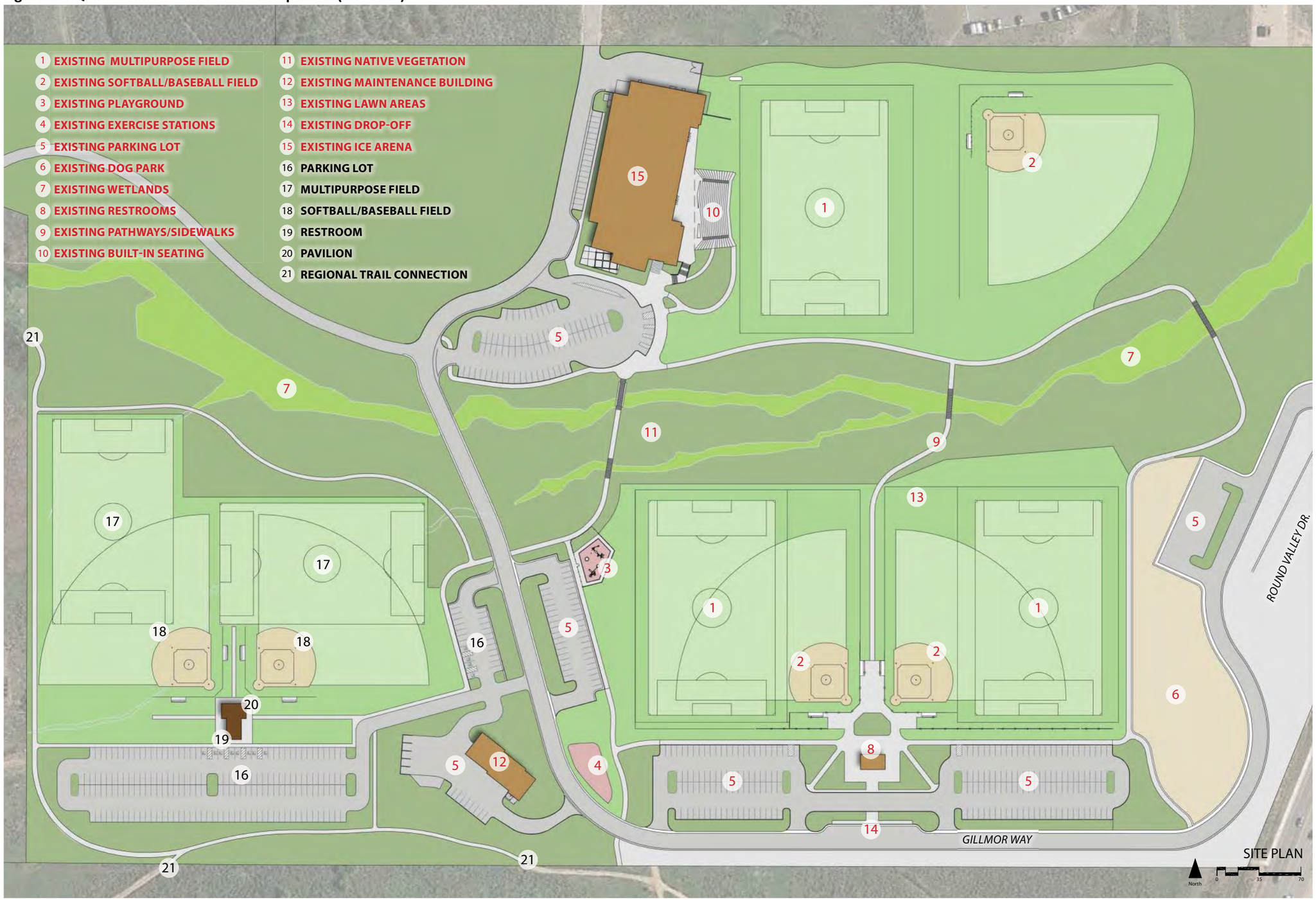
Quinn's Junction - Recommended Concept
Mountain Recreation Facilities Master Plan

Figure 11: Quinn's Junction - Alternative Option 1 (Site Plan)



Quinn's Junction - Alternative Option 1
Mountain Recreation Facilities Master Plan

Figure 12: Quinn's Junction - Alternative Option 2 (Site Plan)



Quinn's Junction - Alternative Option 2
Mountain Recreation Facilities Master Plan

IHC 15-acre Parcel

The plan recommends one concept for the IHC 15-acre Parcel and provides one alternative option, which are described below.

IHC 15-acre Parcel - Recommended Concept

Concept Description

The recommended concept for the IHC 15-acre Parcel (see *Figure 13*) was prepared by Victus Advisors and Elliot Workgroup as part of the *Final Report: Feasibility Study for Park City Ice Arena Expansion*. The concept proposes expanding the existing 46,000 SF Park City Ice Arena and Sports Complex into a 2-sheet ice arena with an additional 67,000 SF of space. The shared space between the two ice sheets would be utilized for more locker rooms, off-ice training space, spectator viewing areas, concessions, and administrative space.

Considerations

There is currently no additional ice available elsewhere in Park City and the Basin. The site is well-connected to the regional trail system. It is not currently served by a regular transit route, but is served by the Dial-a-Ride transit service.

According to the *Final Report: Feasibility Study for Park City Ice Arena Expansion* by Victus Advisors, this option for ice "would best meet current local demand for games and tournaments" and "could also drive incremental economic benefit by attracting more regional/national tournaments to Park City that require two ice sheets". This concept could also "be developed initially and expanded ...in the future for the Olympics".

This concept displaces the existing multipurpose field east of the existing ice arena, and "deed restrictions on the current site may require approval from the original property owners to construct any new buildings on the site. It is recommended that this issue should be investigated by City legal staff prior to proceeding with any plans."

The Park City Planning Department reviewed the concepts and provided the following comments:

As part of the IHC MPD, a 15 acre parcel was donated to the City for public recreation and open space uses. This parcel is now Lot 5 of the Subdivision plat. No density was assigned to this 15 acre parcel with the IHC MPD approval. The CT zone allow up to 3 units per acre for non-residential development where 1 unit is 1,000 sf of commercial/office uses. Before a project application can be submitted on this parcel, the City Council must complete a review of Chapter 6 of the LMC related to Master Planned Developments and make a determination as to whether public recreation uses require the use of unit equivalents (density).

IHC 15-acre Parcel - Alternative Option 1

Concept Description

The alternative option for the IHC 15-acre Parcel (see *Figure 14*) was also prepared by Victus Advisors and Elliot Workgroup as part of the *Final Report: Feasibility Study for Park City Ice Arena Expansion*. The concept proposes converting the existing 46,000 SF Park City Ice Arena and Sports Complex to a fieldhouse, and relocating the ice arena functions to the adjacent IHC 15-acre Parcel site. The existing ice arena space, with its large open ceilings, would be utilized for a multipurpose court and/or field functions, and the existing locker/restroom/shower functions would be maintained. The existing administration area would be renovated to accommodate the new office and support layout, and a portion of the space converted to a 1,500 SF open fitness area.

Considerations

General site considerations are the same as 'IHC 15-acre Parcel- Recommended Concept.' In addition, according to the *Final Report: Feasibility Study for Park City Ice Arena Expansion* by Victus Advisors, "a new ice arena on adjacent property would not be subject to deed restrictions" and "could be built to the level of quality that the City would likely require today. The original Ice Arena was built with tilt-up concrete, insulation was not installed originally, the roof was not designed to accommodate solar panels, and the mechanical systems are the lowest quality that met the original service requirements." This option "could be expanded in the future to accommodate the Winter Olympics."

This concept displaces the existing multipurpose field east of the existing ice arena, and "deed restrictions on the current site may require approval from the original property owners to construct any new buildings on the site. It is recommended that this issue should be investigated by City legal staff prior to proceeding with any plans."

Staff from Park City, Basin Recreation, and the School District met together during the planning process to specifically discuss programming needs for indoor multipurpose space/fieldhouses in order to figure out actual need now and in the near future. They determined that there is currently a need for only one additional fieldhouse/indoor multipurpose space between the three entities. 'Quinn's Junction- Alternative Option 1' and 'IHC 15-acre Parcel- Alternative Option 1' convert the existing ice arena to a fieldhouse to make use of the existing building while shifting the ice use to the adjacent IHC 15-acre parcel. The Plan Recommendation is that the most sensible location for the one multipurpose space/fieldhouse at this time is the Kearns Campus so that School District students can utilize the facility for physical education classes, extracurricular, and activities without leaving campus (*see Figures 29 and 30*). In order to avoid a duplication of facilities, either the indoor multipurpose space/ fieldhouse would be located at Quinn's *instead of* the Kearns Campus, or the conversion of the existing ice arena into a fieldhouse could serve as a long-term option for the location of a second fieldhouse in the area when the need arises in the future.

This option is the most expensive of the ice development options presented by Victus Advisors.

Figure 13: IHC 15-acre Parcel - Recommended Alternative

CONCEPT BY: VICTUS ADVISORS | ELLIOTT WORKGROUP

IHC 15-acre Parcel - Recommended Concept
Mountain Recreation Facilities Master Plan

Figure 14: IHC 15-acre Parcel - Alternative Option 1

Area Schedule		
Name	Area	Comments
Existing Admin	2865 SF	Existing Building
Existing Ice	26184 SF	Existing Building
Existing Mechanical	2475 SF	Existing Building
Existing Support	14313 SF	Existing Building
Admin	6486 SF	New Building
Concessions	6363 SF	New Building
Ice	46651 SF	New Building
Lockers	14849 SF	New Building
Mechanical	2932 SF	New Building
Storage	8753 SF	New Building
Support	30140 SF	New Building
Training	4068 SF	New Building
Hardscape	32787 SF	Site
Parking	227051 SF	Site
Softscape	124851 SF	Site

Area Schedule (Gross Building)		
Name	Area	Comments
Existing Building	45854 SF	
New Building	120250 SF	

Parking Analysis

Occupant Load Calculations
300 Existing Seats + Proposed New Seating calculated @ 1 stall per 4 seats

Spectators:
(300+500) 800 seats = 200 stalls
(300+1,500) 1,800 seats = 450 stalls
(300+2,500) 2,800 seats = 700 stalls

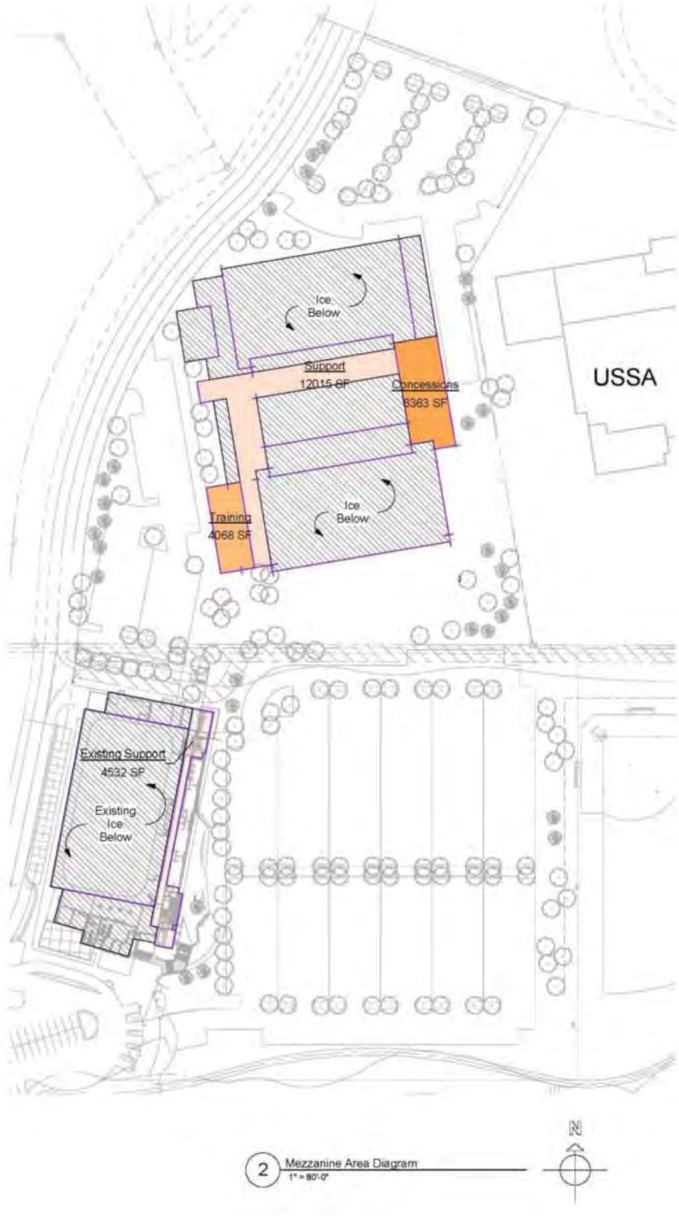
Staff & Users:
12 Locker Rooms, 200 players = 100 stalls
10 Support & Administration = 10 stalls

*Note: MPD allows provisions for overflow parking during peak periods.

Parking Summary
Existing Facility Parking = 113 stalls
Proposed New Parking = 619 stalls

Combined Total Parking = 732 stalls

1 LEVEL 1 Area Diagram
1" = 80'-0"



2 Mezzanine Area Diagram
1" = 80'-0"

CONCEPT BY: VICTUS ADVISORS | ELLIOTT WORKGROUP

pcrecreation BASIN PARKS TRAILS RECREATION

PCSD PARK CITY SCHOOL DISTRICT

IHC 15-acre Parcel - Alternative Option 1
Mountain Recreation Facilities Master Plan

LANDMARK DESIGN | SMA

24-acre Parcel - Recommended Concept

Concept Description

The recommended concept for the 24-acre Parcel (see *Figure 15*) proposes two lighted softball/baseball fields and three lighted multipurpose fields surrounded by a loop road system with one main parking lot west of the fields. A large plaza with two large pavilions, a restroom and a playground are located west of the fields, in addition to two sand volleyball courts.

Several additional facilities with associated parking are located on the outer perimeter of the loop road. To the southeast, a small parking lot provides additional parking capacity for fields, and provides access to the loop trail to the nearby Historic Rail Trail. A large parking lot at the north end of the site serves as the primary parking area for the fields. In the southwest corner of the site, a small parking lot provides access to six pickleball courts and a small picnic shelter.

Existing irrigation canals that run through the site are preserved, with proposed facilities being tucked into remaining open space on the site. A pedestrian trail system loops around the site, providing access to all of the recreation amenities, and providing an additional form of recreation. The site is accessed from SR-248 in the northwest corner.

Considerations

This location is close to Quinn's Junction, introducing the opportunity to maximize field use for events by having trail connections between the sites via existing regional trails.

The southeast corner of the site contains wetlands, and this area slopes down from the rest of the parcel. As the project enters the next stage of design, the recommended concept in this plan will need to be modified to ensure the protection of the existing wetlands while providing a connection to the nearby Historic Rail Trail.

The site is not currently served by a regular transit route, though Dial-a-Ride service is offered to the Quinn's Junction area. The Park City Rail Trail is located a short distance east of the site, and a connection to this trail and other local and regional trails in the area would facilitate alternative modes of transportation.

The 24-acre parcel is located within the Entry Corridor Protection Overlay (ECPO) and the Community Transition (CT) zone. The intent of the ECPO is to "maintain the visual character of Park City as a mountain community with sweeping, attractive vistas". The ECPO has a minimum setback of 100' from the Right-of-Way (ROW) with restrictions on uses, including parking, that can occur within that distance. There is an additional 100' beyond that in which there are limits on building heights. The purpose of the CT zone is to:

" (A) Encourage low-Density public, quasi-public, and/or institutional Uses relating to community open space, recreation, sports training and Development, tourism, and community health;

(B) Encourage low Density Development designed in a manner so as to cluster Uses in the least visually sensitive Areas and maximizes open space;

(C) Enhance and expand public open space and recreation Uses Compatible with the adjacent public deed-restricted open space;

(D) Prohibit highway service commercial, regional-commercial, and limit residential land uses;

(E) Require Building and Site design solutions that minimize the visual impacts of parking and parking lot lighting from the entry corridor and adjacent neighborhoods and land uses;

(F) Preserve and enhance environmentally Sensitive Lands such as wetlands, Steep Slopes, ridgelines, wooded Areas, and Stream Corridors;

(G) Preserve Park City's scenic entry corridor by providing significant open space and landscape buffers between Development and the highway corridor;

(H) Encourage transit-oriented Development and Uses;

(I) Promote significant linkages to the broader community open space and trail network;

(J) Encourage the Development of high quality public places such as parks, trails, and recreation facilities;

(K) Encourage Development which preserves the natural setting to the greatest extent possible; and

(L) Minimize curb cuts, driveways, and Access points to the highway."

Public recreation facilities are a conditional use in the CT zone. Planning staff has also indicated that the 24-acre parcel is part of the Park City Heights open space calculation, and that future development on this site will require working within the development's limits on buildings, roads, and similar facilities.

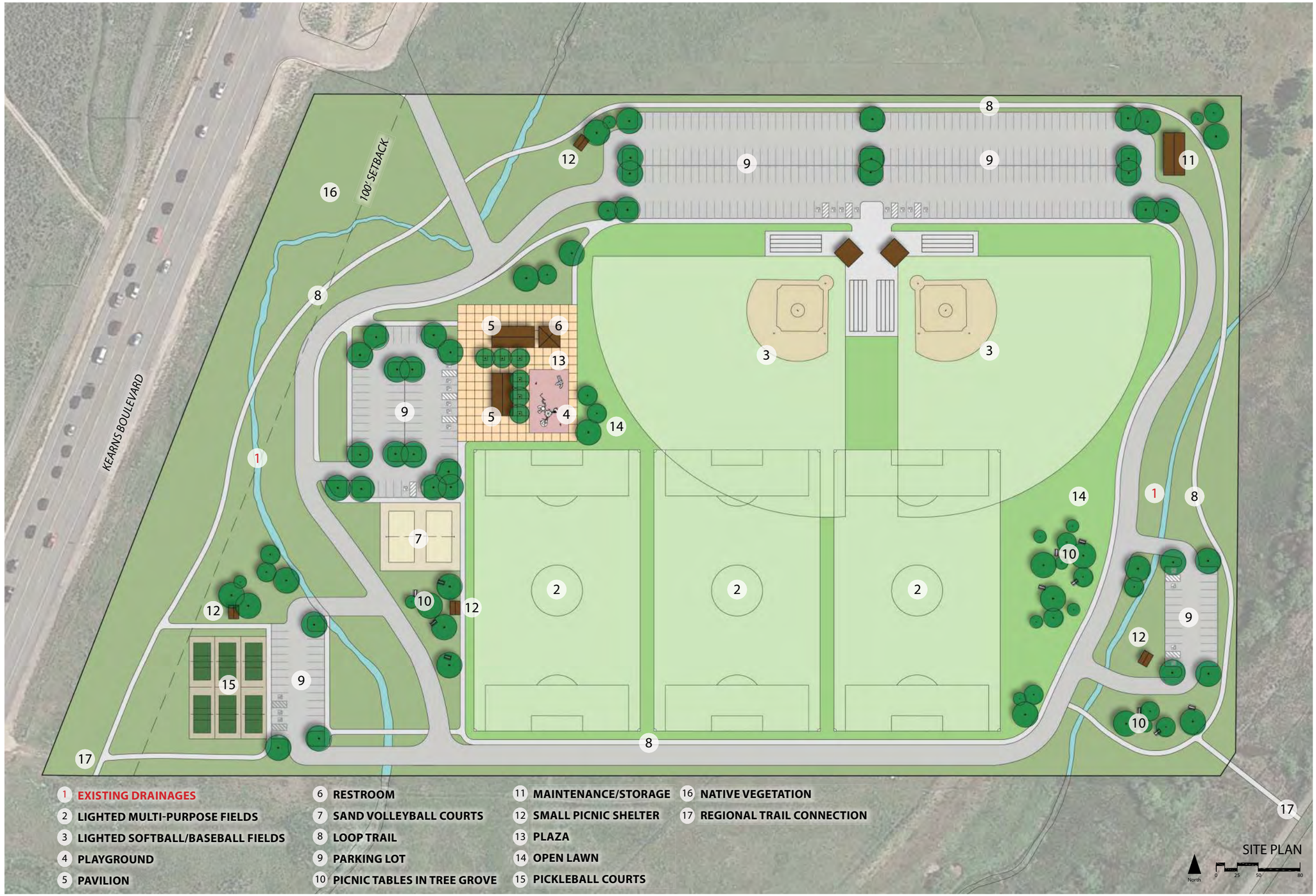
The Park City Planning Department reviewed the concept and provided the following comments:

This 24 acre parcel is included in the required 70% open space calculations for the Park City Heights MPD. With this 24 acre parcel the MPD exceeds the required open space, at 72% open space.

Primary structures, roadways, and parking areas are not included in the open space. Accessory structures, such as pavilions and restrooms associated with recreational fields, as well as playgrounds, trails and sidewalks, recreational fields, basketball courts, tennis courts, etc. are allowed within the open space.

Applications for uses on this site will be processed according to the Community Transition (CT) Zoning District and Land Management Code.

Figure 15: 24-acre Parcel - Recommended Concept (Site Plan)



24-acre Parcel - Recommended Concept
Mountain Recreation Facilities Master Plan

PC MARC

The plan includes one recommended concept for the PC MARC and one alternative option, which are described below.

PC MARC - Recommended Concept

Concept Description

The recommended concept for the PC MARC (see *Figures 16 and 17*) proposes a new 22,200 SF addition to the northeast corner of the building, with multipurpose space on the main level and open fitness space on the upper level. The concept proposes vertical circulation that is independent from the existing building circulation system, allowing for two levels of functional space without conflicting with the existing second-level running track. The concept includes much needed building storage space, including replacement of the existing storage removed to accommodate the new addition.

The existing parking lot on the south side of the building is expanded to the east, creating 24 additional parking stalls. Access to the new multipurpose space through the parking lot is provided. Access to the pool mechanical rooms around the north side of the building has been retained through the south parking lot.

One existing tennis court is converted to three platform tennis courts while the remaining existing outdoor tennis and pickleball courts are retained as-is. The bubble will continue to be used to cover the center three tennis courts in the winter months. A warming hut for the platform tennis courts is provided west of the existing leisure pool, with basement space to provide a storage area for the tennis bubble. The existing outdoor lap and leisure pools are retained as-is.

Considerations

The MARC is currently well-connected to trails and transit, so additional facilities will continue to be well served by all transportation modes. The addition of parking will help alleviate demand to a certain degree, although the inclusion of additional fitness facilities will increase demand slightly.

The lower level multipurpose space is located adjacent to the existing gym which may allow flexible space for larger events, including staging during the Sundance Film Festival.

The Park City Planning Department reviewed the concepts, and provided the following comments:

It should be noted that future development at the MARC is subject to the Master Planned Development (MPD) approved January 20, 2010 memorialized in a recorded Development Agreement.

Development Agreement Exhibit MPD action letter stipulates that future phases of Natatorium, Restaurant and Gymnasium expansion are included in this (approved) master plan and would be subject to an amendment to this MPD. Per LMC 15-6-4(I), any amendments will not justify a review of the entire master plan. Future phases will be subject to minimum open space requirements of 30% (that can include exterior tennis courts and pools).

This property is also subject to the Racquet Club subdivision plat and plat notes. The approval did not include a limitation on density for these stated uses.

PC MARC - Alternative Option 1

Concept Description

The alternative option for the PC MARC (see *Figures 18 and 19*) proposes the same expansion to the existing building as described in 'PC MARC - Recommended Concept'. Alternative Option 1 also includes the replacement and enclosure of an outdoor lap and leisure pool that will accommodate year round indoor swimming within the City limits. The new 13,000 SF pool building is located in close proximity to the existing locker, restroom, and pool equipment functions, but is a separate building so that the site circulation and existing egress is maintained. To maintain the sense of openness to the outdoors, the building could be equipped with a series of overhead doors that are opened during the summer months, and provide a direct connection to an outdoor pool deck/patio space. Parking is expanded and the platform tennis court is also included as described in the Recommended Concept.

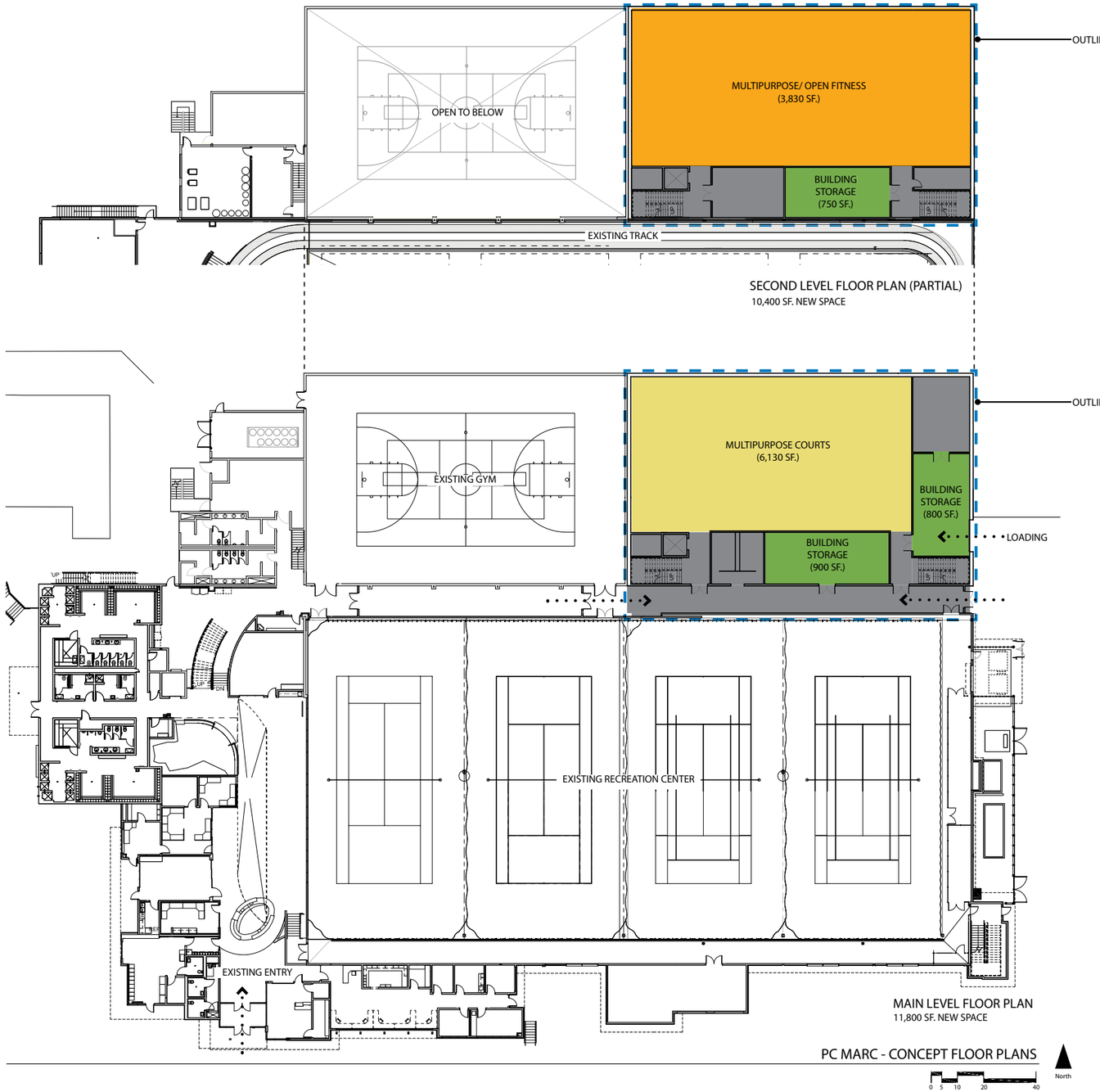
Considerations

The considerations are the same as for the 'PC MARC- Recommended Concept'.

Figure 16: PC MARC - Recommended Concept (Site Plan)

PC MARC - Recommended Concept
Mountain Recreation Facilities Master Plan

Figure 17: PC MARC - Recommended Concept (Architectural Pre-Programming Plan)



PROGRAM SUMMARY OF NEW SPACE

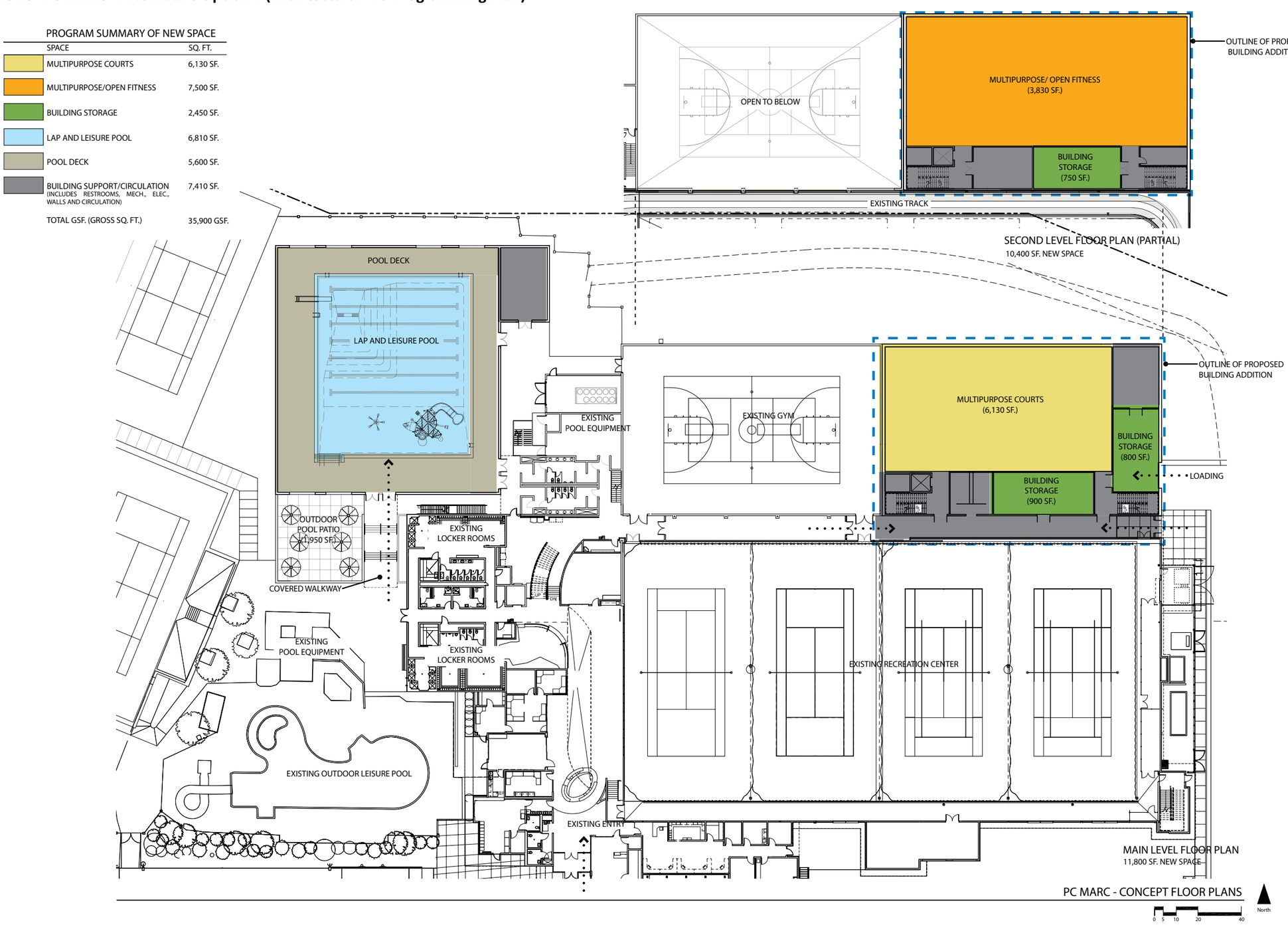
SPACE	SQ. FT.
MULTIPURPOSE COURTS	6,130 SF.
MULTIPURPOSE/OPEN FITNESS	7,500 SF.
BUILDING STORAGE	2,450 SF.
BUILDING SUPPORT/CIRCULATION (INCLUDES RESTROOMS, MECH., ELEC., WALLS AND CIRCULATION)	6,120 SF.
TOTAL GSF. (GROSS SQ. FT.)	22,200 GSF.

PC MARC - Recommended Concept
Mountain Recreation Facilities Master Plan

Figure 18: PC MARC - Alternative Option 1 (Site Plan)

PC MARC - Alternative Option 1
Mountain Recreation Facilities Master Plan

Figure 19: PC MARC - Alternative Option 1 (Architectural Pre-Programming Plan)



Trailside Park - Recommended Concept

Concept Description

The recommended concept for Trailside Park (see *Figures 20 and 21*) proposes a new 10,300 SF community center. The design minimizes internal circulation by locating two large multipurpose spaces at the building ends. The large multipurpose spaces are open simple volumes that maximize flexibility, accommodating a variety of uses and group sizes. These large spaces may include moveable partitions to divide the space so that a variety of smaller functions could occur simultaneously.

The building steps down the existing slope from south to north, resulting in a partial lower level with a classroom/meeting space that is open to a small outdoor patio on the north end of the building. The main entry and lobby provide two vestibules that connect through the building to the large, west plaza beyond. This entry sequence could allow the restrooms and/or the multipurpose space at the south side of the building to remain open after hours, while securing the rest of the building.

An entry plaza and drop-off on the east side of the building provide a sense of arrival. A larger plaza with moveable seating and tables west of the building is nestled at the base of the slope, providing a flexible gathering space for events, eating lunch, and other small activities. The existing parking lot is expanded with approximately 26 additional stalls, all located on the upper slopes to the south.

The existing soccer/multipurpose fields remain as-is. Other existing facilities that remain in place include the tennis courts, disc golf course, dog park, playgrounds, pavilions/shade shelters, skate park, basketball court, and bike park.

Considerations

Trailside Park is currently well-connected to trails and transit so additional facilities will continue to be well served in both regards.

Additional parking will help alleviate demand to a certain degree, although the new community center will increase demand. Therefore, it is essential that pedestrian, bicycle, buses and other similar modes of transportation are encouraged.

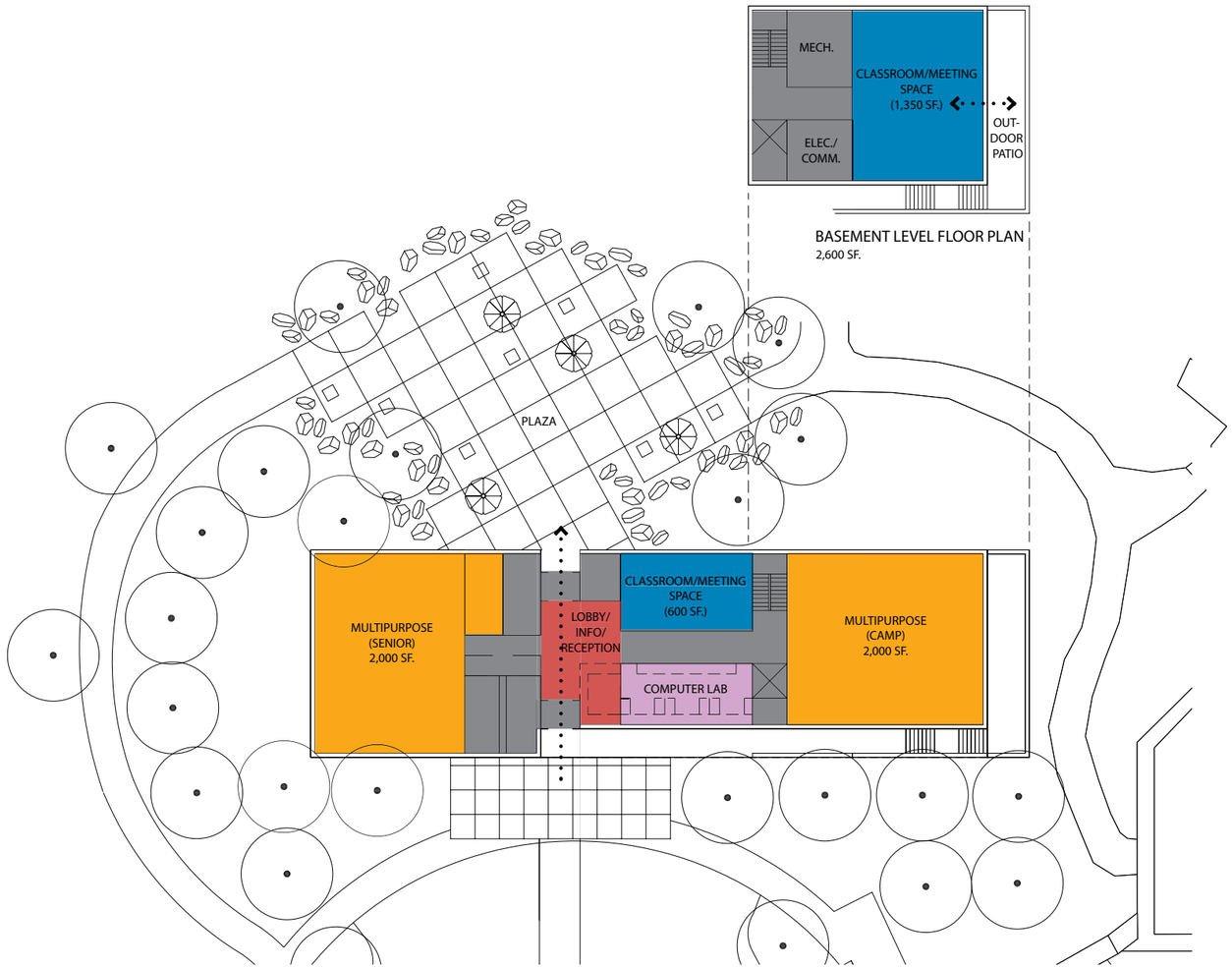
Staff at the Summit County Transportation Department reviewed the concept for Trailside Park and suggested easily accessible secured bike parking be made available on site to encourage alternative transportation modes.

Figure 20: Trailside Park - Recommended Concept (Site Plan)

Trailside Park - Recommended Concept

Mountain Recreation Facilities Master Plan

Figure 21: Trailside Park - Recommended Concept (Architectural Pre-Programming Plan)



PROGRAM SUMMARY OF NEW SPACE

SPACE	SQ. FT.
LOBBY/INFO/RECEPTION	550 SF.
MULTIPURPOSE	4,000 SF.
CLASSROOM	1,950 SF.
COMPUTER LAB	500 SF.
BUILDING SUPPORT/CIRCULATION (INCLUDES RESTROOMS, MECH., ELEC., COMM., STORAGE, WALLS, AND CIRCULATION)	3,300 SF.
TOTAL GSF. (GROSS SQ. FT.)	10,300 GSF.

Trailside Park - Recommended Concept
Mountain Recreation Facilities Master Plan

Silver Creek

The plan includes one recommended concept for Silver Creek and one alternative option, which are described below.

Silver Creek - Recommended Concept

Concept Description

The recommended concept for Silver Creek (see *Figures 22 and 23*) includes two primary uses: (1) a 10,000 SF community center, and (2) a 37,000 SF aquatics center. The configuration of the buildings provides for potential construction phasing, allowing the functions to be built at separate times as stand-alone facilities, but providing for the accommodation of direct connections at full build out. The aquatics center program would include some lap swimming, but would be focused primarily on indoor and outdoor leisure functions. These leisure functions may include spray features, a slide tower, a lazy river feature, and other functions supporting a broad range of age groups, including teens.

The site currently consists of a large swath of natural scrubland, which is envisioned to incorporate a large range of recreational facilities. An existing wetland is retained as a unique natural open space feature in this concept, linked to the remaining site by an extensive trail system. Parking is located along the periphery of the site with access from Pace Frontage Road, in addition to a double-loaded parking lot providing access to the core recreation area near the center of the site, though most of the parking is earmarked for use by the center.

The site includes a range of recreational features and amenities in addition to the recreation center, including six artificial turf multipurpose fields, two playgrounds, a splashpad, outdoor tennis and pickleball courts, a dog park, a bike park, open lawns and various shelters and picnic areas. Restrooms are provided at a trailhead in the northernmost extents of the park, and near the center core of the site. Since the site is marked by rolling hills and areas with steep topography, amenities requiring flat sites such as sports fields are generally sited in the flattest portions of the site, reducing the expense associated with extensive grading and terracing than might otherwise be required.

Considerations

A threshold level of residential development needs to occur in the Silver Creek Development before any recreation facilities will be built.

The site is well-linked by trails to the regional trail system as well as the adjacent Silver Creek Community. There is currently no development on the site, and therefore, no transit service.

The land available at Silver Creek could accommodate this large recreational program, and is located where major population growth is expected. The 17-acre parcel where the large indoor facilities are shown is already owned by Basin Recreation.

Vehicular access to the site from Highway 40 is limited to the Silver Creek Drive exit, which connects to the Pace Frontage Road. The majority of parking is provided along the periphery of the site along the Pace Frontage Road, with only limited direct parking accessed from the Silver Creek Community. It is assumed that all parking lots will be well landscaped and buffered from the adjacent freeway, highway and roads.

Large structures and recreational facilities will be a challenge because of the steep topography, making it important to carefully select the best locations on site for such uses.

The provision of adequate restroom, picnic and similar uses is essential to ensure the needs of a potentially significant number of users is accommodated.

Staff at the Summit County Transportation Department reviewed the concept for Silver Creek and had the following comments:

- Adequate parking is needed on-site to avoid parking on streets and road shoulders as can happen at Ecker Hill and Willow Creek Park.
- Easily accessible secured bike parking should be made available on site to encourage alternative transportation modes.
- The recreation area in Silver Creek may be the best location to locate a major transit stop for several reasons: it looks like this area will be the hub of activity for the neighborhood, it has good access to I-80 on the frontage road, parking will already be included with the recreation facilities, and locating transit near facilities that pre-teens or teens are already using introduces them to the active transportation lifestyle- if kids are walking or biking to the recreation facilities, they are more likely to hop on a bus into town rather than have their parents drive them in.

Silver Creek - Alternative Option 1

Concept Description

The alternative option for Silver Creek (see *Figures 24 and 25*) includes the same uses described in 'Silver Creek- Recommended Concept', with the addition of a 116,000 SF fieldhouse.

Considerations

Considerations are similar to those for 'Silver Creek- Recommended Concept'. In addition, as mentioned in *Section 4* under 'Additional Evaluation', there is currently a need for only one additional fieldhouse. The alternative option for Silver Creek would only need to be implemented if the additional fieldhouse could not be located at Kearns Campus, and it is determined that the existing Ice Arena at Quinn's Junction will not converted to a fieldhouse (see *Figure 11: Quinn's Junction Alternative Option 1* for more information). However, Silver Creek does

offer a good option for a second additional fieldhouse in the future as needs and programming demands change.

Figure 22: Silver Creek - Recommended Concept (Site Plan)

pcrecreation BASIN PARKS·TRAILS RECREATION

pcsd PARK CITY SCHOOL DISTRICT

Silver Creek - Recommended Concept

Mountain Recreation Facilities Master Plan

LANDMARK DESIGN SMA

pcrecreation BASIN PARKS·TRAILS RECREATION pcsd PARK CITY SCHOOL DISTRICT

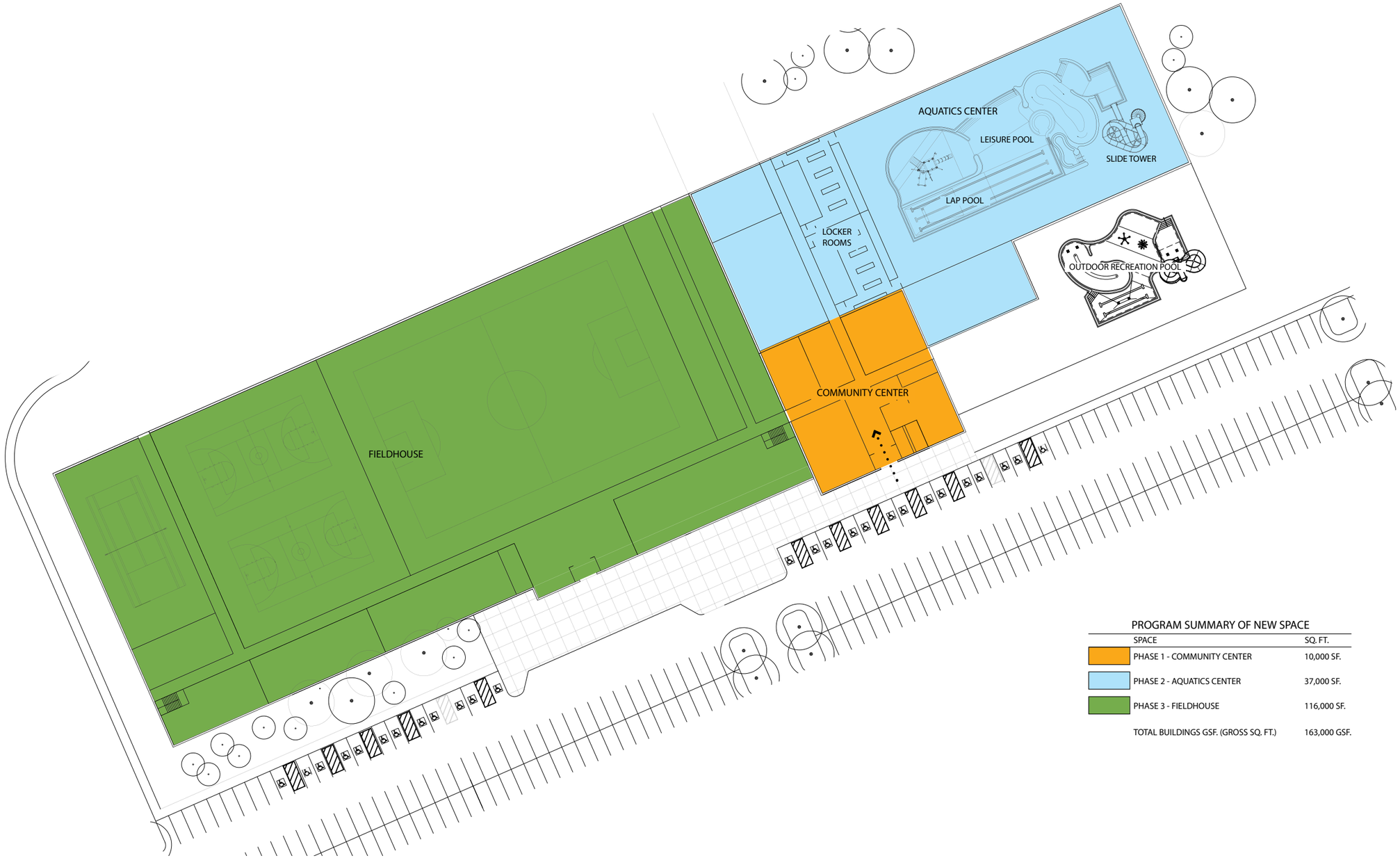
Figure 23: Silver Creek - Recommended Concept (Architectural Pre-Programming Plan)

Silver Creek - Recommended Concept
Mountain Recreation Facilities Master Plan

Figure 24: Silver Creek - Alternative Option 1 (Site Plan)

Silver Creek - Alternative Option 1
Mountain Recreation Facilities Master Plan

Figure 25: Silver Creek - Alternative Option 1 (Architectural Pre-Programming Plan)



PROGRAM SUMMARY OF NEW SPACE

SPACE	SQ. FT.
PHASE 1 - COMMUNITY CENTER	10,000 SF.
PHASE 2 - AQUATICS CENTER	37,000 SF.
PHASE 3 - FIELDHOUSE	116,000 SF.
TOTAL BUILDINGS GSF. (GROSS SQ. FT.)	163,000 GSF.

COMMUNITY CENTER, AQUATICS CENTER, AND FIELDHOUSE - CONCEPT FLOOR PLANS

North

0 15 30 60

Silver Creek - Alternative Option 1
Mountain Recreation Facilities Master Plan

Willow Creek Park - Recommended Concept

Concept Description

The recommended concept for Willow Creek Park (as shown in *Figure 26*) adds a new full-sized multipurpose field north of existing multipurpose fields within the boundary of the existing 'restricted recreation' parcel. Four proposed pickleball courts are located west of the existing multipurpose fields and two small parking lots are added just off Split Rail Lane.

The existing multipurpose fields, tennis courts, sand volleyball courts, basketball court, restrooms, pavilions, dog park, pond/ice rink, and playgrounds are all retained as-is. The open space north of the new multipurpose field is retained as-is, as per the deed restrictions.

Considerations

Parking at Willow Creek Park becomes a significant issue during athletic tournaments and large public events, with vehicles sometimes lining both sides of Split Rail Lane, essentially creating a one-lane road during these events and raising concerns for safety. To help address some of these concerns, Basin Recreation has limited the number of full-size multipurpose fields that can be used at one time in any tournament at Willow Creek Park to two, and has also implemented traffic control measures during events. An in-depth study examining traffic and safety and determining solutions should be conducted before additional development moves forward in the park.

Willow Creek Park is already well-connected to trails so the additional multipurpose field and pickleball courts at this site would be well-served for pedestrians and bicyclists.

The park is not directly served by a transit route, though several bus routes come within less than one-mile on Highway 224.

Staff at the Summit County Transportation Department reviewed the concept for Willow Creek Park and suggested easily accessible secured bike parking be made available on site to encourage alternative transportation modes.

Figure 26: Willow Creek Park City - Recommended Concept (Site Plan)

Willow Creek Park - Recommended Concept
Mountain Recreation Facilities Master Plan

Ecker Hill Middle School - Potential Concept

Concept Description

The potential concept for Ecker Hill Middle School (shown in *Figures 27 and 28*) includes a new 48,000 SF indoor aquatics center that could accommodate a variety of functions that support both school and public uses. The existing Aquatics Center is in such high demand that it cannot meet all the needs of the School District, the learn-to-swim program, and the larger general public. To accommodate the large demand, the proposed facility would include a 50-meter pool, a small separate lap pool, a small leisure pool and a hot tub. The 50-meter pool could be divided with a bulkhead to allow for multiple uses to occur simultaneously. In addition to the pools, the proposed facility would include new locker rooms, allowing the existing locker room functions to be maintained for the school and separate locker rooms for use by the public. This potential concept replaces the existing aquatics center, with the exception of the existing locker rooms, with a new aquatics center, built to house larger indoor aquatics facilities with a high-quality building to match the lifespan of the new pools.

Changes to the site, in addition to the location of a new indoor aquatics facility, could include a new parking and drop-off area north of the school, which would be separate from the reconfigured bus drop-off, to serve the existing multipurpose fields and provide some separation between the athletic field use and the school. The parking lot south of the school would be expanded to accommodate additional aquatics center users, and the school gardens are relocated south of the expanded aquatics center. The existing softball/baseball and multipurpose fields would remain in this potential concept.

Considerations

Ecker Hill is already well-served by public transit and is well connected to local and regional trail networks, providing access by multiple modes of transportation, including bicyclists and pedestrians.

A pool larger than the existing pool but smaller than a 50-meter pool could potentially provide enough water for all of the uses proposed. This would reduce the overall utility and maintenance costs, but would eliminate the potential of long course swimming. Although this concept does not envision the 50-meter pool as a specific training/long course pool, it could be designed to accommodate this user group, hence the importance of the 50-meter pool length. The pool will need to have a shallow end with a depth of approximately 4 feet to support the larger school and public need, but could include a large 7 foot deep section which is ideal for water polo and is desired for a training facility.

Another consideration for aquatics at Ecker Hill is the potential of a public/private partnership with private money assisting with construction costs. Financial support from private fund-raising initiatives may come with special needs and requirements. For example, it may only support facilities that facilitate high-altitude training for elite athletes. It is not clear at this stage whether private initiatives could support and accept a 50-meter pool that has a shallow end and which is also operated at approximately 80 degrees.

Staff at the Summit County Transportation Department reviewed the concept for Ecker Hill and recommended that, as this concept moves to the next stage of design, consideration for pedestrian safety needs to be paramount.

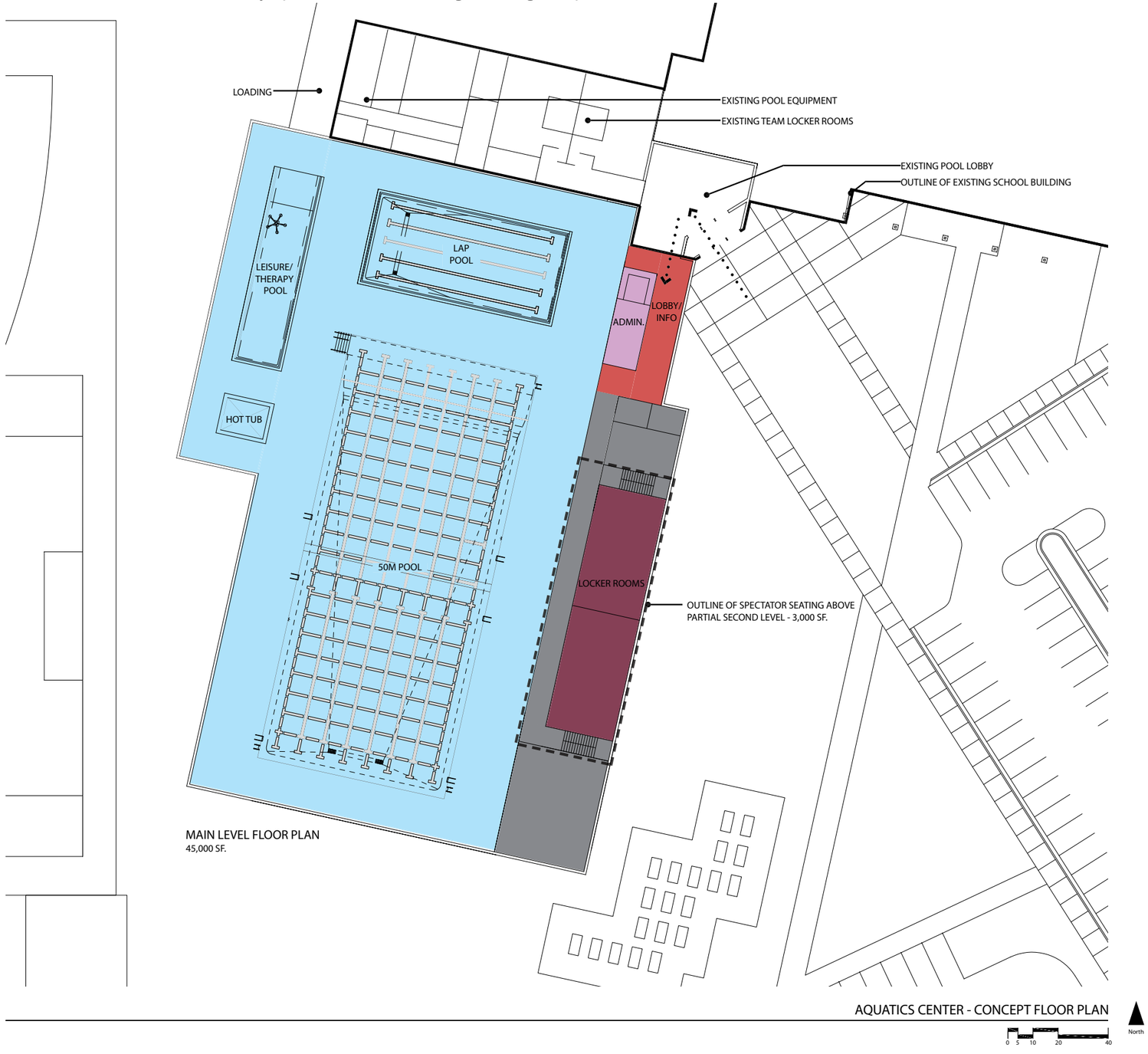
- Parents have expressed concern about students crossing Kilby Road to get to the bus stop and darting across the busway entry. More consideration should be given to making these robust pedestrian features, especially since the concept proposes adding a new parking area adjacent to the busway.
- The new design should make it as easy and safe as possible for kids to ride their bikes to school, and a secure bike parking area would be a good start, whether it's more racks or a locked fenced area.
- Combining bus and private vehicle traffic in the same entry/exit point needs to be evaluated further.
- Traffic impacts on Kilby Road and circulation within existing lots have been evaluated by the School District, although any additional facilities that have not been included in existing traffic studies should be considered for additional evaluation.

Note: This study only examines the recreational facilities at the Ecker Hill. The School District has several ongoing studies related to school facilities. Therefore, the approach to the provision of recreation facilities on at Ecker Hill will need to be reexamined as those ongoing studies are completed. The final design/layout of campus has yet to be finalized. While a larger aquatics facility may be accommodated, the final site design and layout is likely to change.

Figure 27: Ecker Hill - Potential Concept (Site Plan)

Ecker Hill - Potential Concept
Mountain Recreation Facilities Master Plan

Figure 28: Ecker Hill - Potential Concept (Architectural Pre-Programming Plan)



Note: This study only examines the recreational facilities at the Ecker Hill. The School District has several ongoing studies related to school facilities. Therefore, the approach to the provision of recreation facilities on at Ecker Hill will need to be reexamined as those ongoing studies are completed. The final design/layout of campus has yet to be finalized. While a larger aquatics facility may be accommodated, the final site design and layout is likely to change.

PROGRAM SUMMARY OF NEW SPACE

SPACE	SQ. FT.
AQUATICS - POOLS AND DECKS	36,700 SF.
LOBBY/RECEPTION/INFO	1,000 SF.
ADMINISTRATION	500 SF.
LOCKER ROOMS	2,600 SF.
BUILDING SUPPORT/CIRCULATION (INCLUDES SPECTATOR SEATING, RESTROOMS, MECHANICAL, ELECTRICAL, POOL EQUIPMENT, STORAGE, WALLS AND CIRCULATION)	7,200 SF.
TOTAL GSF. (GROSS SQ. FT.)	48,000 GSF.

Ecker Hill - Potential Concept
Mountain Recreation Facilities Master Plan

Kearns Campus - Potential Concept

Concept Description

The potential concept for Kearns Campus (shown in *Figures 29 and 30*) includes a new 20,000 SF athletics support building, and an 80,000 SF multipurpose building/fieldhouse.

According to the concept, the athletics support building would potentially be located west of Dozier Field, and would include office space for coaches and officials, two sets of locker rooms that could accommodate home and traveling teams, team support spaces such as training and meeting rooms, public restrooms with outdoor access, and concessions for use during events. Bleacher functions could be built over a portion of the building. The existing concessions/restroom building would be removed, as well as the existing bleachers west of Dozier Field.

The multipurpose building/fieldhouse would potentially be located on the current site of Treasure Mountain Middle School, which is likely to be demolished by the School District in the near future. The multipurpose building/fieldhouse would be smaller than the school which is 125,000 SF. It would not exceed the height of the middle school, which is approximately 40 feet. In addition to the multipurpose building/fieldhouse, six new outdoor tennis courts and a large parking lot would be located on the school site. The tennis courts could be bubbled in winter to ensure year-round access.

The indoor athletics and multipurpose building would encompass a large open indoor multipurpose space that could accommodate practice space for sports, physical education classes, track, and cheerleading functions. The building could also accommodate general public use during hours not utilized by the school. Additional functions in the building would include an entry lobby, administrative space, locker rooms, and general building support spaces.

Two of the existing softball and baseball fields, indicated with the number 11 on *Figure 29*, are the primary fields utilized by the baseball and softball programs, and would potentially be converted to artificial turf to extend the season of use, meeting the needs of the baseball and softball programs on campus. The North-40 fields would remain as-is in this potential concept, as would the rest of Kearns Campus, including Park City High School, McPolin Elementary, the Learning Center, and the Park City School District administrative office building.

Considerations

The School District indicated that locating a multipurpose building/fieldhouse on the Kearns Campus was the only option that would meet the needs of students. Park City and Basin Recreation have stated that a fieldhouse at the Kearns Campus only works for them if their users have access to the fieldhouse at key times of the day such at the 5pm to 9pm window, when a majority of patrons are finished with the work day. Public access to the facility is likely, but would need to be negotiated in the future. The School District believes the public would have access in the evenings and weekends during the school year with additional access when school is not in session.

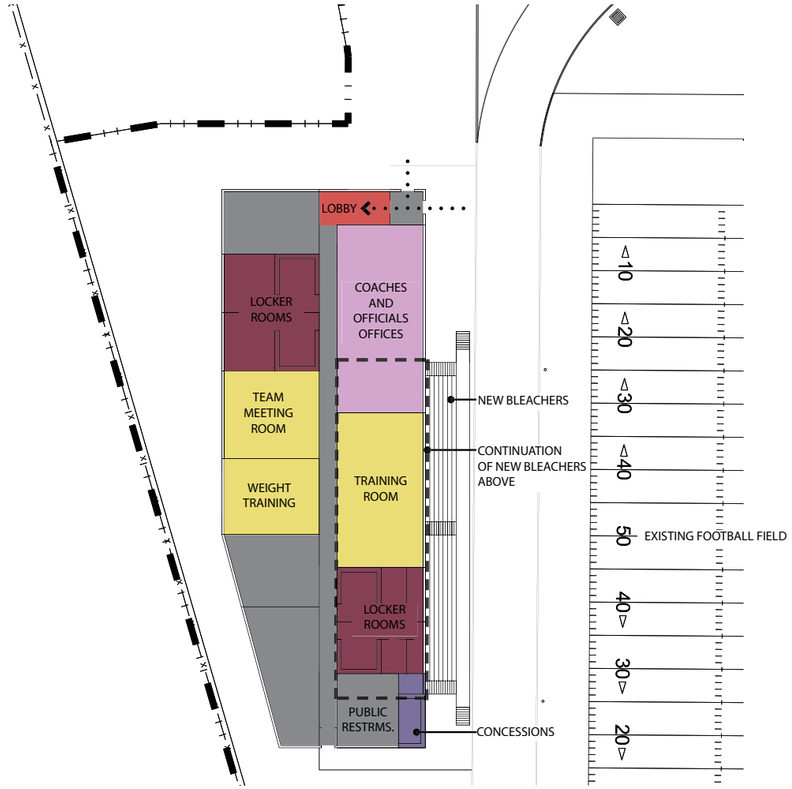
The Kearns Campus is well served by an existing transit stop, and is well-connected to the local and regional trail networks.

Traffic on Kearns Boulevard is a major concern, especially in light of potential use changes for some areas of campus. Horrocks Engineers conducted a traffic study of the Kearns Campus in June 2016 to assess the impact of the potential changes recommended in the 'Kearns Campus-Plan Recommendation' concept. The study was based on the removal of Treasure Mountain Middle School and the addition of the multipurpose building/fieldhouse and the new tennis courts. The study found that it was unlikely that the athletics support building west of Dozier Field would add any external trips. The traffic study found that the above changes would result in a net reduction of 266 trips generated for Kearns Campus during the afternoon peak hour of 3:45pm- 4:45pm. It also found that level-of-service (LOS) at study intersections would be improved or maintained following the proposed changes. (See *Appendix D: Additional Studies* for a copy of the traffic study.)

Note: This study only examines the recreational facilities at the Kearns Campus. The School District has several ongoing studies related to school facilities. Therefore, the approach to the provision of recreation facilities on campus will need to be reexamined as those ongoing studies are completed. The final design/layout of campus has yet to be finalized. While the fieldhouse, athletics support building and other athletic facilities may be accommodated, the final site design and layout is likely to change.

Figure 29: Kearns Campus - Potential Concept (Site Plan)

Figure 30: Kearns Campus - Potential Concept (Architectural Pre-Programming Plan)

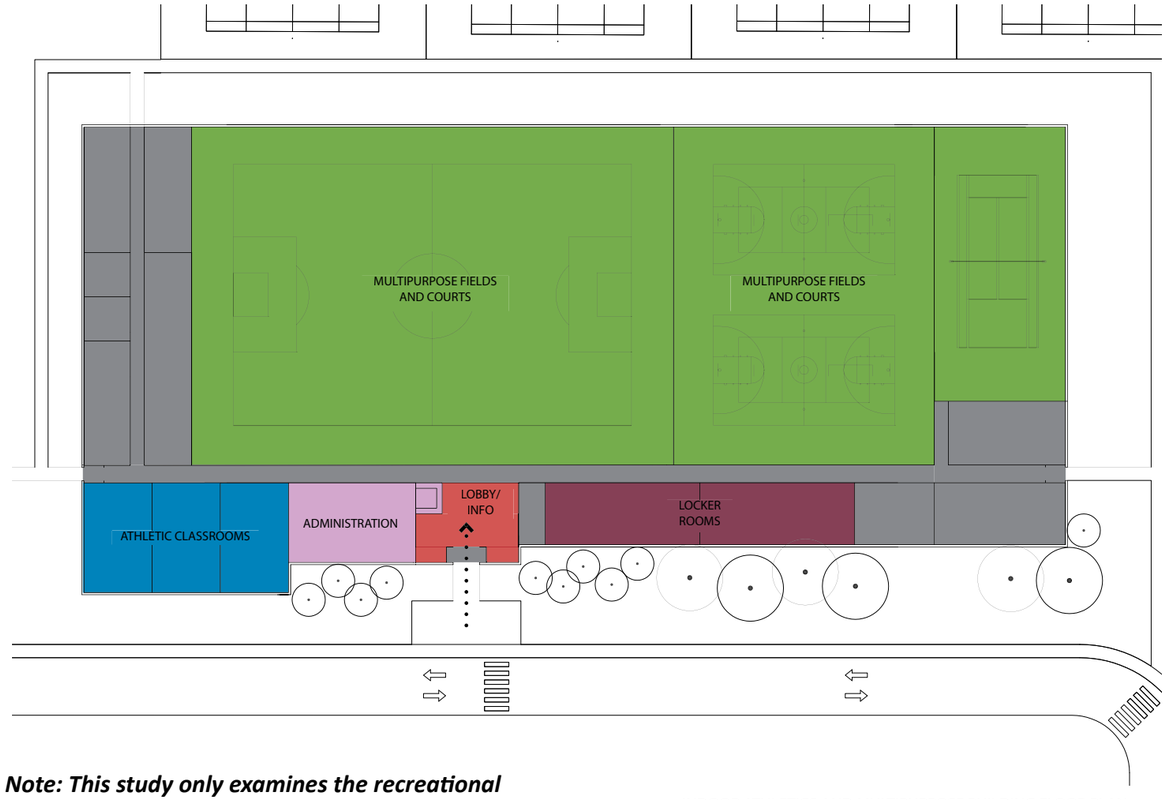


ATHLETIC SUPPORT BUILDING FLOOR PLAN
20,000 SF.

PROGRAM SUMMARY OF NEW SPACE

SPACE	SQ. FT.
LOBBY/RECEPTION	440 SF.
OFFICE AREA - COACHES AND OFFICIALS	3,400 SF.
TEAM SUPPORT SPACES	6,200 SF.
LOCKER ROOMS	**4,400 SF.**
CONCESSIONS	400 SF.
BUILDING SUPPORT/CIRCULATION (INCLUDES RESTROOMS, MECHANICAL, ELECTRICAL, STORAGE, WALLS, AND CIRCULATION)	7,160 SF.
TOTAL MAIN LEVEL GSF. (GROSS SQ. FT.)	22,000 GSF.

Note: This study only examines the recreational facilities at the Kearns Campus. The School District has several ongoing studies related to school facilities. Therefore, the approach to the provision of recreation facilities on campus will need to be reexamined as those ongoing studies are completed. The final design/layout of campus has yet to be finalized. While the fieldhouse, athletics support building and other athletic facilities may be accommodated, the final site design and layout is likely to change.



INDOOR ATHLETICS AND MULTIPURPOSE BUILDING FLOOR PLAN
80,000 SF.

PROGRAM SUMMARY OF NEW SPACE

SPACE	SQ. FT.
MULTIPURPOSE FIELDS AND COURTS	60,000 SF.
LOBBY/RECEPTION/INFO	1,400 SF.
ADMINISTRATION	2,100 SF.
ATHLETIC CLASSROOMS	4,600 SF.
LOCKER ROOMS	4,000 SF.
BUILDING SUPPORT/CIRCULATION (INCLUDES RESTROOMS, MECHANICAL, ELECTRICAL, STORAGE, WALLS, AND CIRCULATION)	7,900 SF.
TOTAL MAIN LEVEL GSF. (GROSS SQ. FT.)	80,000 GSF.

CONCEPT FLOOR PLANS

0 10 15 30 60

North

Kearns Campus - Potential Concept
Mountain Recreation Facilities Master Plan

7 Strategies for Unknown Futures

The concepts presented in the preceding pages represent a high-level master planning analysis applied at the regional scale, as well as site specific analysis at the master plan scale for individual project sites. The site and architectural pre-programming concepts provide general guidance as to the type and scale of facilities that could be accommodated on site and overall uses that are recommended. As the plan is implemented, full programming efforts including input from all user groups should be undertaken to determine the specific needs, ensuring that all user groups and activities are ultimately be served. Traffic studies should be an essential component of programming efforts.

On a more general level, the *Recreation Facilities Master Plan* concepts provide a basis upon which Park City, Basin Recreation, and the School District can move forward with the provision of new and updated recreation facilities to meet the needs of the community. Several factors will have significant impact on future solutions, including the ability and/or willingness of the public and the three entities to secure funding, the potential development of recreation facilities by private developers, and the interest and opportunities available through public/private partnerships. Therefore, a level of flexibility has been built into the plan.

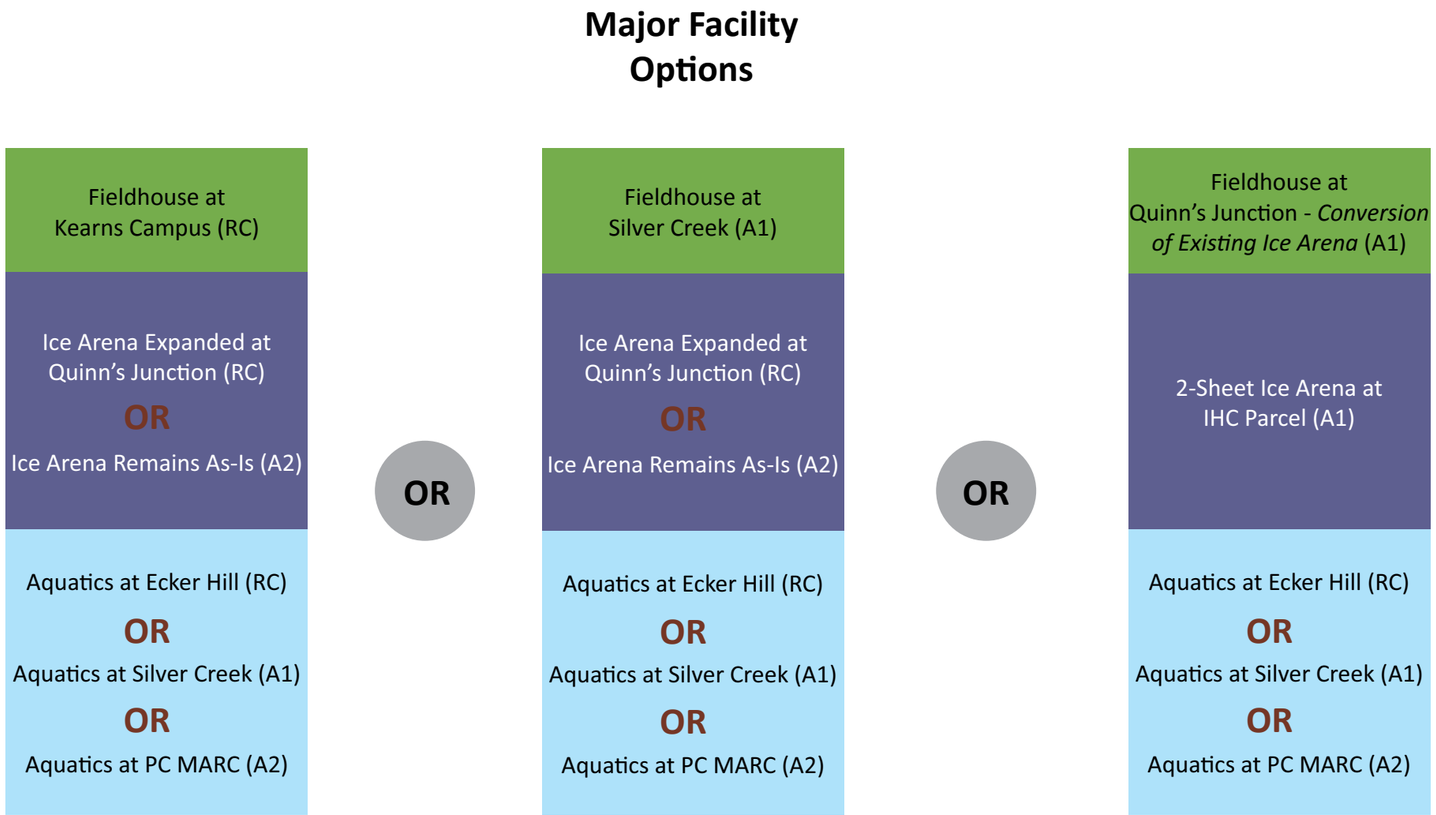
Figure 31 illustrates the potential location options for aquatic centers, ice arenas, and indoor multipurpose spaces/fieldhouses, the top three projects in the *Demand Study*, the *Opinion Survey*, and the *Strategic Action Plan*.

Multipurpose Buildings/Fieldhouses

As mentioned in *Section 4* under 'Additional Evaluation', only one additional multipurpose building/fieldhouse is currently needed in the community. The plan suggests that the new facility potentially be located at the Kearns Campus so that School District students can utilize the facility for physical education classes, extracurricular, and activities without leaving campus (*see Figures 29 and 30*), thereby improving efficiency and helping minimize traffic impacts.

If the School District chooses not to build a multipurpose building/fieldhouse on the Kearns Campus, it is unable to secure funding, or if a second fieldhouse is needed in the future, two other options should be

Figure 31: Major Facility Options



considered, as shown in *Figure 31*. The first option is to locate a fieldhouse at Silver Creek in conjunction a community center (see *Figures 24 and 25*). As mentioned in the Silver Creek concept considerations, a minimum threshold of residential development needs to occur in Silver Creek before recreational facilities will be constructed, which would impact timing.

The second option is to covert the existing Ice Arena at Quinn's Junction into a fieldhouse in conjunction with the construction of a new two-sheet ice arena on the adjacent IHC 15-acre parcel (see *Figures 11 and 14*).

Ice Arenas

The plan recommends the expansion of the existing ice arena to two sheets, which will help meet the needs of the community while capitalizing on existing infrastructure. This concept results in the loss of one existing multipurpose field, though this can be mitigated with the development of the multipurpose fields in the southwestern portion of the site that are also recommended as part of this option.

The plan offers two alternative options. The first alternative option is the development of a new two-sheet ice arena on the adjacent IHC 15-acre parcel, which may be necessary if the original land owners do not grant an exception to the existing deed restrictions on the Quinn's Junction property. One caveat to this option is that it assumes the conversion of the existing Ice Arena to a fieldhouse. The plan recommends meeting the need for one additional fieldhouse at the Kearns Campus, so moving forward with the first alternative option assumes that the multipurpose building/fieldhouse does not get built at the Kearns Campus, or that there is enough demand to warrant the development of a second fieldhouse at Quinn's in addition to a fieldhouse at the Kearns Campus.

The second alternative option is that the existing Ice Arena remains as-is in the event that a private developer constructs additional ice sheets elsewhere in the region. This option avoids the duplication of facilities in that case. If a private developer does build additional ice sheets in the region, the City has stated that its primary concern would be whether residents would have reasonable access at an affordable price.

Aquatic Centers

The Park City Aquatic Center at Ecker Hill is well-managed, but has a significant need for additional pool space. The site is conveniently-located near a large population center with reasonable freeway access and is served by transit. The potential concept for Ecker Hill (see *Figures 27 and 28*) builds upon the success of this existing facility and utilizes some of the infrastructure already in place with a focus on serving swim and water polo teams, lap swimming, and learn-to-swim programs for the School District and the general public by providing a 50-meter lap pool, a smaller warm-up pool, a small leisure/therapy pool, and a hot tub.

Enclosing the outdoor lap pools at the PC MARC and providing a small indoor leisure component offers a backup option in case the School District chooses not to invest in improvements to the aquatics facilities at Ecker Hill Middle School, or is unable to secure the necessary funding. (*See Figures 18 and 19* for concepts.)

With future indoor lap swimming needs potentially met at Ecker Hill, there are two options for indoor/outdoor leisure facilities. One is an indoor/outdoor aquatics facility at Silver Creek in conjunction with a new community center (see *Figures 22 through 25*). As mentioned in the Silver Creek concept considerations, a minimum threshold of residential development needs to occur in Silver Creek before recreational facilities will be constructed.

If aquatics facilities are not added at Silver Creek, the PC MARC offers an option for a small indoor leisure component along with indoor lap lanes, though the leisure facilities would be much smaller in scale compared to what could be built at Silver Creek due to the limited space available for development at the PC MARC.

8 Costs

One of the primary purposes of the *Mountain Recreation Facilities Master Plan* is to provide decision-makers with planning-level capital and operations and maintenance costs so that the three entities can develop strategies for implementing the recommended facilities, incorporating the projects into annual budgets. Table 8 summarizes the construction costs, the estimated annual operating costs, the estimated annual revenue, and the cost recovery rates for the recommended concepts and alternative options. It should be noted that the costs represent a pre-programming level of design and operational needs, and are likely to change as specific projects are detailed.

Construction Costs

Parametrix, Inc. developed preliminary order-of-magnitude costs to estimate the likely costs of the recommended concepts and alternative options. These costs reflect 2016 construction costs plus design fees, and are shown in column 2 of *Table 8*. (See *Appendix D* for detailed capital cost information.) All construction costs include 10% design fees and are in 2016 dollars.

Operations and Maintenance Costs

Zions Public Finance, Inc. conducted a general overview and assessment of the operating costs associated with park and facility improvements under consideration as part of the current master planning process.

This analysis also recognizes that some facilities generate direct revenues that help offset operating costs, while others may generate indirect revenue through increased sales tax generation related to events and tournaments. Potential revenues associated with the new facilities have also been considered in the following analysis.

A summary of estimated annual operating costs, estimated annual revenue, and estimated cost recovery is shown in *Table 8*. (See *Appendix D* for detailed operations and maintenance costs and assumptions.

The following is a summary of operations and maintenance cost assumptions:

- Fieldhouse or Community Center = $20 per sf per year (*includes personnel costs, if economies of scale would result, this cost could be lowered*)
- Aquatics = $93.70 per SF of water per year
- Tennis = $25.42 per SF per year

Table 8: Planning-Level Costs for New Recreation Facilities

SITE	FACILITIES SUMMARY	ESTIMATED CONSTRUCTION COST 2016	ESTIMATED ANNUAL OPERATING COST	ESTIMATED ANNUAL REVENUE	ESTIMATED COST RECOVERY
City Park (recommended concept)	Community center, playground and plaza	$8,503,000	$465,142	$411,075	88%
Quinn's Junction* (recommended concept)	Ice arena expansion, fields and associated amenities	$26,003,002 ($3,420,000 + $22,583,002)	$1,703,651 ($103,612 + $1,600,039)	$1,436,015 Potential tournament revenue for fields	84%
Quinn's Junction** (alternative option 1)	Parking for adjacent two-sheet ice facility, fields and associated amenities	$38,799,548 ($3,420,000 + $34,852,548 + $527,000)	$2,693,039 ($103,612 + $1,672,347 + $917,080)	$2,416,460 ($1,578,690 + $837,770) Potential tournament revenue for fields	90%
Quinn's Junction (alternative option 2)	Fields and associated amenities	$3,420,000	$103,612	Potential tournament revenue, no direct fees	0%
IHC 15-acre Parcel*** (recommended concept)	Parking for expansion of existing ice arena at Quinn's	$22,583,002	$1,600,039	$1,436,015	90%
IHC 15-acre Parcel**** (alternative option 1)	Two-sheet ice arena	$35,379,548 ($34,852,548 + $527,000)	$2,589,459 ($1,672,379 + $917,080)	$2,416,460 ($1,578,690 + $837,770)	93%
24-acre Parcel (recommended concept)	Playing fields, courts and associated amenities	$8,175,000	$211,497	Potential tournament revenue, no direct fees	0%
PC MARC (recommended concept)	Multipurpose addition, platform tennis and associated amenities	$4,274,000	$450,542	$405,594	90%
PC MARC (alternative option 1)	Enclosed/expanded outdoor lap pool w/ small leisure component, multipurpose addition, platform tennis and associated amenities	$11,980,000	$1,056,505	$807,380	76%
Trailside Park (recommended concept)	Community center, plaza and expanded parking	$3,325,000	$243,034	$188,181	77%
Silver Creek (recommended concept)	Community and aquatics center, fields and associated amenities	$38,806,000	$2,659,158	$1,850,705 Potential tournament revenue for fields	69%
Silver Creek (alternative option 1)	Community and aquatics center, fieldhouse, fields and associated amenities	$68,556,000	$4,979,178	$3,970,025 Potential tournament revenue for fields	79%
Willow Creek Park (recommended concept)	Multipurpose field, pickeball courts and parking	$516,000	$203,456	$20,000	10%
Ecker Hill Middle School (potential concept)	50-meter pool, lap pool, and small leisure pool	$21,300,000	$1,712,513	$1,099,888	64%
Kearns Campus (potential concept)	Indoor multipurpose space and athletics support building	$35,431,000	$3,259,682*****	$2,930,228	90%

** Includes amount for fields & other associated site amenities and amount from Victus Advisors study for expansion of existing Ice Arena at Quinn's and parking on IHC Parcel*
***Includes amount for fields & other associated site amenities and amount from Victus Advisors study for new 2-sheet ice arena on the IHC Parcel, parking at Quinn's, and conversion of existing Ice Arena to a fieldhouse*
****Includes amount from Victus Advisors study for expansion of existing Ice Arena at Quinn's and parking on IHC Parcel*
***** Includes amount from Victus Advisors study for new 2-sheet ice arena on the IHC Parcel, parking at Quinn's, and conversion of existing Ice Arena to a fieldhouse*
******Operational costs for recreational facilities at Kearns Campus may actually be lower because staff only needs to be present when students are using the facilities and staffing levels may be different for School District than those required for public facilities.*
Note: The Victus Advisors study included a cost of $527,000 to convert the existing Ice Arena to a fieldhouse, but did not include O&M costs and revenues. Operating costs were estimated at $20/SF and revenues were estimated at $18.27/SF for this plan for the Fieldhouse at Quinn's.

- Hardscape = $0.61 per SF per year
- Softscape = $0.07 per SF per year
- Parking = $0.36 per SF per year

The following is a summary of revenue assumptions:

- Fieldhouse or Community Center = $18.27 per SF per year
- Aquatics = assumes 67% cost recovery
- Tennis = $25.42 per SF per year
- Pickleball = $4,000 per court per year base on existing actuals
- Fields = potential revenue from tournament fees, no direct fees

9 Funding

Detailed funding options and resources were provided in the *Mountain Recreation Strategic Action Plan 2013*, and can also be viewed in *Appendix D: Additional Information*.

10 Timing/Phasing

As discussed in *Sections 7 and 8*, the recommended facilities in this plan are generally big-ticket items with significant construction as well as high operation and maintenance costs. Due to the unknown impact of variables such as the ability and/or willingness of the public to secure funding, the potential development of recreation facilities by private developers, and the interest and opportunities available through public/private partnerships, the time frame to fully implement the recommended plan will be long, and is estimated at twenty years.

Development will likely occur opportunistically, when individual site concepts have received full support and funding, in phases as budgets or funding allows, or when partnerships have been successfully negotiated with private developers to provide facilities

City Park

Park City recently hired a consultant to conduct a feasibility study for the senior/community center. RDA funds are available that might potentially be used to construct the community center in City Park, so there is a possibility that the community center portion of the City Park concept could be developed before other concepts in this plan. The other portions of the project, including the playground and splashpad, might be funded and developed at a later date. However, it would be most ideal to develop at least the playground along with the community center to provide the outdoor play areas required for day camp state certifications and to maintain the playground function in the park. The splashpad might be added in a later phase, although provisions need to be made during the design and construction of the community center to ensure that the mechanical and utility requirements for the splashpad are addressed.

Quinn's Junction/IHC 15-acre Parcel

The multipurpose fields, parking, trails, restroom, and pavilion could be developed fairly easily as a first phase at Quinn's Junction, with changes to the Ice Arena either at Quinn's or the IHC 15-acre Parcel occurring in a later phase.

24-acre Parcel

Development at the 24-acre Parcel might logically begin with a few of the multipurpose fields and other essential amenities, with additional fields and other amenities such as pickleball courts and pavilions arriving in later phases.

PC MARC

Implementation of the PC MARC concept depends primarily on the availability of funds. The first phase might include the conversion of the existing tennis courts to platform tennis and the addition of the warming hut, and a second phase could encompass the multipurpose addition on the northeast corner of the existing building. A third phase might reconstruct and enclose the lap pool if Alternative Option 1 is pursued, signaling completion of the project.

Trailside Park

Basin Recreation has indicated that the first phase at Trailside Park is likely to include the expansion of the south parking lot. The construction of the community center could occur as a second phase of development.

Silver Creek

The development at Silver Creek could begin with the construction of a few of the multipurpose fields, with additional fields constructed as part of phase two, and additional site amenities added as a third phase. The construction of the community center with a possible aquatics center and/or fieldhouse is logical as the final phase. The community center portion might be the first part of the final phase for the major indoor facilities on site, with aquatics and/or the fieldhouse following later as needed and as funding can be secured.

Willow Creek Park

Basin Recreation does not have an anticipated timeline for the presented expansion of Willow Creek Park at this time, although the pickleball courts and parking could be the first phase of development while the addition of the multipurpose field would be a long-term opportunity.

Ecker Hill Middle School

The potential new parking and drop-off area at the north end of the site could be implemented as a first phase as budget allows, with the potential aquatics portion coming later as funding for this major facility is secured.

Kearns Campus

The timing and phasing for any potential projects on Kearns Campus depends on the outcomes of the ongoing studies by the School District. If those recommendations support the development of the potential concepts in the *Recreation Facilities Master Plan*, then the construction of the athletics support building could be a logical first phase for the campus. The development of the multipurpose building/fieldhouse, tennis courts, and parking lots can only occur after the demolition of the existing Treasure Mountain Middle School, and might likely be the second phase for this site.

11 Other Considerations

Sustainability

Park City was the first community in Utah to conduct a baseline carbon inventory for the whole community, and has implemented measures

to mitigate its internal carbon footprint. In 2015, the City committed to reach the goal of a net-zero figure in carbon emissions in the City within a generation. Accordingly, new recreation facilities in Park City should meet the goals and policies established in the *Park City General Plan 2014* as well as other City goals, policies, and ordinances related to sustainability. Strategies may include developing new facilities to the standards recommended in green building and site development rating systems such as Leadership in Energy and Environmental Design (LEED) or the Sustainable Sites Initiative™ (SITES™). These standards address everything from the use of sustainable site and building materials, efficient heating and cooling systems, and healthy building design to the incorporation of bicycle and pedestrian facilities and public transportation.

Traffic & Transportation

The potential impact of future recreation facility projects on traffic and transportation systems in the area was indicated as a major concern by members of the public and for the Advisory Committee during this planning process. One of the Guiding Principles established by the Advisory Committee encourages the inclusion of transit and multi-modal connections. This is further supported in the *Park City General Plan 2014*, which states that "Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small character" as a major goal.

While the scope of work for the *Mountain Recreation Facilities Master Plan* did not specifically include a traffic and transportation study, the planning team and Advisory Committee considered the potential traffic impacts as each of the individual site and regional concepts were developed and evaluated. For example, the concept of distributing traffic impacts throughout the region by dispersing recreation facilities was weighed against the idea of concentrating traffic impacts along major roadways through the concentration of uses at one or two larger sites.

In addition, Park City worked with Horrocks Engineers on the development of traffic studies for a several of the city's project sites. They conducted traffic studies analyzing the impact of proposed changes to the Kearns Campus, the 24-acre Parcel, City Park and Quinn's Junction, which were reviewed as the plan was developed. (See *Appendix D* for details).

The *Kearns Campus Study* examined trip generation for the recommended concept and the resulting impacts at six intersections along Kearns Boulevard adjacent to the campus. The study found that the proposed modifications to Kearns Campus are likely to result in a net reduction of approximately 226 trips and should result in better operations at each of the study intersections during afternoon peak hours of 3:35 to 4:45 p.m.

The *24-acre Parcel Trip Generation and Parking Generation* study concluded that the proposed concept will generate 304 daily trips, 84 morning peak trips, and 116 evening peak trips. The analysis for the parking generation is based on the peak parking time period, which occurs on weekends. The design will require 206 parking spaces during peak period, which the design accommodates.

The *City Park Community Center Trip Generation and Parking Generation* study concluded that the addition of the new community center will add 609 daily trips, 52 morning peak trips and 60 peak evening trips. The analysis for the parking generation is based on the peak parking time period, which is between 6:00pm and 8:00pm. The new community center will require an additional 58 parking spaces beyond the current concept design during the peak hour.

The *Quinn's Junction Sensitivity Analysis* concludes that the recommended concept for Quinn's Junction will add a minimal number of trips during the evening peak hour, and that the level of service remains the same for SR-248 and Round Valley Drive.

As the *Mountain Recreation Facilities Master Plan* is implemented, detailed traffic and transportation studies need to be undertaken to ensure impacts are understood and minimized and mitigated to the greatest extent possible before specific projects are approved. The recommended concepts and alternative options encourage solutions that connect to local and regional trail systems, and provide access via public transit to the greatest degree possible.

In addition to studying impacts at the individual site level, it is important to maintain a regional perspective on transportation conditions and goals and how each site impacts the region. Summit County is currently updating its Transportation Master Plan, which is anticipated to be completed in 2017. It is recommended that the concepts in the *Mountain Recreation Facilities Master Plan* be considered when addressing Summit County and Park City transportation planning needs.

Service Gaps

The sites evaluated by the planning team in the *Mountain Recreation Facilities Master Plan* were selected by Park City, Basin Recreation, and the School District. They comprise land already owned by the entities, such as the Kearns Campus and City Park. Members of the public and the Advisory Committee indicated that there is a large recreation service gap in the Pinebrook/Jeremy Ranch area, which is located at the north end of the Basin Recreation, and which has a large concentration of residential housing units.

Basin Recreation is aware of this shortcoming, and will continue efforts to mitigate it. Unfortunately, Basin Recreation does not own any land in the affected area. Basin Recreation hopes to be able to address some of the recreation needs in the future as opportunities arise, but there are currently no plans for additional facilities in this part of the Basin beyond improvements currently being built at the Basin Recreation Fieldhouse.

Accessibility

Park City, Basin Recreation, and the School District provide recreation facilities to meet the needs of their users groups, and there are opportunities to partner with some of those specific user groups to better meet the needs of all users, avoid a duplication of facilities and services, and make efficient use of resources. An key local example of a potential partnership exists with the National Ability Center (NAC), which is a non-profit tax exempt organization which has a mission to empower individuals of all abilities by building self-esteem, confidence, and lifetime skills through sport, recreation, and educational programs. The NAC is able to fulfill some of its programming needs on its dedicated site and facilities which include equestrian facilities, an archery pavilion, an activity area/ challenge course, a playground, and other facilities. The NAC is adjacent to Quinn's Junction, one of the project sites for the *Mountain Recreation Facilities Master Plan*. There are opportunities to work together with the NAC as the plan is implemented to partner on future facilities that help meet the needs of Park City, Basin Recreation, the School District and the NAC from a programming, design, and funding standpoint, and ensuring that accessibility standards are not just met but are exceeded.

Partnerships

This plan recognizes the value and importance of partnering with private non-profit and for-profit organizations and companies in helping meet the recreation needs of the community while avoiding the duplication of facilities. This plan is predicated on cooperation, not only between Park City, Basin Recreation and the School District, but with private partners and the community as a whole, and these entities should continue to meet together to discuss ongoing planning efforts to maximize coordination and partnerships.

12 Implementation

In order to implement the comprehensive vision for recreation facilities established in this plan, it is recommended that upon official adoption/ support of this plan by Park City, Basin Recreation, and the School District, a committee be formed with representatives from all three entities. The purpose of this committee would be to discuss which facilities each entity is interested in developing first, to address any issues with existing cooperative agreements or memoranda of understanding, to develop any new cooperative agreements or memoranda of understanding for proposed facilities, and to strategize how to move forward with potential funding mechanisms in a unified manner.

13 Conclusion

The *Mountain Recreation Facilities Master Plan* extends the tradition of cooperation between Park City Recreation, Snyderville Basin Special Recreation District, and the Park City School District. It builds upon the planning efforts of three previous studies which support coordinated recreation facilities in the area.

The planning process utilized an intensive system of public involvement which included public meetings at each stage of the process and a project website. The planning team and the Advisory Committee carefully weighed a broad range of concepts and public input to develop a comprehensive recreation system that is mindful of the four guiding principles of using land, energy, and money responsibly; taking a regional approach; ensuring transit and multi-modal connections; and engaging the private market in partnerships.

The resulting plan recommendations provide site and architectural pre-programming plans for each of the ten final sites, providing locations and concepts for the top facilities prioritized in previous planning efforts, in addition to other needed recreation amenities. The recommended system distributes recreation facilities throughout the region while also dispersing potential traffic impacts.

The plan concludes with a focused array of options to meet recreation needs of the community over the next twenty years or more. It notes that implementation will require the continued cooperation of Park City, Basin Recreation, and the School District, as well as additional support and involvement of the public, and possibly private partners, to bring the vision to fruition.