

Park City Recreation Facilities Master Plan

KICK-OFF MEETING – Project Team
PC MARC

Thursday, December 3, 2015
9:00-11:00 AM

ATTENDED BY:

City Staff:

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Landmark Design Team:

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MEETING NOTES

1. INTRODUCTIONS

2. REVIEWED PREVIOUS PLANNING EFFORT, MOUNTAIN RECREATION STRATEGIC ACTION PLAN (MRSAP), AND DISCUSSED SCOPE OF THIS PROJECT, AS WELL AS SCHEDULE

- The project schedule has been extended from previous deadline of the end of January to the end of April 2016 to allow a more thorough planning process, especially in light of the holidays and the Sundance Film Festival.
- This plan will build upon the efforts of the MRSAP, and take it a step further, looking at specific locations of facilities and their costs.
- The top 3 priorities from the MRSAP were:
 - i. Ice Rink - Indoor
 - ii. Aquatic Center – Indoor Leisure/Lap Lanes
 - iii. Multi-Purpose Fields - Indoor
- This plan will examine these facilities, as well as the rest of the facilities on the list of priorities from the MRSAP, including:
 - i. Fitness Facilities – Indoor Cardio/Weights
 - ii. Fitness Facilities – Group Fitness Studio
 - iii. Multi-Purpose Fields – outdoor
 - iv. Trails – Mountain Biking/Hiking/Winter Recreation (this plan looking at connections only)

- v. Aquatic Center – Outdoor General Use
 - vi. Trails and Trailheads – Soft Urban (this plan looking at connections only)
 - vii. Courts/Gymnasium – Indoor
 - viii. Dog Park/Off-Leash Areas
 - ix. Fitness Facilities – Indoor Walking/Jogging Track
 - x. Golf Course – with Winter Nordic Use (outside scope of this plan)
- Park City and Basin Recreation would like to take a holistic look at this next stage of planning. Basin Recreation may want to do some investigation at the same time, to maximize the efficiency of this planning process, and to continue the practice of cooperative agreements between agencies.
 - This plan needs to indicate every location option for a given facility, and provide information on how each potential location affects other facilities and locations.
 - This plan should provide a road map/decision tree.

3. EXISTING CONDITIONS/NEEDS DISCUSSION

- General Plan
 - i. The City's General Plan was finished in March 2014 and was a multi-year planning effort. This plan needs to reference the City's General Plan. The plan is available online, and we can meet with Kirsten to discuss it in more detail. It looks at trails, connectivity, and walkable/bikeable trailhead amenities.
 - ii. Chapters 9, 10, and 11 deal with recreation.
 - iii. All new buildings and facilities need to be walkable/bikeable.
- Walkability/Bikeability
 - i. The City completed the Walkable/Bikeable Neighborhood Study in 2007. It outlined 36 specific projects, and the City has implemented 34 of those. The City is working on the remaining two projects from that study.
- Sustainability
 - i. The City has established a new goal to be Net-Zero in City operations by 2020, and as a community by 2030. This applies to both sites as well as buildings.
 - ii. City using offsets
- Winter Uses
 - i. Park City is a winter community, so we need to consider strategies to make outdoor winter activities more appealing while minimizing the energy impact. Consider strategies such as blocking wind, maximizing sun warming, and using passive solar principles in building design and placement.
- School District Bond
 - i. School District bond for \$56 million failed in November. Residents felt the School District needed to focus on education, and not recreation. Part of the bond was for changes to recreation facilities for the school.
- Partnering
 - i. Park City, Basin Recreation, and School District have a great history of partnering on facilities. Just need to ensure that all contributors get enough use of the facility, and enough benefit. Look at sharing and single entity ownership. Ice and aquatics will have one lead with contributing partners most likely.
 - ii. Partners schedule facilities jointly. Talk with Karen about scheduling and facility needs.
 - iii. City maintains fields for School District. Talk with Clint, who is with the City's parks department.

- Specific Facilities

- i. **Aquatic Center**

1. Basin Recreation is considering a site for a leisure pool, which would be a public/private partnership.
2. Fees are usually higher for visitors, and a more affordable pass is usually available for locals.
3. There is a need for indoor leisure and lap swimming facilities.
4. Pool at the MARC was built in 1990. Look at whether this facility needs to be rebuilt or expanded, or if it should go away in the case of a larger facility elsewhere.
5. There is a desire for a 50-meter Olympic pool for high-altitude training.
6. Consider the efficiencies of pairing an indoor aquatic center near an ice sheet. The heat generated from the ice sheet can be used to heat a pool.
7. At Ecker, the School District built the facility with some funding contributed by Basin Recreation. The school needs take up so much of the available hours that there's not much time available to the public.
8. Many residents go to the leisure pool in Kamas.
9. Outdoor lap swimming is popular in the summer, and the only location in the City right now is at the MARC, so it may not be wise to eliminate it at this location.
10. Look at the option of covering outdoor lap pools with a bubble/glass walls/roof.

- ii. **Indoor Fields**

1. Need at least two more.
2. Look at the option of a bubble over the fields while considering net-zero requirements too.
3. Stand-alone fields with hard structures over them are hard to operate and justify on their own.

- iii. **Indoor Gymnasium/Fieldhouses**

1. Fieldhouse at Kimball Junction – High School uses 18 hours per week. Groups out of Salt Lake also book the space. Good bus service to the Fieldhouse.
2. The School District needs its own fieldhouse. If the School District can meet their needs, it frees up other facilities for residents and visitors.
3. Need a fieldhouse in the City limits.
4. The City can never have enough indoor fieldhouse facilities and flexible indoor space.
5. Maybe there are more, smaller facilities.
6. Need at least 2-3 additional fieldhouses with multi-purpose spaces (shells for open programming).
7. Basin Recreation is planning a new fieldhouse by Silver Creek – it will be filled by new residential development in that area, and shouldn't be counted on to fill any needs of the City.

- iv. **2nd Sheet of Ice**

1. City's big priority, and they are ready to be the lead on it.

2. Have finished conceptual drawings which will be presented to the City Council as informational only on Thursday, December 10th. The study shows a 2-sheet facility with a fieldhouse at around \$34 million.
3. Study was done jointly with Olympic Legacy Foundation, Basin Recreation, and Park City.
4. Amanda will share this information with the planning team.
5. Decisions on the Ice Sheet will wait for the completion of this plan.
6. Needs to accommodate future Olympics.
7. The existing ice sheet is 92% booked from 6am –midnight, and was underbuilt at the time of construction. Value-engineering contributed to a few issues at the existing facility.
8. Explore off-site options as well as options on adjacent 15-acre parcel.
9. Also look at the option of a facility at the location of the existing outdoor playing fields at Quinn’s Junction

v. Outdoor Fields

1. Turf helps meet net-zero goals, though there are other factors to consider like health and environment.
2. Plow turf fields in winter & use lights
3. How useful are fields without lights?
4. Adult sports usually play until 10pm with lights

vi. Courts/Gymnasium

1. Pickleball
 - a. 4 pickleball indoor courts is all the City needs to add
 - b. Basin Recreation is adding more to Willow Creek
 - c. City prefers to under-build for new sports and gradually progress as demand increases, rather than overbuild and tear facilities out later.
 - d. Better concentrated in one central space as it is a very social sport
 - e. City has 8 pickleball courts already.
2. Indoor Tennis
 - a. Need more indoor courts. Already have enough outdoor courts for summer use.
 - b. Existing facilities also serve the High School needs
 - c. Tennis is typically a 9-7 sport – not scheduling until midnight like the hockey culture does
3. Platform tennis
 - a. Caged/fenced
 - b. Played at night outdoors
 - c. Like adding a racquetball component to tennis
 - d. Platform is raised and heated. Can typically get heat going on a platform and be playing in 20 minutes, even with new snow.
 - e. Need special balls to play at different temperatures.
4. Paddle Tennis
 - a. No demand for paddle tennis

vii. Trails/Trailheads

1. Just look at connectivity

viii. Dog Parks/Off-Leash Areas

1. Enforcement of leash laws by the County Animal Control has been ramped up. County has hired more officers.
 2. Ticketing people with dogs off leash on trails in Round Valley.
 3. There is an interview on KPCW with the new Animal Control officer that the Planning Team can listen to.
 4. Dog parks are currently located at Quinn's Junction, Basin Trailhead Park, Willow Creek, and the Run Amok park at the base of the Utah Olympic Park. Run Amok is fenced in, and bikes are not allowed.
 5. City may repeal existing ordinance and adopt the County standard so there is continuity
 6. Policy vs. Facilities
 - a. Need to establish consistency so people have general expectations about what they will encounter at different locations in and around the City (user expectations).
 - b. Identify areas for different types of off-leash uses. Look at odd/even usage and other examples.
 - c. Need analysis.
 - d. Look at Portland – they did a great analysis of different options.
 7. Keep dog uses away from playing fields.
- ix. Golf Learning Center**
1. Will be a range with a couple of holes to play
 2. Talk to Von – Golf Course manager.
- Locations/Facilities
 - i. City Park Building**
 1. Houses summer day camp program
 2. Not meeting the needs of the program
 3. This program is a big priority of the City
 4. Youth Theater may want to lease some of the space
 5. Maybe rent out to other non-profits
 6. Need a facility for child care/seniors/community center
 7. Look at the City Park plan
 8. City Park also has basketball and volleyball that are well used
 9. Have land along the trail, but not really the best place to add facilities
 - ii. MARC**
 1. Square off building
 - iii. Quinns**
 1. No deed restrictions on IHC parcel
 2. Are deed restrictions on the Ice parcel, and issue with the road
 - iv. 24-acre parcel**
 1. Could house additional play fields
 2. Heinrich wants to preserve it as open space. Already the new movie studios nearby.
 3. Already has an underpass for bikes/peds
 4. Good location for lit fields because no housing adjacent to it
 - v. Park City Heights**
 1. May have a dog park for the neighborhood, but no facilities that will be important City-wide.
 - vi. Park and Ride/Talisker Site**

1. 30 acres
2. Needs to be active recreation
3. Already has parking in place
4. Superfund site – active repository for contaminated soils. Will be a major recreation site in the future.
5. There is discussion of access off of 248.

vii. Clark Ranch

1. City owns/controls this parcel, and wants conservation easement
2. Access is a little bit of an issue
3. 45 acres for the main parcel
4. West of freeway may be good for off-leash dog area.

viii. Triangle Parcel

1. Jointly-owned between City and County
2. Pace Meadows area
3. Development planned at northern and southern nodes near this parcel
4. Most likely will be open space and joint public works site in the future

- Neighborhood Impacts
 - i. Consider night sky impacts on existing neighborhoods.
 - ii. Dispersed recreation facility approach may minimize impact on surrounding neighborhoods, unless you have good locations to locate a mega facility.
 - iii. Infill is better than using native land.
- Relationship with the County
 - i. The County has a stake in this plan as well.
 - ii. There are joint plans, transportation efforts, employee housing, etc.
 - iii. Pat Putt at the County is a good contact.
 - iv. Basin Recreation decisions go through boards at the County Council level.
 - v. The City General Plan is coordinate with the County General Plan.
- Parking/Access
 - i. Try not to build more parking if possible.
- Potential Criteria for facility option evaluation
 - i. Impact on surrounding neighborhoods
 - ii. Funding
 - iii. Sustainability
- Misc.
 - i. Consider dispersed recreationalists like runners as well, that don't need a lot of built facilities.

4. OTHER ITEMS

- First Advisory Committee meeting is scheduled for Wednesday, January 13th from 9:00-11:00 am at the PC MARC.
- Planning team will be organizing individual interviews soon.
- Project website is up and running at: www.recfacilitiesmp.org
- Get updated land ownership/parcel map from the City, as well as site and building plans.
- Get a copy of plans for Silver Creek.

5. FIELD TRIP

- City staff led Landmark Design on a tour to the existing major recreation facilities, as well as City-owned land offering potential locations for future recreation facilities
 - i. MARC
 - 1. Lap Pool
 - a. Closed during winters once the Olympics came
 - b. Big winter cost was staffing, though pool still has to be heated and treated in winter
 - c. Still not open in winter
 - d. Built in 1990
 - e. VCBO did previous pool concepts that didn't happen with the remodel
 - 2. Leisure Pool
 - a. Built in 2003
 - b. Well-used
 - 3. Tennis Bubble
 - a. 3 courts
 - b. Redone in 2013, when outdoor courts were added as well
 - 4. Outdoor Tennis & Pickleball (no bubble in winter)
 - a. 2 outdoor tennis courts
 - b. 2 outdoor pickleball courts
 - 5. Gym
 - a. Built in 1990
 - 6. Consider setbacks at rear and sides of property.
 - 7. Will likely need to add a little bit of parking if facility is expanded.
 - ii. City Park
 - 1. Softball fields need to stay. Look at ideas for the rest of the fields.
 - 2. Building
 - a. Has indoor and outdoor restrooms
 - b. Was an outdoor pavilion at one time
 - c. Summer day camp is licensed through the state
 - i. Accommodates 70 kids – space fills up fast
 - d. Close to playground, library, and tennis courts – good location for day camp
 - e. Gets used in winter for Sundance Film Festival storage
 - f. Need more flexible space
 - 3. Basketball courts are well-used
 - 4. Sand volleyball courts are well-used
 - 5. Land along the trail south of the park is often referred to as Boo Radley.
 - 6. Playground is well used