

# Appendix C: Public Involvement Process

## Public Comments

### PUBLIC MEETINGS #1 & #2 Wednesday, March 2, 2016

PC MARC 11am – 1pm (18 people signed in)

Basin Fieldhouse 5pm – 7pm (21 people signed in)

- A total of 20 comment forms were filled out and left with the planning team at the meetings.
- 10 people submitted comments on the “Comment Forum” on the project website.
- 7 people submitted comments via email.

### VERBATIM COMMENTS

Question #1: A list of potential uses and facilities has been identified for each site identified for development or expansion. Do you agree with the potential activities listed in the Facilities and Locations Matrix?

- There are a lot of cyclists in town. How about a velodrome either free-standing or as part of a multi-purpose space?
- Public school facilities should be utilized with expanded hours to maximize use and minimize down time (buildings closed).
- Yes
- Parking at the MARC is already a problem. I’m concerned that any increase in use at that site will compound the issue.
- Utah Youth Soccer has adopted smaller field sizes for most younger teams. You might consider more multi-purpose layouts that would adapt to the upcoming variety of game field sizes.
- Parking at Willow Creek is also now a problem- further expansion should be avoided
- Yes – agree.
- Seems like a good vetting so far. Thanks for the open house.
- Please explore Matt Knoop Park on the 224 by the community gardens. I love that its central from Kimball to PC, could be a great location.
- Climbing facilities
- I agree.
- I definitely agree and the community center/senior center should be a shared space for teens.
- All weather 400 meter track open to the public, indoor or outdoor.
- Climbing wall / gym. Climbing wall / gym. Climbing wall / gym.

Question #2: Do you agree with the Guiding Principles that have been established for this project? Are there other Guiding Principles that should be considered? Please specify.

- As long as we get some type of 2nd ice sheet I’m happy with your principles.
- Yes

- Yes, aesthetics should be a consideration. I prefer the parking and buildings to be close to highways and roads and athletic fields and gathering areas away from traffic noise.
- I was surprised to see that acceptance of the prior work done on community needs and unmet demand isn’t explicitly incorporated
- Yes, overall. Would like to keep some facilities focused in would neighborhoods, but larger facilities outside of neighborhoods.
- Yes
- Accessibility both financially and location wise.
- Ensure easy access to life style recreation.
- Yes
- It’s hard to figure out what you want without knowing the dollars budgeted.
- I agree.
- A climbing facility (cheaper than pools and ice rinks).
- Yes

Question #3: Do you agree with the Evaluation Criteria? Are there other criteria that should be considered when evaluating the various options? Please specify.

- PCSD should not be building their own indoor athletic facility, it should be a partnership.
- Traffic and transportation should be a main consideration in locations.
- Possibly and concentration of sports (pools vs ice vs hard surface vs turf) to allow for regional and national competition as in skiing and MTBing. Also some smaller mixed sport areas for neighborhoods.
- We aspire to use public transit more in our community, but the reality is that it is not a practical solution for many of us- especially with respect to the youth sports that are the primary users of many of the basin rec facilities. I would ignore public transportation access as a criteria.
- Likewise, I do not place high importance on energy conservation with respect to public recreation facilities. Aquatics, indoor activities in the winter, ice arenas, skiing, others all are energy consumers, and the health benefits to our community should outweigh environmental concerns.
- Please consider partnership with Park City School District.
- Cost and transportation and no duplication. Thanks!
- Excellent.
- Revenue neutral.
- Yes
- It’s the off leash area in Round Valley holds dog parks maybe a lower priority.
- Yes, keep kids away from dogs or delete dog park.

Question #4: What do you think of the building programs for the major facilities? Let us know if the buildings address all needs and requirements.

- Add a velodrome.
- Indoor lap pool is needed in PC city limits- Quinns or somewhere close – not sure where.

- Builds and parks should encourage bike commuting with bike parking and trails to the facilities.
- I think a two-sheet ice complex with the conversion of the old facility to a field house sounds like a very elegant solution to two of our highest-ranked unmet needs.
- I would not use any facilities at City Park- it is too far from my house, and parking is too much of a pain there
- I like the idea of restricting lighted fields to parcels away from homes, especially the 24 acre parcel out by Quinn’s junction
- I would like to see an evaluation of covering the Quinn’s sportex field with a bubble during the winter months only- it may be a less expensive and faster alternative than building another field house.
- Good
- I would like to see option with a competitive size Olympic pool.
- Climbing is needed.
- Add teen center.
- Lack of indoor space for ice, aquatic and sports absolutely needs to be addressed.
- Having a 50 meter indoor pool is optimal. If not feasible an indoor 25 meter needed, preferably at PC MARC.
- None of existing aquatic options meet funding / economic benefit / multi use/ partnering. You need both 50 m and warmup pool.
- Climbing wall / gym.
- No buildings at Canyons- avoid terrible traffic on 224.

Question #5: What do you think of the site designs and layouts? Let us know how well the site design for each option addresses needs and requirements.

- Additional ice sheet at Quinns makes sense to me. Indoor turf field at Quinns makes sense to me.
- What a great job of planning. Congratulations in order for your efforts. PC is such a great place for athletes.
- Silver Creek looks like an access nightmare- this site should be de-prioritized
- Good
- I think the 24 acre parcel is the best location for adjacent use and public transportation. PCMC’s advisory board COSTC recommendations say to keep Clark Ranch open with only possible recreation. Please take it off the list of considerations, seems like there are plenty of other sites. Thanks.
- I like infill locations that the public can reach by foot or bike. The necessity of all users needing to drive to Quinns or the 40 highway . . . (Triangle?) Seems outdated and wasteful.
- Please don’t place fields by the freeways. Wind is an issue for fields and all activities.
- The Triangle parcel with the community center seems to be the best option.
- Need to add a climbing wall.
- Keep fields off noisy highways. Use all sites except Triangle site.

Additional Comments or Questions (Comment Forms, Emails, Meetings):

- Try to connect all new facilities to the paved path system in town.
- We need to engage the PCSD Board to partner with Basin Rec at PC Rec. No reason PCSD should have athletic/recreation staff when PC Rec and Basin Rec already has the staff and expertise.
- Include rough estimates of option/site location costs +/- 1 or 2 or 5 mm \$. Also means of funding, i.e. bonds. Possible sequence of phasing in these projects by location and sport.
- I believe it's been two years since we passed a bond funding development of a second sheet of ice. When will we see progress on this? Since it's the highest-ranked recreation project, and already (at least partially) funded, shouldn't this be carved out from the master planning process and executed now? Thank you again for being open to community input!!!-
- I like having Olympic capable ice sheet on IHC 15 acre parcel and turning current ice sheet into a field house. 24 acre parcel – would like to see additional outdoor tennis courts. Triangle parcel – would like to see indoor field house (potentially football field) and aquatics center (indoor and outdoor). PC Mark – like the indoor gym turned into indoor lap pool, like glass-enclosed tennis courts which could be open in the summer. Canyons – like this location for aquatics center, would be good for tourist use and keep the center in good use. City Park – I like inward facing plan with small sprayground.
- Very important to me as a swimmer and physician. We must have state of the art European technology for water purifications in aquatic center. Use of ozone, peroxide, eh. No chrome / bromine as these are toxic and detrimental to health. Thanks.
- Could admission be kept affordable? I love the indoor outdoor idea and sunshade option. I was very surprised by the Canyons aquatic center idea. I really like the central location and the idea of the locals using some of the Canyons space.
- I'd like to see several of these scenarios implemented.
- I love the city park community center. The split building makes sense keeping kids away from the parking lot.
- Not from triangle parcel: too far out. Not for golf practice option. It uses up too much space.
- Like MARC improvements, city park improvements, canyons aquatics
- Concerned how far out some of the facilities are from current population densities, including Sr. Center options.
- Multi use of Sr. Center to include teen center.
- Concerned about proposed facilities on the Wasatch County border – competition or complimentary.
- PC MARC Concept B: I like the idea of putting an indoor pool where the MARC gym is currently. I'm concerned about lack of parking though. Holding competitive events would be hard because of that.
- Triangle Parcel: I don't like having the fields right up against highway 40. If this area is decided on I think having the buildings along the highway vs the fields along the highway is better for everyone, a better experience.

- Canyons Master Plan: I worry about having a big facility at the base of Canyons as well I think we may find it overrun with tourists which I don't feel is the point of this.
- Overall I believe this was a great informative presentation. I like the idea of utilizing the Quinn area as much as we can. That is already a recreational hub that makes a lot of sense. It also keeps more traffic out of town.
- I like the Triangle option the best but do not like the fields right next to the highways because of noise and pollution.
- The baseball/soccer field overlap seems counter intuitive. It seems they should not overlap so that you can have soccer and baseball games at the same time.
- As a parent, the 24 acre parcel needs to have the playground. I have 2 kids and if one is playing on the field the other one gets bored. Having an option for a playground is important.
- The cluster of Silver Creek / Triangle I think works best. For example, if you have a game and then want to go swimming afterwards the buildings are right there.
- Transportation, buses, accessibility, again I think the Silver Creek, Triangle options allow easy access without bringing traffic into town.
- Maybe a climbing wall.
- Facilities need to be built to minimize operational and maintenance cost. A single facility is cheaper to operate than many facilities. Rather than building multiple aquatic facilities, one should look at enlarging current facilities, like Ecker Hill Aquatic Facility.
- I find it confusing and as a taxpayer unacceptable for City/County and School District to separately plan recreation and taxpayer funding. Currently Ecker Hill operates the only Pool whereas school tennis teams have priority for city tennis courts. I fear voters will withdraw approval unless our government entities are collaboratively planning.
- I'm concerned that we should be spending money on the infrastructure of the area before we overspend on these projects. If we don't get a hold on traffic, we won't be able to enjoy any of these.
- Coordinated planning between the City, Basin and School District is the whole point of this process and why all 3 entities and stakeholders are invested in this Master Plan project.
- I think location and accessibility to any new facilities may not have been adequately addressed. A current and future population distribution map should be used to locate facilities. Silver Creek has poor access for anyone living outside the new development, and the large area of land around Jeremy Ranch is unused.
- Tennis Court Utilization The Marc tennis courts are very hard to access during all but very early morning and evening times. Mornings are swamped by women and lessons; yet many other city and county courts are underutilized in city /county parks or adjacent to Trailside elementary that would be reliably useful if we could schedule. Please invest in software easily available to residents and visitors that shows court availability and allows for reservations. Without such coordination, the MARC has the only tennis courts one can reserve online and reliably plan

- to play. Without online reservations, you cannot see utilization. If you wish to reduce driving, let us go nearby and not drive around hunting for a court that may or may not be available. More courts at the MARC are desirable. But that land is limited.
- My Votes on Concepts offered: City Park Concept B MARC A IHC 15-Acre Concept C Triangle Parcel B
- The ice rink is lovely. My favorite place. Tennis courts would be wonderful and adding a pond to the dog park would be fun. Thank you!!
- During the public meeting several residents raised questions about who was planning and would be programming the swimming facility. The speakers agreed a professional with this expertise would be welcome.
- Another set of anxieties were voiced because the School District was not participating and tax payers want efficient use of funds.
- I have an expert who happens to offer consulting services. Tim Sheeper, currently head of aquatics for Menlo Park, CA and retained by St Helena and Santa Clara counties to help with their facility planning/ programming for families, seniors, school age children and athletes.
- I swam in Menlo Park this week and got an enthusiastic "yes" when I asked Tim if he would be interested in talking to Park City Recreation. Great guy. Knows government facility mgmt, school age requirements and aquatic programming for all ages. If you bring him to Park City, he is welcome to stay in our home. Chris Roon
- World Class Park City can have world class public rec facility just as it hosted Olympics. Include: racquetball, aquatic center, Olympic pool in and out, net with climbing wall, leisure pool (as Kamas), 2 slides, hot tub/ lazy river, fitness studios, indoor track, weights / cardio machines, party room, ice sheet at Quinn's, tennis courts inside or out, gym (basketball) to serve as Sundance venue, playgrounds. NO dog park! NO spa services as manicures, massages, etc. NO golf (already at Canyons or mini golf.
- It would be great to have more indoor tennis courts, especially during prime am and after school hours. There are a lot of options to add them at Quinn's. There are so many options for indoor multi-use fields – couldn't some be tennis instead.
- What about the proposal to make a lake area / picnic – dam up Round Valley?
- Sundance Film venue and fields at new film studio.
- Quinn's Junction – what happened to the construction guy who was donating land for tennis courts?
- We need more indoor tennis courts with the growth of the community and the higher number of visitors during the winter months, additional courts will be needed and more in demand.
- Need better parking.
- School District needs to participate.
- Big difference between auditorium and aquatics center / competition vs training (Greg Cannon with Sparano + Mooney might have more information.
- No clear contact for aquatics in the area.
- No 25 meter pool, too small, doesn't meet needs. Lots of arbitration, need clearer picture of competition vs training (Greg Cannon).

- Summit Park (north of the park) why aren't we looking at it?
- I spent some time looking through all the different possibilities laid out in the Rec Facilities Master Plan. My feedback is primarily on the Silver Creek proposals, because I live very near that parcel. I feel that Option A is far superior to the other two options and I am strongly in favor of all the facilities proposed. There is a serious dearth of any recreation facilities in the northeast corner of the Basin, so getting as much bang for our buck at that location is very important. Softball/baseball fields, tennis courts, pickle ball courts, dog park, picnic pavilion, multi-purpose fields, bike park, trail connections, and of course a new rec center with aquatics of all descriptions are all desperately needed. I see Option A as creating a world class recreation multi-purpose area that will get great use and be a gathering place for residents in the northeast corner of the Basin. I hope my feedback is valuable to you.
- As the Field House expands please consider the ever growing popularity and growth of yoga class attendance. Soon a larger space/expandable space or additional space will need to be dedicated to this. Thanks for listening. We buy an annual couple pass with fitness for the sole purpose of yoga classes. FYI.
- City Park – the location of the playground might be better off further away from active play, also needs fencing around it.
- (Staff) The current softball field has a fence which is too short for our play. Please consider moving the field to the south (eliminating the platform tennis). If the area behind the condos is developed it will be in jeopardy of Homeruns with the fence where it is.
- (Staff) Two things that were big daydreams about the Triangle parcel for the Rec District. 1. a large shared maintenance building with the county about where the 4, 5 and part of 2 are. Also it is a very important trail connection that we would love to have through this parcel from our undercrossing out to the rail trail.....
- (Staff) 24-acre Parcel- The layout on Concept A works well as one field would be open if both ball fields were being used where in the lower picture, only one sport could be played and it's usually better if the ball fields are clustered together. In either case, the playground must be protected from errant play- center field softballs and beyond the goal soccer balls or lacrosse balls
- Thank you for an informative session this evening. I appreciate your efforts to involve the community in this important set of decisions.
- Dear Advisory Committee Members: Park City Pony Club has brought together the local equestrian community including equestrian neighborhoods, associations, businesses, professional trainers, competitive athletes, and supporters to provide public comment on the Mountain Recreation Facilities Master Plan. Park City Pony Club was founded in 2015 with 20 members and 40 sponsors and are affiliated with the United States Pony Club (USPC). USPC is a national program that develops character, leadership, confidence and a sense of community in youth through a program that teaches the care of horses and ponies, riding and mounted sports for boys and girls ages 5-18. Park City Pony Club is a nonprofit organization relies on

member dues, donations and fundraising to support its activities. We were excited to have an opportunity to review the Recreation Master Plan. However, we are disappointed to find that equestrian amenities were not provided for. This is an important issue for Pony Club as we lack enough year-round facilities and amenities to host educational opportunities for our members and facilities to care for our horses. There really are not a lot of affordable opportunities for parents to get their kids involved in Equestrian Sports in the area. We live in an outdoor recreational community with Olympic tradition, it would so great for our community to provide public amenities that support youth and adult Equestrian Sports and Recreation. Based on our review of the documentation available, we found some possible inconsistencies in the data and analysis used to set priorities for equestrian services that we wanted to bring to your attention. But most importantly, we found that the Master Recreation Plan conflicted with the Basin General Plan Policy. The Synderville Basin General Plan Policy 4.24: "Promoting and encouraging horseback riding and other equestrian uses for equestrian trail connectivity". The Basin General plan also has defined six (6) equestrian neighborhoods with six (6) provisions for equestrians including: development, recreation, trails, standards, enhancements, and safety. How can the Basin Recreation Master Plan not address any of the General Plan policies or provisions? Park City Pony Club also found confusing definitions used for equestrianism and equestrian facilities. The Master Recreation Plan does not adequately define or describe Equestrians or Equestrian activities. Common definitions of Equestrianism include such categories as working, transportation, recreational, cultural exercises, and competitive sport <[https://en.wikipedia.org/wiki/Animals\\_in\\_sport](https://en.wikipedia.org/wiki/Animals_in_sport)>. Grouping all equestrian activities into one group is like grouping all hardcourt ball sports such as tennis, basketball, racquetball, paddleball, and pickleball into one group. In the end you may not make anyone happy with what you produce. The majority of parents who want to give their young kids the opportunity to learn to ride must drive outside of Snyderville Basin and Park City. We are concerned that with the lack of equestrian amenities in the 10-year Master Plan, as development and growth continues, we won't have opportunities for equestrian sport or recreation in our area in the future. Equestrians need land to care for horses; facilities to house horses; and trails, tracks and arenas to recreate, train and compete. Without these provisions, we can't exist. Please find the attached letter with our findings and public input. We are respectfully requesting that you consider equestrian activities, amenities, and facilities be included in the Master Plan for Public Input and that an equestrian professional be nominated to the Advisory Committee with further analysis. Our goal is protect and preserve equestrian sport and recreation and to create the next generation of knowledgeable and competent horsemen and women. We hope you will give us an opportunity to be heard as a group so we can share with you what it means to be an equestrian and live the equestrian way of life in Snyderville Basin and Park City. Respectfully,

Dawn Vibert Bowes Owner, EquiSportUSA- 3-Day Eventing Barn Secretary, Park City Pony Club

- Hi Ken, Thanks for your e-mail and questions. I have reached out to Travis English requesting that the 15 or so active equestrian sport associations in the area have input on the Fair Grounds plans. He said once they get the land finalized they'll be open to a meeting. I have also sent a vision statement and a community development document to Kim Carson who said she submitted to Counsel. I have met with Pete Gillwald representing the Bitner Family, who are open to equestrian amenities as part of their entitlement request. I've heard that they presented an Equestrian Horse Park plan to some members of the County Council, I'll forward you those documents in a separate e-mail. The challenge and the dialog we would like to open up as an equestrian community, as referenced in the letter submitted to the Advisory Committee, is how Equestrianism and Equestrian Facilities or Amenities is defined. The current design and plans for the Summit County Fair Grounds are "Cultural" equestrian activities (e.g. rodeo, livestock, 4-H, etc.). The equestrian activities such as "Competition Sport" (e.g. Show Jumping, Hunter/Jumper, Eventing, Reining, Endurance, Vaulting, Driving, etc.) require very different facilities and amenities. It's kind of like saying that all hard court ball sports are the same and require the same facilities (e.g. tennis, basketball, pickleball, handball, etc.). On page 4 of the letter, we've listed possible amenities that could be included if we broaden the definition, I've copied below. With more accurate definitions, a lot more opportunity opens up. I'm sure that once the public has the ability to provide feedback, if it's included in the Master Plan, more ideas will surface. A lot of these ideas that are easy to implement, affordable, and benefit many and would go a long way to getting the Equestrian Community support. I guess what I'm wondering, not sure if you have any guidance, if the Advisory Committee is non-denominational and we can't be represented on the Committee, how does the equestrian community have an open dialog with the County? If we are not included on the Master Plan how do we give input in a public form? Do we all show up to the April 13th Public Input meetings? We now have close to 100 supporters and growing and mostly from the 6 equestrian communities represented in the Basin General Plan, including Silver Creek Estates. Please let me know if I can answer any additional questions. Best, Dawn Bowes P.S. This topic will be on the agenda for SA#3 Board Meeting Monday Night. POSSIBLE EQUESTRIAN AMENITIES COULD INCLUDE: (Not defined in the Master Plan) Soft Surface Trails- designed for equestrian use. Paved trails, off-leash dogs, and Mountain bikes make it dangerous to navigate from horse back. Equestrian purpose-designed trails with better safety education will make it safer for equestrian trail users. Currently, the Master Plan lacks all reference to Equestrian Trail User's needs or types of trails/tracks, except to say that all trails are "available" to Equestrians. Amenities include: Trailhead Signage – Better education for non-equestrian trail users such as Bikers and Dog Walkers the importance of and how to give right of way to equestrians. Trail Maintenance – Deep Ruts, Steep trails

of scrabble, Blind Corners (especially when Bikes are going fast), low hanging vegetation and narrow trails are dangerous for equestrians. Soft Surface Trails – Paved Trails are not good for horses. Paving trails near equestrian neighborhoods and paving trails with access to back country trails makes it dangerous and unsafe for equestrians. Trailhead Parking to accommodate Horse Trailers – For Equestrians to access public trails they either need to ride from their home or trailer to a trailhead that can provide enough room to park a horse trailer and a location to unload their horse. Horse Ties or Corral areas are also safe ways to provide for equestrian trail access. Watering Troughs – to provide water for horses out on the trail. Rest Rooms – To provide equestrian toilette and washing facilities. Outdoor Soft Surface Tracks – These types of equestrian trails can easily and cost effectively be built for Equestrian users on existing trails and open spaces. These trails are multi use as they can be used by cross country skiers in the winter. Outdoor specific Equestrian Tracks/ Trails include: Gallop tracks and conditioning tracks Competitive trail courses – 3-4 mile looped track with trail obstacles, Hacking or Bridle Path trail loops off roads and separate from bikes and motorized traffic. Cross country tracks – 3-4 mile looped track with natural jumping obstacles (water, logs, ditches, banks, etc.) Used as a competition and training course. Outdoor Riding Arenas, Competition Arenas to host Dressage, Hunter/Jumper, and Eventing. Schooling/Practice Fields for local associations (e.g. Park City Pony Club), Temporary Stalls To house Horses temporarily (short-term) during summer months for Horse Shows, Clinics and Events. Indoor Event Center – For Year-Round Equestrian Training, Lessons, Clinics and Shows Events. Can be used for other non-equestrian events, trade shows and festivals. Indoor Boarding Facilities – To House and care for local population of equestrians who need year round facilities to horse their horses and take lessons and train.

#### COMMENTS WRITTEN ON THE MAPS & BOARDS

##### Guiding Principles

- Project purpose: Add “Ensure easy access to lifestyle activities, (financial too).

##### Existing Facility/Location Matrix

- Mark box labeled: Outdoor Multi-Purpose Fields (unlighted) / Matt Knoop Memorial Park

##### IHC 15-acre Parcel – Concept A

- (Staff) Correct options for recommended ice sheet options to the three that Victus Advisors recommended:
- #1 Outdoor on soccer
- #2 Indoor on soccer\*
- #3 2 sheet on IHC 15-acre adjacent parcel\*
- \*Options included Olympic expansion

##### 24-acre Parcel

- Concept A – Why a road around the field? Traffic is issue with running sports. People can walk.

##### Silver Creek – Concept B

- (Staff) Cyclocross could be an option in this park. The Basin has been looking for a location to provide these facilities.

##### Triangle Parcel – Concept A

- Ice and pool into one building
- Second that idea

##### Triangle Parcel – Concept B

- Rail trail, trailhead?, existing underpass

### **PUBLIC MEETING #3 Wednesday, April 27, 2016 Park City High School, 5:30pm – 7:30pm (45 people signed in)**

#### VERBATIM COMMENTS

Question #1: A list of potential uses and facilities has been identified for each site identified for development or expansion. Do you agree with the potential activities listed in the Facilities and Locations Matrix?

- 50-meter pool as high priority is great. Like Concept E for pool if E saves money and rec pool/play center is delayed for funding. Concept F makes sense for planning and not disrupting swimmers during construction. All these options are great for all ages to enjoy swimming.
- Yes, a bit overwhelming at this point. Frisbee golf?
- Should be 2 aquatic centers, one in PC/one out of PC. Not at MARC.
- Seems like Jeremy Ranch area is an obvious gap. Add a land swap along Rasmussen Road. Add a lake/fishing pond at Bear Hollow (was once in adopted development plan).

Question #2: Do you agree with the Guiding Principles that have been established for this project? Are there other Guiding Principles that should be considered? Please specify.

- Yes, well done.
- Cost to build, cost to maintain both personnel and cost of cooling water run off from turf fields.
- Yes.
- Neighborhood parks and green space, unprogrammed/natural.
- If a sport can be local/neighborhood (eg. tennis, basketball, small field) put in pocket parks in neighborhoods vs. large centralized facilities (ice, pool, fieldhouse).

Question #3: Do you agree with the Evaluation Criteria? Are there other criteria that should be considered when evaluating the various options? Please specify.

- Not sure how ice rink got 5 more points than 50-meter pool. All sexes and ages benefit from water/pool access. Additional ice rink should be down on the list because it benefits fewer people.
- Yes.
- The evaluation criteria is comprehensive! Suggest value weighting for compatible uses.
- Large facilities (pool, ice, fieldhouse) should be on the periphery – ease of access by whole community. Along I-80, SR 40). Tourist considerations

should be last priority!!

Question #4: What do you think of the building programs for the major facilities? Let us know if the buildings address all needs and requirements.

- It appears that the Park City School Board did not hear the public last fall. Everything on the school bond that was defeated is 61-39% is back.
- Develop needs based plan for 3-5 years. Phased over time. Allow flexibility to accommodate future recreational pursuits.
- Put new pool at non-school site – reduce conflicts with other after school activities.
- Consider a suspended indoor track on the Kearns Campus fieldhouse.
- The two northern fields on Trailside Concept B are smaller than the FIFA standards.
- Combine the Ice and Pool into one building on the Triangle Parcel (this comment was seconded).
- City Park – softball field needs to shift to the south to avoid balls going over the fence – then do sand volleyball instead of the basketball on Concept A.

Question #5: What do you think of the site designs and layouts? Let us know how well the site design for each option addresses needs and requirements.

- Well done clear options.
- A bit early to say, but City Park plan has problems. Site/adjacencies.
- Kearns Site: Keep North 40 as multi-use – no track site. Prefer school expansion out toward baseball field and move fields (not Dozier) to Treasure site.
- Delete most of the turf fields. Scale down buildings.
- Need to give this more thought.
- Site designs are great! – depending on where to put everything.

#### Additional Comments or Questions (Comment Forms, Emails, Meetings):

- I can see the benefit of separating larger aquatic play center from 50-meter pool if necessary. Then Concept E could be done and play pool could be attached to Basin Rec or built elsewhere.
- I feel the pool at Ecker Hill would meet the best needs of the community overall. There is plenty of room for expansion and it is well run by Todd. I have been using this facility since it opened.
- Aquatics – Leisure pool does not belong on school property; would very much like to see the Canyons property used for leisure pool needs.
- Ecker Hill – do not need a leisure pool here. Concept E is the best option to expand the pool. Would prefer a non-attached addition if 5th/6th grades are added here.
- Kearns Campus – Keep Dozier field as-is. Would prefer to see athletic support building under bleachers combined with concessions, etc. Concept F is the best option, but would like to see only a “potential” indoor multipurpose fieldhouse. Do we really need more tennis courts? Fieldhouse should go off-campus. Do NOT put track or turf on North 40
- Disperse options – don’t centralize into a mega-center.

- Do not account for lacrosse needs! Not a sanctioned HS sport – does not belong on School District property.
- 50-meter pool that could host major swim meets and water polo tournaments as well as high altitude training.
- Pool time anywhere in Salt Lake and Park City is nearly impossible to get for water polo or new club swimming.
- Opposed to large multi-use facility on current Treasure Mountain site – impact on neighborhood and traffic issues along Kearns make it not feasible.
- Add the cost for full-time residents. Divide by 12 for monthly impact. Then add the additional taxes proposed and their impacts.
- I think it would be great to expand the pool facility at the aquatic center at Eckert Middle School instead of building a new one as they seem to have the space for expansion and a team to manage the day to day
- On the North 40 parcel- High water table, sewer trunk line in the city ROW.
- Prefer regionally located facilities vs. large super center.
- Difficult to distill this information down to a feasible and affordable plan that will meet community needs.
- Differentiate needs and wants.
- How many soccer fields, ice sheets, aquatic centers, and leisure pools do we need?
- Would prefer to see some parcels left undeveloped for future use.
- I support expansion at our recreational facilities within boundaries of affordability.
- No development in North 40. No school only facility, jointly developed.
- Delineate public/private endeavors. Golf learning center might be out of scope.
- Aquatic centers – yes.
- Ice expansion – yes.
- Ecker – no mega school. Number of fields is excessive. Aquatics good.
- Kearns – High School to the south – yes. Fieldhouse at Treasure Mountain site. No to moving Dozier.
- PC MARC – No major expansion here. Leave as city neighborhood.
- City Park – Lower impact buildings. Small. Save trees.
- Don't put any new high-demand facility (ice, pool, fieldhouse) anywhere that would require coming in 224 or 248. Put these facilities outside or along I-80 or SR-40.
- Redundant/small facilities – outdoor basketball, tennis courts, pickleball, small fields or single neighborhood fields can be dispersed and inside the I-80/SR-40 “moat”.
- If Dozier is to be moved, put it out at Quinn's and make it nice – football/soccer/lacrosse doesn't have to practice on the competition field. Makes big game night easier on traffic/parking.
- Outdoor ice rink – needs an all (off) season use (tennis?) or don't bother.
- Put new ice at Ecker, Silver Creek, or Triangle.
- New pool at Quinn's to reduce traffic around Basin.
- Try to better use/open PCSD elementary, Ecker gyms.

- Tourism (except off-season tournaments) should be the last consideration! Build for the residents and the tourists will benefit (Unless Vail is paying for it all.)
- Silver Creek – Make sure there is enough parking for each field.
- No more golf.
- I like the Triangle Plan for new ice, pool, and fieldhouse.
- Add “Safety” to guiding principles.
- Thank you for the informative meeting last Wednesday night and the opportunity to provide public input. Here is a number of our thoughts: Guiding Principles - Missing is “Existing Neighborhood Impacts shall not be increased” Evaluation Criteria – Impact on Neighborhoods needs to be broadened to: Respect existing neighborhoods by locating future facilities with noise, traffic, parking, lighting and other impacts onto parcels with no immediate neighbors. Upgrades to existing facilities will not expand impacts such as noise, traffic, parking overflow and lighting above levels that is currently experienced by adjacent neighborhoods. Using these additional principles and guidelines will go a long ways to utilizing parcels that are located where the bulk of the Basin's population lives and is expanding. Park City Municipal's (PCMC) population has been stagnate for many years and may contract given the conversion of primary residential to second homes and current build out of PCMC by second home development. We do not support a fieldhouse on the Kearns Campus from a cost standpoint or practicable stand point. Between all of the taxing/bonding jurisdictions, there are becoming more and more tax and fee increases. If we are going to build more facilities then they must be multi-use, non-duplicative and located where the greatest number of users live. Basin Rec wants a new fieldhouse and so does the school district. Such a facility should be outside of the city where the majority of users live and where student athletic team members will be passing by on their way home. Practicably, the School District is in the middle of answering questions regarding pre-K – 6th grades, updating its strategic plan. In concert with its learning plan, they should better inform the master planning for the school district's future building program regarding academics, PCCAPS (Park City School District Center for Professional Studies) and CTE (Career and Technical Education). We were involved with the 1990 Master Planning Process for the Kearns Boulevard Campus aka City/Schools Fields. We were very focused on the North 40 parcel as it is adjacent to our home of 34 years. Since the signing of the 1990 lease agreement and the City/Schools Fields Master Plan, we have enjoyed it as our neighbor with all of its attendant uses. Even Autumn Aloft being introduced to the North 40, though not allowed under the current agreement, ended up being a good and welcome use. Our only complaints have been the City's use of the parking lot on the east side for construction staging, off leash dogs and a couple of corporate events with blaring loud speakers. We are attaching three documents and adding some comments: Park City School ROW Easement – this is from the County records and shows the existing ROW in favor of the City right through critical portions of the existing North 40 and wetlands. Within the ROW is a Snyderville

Basin Water Reclamation District Outfall/Sewer Line. North 40 Sewer & ROW Approx Alignment – this is a very general depiction of the sewer line. If you go out onto the fields over by the bridge you can see a sewer manhole access. There are at least two others in the wetlands and another in the school district parking lot. Additionally the North 40 fields have a high water table. Let's remember that most of Park Meadows was a part of a wetlands complex that Enoch Smith, the developer, filled in and drained in the 70s. Many homes throughout Park Meadows to this day cannot have basements and are pumping out their crawl spaces due to high water table. Additionally, the original location for McPolin Elementary School was to be on the North 40 but the escalating costs to develop a floating slab, drain system and other costly items to counter the high water table changed the location to where it is today. School Fields Master Plan and Lease – A lot of work and public process/ input was done in 1990 and resulted in the City/Schools Fields Master Plan and Lease. In particular I point out: On .pdf page 33 Alternate “D/ Revised” Highlights Area 3 (Parcel adjacent to wetland area) 3 Temporary play fields, 1 Temporary Soccer field, This area is a last priority for adult use. Minimal encroachment on wetland area. 8' pathway with 4' soft shoulder. Berming along west property line. 75 parking spaces at east end with access to future R.O.W. 1 Temporary parking located at the north end with access to Lucky John. Note: All temporary fields to have portable backstops or soccer goals. On .pdf page 67 of the Lease Agreement 4.0 Term, Subject to prior termination, as provided, the term shall be thirty (30) years commencing November 8, 1990. The City, at its sole discretion, may extend the term by twenty (20) years by providing notice to the District of its intent to end by November 8, 2019. In closing, we are not big users of the facilities that are being considered. Our main interests are open space and trails. Our biggest concerns are formalized athletic and recreation facilities that continue to grow in their impacts. We clearly need to develop some new facilities outside of the City to serve our growing Basin needs.

#### Additional Public Comment

- Thank you for all you are doing and for inviting feedback. Before anything can be decided on land use, the school district needs to determine a fully vetted, completely sane and viable solution for grade realignment, should that still remain a quest of theirs. Please carefully determine the linear decision making that needs to occur before rushing forward on anything. That way you can be more assured someone won't come forward later and throw a wrench in the works. Thank you for all you are doing and for inviting feedback. Research favors K- 8 buildings. Can the architects provide more options including how elementary schools might look if they were to be expanded and a fifth elementary school built somewhere among the 12 sites we have? My assumption is that there will be give and take on the parcels available to us. This assumption is based on that so many recreational fields and facilities are depicted on school property such that there might be appropriate tradeoffs. I thought the architects did a nice job in their depictions and in

explaining during last night's presentation that these are only depictions offering ways to utilize the 12 sites available to the three entities joined in this endeavor (Park City, Basin Recreation, and PC School District). That we have so many possibilities available to us is key to expressing a more viable solution in the end. This is great! Now we need our committees to be attentive to the community in their decisions moving forward.

- I have general comments. The different options presented on April 27, 2016 were too numerous to address individually. Most important- I agree that coordination with PCSD and Basin Rec is critical. On that note, many options will be affected by PCSD's decisions about the high school site. Your process may need to slow down to work with PCSD. For instance, building a field house at Quinn's Junction may not be a good idea if the school board builds one at the high school. Same with a new lap pool at the MARC. I believe that facility decisions should be based on better polling than this type of public input. A particularly vocal group might have undue influence. I think someone mentioned that the Rec board has conducted this type of survey. It would be appropriate. I believe that certain facilities should be reasonably near the population they plan to serve. Rec pools, tennis courts, playgrounds and even dog parks can be neighborhood gathering places. Larger or one of a kind facilities, such as ice rinks or 50 meter lap pools, are good for a Quinn's Junction or the Triangle location where there is good road access. I also think strong consideration should be given to projected growth patterns in locating these facilities. If a decision is made that a field house is appropriate at Quinn's Junction, I am intrigued by the idea of converting the ice rink into that field house and building 2 new, side by side ice rinks. We missed an opportunity when we built the current ice rink. It is exposed to the sun all day, particularly on a summer day. We could have built the rink partially underground or even into the hillside. This would have offered energy savings by using the ground as insulation. Additionally, it would give more flexibility in the design by using the hillside to our advantage. This can be done with the new rink. I am not a fan of artificial turf fields. The majority of fields should be grass. Grass fields require a different layout than turf fields. Many options presented showed fields that could not be moved or adjusted. This is a mistake. A grass field will experience wear near a goal or in the middle of the field and a design should allow the field to be moved 20 yards left or right or rotated to even out the wear. The North 40 in its current layout allows this and it works well. A permanent running track at the North 40 would not allow that. I agree with previous comments that fields should be away from highways or streets where possible. Put the parking near the road. Think stray balls and kids chasing them. If you want to attract a baseball or softball tournament, build a baseball/softball complex. If you want to attract a soccer, lacrosse, or rugby tournament build a complex to support it. I think the MARC is big enough and I think the basketball court should remain. If you want to build an indoor lap pool, locate it somewhere else. I do not think we should build a permanent structure over some of the outdoor courts at the MARC. The North 40 is the wrong place for a running track. Leave it around the football field and lock the equipment

building securely. There is a written understanding that the North 40 will not have lights. Check with Chuck Klingstein. I think that the idea of relocating Dozier field to Quinn's Junction or the Triangle is worth examining. That field would have good highway access and could be a larger venue to host regional games. Think football, soccer, lacrosse and rugby.

- My family is in favor of a 50 Meter Pool with adequate locker room facilities to support.. From water polo, competitive swimming, master's swimming, etc., the greater Park City area is in desperate need for a facility such as the one shown.
- I am a teacher at Ecker Hill Middle School. I'm also the coordinator for our school garden. I'm hoping to come to the meeting on Wednesday, April 27th, however I have a conflict and may not be able to attend. My biggest concern is that as the possibilities for a 5/6 campus at the Ecker site are put forth, I would like to have a dialogue about the continuation of our school garden. The garden has been a great addition to our school community. I would like to see the garden expanded, and if there is a 5/6 and 7/8 campus, a shared effort in continuing the garden. It could also become a community garden (beyond that of the school community) such as the one at the Matt Knoop park.
- Currently I am the coordinator and run the garden program. I have had teachers and many parents, along with EATs express an interest in keeping the garden going. While this is not an athletic facility, it will impact, or could be impacted by the expansion of the athletic facilities at Ecker. Please consider including myself and our program in the dialogue as you continue forward with the master plan. Thank you!
- I play hockey, soccer and tennis year round so I am quite interested in the Master Planning process. I also swim in a masters program in Northern California. Perhaps we can talk prior to Wednesday so I can best understand how to help you to help us all.
- Can we ask rink, Marc, Eckert Hill Acquatics, library to send notice to their patrons notifying the Wednesday meeting is coming? I find few of my fellow tennis players or hockey players know the process is underway and open to public comment. Separately, I was one of several in the last public meeting asking the process include a swimming expert before we go to detailed budget estimating. I have identified a highly qualified swim facility and programming director from Northern California who has been retained by several municipalities to consult on facility design and programming. I sent this information to the website above; no one acknowledged receipt so that site comment place seems to be a dead letter box. Finally, my wife and I attended the last meeting at Basin Rec. I posted several comments on the public site, per the flyer I picked up at the meeting. My wife did not post any comments, however she has been getting occasional emails pertaining to this planning process whereas I have not. Please add my name to your public meeting notification lists.
- I would love to have more indoor courts to play basketball.
- I am very excited by the proposed options. I feel that one larger facility or location could minimize impact on traffic. I definitely think public bus

routes should be expanded to include the approved location. Of the options presented, I feel that the triangle parcel or an area near Quinn's junction would support a large recreation facility. These locations may feel slightly isolated at this time, but I believe this would be a centralizing feature for future growth in Park City. If the proposal at silver creek village is selected, traffic concerns and access to the village from the highway should be evaluated as well. In regards to facilities, I would love to see more indoor aquatics options. I would also be excited by the possibility of indoor rock climbing at one of these facilities.

- Dear Advisory Committee: Please find attached document containing feedback on the Equestrian Friendly Trail Map provided by SBSRD as follow up to the March 25th meeting between SBSRD and PC Recreation. You may also find a copy on the Park City Equine Partnership website [www.ParkCityEquinePartnership.org](http://www.ParkCityEquinePartnership.org) We look forward to continued open public dialog on the future of Equestrian Friendly trails, trail heads and parks Snyderville Basin and Park City. Regards, Dawn Bowes
- Please ensure that safety concerns and impacts to neighborhoods are taken into account before making decisions. Willow Creek Park is a fantastic facility, but it is frequently so overcrowded during sporting events that cars are parking along Split Rail Lane and people are entering/exiting their vehicles along a busy road. It's just a matter of time before an accident happens, and anybody who has visited the park on a busy Saturday knows this is a problem. The schematic that proposes adding more field space to Willow Creek Park is going to add more cars along the road and make the safety risk even worse. The advisory committee must consider safety risks and put additional field space at venues that can better handle the crowds and parking.
- Recreation and active lifestyles are ingrained in the DNA of Park City and the surrounding area and I am happy to see strategies to offer multi-generational opportunities. I also believe that several of the sites presented have the ingredients to address other community issues such as parking or affordable housing. Please consider the opportunity for recreation development to also provide community wide transportation or housing solutions. Several large sites considered that are on bus routes and transportation corridors may provide public/private, revenue generating partnerships to help pay for recreation facilities as well as relieve traffic or housing needs.
- More artificial turf fields would be great. It's nice enough to practice outside now but we are limited because the grass fields won't be released until late April. Today is March 21. Reservation system / app for reserving tennis courts would be great.
- As the mother of two soccer and lacrosse athletes, I would love to see additional turf fields in Park City. Thank you!
- Please consider adding additional granularity to the Master Plan for dog friendly recreational assets. Specifically, distinguish between relatively small space dog parks and large open spaces where dogs can run off-leash while owners hike, bike, etc. It appears that while progress has been made in providing small area high density off-leash dog parks there is actually less open space for hiking and biking with dogs off leash.

- I like the idea of the recreational pool at the Canyons Village location. It makes a lot of sense to me to maximize the use of that facility. I am not supportive of turf fields or a track on the North 40 fields. Full disclosure--I live very close to the North 40 fields. The water table of the North 40 fields is very high. These grass fields require the least amount of water to maintain compared to the grass fields in other locations throughout the community. The high school soccer coaches prefer their teams to play and practice on natural grass when the weather permits. If we are going to have any grass soccer fields in the city, it makes sense to me that the North 40 should be the location of these grass fields. I do not believe a track should be located on the North 40 fields. I think the track should be located around the football field. If vandalism to football equipment continues to be a problem when the track is open to the public, then I think a football equipment storage unit should be built to store this equipment when not in use. Additionally, a code entry lock could be placed on the gate to the track. Public runners that use the track could request the combination to the lock for their use. This should eliminate or at least minimize any vandalism to the football equipment. No need for a track in a separate location, especially on the North 40 fields. Thank you for your consideration.
- During the public meeting several residents raised questions about who was planning and would be programming the swimming facility. The speakers agreed a professional with this expertise would be welcome. Another set of anxieties were voiced because the School District was not participating and tax payers want efficient use of funds. I have an expert who happens to offer consulting services. Tim Sheeper, currently head of aquatics for Menlo Park, CA and retained by St Helena and Santa Clara counties to help with their facility planning/programming for families, seniors, school age children and athletes. I swam in Menlo Park this week and got an enthusiastic "yes" when I asked Tim if he would be interested in talking to Park City Recreation. Here is his profile: <http://menloswim.com/sports/triathlon/team-sheeper-triathlon/#coaches-instructors> Great guy. Knows government facility mgmt, school age requirements and aquatic programming for all ages. If you bring him to Park City, he is welcome to stay in our home.
- As the Field House expands please consider the ever growing popularity and growth of yoga class attendance. Soon a larger space/expandable space or additional space will need to be dedicated to this. Thanks for listening. We buy an annual couple pass with fitness for the sole purpose of yoga classes. FYI.
- I am writing this to voice my family's strong support for a high level Aquatics Complex, equipped with a 50 Meter Pool and large locker room facilities to support.
- Pool time for competitive swimming, water polo, masters swimming and other is becoming hard to come by as the use of the current facility continues to increase.
- Please consider providing the greater Park City area with an Aquatic Center that compliments our progressive mountain recreation community.

- Indoor climbing facilities would be a great addition to Park City recreation options. This is an area that is significantly unmet in Park City and would provide an additional recreation and fitness option to Park City residents. Greater variety of recreational/fitness options would be more likely to attract people to use the facilities and live a more healthy and active lifestyle.
- I like the idea of the recreational pool at the Canyons Village location. It makes a lot of sense to me to maximize the use of that facility.
- I am not supportive of turf fields or a track on the North 40 fields. Full disclosure--I live very close to the North 40 fields. The water table of the North 40 fields is very high. These grass fields require the least amount of water to maintain compared to the grass fields in other locations throughout the community. The high school soccer coaches prefer their teams to play and practice on natural grass when the weather permits. If we are going to have any grass soccer fields in the city, it makes sense to me that the North 40 should be the location of these grass fields.
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**PUBLIC MEETING #4 & #5 Wednesday, May 25, 2016**  
**Basin Fieldhouse 11am – 1pm (14 people signed in)**  
**PC MARC 5pm – 7pm (15 people signed in)**

- A total of 12 comment forms were filled out and left with the planning team at the meetings.
- 18 people submitted comments on the "Comment Forum" on the project website.
- 8 people submitted comments via email.

**VERBATIM COMMENTS**

- I am opposed to additional Willow Creek Park expansion, as well as the number of "regional" events that take place there during the summer. As a Willow Creek resident with children, I love the park, and everything that it has to offer, but weekends, during the summer, pose a clear and present danger to the neighborhood, and everyone at the park. As we all know, parking is limited, and the overflow is a disaster. During the past three summers, I have witnessed numerous automobile accidents, arguments and heated tempers that have resulted from the events and resulting parking fiascos. The construction of additional lots and multi-purpose fields will not help, and will only add to the dangerous congestion and tension. For the safety of Park City and Willow Creek

residents, please reduce the number of regional events at the park, and close Willow Creek Park to further expansion and congestion. Keep in mind that this is a residential neighborhood with many young children. There exist much better venues in non-residential areas for this type of expansion.

- More tennis courts at MARC. Completely tear up the lap pool and put tennis courts there. 1 more ice sheet at Quinns and a major swim facility there as well.
- Childcare facilities at ALL facilities.
- I am a resident of Willow Creek. I feel that Willow Creek should be closed to any future expansion due to safety concerns when regional events are planned. The increased traffic flow and parking is dangerous. I have had numerous altercations with event visitors over parking and not paying attention to the local neighborhood children bike riding. The conditions are unsafe currently, no expansion should be allowed.
- Willow Creek-Please don't put a field here! There are not enough facilities and parking as it exists or w/ additional parking. It's not safe.
- I fully support a 50-meter pool w/ leisure pool – please please please while all location are great, I would prefer Ecker.
- My family would use the dispersed-smaller scale facilities more.
- I would support a new double ice sheet and conversion to fieldhouse. Makes sense.
- I support a Kearns Campus multi-purpose building and athletic support facilities. They need it!!!
- I would prefer to see a year-round lap pool facility within Park City Municipal City limits. This is conducive to the goals of public transit and existing bike paths plus within easy bike/walk/bus transport for high school swimmers. I see this supporting the goals of making PC Munic "self-sufficient" in terms of zero emissions lifestyle goal for parents, athletes, kids who value minimizing travel and maximizing recreation. Thank you!
- Please consider installing an indoor multi-function within PC Muni limits. Simulated surf pool, climbing, indoor jungle gym, play area for winter use (young kids). See Ogden facility.
- I would like an underwater bouncy house and surf simulator.
- Very concerned about safety impacts to neighborhoods, especially at Willow Creek Park.
- The proposed expansion will create more on-street overflow parking on Split Rail Trail during events, which puts people at risk when they enter/exit vehicles on a busy road.
- Also, please re-evaluate the Willow Creek assessment for neighborhood impacts (should be zero due to traffic/parking/congestion as well as preservation of natural/open space (also should be zero – you are eliminating open space).
- TRAFFIC! It's the number one quality of life issue in the basin. I don't get the feeling it has been a major consideration in the conceptual planning, but it needs to be. How many vehicle trips do these proposals generate/avoid, etc. There needs to be major coordination with transportation and transit planners.

- I would like a lap pool facility in PC limits, water slides, indoor surf simulation, water park, ocean simulator, and under water fun.
- Willow Creek is a huge safety issue with current activities. Sports here is not a smart use of land that is already used as open space to walk dogs, etc.!
- I like #4 Satellite Aquatics. No pool expansion at MARC.
- There currently is no year-round aquatics in town for swim lessons, leisure, lap swim, aquatic fitness, and competition. It doesn't make sense to drive 30 minutes each way to Ecker for swimming laps for 20 minutes. Competition use is the only one which makes sense to drive for a long way. The other uses need to be close, like at the MARC or Kearns at the High School.
- Racquetball please!!!
- (Advisory Committee Member) Overall I thought the presentation was much better the way it was formatted. It would be good to see how the functions/spaces were rescored with staff. I know I saw some scores that didn't make sense to me at the last meeting. If you can follow-up that would be great. Overall I think we are headed in the right direction providing a variety of options that meet the growing recreational needs of locals and visitors.
- Personally I like the idea of major centers versus spread out – as I have seen this work well in Australia and some parts of the US. When I lived in Seattle, I ventured the 40 minutes to Marymoor park for athletics, park and events because of all it offered. I could be there for 4 or 5 hours with friends and not even realize the time had passed. In a quick search of the web, I liked this image the most – since it includes the selling point/inspiration behind what they offer. Maybe a thought for future renderings once more decisions have been made [http://www.willhitweb.com/puget\\_sound\\_parks/marymoor\\_park/marymoor\\_park\\_activities.jpg](http://www.willhitweb.com/puget_sound_parks/marymoor_park/marymoor_park_activities.jpg).
- Quinn's Junction is already a "hub" for health and fitness, so adding more amenities there is a natural fit and has instant user base.
- It seems the school has very limited interest in partnership with facilities which surprises me. I wonder if there isn't a way to create a more direct trail connection between the campus and quinn's junction for kids that would make better use of the proposed field space and athletic facilities there.
- With my accessibility hat on – the only other points I would consider is probably for further down the line, but they include accessible pathways throughout the campuses because also connecting them and an adaptive playground and/or baseball field within the future designs.
- I think creating trail connections between the major hubs (including and beyond the school and Quinns) should be considered as part of the plan as it could support traffic concerns and parents who potentially could have their kids bike between locations if their children had games on separate fields.
- Be sure the PCSD needs and wants are clearly differentiated. Their proposal for athletic facilities included in last years bond vote were clearly not acceptable to the citizens of the city and basin. It would be

unfortunate to see a future bond defeated because of an inaccurate or inflated PCSD "Needs" list. It would be wise to wait until the PCSD has determined what grades are going to be where and what buildings and fields will be affected. Demolishing a perfectly functioning Dozier Field and building a new football stadium and track complex is DOA.

- I swam with Tim Sheeper today and his eyes grew very large when he considered the operating budget necessary to run a 50 meter pool on such a relatively small population base. I am pro-pool and pro-50 meter pool. So tell me when the operating cost for these facilities gets considered? Ken Fisher once told me his budget for the MARC is to run at a \$350k annual deficit. Library, before remodel, \$500k deficit. When in this process does the City, County or School District accept leadership responsibility for operating these new facilities. Capital funding is seems very easy in our community. But I worry about eyes wide open before we build say on Eckert and the district cannot/will not afford the operating losses.
- Willow Creek is a wonderful park, but strongly feel it should remain a place for the children and residents of Park City to enjoy. Using it to host regional events and placing more within a small neighborhood shows zero concern for safety, especially for the children and families that live in the community. How much can you expect one small neighborhood to absorb for the benefit of the entire growing city? I hope the board comes to visit to understand Willow Creek also does not have unused open space. It is one of the few flat open space areas that taxpayers throughout Park City use for walking, running, biking and dog walking. Open Space has long been a top priority for Park City residents. You are not following the wishes of the community if you pave this open space to allow for tournament parking. Please put all additional fields in other locations that can safely manage traffic and parking needs. Your designs for the large centralized options are well thought out, near major roads. Let's also remember to be good friends and neighbors by caring what is not just in your backyard, but also in the space close to your fellow Park City neighbors and across town. I believe this is important to keep in mind as we expand facilities, fields and parking lots in the years to come.
- As a homeowner in Willow Creek Estates since the inception of the neighborhood I am strongly in favor of any additional park expansion. I was part of the initial committee to develop and design the park. Back then, we faced a similar vocal minority who were against the park. In fact, ten years after the park was completed, I saw a park opponent, who happened to be a county council member, enjoying the park one day. We discussed the topic and she admitted how wrong she was to oppose such a great community benefit. I think we can all agree that the park has been a huge success from day one. Just as there was opposition then, there is opposition now. Back then the opposition said it was a growth issue, today they claim it's a safety issue. Please remember that there is a silent majority who love the park and would welcome an expansion. I would not feel this way if we didn't have the superb Basin Rec managing and maintaining this great amenity. Thank you.
- Rock climbing wall please.

- My family and I live in Willow Creek. We are very concerned off out the master plan in this neighborhood. The current traffic and parking is already dangerous in this neighborhood. By adding more fields/facilities this will OBVIOUSLY increase the risk of traffic accidents and thus injuries. This is a residential neighbor that needs to be kept as is. Surely there are plenty of other places for this plan to go. The risks are not worth this expansion.
- I live in a neighborhood near Willow Creek Park (Ranch Place) and believe the park is a tremendous and valuable resource for the community. However, we now have have too much of a good thing. The traffic and safety problems, especially during days when larger events are in town, are real. I personally witnessed a car accident last summer during the June lacrosse tournament and really don't want to see another one in our community as a result of too much congestion on a small neighborhood street. We are already becoming a town full of special event weekends, and more and more of these events seem to be flocking to Willow Creek Park-- which was never meant to be a regional activity center. It's a neighborhood park! Let's prioritize community safety over growth and economic development, please. Leave this park alone and put additional fields in places where there can be adequate parking to support the crowds who will be using them.
- After attending Public Meeting #4 on May 25th and viewing the proposals, I would like to comment on option #2. I realize that it is odd to have a public swimming facility attached to a public school, but the Ecker facility is top notch. The pool staff is very professional, and they run that facility well. It makes sense to update that area instead of starting fresh. The pool is really out back and does not interfere with the school children. Driving and parking anywhere in Park City has become a joke, why not spread the facilities around to help alleviate some of the issues. Thank you for taking public input. Ice Arena- Let's wait and see what happens in Wasatch County (Brown's Canyon) with the proposed ice facility/hotel center. This may eliminate the need for additional ice sheets here, at least for a long time. If the ice arena does need to be expanded here in PC, I am in favor of using the IHC parcel and converting the existing ice arena into a field house. PC MARC- Please keep the facility manageable in size, as it is located within a neighborhood. If the gym/mulit-purpose space is expanded, please think of programming needs for the "tweens" age group. I am in favor of leaving the pools as-is. I believe the Canyons site is a great location for an indoor leisure pool, and we would not need any other leisure pools (in addition to current PC MARC). Do not build leisure pools on school property. Triangle Parcel - Isn't the soil contaminated here? I think this would make the location cost-prohibitive for any thing too big. Kearns Campus:-Please minimize turf fields. I have heard that turf softball and baseball fields are needed, which would be great.-Additional tennis courts make sense.-DO NOT plan on a field house at this time. I understand the HS athletic director does not feel it would be fully programmed at this time. Let's expand the gym, build expanded support facilities and concessions under the bleachers, and do the tennis and softball/baseball fields. THEN we could



assess if we actually do need more indoor spaces. If TMJH is torn down, I strongly feel this space should be used for academic needs and not athletic needs. We don't want too many athletic options all over town (including Kearns) and then run out of room for actual classroom buildings. If a field house needs to be planned on Kearns, it should be very small (one field and a couple classrooms) with room for possible expansion. Could CTE needs also be addressed in multipurpose spaces? Let's not pigeon-hole the space so that it can be flexible uses as needs change. -DO NOT change the North 40 Fields- leave as grass soccer fields. -With more fields and field houses proposed elsewhere, I think our current burden on facilities will lessen/spread out, leaving more availability for HS teams to use city and county facilities on short term bases without needing to build all of their own facilities. I do not see the need for an indoor football field on any parcel. Overall, I am in favor of dispersed, smaller scale facilities. Thank you for the open meetings and processes you are using for feedback!!

- To whom it may concern: I attended the meeting on the 27th, felt that it was presented well. After looking at the plans I feel that the Ecker Hill site makes the most sense due to the location and amount of parking and surrounding land. I hope it works out to be there. I can't imagine there is enough room at the field house and there is minimal parking, Silver Creek is too far. Not sure how well it would work on Kearns either. Just my take. The master plan is over the top and in my opinion. This is a small community that is talking about 2nd ice rink, olympic swimming pool, numerous fields, and a duplication of services. Also, having meeting during the day and that start at 5 pm when most people haven't left work yet doesn't allow for much participation. Thirty-eight people does not speak for an entire community. The impact on current neighborhoods should be strongly considered. Larger facilities would be best near the 80/40 corridors where highways can handle the larger traffic impact. If such a facility is planned for the triangle parcel or Silver Creek Village area, please conduct a traffic study to assess impact on this area. Will a stop light be needed at the silver creek exit to handle increased traffic? Can a new exit be built at the Silver Creek Village location or triangle parcel location? Also, consider future growth of Park City to these areas and what impact the facilities and traffic may have on the future development of these areas. In regards to facilities, I agree that aquatic facilities should be a higher priority than ice facilities. Also, rock climbing/ bouldering walls should be incorporated into the design guidelines for some of the larger facility locations. I think more information about costs need to be disclosed about each project.
- There are some exciting plans in the works!! I highly recommend taking traffic and parking into consideration. Also, keeping areas of the same sport together as much as possible. If adding additional ice add near the existing ice, same for Soccer fields etc. Specific comments- City Park, if you are going to put the Senior Center there, which I think is a good idea, add the Pickle ball courts which are often used by Seniors. Quinns Junction- Makes sense to add more lighted fields there, as there is probably less disturbance than other locations, also, keep sports grouped

together and lastly transportation in and out of there is pretty good, as there is already turn lanes and a stop light. IHC Parcel plan A or B, add ice near the existing ice, again it could become a more frequent Bus route with increased demand. 24 Acre Parcel Plan A has better use of the spaces- I would love to see you add some Sand Volleyball Courts there and on the KEARNS campus as many HS students and parents, enjoy Volleyball. I would recommend Silver Creek Plan A with Aquatic Center and fields again to help with keeping recreation together and Bus Routes and Transportation. I feel as if the Triangle Parcel is not a great place to put anything this go around- Ice can be kept together otherwise. Also, I would recommend B or D for the MARC- Gym space is hard to come by as well- there are already numerous Tennis courts available at the MARC, add Gym space for leagues etc, please don't take it away!! Ecker D, E or F add to the Aquatic facilities there, keep them together once again. Kearns Campus Scheme 1 or D with a Field House and Bubbled Tennis Courts- once again it would be great to add at LEAST two Sand Volleyball Courts, maybe they could be LIT and Bubbled in the winter as well!!! If you want any further details or input or I can help in some way, please let me know. Many thanks!

- To quickly add to my comments, i have three very active kids, and collectively we are a very active family. My boys participate in hockey, football, lacrosse and swimming, as well as many other family fun sports. My daughter is a competitive swimmer and water polo player. Of all the facilities we utilize, the swimming complex is most needed. The PC community truly would benefit from a 50 meter pool complex
- Ecker Hill is the best location given the existing pool, the land availability and the staff on site. With salary increases and existing staff, there is no need to duplicate the staff that would be required with a new location. This option eliminates significant overhead and salaries.
- Given the increasing heavy use of the Ecker Hill Aquatic Center, it is obvious that there is a need for an additional swim facility for adults, With school classes, swim teams, competitions, and camps, the pool is frequently unavailable or available with limited lap lanes for adult swimmers. Positioning a new indoor lap pool at Ecker Hill would be best from an economic standpoint. The existing facility is very well run and the current staff would be able to effectively manage a new indoor lap pool and the available land allows for this development. Several years ago a design was prepared for such a facility and we strongly support moving forward on this now. We have been regulars at the Ecker Hill Aquatic Center for 18 years and have found that this position has very strong support.
- I am grateful to live in a community that does such a great job of providing opportunities for recreation. I was a bit disappointed, however, to see that equestrian facilities have not (yet) been included in the plan. There are so many adults and children who would benefit enormously from access to equestrian facilities, and their existence would enhance the reputation of the community. It is downright weird that Heber and Oakley have municipal equestrian facilities while Park City does not. I hope that such facilities will be included in the future. I live in Silver

Creek and compete with two three-day event horses. I would be happy to help by volunteering in any way that would be useful. Thank you!

- I know of professionals who really wanted to host summer basketball camps and training here but ultimately had to pick other locations due to lack of quality indoor basketball courts.
- Ecker Hill is too crowded and the parking is a mess. I personally also don't like drawing strangers to a school campus. We should have a new aquatic facility that can support Olympic and professional athletes. It should include meet and warm up pools and a recreational pool, complete with water slides similar to those found in the Cottonwood Heights recreational facility. Many tourists are disappointed in winter that there isn't a fun pool to take their kids to in an off mountain day. As a resort town, this is something we are really missing. Frankly it is surprising that the whole state of Utah doesn't have a water park like Great Wolf Lodge (Colorado Springs, Colorado has two). As a local, I'd be happy to pay for a quality public pool facility.
- I would also like a traditional running track open to the public. It would be fine if the High School track were open to the public when not in use.
- I like the idea of pushing Park City as a summer Olympic and Professional high altitude training center. We need the ice arena expanded so the NHL can train in the off season. I personally know of a professional basketball team that was interested in off season training here, but moved on due to insufficient basketball court facilities. We need sufficient aquatic facilities for training. We need a track available for training. I would like to see collaboration with the school district to create a master athletic facility plan to create well planned world class facilities with adequate parking on the bus route. Other possible locations to consider should be Matt Knoop Park or the empty land below the Olympic Park. I think it might be called the Park City Tech Park? (Over behind summit county library, between Walmart and the Olympic Park.). It would make sense by the Olympic Park. I'd be willing to give up run amuk dog park given how much off leash dog area there is per capita in this area.
- Please leave City Park as it is. We need the green space. A new senior center community center day care complex would be better in Bonanza Park or Quinn's Junction. We need the open space in downtown. No need to put in another building and burden on parking, traffic, etc in the heart of PC. People who use it will be willing to drive or take the bus route and will increasing housing costs, it is less likely they will live walking distance to City Park as the years go by.
- We need a nice public sledding area. Maybe over by the Olympic Park?
- I'm 70 yrs old and go to water aerobics at Ecker Middle School almost 5 days a week. I'd like the pool area for the water aerobics and Master Class to remain there. My primary concern is traffic in winter. With the classes at Ecker I go against the traffic, primarily avoiding incoming skiers. If the pool for these activities is moved into town or out near Home Depot I'd be adding to the traffic trying to get to the ski resorts or I'd have to drive on 80 & 40. At my age I prefer, especially in winter, to drive on surface roads where the speeds are lower. I'd very much like a larger pool for us. As it is we often use a couple of the lap lanes. As the

population grows I anticipate class participation will also grow. Thank you for your consideration.

- It is disappointing to see based on the notes from the 5/4 advisory committee meeting that Basin Rec wants to move forward with adding more items to Willow Creek Park that will increase the already out-of-control parking and traffic problems on event days. Please visit Willow Creek on a busy Saturday. Assess the safety risks due to the parking and traffic issues before you decide to add more elements to the park. Willow Creek needs less congestion, not more.

## **PUBLIC MEETING #6      Wednesday, June 29, 2016** **Park City High School 6pm – 8pm      (13 people signed in)**

### VERBATIM COMMENTS

- I am in NorCal again and talked to Meno Park's aquatics director Tim Sheeper about the 50m Pool temp comment. Candidly, he searched for a benefit. Either its a long water training pool or its two lesson/play pools that happen to share a common pump and filter. This will become obvious when programming and budget are considered if an experienced ops professional is consulted He recommends looking at the new facility in Carlsbad, CA. Its a destination for that community. 50M training pool, lesson pool, splash pad, food service and cabanas to rent. Here is link: [Alga Norte Pool Facility, Carlsbad CA Some comments and one request.](#) Meeting organization I thought it great that Ken Fisher introduced the mission, history and players at the beginning of last nights meeting. It brought clarity that does not appear on the website and citizens only learn from digging, if at all. It was welcome context we needed. Ken or others should lead this way in future meetings with the public so everyone knows were are, and where we have been. Park City School District – Commitment? I am personally uncomfortable with the PCSD's role to date. Maybe I should not be concerned but you are welcome to forward this comment. PCSD was not participating until their bond got defeated and several citizens including myself wanted them at this table. Its great they have joined, but my concern is whether they are participating or committed. PCSD chose to go alone without inviting City or County into their curricular and extra-curricular athletic programming or bond budget approval Leaves me wondering what was so wrong about City or County dependence and whether this problem has been addressed Someone last night brought up the distinction between curricular PE and extra-curricular team sports. Interesting. I do not know how to factor that I do not see anyone from PCSD attending or publicly visible in this discussion. Leads me to believe they are watching but not committed. As a citizen without school age children, I want great schools to attract great families and for high returns in real estate values and quality of community. I do not support us (public facilities) and them (school age facilities) beyond where safety and sensible travel necessitate (e.g. Locker rooms and Physical Education) Children are part of the community and should become comfortable interacting, competing and

sharing public funded facilities. It takes a village and lets encourage our next generation to interact and influence the existing generations in the safe and sensible PC community. City limits do not provide sufficient space for all facilities to be co-located on each campus. Many sports, including skating, hockey, tennis and swimming, can allow teenagers to train, practice and occasionally compete side by side. For me its a capacity issue. I played drop-in hockey on Tuesday – it was a 14 year and older session. Damn, those youths are fast.... But we made better use of available ice time and got a bigger group for more interesting hockey. Twin 15 year old high school tennis girls (Livy and Maddie) are #1 and #2 on the high school team. I have hit with them at the MARC and now read the sports page to watch their progress. High school coaching and tennis competition stresses access to our MARC courts for all non-highschoolers. Similarly, the Adult Hockey league is the far and away largest revenue source for the rink, yet we can only get ice time after 9pm during the school year so youth and high schoolers can play during the preferred times. As a MARC tennis pass holder and a year round hockey player, I accept these priorities as they should be... even when my hockey games begin at 11:30 pm. Again, its a capacity issue. We need more ice availability. We need more tennis court capacity for High Schoolers. Tennis Capacity- Related to tennis court capacity, I believe we under-utilize the existing tennis infrastructure and the city/county/district can do better. I offer a recommendation. Has anyone counted or provided a reference on where all the tennis courts that are open to the public exist, how to reserve and rules for time on court or permission to teach? I know of dozens located in quiet locations with ample parking. Many are adjacent to schools, others are in city or county parks. Yet to my knowledge on the MARC courts can be reserved in advance or require a fee. I understand the RAP tax promise was to allow visitors open access to many courts, including city park. These courts are under-utilized. Full only infrequently and during peak weather/season hours. If we cannot reliable schedule access for citizens or visitors, these ample assets will remain under-utilized while we fund additional capital and operating expense for expansion. City and County and District does need another concentrated set of 6 or more courts for high school and potentially other competition. Covered in winter seems essential... Marc is at capacity without available land and an appropriate place to seed and verify growing interests in Pickle Ball and Paddle Tennis.... Despite their competing again for my desired Tennis court capacity.

RECOMMENDATION – City and County should map all publicly available and publicly maintained courts. Hotels and other hospitality concierge should send visitors to a Park City Recreation website where visitors can surrender their identity in order to get a temp, nearly free, or annual recreation pass. Said pass allows citizens and visitors alike to reserve courts in advance for free. Citizens drive multiple cars (doubles tennis is most popular) to multiple locations (Trailside, Willow Creek, City Courts) only to find someone playing and now way to verify when they began or when the courts become available. Violates the city/county mission to reduce traffic and effluent. Allows uncertified professionals to teach and

sometime monopolize a court for many hours. Forces all certified teaching to occur almost exclusively at the MARC whereby some wealthier residents simply book a lesson/clinic to gain preferred playing times Puts unnecessary strain on the MARC facility. I have yet to find any of the recreational doubles players or USTA tennis teams that would not welcome alternative courts such as City Park or Willow Creek or Trailside if they knew their court time was reserved. Let the visitors and public walk on. But if a registered rec pass holder makes an online reservation confirmed via smart phone, the walk ons must vacate. And a new, compelling data asset. This temp visitor pass holder system will build a valuable City/County database of visitors available for future re-marketing and targeting when we offer future recreational and hospitality events. Swimming Facility Plan- Great strides on considering design in parallel with use. Please forward any notes or presentation you can on the meetings that took place with aquatic-interested citizens and the Greg Cannon of the Acquatics Design Group. I find nothing available on the website. Your boss and founder of Landmark stated some results that I had not heard before. 50 meter pool will be optimized for general use and not for competition. Pool temp will be higher and depth will be shallower than training would prefer. Bulkhead separation configuration design allow two 25 meter pools (short water) and sub optimize long-water training or competition. Designers are not operators. Who owns the profit and loss responsibility for this future facility? Tennis courts, most fields, and ice rinks suitably substitute as training and competition facilities, but for the spectator and locker room demands. We have dedicated training facilities for athletic conditioning, ski jumping, ski racing, and suitable facilities for tennis, skating and field sports. We do not have any swim training or competition facilities. Consider it analogous to our our gymnasium situation where teams do not wish to come where the locker rooms and courts are unsuitable. As a former board member of a private club where competitive swimming/training and general use including swim lessons took place, I know pool temp and dampened waves affect training and competition. You cannot train for an hour in a pool that is too warm. If the City/County/District are going to get into the swimming business, we need someone to take public responsibility for operating cost and programming. If designs are set for general use and long water is not intended for training/competition, I fear the plans remain naïve. Again, great progress but please make these decisions public and early in the process so the public understands the implications. Ice Rink plans on hold due to private funded potential. Sounds great. I hear grading has begun on a site but nothing has been submitted to City or County planning. Private parties are welcome and should be encouraged. I remind that Canyons did not wish to follow through on their golf course commitment until City and County forced it. Private parties can walk away with no exit cost. Lets get some earnest milestones in place before we suspend further ice rink planning more than 1 year. If private and public shared use is a planning priority, how does the facility plan incorporate Silver Summit's swimming and conditioning capacity in our plans. I simply wish to know if or how private

use capacity will be considered in the public prioritization, funding and access. Begin planning recreation segments in parallel with Facility Planning. Great opportunity for anger and citizen revolt when such large communication and expectations gaps exist. I was pleased to hear Ken's remarks on the survey quality of results that informs the facility planning. I am proposing a parallel process that is likely outside LandMark's scope. But you are the designated collector of public comments so I send your way. I remain deeply concerned about the lack of public participation. I believe there are many, genuinely motivated special interests by form of recreation. I solicit and get strong voices throughout our community, over coffee, on the court/ice/poolside. These voices are not being heard, kept current since the survey now years out of currency. Some of these future facilities, like a 50 m pool, may cost \$1500-2000 per day operating losses. Lets bring the public along and make sure the appetite and use cases match citizen and council interests. Last night Ken and others made reference to "Todd" who apparently runs Eckert swim facility. I know I how to reach Michael O'keefe on Tennis, Amanda for Ice, or Ken for City facilities. I do not know how Michael, or Amanda or "Todd" or a fields person can lead the discussion for their user community. They are absent, silent, or ill-equipped to lead these discussions because the capital planning process for facilities is orthogonal to sport/activity planning and programming. These leaders much be provided with time and resource and clear success priorities before they gather, recommend, prioritize and program optimal use of available facility budget. By example, without knowing how to prioritize a. Citizens served, b. return on capital, c. youth vs adult, d. visitor hospitality night creation – our tennis, ice, field house, and swim facility spend is only informed by a soon to be outdated survey and not informed by peer findings from peer facilities in other communities. City/County/District personnel never seem to present a unified view of value for tax money across their boundaries. Amanda may be best because she has the only rink. Michael is wonderfully informed about county and district tennis facilities and the only one currently managing the pickle ball or paddle tennis demands. Yet his city job does not empower or resource him to gather the racquet demand, existing capacity and unmet demands in a unified manner. Does Todd have this charter or capacity? I believe we can seat 100-200 citizens for a "racquet sport facility planning" event where City and County and Citizen leaders could review the capital facility plans, including pros and cons for each. I encourage something similar for swimming, ice and fields/fieldhouse demand. Put all the tennis, pickle ball and paddle tennis advocates into a room once or twice. Survey and take comment. Today Ken Fisher and Michael Okeefe take most of this comment because the MARC is the primary facility. I find that an undue burden on them and does not force District or County to listen, sense or respond. Last night two pickle ballers attended and asked a reasonable question about concentrating facilities. I do not find any of the ice hockey captains or players know status of these facilities. Amanda is doing a fine job collaborating with the private party planning to build ice facilities but how does Amanda or that private investor hear

interest or competing desires from youth parents/figure skaters/hockey or others? Again, an unfair burden on Amanda and the private party. Thank you Lisa for enduring and forwarding another hour of my observations and recommendations. Thank you too for encouraging it.

- Thank You for the opportunity to comment on the Master Plan. As a USAPA Ambassador for Park City, want to make a case for consolidating the Pickleball courts or creating or creating a larger Pickleball complex that will help drive revenue to pay for its own maintenance. POINTS: 1) most successful courts are when they are combined into 8-12-20 courts developments 2) CBS sports said there are 2M current players that will grow to 8M within a few years 3) utah state department of tourism says "pickleball players are some of the highest spenders" compared to other tourist groups 4) 5 years ago northern utah had 8 courts today there are over 60 5) it is an unusual sport where 4 generations can have a competitive game with each other 6) fastest growing sport in north american 7) it is the fun of tennis without the PAIN..... 8) st. george with their 24 court complex brings in million each year with their tournaments.....park city is more beautiful..... We have an opportunity to build a great facility for our sport in the Park City/Basin area. Please let me know how we can best proceed and thank you for your consideration.
- Kearns Campus – I am supportive of the athletics support building adjacent to Dozier. I would like to see more facilities for P.E. classes added into the gymnasium renovation, and have a smaller field house option (potentially with the ability to expand as needed). I am supportive of tennis courts on the Kearns campus, and I am lukewarm to the idea of a field house. If a field house is built, please consider moving it closer to the school, near the site of the current baseball field, so that flow to/from the school is better and not crossing McPolin Elementary School. The baseball fields (turf) could then be relocated near the other baseball fields on the current site of TMJH. If the field house is located on the Eastern edge of the Kearns campus, I envision high school students driving from the High School over to the field house afterschool for practices, exacerbating the traffic issues. Please consider a smaller version of the field house, especially in height. A low profile building will be more amenable for the neighborhood, and a smaller overall building will have lower O&M costs. Additionally, if any extra multipurpose space exists, please consider CTE needs of the district and whether some of the space could be beneficial for these needs. Willow Creek Park – Please consider pushing back the timeline for any expansion here. If more fields are built at Quinn's and on the 24 acre parcel, the larger events should be focused there and not in this neighborhood park. We may not even need to expand this at all. Pickleball – I like the idea of having a consolidated pickleball area, perhaps in the Silver Creek area. It doesn't make sense to add them scattered about the city. PC MARC – I feel that platform tennis would be a big expense without a high need at this point (I had never even heard of platform tennis). With the facilities and costs needed to heat and operate these courts, it just doesn't make sense to me for a small population of users. I like the idea of an indoor/outdoor

pool option at this location sometime down the road. It would be good for the school district use occasionally for PE classes (currently McPolin students go all the way out to Ecker, which seems like a lot of wasted time and transportation costs). Also, it would be nice to have a location for winter swim lessons in the city and would relieve some of the load on Ecker. It would be nice to have the option to open up this space in the summer to make it open air (although with a roof, is my understanding). Silver Creek – If you have an aquatics facility here, you should have more lap lanes. Very much like the idea of consolidating the pickleball courts in one place – seems like the largest possible parcel is a good choice to fit 12+ courts. Tennis courts plus bubble at MARC is great. Seems like the best concept at Silver Creek is the put as many play fields in as possible. I understand the need to try to add a bunch of other "stuff" – but hosting large tournaments is definitely an economic driver, and concentrating fields in fewer spaces is obviously a benefit in terms of cutting down traffic. Really don't understand why there is so much insistence on pushing more development into Willow Creek. That neighborhood has absorbed a great deal. How can we spread the wealth? Thank you for your ongoing work – much appreciated!

- Regarding pickleball: Most successful sport complexes are developed in 8-12 court configurations.
- CBS Sports reported 2 million current players with 8 million anticipated by 2018. Utah State Department of Tourism says "pickleball players are some of the highest spenders" compared to other tourist groups. They tend to be older and retired. 5 years ago, northern Utah had 8 courts. Today there are over 60. St. George with a 24 court complex brings in a million each year with their tournaments. Woods Cross, Ogden, and Brigham City have built beautiful complexes, but it is too hot in the summer to play there. Park City is the perfect location for 8 month play.
- I attended the June 29th meeting at PC High School. One question I have is why are the lacrosse fields (both outdoor and indoor) being "sold" by this recreation committee and the school board as a "need". Lacrosse (both boys and girls) is NOT a sanctioned UHSAA sport. I spoke to Todd Hauber at the meeting on June 29th and he told me that the school board and the school district have absolutely no obligation to build facilities for non-sanctioned sports (e.g. water polo, ice hockey, lacrosse, mountain biking, etc.). If lacrosse is a sport that is to be included in this recreation facilities master plan, it should be included as a WANT, not a NEED. Thank you for your consideration.
- The community has called for an updated swimming facility. The school district needs to replace Treasure Mountain and the high schools indoor athletic facilities do not meet there needs. I suggest build a new high school with indoor field house and 50 meter swimming pool to meet the needs of both the district and community. Build it along Hwy 40. The high school could be used as a replacement for Treasure Mountain. Whatever is done needs to done with careful consideration to the needs of both the school district and the recreation community.

## Additional Public Comment

- What a great opportunity for greater Park City to see pickleball grow, and use exiting Willow Creek Park infrastructure to build upon. I note the following benefits 1) most successful courts are when they are combined into 8-12-20 courts developments 2) CBS sports said there are 2M current players that will grow to 8M within a few years 3) Utah State Department of tourism says “pickleball players are some of the highest spenders” compared to other tourist groups 4) 5 years ago northern Utah had 8 courts today there are over 60 5) it is an unusual sport where 4 generations can have a competitive game with each other 6) fastest growing sport in north america 7) it is the fun of tennis without the PAIN..... 8) St. George with their 24 court complex brings in millions each year with their tournament.....Park City is more beautiful!
- more pickleball please
- I am one of the millions of people who began playing pickleball in the last few years. I am also an avid skier and basketball player, and I love to kayak and sail. But tennis and basketball are hard on the joints (especially now that I’m over 60) and the other sports are very seasonal. Pickleball is lots of fun, can be played competitively or socially, and is a year round source of enjoyment. It is also exploding in popularity; everyone I have introduced the sport to has fallen in love with the game. Both my sons now play, and we can compete (no longer true for tennis). My sons’ friends now play as well. It is one of those rare sports where people in their 20s and 30s can play with people in their 50s, 60s and even 70s, and compete evenly. Pickleball is relatively inexpensive (especially when compared to skiing or golf), the courts take up very little space (especially when compared to a baseball diamond, riding trails, basketball courts, etc.) and require very little maintenance (unlike a golf course, baseball diamond, swimming pool, or skating rink.) But perhaps most important, pickleball play is exploding, and the number of players is expected to quadruple over the next 10 years. Can the same be said for ANY other sport? Finally, pickleball is a sound investment for our community. A pickleball complex will bring in tournament players, who will spend tourism dollars in our restaurants, shop in our stores, and stay overnight. When planning for the future, it would be sound policy to invest in a sport that crosses generational lines, is booming in popularity, takes relatively little space, requires relatively little maintenance, brings in tourism revenue, and will give great enjoyment to to people of all ages in our community. I urge you to have the wisdom and foresight to include a pickleball complex in your master plan.
- My love to ski, kayak, and hike, but perhaps my desert isle sport

would be pickle ball. Very social, extremely fun, something you can commit half an hour or four hours to depending upon your schedule and/or interest. It is easy to just walk up and get invited to a pick up game with strangers and friends alike. The demographic is across the ages but is particularly favored by middle age to seniors which matches up perfectly with the demos of PC locals and visitors. A mega-court facility would be a huge attraction to tourists as well as a fantastic addition to the overall amenities of living in Park City. I urge you to make this happen.

- I understand that a multi-court Pickleball facility is under consideration and I would urge you to make this a reality. Though I am an avid skier, hiker, biker and kayaker, pickleball would be my desert island sport of choice. The sociable aspects of the game make it easy to join in on a pick up game with friends and strangers alike. Or you can get a whole group to meet up for play. You can commit half an hour to several hours depending upon your schedule and it is a game where youth, adults and seniors can all play together without major advantages necessarily applying to the youngsters. This would be a major addition to the amenities offered to locals and an attraction to visitors as well (when I visit other cities vacation spots, I always search to see if there are available courts). I urge you to move forward with this plan, and I would further suggest setting up at least a dozen courts. With the growing interest in the sport, it would be even better to plan for the future and set up two dozen courts. The best design I have seen is in Ogden where waiting areas separate groupings of courts. This provides an area to rest and get in line (you put your racket up on a rack on the wall to reserve your place) to play the winner(s). Dividing groupings of courts into beginner, intermediate and advance player courts would also make it easy for players to match up their abilities in a way that is fair to everybody and reduces friction. In any case, I thank you for working on this splendid idea.
- We learned of the pickleball 2016 Tournament of Champions being played this weekend at Brigham City’s Pioneer Park. As devoted pickleballers , my wife and I decided to check it out. Needless to say, it is a way-out-of-the-way facility. Yet the organizers were able to attract the top national pickleball pros, as well as lead amateurs, by putting together a good program that offered a relatively-generous purse to the winners. There was lots of good action on their 14 courts over four days, but with only one restroom facility, only tight dirt-lot parking, and very modest galleries, we were underwhelmed by the venue. We recalled the effort to provide a first-class facility for like-play in Park City and both thought what a great opportunity there would be for such a facility to put on similar events, to the benefit of players, fans and the business

community. Park City could offer so much, much more, and become one of the most attractive pickleball venues, rivalling St. George, Casa Grande (AZ), and Naples (FL). It’s just there for the doing!

- Kudos! I think you have come up with a good looking plan to address the needs of our community. I would like to highly encourage you to add a couple Sand Volleyball courts near the High School Complex- there are many HS Volleyball players and it is also a good way to build community with a quick game after school. I think they could be fit in between a couple of the baseball diamonds, near the field house. It is probably one of the least expensive amenities to build and maintain. Please thoughtfully consider this addition to the plan. Thank you for all you are doing to make this community great!!
- <http://www.northbrookcyclecommittee.org/> Seems to me that setting space aside for a velodrome in PC makes a lot of sense. The Northbrook velodrome north of Chicago is the perfect example of what could work in Park City. Bicycling continues to grow leaps and bounds and UT doesn’t have a single velodrome. This would provide the community with a major resource. Children would love this opportunity. It would support the growing cycling community. Please consider!

## ADVISORY COMMITTEE MEETING #1 - NOTES Wednesday, February 3, 2016

Basin Recreation Offices, 5715 Trailside Drive

9:00-11:00 AM

### ATTENDED BY:

#### Advisory Committee Members

|                       |  |
|-----------------------|--|
| Roger Armstrong       | Summit County Council Chair                          |
| Michael Barille       | Park City Recreation Advisory Board                  |
| Julie Eihausen        | Park City Board of Education                         |
| Ken Fisher            | Park City Recreation Services Manger                 |
| Becca Gerber          | Park City Council                                    |
| Jason Glidden         | Park City Economic Development Project Manager       |
| Brian Hanton          | Basin Recreation Parks & Recreation Manager          |
| Meisha Lawson Ross    | Park City Recreation Advisory Board                  |
| Jessica Moran         | Park City Recreation                                 |
| Aaron Newman          | Basin Recreation Board                               |
| Melissa O’Brien       | Basin Recreation Planning & Legal Affairs Manager    |
| Tate Shaw             | Park City Assistant Recreation Manager               |
| Jamie Sheetz          | Park City High School Athletic & Activities Director |
| Matt Strader          | Basin Recreation Fieldhouse & Facilities Manager     |
| Sebe Zeisler          | Park City Recreation Advisory Board                  |
| Members of the Public |  |
| Jim Tedford           |  |

## Landmark Design Planning Team

Mark Vlasic Principal and President, Landmark Design  
Lisa Benson Senior Associate, Landmark Design  
Seth Striefel Project Architect, Sparano+Mooney Architects

### 1. INTRODUCTIONS

The meeting began with introductions of those in attendance

### 2. PURPOSE OF THE MASTER PLAN

The Mountain Recreation Facilities Master Plan is a joint effort between Park City Recreation and Snyderville Basin Special Recreation District, building upon the strong tradition of collaboration between local agencies in the area. The plan will build upon the work completed for the Mountain Recreation Strategic Action Plan, which prioritized recreation facilities, by creating and evaluating alternative concept designs, construction cost estimates, and operational cost estimates for key sites.

### 3. PREVIOUS STUDIES

The Facilities Master Plan will build upon the work completed for the Recreation Demand Study (2011), Community Interest and Opinion Survey (2012), and the Mountain Recreation Strategic Action Plan (2013). Copies of these documents can be downloaded from the project website: [www.recfacilitiesmp.org](http://www.recfacilitiesmp.org).

#### Recreation Demand Study

The Demand Study developed an inventory and analysis of existing facilities, and included an evaluation and determination of need based on a comparison with other mountain resort communities. Some of the results are shown below

Facilities with an “Immediate Need”

- Full service fitness facility
- Gymnasiums with indoor basketball and volleyball courts
- Ice rink
- Indoor and outdoor multi-purpose fields
- Indoor tennis courts
- Outdoor basketball courts
- Pool (indoor aquatic center)

#### Other Facilities that are Demanded or Desired

- Baseball/softball fields
- Bike park
- Climbing areas
- Equestrian centers
- Golf training facility and driving range
- Indoor jogging
- Large group pavilions
- Park and trails
- Playgrounds

#### Community Interest and Opinion Survey

The Survey was completed on-line and through mail-in questionnaires, and determined priorities for recreation facilities and programs. Facilities were broken down into four primary categories based on responses:

Top Priorities: high importance and high unmet need

Continued Emphasis: higher importance and low unmet need

Priorities of Specific Market Segments: lower importance and high unmet need

Exceeding Expectations: lower importance and low unmet need

The results of the Survey indicated that the top priorities for facilities included: indoor aquatics (leisure pool and lap lanes), indoor fitness space (weight/cardio), indoor group fitness studios, off-leash dog areas, and outdoor swimming pool, and a second public golf course.

#### Mountain Recreation Strategic Action Plan

The Strategic Action Plan developed an objective, criteria-based evaluation system for prioritizing organizing and prioritizing recreation initiatives and resources to achieve definitive goals within a specific period of time, looking to both short- and long-range decision making. The top three priorities to come out of the Strategic Action Plan (for Park City and Basin Recreation combined) were an ice rink, an aquatic center (indoor leisure/lap lanes), and indoor multi-purpose fields.

### 4. Scope

The scope of the Facilities Master Plan includes:

- Developing concepts (site & architectural)
- Developing and applying evaluation criteria
- Estimating site and facility costs
- Preparing a plan with preferred improvements and options
- Utilizing a public process to verify the preferred preferences and direction

### 5. Facilities/Locations Matrix

The facilities/locations matrix (available on the project website) was developed using the facilities established in the previous planning studies, as well as the potential locations for expansion/new facilities established in the Strategic Action Plan. This matrix is being used to organize/inform the approach to developing concepts for the Facilities Master Plan. The matrix includes School District owned locations, although no specific proposed amenities are shown at this time. The District will be providing more information on existing facilities, as well as any proposed facilities (perhaps by the next Advisory Committee meeting). Also shown are two locations for privately-owned amenities: (1) the Canyons Master Development, which currently includes an indoor/outdoor leisure aquatics center, and (2) the Black Rock Events Center, a proposal by a private developer to potentially build one or two ice sheets a little over a mile from the current Park City Ice Arena. The private locations have been included as they may influence which facilities Park City and Basin Recreation in which locations in the future.

### 6. SAMPLE PRELIMINARY CONCEPTS REVIEW

The Landmark Design Team presented a few of the concepts that have been developed to-date (available on the website in the PowerPoint presentation) for City Park, the PC MARC, Trailside Park, and Willow Creek Park.

### 7. EVALUATION CRITERIA

The following are some of the criteria being considered for helping to evaluate the options. The planning team would like to get input from the committee and the public on additional criteria to consider, or refinements to this current list:

- Utilization of existing infrastructure
- Sustainability

- Impact on neighborhoods
- Connections to transit
- Connections to trails
- Development type (existing developed site or greenfield)
- Cost efficiency
- Cost benefit

Other criteria suggested by the committee included:

- Equitable distribution (regions served)
- Collaboration
- Using some of the criteria from the Strategic Action Plan
- Break costs out into construction and operational
- Clarify sustainability (air quality impacts, transportation, etc.)
- How does it impact growth?
- Consider accessibility (dev. in Canyons may not be as accessible to public as desired)
- Add parking option at Willow Creek if existing agreements allow.

### 8. Schedule

The project schedule was discussed. The first round of public meetings will be held on March 2, 2106, in two locations. (PC MARC from 11:00am – 1:00pm, and Basin Fieldhouse from 5:00pm – 7:00pm).

The 2nd committee meeting was originally scheduled for Wednesday, February 10th, and the committee agreed that it would be better to push this date back to Monday, February 22nd to allow more time for concept development and refinement of the presentation to the public. The planning team will be emailing the Advisory Committee weekly PDF's of concept progress leading up to the February 22nd meeting.

### 9. Project Website

The project website is: [www.recfacilitiesmp.org](http://www.recfacilitiesmp.org), and will be used as the central clearinghouse for project information, both for the public and the committee. Materials from this meeting will be uploaded to the project website by the end of the day.

### 10. General Comments

The Advisory Committee offered comments and feedback on the project in general and on the approach to the 1st round of public meetings, as follows:

- Develop a map of all the potential locations so that the public will be able to see what existing facilities are located where, and where new facilities are being proposed. It could be a map to show just where aquatics facilities are and where they are being proposed, for example.
- Add Alfred or Caroline from transportation to ensure proposed concepts are supported by transit, or that suggested changes are viable and realistic.
- Consider the distribution of facilities – if we propose a lot of facilities in the heart of the City, it will have traffic impacts, and result in an unbalanced distribution of facilities.

- Is site acquisition an option to look at additional locations? This will be taken into consideration.
- Make sure the difference between existing and proposed facilities is clear for those members of the public that are unfamiliar with a specific site.
- Keep the focus on the big picture – we don't want the public to get too focused on site design, and miss assisting with the direction of the bigger decisions.
- Address transportation and parking with each solution.
- Consider getting input of other agencies/facilities such as the Utah Olympic Park and the National Ability Center so we know what they are planning, and how those ideas might impact or fit into this process.
- Emphasize collaboration and efficiency (transportation, energy, etc.)
- Give a clear understanding of process
- Establish basic guiding principles, such as responsible use of land, energy, and money; avoiding the duplication of facilities, ensuring transit connections, not infringing on private market facilities, etc.
- Emphasize what the priorities are.
- Make sure this plan looks at the short and long term. Maybe a 0-5 and 0-10 year planning horizon. Future development will create even more need for facilities. Even if some of the facilities have been developed since the previous studies were completed, new development and redevelopment will create new needs and demands.
- Plan needs to be flexible so agencies can make the best use of opportunities for facility development as they arise.
- There was some concern over a few of the preliminary options presented, and it was suggested that some of the ideas be eliminated. It was decided that the public should be presented with all preliminary options, and unrealistic ideas will be eliminated through the criteria-based evaluation process. Maybe explain why some of the concepts were considered in the first place.
- There was a suggestion for making some of the outdoor play fields into outdoor ice sheets. The previous studies did not prioritize outdoor ice sheets, and the City and Basin want to avoid scope creep on this project. The study recently completed by Victus Advisors looked at outdoor ice sheets.
- Map what is existing
- Look at the projected population distribution – will we be building facilities that, due to their location, will be more heavily used by people from outside the City and the District? Who are we

serving? This ties into the criteria from the Strategic Action Plan. Use some of those on a more site-specific basis.

11. FOLLOW-UP ITEMS (for Landmark Design Team)
  - Send out meeting invitations for next Advisory Committee Meetings, and public meetings.
  - Look at setting up a forum-style comment system on the project website so that everyone can view the comments coming in.
  - Look at requirements for daycare space for sizing Community/Senior Center/Day Camp Facility.
  - Send Park City and the Basin the priorities list from the Strategic Action Plan, and have them note which facilities have been completed since the plan was completed, and when.

## ADVISORY COMMITTEE MEETING #2 - NOTES Monday, February 22, 2016

**Basin Recreation Offices, 5715 Trailside Drive 9:00-11:00 AM**

### ATTENDED BY:

#### Advisory Committee Members

|                               |  |
|-------------------------------|--|
| Roger Armstrong               | Summit County Council Chair                          |
| Michael Barille               | Park City Recreation Advisory Board                  |
| Heinrich Deters               | Park City Sustainability                             |
| Julie Eihausen                | Park City Board of Education                         |
| Ken Fisher                    | Park City Recreation Services Manger                 |
| Colin Hilton                  | Utah Olympic Legacy Foundation                       |
| Rena Jordan                   | Basin Recreation District Director                   |
| Aaron Newman                  | Basin Recreation Board                               |
| Melissa O'Brien               | Basin Recreation Planning & Legal Affairs Manager    |
| Tate Shaw                     | Park City Assistant Recreation Manager               |
| Jamie Sheetz                  | Park City High School Athletic & Activities Director |
| Matt Strader                  | Basin Recreation Fieldhouse & Facilities Manager     |
| Sebe Zeisler                  | Park City Recreation Advisory Board                  |
| Landmark Design Planning Team |  |
| Mark Vlastic                  | Principal and President, Landmark Design             |
| Lisa Benson                   | Senior Associate, Landmark Design                    |
| Seth Striefel                 | Project Architect, Sparano+Mooney Architects         |

### 1. SCHEDULE

The meeting began with a review of the project schedule and a discussion of the public meetings. The first round of public meetings on March 2nd will focus on introducing the project to the public, providing a brief background on the previous planning studies, and discussing the goals of the project and the meeting itself. The project scope, schedule, preliminary site concepts, and evaluation criteria will be presented as well.

The second round of public meetings on April 13th will present the evaluation/analysis results, getting input on whether people agree that the evaluation criteria functioned well as an objective analysis tool, and whether they agree with the results. A preferred system-wide concept or two will be presented based on the evaluation process, and a determination will be made whether an additional layer of subjective analysis needs to take place if results aren't satisfactory.

The third public meeting will be a draft plan open house held on May 11th, and may be just one meeting held at one location. Committee meetings will continue on Wednesdays as previously scheduled. The planning team will work with the Basin to get a PSA going right away, and to get an ad in the paper. Landmark will also work on getting a flyer ready for distribution asap.

### 2. MATRICES

An existing location and facility matrix has been developed based on information from the previous studies and provided by the City and Basin. Committee members were asked to give a quick review to make sure the information is as up-to-date as possible.

The potential location and facility matrix has also been updated based on information from the previous committee meeting and meetings with staff.

### 3. STUDY SITES MAP

A preliminary study sites map was created showing the relationship of the sites to each other and to the region as a whole.

### 4. GUIDING PRINCIPLES

At the last meeting, the committee suggested that a list of guiding principles be developed for the project. The previous suggestions were reviewed and updated to the following:

- Responsible use of land, energy, and money
- Take a regional approach
- Ensure transit and multi-modal connections
- Engage the private market in partnerships

The County also has sustainability goals, which is in alignment with Park City's goals. The County feels like transportation is one of the most important areas to address at this point in time. The #1 priority is to get people out of their cars.

### 5. EVALUATION CRITERIA

The list of evaluation criteria as it now stands was presented. The committee felt like there were good ideas on this list. The list is rather large right now, and some criteria may be combined or eliminated as the actual evaluation begins to take place if they are challenging to quantify or evaluate objectively, or if they duplicate another criteria. The public will also be contributing to and reviewing this list at the first round of public meetings.

### 6. SITE CONCEPTS

The planning team presented all of the current site concepts for committee review.

- City Park  
Is it possible to have a pool at City Park that serves both the youngest kids and could also work for seniors water aerobics?  
Ken stated that it's too challenging to meet both needs in one

pool because of the different depths required, and the City is also concerned about staffing requirements with a pool. They feel more comfortable with a splash pad at this site.

Rena stated that the Basin has hired ‘attendants’ for their splash pad, primarily because of the close proximity to the parking lot. She said that shouldn’t be an issue with the designs proposed for City Park.

City would like multi-purpose & softball field to convert to artificial turf eventually if funds become available.

- Quinn’s  
Need more parking by new fields, and a restroom. Take out basketball and sand volleyball and replace with parking. There have been reports of people parking at NAC to go to fields at Quinn’s – need plenty of parking on site. Show fieldhouse interior as multi-purpose field instead of courts. Need one option that shows the Ice Arena remaining as-it. Can have a second option with it converting to a fieldhouse in the event that a 2-sheet ice arena comes online somewhere.
- Trailside
- The school uses the lower parking lot, which is shown as converting to fields in both concepts. Rena stated that the district has a responsibility to use its property for recreational uses, and parents dropping off and picking up kids doesn’t meet that requirement, though she understands the situation and the need for more parking for the school.
- 24-acre Parcel  
Emphasize the local/regional trail connections – there is a pedestrian underpass nearby, and the rail trail is nearby as well. Remove some of the sand volleyball and basketball courts and leave more open spaces and grassy areas for parents to relax with their kids. Add some pickleball courts too. Softball/baseball fields function best when they are located next to each other. Keep them clustered in all designs. Access needs to come from the existing curb cut in the northwest corner of the site.
- IHC 15-acre parcel  
Bring in the 3 preferred Victus concepts. They have already been presented to the public, and a lot of work was done to develop them. Is there any way to get traffic right into the recreation areas from the highway instead of making everyone go to the intersection at Kearns and Gillmor? UDOT is looking at that exit from Highway 40 right now, and the Mountain Accord process is looking at it as well. If you want to have an Olympic practice facility with a 50 meter

pool, you would need to include additional pools for practices. The revenue from a 50 meter pool could be good during the day, with a big demand by elite athletes for training. The 50 meter pool has a good potential for private/public partnership.

Rena said that the previous studies didn’t place an importance on a 50 meter pool, and they don’t want to look at that size pool at any of their sites. Ken was okay evaluating it on some of the City’s sites.

- PC MARC  
The question was asked about what ages the leisure pools would serve. The idea is to try to serve a broader range of ages by adding more features to the leisure pools. Provo and Kamas are good examples.
  - Silver Creek  
Highlight where the pedestrian underpasses are. Integrate all buildings onto the 17 acres that the Basin already owns. This is what the development agreement states, and it’s the flattest area on the site. The indoor multi-purpose field needs to be moved. The senior/community center should be integrated with the fieldhouse. Show expansion/phasing options. Make sure there’s enough parking (count the stalls at Steiner in Salt Lake for an idea). Call all of the fieldhouses “Indoor recreation space” – on Silver Creek can call it “Phased indoor recreation space” rather than fieldhouse.
  - Canyons  
Resort function can help cover O&M costs for low use times from residents.
7. GENERAL COMMENTS
- The Jeremy Ranch/Pinebrook area needs facilities. It is one of the fastest growing areas without services nearby. This is a major issue because it forces these residents to get into their cars to travel further into town to utilize recreation facilities. Can the Basin acquire any land in this area for new facilities?
  - A fieldhouse is one of the biggest needs for the Park City School District. Show a fieldhouse at the Ecker and Kearns campuses on the matrix.
  - Are there specific needs for the School District at shared facilities like administrative space for coaches, locker rooms, etc.? If so, we need to figure these out at this stage and address this in the concepts.
  - Emphasize trail connections to local and regional trails on all concepts.

- The intersection of Kearns and Gillmor will be a traffic nightmare with all of the additional facilities being proposed in the area if things aren’t well thought out.
  - Get the word out asap.
  - Process for public meeting – maybe have a facilitated discussion after the presentation for those who prefer a dialog. Ideas can build upon each other.
  - Provide as many avenues as possible for public comment: in person, comment forms, website, social media, etc. Social media worked really well on the last project.
  - Do a joint briefing with the County Council/Planning Commission, Basin Board, City Council/Planning Commission after the first round of public meetings to keep everyone updated on the process and the public’s initial response. Melissa will help coordinate this.
  - Re-send meeting invitations to those who are missing them. Also send a hard copy of the calendar/schedule.
8. FOLLOW-UP ITEMS (for Landmark Design Team)
- PSA/Ad/Flyer – Coordinate with Justine & Melissa
  - Update matrix with fieldhouse at Ecker & Kearns Campus
  - Update concepts with information above.
  - Emphasize trail connections to local and regional trails on all concepts.
  - Locate softball/baseball fields next to each other on all concepts where possible.
6. Provide an image board of possible leisure pool ideas, such as Provo and Kamas’s facilities.
7. Coordinate with Melissa on the joint briefing to follow the public meetings.
8. Send out schedule/resend meeting invitations.

### ADVISORY COMMITTEE MEETING #3 - NOTES Wednesday, March 16, 2016

**Basin Recreation Offices, 5715 Trailside Drive 9:00-11:00 AM**

#### ATTENDED BY:

Advisory Committee Members

|                 |  |
|-----------------|--|
| Roger Armstrong | Summit County Council Chair                    |
| Michael Barille | Park City Recreation Advisory Board            |
| Julie Eihausen  | Park City Board of Education                   |
| Ken Fisher      | Park City Recreation Services Manger           |
| Becca Gerber    | Park City Council                              |
| Jason Glidden   | Park City Economic Development Project Manager |
| Brian Hanton    | Basin Recreation Parks & Recreation Manager    |
| Justine Kadziel | Basin Recreation Marketing/Website             |
| Jessica Moran   | Park City Recreation & Marketing Supervisor    |
| Aaron Newman    | Basin Recreation Board                         |

|                               |   |
|-------------------------------|---|
| Melissa O'Brien               | Basin Recreation Planning & Legal Affairs Manager |
| Tate Shaw                     | Park City Assistant Recreation Manager            |
| Matt Straeder                 | Basin Recreation Fieldhouse & Facilities Manager  |
| Megan Suhadolc                | Basin Recreation Interim District Director        |
| Spencer White                 | Replay Resorts                                    |
| Sebe Zeisler                  | Park City Recreation Advisory Board               |
| Others in Attendance          |   |
| Dawn Bowes                    | Equestrian Community                              |
| Jeff Dempsey                  | Park Record                                       |
| Todd Hauber                   | Park City School District                         |
| Molly Miller                  | Park City School District                         |
| Michael Montgomery            | Equestrian Community                              |
| Landmark Design Planning Team |   |
| Mark Vlastic                  | Principal and President, Landmark Design          |
| Lisa Benson                   | Senior Associate, Landmark Design                 |
| Seth Striefel                 | Project Architect, Sparano+Mooney Architects      |

MEETING NOTES

1. INTRODUCTIONS

The meeting began with introductions as there were several new people joining the meeting, including additional representatives from the School District, the equestrian community, and the Park Record.

2. DISCUSSION ON COMMENTS FROM PUBLIC MEETINGS

Mark and Lisa from Landmark Design ran through the Summary of Comments from the public meetings, which is available on the project website ([www.recfacilitiesmp.org](http://www.recfacilitiesmp.org)). The Landmark Design Team received an email and letter from Dawn Bowes and the equestrian community, which are included in the comments available on the project website. Lisa will forward the email and letter directly to the Advisory Committee as well.

Below are comments from the Advisory Committee:

Equestrian Uses

- There has to be flexibility in this plan to accommodate additional needs and requests beyond the specific facilities delineated in the three previous studies. The Landmark Design Team needs to sit down with staff from Park City and the Basin and look at equestrian issues.
- Some equestrian facilities such as trails and trailheads will be easy to tackle (low-hanging fruit).
- The Snyderville Basin General Plan already has equestrian areas designated. Trailheads and other facilities should be concentrated where that use already exists, such as near Round Valley and Silver Creek.
- Indoor equestrian facilities are good opportunities for public/private partnerships, and should be approached in that manner.
- Remember that the purpose of this plan is to build on the previous studies to locate facilities, not to bring in new facilities that weren't prioritized in the previous plans.

- Maybe Clark's Ranch could be passive recreation with basic equestrian facilities. Perhaps this could be a partnership opportunity with the National Ability Center (NAC).
- This plan may be the starting point for a discussion with all parties regarding equestrian facilities, but the project timeline may not allow full integration of these facilities into this particular plan

Traffic, Transportation, & Facility Distribution

- The Triangle Parcel seems so far out of town. Think about concentrating facilities closer into existing recreation areas.
- People said Quinn's was too far out of town when it was first proposed as a major location for recreation facilities, and it has come to feel more as part of town now. The sites along Highway 40 will likely be the same.
- Transportation and Traffic keeps coming up repeatedly as one of the main challenges with the development of any future recreation facilities.
- The County is looking at doing an e-bike share program.
- The Highway 40 corridor seems way out there, but development is coming and we should be planning ahead.
- Recreation facilities should be located according to future population centers.
- Look at the specific uses for distribution – specialized facilities like ice, aquatics, etc. could be concentrated into these mega-sites, while smaller facilities such as fields could be distributed more broadly through the region.
- There is a pattern to traffic issues in the region. Recreational facilities can help ease traffic issues at peak times if you can locate facilities in appropriate areas that will pull people out of the busy pockets of traffic to use facilities at peak traffic hours. Think hours and timing with traffic.
- The Triangle Parcel is within an EPA Operable Unit, and will take longer to develop because it will require cleanup as part of development. This could mean that development in other areas, such as Summit and Jeremy should be a focus area for recreation development before the Triangle Parcel area. Ken will reach out to staff and see what kind of impact this may have.
- These are mining communities – there are 'hot' soils everywhere, so it should not delay one project in particular more than another.
- Look at putting big facilities at 24-acre parcel as well.
- The School District has property in the Jeremy Ranch area, whereas the City and Basin don't own anything out there right now.

Evaluation Criteria

- Add a criteria for how distribution effects School District
- Maybe costs only come into consideration for the top 2 or 3

facilities – does it differ if you build a pool on one site for example, compared to another site?

General Comments

- Does the City and Basin want/need a mega field center like Salt Lake City just completed?
- Evaluate all options that have been developed to this point – don't eliminate any, even if some will obviously be eliminated based on committee and public feedback.
- Field overlap is okay, and is preferred by the Basin and Park City.
- Keep in mind how many people are providing input during the public process. They aren't staggering numbers, and there is conflicting feedback, so the planning team, staff, and the Advisory Committee will need to consider the big picture.
- How do we get more participation? Different locations and times?
- The Landmark Design Team will do a test run with the Advisory Committee on any workshop style activities that are intended for the next round of public meetings.
- The results of the preliminary analysis/evaluation will be provided at the next Advisory Committee meeting so the committee can see how well (or not) the criteria worked.

3. SCHOOL DISTRICT PRESENTATION/INVOLVEMENT IN PLANNING PROCESS

The Park City School District has decided to join Park City and the Basin as a partner in this Recreation Facilities Master Plan, and the planning team and staff will be meeting with them soon to determine the scope of work so Landmark can provide a fee proposal.

The project schedule will likely be changing to address this change in scope, and the Advisory Committee will be updated as soon as a revised schedule and scope have been established.

Todd Hauber with the School District talked briefly about the master planning process the School District went through last year prior to the bond, and ran through a quick set of charts documenting the School District's use of existing facilities and where it is lacking facilities. The biggest need for the School District's students is for indoor space. The School District is in crisis-mode on several facilities, and needs solutions for these problems. If the School District were able to provide indoor space for its students, it could free up City and Basin facilities for the general public.

4. FOLLOW-UP ITEMS

- Landmark Design Team to forward email/letter from Dawn Bowes & equestrian community
- Landmark Design Team, Park City, and Basin to meet with School District 3/23/16 to determine additional scope and adjustments to project schedule.
- Ken Fisher to touch base with City staff on potential time delays on development at Triangle Parcel because of EPA Operable Unit status.





## ADVISORY COMMITTEE MEETING #4 - NOTES

Wednesday, May 4, 2016

Basin Recreation Offices, 5715 Trailside Drive

9:00-11:00 AM

### ATTENDED BY:

#### Advisory Committee Members

|                               |   |
|-------------------------------|---|
| Michael Barille               | Park City Recreation Advisory Board                         |
| Julie Eihausen                | Park City Board of Education                                |
| Ken Fisher                    | Park City Recreation Services Manger                        |
| Becca Gerber                  | Park City Council   |
| Jason Glidden                 | Park City Economic Development Project Manager              |
| Todd Hansen                   | Park City School District Director of Buildings and Grounds |
| Brian Hanton                  | Basin Recreation Parks & Recreation Manager                 |
| Todd Hauber                   | Park City School District Business Administrator            |
| Justine Kadziel               | Basin Recreation Marketing/Website                          |
| Todd Klarich                  | Park City School District Aquatics Director                 |
| Gail Loveland                 | National Ability Center Executive Director                  |
| Jessica Moran                 | Park City Recreation & Marketing Supervisor                 |
| Melissa O'Brien               | Basin Recreation Planning & Legal Affairs Manager           |
| Tate Shaw                     | Park City Assistant Recreation Manager                      |
| Jaime Sheetz                  | Park City High School Athletics & Activities Director       |
| Matt Strader                  | Basin Recreation Fieldhouse & Facilities Manager            |
| Megan Suhadolc                | Basin Recreation Interim District Director                  |
| Sebe Zeisler                  | Park City Recreation Advisory Board                         |
| Landmark Design Planning Team |   |
| Mark Vlastic                  | Principal and President, Landmark Design                    |
| Lisa Benson                   | Senior Associate, Landmark Design                           |
| Seth Striefel                 | Project Architect, Sparano+Mooney Architects                |

### 1. INTRODUCTIONS

The meeting began with introductions as there were several new people joining the meeting.

### 2. DISCUSSION ON COMMENTS FROM PUBLIC MEETINGS

Mark and Lisa from Landmark Design reviewed the Summary of Comments from the April 27th public meeting at the High School, which is available on the project website ([www.RecFacilitiesMP.org](http://www.RecFacilitiesMP.org)).

Some specific comments/site concepts were discussed:

- Can this process move forward since the School District has several planning studies underway dealing with issues such as grade realignment and expansion of the High School? This project needs to move forward, but may require options or other ways to address contingencies depending on the results of those studies.
- Trailside Park – staff from Basin Recreation indicated that the fields and lower parking at Trailside will stay as is. They will not be converting the lower parking lot to a warm up lawn area or to a fields. The community center and upper parking lot concept should move forward.

- There was a comment about making the gyms in the elementary schools more available for public use. Staff from the School District indicated that those gyms are heavily used and programmed for activities like evening meetings and Junior Jazz, and there are no open times that could be made available to the public beyond what is already used.
- The School District is looking at the following groupings for schools: Pre-K – 4th elementary style, 5-6 together, 7-8 together, and 9-12 together. Final decisions will likely come on this by March 2017.
- There were a few comments saying that the School District should not build facilities by itself. Staff from the School District indicated that the School District is more than happy to enter into joint efforts, but also understands that for those situations to be viable for Park City or Basin Recreation, at least half of the available programming time needs to be available to those agencies.
- Gail from the NAC said that the NAC is evaluating the possibility of building indoor recreation space on its property, and it would like to look at partnering with the other recreation agencies in the region so facilities are not duplicated. The NAC could be a big user of indoor facilities during the summer.
- Staff from Park City, Basin Recreation, the School District, and the NAC agreed that it would be beneficial for them all to get together to layout programing needs to help determine the number of fieldhouses needed in the region.
- “Safety” and “Existing Neighborhood Impacts shall not be increased” were suggested as additions to the guiding principles. The committee felt that they were addressed in the evaluation criteria and the subjective analysis, as well as by input from the public on the site concepts.
- There were a few comments on the evaluation criteria regarding costs, neighborhood impacts, and weighting. The committee felt the existing criteria address these concerns. There were a couple of comments stating that facilities should be built for residents, not tourists, but that tourists would benefit from any improvements for residents. Members of the committee pointed out that tourists help make the facilities for residents affordable, that the facilities wouldn't be experiencing the cost recovery they are without tourists or visitors. Members of the committee also said that facilities that may attract or benefit tourists also often offer the possibility of public/private partnering, which makes higher quality facilities more affordable. The committee also said that tournaments are for locals too, not just tourists or visitors, and help make facilities affordable too.
- There was some discussion on the gap in the Jeremy Ranch/

Pinebrook area. Basin Rec is definitely aware of the gap, but doesn't currently have any opportunities for land acquisition in the area. Pinebrook has its own privately owned park with some facilities like fields.

- Equestrian needs were discussed. The committee suggested that at the time of individual facility design, equestrian facilities and accommodations for equestrian users will be incorporated where appropriate. The committee said not to redesign the site plans at this point in time.
  - Some comments suggested other ways to get the word out about the process and to collect public input, like doing a survey. This process builds on the previous community preference survey and the demand study, and a new survey is not in the scope of budget of this plan.
  - To help with public response, members of the committee suggested direct email blasts from the rec agencies, piggybacking on other meetings since there are so many meetings in the City and people get burned out on too many meetings, providing handouts at other meetings, and possibly having meetings on the radio so they can be recorded and people can listen to them later.
  - Food service should be provided at major recreational facilities so that teams don't have to drive back into town for food, then come back out to Quinn's for example, and fight for parking again.
  - The environmental/sustainability component needs to come in at some point. This may be a general section in the plan that discusses Park City, Basin Recreation, and the School District's policies and goals for sustainability, and considerations when the preferred concept and any options are implemented.
  - The previous meeting at the High School missed the opportunity to capture the aspirational/inspirational component of this whole process. Take a minute or two at the beginning of these next meetings to get people excited about the process. Give a timeline of when the previous studies were done rather than showing the results.
  - Consider a website survey/scoring opportunity for the public.
- ### 3. EVALUATION CRITERIA/SCORING REVIEW/BREAKOUT SESSION
- The committee reviewed the refined Evaluation Criteria list and the preliminary scoring for each site. A few modifications to scores were suggested. Each entity will review the scores for its facilities and report back to the planning team for updates.
  - It was suggested that the committee break up into three groups by agency and review scoring as well as discuss concepts to move forward with.
  - The Park City group went through the list of concepts for City-owned properties, and based on public comment, City goals, and

feasibility, recommended the following concepts for each site and priority:

- City Park (1st priority – already included in an RFP that has been issued) – the public preferred Concept B with the building oriented more toward the park interior, and the City would like to carry this option forward to the next phase.
- Quinn’s Junction and IHC basically get treated together (2nd priority) – The fields can easily be implemented to help finish the final phase on the Quinn’s site. The City doesn’t see the sense in moving forward with an outdoor ice arena as it lacks year-round flexibility, and all of the communities that Victus Advisors spoke to for the ice study that had outdoor ice arenas wanted to enclose them. The City also didn’t see aquatics as a viable use on the IHC parcel, especially if the 2nd sheet of ice is added adjacent to the current ice arena, which would increase parking demand, or if it’s determined that a new 2-sheet facility on the IHC parcel is the best ice option to move forward. Concepts B and C for IHC are the preferred concepts to move forward with.
- PC MARC (3rd priority) – the City would like to move forward with a combination of Concepts C & D – adding a new indoor multi-purpose space to the northeast corner of the building and improving the outdoor leisure and lap pools. It was felt that this was not an appropriate site in general to locate a large indoor aquatics facility. The City would support exploring if there is a way to enclose the outdoor lap pool with glass at the MARC during the winter.
- 24-acre Parcel (4th priority)– Concept A makes the most sense to the City, and the public also supported this option as it groups all of the fields together in the center of the site.
- Triangle Parcel (5th priority, if at all) – The City group felt that this site should be given last priority, and that it may end up developing into something completely different down the road that isn’t related to recreation.
- The Basin Recreation group’s preferences for moving forward are below:
- Trailside – move forward with the community center and parking concepts for the south end of the site, but no changes will happen to the existing parking at the northern end of the site by the Basic Rec offices. It was a good exercise to explore the possibilities, but Basin Recreation wants to maintain the integrity of the existing fields, and parking is such a huge issue already on site.
- Willow Creek Park – move forward with this option. The pickleball courts and parking will likely be the first improvements, with the field addition to come later.
- Silver Creek – Preferred option B. This is the approach it wants to

take with future facilities, using the multi-use fields for maximum flexibility.

- The School District group’s preferences for moving forward are summarized below:
  - Ecker – the School District was okay moving forward with one option showing the 50-meter pool, and a second showing a 50-meter lap pool and a leisure pool. The least functional concept for 50-meter and leisure can be eliminated, don’t need two lap/leisure options.
  - Kearns – go back to the existing site plan. Define the needs and show where the facilities to meet those needs can be located. Retain all of the current recreation needs on site, don’t show any school additions at all. Show the location for a potential fieldhouse on the Treasure Mountain site.
4. FOLLOW-UP ITEMS
- Landmark Design Team to develop comprehensive regional recreation concepts and forward to the Advisory Committee for review on May 13th.
  - Park City Recreation, Basin Recreation, and School District will all meet internally to review preliminary matrix scores and provide updated scores to Landmark Design on Monday, May 9th by the end of the day.
  - Representatives from Park City Recreation, Basin Recreation, the School District, and the National Ability Center will all meet as soon as possible to discuss programming times/needs for indoor fieldhouse facilities to help the planning team determine the number of fieldhouses needed in the region.

## ADVISORY COMMITTEE MEETING #5 - NOTES Wednesday, June 1, 2016

Basin Recreation Offices, 5715 Trailside Drive 9:00-11:00 AM

### ATTENDED BY:

#### Advisory Committee Members

|                 |  |
|-----------------|--|
| Julie Eihausen  | Park City Board of Education                             |
| Ken Fisher      | Park City Recreation Services Manger                     |
| Brian Hanton    | Basin Recreation Parks & Recreation Manager              |
| Todd Hauber     | Park City School District Business Administrator         |
| Justine Kadziel | Basin Recreation Marketing/Website                       |
| Todd Klarich    | Park City School District Aquatics Director              |
| Molly Miller    | Park City School District Community Relations Specialist |
| Jessica Moran   | Park City Recreation & Marketing Supervisor              |
| Aaron Newman    | Basin Recreation Board/NAC                               |
| Melissa O’Brien | Basin Recreation Planning & Legal Affairs Manager        |
| Jaime Sheetz    | Park City High School Athletics & Activities Director    |
| Matt Strader    | Basin Recreation Fieldhouse & Facilities Manager         |

|                               |  |
|-------------------------------|--|
| Megan Suhadolc                | Basin Recreation Interim District Director |
| Others                        |  |
| Jeff Dempsey                  | Park Record                                |
| Landmark Design Planning Team |  |
| Mark Vlastic                  | Principal and President, Landmark Design   |
| Lisa Benson                   | Senior Associate, Landmark Design          |

### DISCUSSION ON COMMENTS FROM PUBLIC MEETINGS

The meeting began with a review of the public comments received since the last Advisory Committee meeting. Copies of verbatim comments and the comment summary are available on the project website [www.RecFacilitiesMP.org](http://www.RecFacilitiesMP.org), as well as copies of the presentations from all of the public meetings.

Several members of the public expressed concern about expansion at Willow Creek, particularly over safety concerns during regional events and tournaments. Basin Recreation staff indicated that it has been working to find solutions for some of the parking issues with bigger events at the park, including reducing the number of fields that are used for tournaments and implementing parking restrictions during tournaments. Julie with the School District indicated that she received calls from five or six residents in the Willow Creek neighborhood that are supportive of additional amenities and who said that it’s a small group of vocal opponents that has been speaking up against any additional facilities. Willow Creek includes 66 acres of open space that is permanently protected under a Conservation Easement with Utah Open Lands. Basin Recreation is looking into options for the site.

### TRIANGLE PARCEL

Ken – Triangle parcel makes conceptual sense, but doesn’t have political backing. Very risky to proceed with it, as it is putting all eggs into one basket. Also, there is a lot that hasn’t been worked out by the City and County. Also, it would make it very/too assessable for Wasatch Co. residents. Need to do a Pros/Cons or SWOT for all of the options to illustrate the decision-making process. The Triangle Parcel is owned by both the City and the County.

### AQUATICS

There probably isn’t a need for multiple leisure pools at this point in time. Any major facility decision would require cooperation and partnering among the three entities. Ken indicated that he sees the tradition of partnering on facilities continuing into the future. It would be great if Summer Schlopy’s group could help with the construction costs, and then the three entities could partner on operations and maintenance costs. The preferred concept for aquatics is to make Ecker the “sports” facility to serve school and team needs with a small leisure component, and either the Canyons or Silver Creek as the preferred location for a leisure pool. The PC MARC could be a potential last resort location for indoor leisure if it didn’t work out at the Canyons or Silver Creek. The Canyons site needs to be further vetted, and if it proves to be a viable option, Silver Creek could have placeholder uses like fields and/or parking in case the need arises in the distant future for an additional facility. The PC MARC would stay the same as it is today. In addition, a leisure pool would be the last phase at either Silver Creek or the PC MARC.

Todd Klarich recommended contacting Tom Anderson of Water Design about what he sees as leisure needs/trends at the primary leisure site (versus a smaller leisure as part of the sports facility at Ecker). The Alternative 1 pool option at Ecker with a few tweaks is the pool concept that should move forward. Regarding a leisure pool, it makes more sense from a cost recovery standpoint to house it at the Canyons. With the additional use by tourists, the facility would have a much better cost recovery rate.

It would be helpful to have a few ideas about the type of amenities that will be included in the leisure pool (i.e. Wave pool, slides, lazy river, climbing wall, etc.) to get people excited and illustrate the level of expectations for this facility.

**ICE**

The decision regarding ice hinges on the Black Rock private ice center. If it goes in, the Ice Arena at Quinn’s would remain as-is. If not, the existing ice arena would be converted into a field house and a new 2-sheet facility developed or the existing ice arena would be expanded into a 2-sheet facility. If ice expansion happens in the Quinn’s/IHC 15-acre Parcel area, the decision on whether it’s expansion of the existing arena or conversion to a fieldhouse with a new 2-sheet facility next door depends on whether or not an Olympic venue is needed/desired. The committee would like to wait and see what happens with the proposed private Black Rock ice center. The Recreation Facilities Master Plan should include both options for ice near Quinn’s/IHC in case the development at Black Rock does not come to fruition on a timetable satisfactory to public need.

**FIELDHOUSE/KEARNS**

From the School District’s perspective, it only makes sense for the new facility to be located at the Kearns campus. Offsite facilities won’t meet the needs of its students, and would exacerbate already difficult traffic issues. Park City and Snyderville Basin support that approach. All three entities met last week and discussed programming needs and demands, and determined that only one new fieldhouse is required at this time. If the fieldhouse is located at Kearns, it needs to be sized to be able to meet the needs of the School and the public. The School District probably needs one big enclosed flexible space that can be divided up for multiple uses. The space needs to be multi-use, not just sports oriented. The approximate square footage shown in the current concept (80,000 sf) should be able to meet the School District and public needs. If the School District can build a fieldhouse on Kearns Campus, it will ease demands on the Basin Fieldhouse and the PC MARC. The new fieldhouse can’t be taller than the existing Treasure Mountain school, which is about 42’ tall. The existing gyms in the High School need to be converted to one competition gym.

Indoor tennis at Kearns would be helpful, but may need to be bubbled for cost reasons. Bubbling is more affordable because you don’t have summer cooling costs. Or maybe it could be a combination of indoor and outdoor courts. Tennis needs 6 courts minimum, but 8 would be ideal. Indoor tennis courts would function as tennis courts all the time. There is so much demand, the space would not be used for anything else. Bubbles or temporary structures like Sprung Structures are not allowed in the county, though they are allowed within the City.

**COMMUNITY CENTER**

The Basin wants to keep both the Trailside and Silver Creek options open for a community center. Trailside is a good location and development could happen any time, but if Silver Creek gets built out, there may be enough demand for a

community center there as well. The development would have to happen first at Silver Creek before major facilities would be built.

**GENERAL THOUGHTS**

Explore phasing wherever possible. For example, the fields at Quinn’s could happen relatively soon, with other changes to ice happening later, after more information is known about the Black Rock development and potential Olympic bids.

City Park isn’t the best location for platform tennis because it needs to be lit and it needs a warming hut for users. Consider replacing this use with pickleball courts or sand volleyball courts. Other site concepts were fine, including 24-acre parcel. The 24-acre parcel may be a better location for platform tennis.

**FOLLOW-UP ITEMS**

- Landmark Design to develop preferred alternative and send out to committee, then proceed with development of the draft plan.
- Landmark Design will set up interim reviews with staff as preferred alternative is developed to make sure everything is proceeding well before the public meeting.
- The draft plan will be sent out to the committee for review prior to the public meeting.
- The next public meeting is set for Wednesday, June 29th. Landmark will do two meetings if necessary to ensure good access to the information.

**Aquatics Workshop Notes**  
**AQUATICS WORKSHOP, Greg Cannon, Aquatics Design Group -**  
**NOTES Wednesday, May 11, 2016**  
**Basin Recreation Offices, 5715 Trailside Drive 9:00-11:00 AM**

**ATTENDED BY:**

|                 |   |
|-----------------|---|
| Ken Fisher      | Park City Recreation Services Manger              |
| Brian Hanton    | Basin Recreation Parks & Recreation Manager       |
| Todd Hauber     | Park City School District Business Administrator  |
| Justine Kadziel | Basin Recreation Marketing/Website                |
| Todd Klarich    | Park City School District Aquatics Director       |
| Liz Longhurst   | National Ability Center Executive Director        |
| Jessica Moran   | Park City Recreation & Marketing Supervisor       |
| Melissa O’Brien | Basin Recreation Planning & Legal Affairs Manager |
| Tate Shaw       | Park City Assistant Recreation Manager            |
| Matt Strader    | Basin Recreation Fieldhouse & Facilities Manager  |
| Megan Suhadolc  | Basin Recreation Interim District Director        |
| Sebe Zeisler    | Park City Recreation Advisory Board               |
| Jeff Dempsey    | Park Record                                       |
| Aaron Newman    | Basin Recreation Advisory Board/NAC               |
| Karen Yocum     | Park City Recreation                              |

|                               |  |
|-------------------------------|--|
| Roger Armstrong               | Summit County Council                          |
| Heather Todd                  | Park City Recreation                           |
| Amanda Angevine               | Park City Ice Arena General Manager            |
| Spencer White                 | Replay Resorts                                 |
| Summer Sanders                | Swimmer  |
| Jane Campbell                 | Park City Recreation                           |
| Jamie Sheetz                  | Park City High School Athletics and Activities |
| Director                      |  |
| Landmark Design Planning Team |  |
| Mark Vlasic                   | Principal and President, Landmark Design       |
| Lisa Benson                   | Senior Associate, Landmark Design              |
| Seth Striefel                 | Project Architect, Sparano+Mooney Architects   |
| John Sparano                  | Principal, Sparano+Mooney Architects           |

**1. INTRODUCTIONS**

The meeting began with introductions.

**2. DISCUSSION**

Greg Cannon with Aquatic Design group provided a summary of his background and experience, as well as the typical process for pool design and implementation. He also talked about considerations for municipal aquatics centers and cost recovery. A copy of his presentation is included at the end of these notes.

**GENERAL COMMENTS**

Key is understanding community needs and wants; don’t do cookie cutter design. Participation of staff and community is essential. Programming is key to making an aquatics facility affordable. Ecker pool is 17-18 years old. The use has grown. Need a separation of facilities. No room to accommodate the demand for swimming lessons, which sell out in 5 minutes. Water polo continues to grow, and has potential for scholarship opportunities.

50 years is the general life span for a pool. The mechanical equipment won’t last that long and will need to be replaced before then, but the pool itself will last. Concrete last longer than prefab systems. Myrtha Pools are prefab stainless steel panel systems. The Kamas pool is a Myrtha.

Cost Recovery (average nation-wide)

|                           |      |
|---------------------------|------|
| Competition only- indoor  | 51%  |
| Competition only- outdoor | 57%  |
| Competition + indoor      | 85%  |
| Competition + outdoor     | 80%  |
| Recreation only- indoor   | 96%  |
| Recreation only- outdoor  | 132% |
| NET ZERO                  |      |



Needs to be looked at facility-wide (or city-wide), not just for the pool itself. Pools are by nature energy hogs, so need to look at other areas where greater saving can be achieved, and/or new technologies directly. Can use strategies like heat recovery loops, solar water heating, photovoltaic panels, etc. Ultimately needs to be weighed in comparison to costs to determine how much of a premium the city/entity is willing to pay to achieve net-zero or similar.

As for ice/aquatics combined facilities, you can use heat exchange systems. It's easy to achieve from the engineering standpoint. The facilities have to be in close enough proximity to make it work. Can use ground loop heat recovery which utilizes the constant temperature of the earth, a central plant system, micro-turbines, etc. South Davis and Cottonwood Heights have ice/aquatics in close proximity.

#### LEISURE POOL DESIGN TRENDS

Size and shape need to be adjusted to the shape of the site. Need more aggressive things to keep older kids engaged, as most are geared to younger and older users. This includes taller and bigger slides, lap pools, etc.

#### INDOOR/OUTDOOR FACILITIES

Need to coordinate venting equipment so that energy isn't being wasted heating/cooling air if large roll up doors/windows are open. Helps speed air quality recovery process during super chlorination processes. Clerestory windows are good, but you have to manage glare for life-saving issues. Facility also has to be designed so windows don't fog up.

#### FACILITY TYPES

It can be helpful to mingle competition and recreational facilities so that all members of a family have something to do if one family member is competing.

High altitude/high school swim team/water polo/swim training can usually be designed to work together. High altitude training facilities pair well with ice facilities. You need to involve the community in those decisions. If you are desire a 50-meter competition pool, you need to have warmup pools. These types of pools are maintained at cooler temperatures which are not appealing to recreational swimmers. The depths are usually deeper than most recreation users need too.

A site like the Canyons has the perfect synergy for leisure facility; however is the identified site big enough? Elite training facility might be a good partner as well (doesn't need to be right at the resort, as the swimmers who come for that facility just want it in the area. Should probably be within 5-10 minute drive of the high school. Elite athletes can train while kids are in school.

50-meter pools at elite training facilities generally don't attract recreational users because they are intimidated by the elite athletes.

50-meter pools in community pool settings can utilize bulkheads to separate users. It would just be an operations/management issue. Olympic

and Paralympic athletes use pools for cross training – doesn't have to be competition type facility to meet this need.

One option is to do a smaller lap pool (somewhere between a 25- and 50-meter pool) and add recreational components like water slides, which can increase draw of users, helping to offset utility costs. It all depends on the size of your user groups, capital budgets, and planned use.

Typical age groups for different types of facilities:

|                        |  |
|------------------------|--|
| Splash pad/sprayground | up to age 7  |
| In-Pool features       | up to age 12   |
| Bigger water slides    | teens (generally want more aggressive, challenging features) |

Incorporating a therapy component is possible, but specialized uses generally don't get good cost recovery. Pool areas need to be flexible for multiple user groups to get the best cost recovery. Liz from the NAC mentioned that the adaptive/universal design that Greg mentioned helps people at all stages of life and ensures ongoing involvement in the community.

Summer Sanders mentioned that she would like to see a separate 50-meter at Ecker in addition to the existing pool there, so that the existing pools could provide warm-up space, or have additional lap lanes connected to the 50-meter for warm-up. 50-meter pools can accommodate water polo while still allowing training or swim lessons in part of the pool. A training facility at Ecker would also serve users in Salt Lake County due to location.

Spencer with Replay Resorts said TCFC is interested in donating land for Basin Recreation to build a leisure pool. They said that the cost of admission should allow recovery of all operating costs. He pointed out that 2 out of 5 visitors to ski resorts are not skiing and are looking for other activities.

Ken Fisher said the City would like to consider enclosing the lap pool at the PC MARC with glass to bring some flexibility to the outdoor pool.

#### 3. POST-TOUR CONSIDERATION FROM GREG

PC MARC:

- Potential to provide an enclosed lap pool at the approximate location of the existing outdoor lap pool. This could provide the potential for programming high school swim functions in addition to the public programming, reducing the demand on Ecker.
- If an enclosed pool is preferred, consider the construction type of the building and pool to provide a 50 year life span.
- Consider that the MARC is a primary destination for outdoor swimming by the community and it therefore serves a distinct function.
- Outdoor leisure at the MARC could be replaced with a larger component that serves the needs of a greater age range and could include a slide tower. Enclosure of this facility could present

difficulties in that it would take up a lot of space and may limit direct connection and access to the existing tennis courts.

Canyons:

- The project site will likely require a parking garage structure as space is limited. This is a substantial cost consideration.
- The pool construction cost will increase if building is a suspended system over the parking garage, versus on grade.
- Consider that O & M costs for a year round outdoor leisure component will be substantial, no matter where it is located.

Ecker:

- Consider that new construction versus renovation may make the most sense at Ecker as the existing Ecker Aquatics building is approximately 20 years old and has some exterior walls showing deterioration and will likely not last an additional 50 years. A new 50 year pool should have a building that will also last 50 years.
- Consider that the grades are quite steep to the south of the existing Ecker Aquatics facility. Expansion to the south would increase the costs of construction due to grading and retaining, and will make a perimeter access road difficult to construct.
- Is a middle school the appropriate location for a large aquatics facility that is heavily used by the public? Is this location the best location to attract the high-altitude training constituency if the community determines one is needed/desired?



May 2016



## Who I am:

Greg Cannon

- Over 15 years in the aquatics industry
- Successfully managed over 300 projects in 12 states
- AFO Certified



May 2016



## Who we are:

- Current Projects in Over 30 States & 6 Countries
- Completed Projects in Over 40 States & 25 Countries
- Recognized Experts in Revenue Generating and Sustainable Design
- Competition, Recreation, Leisure & Hospitality Markets
- One of the "Big Three" Aquatics Consultant's in the USA



May 2016



## Mission Statement:

*The mission of Aquatic Design Group is to provide our Clients with the best design and consulting services in the industries, and to assist in the development of finished projects that meet and exceed their unique needs and everyone's expectations. Our goal is to render this service with dedication and commitment to the highest possible level of customer satisfaction, delivered in a professional manner by a team of talented individuals who love what they do.*



May 2016



## Who we are:

- Aquatic Architecture and Engineering
- Founded in 1984
- Over 3,500 Projects Completed Worldwide
- Competition, Recreation, Leisure & Hospitality Markets



May 2016



## Competitive Excellence:

- Over 35 World Records set in ADG designed pools
- Over 90 American and 150 US Open Records set in ADG designed pools
- ADG designed pools have hosted: US Olympic Trials Swimming & Waterpolo; Pan Pacific Games; NCAA Division II Championships; Pac 12 & Mountain West Championships; Dual in the Pool USA vs. Australia; Zones; Regionals; Sectionals; Senior Nationals; Junior Nationals; Masters Nationals; etc. etc. etc.



May 2016



### Our Work: High Schools

Clovis North High School, Fresno, CA

May 2016

### Our Work: High Schools

Yorktown High School, Arlington, VA

May 2016

### Our Work: Collegiate

University of Colorado Student Recreation Center, Boulder, CO

May 2016

### Our Work: High Schools

Mansfield ISD, Mansfield, TX

May 2016

### Our Work: Collegiate

UCLA Spieker Aquatic Center, Los Angeles

May 2016

### Our Work: Collegiate

University of Oregon Student Recreation Center, Eugene, OR

May 2016

Our Work: Hospitality

Port Ghalib Resort Hotels, Marsa Alam, Egypt

May 2016

Our Work: Hospitality

Paradise Beach Club, Cozumel, Mexico

May 2016

Our Work: Municipal

Garside Pool, Las Vegas, Nevada

May 2016

Our Work: Hospitality

The Venetian Resort, Casino, & Spa, Las Vegas, NV

May 2016

Our Work: Municipal

Deanwood Recreation Center, Washington, D.C.

May 2016

Our Work: Municipal

Challenger Recreation Center, Parker, Colorado

May 2016

## We Don't Do Just Pools:

May 2016

## The Process:

- Programming
- Schematic Design
- Design Development
- Construction Documentation
- Permitting/Bidding
- Construction Administration

May 2016

## The Process:

### What is Project Programming?

- Swim Team
- Water Polo
- Recreation Swim
- Birthday Party Rental
- Maintenance & Operations
- Purchasing

May 2016

## We Don't Do Just Pools:

May 2016

## The Process:

- A successful project is one in which programming has defined and established the Client's expectations. At the end of the project when these expectations are met everyone is happy!

May 2016

## The ABC's of Today's Municipal Aquatic Center

May 2016





## WHAT IS UNIVERSAL DESIGN?

“An approach to creating environments and products that are usable by all people to the greatest extent possible”



May 2016



## PRINCIPLES OF UNIVERSAL DESIGN

- Equitable Use
- Flexibility in Use
- Simple and Intuitive Use
- Perceptible Information
- Tolerance for Error
- Low Physical Effort
- Size and Space for Approach and Use



*This design does not disadvantage or stigmatize any group of users.*

May 2016



## AQUATIC PROGRAMS

- **Competitive Programs**
  - Swimming
  - Diving
  - Water Polo
  - Synchronized Swimming
  - Typical 78-82 Degree Water
  - Deep Water Preferred



May 2016



## “ACCESSIBLE” VS. “UNIVERSAL” DESIGN

- **Accessible Design**- Designs that comply with minimum regulations to provide access for and usability by people with disabilities
- **Universal Design**- Designs that work for the entire population of users throughout the expected life span of those users

May 2016



## PARK DESIGN

- Accessibility
- Enduring
- Environmental Sustainability
- Maintenance Friendly
- Multi-Generational
- Revenue Sustainability
- Safety
- Security



May 2016



## AQUATIC PROGRAMS

- **Instructional Aquatics**
  - Learn-to-Swim
  - Skills Improvement
  - Life Safety Classes
  - Mommy & Me
  - Typical 85-90 Degree Water
  - Shallow Water Preferred



May 2016



### AQUATIC PROGRAMS

- **Fitness Classes**
  - Lap Swimming
  - Aqua Jogging
  - Aqua Zumba
  - Aqua Aerobics
  - Typical 83-86 Degree Water
  - Variable Depths Preferred



May 2016



### TYPICAL POOL ISSUES

- Pool Size(s)
- One Pool vs. Multiple Pools
- Indoor versus Outdoor Pool(s)
- Water Temperature(s)
- Water Depths
- Deck Area Requirements
- Storage Spaces
- Ancillary Buildings

May 2016




### AQUATIC FACILITY FINANCIAL SURVEY

| No.  | Category                           | Amount            |
|------|------------------------------------|-------------------|
| 1.0  | REVENUE                            |                   |
| 1.1  | Recreation Swims                   | \$507,760         |
| 1.2  | Swim Lessons                       | \$65,713          |
| 1.3  | Water Exercises                    | \$18,827          |
| 1.4  | School Sports Rentals              | \$11,000          |
| 1.5  | Team Sports Rentals                | \$31,240          |
| 1.6  | Master's Sports Rentals            |                   |
| 1.7  | Competitive Meets                  |                   |
| 1.8  | Parties/Banquets                   | \$14,213          |
| 1.9  | Food & Beverage                    | \$93,667          |
| 1.10 | Merchandise                        | \$3,882           |
|      | <b>TOTAL REVENUE</b>               | <b>\$845,199</b>  |
| 2.0  | EXPENSE                            |                   |
| 2.1  | Full Time Staff Labor              | \$305,217         |
| 2.2  | Benefits for 2.1 above             | \$146,619         |
| 2.3  | Part-time Staff Labor              | \$179,468         |
| 2.4  | Benefits for 2.3 above             | \$99,031          |
| 2.5  | Advertising and Promotion          |                   |
| 2.6  | Insurance                          | \$11,026          |
| 2.7  | Maintenance and Repairs            | \$62,753          |
| 2.8  | Utilities                          | \$95,123          |
| 2.9  | Miscellaneous Expense              | \$108,659         |
|      | <b>SUBTOTAL EXPENSE</b>            | <b>\$848,417</b>  |
| 3.0  | COST OF SALES                      |                   |
| 3.1  | Food and Beverage                  | \$28,212          |
| 3.2  | Merchandise                        | \$18,717          |
|      | <b>SUBTOTAL COST OF SALES</b>      | <b>\$46,929</b>   |
| 4.0  | <b>TOTAL EXPENSES</b>              | <b>\$895,346</b>  |
| 5.0  | <b>NET OPERATING INCOME (LOSS)</b> | <b>(\$49,147)</b> |

Other Miscellaneous Comments:  
 \*None Actual Total Revenue For Facility: \$845,199  
 \*None Actual Total Expense For Facility: \$848,417  
 \*None Actual 2016 Profit = \$26,878.00

May 2016



### AQUATIC PROGRAMS

- **Recreational Swim**
  - Open Swim
  - Birthday Parties
  - Rental Uses
  - Movie Night
  - Typical 83-86 Degree Water
  - Variable Depths Preferred



May 2016

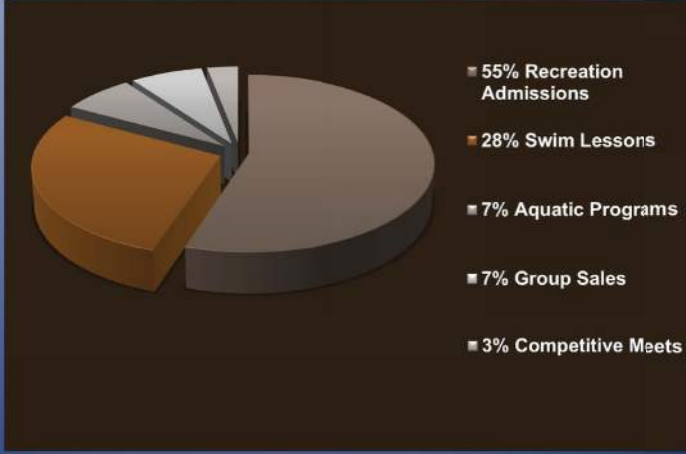


### The ABC's of Cost Recovery

May 2016




### Revenue Analysis



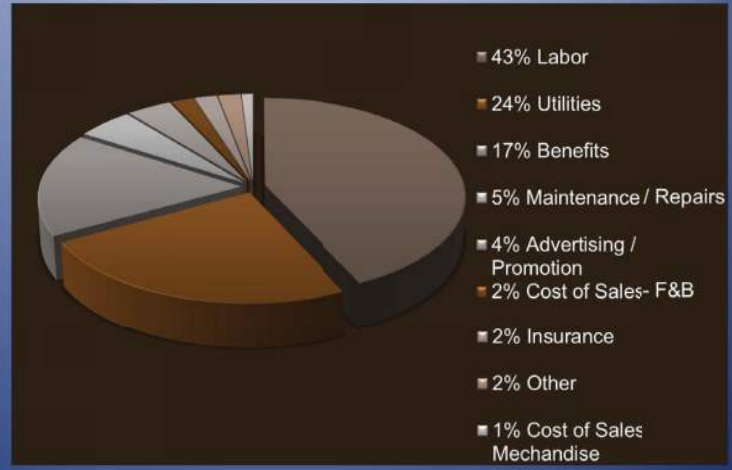
- 55% Recreation Admissions
- 28% Swim Lessons
- 7% Aquatic Programs
- 7% Group Sales
- 3% Competitive Meets

May 2016





### Expense Analysis



May 2016



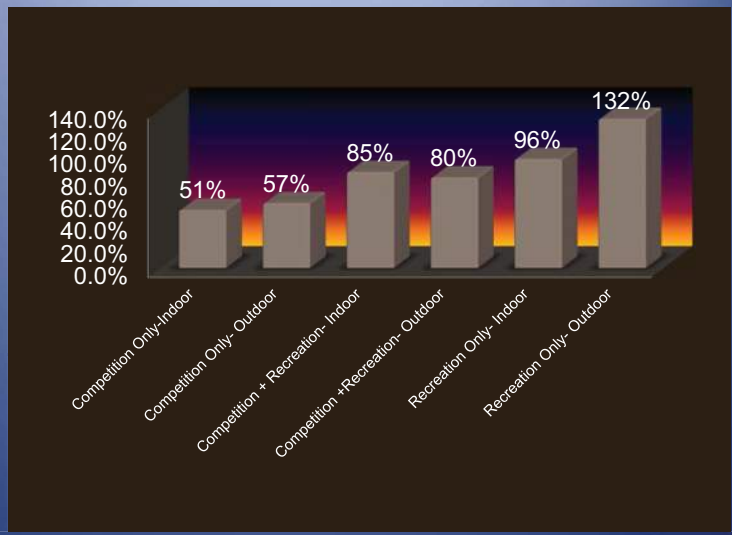
## TIME FOR QUESTIONS: THANK YOU!

Greg Cannon, Senior Project Manager  
760-444-8302 [gcannon@aquaticdesigngroup.com](mailto:gcannon@aquaticdesigngroup.com)

May 2016



### Cost Recovery Analysis



### Cost Recovery Analysis

May 2016



## Appendix D: Additional Information

### Traffic Studies - Kearns Boulevard, 24-acre Parcel, City Park and Quinn's Junction.

Horrocks Engineers conducted traffic studies for several Park City-owned sites, which follow.

06.24.2016

**To:**  
Alfred Knotts  
Transportation Planning  
Manager  
Park City Municipal  
Corporation

**From:**  
Steven Lord, PE  
Project Manager  
Horrocks Engineers

**Re:**  
Park City Kearns Campus  
Study

## Park City Kearns Campus Study

### Introduction/Purpose

A request has been made to determine the effects of the removal and addition of buildings on Kearns Campus in Park City, UT. The purpose of this memorandum is to provide details of the effects that the new trips generated by this change at Kearns Campus will have on the surrounding transportation system. The following paragraphs summarize the findings of the study.

### Site Description

The site is located along SR-248 in Park City, UT. The removal of one existing building and the addition of two new buildings will be conducted at this site. The Treasure Mountain Middle School will be removed from the site and replaced with a parking lot. The first new building will be built to the north of the parking lot that will replace the middle school and will be an Indoor Multi-Purpose Space building. The second building will be located to the west of the football field and track. The second building will be an Athletic Support Building. Tennis courts will be installed to the north of the Indoor Multi-Purpose Space building.

### Analysis

#### Study Area

The Kearns Campus is located along SR-248 (Kearns Boulevard) in Park City. Appendix A provides details to the site and the alterations that will occur at the sight. Of the six entrances that enter Kearns Campus, only one is signalized. In order for the impact of the new trips to be assessed, the following intersections were included as part of this study (numbers in brackets are ID number from the Synchro program and correspond to subsequent figures):

- [2] Kearns Boulevard and Bonanza Drive
- [24] Kearns Boulevard and Buffalo Bill Drive
- [41] Sidewinder Drive and Gold Dust Lane
- [42] Kearns Boulevard and Sidewinder Drive
- [51] Kearns Boulevard and Comstock Drive
- [84] Sidewinder Drive and Comstock Drive

#### Park City Kearns Campus Study

Tel 801-763-5100  
Fax 801-763-5101

2162 West Grove Parkway #400  
Pleasant Grove, UT 84062

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stevenl@horrocks.com

**HORROCKS**  
ENGINEERS

Trip Generation

Trip generation values were determined for the site using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (9<sup>th</sup> edition). The trips generated for the site were determined for three generators. The three generators and the trips generated are represented in Table 1.

Table 1. Trips Generated for Kearns Campus

| Kearns Campus Park City |          |              |      |      |
|-------------------------|----------|--------------|------|------|
| Variable                | Quantity | PM Peak Hour |      |      |
|                         |          | Total        | In   | Out  |
| Middle School (522)     |          | 4.35         | 55%  | 45%  |
| 1000 sf GFA             | 150      | -550         | -197 | -155 |
| Soccer Complex (488)    |          | 17.7         | 67%  | 33%  |
| Number of Fields        | 1        | 18           | 12   | 6    |
| Tennis Courts (490)     |          | 17.7         | 50%  | 50%  |
| Number of Courts        | 6        | 108          | 54   | 54   |
| Total New Trips         |          | -226         | -131 | -95  |

The trips generated from the middle school were removed from the model due to the middle school being relocated off-site. It is unlikely that the support building will generate any eternal trips. Trips for the Indoor Multi-Purpose Space were added to the model using the ITE Trip Generation Manual category of soccer complex. This category most likely approximates the number of trips expected for a multi-purpose indoor facility. The tennis court trips were also determined for the study area. It is expected that during the PM peak hour the site will generate 226 less trips as a recreation complex than it did as a middle school.

Study Methodology

Turning movements were counted at each study intersection from 2:45 PM to 4:45 PM. The peak period during the study was determined to be 3:45 PM to 4:45 PM. These times include the hour containing the existing school end times. The existing condition along with the modified

condition was analyzed to determine the impact of the proposed removal and addition of buildings at the site:

1. Existing Conditions from 3:45 PM to 4:45 PM
2. Modified Conditions from 3:45 PM to 4:45 PM

The existing condition was analyzed in the Synchro program to provide a base line for the analysis. The modified condition was analyzed by removing the middle school and adding the purposed new land uses to the model. In each case the Level of Service (LOS) of the intersections were computed using the HCM 2010 methodology for calculating intersection traffic performance. The existing condition and the modified condition scenarios were compared and differences in LOS identified.

Results

The following **Table 1** shows the expected conditions at each intersection with the existing and modified conditions. The intersection of Kearns Boulevard and Sidewinder Drive currently experiences unacceptable LOS.

Table 2. LOS at Study Intersections with Existing and Modified Conditions

| Intersection              | Existing | Modified |
|---------------------------|----------|----------|
| [2] Kearns/Bonanza        | LOS D    | LOS C    |
| [24] Kearns/Buffalo Bill  | LOS C    | LOS B    |
| [41] Sidewinder/Gold Dust | LOS B    | LOS A    |
| [42] Kearns/Sidewinder    | LOS E    | LOS C    |
| [51] Kearns/Comstock      | LOS C    | LOS C    |
| [84] Kearns/Sidewinder    | LOS A    | LOS A    |

Conclusion/Recommendations

- The proposed modifications to the site are likely to result in a net reduction in PM peak hour trips of approximately 226 trip.
- The intersection of Kearns and Sidwinder currently operates at an acceptable LOS.
- The proposed modifications to the site should result in better operations at each of the study intersections during the study period of 3:45 pm to 4:45 pm.

Appendix A. Site Image and Details



Figure 1. Site area.

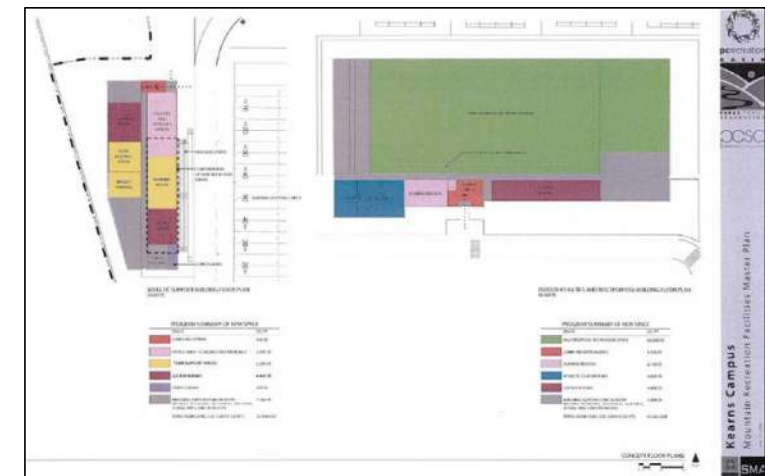


Figure 2. New buildings details.

# 24-Acre Parcel Trip Generation and Parking Generation

Park City, UT

Prepared by:



Prepared for: Park City

## 24-Acre Parcel Center Analysis

The city is proposing a new 24 acre park close to Quinn's Junction. The concept plan included in the Mountain Recreation Facilities Master plan includes the following:

- 2 lighted baseball/softball fields
- 3 lighted soccer (multi-purpose) fields
- Pavilions
- Pickleball courts
- Sand Volleyball courts
- Trail connection to Quinn's Junction
- Playground

The analysis includes the trip generation and parking generation for the proposed park. The ITE Trip Generation Manual (9<sup>th</sup> edition) and the ITE Parking Generation Manual (4<sup>th</sup> edition) were used. To adequately estimate trip generation for the park, two land uses were used, City Park (ITE 411) and Soccer Complex (ITE 488). **Table 1** and **Table 2** show the estimated trip and parking generation for the proposed park.

Table 1: Trip Generation

| 24 Acre Parcel Trip Generation  |          |              |            |            |              |           |           |              |           |           |
|---------------------------------|----------|--------------|------------|------------|--------------|-----------|-----------|--------------|-----------|-----------|
| 24 Acre Parcel                  |          |              |            |            |              |           |           |              |           |           |
| Variable                        | Quantity | Daily        |            |            | AM Peak Hour |           |           | PM Peak Hour |           |           |
|                                 |          | Total        | In         | Out        | Total        | In        | Out       | Total        | In        | Out       |
| <b>City Park (ITE 411)</b>      |          | <b>5.00</b>  | 50%        | 50%        | <b>4.50</b>  | 56%       | 44%       | <b>3.50</b>  | 57%       | 43%       |
| Acre                            | 18.0     | 90           | 45         | 45         | 81           | 45        | 36        | 63           | 36        | 27        |
| <b>Soccer Complex (ITE 488)</b> |          | <b>71.33</b> | 50%        | 50%        | <b>1.12</b>  | 57%       | 43%       | <b>17.70</b> | 67%       | 33%       |
| Fields                          | 3.0      | 214          | 107        | 107        | 3            | 2         | 1         | 53           | 36        | 18        |
| <b>Total Trips</b>              |          | <b>304</b>   | <b>152</b> | <b>152</b> | <b>84</b>    | <b>47</b> | <b>37</b> | <b>116</b>   | <b>71</b> | <b>45</b> |

ITE Trip Generation 9th Edition

Table 2: Parking Generation

| 24 Acre Parcel Parking Generation |          |              |
|-----------------------------------|----------|--------------|
| 24 Acre Parcel                    |          |              |
| Variable                          | Quantity | Peak Parking |
|                                   |          | Total        |
| <b>City Park (ITE 411)</b>        |          | <b>5.10</b>  |
| Acre                              | 18.0     | 92           |
| <b>Soccer Complex (ITE 488)</b>   |          | <b>38.00</b> |
| Fields                            | 3.0      | 114          |
| <b>Total</b>                      |          | <b>206</b>   |

ITE Parking Generation 4th Edition

### Conclusions

The proposed park will generate 304 daily, 84 AM peak, 116 PM peak trips. The analysis for the parking generation is based on the peak parking time period, which occurs on the weekends. The new community center will require 206 parking spaces during the peak period. Based on the site plan in the Mountain Recreation Facilities Master Plan, there will be adequate parking available.

# City Park Community Center Trip Generation and Parking Generation

City Park, Park City, UT

Prepared by:



Prepared for: Park City



### City Park Community Center Analysis

The city is proposing a new 22,500 SF community center at City Park. This community center will include multipurpose and classroom space which will accommodate the following:

- Youth camp program run by the city
- Activities for seniors
- Dedicated storage
- Kitchen space
- Classrooms
- Conference spaces

The analysis compares the trip generation and parking generation of the existing to the proposed community center. The ITE Trip Generation Manual (9<sup>th</sup> edition) and the ITE Parking Generation Manual (4<sup>th</sup> edition) were used. **Table 1** and **Table 2** show the estimated trip and parking generation for the existing and proposed community center.

**Table 1: Trip Generation**

| City Park Trip Generation                 |          |       |     |     |              |     |     |              |     |     |
|---|----------|-------|-----|-----|--------------|-----|-----|--------------|-----|-----|
| Existing Community Center                 |          |       |     |     |              |     |     |              |     |     |
| Variable                                  | Quantity | Daily |     |     | AM Peak Hour |     |     | PM Peak Hour |     |     |
|   |          | Total | In  | Out | Total        | In  | Out | Total        | In  | Out |
| Recreational Community Center (ITE 495)   |          | 33.82 | 50% | 50% | 2.89         | 57% | 43% | 3.35         | 48% | 52% |
| 1000 Sq. Ft. GFA                          | 4.5      | 152   | 76  | 76  | 13           | 7   | 6   | 15           | 7   | 8   |
| New Community Center (with Senior Center) |          |       |     |     |              |     |     |              |     |     |
| Variable                                  | Quantity | Daily |     |     | AM Peak Hour |     |     | PM Peak Hour |     |     |
|   |          | Total | In  | Out | Total        | In  | Out | Total        | In  | Out |
| Recreational Community Center (ITE 495)   |          | 33.82 | 50% | 50% | 2.89         | 57% | 43% | 3.35         | 48% | 52% |
| 1000 Sq. Ft. GFA                          | 22.5     | 761   | 380 | 380 | 65           | 37  | 28  | 75           | 36  | 39  |

ITE Trip Generation 9th Edition

**Table 2: Parking Generation**

| City Park Parking Generation              |          |              |
|---|----------|--------------|
| Existing Community Center                 |          |              |
| Variable                                  | Quantity | Peak Parking |
|   |          | Total        |
| Recreational Community Center (ITE 495)   |          | 3.20         |
| 1000 Sq. Ft. GFA                          | 4.5      | 14           |
| New Community Center (with Senior Center) |          |              |
| Variable                                  | Quantity | Peak Parking |
|   |          | Total        |
| Recreational Community Center (ITE 495)   |          | 3.20         |
| 1000 Sq. Ft. GFA                          | 22.5     | 72           |

ITE Parking Generation 4th Edition

### Conclusions

The addition of the new community center adds 609 daily, 52 AM peak, 60 PM peak trips. The analysis for the parking generation is based on the peak parking time period, which is between 6:00-8:00 PM. The new community center will require an additional 58 parking spaces during the peak hour.

# Quinn's Junction Sensitivity Analysis

## SR-248/Round Valley Drive, Park City, Utah

Prepared by:



Prepared for: Park City

### SR-248/Round Valley Drive Analysis

A continuation of the IHC Park City Medical Office Building TIS was conducted to determine the number of trips that may be added to the roadway network based on the recommended and alternative Quinn's Junction site plans included in the Mountain Recreation Facilities Master Plan. Each alternative is shown in **Figure 1 – Figure 3** (Figure 9-11 of the Mountain Recreation Facilities Master Plan). The analysis shows the Level of Service at the intersection of SR-248/Round Valley Drive for each site plan.

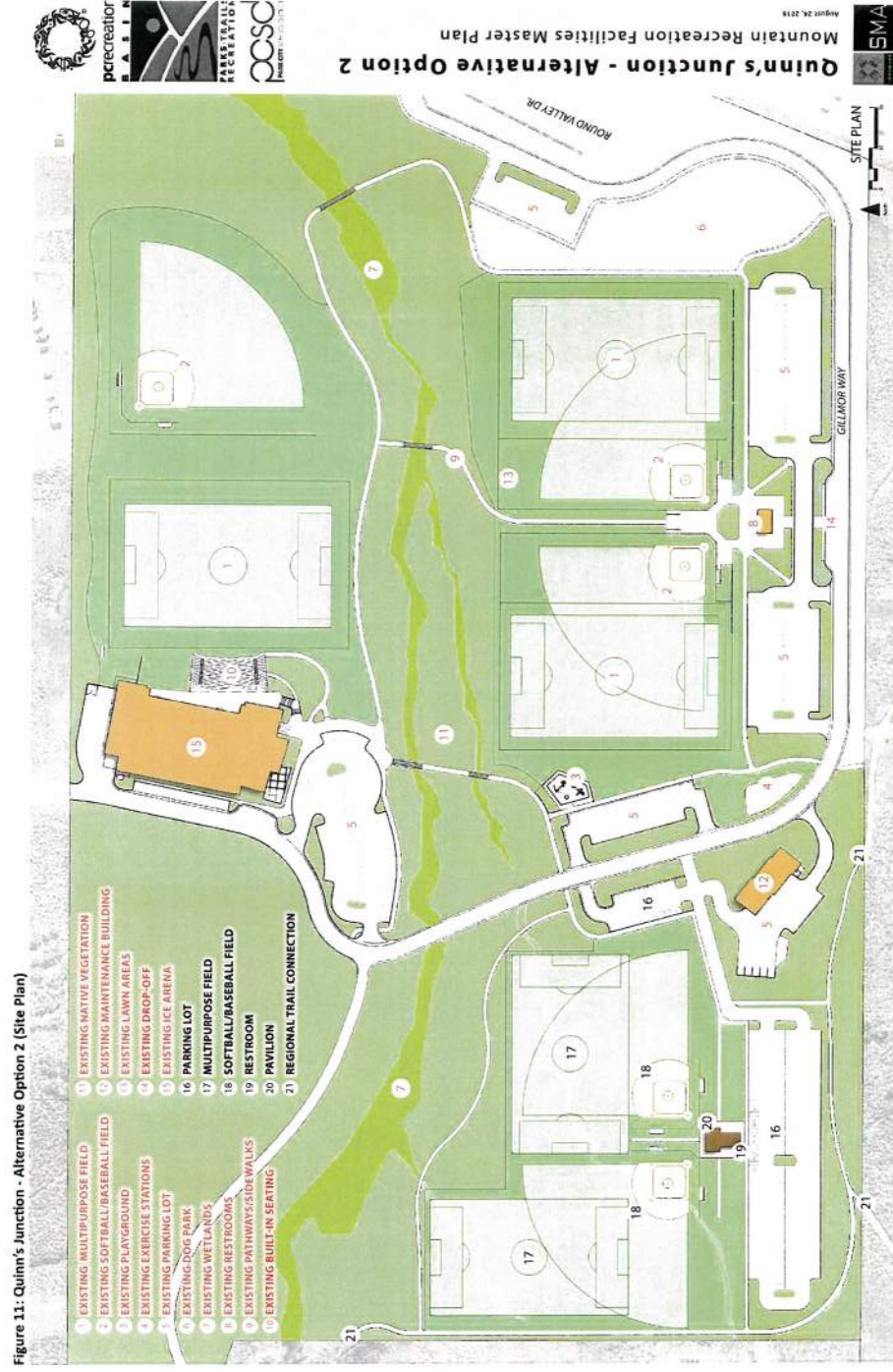
The base scenario used for the analysis was the PM peak hour of "2021 Background Traffic + Project + Additional Traffic" from the previous TIS. SR-248/Round Valley Drive had a Level of Service (LOS) of C and an average control delay of 27.1 sec/veh during the PM peak hour of this scenario.

Additional trips were added according to the same methodology and distribution that were used in the original TIS. Multiple land uses were analyzed, and all rates were obtained from the Institute of Transportation Engineers' (ITE) publication *Trip Generation Manual, 9th Edition*. **Table 1** shows the trip generation for each site plan alternative.

**Table 1: Trip Generation for all Site Plans**

| Variable                   | Trip Generation     |            |            |            |               |            |            |           |               |            |            |           |
|----------------------------|---------------------|------------|------------|------------|---------------|------------|------------|-----------|---------------|------------|------------|-----------|
|                            | Recommended Concept |            |            |            | Alternative 1 |            |            |           | Alternative 2 |            |            |           |
|                            | Qty                 | Total      | In         | Out        | Qty           | Total      | In         | Out       | Qty           | Total      | In         | Out       |
| Ice Skating Rink (ITE 465) | 2.36                | 45%        | 55%        |            | 2.36          | 45%        | 55%        |           | 2.36          | 45%        | 55%        |           |
| 1000 Sq. Ft. GFA           | 86                  | 203        | 91         | 112        | 43            | 203        | 91         | 112       | 43            | 101        | 46         | 56        |
| Soccer Complex (ITE 488)   | 17.70               | 67%        | 33%        |            | 17.70         | 67%        | 33%        |           | 17.70         | 67%        | 33%        |           |
| Fields                     | 4                   | 71         | 47         | 23         | 4             | 71         | 47         | 23        | 5             | 89         | 59         | 29        |
| City Park (ITE 411)        | 4.50                | 61%        | 39%        |            | 4.50          | 61%        | 39%        |           | 4.50          | 61%        | 39%        |           |
| Acres                      | 3                   | 11         | 7          | 4          | 3             | 11         | 7          | 4         | 3             | 11         | 7          | 4         |
| <b>Total New Trips</b>     |                     | <b>285</b> | <b>146</b> | <b>139</b> |               | <b>184</b> | <b>100</b> | <b>84</b> |               | <b>201</b> | <b>112</b> | <b>89</b> |

ITE Trip Generation 9th Edition



Mountain Recreation Facilities Master Plan

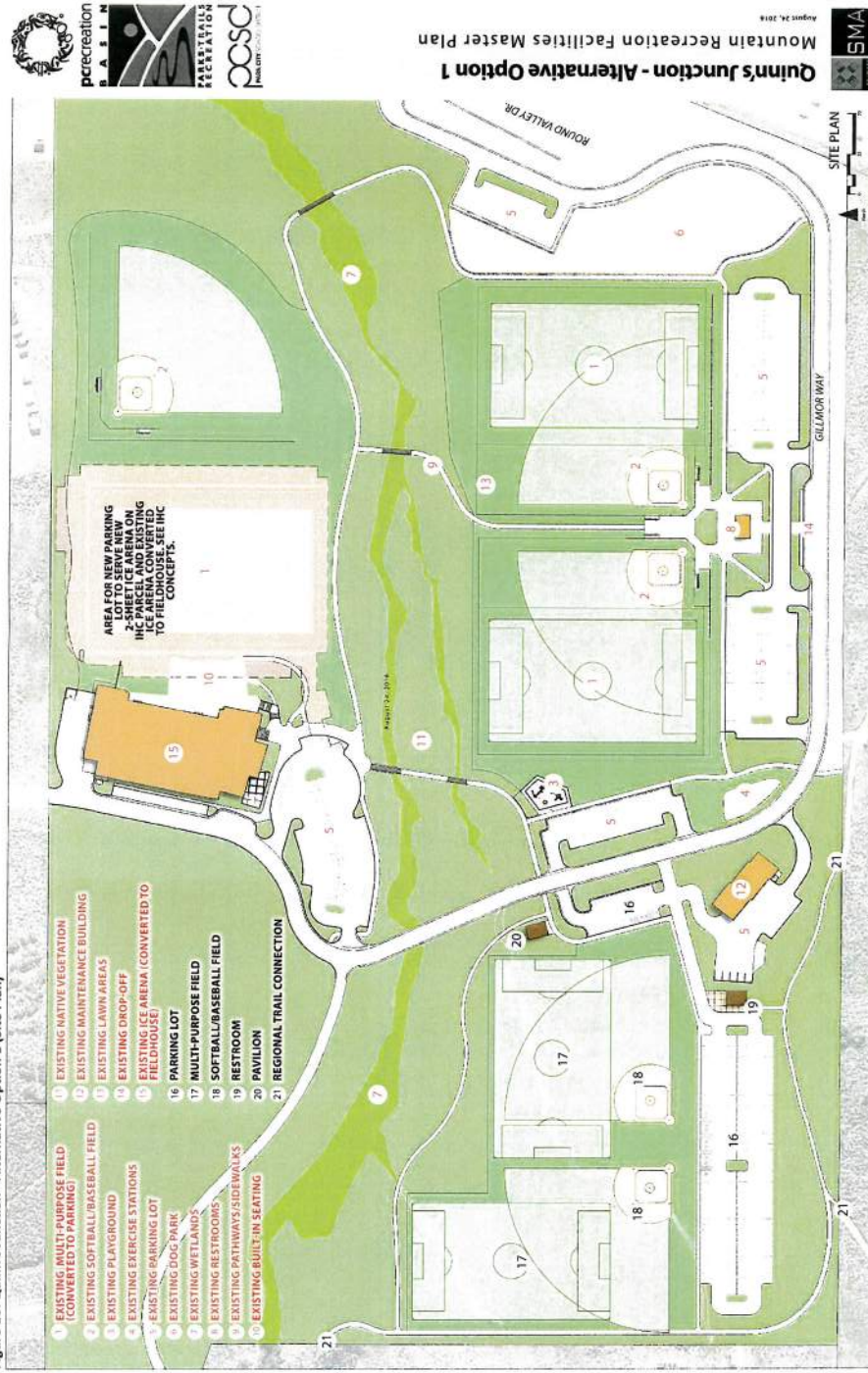
(DRAFT) October 20, 2016 | 17



Mountain Recreation Facilities Master Plan

(DRAFT) October 20, 2016 | 15

Figure 10: Quinn's Junction - Alternative Option 1 (Site Plan)



16 | October 20, 2016 (DRAFT)

Mountain Recreation Facilities Master Plan

### Analysis

Incorporating the trip generation for each park alternative from Table 1, the LOS remains the same for the SR-248 and Round Valley Drive. Table 2 shows the delay and LOS for each alternative as compared to the TIS without the park. There are minimal increases in delay for each alternative.

Table 2: SR-248/Round Valley Drive LOS

| Intersection ID             | Intersection              | PM Peak Hour                    |                  |
|-----------------------------|---------------------------|---------------------------------|------------------|
|                             |                           | Average Control Delay (sec/veh) | Level of Service |
| <b>Without Park</b>         |                           |                                 |                  |
| 5                           | SR-248/Round Valley Drive | 27.1                            | C                |
| <b>Recommended Concept</b>  |                           |                                 |                  |
| 5                           | SR-248/Round Valley Drive | 29.8                            | C                |
| <b>Alternative Option 1</b> |                           |                                 |                  |
| 5                           | SR-248/Round Valley Drive | 28.6                            | C                |
| <b>Alternative Option 2</b> |                           |                                 |                  |
| 5                           | SR-248/Round Valley Drive | 28.6                            | C                |

# Construction Costs

Preliminary Opinions of Probable Cost were developed for the recommended concept and alternative options to assist with high level

planning as the three entities coordinate implementation.

| MOUNTAIN RECREATION FACILITIES MASTER PLAN   |                  |                     |                     |                    |                     |
|--|------------------|---------------------|---------------------|--------------------|---------------------|
| 17 OCTOBER 2016  |                  |                     |                     |                    |                     |
|  |                  | Current             | CURRENT             |                    | CURRENT             |
|  |                  | Construction        | TOTAL               | Design Fees        | CONSTRUCTION        |
|  | Quantity         | Unit Cost           | COST                | 10.0 %             | COST WITH           |
|  |                  |                     |                     |                    | DESIGN FEES         |
| <b>City Park - Recommended Concept</b>   | <b>80,000 SF</b> | <b>\$96.50</b>      | <b>\$7,729,000</b>  | <b>\$774,000</b>   | <b>\$8,503,000</b>  |
| Demo Existing Building   | 88,000 SF        | \$6.00              | \$528,000           | \$53,000           | \$581,000           |
| Community Center   | 22,500 SF        | \$275.00            | \$6,188,000         | \$619,000          | \$6,807,000         |
| Playground   | 7,150 SF         | \$32.00             | \$229,000           | \$23,000           | \$252,000           |
| Splash Pad/Sprayground   | 2,000 SF         | \$75.00             | \$150,000           | \$15,000           | \$165,000           |
| Concrete Plaza   | 12,200 SF        | \$12.00             | \$146,000           | \$15,000           | \$161,000           |
| Sidewalks 10' wide   | 325 LF           | \$80.00             | \$26,000            | \$3,000            | \$29,000            |
| Sidewalks 6' wide  | 380 LF           | \$50.00             | \$19,000            | \$2,000            | \$21,000            |
| Lawn And Trees   | 23,400 SF        | \$7.00              | \$164,000           | \$16,000           | \$180,000           |
| Landscape Bed  | 4,700 SF         | \$10.00             | \$47,000            | \$5,000            | \$52,000            |
| Asphalt Parking With Curb And Gutter   | 3,600 SF         | \$9.00              | \$32,000            | \$3,000            | \$35,000            |
| Misc. Lighting And Furnishings (3 Benches, 1 Picnic Table on Pad, 6 Tables/Umbrellas/w Chairs) | 1 LS             | \$200,000           | \$200,000           | \$20,000           | \$220,000           |
| <b>Quinn's Junction - Recommended Concept</b>  | <b>1 LS</b>      | <b>\$23,434,000</b> | <b>\$23,434,000</b> | <b>\$2,569,300</b> | <b>\$26,003,000</b> |
| Expansion of Ice Arena (from Victus Advisors Study), Site & Building - Option 2B               | 1 LS             | \$20,324,702        | \$20,325,000        | \$2,258,300        | \$22,583,000        |
| 2 Standard Multipurpose/Baseball Fields (Artificial Turf)                                      | 211,000 SF       | \$7.00              | \$1,477,000         | \$148,000          | \$1,625,000         |
| Lawn   | 71,250 SF        | \$2.00              | \$143,000           | \$14,000           | \$157,000           |
| Asphalt Parking With Curb And Gutter   | 75,500 SF        | \$9.00              | \$680,000           | \$68,000           | \$748,000           |
| Native Landscape   | 126,800 SF       | \$1.50              | \$190,000           | \$19,000           | \$209,000           |
| Asphalt Sidewalk/Trail 10' Wide  | 3,950 LF         | \$50.00             | \$198,000           | \$20,000           | \$218,000           |
| Medium Shelter With Tables   | 960 SF           | \$65.00             | \$62,000            | \$6,000            | \$68,000            |
| Concrete Plaza   | 2,670 SF         | \$12.00             | \$32,000            | \$3,000            | \$35,000            |
| Restroom   | 850 SF           | \$385.00            | \$327,000           | \$33,000           | \$360,000           |

| MOUNTAIN RECREATION FACILITIES MASTER PLAN  |                   |                     |                     |                    |                     |
|---|-------------------|---------------------|---------------------|--------------------|---------------------|
| 17 OCTOBER 2016   |                   |                     |                     |                    |                     |
|   |                   | Current             | CURRENT             |                    | CURRENT             |
|   |                   | Construction        | TOTAL               | Design Fees        | CONSTRUCTION        |
|   | Quantity          | Unit Cost           | COST                | 10.0 %             | COST WITH           |
|   |                   |                     |                     |                    | DESIGN FEES         |
| <b>Quinn's Junction - Alternative Option # 1</b>  | <b>1 LS</b>       | <b>\$34,951,000</b> | <b>\$34,951,000</b> | <b>\$3,848,955</b> | <b>\$38,800,000</b> |
| Conversion to Fieldhouse & Parking for New Ice Sheet on Adjacent Parcel (from Victus Study) - Option 3B | 1 LS              | \$31,841,593        | \$31,842,000        | \$3,537,955        | \$35,380,000        |
| 2 Standard Multipurpose/Baseball Fields (Artificial Turf)   | 211,000 SF        | \$7.00              | \$1,477,000         | \$148,000          | \$1,625,000         |
| Lawn  | 71,250 SF         | \$2.00              | \$143,000           | \$14,000           | \$157,000           |
| Asphalt Parking With Curb And Gutter  | 75,500 SF         | \$9.00              | \$680,000           | \$68,000           | \$748,000           |
| Native Landscape  | 126,800 SF        | \$1.50              | \$190,000           | \$19,000           | \$209,000           |
| Asphalt Sidewalk/Trail 10' Wide   | 3,950 LF          | \$50.00             | \$198,000           | \$20,000           | \$218,000           |
| Medium Shelter With Tables  | 960 SF            | \$65.00             | \$62,000            | \$6,000            | \$68,000            |
| Concrete Plaza  | 2,670 SF          | \$12.00             | \$32,000            | \$3,000            | \$35,000            |
| Restroom  | 850 SF            | \$385.00            | \$327,000           | \$33,000           | \$360,000           |
| <b>Quinn's Junction - Alternative Option # 2</b>  | <b>528,535 SF</b> | <b>\$6.00</b>       | <b>\$3,109,000</b>  | <b>\$311,000</b>   | <b>\$3,420,000</b>  |
| 2 Standard Multipurpose/Baseball Fields (Artificial Turf)   | 211,000 SF        | \$7.00              | \$1,477,000         | \$148,000          | \$1,625,000         |
| Lawn  | 71,250 SF         | \$2.00              | \$143,000           | \$14,000           | \$157,000           |
| Asphalt Parking With Curb And Gutter  | 75,500 SF         | \$9.00              | \$680,000           | \$68,000           | \$748,000           |
| Native Landscape  | 126,800 SF        | \$1.50              | \$190,000           | \$19,000           | \$209,000           |
| Asphalt Sidewalk/Trail 10' Wide   | 3,950 LF          | \$50.00             | \$198,000           | \$20,000           | \$218,000           |
| Medium Shelter With Tables  | 960 SF            | \$65.00             | \$62,000            | \$6,000            | \$68,000            |
| Concrete Plaza  | 2,670 SF          | \$12.00             | \$32,000            | \$3,000            | \$35,000            |
| Restroom  | 850 SF            | \$385.00            | \$327,000           | \$33,000           | \$360,000           |
| <b>IHC 15-acre Parcel - Recommended Concept</b>   | <b>1 LS</b>       | <b>\$20,325,000</b> | <b>\$20,325,000</b> | <b>\$2,258,300</b> | <b>\$22,583,000</b> |
| New Building & Site (From Victus Study) - Option 2B   | 1 LS              | \$20,324,702        | \$20,325,000        | \$2,258,300        | \$22,583,000        |
| <b>IHC 15-acre Parcel - Alternative Option # 1</b>  | <b>1 LS</b>       | <b>\$31,842,000</b> | <b>\$31,842,000</b> | <b>\$3,537,955</b> | <b>\$35,380,000</b> |
| New Building & Site (From Victus Study) - Option 3B   | 1 LS              | \$31,841,593        | \$31,842,000        | \$3,537,955        | \$35,380,000        |

| MOUNTAIN RECREATION FACILITIES MASTER PLAN                             |                   |                 |                    |                  |                    |
|--|-------------------|-----------------|--------------------|------------------|--------------------|
| 17 OCTOBER 2016  |                   |                 |                    |                  |                    |
|  |                   | Current         | CURRENT            |                  | CURRENT            |
|  |                   | Construction    | TOTAL              | Design Fees      | CONSTRUCTION       |
|  | Quantity          | Unit Cost       | COST               | 10.0 %           | COST WITH          |
|  |                   |                 |                    |                  | DESIGN FEES        |
| <b>24-acre Parcel - Recommended Concept</b>                            | <b>995,000 SF</b> | <b>\$7.50</b>   | <b>\$7,432,000</b> | <b>\$743,000</b> | <b>\$8,175,000</b> |
| Playing Fields (Lighted, Artificial Turf) 2 Base Ball, 3 Multi-Purpose | 338,000 SF        | \$8.00          | \$2,704,000        | \$270,000        | \$2,974,000        |
| Parking, Asphalt, Curb And Gutter, Landscaping                         | 120,150 SF        | \$9.00          | \$1,081,000        | \$108,000        | \$1,189,000        |
| Maintenance Building   | 1,250 SF          | \$150.00        | \$188,000          | \$19,000         | \$207,000          |
| 6 Pickleball Courts  | 10,875 SF         | \$10.00         | \$109,000          | \$11,000         | \$120,000          |
| Sand Volleyball Courts   | 7,550 SF          | \$12.00         | \$91,000           | \$9,000          | \$100,000          |
| Concrete Plaza, Benches  | 16,000 SF         | \$13.00         | \$208,000          | \$21,000         | \$229,000          |
| Large Shelter, 2 @ 1250 Each   | 2,500 SF          | \$55.00         | \$138,000          | \$14,000         | \$152,000          |
| Small Shelter, 3 @ 250 Each  | 750 SF            | \$65.00         | \$49,000           | \$5,000          | \$54,000           |
| Large Restroom   | 625 SF            | \$385.00        | \$241,000          | \$24,000         | \$265,000          |
| Restroom Concessions   | 1,150 SF          | \$275.00        | \$316,000          | \$32,000         | \$348,000          |
| Pedestrian Bridge, 15 x 8 Each   | 6 EA              | \$10,000        | \$60,000           | \$6,000          | \$66,000           |
| Playground   | 3,400 SF          | \$32.00         | \$109,000          | \$11,000         | \$120,000          |
| Native Landscape   | 301,575 SF        | \$1.50          | \$452,000          | \$45,000         | \$497,000          |
| Lawn   | 70,000 SF         | \$2.00          | \$140,000          | \$14,000         | \$154,000          |
| Picnic Area, Shelters, Trees And Tables                                | 13,200 SF         | \$45.00         | \$594,000          | \$59,000         | \$653,000          |
| New Asphalt Sidewalk/Trail 10' Wide                                    | 6,660 LF          | \$50.00         | \$333,000          | \$33,000         | \$366,000          |
| Asphalt Road, Curb And Gutter  | 68,750 SF         | \$9.00          | \$619,000          | \$62,000         | \$681,000          |
| <b>PC MARC- Recommended Concept</b>                                    | <b>33,800 SF</b>  | <b>\$115.00</b> | <b>\$3,885,000</b> | <b>\$389,000</b> | <b>\$4,274,000</b> |
| Building Addition  | 11,500 SF         | \$285.00        | \$3,278,000        | \$328,000        | \$3,606,000        |
| Expanded Parking Lot   | 8,100 SF          | \$11.00         | \$89,000           | \$9,000          | \$98,000           |
| Aquatics Maintenance Delivery/Access                                   | 3,500 SF          | \$11.00         | \$39,000           | \$4,000          | \$43,000           |
| Platform Tennis (3 Courts)   | 7,300 SF          | \$30.00         | \$219,000          | \$22,000         | \$241,000          |
| Warming Hut w Basement for bubble storage                              | 1,200 SF          | \$175.00        | \$210,000          | \$21,000         | \$231,000          |
| Concrete Around Warming Hut  | 2,200 SF          | \$12.00         | \$26,000           | \$3,000          | \$29,000           |
| Trees  | 30 EA             | \$800.00        | \$24,000           | \$2,000          | \$26,000           |

| MOUNTAIN RECREATION FACILITIES MASTER PLAN  |                  |                 |                     |                    |                     |
|---|------------------|-----------------|---------------------|--------------------|---------------------|
| 17 OCTOBER 2016                             |                  |                 |                     |                    |                     |
|   |                  | Current         | CURRENT             |                    | CURRENT             |
|   |                  | Construction    | TOTAL               | Design Fees        | CONSTRUCTION        |
|   | Quantity         | Unit Cost       | COST                | 10.0 %             | COST WITH           |
|   |                  |                 |                     |                    | DESIGN FEES         |
| <b>PC MARC - Alternative Option # 1</b>     | <b>61,620 SF</b> | <b>\$176.75</b> | <b>\$10,890,000</b> | <b>\$1,090,000</b> | <b>\$11,980,000</b> |
| Building Addition                           | 11,500 SF        | \$285.00        | \$3,278,000         | \$328,000          | \$3,606,000         |
| Expanded Parking Lot                        | 7,300 SF         | \$11.00         | \$80,000            | \$8,000            | \$88,000            |
| Aquatics Maintenance Delivery/Access        | 7,300 SF         | \$11.00         | \$80,000            | \$8,000            | \$88,000            |
| Demo Existing Lap Pool                      | 7,300 SF         | \$10.00         | \$73,000            | \$7,000            | \$80,000            |
| Indoor Lap Pool w/ Small Leisure Component  | 8,100 SF         | \$365.00        | \$2,957,000         | \$296,000          | \$3,253,000         |
| Indoor Lap Pool Deck                        | 3,500 SF         | \$365.00        | \$1,278,000         | \$128,000          | \$1,406,000         |
| Indoor Lap Pool Support/Circulation         | 7,300 SF         | \$365.00        | \$2,665,000         | \$267,000          | \$2,932,000         |
| Platform Tennis (3 Courts)                  | 7,300 SF         | \$30.00         | \$219,000           | \$22,000           | \$241,000           |
| Warming Hut w Basement for Bubble Storage   | 1,200 SF         | \$175.00        | \$210,000           | \$21,000           | \$231,000           |
| Concrete Around Warming Hut                 | 2,200 SF         | \$12.00         | \$26,000            | \$3,000            | \$29,000            |
| Trees                                       | 30 EA            | \$800.00        | \$24,000            | \$2,000            | \$26,000            |
| <b>Trailside Park - Recommended Concept</b> | <b>68,350 SF</b> | <b>\$44.25</b>  | <b>\$3,022,000</b>  | <b>\$303,000</b>   | <b>\$3,325,000</b>  |
| Plaza (Colored Concrete)                    | 10,500 SF        | \$15.00         | \$158,000           | \$16,000           | \$174,000           |
| Community Center/Senior Center/Day Camp     | 8,650 SF         | \$275.00        | \$2,379,000         | \$238,000          | \$2,617,000         |
| Entry Plaza (Colored Concrete)              | 14,000 SF        | \$12.00         | \$168,000           | \$17,000           | \$185,000           |
| Drop-Off                                    | 14,000 SF        | \$9.00          | \$126,000           | \$13,000           | \$139,000           |
| Expanded Parking                            | 21,200 SF        | \$9.00          | \$191,000           | \$19,000           | \$210,000           |

| MOUNTAIN RECREATION FACILITIES MASTER PLAN             |                  |              |               |                     |                    | CURRENT             |
|--|------------------|--------------|---------------|---------------------|--------------------|---------------------|
| 17 OCTOBER 2016  |                  |              |               |                     |                    | CONSTRUCTION        |
|  |                  | Current      | CURRENT       |                     |                    |                     |
|  |                  | Construction | TOTAL         | Design Fees         | COST WITH          |                     |
|  | Quantity         | Unit Cost    | COST          | 10.0 %              | DESIGN FEES        |                     |
| <b>Silver Creek - Recommended Concept</b>              | <b>4,200,000</b> | <b>SF</b>    | <b>\$8.50</b> | <b>\$35,277,000</b> | <b>\$3,529,000</b> | <b>\$38,806,000</b> |
| Community Center                                       | 10,000           | SF           | \$275.00      | \$2,750,000         | \$275,000          | \$3,025,000         |
| Indoor Leisure Aquatics Center                         | 37,000           | SF           | \$365.00      | \$13,505,000        | \$1,351,000        | \$14,856,000        |
| Outdoor Leisure Pool                                   | 15,500           | SF           | \$140.00      | \$2,170,000         | \$217,000          | \$2,387,000         |
| Multipurpose Field (Artificial Turf), 6 @ 128,000 Each | 768,000          | SF           | \$7.00        | \$5,376,000         | \$538,000          | \$5,914,000         |
| Tennis Courts  | 29,000           | SF           | \$15.00       | \$435,000           | \$44,000           | \$479,000           |
| Pickleball Courts                                      | 5,500            | SF           | \$10.00       | \$55,000            | \$6,000            | \$61,000            |
| Maintenance Building                                   | 12,150           | SF           | \$135.00      | \$1,640,000         | \$164,000          | \$1,804,000         |
| Dog Park   | 43,000           | SF           | \$3.00        | \$129,000           | \$13,000           | \$142,000           |
| Sprayground  | 26,000           | SF           | \$4.00        | \$104,000           | \$10,000           | \$114,000           |
| Open Lawn Area   | 114,000          | SF           | \$2.00        | \$228,000           | \$23,000           | \$251,000           |
| Playground With Picnic Shelters                        | 32,575           | SF           | \$35.00       | \$1,140,000         | \$114,000          | \$1,254,000         |
| Trailhead With Restroom 2                              | 12,000           | SF           | \$25.00       | \$300,000           | \$30,000           | \$330,000           |
| Bike Park  | 84,000           | SF           | \$4.00        | \$336,000           | \$34,000           | \$370,000           |
| Entry Plaza  | 12,750           | SF           | \$12.00       | \$153,000           | \$15,000           | \$168,000           |
| Plaza With Restroom And Pavilion                       | 20,500           | SF           | \$30.00       | \$615,000           | \$62,000           | \$677,000           |
| Pavilion 5 @ 1,250 Each                                | 6,250            | SF           | \$55.00       | \$344,000           | \$34,000           | \$378,000           |
| Parking Lot  | 359,200          | SF           | \$9.00        | \$3,233,000         | \$323,000          | \$3,556,000         |
| Loop Trail System - 8' Wide Average                    | 16,000           | LF           | \$40.00       | \$640,000           | \$64,000           | \$704,000           |
| Wetland Protection (Minimal)                           | 56,000           | SF           | \$1.50        | \$84,000            | \$8,000            | \$92,000            |
| Native Area to Remain or Restore (Grading and Seeding) | 2,400,000        | SF           | \$0.85        | \$2,040,000         | \$204,000          | \$2,244,000         |

| MOUNTAIN RECREATION FACILITIES MASTER PLAN             |                  |              |                |                     |                    | CURRENT             |
|--|------------------|--------------|----------------|---------------------|--------------------|---------------------|
| 17 OCTOBER 2016  |                  |              |                |                     |                    | CONSTRUCTION        |
|  |                  | Current      | CURRENT        |                     |                    |                     |
|  |                  | Construction | TOTAL          | Design Fees         | COST WITH          |                     |
|  | Quantity         | Unit Cost    | COST           | 10.0 %              | DESIGN FEES        |                     |
| <b>Silver Creek - Alternative Option # 1</b>           | <b>4,200,000</b> | <b>SF</b>    | <b>\$14.75</b> | <b>\$62,323,000</b> | <b>\$6,233,000</b> | <b>\$68,556,000</b> |
| Fieldhouse   | 116,000          | SF           | \$240.00       | \$27,840,000        | \$2,784,000        | \$30,624,000        |
| Community Center                                       | 10,000           | SF           | \$275.00       | \$2,750,000         | \$275,000          | \$3,025,000         |
| Indoor Leisure Aquatics Center                         | 37,000           | SF           | \$365.00       | \$13,505,000        | \$1,351,000        | \$14,856,000        |
| Outdoor Leisure Pool                                   | 15,500           | SF           | \$140.00       | \$2,170,000         | \$217,000          | \$2,387,000         |
| Multipurpose Field (Artificial Turf), 5 @ 128,000 Each | 640,000          | SF           | \$7.00         | \$4,480,000         | \$448,000          | \$4,928,000         |
| Tennis Courts  | 29,000           | SF           | \$15.00        | \$435,000           | \$44,000           | \$479,000           |
| Pickleball Courts                                      | 5,500            | SF           | \$10.00        | \$55,000            | \$6,000            | \$61,000            |
| Maintenance Building                                   | 12,150           | SF           | \$135.00       | \$1,640,000         | \$164,000          | \$1,804,000         |
| Dog Park   | 43,000           | SF           | \$3.00         | \$129,000           | \$13,000           | \$142,000           |
| Sprayground  | 26,000           | SF           | \$4.00         | \$104,000           | \$10,000           | \$114,000           |
| Open Lawn Area   | 114,000          | SF           | \$2.00         | \$228,000           | \$23,000           | \$251,000           |
| Playground With Picnic Shelters                        | 32,575           | SF           | \$35.00        | \$1,140,000         | \$114,000          | \$1,254,000         |
| Trailhead With Restroom 2                              | 12,000           | SF           | \$25.00        | \$300,000           | \$30,000           | \$330,000           |
| Bike Park  | 84,000           | SF           | \$4.00         | \$336,000           | \$34,000           | \$370,000           |
| Entry Plaza  | 12,750           | SF           | \$12.00        | \$153,000           | \$15,000           | \$168,000           |
| Plaza With Restroom And Pavilion                       | 20,500           | SF           | \$30.00        | \$615,000           | \$62,000           | \$677,000           |
| Pavilion 5 @ 1,250 Each                                | 6,250            | SF           | \$55.00        | \$344,000           | \$34,000           | \$378,000           |
| Parking Lot  | 359,200          | SF           | \$9.00         | \$3,233,000         | \$323,000          | \$3,556,000         |
| Loop Trail System - 8' Wide Average                    | 16,000           | LF           | \$40.00        | \$640,000           | \$64,000           | \$704,000           |
| Wetland Protection (Minimal)                           | 56,000           | SF           | \$1.50         | \$84,000            | \$8,000            | \$92,000            |
| Native Area to Remain or Restore (Grading and Seeding) | 2,520,000        | SF           | \$0.85         | \$2,142,000         | \$214,000          | \$2,356,000         |

| MOUNTAIN RECREATION FACILITIES MASTER PLAN                                |                |              |                 |                     |                    | CURRENT             |
|---|----------------|--------------|-----------------|---------------------|--------------------|---------------------|
| 17 OCTOBER 2016   |                |              |                 |                     |                    | CONSTRUCTION        |
|   |                | Current      | CURRENT         |                     |                    |                     |
|   |                | Construction | TOTAL           | Design Fees         | COST WITH          |                     |
|   | Quantity       | Unit Cost    | COST            | 10.0 %              | DESIGN FEES        |                     |
| <b>Willow Creek Park - Recommended Concept</b>                            | <b>144,850</b> | <b>SF</b>    | <b>\$3.25</b>   | <b>\$469,000</b>    | <b>\$47,000</b>    | <b>\$516,000</b>    |
| Multipurpose Field (Grass)  | 68,000         | SF           | \$2.00          | \$136,000           | \$14,000           | \$150,000           |
| Lawn  | 56,150         | SF           | \$2.00          | \$112,000           | \$11,000           | \$123,000           |
| Pickleball Courts   | 7,200          | SF           | \$10.00         | \$72,000            | \$7,000            | \$79,000            |
| Parking Lot and Walks   | 13,500         | SF           | \$11.00         | \$149,000           | \$15,000           | \$164,000           |
| <b>Canyons Aquatics - Recommended Concept</b>                             | <b>100,000</b> | <b>SF</b>    | <b>\$145.00</b> | <b>\$14,499,000</b> | <b>\$1,450,000</b> | <b>\$15,949,000</b> |
| Indoor Leisure Aquatics (Over Parking Structure)                          | 23,000         | SF           | \$365.00        | \$8,395,000         | \$840,000          | \$9,235,000         |
| Outdoor Leisure Aquatics (Over Parking Structure)                         | 21,000         | SF           | \$140.00        | \$2,940,000         | \$294,000          | \$3,234,000         |
| Parking Structure   | 40,000         | SF           | \$70.00         | \$2,800,000         | \$280,000          | \$3,080,000         |
| Landscape   | 40,000         | SF           | \$5.00          | \$200,000           | \$20,000           | \$220,000           |
| Concrete Flatwork (Sidewalks/Plazas)                                      | 10,000         | SF           | \$11.00         | \$110,000           | \$11,000           | \$121,000           |
| Asphalt Road With Curb And Gutter   | 6,000          | SF           | \$9.00          | \$54,000            | \$5,000            | \$59,000            |
| <b>Ecker Hill - Recommended Concept</b>                                   | <b>255,500</b> | <b>SF</b>    | <b>\$75.75</b>  | <b>\$19,363,000</b> | <b>\$1,937,000</b> | <b>\$21,300,000</b> |
| Demo Existing Aquatics Center (Except for Locker Rooms), Average Depth 6' | 7,400          | SF           | \$15.00         | \$111,000           | \$11,000           | \$122,000           |
| 50-Meter & Leisure Indoor Aquatics Center                                 | 48,000         | SF           | \$365.00        | \$17,520,000        | \$1,752,000        | \$19,272,000        |
| Native Landscape  | 58,000         | SF           | \$1.50          | \$87,000            | \$9,000            | \$96,000            |
| Concrete Flatwork (Sidewalks/Plazas)                                      | 42,100         | SF           | \$11.00         | \$463,000           | \$46,000           | \$509,000           |
| Asphalt Parking With Curb And Gutter                                      | 95,000         | SF           | \$9.00          | \$855,000           | \$86,000           | \$941,000           |
| School Garden Area(Bark Mulch, Trees, Raised Beds)                        | 5,000          | SF           | \$15.00         | \$75,000            | \$8,000            | \$83,000            |
| Retaining Wall for Parking (8' High)                                      | 840            | LF           | \$300.00        | \$252,000           | \$25,000           | \$277,000           |
| <b>Kearns Campus - Recommended Concept</b>                                | <b>796,800</b> | <b>SF</b>    | <b>\$40.50</b>  | <b>\$32,210,000</b> | <b>\$3,221,000</b> | <b>\$35,431,000</b> |
| Indoor Multipurpose Building  | 80,000         | SF           | \$240.00        | \$19,200,000        | \$1,920,000        | \$21,120,000        |
| Convert Softball/Baseball Fields to Artificial Turf (Two Fields)          | 168,400        | SF           | \$7.00          | \$1,179,000         | \$118,000          | \$1,297,000         |
| Lawn  | 60,000         | SF           | \$2.00          | \$120,000           | \$12,000           | \$132,000           |
| Native Landscape  | 175,000        | SF           | \$1.50          | \$263,000           | \$26,000           | \$289,000           |
| Concrete Flatwork (Sidewalks/Plazas)                                      | 58,000         | SF           | \$11.00         | \$638,000           | \$64,000           | \$702,000           |
| Asphalt Parking With Curb And Gutter                                      | 190,000        | SF           | \$9.00          | \$1,710,000         | \$171,000          | \$1,881,000         |
| Athletic Support Building   | 22,000         | SF           | \$315.00        | \$6,930,000         | \$693,000          | \$7,623,000         |
| Tennis Courts with Bubble   | 43,400         | SF           | \$50.00         | \$2,170,000         | \$217,000          | \$2,387,000         |

## Operations & Maintenance Costs

### Operating Costs

Operating costs have been evaluated for most of the major categories of new improvements identified in the master planning process in consultation with Park City, Basin Recreation and the School District. The major categories of improvements include:

- Playing fields and lawn areas
- Fieldhouse and recreation centers
- Parking areas, concrete plazas and walkways
- Restrooms
- Aquatics
- Ice Arenas\*

\*Contained in Victus Advisors study

### Playing Fields and Lawn Areas

Operating costs for grass or artificial turf fields or open areas can vary widely depending on surface type, climate of the local area, and overall service levels. Therefore, in order to better understand costs in Park City, the City provided the following cost estimates for varying service levels (see *Table 10*). Level III was considered to be the service level most likely to be used for playing fields and large areas of lawn space; however, level II was used for new facilities that would have artificial turf.

**Table 10: Cost-of-Service Levels for Fields**

| SERVICE LEVEL | COST PER ACRE | DESCRIPTION   |
|---------------|---------------|---|
| Level I       | \$23,828      | Highly showy areas, lots of flowers etc. (Main Street) You would not likely use this service level  |
| Level II      | \$17,388      | High conditioned Sports fields such as City Park  |
| Level III     | \$10,948      | Sports fields that received less maintenance, practice fields – Quinn’s Sports Complex / Playgrounds – daily maintenance- trash-inspections repairs |
| Level IV      | \$5,152       | Artificial turf field including snow removal, grooming, repairs / Dog park- weed control, trash, drinking fountains, amenities repairs              |
| Level V       | \$3,220       | Disturbed Native areas & wetlands – Noxious weed & trash control, temporary irrigation (Quinn’s wetlands- Native areas)                             |
|               | \$0           | Undisturbed native / wetlands already covered within current city weed program – City owned property only.  |

Source: Park City Parks Department

Large areas of lawn are somewhat less costly to maintain than playing fields but also vary by climate, mowing schedules, level of fertilization, etc. For this analysis, Level III costs have been used, based on input from Park City, for all playing fields and lawn areas, with the exception of those with artificial turf (Level IV). Research indicates that, for lawn areas, average costs may be lower than those provided by Park City, likely indicating higher service levels provided by the City. The National Recreation and Parks Association (NRPA) estimates that it takes 118 hours of labor per acre per year for mowed lawn areas, plus another 75 percent for supply costs. With an average wage of \$12 per hour, this results in a cost of \$2,480 per acre per year.<sup>1</sup>

New playing fields and lawn areas are being considered in the following areas as part of the master planning process:

**Table 11: Estimated Annual Operating Costs for New Playing Fields and Lawn Areas by Location**

| PLAYING FIELDS/LAWN | TYPE   | SQUARE FEET | ANNUAL OPERATING COST |
|---------------------|--|-------------|-----------------------|
| City Park           | Lawn and Trees   | 23,400      | \$5,881               |
| Quinn's Junction    | 2 Standard Multipurpose/ Baseball Fields (artificial turf)           | 211,000     | \$24,956              |
| Quinn's Junction    | Lawn   | 71,250      | \$17,907              |
| 24-acre Parcel      | Playing Fields (lighted, artificial turf) 2 Baseball, 3 Multipurpose | 338,000     | \$39,976              |
| 24-acre Parcel      | Lawn   | 70,000      | \$17,593              |
| Silver Creek        | Multipurpose Field (artificial turf), 6 @ 128,000                    | 768,000     | \$90,834              |
| Silver Creek        | Dog Park   | 43,000      | \$5,086               |
| Silver Creek        | Open Lawn Area   | 114,000     | \$28,652              |
| Silver Creek        | Multipurpose Field (artificial turf), 5 @ 128,000                    | 640,000     | \$75,695              |
| Willow Creek Park   | Multipurpose Field   | 68,000      | \$8,043               |
| Willow Creek Park   | Lawn   | 56,150      | \$14,112              |
| Kearns Campus       | Convert Softball/Baseball Fields to artificial turf (two fields)     | 168,400     | \$19,917              |
| Kearns Campus       | Lawn   | 60,000      | \$15,080              |

<sup>1</sup> [http://www.prm.nau.edu/prm423/cost\\_analysis\\_lesson.htm](http://www.prm.nau.edu/prm423/cost_analysis_lesson.htm)

### Fieldhouse and Recreation Centers

In order to project costs for new recreation centers, the study looked at the existing costs at the PC MARC and the Basin Fieldhouse.

#### PC MARC

As illustrated in *Table 12*, utility costs at the PC MARC, which has 72,865 square feet, average \$2.05 per square foot. In addition, cleaning and janitorial services are estimated by Park City to be \$4.41 per square foot<sup>2</sup>, for total operating costs at the MARC of \$6.46 per square foot. These costs do not include personnel or staffing.

**Table 12: Utility Costs PC MARC**

|                            | ANNUAL COST | COST PER SF   |
|----------------------------|-------------|---------------|
| Sewer                      | \$12,654    | \$0.17        |
| Electric                   | \$111,060   | \$1.52        |
| Gas MARC                   | \$26,007    | \$0.36        |
| <b>Utility Cost per SF</b> |             | <b>\$2.05</b> |

#### Basin Fieldhouse

Operating costs were obtained from the Basin Recreation for the Fieldhouse, a 54,652 square foot facility. As illustrated in *Table 13*, the annual operating costs are \$19.49 per square foot, including personnel costs, based on figures from 2015. The operating costs without personnel costs are \$6.16 per square foot.

Recreation center operating costs, not including personnel, are very similar between PC MARC (\$6.46 per square foot) and Basin Fieldhouse (\$6.16 per square foot).

**Table 13: Basin Fieldhouse Costs 2015 per Square Foot**

| 2015 EXPENSES     | FIELDHOUSE         | COST PER SF    |
|-------------------|--------------------|----------------|
| Salaries/Benefits | \$728,645          | \$13.33        |
| Insurance         | \$13,386           | \$0.24         |
| Supplies          | \$60,063           | \$1.10         |
| Maintenance       | \$96,869           | \$1.77         |
| Advertising       | \$8,668            | \$0.16         |
| Program Expenses  | \$50,199           | \$0.92         |
| Utilities         | \$107,318          | \$1.96         |
| <b>Total</b>      | <b>\$1,065,148</b> | <b>\$19.49</b> |

<sup>2</sup> Based on cleaning services for only a portion of the MARC

### New Recreation Center Facilities

The estimated annual cost, not including personnel, for recreation centers/fieldhouses in Park City and Basin Recreation was broken out by each entity as shown in *Table 14*, with very similar operating costs on a per square foot basis.

**Table 14: Estimated Annual Operating Costs for Recreation Centers in Park City and the Basin Per SF, Not Including Personnel**

| COMMUNITY CENTERS - RECREATION/FITNESS | PARK CITY     | SBSRD         |
|--|---------------|---------------|
| Utilities Cost per SF                  | \$2.05        | \$1.96        |
| Cleaning/Janitorial/Supplies           | \$4.41        | \$2.87        |
| Insurance                              |               | \$0.24        |
| Marketing                              |               | \$0.16        |
| Program Supplies                       |               | \$0.92        |
| <b>Total</b>                           | <b>\$6.46</b> | <b>\$6.16</b> |

Potential new recreation facilities and annual operating costs were projected as shown in *Table 15*, based on an average cost of \$6.46 per square foot. This figure does not include personnel costs.

**Table 15: Estimated Annual Operating Costs for Potential Recreation Center, Not Including Personnel**

| RECREATION CENTERS | TYPE                                    | SQUARE FEET | ANNUAL OPERATING COST |
|--------------------|---|-------------|-----------------------|
| City Park          | Community Center                        | 22,500      | \$145,457             |
| PC MARC            | Building Addition                       | 22,200      | \$143,518             |
| Trailside Park     | Community Center/Senior Center/Day Camp | 8,650       | \$55,920              |
| Silver Creek       | Community Center                        | 10,000      | \$64,648              |
| Silver Creek       | Fieldhouse                              | 116,000     | \$749,914             |
| Kearns Campus      | Indoor Multipurpose Building            | 80,000      | \$517,182             |

### Parking Areas, Concrete Plazas and Walkways

Each entity will incur additional operating costs for asphalt and concrete areas that are constructed. The estimated annual operating costs for parking areas, shown in *Table 16*, include snow removal, slurry seal, crack seal for asphalt, 2" mill and paving for asphalt, sweeping, curb and gutter, and paint striping for a total cost of \$0.36 per square foot. Estimated annual operating costs for concrete walks and plaza areas include sweeping and snow removal as well as general care for the concrete. Total operating costs for concrete walks are \$0.61 per square foot per year; total costs for concrete plazas are \$0.53 annually.

**Table 16: Estimated Annual Operating Costs for Asphalt and Concrete Areas**

| ITEM                     | QTY    | COST PER UNIT. | TOTAL COST  | FREQ.              | ANNUAL COSTS/ CONTRIB. | COST PER SF |
|--------------------------|--------|----------------|-------------|--------------------|------------------------|-------------|
| Snow removal             | 3,600  | \$0.18394      | \$662.18    | per year           | \$662.18               | \$0.18      |
| Slurry seal              | 3,600  | \$0.16666      | \$599.98    | once every 7 yrs.  | \$85.71                | \$0.02      |
| Crack seal asphalt       | 3,600  | \$0.08         | \$288.00    | once every 4 yrs.  | \$72.00                | \$0.02      |
| 2" mill and pave asphalt | 3,600  | \$1.5          | \$5,400.00  | once every 18 yrs. | \$300.00               | \$0.08      |
| Sweeping                 | 3,600  | \$0.00435      | \$15.66     | 6 times per yr.    | \$93.96                | \$0.03      |
| Curb and gutter          | 400    | \$40           | \$16,000.00 | 20 year            | \$800.00               | \$2.00      |
| Paint and striping*      | 10     | \$10           | \$100.00    | once per year      | \$100.00               | \$0.03      |
| Concrete walks sq. ft.   | 5,565  | \$10           | \$55,650.00 | 25 year            | \$2,226.00             | \$0.40      |
| Concrete plaza sq. ft.   | 12,200 | \$8            | \$97,600    | 25 year            | \$3,904.00             | \$0.32      |

\*The average parking space is 330 square feet per stall. Therefore, the cost per square foot is \$0.03

Source: Park City Recreation staff



**Parking Areas**

Projected costs for new areas with parking and/or concrete plazas/walkways are summarized in *Table 17*.

**Table 17: Estimated Annual Operating Costs for Potential Asphalt and Concrete Areas**

| ASPHALT PARKING AREAS | TYPE   | SQUARE FEET | ANNUAL OPERATING COST |
|-----------------------|--|-------------|-----------------------|
| City Park             | Asphalt Parking With Curb And Gutter           | 3,600       | \$8,523               |
| Quinn's Junction      | Asphalt Parking With Curb And Gutter           | 75,500      | \$178,745             |
| Quinn's Junction      | Asphalt Parking With Curb And Gutter           | 71,250      | \$168,683             |
| 24-Acre Parcel        | Parking, Asphalt, Curb And Gutter, Landscaping | 120,150     | \$284,453             |
| PC MARC               | Expanded Parking Lot                           | 8,100       | \$19,177              |
| Trailside Park        | Expanded Parking                               | 21,200      | \$50,191              |
| Silver Creek          | Parking Lot                                    | 359,200     | \$850,401             |
| Willow Creek Park     | Parking Lot and walks                          | 13,500      | \$12,273              |
| Ecker Hill            | Asphalt Parking With Curb And Gutter           | 95,000      | \$86,364              |
| Kearns Campus         | Asphalt Parking With Curb And Gutter           | 190,000     | \$172,727             |

**Concrete Walks and Plazas**

Total estimated annual operating costs for concrete walks are \$0.61 per square foot; total estimated annual operating costs for concrete plazas are \$0.53. *Tables 18 and 19* show the estimated annual operating costs for potential concrete walkways and plazas.

**Table 18: Estimated Annual Operating Costs for Potential Concrete Walkways**

| CONCRETE WALKWAYS | TYPE                            | LINEAR FEET | ANNUAL OPERATING COST |
|-------------------|---------------------------------|-------------|-----------------------|
| City Park         | Sidewalks 10' wide              | 325         | \$1,983               |
| City Park         | Sidewalks 6' wide               | 380         | \$1,391               |
| Quinn's Junction  | Asphalt Sidewalk/Trail 10' Wide | 3,950       | \$24,097              |

**Table 19: Estimated Annual Operating Costs for Potential Concrete Plazas**

| CONCRETE PLAZAS  | TYPE                                 | SQUARE FEET | ANNUAL OPERATING COST |
|------------------|--------------------------------------|-------------|-----------------------|
| City Park        | Concrete Plaza                       | 12,200      | \$6,466               |
| Quinn's Junction | Concrete Plaza                       | 2,670       | \$1,415               |
| 24-Acre Parcel   | Concrete Plaza, Benches              | 16,000      | \$8,481               |
| PC MARC          | Concrete around Warming Hut          | 2,200       | \$1,166               |
| Trailside Park   | Concrete around Warming Hut          | 2,200       | \$1,166               |
| Silver Creek     | Entry Plaza                          | 12,750      | \$6,758               |
| Ecker Hill       | Concrete Flatwork (Sidewalks/Plazas) | 42,100      | \$22,315              |
| Kearns Campus    | Concrete Flatwork (Sidewalks/Plazas) | 58,000      | \$30,742              |

**Restrooms**

Estimated annual operating costs for restrooms were based on research showing that similarly-sized restrooms facilities average between \$10,000 and \$14,000<sup>3</sup> per year. Based on the high service levels in the region, this analysis assumes an average annual maintenance cost of \$14,000 per new restroom facility.

Estimated annual operating costs for the potential restrooms are illustrated in *Table 20*. Note that in some cases the restrooms are surrounded by increased plaza area, thus increasing the maintenance cost for that particular facility.

**Table 20: Annual Operating Costs for Potential Restrooms**

| RESTROOMS        | TYPE                             | SF     | ANNUAL OPERATING COST |
|------------------|----------------------------------|--------|-----------------------|
| Quinn's Junction | Restroom                         | 850    | \$14,000              |
| 24-Acre Parcel   | Large Restroom                   | 625    | \$14,000              |
| Silver Creek     | Plaza With Restroom And Pavilion | 20,500 | \$24,866              |
| Silver Creek     | Trailhead With Restroom          | 12,000 | \$14,000              |

<sup>3</sup> <http://www.sandiegouniontribune.com/news/2013/apr/28/restrooms-downtown-portland-maintenance-civicsd/>  
<http://www.sandiegouniontribune.com/news/2013/apr/28/restrooms-downtown-portland-maintenance-civicsd/>

## Aquatics

According to USA Swim, the average annual operating cost for a public swimming pool in the Midwest, not including personnel costs, is \$14 per square foot<sup>4</sup>. In the Northeast, this cost can be as high as \$32 per square foot<sup>5</sup>. Square footages of swimming pools are calculated based on the information in *Table 21*, which was provided by USA Swim.

**Table 21: Square Footage Calculations for Typical-Size Public Pools**

| Aquatics             | Square Feet |
|----------------------|-------------|
| 10 lane 50 m pool    | 14,432      |
| 8 lane x 50 m pool   | 13,200      |
| 10 lane x 25 yd pool | 6,150       |
| 8 lane 25 yd pool    | 4,800       |
| 6 lane 25 yd pool    | 3,375       |
| 4 lane 25 yd pool    | 2,250       |

Based on the above range of \$14 to \$32 per square foot, the average annual operating cost for each of these pools is shown in *Table 22*.

**Table 22: Estimated Average Operating Costs for Public Pools, Not Including Personnel**

| AQUATICS             | SQUARE FEET | INDOOR ANNUAL COST (NOT INCLUDING STAFFING) AT \$14 PER SF | INDOOR ANNUAL COST (NOT INCLUDING STAFFING) AT \$32 PER SF |
|----------------------|-------------|--|--|
| 10 lane 50 m pool    | 14,432      | \$202,048  | \$461,824  |
| 8 lane x 50 m pool   | 13,200      | \$184,800  | \$422,400  |
| 10 lane x 25 yd pool | 6,150       | \$86,100   | \$196,800  |
| 8 lane 25 yd pool    | 4,800       | \$67,200   | \$153,600  |
| 6 lane 25 yd pool    | 3,375       | \$47,250   | \$108,000  |
| 4 lane 25 yd pool    | 2,250       | \$31,500   | \$72,000   |

The PC Aquatic Center is an 8-lane, 25-yd facility, with a 2015 operating cost (not including personnel) of \$54,826.29. This reflects an average cost

<sup>4</sup> <http://www.usaswimming.org/ViewMiscArticle.aspx?TabId=1755&Alias=rainbow&Lang=en&mid=7714&ItemId=3544>

<sup>5</sup> <http://www.usaswimming.org/ViewMiscArticle.aspx?TabId=1755&Alias=rainbow&Lang=en&mid=7714&ItemId=3544>

of \$11.42 per square foot, and is only 82 percent of the average cost for indoor pools in the Midwest.

Comparative costs for swimming facilities along the Wasatch Front were analyzed, as illustrated in *Tables 23 and 24*, and indicate that costs are likely to fall within the range shown above.

**Table 23: Comparative Operating Costs for Public Pools, Not Including Personnel**

|  | N. OGDEN AQUATIC CENTER | LINDON           | CEDAR CITY REC CENTER | CLEARFIELD         |
|--|-------------------------|------------------|-----------------------|--------------------|
| Total Water SF   | 14,375                  | 14,216           | 15,993                | 14,375             |
| Operating Cost   | \$182,071               | \$153,700        | \$431,590             | \$375,449          |
| Personnel Cost   | \$251,513               | \$349,775        | \$545,221             | \$1,129,020        |
| Concessions  |                         |                  | \$55,000              |                    |
| <b>TOTAL Operating Expenses</b>  | <b>\$433,584</b>        | <b>\$503,475</b> | <b>\$1,031,811</b>    | <b>\$1,504,469</b> |
| <b>Average Cost per SF – Operations Only (Not including personnel)</b> | <b>\$12.67</b>          | <b>\$10.81</b>   | <b>\$26.99</b>        | <b>\$26.12</b>     |

Personnel costs will vary with the number of programs offered and the personnel required to run those programs. Further, some personnel and other operating costs can be offset by fees charged for specific programs, as discussed later in this analysis.

**Table 24: Comparative Personnel Costs as Percent of Total Operating Costs**

|  | N. OGDEN AQUATIC CENTER | LINDON           | CEDAR CITY REC CENTER | CLEARFIELD         |
|--|-------------------------|------------------|-----------------------|--------------------|
| Operating Cost                               | \$182,071               | \$153,700        | \$431,590             | \$375,449          |
| Personnel Cost                               | \$251,513               | \$349,775        | \$545,221             | \$1,129,020        |
| Concessions                                  |                         |                  | \$55,000              |                    |
| <b>Total Operating Expenses</b>              | <b>\$433,584</b>        | <b>\$503,475</b> | <b>\$1,031,811</b>    | <b>\$1,504,469</b> |
| <b>Personnel Costs as a % of Total Costs</b> | <b>58%</b>              | <b>69%</b>       | <b>53%</b>            | <b>75%</b>         |

PC Aquatic Center personnel costs are relatively high, due to the rich selection of programs offered. Aquatic Center personnel costs total \$394,943.44, or nearly 88 percent of total expenses of \$449,769.73. When both personnel and other operating costs are combined, the average cost per water sf is \$93.70. Note that this cost must include not only pool maintenance, but also lifeguards, lesson instruction, showers, locker rooms, deck and spectator seating maintenance. Of course, much of these increased expenditures are offset by the increased revenues associated with providing a rich range of swimming programs and activities.

Comparative costs at other facilities are shown in *Table 25*, and indicate that costs vary greatly depending on the programs offered at various facilities.

**Table 25: Comparative Personnel Costs as Percent of Total Operating Costs**

|   | N. OGDEN AQUATIC CENTER | LINDON    | CEDAR CITY REC CENTER | CLEARFIELD  |
|---|-------------------------|-----------|-----------------------|-------------|
| Total Water SF                              | 14,375                  | 14,216    | 15,993                | 14,375      |
| Total Operating Costs (Including Personnel) | \$433,584               | \$503,475 | \$1,031,811           | \$1,504,469 |
| Personnel Costs as a % of Total Costs       | 58%                     | 69%       | 53%                   | 75%         |
| Total Costs per SF                          | \$30.16                 | \$35.42   | \$64.52               | \$104.66    |

Therefore, using the Aquatic Center's current costs of \$93.70 per square foot, the following costs are anticipated for the new water facilities. However, there may be less need for as many personnel with the new facilities due to the ability to now spread demand over more facilities. The table below shows a range of costs per facility based on using the same overall costs as Cedar City Recreation Center, which includes both an indoor leisure pool and an 8-lane, 25 yard pool.

**Table 26: Comparative Total Operating Costs per SF of Water**

|              |  |         | NATIONAL AVERAGE OPERATING COST PER SF (NOT INCLUDING PERSONNEL) | CEDAR CITY OPERATING COST PER SF (INCLUDING PERSONNEL) | PC AQUATIC CENTER OPERATING COST PER SF (INCLUDING PERSONNEL) |
|--------------|--|---------|--|--|---|
|              |  |         | \$14.00  | \$64.52  | \$93.70   |
| Facility     | Description                                | Pool SF |  |  |   |
| PC MARC      | Indoor Lap Pool w/ Small Leisure Component | 6,400   | \$89,600   | \$412,928  | \$599,693   |
| Silver Creek | Indoor Leisure Aquatics Center             | 9,000   | \$126,000  | \$580,680  | \$843,319   |
| Silver Creek | Outdoor Leisure Pool                       | 3,600   | \$50,400   | \$232,272  | \$337,328   |
| Ecker Hill   | 50-Meter & Leisure Indoor Aquatics Center  | 17,520  | \$245,280  | \$1,130,390  | \$1,641,661   |

## Revenues

Some of the new facilities that are planned will generate accompanying revenues while others will not. Fees can be charged for increased field usage by leagues and teams; fees can be charged to use aquatic facilities or for swim lessons, swim classes or swim sports. Fees are often set by communities to reflect the community's desire for cost recovery levels.

*Table 27* shows the revenues from the different aquatic programs offered by Park City Aquatic Center.

**Table 27: Historic Revenues at Park City Aquatic Center**

|                       | 10 MONTHS ENDING 2016 | 2015                | 2014                | 2013                | 2012                |
|-----------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|
| Diving                | -                     | -                   | \$1,465.00          | \$1,906.00          | \$3,330.06          |
| Group Lessons         | \$39,651.00           | \$48,330.00         | \$49,822.70         | \$44,762.03         | \$56,687.50         |
| USS Swim              | \$118,281.01          | \$147,756.17        | \$159,289.22        | \$126,371.00        | \$118,735.20        |
| Open Plunge           | \$60,577.03           | \$62,630.28         | \$64,547.24         | \$71,311.58         | \$74,339.54         |
| Private Lessons       | \$12,178.01           | \$12,738.17         | \$9,863.30          | \$13,501.30         | \$16,274.00         |
| Karate                | -                     | -                   | -                   | -                   | \$4,003.00          |
| Water Polo            | \$5,208.00            | \$9,080.00          | \$6,536.00          | \$3,365.75          | \$6,845.00          |
| Water Aerobics        | \$13,800.25           | \$13,801.00         | \$15,781.00         | \$20,545.00         | \$19,926.05         |
| Swim Instr. 3rd Grade | -                     | -                   | -                   | -                   | -                   |
| <b>Grand Total</b>    | <b>\$249,767.30</b>   | <b>\$294,335.62</b> | <b>\$307,304.46</b> | <b>\$281,762.66</b> | <b>\$300,140.35</b> |

The Aquatic Center has also categorized expenses by the same program categories as shown in *Table 28*.

**Table 28: Historic Expenses at Park City Aquatic Center**

|                       | 2015                | 2014                | 2013                | 2012                |
|-----------------------|---------------------|---------------------|---------------------|---------------------|
| Diving                | -                   | \$683.93            | \$890.49            | \$1,280.05          |
| Group Lessons         | \$30,160.96         | \$26,637.18         | \$30,746.34         | \$32,439.44         |
| USS Swim              | \$123,528.93        | \$120,699.12        | \$111,894.73        | \$102,001.62        |
| Open Plunge           | \$276,903.28        | \$259,217.04        | \$256,104.37        | \$252,770.22        |
| Private Lessons       | \$316.10            | \$292.38            | \$6,984.81          | \$6,454.05          |
| Karate                | -                   | \$52.27             | -                   | \$2,075.04          |
| Water Polo            | \$5,899.26          | \$3,456.40          | \$1,100.69          | \$4,097.58          |
| Water Aerobics        | \$11,497.41         | \$11,390.43         | \$12,940.01         | \$13,453.43         |
| Swim Instr. 3rd Grade | \$1,463.79          | \$3,263.80          | \$2,910.55          | \$2,885.12          |
| <b>Grand Total</b>    | <b>\$449,769.73</b> | <b>\$425,782.55</b> | <b>\$423,571.99</b> | <b>\$417,456.55</b> |

Based on the information provided above by the Aquatic Center, all programs are self-sustaining and even contribute to net revenues. However, the “Open Plunge” category is a net loss. This could be for several reasons including fee levels, how expenses are categorized which may or may not attribute general expenses such as utilities, chemicals, etc. to all programs proportionately, allocation of indirect costs such as administrative expense, etc.

**Table 29: Aquatic Net Revenues, Park City Aquatic Center**

|                       | 2015               | 2014               | 2013               | 2012               |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Diving                | \$0                | \$781              | \$1,016            | \$2,050            |
| Group Lessons         | \$18,169           | \$23,186           | \$14,016           | \$24,248           |
| USS Swim              | \$24,227           | \$38,590           | \$14,476           | \$16,734           |
| Open Plunge           | (\$214,273)        | (\$194,670)        | (\$184,793)        | (\$178,431)        |
| Private Lessons       | \$12,422           | \$9,571            | \$6,516            | \$9,820            |
| Karate                | \$0                | (\$52)             | \$0                | \$1,928            |
| Water Polo            | \$3,181            | \$2,990            | \$2,265            | \$2,747            |
| Water Aerobics        | \$2,304            | \$4,391            | \$7,605            | \$6,473            |
| Swim Instr. 3rd Grade | (\$1,464)          | (\$3,264)          | (\$2,911)          | (\$2,885)          |
| <b>Grand Total</b>    | <b>(\$155,434)</b> | <b>(\$118,478)</b> | <b>(\$141,809)</b> | <b>(\$117,316)</b> |

Therefore, moving forward with more aquatic centers, the sustainability of these projects will likely depend on the number of self-sustaining and revenue-generating programs offered compared to the percent use for “Open Plunge.” Another option would be to increase fees charged for aquatic facilities. A list of fees charged by other communities and the School District is available in *Appendix D: Additional Information*.

ZPFI surveyed recreation fees in 12 communities. Adult pool fees range between \$2 and \$8; PC MARC currently charges \$7, which is at the higher end of that range; the Aquatic Center charges \$5, which is more mid-range.

Assuming that current ratios of revenues to expenses stay constant, it can be expected that for every \$1 of revenue received, it will cost \$1.50 in operating costs to manage aquatic facilities, as shown in *Table 30*. This assumes that demand for programs, which cover their costs, remains constant with the new facilities.

**Table 30: Net Revenues, Park City Aquatic Center**

| YEARS     | EXPENSES     | REVENUE      | SUBSIDY      | PERCENT | RATIO  |
|-----------|--------------|--------------|--------------|---------|--------|
| 2011-2012 | \$417,554.00 | \$270,192.00 | \$147,262.00 | 64%     | 1:1.55 |
| 2012-2013 | \$423,568.00 | \$281,192.00 | \$141,807.00 | 66%     | 1:1.50 |
| 2013-2014 | \$425,779.00 | \$307,303.00 | \$111,846.00 | 72%     | 1:1.39 |
| 2014-2015 | \$450,751.00 | \$305,438.00 | \$145,313.00 | 67%     | 1:1.48 |

Subsidies are common for aquatic facilities – even for operating costs alone (not including debt). For example, the Cedar City Recreation Center partners with the local school district to receive about \$125,000 annually, in addition to approximately \$456,000 from the City’s General Fund. The North Ogden Aquatic Center runs at a deficit of about \$67,000 per year, not including debt service for capital costs (which reach just over \$300,000 per year). Clearfield City’s Aquatic Center appears to run a deficit of approximately \$243,000 per year.

### Sport Fields and Parks

Based on information provided by the NPRA, the median cost-recovery level for parks and sport fields ranges between 28 percent and 35 percent<sup>6</sup>. Park City received \$40,848 in FY 2016 for field rentals. While the City also received some revenues from “Leagues,” the information provided by the City does not distinguish between leagues that use outdoor vs. indoor facilities. With an average field cost of \$10,948 per acre, the field rental revenues received cover approximately six acres of field maintenance.

Park City has the following field facilities:

**Table 31: Sports Fields and Park Acres, Park City**

| FACILITY                           | AMOUNT |
|------------------------------------|--------|
| Baseball Fields*                   | 1      |
| Bike Park                          | 1      |
| Dog Park                           | 1      |
| Football*                          | 1      |
| Jogging Track- Outdoor             | 0      |
| Little League Fields*              | 3      |
| Park Acres (acres per 1,000)       | 66     |
| Pony League Fields*                | 1      |
| Soccer Fields (Full Size)/Lacrosse | 7      |
| Soccer Fields (U10)                | 3      |
| Soccer Fields (U8)                 | 0      |
| Softball Fields*                   | 5      |

*\*These facilities are also counted under another category such as baseball, soccer, basketball, etc., and therefore all facilities in the above table are not included in the total count.*

Clearly, additional fields are an area that is heavily subsidized by other revenues sources mainly derived from the community’s general fund. However, some of these costs are partially offset by increased sales tax revenues generated by tournaments held in the Park City/Snyderville Basin area.

<sup>6</sup> National Recreation and Parks Association, 2013 Parks and Recreation Special Report, p. 13.

### Fitness Centers

Revenues for the PC MARC are shown in *Table 32*, indicating that facility fees and tennis (lessons, court fees and leagues) are the two highest sources of revenue for PC MARC – approximately 84 percent of total revenues.

**Table 32: PC MARC Revenues, FY2016**

| PC MARC REVENUES  | FISCAL YEAR 2016   |
|-------------------|--------------------|
| Facility Fees     | \$619,711          |
| Classes           | \$31,571           |
| Child Care        | \$6,347            |
| Basketball League | \$3,960            |
| Volleyball League | \$7,200            |
| Tennis League     | \$23,524           |
| Tennis Court Fees | \$165,313          |
| Pickleball Fees   | \$15,484           |
| Swim Fees         | \$69,970           |
| Tennis Lessons    | \$548,267          |
| Locker Rental     | \$1,297            |
| Retail Sales      | \$107,712          |
| Vending           | \$4,259            |
| Party Room        | \$3,774            |
| <b>Total</b>      | <b>\$1,608,389</b> |

If tennis and aquatic revenues are deleted from the above revenues, revenues decrease to only 50 percent of the above amount, or \$801,315<sup>7</sup>. The PC MARC has approximately 72,865 square feet of total space. Of this amount, it is estimated that roughly 29,000 square feet are used for indoor tennis courts, leaving a total of 43,865 square feet of fitness space. Dividing the \$801,315 of revenues by the 43,865 square feet of fitness space results in average revenues of \$18.27 per square foot. *Table 33* forecasts the amount of added revenue that could be anticipated with various expansion sizes of fitness and gymnasium space.

<sup>7</sup> Calculated by subtracting tennis league (\$23,524), tennis court fees \$165,313), tennis lessons (\$548,267) and swim fees (\$69,970) from the total revenues of \$1,608,389.

**Table 33: Projected Fitness Center Revenues**

| SF EXPANDED FITNESS SPACE | PROJECTED REVENUES |
|---------------------------|--------------------|
| 5,000                     | \$91,339           |
| 10,000                    | \$182,678          |
| 15,000                    | \$274,016          |
| 20,000                    | \$365,355          |
| 25,000                    | \$456,694          |
| 30,000                    | \$548,033          |
| 40,000                    | \$730,710          |
| 50,000                    | \$913,388          |

Historic recreation budgets in Park City which are shown in *Table 34* (which excludes tennis budgets), indicate an increasing trend of cost recovery. Based on the following table, cost recovery has increased from 48.75 percent in 2003 to 62.51 percent in 2016 despite the addition of utilities for the PC MARC in the budget in FY 2014. This budget includes not only the PC MARC fitness facilities, but also aquatics and other recreation-related revenues and expenses.

**Table 34: Historic Recreation Revenues (not Including Tennis) for Park City**

| Fiscal Year | Expenses    | Revenues    | Subsidy   | % Cost Recovery |
|-------------|-------------|-------------|-----------|-----------------|
| 2003        | \$1,039,563 | \$506,737   | \$532,826 | 48.75%          |
| 2004        | \$1,170,811 | \$504,822   | \$665,989 | 43.12%          |
| 2005        | \$1,079,000 | \$530,715   | \$548,285 | 49.19%          |
| 2006        | \$1,167,159 | \$638,084   | \$529,075 | 54.67%          |
| 2007        | \$1,248,502 | \$693,293   | \$555,209 | 55.53%          |
| 2008        | \$1,318,409 | \$674,462   | \$643,947 | 51.16%          |
| 2009        | \$1,301,267 | \$716,214   | \$585,053 | 55.04%          |
| 2010        | \$1,337,302 | \$651,817   | \$685,485 | 48.74%          |
| 2011        | \$1,260,330 | \$460,723   | \$799,607 | 35.56%          |
| 2012        | \$1,455,331 | \$809,339   | \$645,992 | 55.61%          |
| 2013        | \$1,563,507 | \$938,250   | \$625,257 | 60.01%          |
| 2014        | \$1,731,332 | \$1,037,021 | \$694,311 | 59.90%          |
| 2015        | \$1,815,379 | \$1,196,270 | \$619,109 | 65.90%          |
| 2016        | \$1,827,565 | \$1,142,392 | \$685,173 | 62.51%          |

## Operating Cost Assumptions

| Facility   | Facility Area   | Estimated Annual Operating Cost | Estimated Annual Revenue              | Assumptions  |
|--|---|---------------------------------|---------------------------------------|--|
| <b>City Park</b><br>Recommended Concept                                  | Community Center - 22,500 SF  | \$450,000                       | \$411,075                             |  |
|  | Playground – 22,500 SF  |                                 |                                       |  |
|  | Hardscape – 16, 500 SF  | \$10,065                        | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|  | Softscape – 28,100<br>Splashpad – 7,150 SF                            | \$2,077<br>\$3,000              | \$0<br>\$0                            | Assumes Level V costs  |
| <b>Quinn’s Junction</b><br>Recommended Concept<br>(see Victus Study)     | Expand Existing Ice Arena – 67,000 SF<br>(added to existing 46,00 SF) |                                 |                                       | Victus Study   |
|  | Multipurpose Fields (artificial turf) - 211,000 SF                    | \$24,956                        | Potential tournaments; no direct fees |  |
|  | Restroom & Shelter – 1,800 SF   | \$14,000                        | \$0                                   | Restroom cost only   |
|  | Hardscape – 82,000 SF   | \$50,020                        | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|  | Softscape – 198,000 SF  | \$14,636                        | \$0                                   | Assumes Level V costs  |
| <b>Quinn’s Junction</b><br>Alternative<br>Option 1<br>(see Victus Study) | Convert 46,000 SF Ice Arena to Fieldhouse                             | \$920,000                       | \$840,420                             | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
|  | Multipurpose Fields (artificial turf) - 211,000 SF                    | \$24,956                        | Potential tournaments; no direct fees |  |
|  | Restroom & Shelter – 1,800 SF   | \$14,000                        | \$0                                   | Restroom cost only   |
|  | Hardscape – 82,000 SF   | \$50,020                        | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|  | Softscape – 198,000 SF  | \$14,636                        | \$0                                   | Assumes Level V costs  |
| <b>Quinn’s Junction</b><br>Alternative<br>Option 2                       | Multipurpose Fields (artificial turf) - 211,000 SF                    | \$24,956                        | Potential tournaments; no direct fees |  |
|  | Restroom & Shelter – 1,800 SF   | \$14,000                        | \$0                                   | Restroom cost only   |
|  | Hardscape – 82,000 SF   | \$50,020                        | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|  | Softscape – 198,000 SF  | \$14,636                        | \$0                                   | Assumes Level V costs  |

| Facility   | Facility Area  | Estimated Annual Operating Cost | Estimated Annual Revenue              | Assumptions  |
|--|--|---------------------------------|---------------------------------------|--|
| <b>IHC 15-acre Parcel</b><br>Recommended Concept     | Parking for Expanded Ice Arena at Quinn’s/Hardscape – 227,000 SF | \$81,720                        | \$0                                   | Assumes this is all parking with a cost of \$0.36 per sf |
|  | Softscape - 22,000 SF  | \$1,626                         | \$0                                   | Assumes Level V costs                                    |
| <b>IHC 15-acre Parcel</b><br>Alternative<br>Option 1 | New 2-Sheet Ice Arena – 120, 250 SF                              |                                 |                                       | Victus Study   |
|  | Parking – 75,000 SF  | \$27,000                        | \$0                                   | Assumes this is all parking with a cost of \$0.36 per sf |
|  | Softscape – 114,000 SF   | \$8,427                         | \$0                                   | Assumes Level V costs                                    |
| <b>24-acre Parcel</b><br>Recommended Concept         | Multipurpose Fields (artificial turf, lighted) – 338,000 SF      | \$39,976                        | Potential tournaments; no direct fees |  |
|  | Maintenance Bldg, Shelter, Restroom – 6,300 SF                   | \$14,000                        | \$0                                   | Restroom cost only                                       |
|  | Pickleball/Sandy Volleyball Courts – 18,500 SF                   |                                 |                                       |  |
|  | Hardscape – 211,600 SF   | \$129,076                       | \$0                                   | Hardscape is \$0.61 per sf per yr                        |
|  | Playground – 3,400 SF  |                                 |                                       |  |
|  | Softscape – 384,800 SF   | \$28,445                        | \$0                                   | Assumes Level V costs                                    |

| Facility                                  | Facility Area   | Estimated Annual Operating Cost | Estimated Annual Revenue | Assumptions  |
|---|---|---------------------------------|--------------------------|--|
| <b>PC MARC</b><br>Recommended Concept     | Multipurpose Expansion – 22,200 SF  | \$444,000                       | \$405,594                | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
|   | Hardscape – 10,300 SF   | \$6,283                         | \$0                      | Hardscape is \$0.61 per sf per yr  |
|   | Softscape – 3,500 SF  | \$259                           | \$0                      | Assumes Level V costs  |
|   | Platform Tennis – 7,300 SF<br>Warming Hut w/<br>Basement Storage – 1,200 SF |                                 |                          |  |
| <b>PC MARC</b><br>Alternative<br>Option 1 | Multipurpose Expansion – 22,200 SF  | \$444,000                       | \$405,594                | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
|   | Hardscape – 10,300 SF   | \$6,283                         | \$0                      | Hardscape is \$0.61 per sf per yr  |
|   | Softscape – 3,500 SF  | \$259                           | \$0                      | Assumes Level V costs  |
|   | Platform Tennis – 7,300 SF<br>Warming Hut w/<br>Basement Storage – 1,200 SF |                                 |                          |  |
|   | Indoor Aquatics – 13,700 SF   | \$599,680                       |                          | For aquatics use \$93.70 per sf of water, with a 67% recovery rate   |
|   | Outdoor Patio – 1,950 SF  | \$6,283                         | \$0                      | Hardscape is \$0.61 per sf per yr  |

| Facility                                     | Facility Area                                      | Estimated Annual Operating Cost | Estimated Annual Revenue              | Assumptions  |
|--|--|---------------------------------|---------------------------------------|--|
| <b>Trailside Park</b><br>Recommended Concept | Community Center – 10,300 SF                       | \$206,000                       | \$188,181                             | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
|  | Hardscape – 59,500 SF                              | \$36,295                        | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|  | Softscape – 10,000 SF                              | \$739                           | \$0                                   | Assumes Level V costs  |
| <b>Silver Creek</b><br>Recommended Concept   | Community Center – 10,000 SF                       | \$200,000                       | \$182,700                             | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
|  | Indoor Aquatics – 37,000 SF                        | \$843,300                       |                                       | For aquatics use \$93.70 per sf of water, with a 67% recovery rate   |
|  | Outdoor Aquatics – 15,500 SF                       | \$337,320                       |                                       | For aquatics use \$93.70 per sf of water, with a 67% recovery rate   |
|  | Fields (artificial turf) – 768,000 SF              | \$90,834                        | Potential tournaments; no direct fees |  |
|  | Tennis/Pickleball - 34,500 SF                      | \$876,990                       | \$876,990                             | Tennis revenue per sf = \$25.42  |
|  | Maintenance Bldg, Pavilions, Restrooms – 25,000 SF | \$14,000                        | \$0                                   | Restroom cost only   |
|  | Dog Park – 43,000 SF                               | \$10,807                        | \$0                                   |  |
|  | Splashpad – 26,000 SF                              | \$3,000                         | \$0                                   |  |
|  | Hardscape – 450,000 SF                             | \$274,500                       | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|  | Softscape - 114,000 SF                             | \$8,427                         | \$0                                   | Assumes Level V costs  |

| Facility            | Facility Area                                      | Estimated Annual Operating Cost | Estimated Annual Revenue              | Assumptions  |
|---------------------|--|---------------------------------|---------------------------------------|--|
| <b>Silver Creek</b> | Community Center – 10,000 SF                       |                                 |                                       | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
|                     |  | \$200,000                       | \$182,700                             |  |
| Alternative         | Fieldhouse – 116,000 SF                            | \$2,320,000                     | \$2,119,320                           | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
| Option 1            | Indoor Aquatics – 37,000 SF                        | \$843,300                       |                                       | For aquatics use \$93.70 per sf of water, with a 67% recovery rate   |
|                     | Outdoor Aquatics – 15,500 SF                       | \$337,320                       |                                       | For aquatics use \$93.70 per sf of water, with a 67% recovery rate   |
|                     | Fields (artificial turf) – 768,000 SF              | \$90,834                        | Potential tournaments; no direct fees |  |
|                     | Tennis/Pickleball - 34,500 SF                      | \$876,990                       | \$876,990                             | Tennis revenue per sf = \$25.42  |
|                     | Maintenance Bldg, Pavilions, Restrooms – 25,000 SF | \$14,000                        | \$0                                   | Restroom cost only   |
|                     | Dog Park – 43,000 SF                               | \$10,807                        | \$0                                   |  |
|                     | Splashpad – 26,000 SF                              | \$3,000                         | \$0                                   |  |
|                     | Hardscape – 450,000 SF                             | \$274,500                       | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|                     | Softscape - 114,000 SF                             | \$8,427                         | \$0                                   | Assumes Level V costs  |
|                     | <b>Willow Creek Park</b>                           | Multipurpose Field – 68,000 SF  | \$8,043                               | Potential tournaments; no direct fees  |
| Recommended Concept | Pickleball – 7,200 SF                              | \$183,024                       | \$20,000                              | \$4,000 revenue per court - could be raised, based on existing actuals   |
|                     | Hardscape – 13,500 SF                              | \$8,235                         | \$0                                   | Hardscape is \$0.61 per sf per yr  |
|                     | Softscape – 56,200 SF                              | \$4,154                         | \$0                                   | Assumes Level V costs  |

| Facility             | Facility Area                            | Estimated Annual Operating Cost | Estimated Annual Revenue | Assumptions  |
|----------------------|--|---------------------------------|--------------------------|--|
| <b>Ecker Hill</b>    | Aquatics Center – 48,000 SF              | \$1,641,624                     |                          | For aquatics use \$93.70 per sf of water, with a 67% recovery rate   |
|                      | Hardscape – 115,000 SF                   | \$70,150                        | \$0                      | Hardscape is \$0.61 per sf per yr  |
|                      | School Garden – 5,000 SF                 |                                 |                          |  |
|                      | Softscape – 10,000 SF                    | \$739                           | \$0                      | Assumes Level V costs  |
| <b>Kearns Campus</b> | Indoor Multipurpose Building – 80,000 SF | \$1,600,000                     | \$1,461,600              | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
| Potential Concept    | Athletics Support Building - 20,000 SF   | \$400,000                       | \$365,400                | Includes personnel costs; if economies of scale would result, this cost could be lowered; revenues assume revenues of \$18.27 per SF; operating costs are at \$20 per sf |
|                      | Hardscape - 248,000 SF                   | \$151,280                       | \$0                      | Hardscape is \$0.61 per sf per yr  |
|                      | Tennis Courts w/ Bubble – 43,400 SF      | \$1,103,228                     | \$1,103,228              | Tennis revenue per sf = \$25.42  |
|                      | Softscape – 70,000 SF                    | \$5,174                         | \$0                      | Assumes Level V costs  |
|                      |  |                                 |                          |  |



## Recreation Fees Charged by Other Communities

| CITY/COUNTY                                   | AURORA, CO   |  | COLORADO SPRINGS, CO                          | LAS VEGAS, NV         | IRVINE, CA                        | IRVING, TX   |  | PLANO, TX   |   |
|---|--|--|---|-----------------------|-----------------------------------|--|--|---|---|
| General:                                      | Resident   | Non-Resident   | Resident/Non-Resident                         | Resident/Non-Resident | Resident/Non-Resident             | Resident   | Non-Resident   | Resident  | Non-Resident  |
| Population                                    | 339,030  |  | 431,834                                       | 596,424               | 229,985                           | 225,427  |  | 272,068   |   |
| Median HH Income (2012)                       | \$50,512   |  | \$52,622                                      | \$47,415              | \$96,278                          | \$50,987   |  | \$81,475  |   |
| Definition of Resident                        | Work for the City or Live in the City                            |  |   |                       |                                   | Must reside in City. Corporate card can be purchased by persons that work in the City. |  | " Work for the City or Live in the City "                       |   |
| Memberships:                                  | Resident   | Non-Resident   | Resident/Non-Resident                         | Resident/Non-Resident | Resident/Non-Resident             | Resident   | Non-Resident   | Resident  | Non-Resident  |
| "Annual Pass"                                 | "Family- \$550<br>Adult- \$380<br>Senior- \$300<br>Youth- \$285" | "Family- \$665<br>Adult- \$456<br>Senior- \$360<br>Youth- \$342" | \$220- YMCA Membership- partnership with City |                       |                                   | "Family- \$320<br>Adult- \$205<br>Senior- \$105<br>Youth- \$205"                       | "Family- \$420<br>Adult- \$230<br>Senior- \$130<br>Youth- \$230" | "Family- \$339<br>Adult- \$130<br>Senior- \$100<br>Youth- \$80" | "Family- \$679<br>Adult- \$260<br>Senior- \$200<br>Youth- \$160<br>*Work in Plano- \$195" |
| "Corporate Membership (sign up 5+ employees)" |  |  |   |                       |                                   | \$225 per adult  | \$225 per adult  | \$130 per adult   |   |
| Drop-In Pass                                  | "Adult- \$5<br>Senior- \$4<br>Youth- \$3.75"                     | "Adult- \$5<br>Senior- \$4<br>Youth- \$3.75"                     |   |                       | "Adult- \$4<br>Senior/Youth- \$2" | "Adult- \$5<br>Youth- \$2"   | "Adult- \$5<br>Youth- \$2"                                       | "Adult- \$6<br>Youth- \$3"                                      | "Adult- \$6<br>Youth- \$3"  |
| 10 Punch Pass-Resident                        | "Adult- \$40<br>Senior- \$32<br>Youth- \$30"                     | "Adult- \$50<br>Senior- \$40<br>Youth- \$37.50"                  |   |                       | 36/\$18/\$18                      |  |  |   |   |
| Monthly Pass-Resident                         | "Adult- \$49<br>Senior- \$39<br>Youth- \$36"                     | "Adult- \$59<br>Senior- \$47<br>Youth- \$44"                     | \$20  |                       |                                   |  |  | "Family- \$49<br>Adult- \$19<br>Senior- \$15<br>Youth- \$11"    | "Family- \$70<br>Adult- \$25<br>Senior- \$22<br>Youth- \$21<br>\$25- work in Plano"       |
| Multi-Facility 10 Punch Pass                  | \$45   | \$55   |   |                       |                                   |  |  |   |   |

## Recreation Fees Charged by Other Communities

| CITY/COUNTY                                   | AURORA, CO   |  | COLORADO SPRINGS, CO                         | LAS VEGAS, NV         | IRVINE, CA                        | IRVING, TX   |  | PLANO, TX   |   |
|---|--|--|--|-----------------------|-----------------------------------|--|--|---|---|
| General:                                      | Resident   | Non-Resident   | Resident/Non-Resident                        | Resident/Non-Resident | Resident/Non-Resident             | Resident   | Non-Resident   | Resident  | Non-Resident  |
| Population                                    | 339,030  |  | 431,834                                      | 596,424               | 229,985                           | 225,427  |  | 272,068   |   |
| Median HH Income (2012)                       | \$50,512   |  | \$52,622                                     | \$47,415              | \$96,278                          | \$50,987   |  | \$81,475  |   |
| Definition of Resident                        | Work for the City or Live in the City                            |  |  |                       |                                   | Must reside in City. Corporate card can be purchased by persons that work in the City. |  | " Work for the City or Live in the City "                       |   |
| Memberships:                                  | Resident   | Non-Resident   | Resident/Non-Resident                        | Resident/Non-Resident | Resident/Non-Resident             | Resident   | Non-Resident   | Resident  | Non-Resident  |
| "Annual Pass"                                 | "Family- \$550<br>Adult- \$380<br>Senior- \$300<br>Youth- \$285" | "Family- \$665<br>Adult- \$456<br>Senior- \$360<br>Youth- \$342" | \$220- YMCA Membership-partnership with City |                       |                                   | "Family- \$320<br>Adult- \$205<br>Senior- \$105<br>Youth- \$205"                       | "Family- \$420<br>Adult- \$230<br>Senior- \$130<br>Youth- \$230" | "Family- \$339<br>Adult- \$130<br>Senior- \$100<br>Youth- \$80" | "Family- \$679<br>Adult- \$260<br>Senior- \$200<br>Youth- \$160<br>*Work in Plano- \$195" |
| "Corporate Membership (sign up 5+ employees)" |  |  |  |                       |                                   | \$225 per adult  | \$225 per adult  | \$130 per adult   |   |
| Drop-In Pass                                  | "Adult- \$5<br>Senior- \$4<br>Youth- \$3.75"                     | "Adult- \$5<br>Senior- \$4<br>Youth- \$3.75"                     |  |                       | "Adult- \$4<br>Senior/Youth- \$2" | "Adult- \$5<br>Youth- \$2"   | "Adult- \$5<br>Youth- \$2"                                       | "Adult- \$6<br>Youth- \$3"                                      | "Adult- \$6<br>Youth- \$3"  |
| 10 Punch Pass-Resident                        | "Adult- \$40<br>Senior- \$32<br>Youth- \$30"                     | "Adult- \$50<br>Senior- \$40<br>Youth- \$37.50"                  |  |                       | 36/\$18/\$18                      |  |  |   |   |
| Monthly Pass-Resident                         | "Adult- \$49<br>Senior- \$39<br>Youth- \$36"                     | "Adult- \$59<br>Senior- \$47<br>Youth- \$44"                     | \$20   |                       |                                   |  |  | "Family- \$49<br>Adult- \$19<br>Senior- \$15<br>Youth- \$11"    | "Family- \$70<br>Adult- \$25<br>Senior- \$22<br>Youth- \$21<br>\$25- work in Plano"       |
| Multi-Facility 10 Punch Pass                  | \$45   | \$55   |  |                       |                                   |  |  |   |   |

## Recreation Fees Charged by Other Communities (cont'd)

| CITY/COUNTY              | AURORA, CO   |   | COLORADO SPRINGS, CO   | LAS VEGAS, NV  | IRVINE, CA  | IRVING, TX  |   | PLANO, TX  |              |
|--------------------------|--|---|--|--|---|---|---|--|--------------|
| Pools:                   | Resident   | Non-Resident                              | Resident/Non-Resident  | Resident/Non-Resident  | Resident/Non-Resident   | Resident  | Non-Resident  | Resident   | Non-Resident |
| Daily Pool Prices        | "Adult- \$5.00<br>Senior- \$4.00<br>Youth- \$3.75" |   | "Adult- \$8.00<br>Child- \$6.00<br>\$25.00 per family (2 adults, 4 kids)<br>\$4.00 per observer" | "Adult- \$2<br>Senior- \$1.50<br>Youth- \$1"   | "Adult- \$4.00<br>Senior/Child- \$2.00<br>"   | "Adult- \$1.50-\$3.00<br>Senior/Youth- \$1.00-\$2.00<br>"                   | \$8.00  | "\$3- 25 yard lap indoor pool<br>\$6 (16+)/\$3(3- 15)-<br>Recreation Center & Pool Facility" |              |
| All-Summer Pool Pass     |  |   |  |  |   |   |   |  |              |
| Monthly Pool Pass        |  |   |  | "Family- \$30<br>Individual- \$20<br>Senior- \$15"   |   |   |   |  |              |
| Three Month Pool Pass    |  |   |  | "Family- \$60<br>Individual- \$40<br>Senior- \$30"   |   |   |   |  |              |
| Annual Pool Pass         |  |   |  | "Family- \$230<br>Individual- \$150<br>Senior- \$110"  | "Youth- (up to 18)- \$250<br>Adult- \$500<br>Senior- \$250"                                 | "North Lake Aquatic Center<br>\$157- Adult<br>\$98- Youth<br>\$300- Family" | "North Lake Aquatic Center<br>\$157- Adult<br>\$98- Youth<br>\$300- Family" |  |              |
| Fitness:                 | Resident   | Non-Resident                              | Resident/Non-Resident  | Resident/Non-Resident  | Resident/Non-Resident   | Resident  | Non-Resident  | Resident   | Non-Resident |
| Daily Fitness Room       | "\$4- drop-in<br>10 punch pass- \$32<br>"          | "\$4- drop-in<br>10 punch pass- \$40<br>" |  | "\$3- \$4<br>Platinum \$50+- \$2"  | "\$10 Orientation<br>Gold Card Members- \$80<br>per year<br>No Gold Card- \$55 per<br>year" |   |   |  |              |
| Monthly Fitness Room     | \$39   | \$47                                      |  | "\$18- \$29<br>Includes unlimited<br>fitness, racquetball/<br>walleyball"  |   |   |   |  |              |
| Three Month Fitness Room |  |   |  |  |   |   |   |  |              |
| Six Month Fitness Room   |  |   |  | "\$85- \$150<br>Includes unlimited<br>fitness classes,<br>racquetball/walleyball"  |   |   |   |  |              |
| Annual Fitness Room      | \$300  | \$360                                     |  | "\$2- Only use of<br>equipment during<br>designated times<br>\$130- \$230<br>Includes unlimited<br>fitness classes,<br>racquetball/walleyball" |   |   |   |  |              |

## Recreation Fees Charged by Other Communities (cont'd)

| CITY/COUNTY       | AURORA, CO      |                 | COLORADO SPRINGS, CO  | LAS VEGAS, NV                          | IRVINE, CA                              | IRVING, TX |              | PLANO, TX   |              |
|-------------------|-----------------|-----------------|---|--|---|------------|--------------|---|--------------|
|                   | Resident        | Non-Resident    | Resident/Non-Resident                                       | Resident/Non-Resident                  | Resident/Non-Resident                   | Resident   | Non-Resident | Resident  | Non-Resident |
| Children/Youth:   |                 |                 |   |  | Youth programs not provided by the City |            |              | Youth leagues are run through private organizations |              |
| T-Ball            | \$58            | \$75            | \$63  |  |   |            |              |   |              |
| Baseball/Softball | \$75            | \$95            | \$63  |  | \$100-\$200                             | \$50       |              |   |              |
| Flag Football     | \$70            | \$90            | \$70  |  | \$155                                   |            |              |   |              |
| Soccer            | \$65            | \$85            | \$71  |  | Affiliate programs available            | \$65       |              |   |              |
| Volleyball        | \$60            | \$80            |   |  |   |            |              |   |              |
| La Cross          | \$77            | \$97            |   |  |   |            |              |   |              |
| Basketball        | \$60-\$85       | \$80- \$105     |   | \$65                                   | \$125-\$195                             |            |              |   |              |
| Adult:            |                 |                 |   |  |   |            |              |   |              |
| Softball          | \$455- 8 games  | \$455- 8 games  | "\$279- \$379 + \$9 per player \$20 per game for officials" | \$475 plus umpire fees of \$168        | \$605                                   |            |              | \$365- 8 games                                      |              |
| Volleyball        | \$275- 10 games | \$275- 10 games | \$302- \$366  | \$100-\$150                            |   |            |              |   |              |
| Kickball          | \$310           | \$310           |   |  |   |            |              |   |              |
| Baseball          |                 |                 |   |  | \$100-\$125                             |            |              | \$1,700- 16 games                                   |              |
| Basketball        |                 |                 | \$390- \$477  | "\$225-\$250 + \$25 per game ref fees" | \$645                                   |            |              |   |              |
| Flag Football     |                 |                 | \$239- \$355  |  |   |            |              | \$395- 8 games                                      |              |

## Recreation Fees Charged by Other Communities (cont'd)

| CITY/COUNTY                                      | SCOTTSDALE, AZ  |                               | Clark County, NV                       | VIRGINIA BEACH, VA  |                            | LONG BEACH, CA                             | ARLINGTON, VA   |  | BAKERSFIELD, CA                           |   |
|--|---|-------------------------------|--|---|----------------------------|--|---|--|---|---|
| General:   | Resident  | Non-Resident                  | Resident/Non-resident                  | Resident  | Non-Resident               | Resident/Non-Resident                      | Resident  | Non-Resident                                 | Resident                                  | Non-Resident                              |
| Population                                       | 223,514   |                               | 2,000,759                              | 447,021   |                            | 467,892                                    | 207,627   |  | 358,597                                   | 358,597                                   |
| Median HH Income (2012)                          | \$72,102  |                               | \$53,504                               | \$61,626  |                            | \$47,837                                   | \$100,474   |  | \$53,693                                  | \$53,693                                  |
| Definition of Resident                           | " Live in Scottsdale<br>Own a business in<br>Scottsdale " |                               |  |   |                            | " Live in the City<br>Proof of residency " | "Proof of residency<br>Any business owner<br>in Arlington, Active<br>military, Public Safety<br>Officers" |  | "Lives in the City<br>Proof of residency" | "Lives in the City<br>Proof of residency" |
| Memberships:                                     | Resident  | Non-Resident                  | Resident/Non-resident                  | Resident  | Non-Resident               | Resident/Non-Resident                      | Resident  | Non-Resident                                 | Resident                                  | Non-Resident                              |
| "Annual Pass"                                    | "Adult- \$99<br>Youth- \$50"                              | "Adult- \$150<br>Youth- \$75" | "Adult- \$115<br>Senior/ Youth- \$105" | "Adult- \$83<br>Senior- \$67<br>Youth- \$34<br>Child- \$29" | \$325                      |  | "Adult- \$195<br>Youth- \$127<br>Child- Free<br>High School/College<br>student- \$52"                     | "Adult/Youth- \$558<br><br>No student rate"  | Free                                      | Free                                      |
| "Corporate Membership<br>(sign up 5+ employees)" |   |                               |  |   |                            |  | "\$650<br>(5 interchangeable<br>annual passes)"   |  | Free                                      | Free                                      |
| Drop-In Pass                                     | \$3   | \$5                           |  | "Adult- \$8<br>Youth- \$6"                                  | "Adult- \$8<br>Youth- \$6" |  | "Adult- \$8<br>Youth- \$4<br>Child- Free "  | " Adult- \$16<br>Youth- \$16<br>Child- Free" | Free                                      | Free                                      |
| 10 Punch Pass-Resident                           |   |                               |  | \$35/\$59   | \$35/\$59                  |  |   |  |   |   |
| Monthly Pass-Resident                            | "Adult- \$20<br>Youth- \$10"                              | "Adult- \$30<br>Youth- \$15"  |  | "Adult- \$12<br>Youth- \$10"                                | \$32                       |  |   |  |   |   |
| Multi-Facility 10 Punch<br>Pass                  |   |                               |  |   |                            |  |   |  |   |   |

## Recreation Fees Charged by Other Communities (cont'd)

| CITY/COUNTY              | SCOTTSDALE, AZ  |  | CLARK COUNTY, NV   | VIRGINA BEACH, VA                 |              | LONG BEACH, CA  | ARLINGTON, VA   |   | BAKERSFIELD, CA       |                       |
|--------------------------|---|--|--|-----------------------------------|--------------|---|---|---|-----------------------|-----------------------|
| Pools:                   | Resident  | Non-Resident   | Resident/Non-resident  | Resident                          | Non-Resident | Resident/Non-Resident   | Resident  | Non-Resident  | Resident              | Non-Resident          |
| Daily Pool Prices        | "November- February<br>Adult- \$3<br>Youth- \$1.50<br><br>March- October<br>Adult- \$2<br>Youth- \$1" | "November- February<br>Adult- \$4.50<br>Youth- \$2.25<br><br>March- October<br>Adult- \$3.50<br>Youth- \$1.50" | " Adult- \$3<br>Senior- \$1<br>Youth- \$2 "                                  | "Adult- \$8<br>Youth/Senior- \$6" |              | "Adult- \$3-4<br>Youth- \$2-3"  | "Adult- \$5.50<br>Senior- \$3.50<br>Youth- \$2.25<br>Child- \$1.75<br>Student- \$5" | "Adult- \$7.75<br>Senior- \$7.75<br>Youth- \$4<br>Child- \$4<br>Student- \$7" | \$4                   | \$4                   |
| All-Summer Pool Pass     |   |  |  |                                   |              |   |   |   |                       |                       |
| Monthly Pool Pass        |   |  |  |                                   |              |   | "Adult- \$115<br>Senior- \$72<br>Youth- \$45<br>Child- \$35<br>Student- \$100"      | "Adult/Senior- \$160<br>Youth/Child- \$80<br>Student- \$150"                  |                       |                       |
| Three Month Pool Pass    |   |  | "Family- \$50- \$100<br>Adult- \$30- \$60<br>Youth/Senior- \$20"             |                                   |              |   | "Adult- \$215<br>Senior- \$140<br>Youth- \$86<br>Child- \$65<br>Student- \$195"     | "Adult/Senior- \$300<br>Youth/Child- \$145<br>Student- \$290"                 | 30 visit pass - \$104 | 30 visit pass - \$115 |
| Annual Pool Pass         |   |  | "Family- \$150- \$300<br>Adult- \$90- \$180<br>Senior- \$60<br>Youth- \$120" |                                   |              | "\$85- 25 visits- Adult<br>\$55- 25 visits- Senior<br>\$44- 25 visits- Youth" | "Adult- \$343<br>Senior- \$220<br>Youth- \$140<br>Child- \$110<br>Student- \$315"   | "Adult/Senior- \$560<br>Youth/Child- \$280<br>Student- \$500"                 | \$400                 | \$410                 |
| Fitness:                 | Resident  | Non-Resident   | Resident/Non-resident  | Resident                          | Non-Resident | Resident/Non-Resident   | Resident  | Non-Resident  | Resident              | Non-Resident          |
| Daily Fitness Room       |   |  | "Adult- \$4<br>Seniors/Youth- \$3"   |                                   |              |   |   |   |                       |                       |
| Monthly Fitness Room     |   |  |  |                                   |              | \$41- 10 punch pass   |   |   |                       |                       |
| Three Month Fitness Room |   |  | "Adult- \$16<br>Senior/Youth- \$15"  |                                   |              |   |   |   |                       |                       |
| Six Month Fitness Room   |   |  |  |                                   |              |   |   |   |                       |                       |
| Annual Fitness Room      |   |  | "Adult- \$115<br>Senior/Youth- \$115"  |                                   |              |   |   |   |                       |                       |

## Recreation Fees Charged by Other Communities (cont'd)

| CITY/COUNTY       | SCOTTSDALE, AZ        | CLARK COUNTY, NV                            | VIRGINIA BEACH, VA  | LONG BEACH, CA   | ARLINGTON, VA                              | BAKERSFIELD, CA   |
|-------------------|-----------------------|---|---|--|--|---|
| Leagues:          | Resident/Non-resident | Resident/Non-resident                       | Resident/Non-resident   | Resident/Non-resident  | Resident/Non-resident                      | Resident/Non-resident   |
| Children/Youth:   |                       |   | Volunteer groups do registration. Uniforms, trophies, etc. are paid for by private leagues. The leagues register with the City. The City provides fields, refs, medical support |  | Youth programs not provided by the City    |   |
| T-Ball            | \$50                  |   |   |  | Affiliate or drop-in programs available    | "Pee-wee" ages 3-5, 3 week sessions: \$37   |
| Baseball/Softball | \$50                  |   | \$325 per team  |  | Affiliate or drop-in programs available    |   |
| Flag Football     | \$50                  |   | \$225 per team  | Free   | \$90                                       |   |
| Soccer            | \$50                  | \$45  |   |  | \$575/team                                 | "Pee-wee" ages 3-5, 3 week sessions: \$37; Indoor soccer 5-18 years: \$500/450 per team |
| Volleyball        | \$50                  | \$55  | \$125 per team  | Free   | Affiliate or drop-in programs available    |   |
| La Cross          | \$50                  |   |   |  | Affiliate or drop-in programs available    |   |
| Basketball        | \$50                  | \$55  | \$125 per team  |  | \$45-90                                    | "Pee-wee" ages 3-5, 3 week sessions: \$37; 6-17 years: \$45                             |
| Adult:            |                       |   |   |  |  |   |
| Softball          | \$525                 | "\$460 + \$13 umpire fee per team per game" | \$550- 12 games   | "Slowpitch<br>\$450- 10 weeks (nights)<br>\$365- 8 weeks (nights)<br>\$350- 10 weeks (weekends)<br>Fastpitch<br>\$45- per week<br>Senior<br>\$265" | "\$770 + \$30 for each non-resident"       | \$470 in fall, \$475 in Spring (per team) - 13 games                                    |
| Volleyball        |                       | ? + \$10 ref fee per team per game          | \$450- 12 games   | \$340  |  |   |
| Kickball          | \$285.00              |   |   | \$325  |  |   |
| Baseball          |                       |   |   | \$480- 10 weeks  |  |   |
| Basketball        |                       | "\$260 + \$25 ref fee per team per game"    | \$550- 12 GAMES   | "\$300- 10 weeks<br>\$232- 8 weeks"  | "\$490-\$765 + \$30 for each non-resident" |   |
| Flag Football     | \$495                 | "\$190 + \$22 ref fee per team per game"    | \$700- 16 games   | \$345- 10 weeks  | "\$1,050 + \$30 for each non-resident"     |   |

## Recreation Fees Charged by Other Communities (cont'd)

| DESCRIPTION   | AURORA, CO                                   |  | COLORADO SPRINGS, CO                             |                  | LAS VEGAS, NV   | IRVINE, CA               | PLANO, TX  |
|---|--|--|--|------------------|---|--------------------------|--|
|   | Resident                                     | Non-Resident                                 | Resident   | Non-Resident     | Resident/Non-Resident   | Resident/Non-Resident    | Resident/Non-Resident  |
| Instructor Payment  | Salary                                       |  | "Some on Salary<br>Some on Contract- Varied"     |                  | "Contract- 50/50 split<br>payment received 3 weeks after<br>end of quarter" | Contract- 50/50 split    |  |
| Arts & Crafts (per hour)  | \$4  | \$5  | \$8.75   | \$12.50          | \$6.50  | \$5- \$12                | \$8- \$14  |
| Acting/Drama  |  |  |  |                  |   | \$13                     | \$5- \$13.75   |
| Dance & Cheer (per hour)  | \$8  | \$9.50                                       |  |                  | \$6.00  | \$18                     | \$9- \$10  |
| Education (per hour)  |  |  |  |                  | \$5.00  |                          | \$10- \$15   |
| Fitness   | \$7  | \$9  | "Free group exercise classes<br>with membership" |                  | \$5.00  | \$12.50- \$25            | \$5- \$8.25  |
| "Personal Training Session<br>(1 hour)<br>(Intro/1session/3<br>sessions)" | \$40/\$35/\$96                               | \$40/\$35/\$96                               |  |                  |   |                          |  |
| Gymnastics (per hour)   | \$10   | \$11.50                                      | \$8.75   | \$11.25          |   |                          | \$7.50   |
| Martial Arts (per hour)   | \$6  | \$8  | \$6.50   | \$12             | \$3.25  | \$9- \$22                | \$7.50   |
| Music - Group (per hour)  | \$15   | \$15   |  |                  | \$22.50   | \$20                     |  |
| Tennis - Group (per hour)   | \$6  | \$8  | \$12   |                  | \$10  | \$15                     | \$12- \$14   |
| Tennis- Private (per hour)  | \$50   | \$50   | \$40- \$50                                       | \$40- \$50       | "\$75 Resident<br>\$85 Non-Resident"  | \$55- \$70               | \$65.00  |
| Tennis- Semi-private (per<br>hour)  | \$30   | \$30   | \$25- \$30                                       | \$25- \$30       |   |                          | \$33.00  |
| Sports  |  |  | \$7.25   | \$10.25          | \$6.50  | \$11.25                  |  |
| Swimming- Group (per<br>hour)   | \$9  | \$11.50                                      | \$5- \$7.50                                      | \$11.50- \$17.50 | \$5.50  | \$14- \$33               | \$8.50   |
| Swimming- Private (per<br>hour)   | "\$45 per hour<br>depends on the instructor" | "\$45 per hour<br>depends on the instructor" |  |                  | "\$22- per hour private<br>\$11- per hour semi-private"                     | 25 minute private- \$200 |  |
| Swim Team Rentals   | \$18 per lane per hour                       |  |  |                  |   |                          | "\$5 per hour- High School, USA<br>Sanctioned Team, Diving Teams<br>\$10 per hour- All Others" |



### Recreation Fees Charged by Other Communities (cont'd)

| DESCRIPTION          | AURORA, CO  |              | COLORADO SPRINGS, CO |              | LAS VEGAS, NV   | IRVINE, CA  | PLANO, TX   |
|----------------------|---|--------------|----------------------|--------------|---|---|---|
|                      | Resident  | Non-Resident | Resident             | Non-Resident | Resident/Non-Resident   | Resident/Non-Resident                               | Resident/Non-Resident   |
| Non-Profit Rentals   | \$11 per lane per hour  |              |                      |              |   |   | \$10 per lane per hour  |
| Climbing Wall Prices |   |              |                      |              |   |   | \$100- 2 hr rental  |
| Racquetball          | "Included with facility membership<br>Drop in price of \$5 per person<br>Can only reserve 1 hour per day" |              |                      |              | "Non-Member- 2 players \$7 per court per hour<br>additional players- \$3 per hour per court<br>Non-member Walleyball- \$14 per hour, per court" | "All facilities are outdoor and are free of charge" | "Included in Membership<br>Non-members can use drop-in price" |
| Lifeguard Training   |   |              |                      |              |   |   | \$225.00  |
| WSI                  |   |              |                      |              |   |   |   |

## Recreation Fees Charged by Other Communities (cont'd)

| DESCRIPTION  | SCOTTSDALE, AZ   |              | CLARK COUNTY, NV           | VIRGINIA BEACH, VA   | LONG BEACH, CA        | ARLINGTON, VA         | BAKERSFIELD, CA  |
|--|--|--------------|----------------------------|--|-----------------------|-----------------------|--|
|  | Resident   | Non-Resident | Resident/Non-Resident      | Resident/Non-Resident  | Resident/Non-Resident | Resident/Non-Resident | Resident/Non-Resident  |
| Instructor Payment   |  |              |                            |  |                       |                       |  |
| Arts & Crafts (per hour)   | \$5  | \$8          |                            | \$4.50- \$7  |                       | \$11.00               | free (only one quilting class at MLK center, which has everything free)                            |
| Acting/Drama   | NA   | NA           |                            |  | \$17                  | \$20.00               |  |
| Dance & Cheer (per hour)   | \$7  | \$8.50       | \$4- \$6.75                | \$5  | \$10                  | \$13- \$22            | Cheer: \$8 registration fee, \$10.5 per hour; clogging for 7+: \$16-\$20; Line Dance for 12+: \$25 |
| Education (per hour)   | \$5  | \$7.50       |                            |  |                       | \$25- science related |  |
| Fitness  | \$5  | \$7          | \$4.50                     | "\$5 per 30 min. class<br>30 day pass- \$32<br>90 day pass- \$84"<br>"1 session- \$45<br>4 sessions- \$164<br>8 sessions- \$312<br>" | \$7                   | \$10- \$15            |  |
| "Personal Training Session (1 hour) (Intro/1session/3 sessions)" |  |              | \$84- 1.5 hrs              |  |                       |                       |  |
| Gymnastics (per hour)  | NA   |              | \$6.00                     |  | \$10- \$15            | \$15                  |  |
| Martial Arts (per hour)  | \$14.50  | \$22         | \$6.00                     | \$6.50   | \$7                   | \$8.00                | "\$8.75/hr<br>+ annual insurance: \$12 for children and \$27 for adults"                           |
| Music - Group (per hour)   | \$8  | \$12         |                            |  | \$15                  | \$10- \$28            |  |
| Tennis - Group (per hour)  | \$9  | \$13         |                            | \$8- \$16  | \$10                  | \$20                  |  |
| Tennis- Private (per hour)                                       |  |              |                            |  |                       | \$75                  |  |
| Tennis- Semi-private (per hour)                                  |  |              |                            |  |                       |                       |  |
| Sports   |  |              | \$5 per day sports clinics |  |                       | \$13                  |  |
| Swimming- Group (per hour)                                       | \$11.00  | \$16.50      |                            | \$7.50- \$8  | \$5.25- \$10.50       | \$20                  | \$8.75   |
| Swimming- Private (per hour)                                     | \$98   | \$147        |                            | "1- \$30 (30 min.)<br>2-3 \$25 per person"   |                       |                       |  |
| Swim Team Rentals  | "\$10 per hour short course<br>\$23 per hour long course<br>Sponsored Teams:<br>\$3 per hour short course<br>\$7 per hour long course" |              |                            |  |                       |                       |  |

### Recreation Fees Charged by Other Communities (cont'd)

| DESCRIPTION          | AURORA, CO |              | COLORADO SPRINGS, CO  |              | LAS VEGAS, NV         | IRVINE, CA            | PLANO, TX             |
|----------------------|------------|--------------|---|--------------|-----------------------|-----------------------|-----------------------|
|                      | Resident   | Non-Resident | Resident  | Non-Resident | Resident/Non-Resident | Resident/Non-Resident | Resident/Non-Resident |
| Non-Profit Rentals   |            |              |   |              |                       |                       |                       |
| Climbing Wall Prices |            |              | "\$1 per climb- Community<br>\$2 per climb- Commercial<br>\$5 per person- 30 min-<br>community<br>\$10 per person- 30 minutes-<br>commercial" |              |                       |                       |                       |
| Racquetball          |            |              |   |              |                       |                       |                       |
| Lifeguard Training   | \$150      | \$225        |   | \$150.00     |                       |                       |                       |
| WSI                  |            |              |   | \$175.00     |                       |                       |                       |

## Field Rentals Charged by Other Communities

| DESCRIPTION  | HENDERSON, NV |                   |                          | Clark County, NV        |                         |                          | LAS VEGAS, NV                          |                              | AURORA, CO                                       |  | "Unit Description/Notes" | "Additional Notes"   |
|--|---------------|-------------------|--------------------------|-------------------------|-------------------------|--------------------------|--|------------------------------|--|--|--------------------------|--|
|  | Non-Profit    | Commercial/Profit | "Unit Description/Notes" | Community               | Commercial              | "Unit Description/Notes" | Cost                                   | "Unit Description/Notes"     | Non-Profit                                       | Commercial                                       |                          |  |
| Field Rental   | \$5           | \$7.50            | per field per hour       | \$12 per field per hour | \$24 per field per hour | Max of 3 hrs             | 15% of Gross Entry Fees                | Non-Youth Soccer Events Only | \$30- per hour                                   | "\$170- Baseball/ Softball \$260- Multi-Purpose" | per field per day        |  |
| Field Rental   |               |                   |                          | \$90 per field per day  | \$180 per field per day | 3+ hrs                   |  |                              |  |  |                          |  |
| Youth Tournament   | \$7.50        | \$7.50            | per field, per hour      | \$40                    | \$80                    | per day per field        | 15% of Gross Entry Fees                | Non-Youth Soccer Events Only | "\$170- Baseball/ Softball \$260- Multi-Purpose" | "\$170- Baseball/ Softball \$260- Multi-Purpose" | per field per day        | APPLIES TO ALL TOURNAMENTS - Field rental rate for tournament includes: Daily, prior to first pitch, field drag and line. Bases and pitching rubber set at specified distance. Portable mounds, if use,d put in place. Fields are watered as necessary at discretion of the City. Additional fees to line fields may apply. Field rental rate for soccer/ multisport includes la yout, soccer goals, and corner flags. |
| Adult Tournament   | \$7.50        | \$7.50            | per field per hour       | \$120                   | \$240                   | per day per field        | 15% of Gross Entry Fees                | Non-Youth Soccer Events Only | "\$170- Baseball/ Softball \$260- Multi-Purpose" | "\$170- Baseball/ Softball \$260- Multi-Purpose" | per field per day        |  |
| Lights   | \$5           | \$7.50            | per field per hour       | \$20                    | \$20                    | per field per hour       | \$10                                   | per field per hr             | \$49   | \$49   | per field per hr         |  |
| "Sporting events not requiring a fee or donation to participate- without lights" |               |                   |                          |                         |                         |                          | "\$70- Box Field \$50- Diamond Fields" | Box Fields                   |  |  |                          |  |
| Youth Sporting Event   |               |                   |                          |                         |                         |                          | \$70                                   | Football.Lacrosse, Soccer    |  |  |                          |  |
| Non-Youth Soccer Sporting Events/ NonProfit                                      |               |                   |                          |                         |                         |                          | \$15                                   | per field per hour           |  |  |                          |  |

### Field Rentals Charged by Other Communities (cont'd)

| DESCRIPTION  | HENDERSON, NV |                   |                          | Clark County, NV |            |   | LAS VEGAS, NV |                          | AURORA, CO |            |                          |                    |
|--|---------------|-------------------|--------------------------|------------------|------------|---|---------------|--------------------------|------------|------------|--------------------------|--------------------|
|  | Non-Profit    | Commercial/Profit | "Unit Description/Notes" | Community        | Commercial | "Unit Description/Notes"  | Cost          | "Unit Description/Notes" | Non-Profit | Commercial | "Unit Description/Notes" | "Additional Notes" |
| Non-Youth Soccer Sporting Events/ Commercial Leagues |               |                   |                          |                  |            |   | \$30          | per field per hour       |            |            |                          |                    |
| Youth League/ Community/without lights               |               |                   |                          | \$40             | \$80       | per season  | \$3           | per field per hour       |            |            |                          |                    |
| Youth League/ Community/with lights                  |               |                   |                          | \$125            | \$250      | per season  | \$13          | per field per hour       |            |            |                          |                    |
| Adult League/ Community/without lights               |               |                   |                          | \$120            | \$240      | per season  | \$3           | per field per hour       |            |            |                          |                    |
| Adult League/ Community/with lights                  |               |                   |                          | \$205            | \$410      | per season  | \$13          | per field per hour       |            |            |                          |                    |
| County Sponosred Adult Sports League                 |               |                   |                          |                  |            | Fee shall not exceed \$40. Exact fee will be based on supplies, services, labor costs, end-of tournament and other related expenses |               |                          |            |            |                          |                    |
| Line and drag  |               |                   |                          |                  |            |   |               |                          |            |            |                          |                    |
| Field lining   | \$3           |                   | per field per occurance  |                  |            |   |               |                          |            |            |                          |                    |
| Drag   |               |                   |                          |                  |            |   |               |                          |            |            |                          |                    |
| Initial tournament field prep                        | \$15          |                   | per field per occurance  | \$40             | \$40       | Grooming- per field per occurrence  | \$10          | per hour                 |            |            |                          |                    |
| Re-prep- side by side                                | \$20          |                   | per field per occurance  |                  |            |   |               |                          |            |            |                          |                    |
| Re-prep- single                                      | \$40          |                   | per field per occurance  |                  |            |   |               |                          |            |            |                          |                    |
| Sports monitor                                       | \$15          |                   | per staff per hour       |                  |            |   |               |                          | \$18       |            |                          |                    |

### Field Rentals Charged by Other Communities (cont'd)

| DESCRIPTION                         | HENDERSON, NV |                   |                          | Clark County, NV |            |                          | LAS VEGAS, NV |                          | AURORA, CO |            | "Unit Description/Notes" | "Additional Notes" |
|-------------------------------------|---------------|-------------------|--------------------------|------------------|------------|--------------------------|---------------|--------------------------|------------|------------|--------------------------|--------------------|
|                                     | Non-Profit    | Commercial/Profit | "Unit Description/Notes" | Community        | Commercial | "Unit Description/Notes" | Cost          | "Unit Description/Notes" | Non-Profit | Commercial |                          |                    |
| Set-up Costs:                       |               |                   | per field                |                  |            |                          |               |                          |            |            |                          |                    |
| 60'- 65' fencing                    | \$100         |                   | per field                |                  |            |                          |               |                          | \$110      |            | per field                |                    |
| 70', 80',90' fencing                | \$200         |                   | per field                |                  |            |                          |               |                          | \$110      |            | per field                |                    |
| Turf                                |               |                   |                          |                  |            |                          |               |                          | \$15       |            | per bag                  |                    |
| Portable mounds                     | \$50          |                   | per set                  |                  |            |                          |               |                          |            |            |                          |                    |
| Bleachers                           | \$100         |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Extra trash cans                    | \$10          |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Chairs                              | \$1           |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Generator                           | \$200         |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Tables                              | \$3           |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Podium                              | \$25          |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Tent (10'x10')                      | \$75          |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Sound system                        | \$100         |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Extension cord                      | \$5           |                   | per                      |                  |            |                          |               |                          |            |            |                          |                    |
| Scoreboard (not staffed)            | \$50          |                   | per                      |                  |            |                          | \$100         | Includes Controller      |            |            |                          |                    |
| Pre and post event set up/breakdown | \$15          |                   | per staff per hour       |                  |            |                          | \$10          | per hr                   |            |            |                          |                    |
| Excessive trash/clean-up            | \$60          |                   | per staff per hour       |                  |            |                          |               |                          | \$35.00    |            | per unit cleaned         |                    |
| Basic High School Field Rental:     |               |                   |                          |                  |            |                          |               |                          |            |            |                          |                    |



## Recreation Fees PC MARC

Punch Card Admission. For ease of administration and convenience to users, a punch card system has been established for Recreation Center programs and activities. The purchase of a punch card may result in a savings off the regular rate.

| Punch Passes                  | Resident | Visitor |
|-------------------------------|----------|---------|
| Youth (3 to 17) 10 Punch      | \$28.00  | \$40.00 |
| Adult 10 Punch                | \$70.00  | \$90.00 |
| Senior & Military 10 Punch    | \$60.00  | \$70.00 |
| Child Care 10 Punch (10 hrs.) | \$35.00  |         |

| Tennis & Pickleball Court Charges | Hourly Court Fees |         |
|-----------------------------------|-------------------|---------|
|                                   | Indoor            | Outdoor |
| Resident rate                     | \$26.00           | \$10.00 |
| Visitor rate                      | \$36.00           | \$12.00 |

| Pickleball Passes | Resident |
|-------------------|----------|
| 1 month           | \$60     |
| 3 month           | \$164    |
| 6 month           | \$288    |

| Lesson / Clinic:      | Resident                           |
|-----------------------|------------------------------------|
| Private Lesson 1 Hour | \$64                               |
| Add't Player          | \$4                                |
| ½ hour Private        | \$40                               |
| Add't player          | \$4                                |
| Clinic                | \$12 per player (min of 4 players) |

| Other Tennis Fees                       | Resident   |
|---|------------|
| Private Lesson 1 hour                   | \$74.00    |
| Private Lesson 1/2 hour                 | \$40.00    |
| Semi Private Lesson 1 hour (Per person) | \$39.00    |
| Group of 3 (Per person)                 | \$28.00    |
| Group of 4 (Per person)                 | \$22.00    |
| Clinic drop-in fee 1.5 hours            | \$26.00    |
| Clinic drop-in fee 2 hours              | \$34.00    |
| Ball Machine per hour                   | \$12.00    |
| Tennis Courts Non Athletic (Daily)      | \$3,000.00 |

| Daily Drop In                   | Resident | Visitor |
|---------------------------------|----------|---------|
| Toddlers 2 & Under              | Free     | Free    |
| Youth (3 to 17)                 | \$3.00   | \$5.00  |
| Adult                           | \$7.00   | \$10.00 |
| Senior 70+ & Military           | \$6.00   | \$7.00  |
| Fitness Classes                 | \$9.00   | \$12.00 |
| Senior/Military Fitness Classes | \$8.00   | \$9.00  |

Facility Passes: There are two types of facility passes one which includes all amenities except tennis and the other which includes all amenities except group fitness and tennis. Program fees are additional and are not included in pass fees.

| Individual Rate |               |              |          |
|-----------------|---------------|--------------|----------|
| Term            | Facility Rate | Class Add On | Total    |
| 1 Month         | \$40.00       | \$20.00      | \$60.00  |
| 3 Month         | \$110.00      | \$50.00      | \$160.00 |
| 6 Month         | \$192.00      | \$80.00      | \$272.00 |
| 12 Month        | \$345.00      | \$144.00     | \$489.00 |

| Senior 70+ & Military Individual Rate |               |              |          |
|---------------------------------------|---------------|--------------|----------|
| Term                                  | Facility Rate | Class Add On | Total    |
| 1 Month                               | \$36.00       | \$20.00      | \$56.00  |
| 3 Month                               | \$99.00       | \$50.00      | \$149.00 |
| 6 Month                               | \$173.00      | \$80.00      | \$253.00 |
| 12 Month                              | \$310.00      | \$144.00     | \$454.00 |

| Couple Rate |               |              |          |
|-------------|---------------|--------------|----------|
| Term        | Facility Rate | Class Add On | Total    |
| 1 Month     | \$72.00       | \$35.00      | \$107.00 |
| 3 Month     | \$216.00      | \$90.00      | \$306.00 |
| 6 Month     | \$328.00      | \$144.00     | \$472.00 |
| 12 Month    | \$590.00      | \$260.00     | \$850.00 |

| Senior 70+ & Military Couple Rate |               |              |          |
|-----------------------------------|---------------|--------------|----------|
| Term                              | Facility Rate | Class Add On | Total    |
| 1 Month                           | \$65.00       | \$35.00      | \$100.00 |
| 3 Month                           | \$194.00      | \$90.00      | \$284.00 |
| 6 Month                           | \$295.00      | \$144.00     | \$439.00 |
| 12 Month                          | \$531.00      | \$260.00     | \$791.00 |

| PC MARC Tennis Passes |            |            |                          |
|-----------------------|------------|------------|--------------------------|
| Term                  | Single     | Couple     | Additional Family Member |
| 1 Month               | \$200.00   | \$320.00   | \$30.00                  |
| 3 Month               | \$475.00   | \$760.00   | \$60.00                  |
| 6 Month               | \$775.00   | \$1,345.00 | \$110.00                 |
| 12 Month              | \$1,210.00 | \$2,150.00 | \$225.00                 |

| Gymnasium    | Hourly Resident | Hourly Visitor | Daily      |
|--------------|-----------------|----------------|------------|
| Full Gym     | \$65.00         | \$125.00       |            |
| Half Gym     | \$35.00         | \$75.00        |            |
| Non Athletic |                 |                | \$1,400.00 |

| Fitness Studios | Hourly Resident      | Hourly Visitor        |
|-----------------|----------------------|-----------------------|
|                 | \$65.00 (for profit) | \$125.00 (for profit) |
|                 | \$35.00 (non-profit) | \$75.00 (non-profit)  |

| Other Fees                                      |          |
|---|----------|
| Visitor 10 Punch Card                           | \$ 90.00 |
| 1 Month Visitor Pass                            | \$ 90.00 |
| Child Care Per Hr.                              | \$ 4.00  |
| Personal Training 1 Hour                        | \$ 50.00 |
| Personal Training Punch Card (12 visits)        | \$500.00 |
| Couple Personal Training Punch Card (12 visits) | \$699.00 |
| Birthday Party                                  | \$150.00 |
| Party Room per hour                             | \$ 50.00 |

## Basin Recreation Fieldhouse

### DAILY DROP IN RATES/PUNCH PASSES

| <u>Resident</u>                    |         | <u>Visitor</u>                     |         |
|------------------------------------|---------|------------------------------------|---------|
| Infants (in stroller)              | FREE    | Infants (in stroller)              | FREE    |
| Toddlers (3 & under)               | \$2.00  | Toddlers (3 & under)               | \$3.00  |
|                                    |         |                                    |         |
| Youth (4-16)                       | \$4.00  | Youth (4-16)                       | \$6.00  |
| Youth 10 Punch Pass                | \$30.00 | Youth 10 Punch Pass                | N/A     |
| Youth 20 Punch Pass                | \$50.00 |                                    |         |
|                                    |         |                                    |         |
| Adult (17-59)                      | \$7.00  | Adult (17-59)                      | \$10.00 |
| Adult 10 Punch Pass                | \$50.00 | Adult 10 Punch Pass                | \$90.00 |
| Adult 20 Punch Pass                | \$80.00 |                                    |         |
|                                    |         |                                    |         |
| Senior (60 & older)                | \$4.00  | Senior (60 & older)                | \$6.00  |
| Senior 10 Punch Pass               | \$30.00 | Senior 10 Punch Pass               | N/A     |
| Senior 20 Punch Pass               | \$50.00 |                                    |         |
|                                    |         |                                    |         |
| Fitness Classes Only Drop In       | \$9.00  | Fitness Classes Only Drop In       | \$12.00 |
| Youth/Senior Fitness Class Drop In | \$5.00  | Youth/Senior Fitness Class Drop In | \$5.00  |
| Fitness 10 Punch Pass              | \$60.00 | Fitness 10 Punch Pass              | \$60.00 |
| Youth/Senior Fitness 10 Punch Pass | \$40.00 | Youth/Senior Fitness 10 Punch Pass | \$40.00 |

### MONTHLY PASSES

#### Single Adult (18-59)

| <u>Length</u> | <u>Single Facility Rate</u> | <u>Fitness Class Add-on</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|--------------|
| 1 Month       | \$38.00                     | \$20.00                     | \$58.00      |
| 3 Month       | \$105.00                    | \$50.00                     | \$155.00     |
| 6 Month       | \$186.00                    | \$80.00                     | \$266.00     |
| 12 Month      | \$336.00                    | \$140.00                    | \$476.00     |

#### Couple

| <u>Length</u> | <u>Couple Facility Rate</u> | <u>Fitness Class Add-on</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|--------------|
| 1 Month       | \$70.00                     | \$35.00                     | \$105.00     |
| 3 Month       | \$200.00                    | \$90.00                     | \$290.00     |
| 6 Month       | \$320.00                    | \$140.00                    | \$460.00     |
| 12 Month      | \$580.00                    | \$250.00                    | \$830.00     |

#### Youth 17&U/Senior 60+/Military Single

| <u>Length</u> | <u>Senior Facility Rate</u> | <u>Fitness Class Add-on</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|--------------|
| 1 Month       | \$30.00                     | \$20.00                     | \$50.00      |
| 3 Month       | \$85.00                     | \$50.00                     | \$135.00     |
| 6 Month       | \$156.00                    | \$80.00                     | \$236.00     |
| 12 Month      | \$290.00                    | \$140.00                    | \$430.00     |

#### Youth 17&U/Senior 60+/Military Couple

| <u>Length</u> | <u>Senior Facility Rate</u> | <u>Fitness Class Add-on</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|--------------|
| 1 Month       | \$55.00                     | \$35.00                     | \$90.00      |
| 3 Month       | \$160.00                    | \$90.00                     | \$250.00     |
| 6 Month       | \$285.00                    | \$140.00                    | \$425.00     |
| 12 Month      | \$520.00                    | \$250.00                    | \$770.00     |



## Funding Opportunities

(from *Mountain Recreation Strategic Action Plan 2013*)

Consultation with legal counsel is recommended before pursuing any of these options.

### For Larger Projects

#### General Obligation Bonds

##### Overview of General Obligation Bonds

The lowest interest cost financing for any local government is typically through the levying of taxes through the issuance of General Obligation bonds. General Obligation bonds, commonly referred to as “G.O. bonds,” are secured by the unlimited pledge of the taxing ability of the entity, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held twice each year; either on the third Tuesday following the third Monday in June (the date of any primary elections) or on the November general election date.

If the recreation improvements being considered for funding through the G.O. bond have broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, due to the fact that some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

Also, it should be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Either facility revenues or other City or Basin funds would still be needed to pay for the operational and maintenance expenses of the facility.

State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being four percent of the entities taxable value. Pursuant to state law, the debt must be

structured to mature in 40 years or less, but practically the entity would not want to structure the debt to exceed the useful life of the facility.

##### Advantages of G.O. bonds:

- Lowest interest rates
- Lowest bond issuance costs
- If approved, a new ‘revenue’ is identified to pay for the capital cost

##### Disadvantages of G.O. bonds:

- Timing issues; limited dates to hold required G.O. election
- Risk of a “no” vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

#### Sales Tax Revenue Bonds

##### Overview of Sales Tax Revenue Bonds

Several years ago, Utah state law was amended to allow municipalities/counties to issue debt secured by a pledge of their sales tax receipts. Sales tax revenue bonds have been well received in the markets and may be used for a wide variety of municipal capital projects, including recreation facilities. State law limits the amount of sales tax revenue bonds that may be issued by a community. Under current law, the total annual debt service on all sales tax revenue bonds issued by an entity may not exceed 80 percent of the sales tax revenues received by the entity in the preceding fiscal year. Also, due to the facts that (i) most entities rely heavily on their sales tax revenues for their operations; and (ii) local governments have very little control over the sales tax revenue source; the financial markets will typically only allow an issuer to utilize approximately one-half of the revenues available as a pledge toward debt service as they require minimum debt service coverage covenants of two times revenues to debt costs.

Additionally, due to most local government’s reliance on sales tax revenues for general operations, unless the entity has additional revenue sources that can be devoted to repayment of the bonds, or is anticipating a spike in sales tax revenues due to new large retail businesses locating in the area, existing sales tax revenues would have to be diverted to repay the bonds.

Utah local government sales tax revenue bonds are very well regarded in the bond market and will generally trade within five to fifteen basis points

of where General Obligation Bond debt would price.

##### Advantages of Sales Tax Revenue Bonds:

- Relatively low interest rates
- No vote required

##### Disadvantages of Sales Tax Revenue Bonds:

- Utilizes existing funds with no new revenue source identified
- Somewhat higher financing costs than G.O. Bonds

#### Special Assessment Areas

##### Overview of Special Assessment Areas (SAA)

Formerly known as Special Improvement Districts or (SIDs), a Special Assessment Area (SAA) provides a means for a local government to designate an area as benefited by an improvement and levy an assessment to pay for the improvements. The assessment levy is then pledged to retire the debt incurred in constructing the project.

While not subject to a bond election as General Obligation bonds require, SAAs may not, as a matter of law, be created if 50 percent or more of the property owners subject to the assessment, weighted by method of assessment, within the proposed SAA, protest its creation. Politically, most local governments would find it difficult to create an SAA if even 20-30 percent of property owners oppose the SAA. If created, the entity’s ability to levy an assessment within the SAA provides a sound method of financing although it will be at interest rates higher than other types of debt that the entity could consider issuing.

The underlying rationale of an SAA is that those who benefit from the improvements will be assessed for the costs. For a project such as a recreation facility, which by definition is intended to serve all residents of the community, and in this case possibly serve multiple communities, it would be difficult to make a case for excluding any residential properties from being assessed, although commercial property would have to be evaluated with bond counsel. The ongoing annual administrative obligations related to an SAA would be formidable even though state law allows the entity to assess a fee to cover such administrative costs. Special Assessment notices are mailed out by the entity creating the assessment area and are not included as part of the annual tax notice and collection process conducted by the entity.

If an SAA is used, the entity would have to decide on a method of assessment (i.e. per residence, per acre, by front-footage, etc.) which is fair and equitable to both residential and commercial property owners.

This ability to utilize this mechanism by entities joined together under an inter-local cooperative would need to be explored with legal counsel. There are a number of issues that would need to be considered such as ownership of the facility and a local government can only assess property owners within its proper legal boundaries.

#### Advantages of SAA Bonds:

- Assessments provide a 'new' revenue source to pay for the capital expense
- No general vote required (but those assessed can challenge the creation)

#### Disadvantages of SAA Bonds:

- Higher financing costs
- Significant administration costs for a Community-Wide Special Assessment area

Due to the costs of administering a Community-Wide SAA and given that special assessments cannot be deducted from income taxes, but property taxes can, it seems more rational to seek for G.O. election approval rather than form a Community-Wide SAA.

### **Creation of a Special Service District**

#### Recreation Special Service District

A city, or several entities via inter-local agreement, can create a Recreation District charged with providing certain services to residents of the area covered by the District. A Special District has the ability to levy a property tax assessment on residents of the District to pay for both the bond debt service and operations and maintenance. It should be noted that the local government already has the ability to levy, subject to a bond election and/or the truth-in-taxation process, property taxes. The creation of a Recreation Special Service District serves to separate its designated functions from those of the government entity by creating a separate entity with its own governing body. However, an additional layer of government may not be the most cost effective.

#### Non-Traditional Funding Sources

Non-traditional sources of funding may be used in order to minimize the amount that needs to be financed via the issuance of debt. The approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, and partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To

the extent debt must be incurred to complete the financing package, alternative bonding structures, as discussed above, should be evaluated in order to find the optimal structure based on the financial resources of the Entity.

### **For Smaller Projects**

#### **Private Funds**

##### Private and Public Partnerships

A city, agency, or a group of entities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

##### Private Fundraising

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex, and generally require aggressive promotion and management on behalf of the park and recreation department or city administration.

##### Service Organization Partners

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

##### Joint Development Partnerships

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality and have been successful between Park City, Basin Recreation, and the School District. Cooperative relationships between cities and counties are not uncommon,

nor are partnerships between cities and school districts. Often, small cities in a region are able to cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests, and others.

#### **Local Funding Sources**

##### RAP Taxes

Park City and Summit County have initiated and voted-in a Recreation, Arts, and Parks tax which has been very effective in raising funds to complete parks, recreation, trails, and arts projects. This type of funding is generally administered by a municipality or county, and is distributed based on population.

##### Park and Recreation Impact Fees

Park City and Basin Recreation have impact fee programs for parks and recreation projects which should be re-evaluated and updated periodically. Impact fees can be used by communities to offset the cost of public parks and facilities needed to serve future residents and new development.

Impact fees are especially useful in areas of rapid growth. They help the community to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for its residents.

##### Dedications and Development Agreements

The dedication of land for parks, and park development agreements has long been an accepted development requirement and is another valuable tool for implementing parks. The entity can require the dedication of park land through review of projects such as Planned Unit Developments (PUDs). Park City and Basin Recreation have received park dedications and trails easements in the past and should continue the practice.

##### Special Taxes

Tax revenue collected for special purposes may be earmarked for park development. For instance, the room tax applied to hotel and motel rooms could be earmarked for parks, recreation, and trails development but is generally earmarked for tourism-related projects.

##### Restaurant Tax

This tax is based on a percentage of revenue and can be used to build or

enhance recreation projects that have a direct benefit to the restaurants. The money is collected by the State and distributed to the counties. Organizations then apply to the counties for grants funded by the restaurant tax funds.

#### Community Development Block Grants

Community Development Block Grants (CDBG) can be used for park development in areas of the community that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment, and improve accessibility (Americans With Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

#### User Fees

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether or not they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

#### Redevelopment Agency Funds (Park City and Summit County)

Generally, Redevelopment Agency (RDA) Funds are available for use in redevelopment areas. As new RDA areas are identified and developed, tax increment funds generated can, at the discretion of the entity, be used to fund park acquisition and development.

#### **State and Federal Programs**

The availability of these funds may change annually depending on budget allocations at the state or federal level. It is important to check with local representatives and administering agencies to find out the current status of funding. Many of these programs are funded by the Federal government and administered by local State agencies.

#### Land and Water Conservation Fund

This Federal money is made available to States, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

#### MAP-21

MAP-21, the Moving Ahead for Progress in the 21st Century Act (P.L. 112-141), was signed into law by President Obama on July 6, 2012. Funding surface transportation programs at over \$105 billion for

fiscal years (FY) 2013 and 2014, MAP-21 is the first long-term highway authorization enacted since 2005. By transforming the policy and programmatic framework for investments to guide the system's growth and development, MAP-21 creates a streamlined, performance-based, and multi-modal program to address the many challenges facing the U.S. transportation system. MAP-21 builds on and refines many of the highway, transit, bike, and pedestrian programs and policies established in 1991, and will continue to make progress on transportation options, working closely with stakeholders to ensure that local communities are able to build multi-modal, sustainable projects ranging from passenger rail and transit, to bicycle and pedestrian paths.

The Estimated Apportionment of Federal-aid Highway Program Funds for FY 2014 Authorized Under the Moving Ahead for Progress in the 21st Century Act (MAP-21) for Utah is just under \$314 million.

#### Federal Recreational Trails Program

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety, and trail related environmental protection projects. The match is 50 percent, and grants may range from \$10,000 to \$200,000. Projects are awarded in August of each year.

#### Utah Trails and Pathways / Non-Motorized Trails Program

Funds are available for planning, acquisition, and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from \$5,000 to \$100,000.

#### LeRay McAllister Critical Land Conservation Fund

The fund is administered by the Utah Quality Growth Commission and provides funds each year to preserve or restore critical open or agricultural lands in Utah, and targeted lands deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, and other culturally or historically unique landscapes. In the 2011 session, Utah lawmakers cut off all financing to the fund eliminating the state's only source that qualifies for federal conservation monies. The LeRay McAllister Fund has preserved about 80,000 acres of land, most of it agricultural as well as recreational and archaeological sites. Over the past 10 years, the state pitched in \$20 million that was matched by \$110 million from the federal government and other sources. This program is

funded annually by the Utah Legislature and is not always available.

#### In-Kind and Donated Services or Funds

Several options for local initiatives are possible to further the implementation of the Action Plan. These kinds of programs would require the entity to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a-trail or adopt-a-park; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.