



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
February 14, 2025**

The Council of Park City, Utah, will hold a special meeting in person at the Park City Police Department Training Room, at 2060 Park Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. [Click here for more information.](#)

Zoom Link: <https://us02web.zoom.us/j/82513729891>

CLOSED SESSION - 10:30 a.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

STRATEGIC PLANNING MEETING - 12:30 p.m.

I. ROLL CALL

II. DISCUSSION ITEMS

12:30 p.m. - Future of City Hall

2:30 p.m. - 2025 General Plan Update

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

City Hall

City Council Retreat

February 14, 2025



Agenda

Review, Inform, Compare, Discuss...

City Hall History

Existing Conditions

Opportunity Ahead

Reimagining

Policy Discussion

Appendix



City Hall History



1936

Marasc School Built
(24,102 SF)



1983

School Purchased
by PCMC



2009

Major Renovation



1979

School Shuttered



1997

Minor Renovation

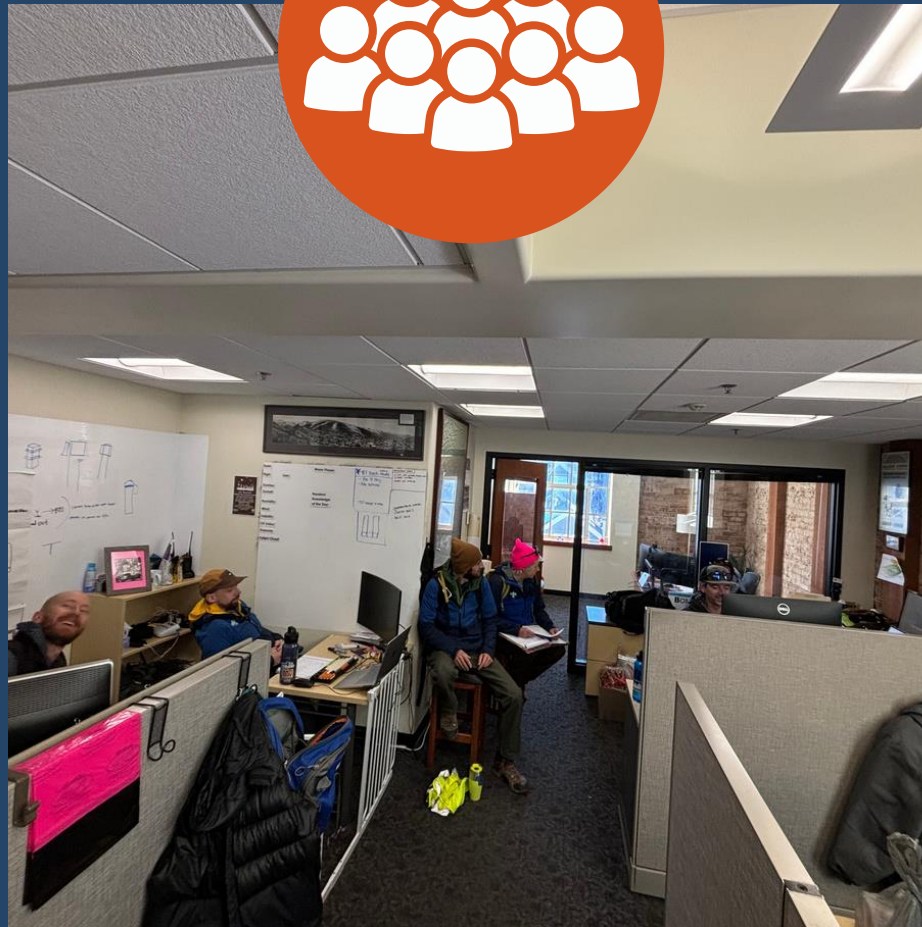


2025

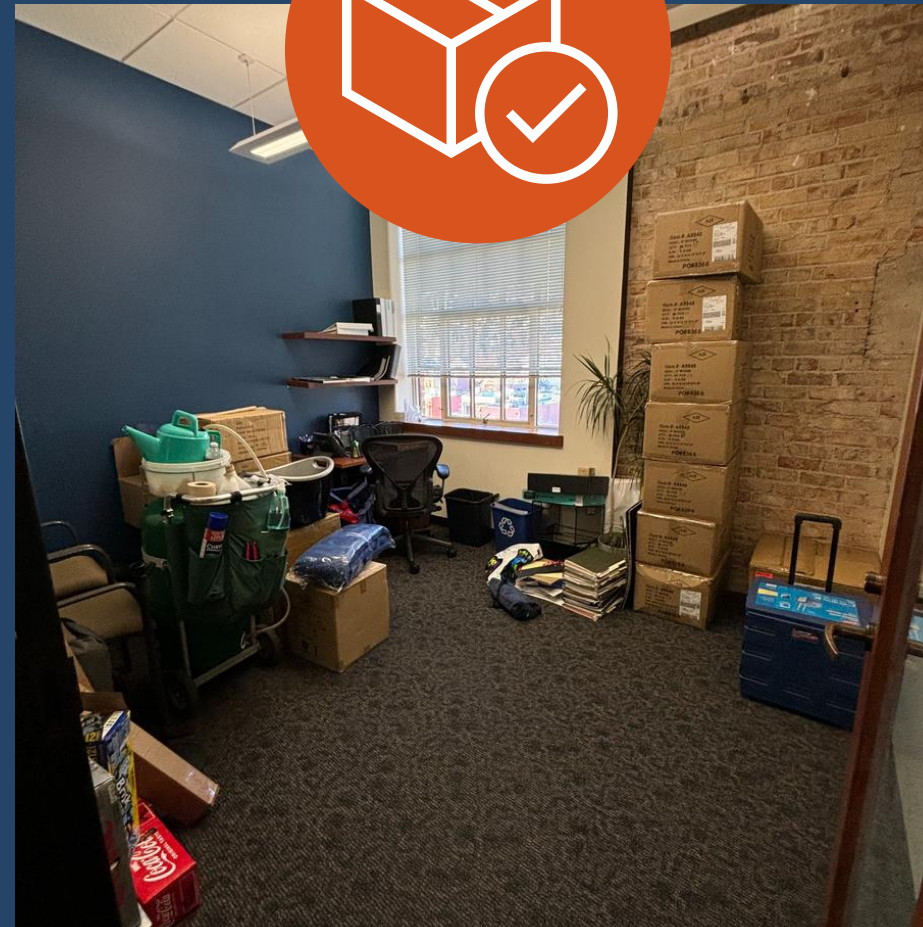
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Existing City Hall

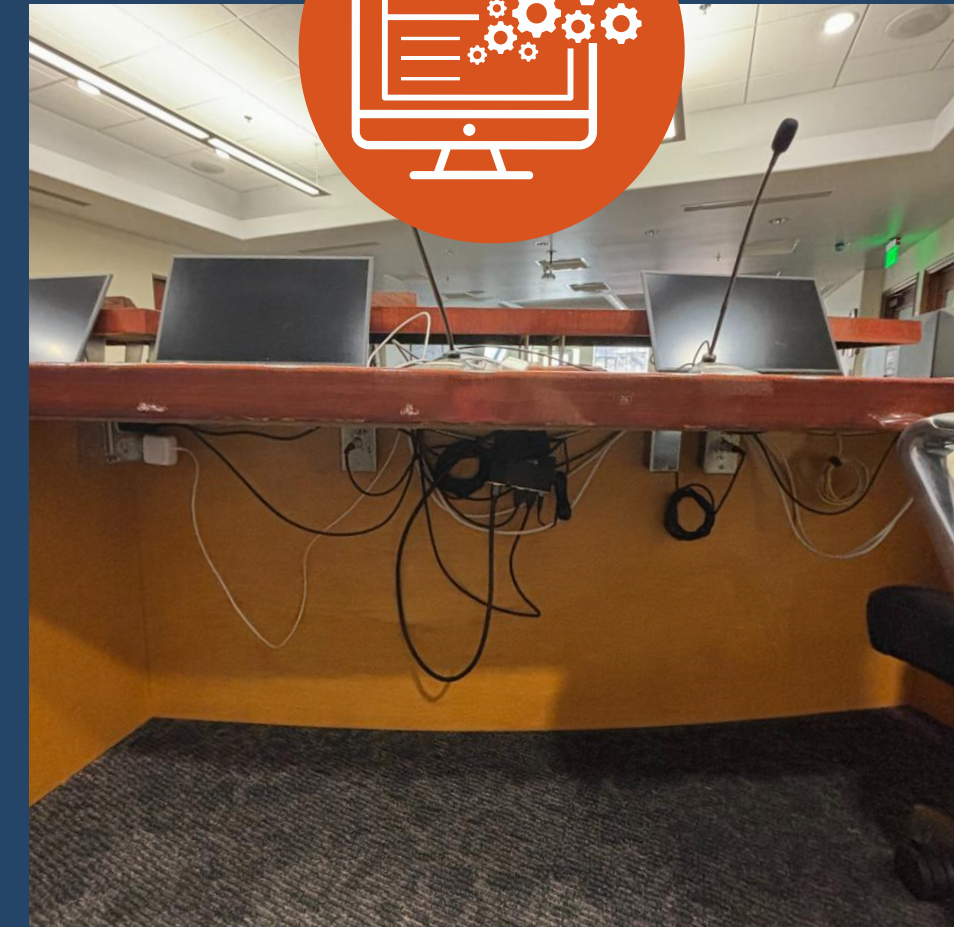
Issues



- Overcrowding ~100 FTEs
 - Inefficient: 240 SF/ emp.
 - Efficient: 150-175 SF/ emp.
- Customer Service 'Shopping'



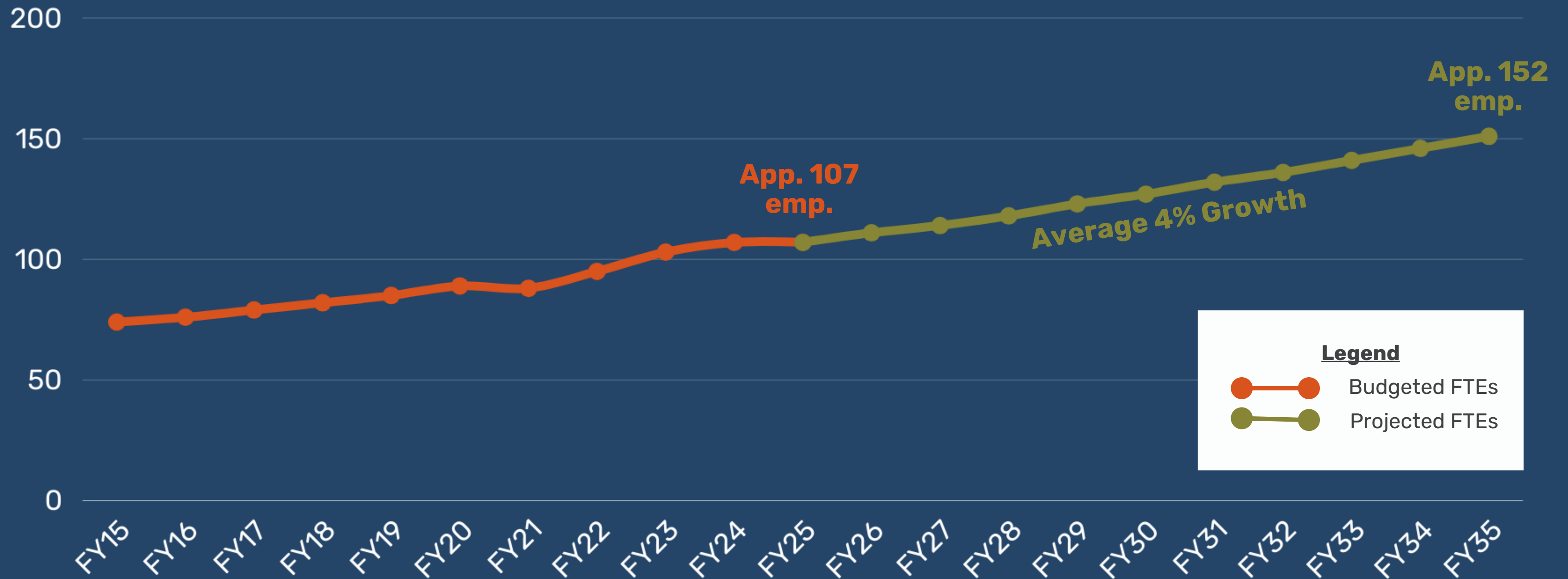
- Inefficient Storage & Workspaces



- IT/ AV Limitations
 - Council Chambers Upgrade
 - Conference Rooms
 - Spotty Wifi

Existing City Hall

City Hall Full-Time Employees (FTEs)



*Does not include Public Works, Transit, Police, Fire, Water, etc.

Today/ Tomorrow

Existing and Future City Hall Square Footage + Parking

	Existing	Future Projections (FY35)
City Hall	24,102 SF	Approx. 27,360-34,580 SF* <i>*Approx. 152 employees x 150- 175 per employee + 20% to 30% for all other supporting spaces</i>
Parking	• North Lot: 60 spaces* • South Lot: 28 spaces • China Bridge: 490 spaces* (15 dedicated to City vehicles) <i>*Municipal Employees + Public Parking</i>	Approx. 82-104 spaces* <i>*Per PCMC LMC: 3 spaces per 1,000 sf of leasable floor Area</i>

Parking Structure(s)

Southern Portion (1986):

- Accelerated deterioration and corrosion
- Rigorous maintenance procedure to prolong service life of garage
- Recommendation: prepare and budget replacement of structure within next 10 years.

Northern Portion (2006):

- Good condition
- Solider Pile Wall in fair condition
- Rigorous maintenance procedure to prolong service life of garage

Concrete Retaining Wall (2024):

- Replaced in 2024

Employee Usage:

- ~50 FTE vehicles (daily)
- 15 Fleet vehicles



Opportunity

*Successful Redevelopment Needs Adjoining Land
(Parking Lots)*

Prime Location:

- Common in downtown locations
- Aligns with aging and poorly maintained historic assets

Historic Redevelopment:

- Supports the MSAP
- Preserving character while driving economic vibrancy

Repurposing

- Can balance historic preservation and economic opportunity
- Growth for municipal services

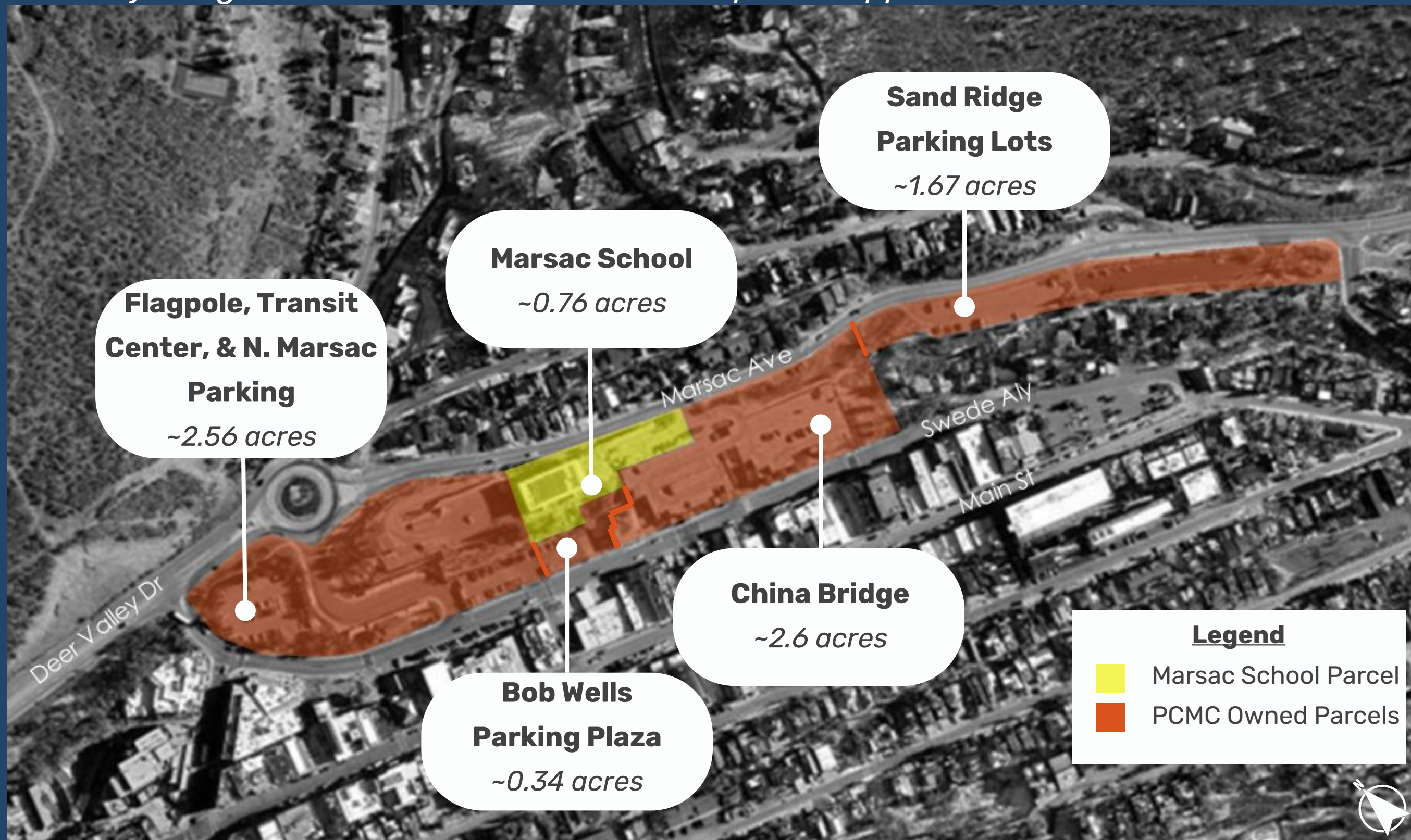
Challenges

- Building alone lacks private investment appeal
- Successful redevelopment needs adjoining lands (parking lots)



Opportunity

Marsac with Adjoining Parcels has Historical Redevelopment Appeal



Opportunity

Marsac with Adjoining Parcels has Historical Redevelopment Appeal



**Increased
Tax Revenue**



**City Cost
Savings**



**Job
Creation &
Economic Growth**



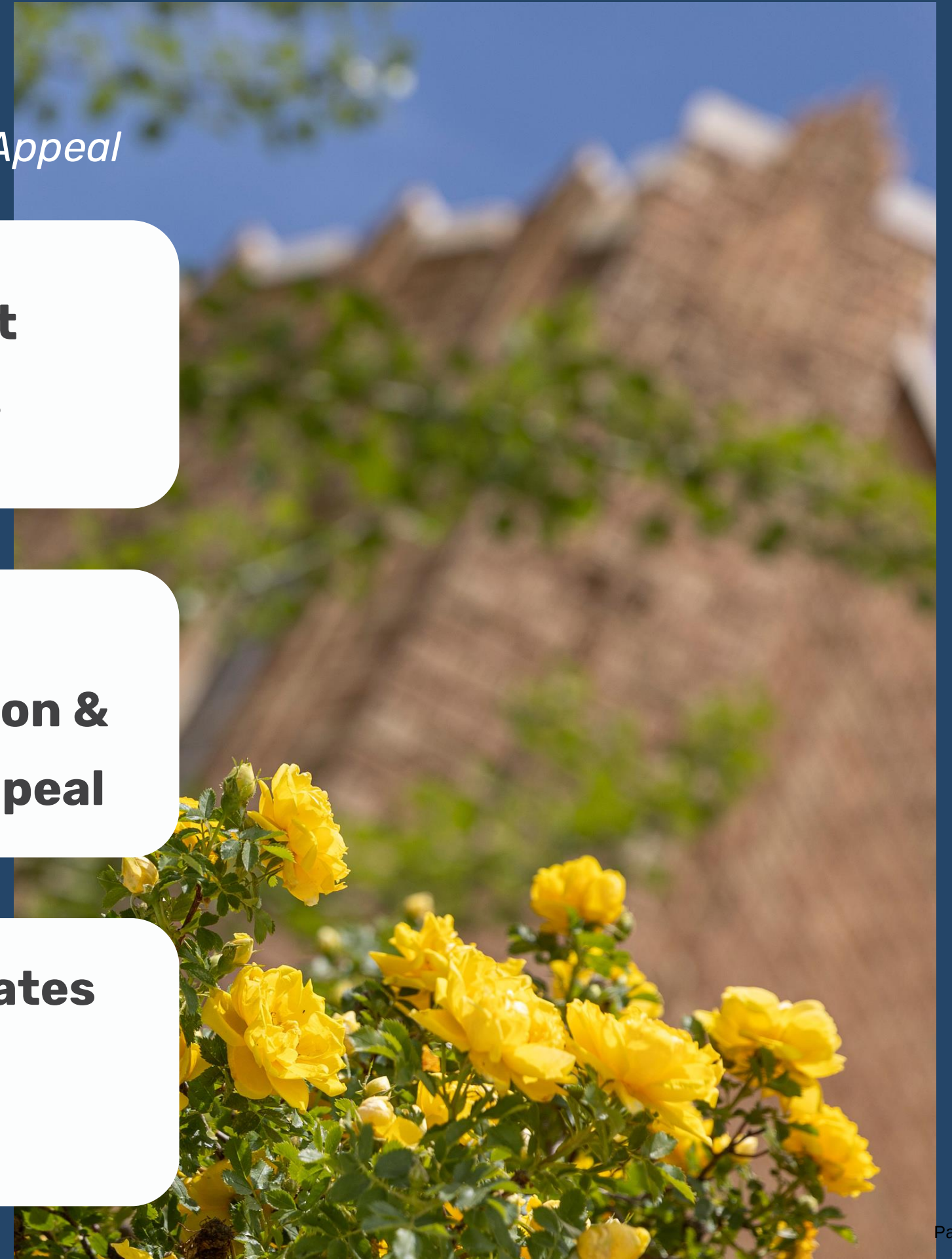
**Historic
Preservation &
Tourism Appeal**



**Old Town
Business
Growth**

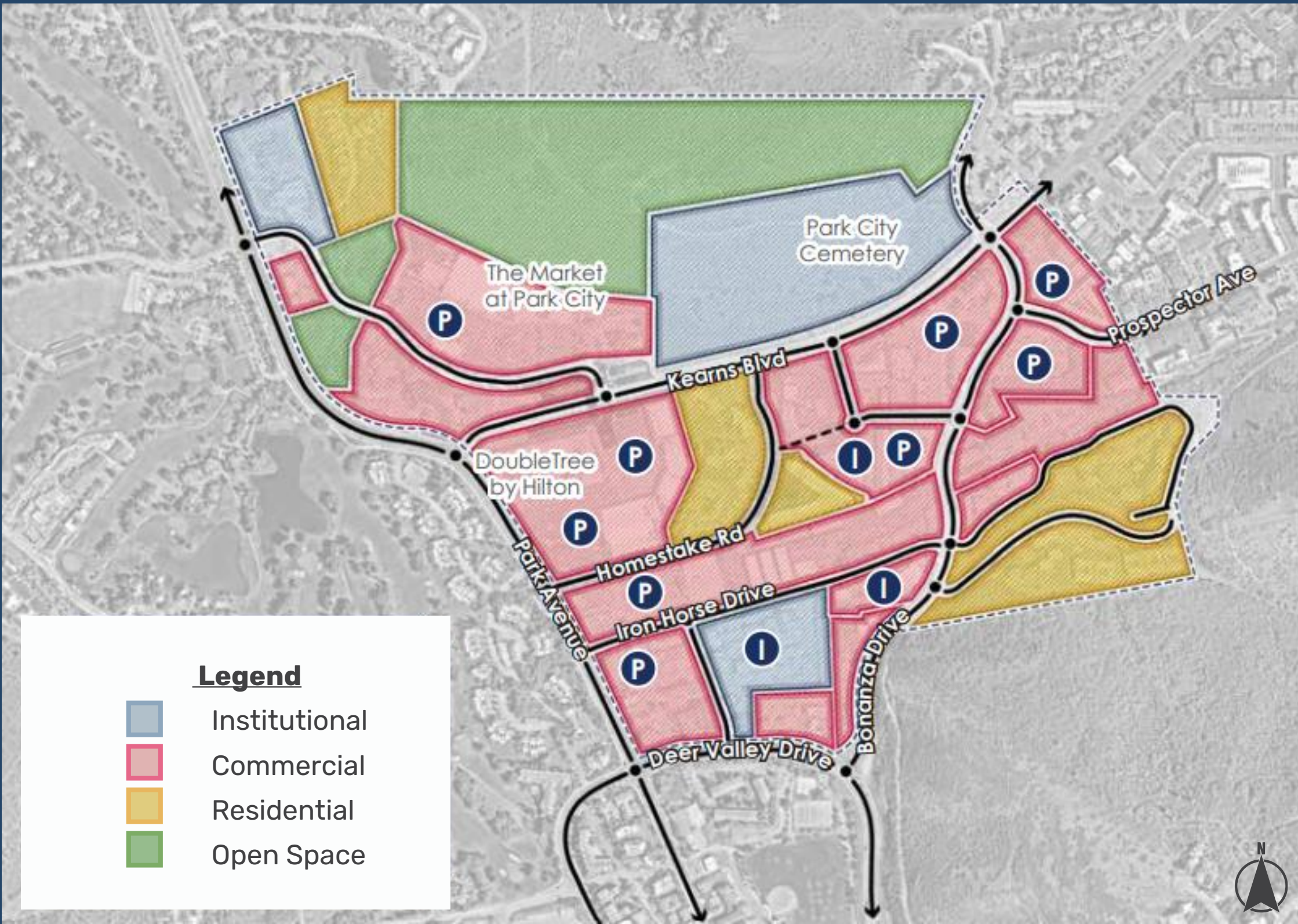


**Accommodates
Future
Growth**



Additional Opportunity

Bonanza Park Area



Bonanza Park Small Area Plan, 2024

Opportunity

Future City Hall



**Efficient,
Purpose Built**



**Compliments
Redevelopment
Zone**



**Modernize
Service
Delivery**



**Local Anchor
Community
Hub**



**Room for
Growth
More Accessible**



**Modern
Infrastructure**

Reimagining

Adaptive Reuse; Residential

The Wray

Washington, DC

- Redeveloped WWII-era Federal Office Building

Apartments:

- 158 units
- Studio, 1-bedroom, & 2-bedroom

Amenities:

- Bar
- Bike Storage
- Fire Pit
- Fitness Center
- Garden Terrace
- Grills + Dining Area
- Meeting Room
- Pet Spa
- Rooftop Lounge



Reimagining

Adaptive Reuse; Ski-Resort; Historic Building

The Washington School House Hotel

Park City, UT

- School built in 1889
- Opened as bed and breakfast in 1984

Number of Rooms:

- 12 rooms

Amenities:

- Pool
- Private Chef + Dining
- Ski Lounge
- Ski Valet



Reimagining

Historic Building Annex

Sir John A. Macdonald Building

Ontario, Canada

- Historic Building originally Bank of Montreal
 - Built in 1929
 - Now the permanent home for large parliamentary meetings and functions.



Reimagining

Adaptive Reuse; Historic Building

McMenamins Anderson School

Bothell, WA

- Built in 1931
- Art-Deco school building with classrooms-turned-hotel-rooms

Number of Rooms:

- 72 rooms

Amenities:

- Bar/Lounge (multiple)
- Coffee Shop
- Event Space
- Game Room
- Onsite Parking
- Pool
- Restaurants (multiple)
- Theater



Reimagining

Modern, Mixed-Use Development

Millcreek City Hall

Millcreek, UT

- Built in 2024
- Woven into Millcreek Common
- New Civic Plaza, with arts & events year-round



Reimagining

Historic Building Annex

City Hall

Taunton, MA

- Historic City Hall
 - Built in 1848
 - Annex provided additional City Hall admin space.



Reimagining

Ski-Resort; Historic Building

New Sheridan Hotel

Telluride, CO

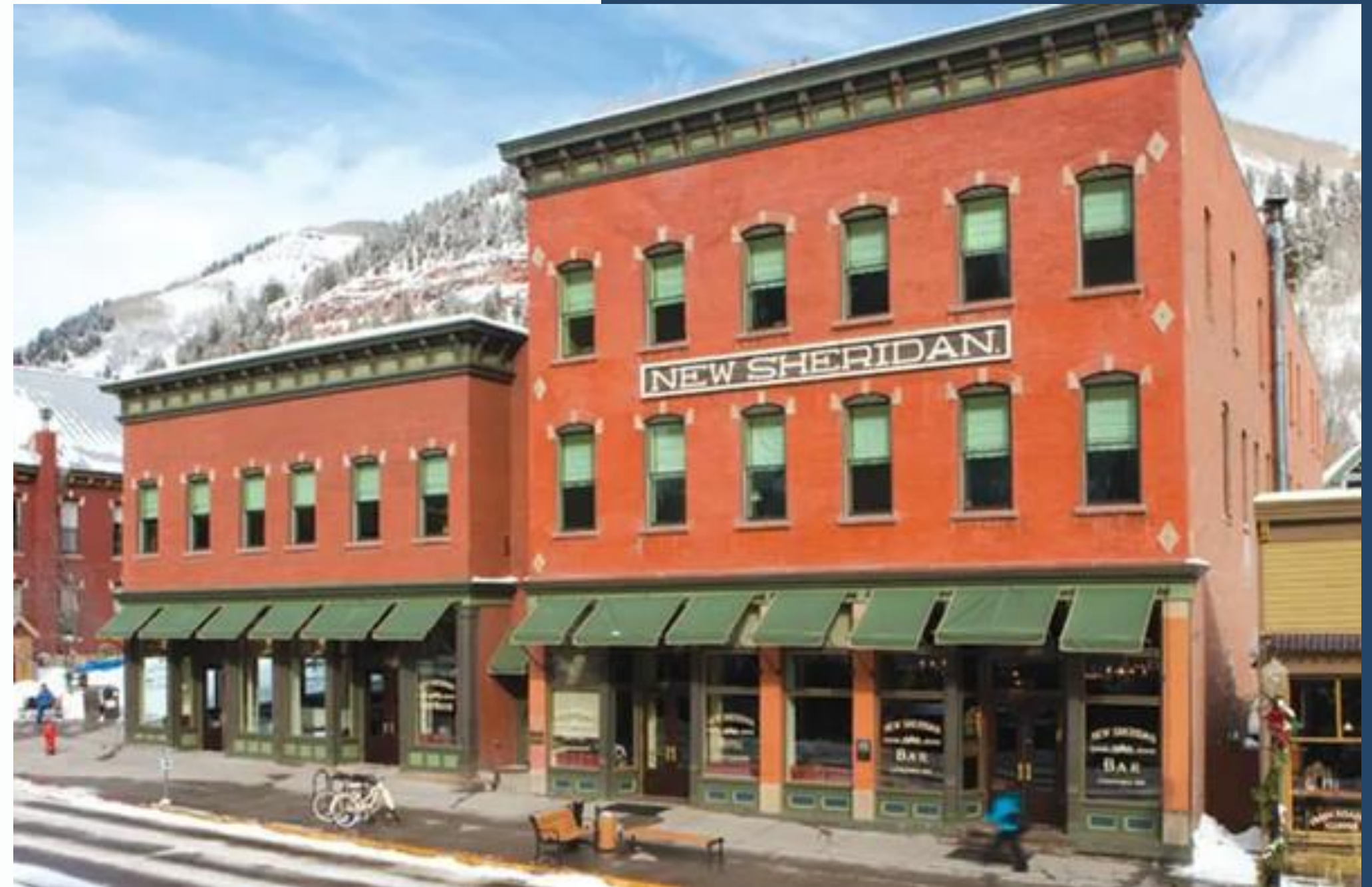
- Built in 1891, rebuilt in 1895 after fire
- Has always operated as a hotel

Number of Rooms:

- 26 rooms

Amenities:

- Bars (multiple)
- Restaurants (multiple)
- Ski Lockers
- Street Parking



Reimagining

Historic Building Annex

Town Hall

Holzwickede, Germany

- Historic Town Hall
 - Built in 1912
 - Annex provided additional Town Hall admin space, community space, and cafe.



Reimagining

Ski-Resort; Historic Building

Hotel Jerome

Aspen, CO

- Built in 1889
- Aspen's original luxury hotel
- Turned boarding house in 1893
- Returned to a hotel in 1947

Number of Rooms:

- 99 rooms

Amenities:

- Fitness Center
- Game Room
- Gift Shop
- Meeting Rooms
- Pool
- Restaurant
- Sauna
- Spa



Reimagining

Adaptive Reuse; Historic Building

The Notary Hotel

Philadelphia, PA

- Listed on National Register of Historic Places
- Built in 1926
- City Hall Annex

Number of Rooms:

- 499 rooms

Amenities:

- Bar/Lounge
- Bowling Alley
- Business Center
- Cafe
- Fitness Center
- Meeting Room
- Pool
- Restaurant
- Sauna
- Valet Parking



Reimagining

Adaptive Reuse; Historic Building

Asher Adams

Salt Lake City, UT

- 1908 Union Pacific Depot
- Luxury Hotel

Number of Rooms:

- 225 rooms

Amenities:

- Bar/Lounge (multiple)
- Coffee Shop
- Fitness Center
- Gift Shop
- Meeting Space
- Restaurant
- Valet Parking



Council Discussion

Long-Term Council Direction

- *Discuss functionality in current location*
- *Discuss continued investment in current location*
- *Discuss future potential, including adaptive reuses (surrounding parcels critical):*
 - *Adaptive Reuse – Continue investing*
 - *Adaptive Reuse – Commercial*
 - *Adaptive Reuse – Other civic*



CITY HALL

