

REPORT FOR:

SUGAR HOUSE PARK MASTER PLAN

PRESENTED TO:

THE SUGAR HOUSE PARK AUTHORITY

PRESENTED BY:

PSOMAS

PRESENTED:

JANUARY 11, 2008



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Mr. Lex Hemphill
President
Sugar House Park Authority Board of Trustees
3383 South 300 East
Salt Lake City, Utah 84115

January 11, 2008

Re: Sugar House Park Master Plan
Final Plan Submittal

Dear Mr. Hemphill,

Enclosed is the final version of the Sugar House Park Master Plan that will be offered for acceptance by the members of the Sugar House Park Authority Board of Trustees at its January meeting. This document serves as the corrected Final Submittal of the Master Plan Document. We have incorporated all of the changes that were requested by the Board since the public input session was held on October 25, 2007.

The Psomas team has been proud to complete this undertaking with the Sugar House Park Authority Board members and the citizens that have participated throughout the process.

There are several items that will be part of the final report package that will be added in after the adoption of the Final Master Plan document. These include copies of each of the opinion surveys that were completed as part of the Open House process and the Title Report supplied by Salt Lake County with supporting contract documents for the Park. As these two sections would run beyond two hundred pages they will be supplied in digital format on a Compact Disc. This disc will also include a digital copy of the final document, including the maps and drawings, in a PDF file format. We will provide the digital copy of the Final document in a high resolution format, suitable for printing, as well as a reduced resolution format that will be suitable for posting on your website. These discs will be prepared once it is clear that there will be no further changes or additions required in the planning documents

We will also be preparing a colored drawing of the final Park Master Plan at a size that is suitable for inclusion in the report once your approval process has been completed. This will also be formatted to a size that can be added to the binders containing the final report. A digital copy of this drawing will also be placed on the disc.

Hopefully the Final Master Plan will meet with the approval of the entire Board. Upon completion of the process of adopting the final Master Plan, we will prepare four, wire-bound, copies of the Master Plan for your use. We anticipate that these copies of the Master Plan will be distributed in the following manner:

1. Salt Lake County Council
2. Salt Lake City Council
3. Sugar House Library
4. Sugar House Park Office

Thank you for the opportunity to serve your needs related to this Master Planning process.

Sincerely,

Gerard P. Tully, RLA
Senior Project Manager
P S O M A S

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Sugar House Park Master Plan

Acknowledgements

The planning team at Psomas wishes to express its gratitude to all who offered advice and comments during the preparation of this Master Plan. This project could not have been successfully completed without their input. We are always grateful for the willingness of members of the community who volunteer their time and resources. This includes members of the Sugar House Community Council, The PRATT Committee and the residents that came to the Park for the two Open House forums, and the Sugar house Park Authority public meetings.

We are especially thankful for the opportunity to take part in the Master Plan process for Sugar House Park, and we would like to thank the following individuals for their input and guidance:

- Sugarhouse Park Authority Board of Trustees
 - ▶ Lex Hemphill Board President
 - ▶ Jim Agutter Vice President
 - ▶ Sandra Fagergren Treasurer
 - ▶ Rita Lund Member
 - ▶ Mark Danenhauer Member
 - ▶ Dan Cable Member
 - ▶ Melanie Mestas Member
 - ▶ Wayne Johnson Salt Lake County Representative
 - ▶ Jordan Gates Salt Lake City Representative
- Sugar House Park Staff
 - ▶ Noel Versteeg Park Superintendant
 - ▶ Craig Cheney Park Authority Board Secretary
- Other Resources
 - ▶ Walt Gilmore Salt Lake County Parks
 - ▶ Dell Cook Salt Lake City Engineering
 - ▶ Bill Rutherford Salt Lake City Forester
 - ▶ Vance Hansen Stanley Consultants

Finally, we would like to thank Mr. Lex Hemphill for his help in editing this report, and for his efforts related to the Park History and Parley's Trail sections of the document.



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January 11, 2008

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Executive Summary



Sugar House Park Master Plan

Introduction

Sugar House Park is a 110-acre “crown jewel” of mostly open green space that serves as a cherished neighborhood oasis for Salt Lake City dwellers and as an urban regional park for Salt Lake County residents. Sugar House Park is a key open space and recreational asset within Salt Lake County. Planned in the late 1950s



and built throughout the 1960s on the site of the old Territorial Prison in the Sugar House neighborhood of Salt Lake City, it has become a landmark in the community. Known for its mature trees and central pond, it serves the relaxation and recreational needs of a wide variety of users. The 110 acres within the Park offer a chance to escape the surrounding urban lifestyle and find areas for both passive relaxation and active recreational pursuits.

The park was born 50 years ago under a farsighted structure that enabled an independent, non-profit entity, the Sugar House Park Authority, to own and operate the park independent of political influence, yet with funding provided primarily by both Salt Lake City and Salt Lake County. Today, Sugar House Park stands as a monument to the long-range vision and commitment to the community by the citizens of Salt Lake City, Salt Lake County and the State of Utah.

The Park Authority was given a 99-year life, which sunsets at the end of the year 2055. The purpose of this Master Plan was to give the Park Authority, which marked its 50th birthday in July of 2007, a blueprint for the management of the Park as it embarks on the second half of its 99-year obligation.

Through the first 50 years of its stewardship, the Sugar House Park Authority has stressed preservation of the beautiful park and, other than the original structures built during the development of the Park in the early 1960s, has steadfastly resisted periodic efforts to sacrifice more green space for building structures. A portion of the inner loop road was removed in 2001 in an effort to expand the green space and remove unnecessary asphalt from the Park.

Evidently, the park-using public supports and appreciates this approach. In response to the first and most general survey question as part of this master-plan process, about 86 percent answered that they have an excellent or above-average overall impression of the condition of the Park. More than



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that, among those 131 respondents who took the time to offer their written comments, either on the survey or at the three public-input sessions during this project, 32 of them (almost a quarter) responded in some variation of “we love the Park and the open spaces; keep it the way it is.” That was the largest written response.

Thus, the chief finding during this master-plan process is that the vision that has guided the Park Authority through its first 50 years is the same one that should guide it through the next 50: preservation of this treasured Park so that, in 2055, it will look much as it does today. So, this master plan embraces one of the policies recommended for Sugar House Park in the Sugar House Master Plan: “Preserve the existing green space in Sugar House Park as passive open space to the extent possible.”

Striking a balance between passive and active uses was one of the challenges for this master plan. About 58 percent of the land in Sugar House Park is determined to be open, “passive” land, while 42 percent is “active,” which is to say it is occupied by roadways, parking lots, terraces, athletic fields, basketball or volleyball courts, and playgrounds. Maintaining that ratio is a prescribed course of action for the Park Authority and certainly appears to be supported by the majority of park users.

The mission and purpose of the Park Authority was stated in its Articles of Incorporation in July 1957 and is just as appropriate today: “to acquire, hold, maintain, develop and operate a park on the former site of the Utah State Prison, in Salt Lake City, Utah, for the recreation and enjoyment, and for the educational and cultural advancement of the public . . .”

This Master Plan finds that the Park Authority can continue to fulfill its mission not just through a preservation ethic, but through a focused campaign to upgrade the facilities that were originally constructed during the Park’s first decade, many of which are showing the effects of 40 years of use. Indeed, only through upgrading some of these facilities can the Park Authority properly cater to the “recreation and enjoyment” aspects of their mission in serving the public.

This plan is divided into two primary parts. The first is an Existing Conditions Report that outlines the physical condition of the Park’s environment and improvements as of the Summer of 2007. The second major section of this Master Plan discusses the Recommendations for managing the Park in the coming decades, including recommended improvements. Both the Existing Conditions and the Recommendations sections are supported by map exhibits, survey results and public comments received during the Open House segment of this study.



Findings from the report are summarized in the following section along with a listing of the recommendations that are found throughout the Master Plan.

Summary List of Recommendations

The current condition of the Park could be described as ‘Excellent’ based on the assessment that was completed as part of this Master Plan process as well as by the comments received from the public during the ‘Open House’ gatherings in the Park. The results of this assessment can be found in the “Existing Conditions Report” section of this document, while the results of public surveys are contained in the ‘Exhibits’ section.



While there are some areas of the Park that are in need of repair or maintenance, there are very few Park components that would be rated poorly by industry or community standards.

The facilities within the Park that are showing the greatest signs of age would be the restrooms. These are highlighted in the report as an area that will require substantial planning and a comprehensive investment strategy over the coming decade. Other areas and facilities are simply in need of routine maintenance.

Some areas of the Park are in need of enhancement based on the current conditions. An example of this would be the pedestrian circulation system within the Park. Pedestrian pathways into the Park are limited at this time. The master plan finds that there is one major change that is appropriate to the park: the development of a segment of the Parley’s Trail along the southern and western boundaries of Sugar House Park. The construction of this segment of the trail, scheduled for 2008, represents perhaps the biggest physical change to the park since the 1960s. It will be dramatic yet complementary, and its primary purpose will be both pedestrian and recreational in nature.

The master-plan survey found general public support for siting the Parley’s Trail along the edge of Sugar House Park. Almost 80 percent of respondents expressed support for “a pathway system that connects the Wasatch Mountains to the Jordan River,” which is the Parley’s Trail. And



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about 78 percent supported “this pathway system being located along the perimeter of the Park,” which is roughly where the trail will be placed.

The trail will also provide better bicycle and pedestrian access to the park, which now receives an overwhelming number of its visitors (84 percent) by car. In the survey, 26 percent rated bicycle access to the park as “fair” or worse, and 20 percent rated pedestrian access that low, compared to only a 12 percent negative rating for vehicular access. The Parley’s Trail segment through Sugar House Park will improve that situation, as it will directly link to 17th East on the park’s eastern border and will connect with the Sugar House business district on its western border through the “Draw at Sugar House” project that will construct a tunnel under 13th East.

By and large, the most important conclusion to come from the existing condition assessment is the need for continued maintenance and the commitment of funding that is equal to the task.

Unlike many Master Planning endeavors, this process was not intended to identify a bold, new direction for the design of the Park. From the inception of the process it was understood that the citizens of Salt Lake County were very satisfied with the current design of the Park, and the purpose of the Sugar House Park Authority was to preserve the Park as a valuable open-space asset to be enjoyed by the coming generations of Salt Lake County residents. The current level of preservation and development within the Park represents a delicate balance that serves the variety of needs within the community. The purpose of this planning process was to evaluate the physical condition of the asset, gauge public opinion, identify areas for improvement and recommend areas of the Park that might be enhanced through future investment.

The ‘Recommendation’ section of this Master Plan outlines a series of actions that can be taken to continue to enhance the value of the Park as a community asset.

Short-term actions or programs include:

- Establishing a routine maintenance schedule to renovate the Terrace structures
- Replacement of the drinking fountains with ADA compliant units
- Re-striping of the roadway to enhance pedestrian safety
- Re-striping of the roadway to maximize parking opportunities
- Improving the quality of the signage within the Park
- Improving pedestrian and bicycle access to the Park
- Improving access to the Park from public transportation



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- Converting some of the planting beds to 'Xeriscaping' or native landscaping
- Establishing a program to plant additional trees on a yearly basis
- Incorporation of the Parley's Trail improvements into the Park

Long-term actions or programs include:

- Planning for the staged replacement of the restroom facilities
- Repair or replacement of areas of the concrete pond edge
- Dredging of the pond to remove sedimentation and silt
- Replacement of the lighting in the Park with more aesthetic fixtures
- Removal of the overhead powerlines within the Park
- Redesign and replacement of the signage system within the Park
- Consideration of increased evening activities within the Park

A complete list of recommendations is included in this summary in an effort to provide a master listing for the Board. These recommendations are summarized as follows:

Facilities and Structures:

- Restore Terrace Maintenance to an eight-year cycle
- Phase out Terrace Fireplaces as warranted by maintenance and repairs
- Remove Barbeque Grills rather than repair concrete structures
- Upgrade Terrace Electrical systems to meet current Building Code
- Inspect and repair pavement deficiencies
- Work closely with the UAGC in managing the Garden Center
- The Sugar House Park Authority act as an owner of the Center
- Work with the UAGC on Garden Center renovation planning
- Repair the Garden Center Parking Lot and Drainage system
- Actively prohibit alcohol use in the Garden Center
- Monitor the income and expenditures of the Garden Center
- Include Garden Center financial data in the Annual Report
- Patch the parking surface at the maintenance shops
- Address repairs to the maintenance building's fascia
- Monitor greenhouse activities to prolong the current facility lifespan
- Begin a strategic plan to renovate or replace the restrooms
- Consider an additional restroom in the Northeast corner of the Park



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- Continue to maintain the current restrooms and improve public safety
- Plan to replace all of the original drinking fountains
- Ensure that new drinking fountains are ADA compliant

Sports Fields and Play Structures

- Continue routine maintenance of Tot-Lots
- Consider the planting of shade trees at the Tot-Lots
- Consider the addition of new benches at Tot-Lots
- Require new backstop for Baseball Field in contract extension
- Contact Utah Jazz about basketball court maintenance
- Replace volleyball courts with sand courts
- Convert the Southeast horseshoe pits to a Bocce Ball Court
- Coordinate Bocce Court construction with the Parley's Trail

Circulation Systems

- Re-stripe roadway for pedestrian safety
- Improve directional signage along roadway
- Post "No Parking" signs along inner curb along the loop road
- Re-stripe the parking lots to improve efficiency
- Provide angled parking where necessary to increase spaces
- Provide annual maintenance to prolong lifespan of paving
- Continue to address parking lots through routine maintenance

Signage and Graphics

- Develop a "Signage" strategy for the Park with consistent graphics
- Install Entry signs at all entrances
- Improve traffic and parking control signs
- Clearly Post rules and regulations
- Maintain Terrace location and reservation signs

Pedestrian Access

- Maintain existing pavement in a safe condition
- Improve pedestrian access from adjacent streets
- Improve Park ADA compliance
- Continue to support the Parley's Trail construction
- Support the 'tunnel' connection to Sugar House



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- Improve pedestrian safety along the roadway through striping
- Add a pathway along the stream corridor to improve safety

Parleys Creek and Pond

- Establish procedures for stream bank protection
- Remove debris and concrete from the stream channel
- Continue to maintain the aerators in the pond
- Work with Salt Lake City and County on pond aesthetics
- Schedule future pond dredging with County Flood Control
- Replace concrete edging that has broken and/or collapsed

Lawns, Planting Beds and Trees

- Continue to improve turf irrigation practices
- Repair and adjust heads as necessary
- Begin converting some of the planting beds to Xeriscaping
- Establish a demonstration garden for water conservation
- Expand the use of native plants
- Establish a yearly planting goal for new trees
- Diversify the varieties of trees in the Park
- Work with Salt Lake City to create a tree specimen database
- Work with Salt Lake City to improve pruning programs
- Treat trees for iron deficiencies in the soil
- Contact Power Company to discuss pruning operations
- Add new trees to diversify the age of the tree canopy
- Allow tree regeneration along the stream corridor
- Enhance planting in selected areas for shade or noise control

Irrigation

- Continue to monitor existing water wells
- Incorporate changes to the irrigation as new improvements occur
- Convert planting beds to drip irrigation when 'Xeriscaping' occurs

Lighting

- Develop a strategic plan to replace lighting fixtures
- Remove overhead wires throughout the Park
- Identify acceptable lighting to improve aesthetics and safety



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Dog Related Issues

- Monitor dog-park developments in the Salt Lake Valley.

Evening Activities

- Consider more programming for a variety of evening activities
- Continue to monitor the impacts of events on existing facilities

Vending

- Maintain the prohibition on food vending in the park

Funding Options

- Form a funding subcommittee of the Board of Trustees
- Organize a non-profit, fundraising organization for the Park

These, and other, recommendations are outlined in this report in the appropriate sections of the Master Plan document.

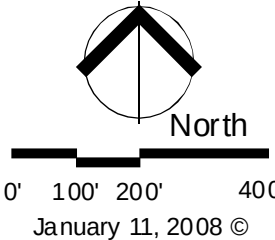
Exhibits that support the assessment and recommendation contained in the report are located in the Addendum to this report. Maps that identify, locate and analyze the components of the Park are also contained in this section. The results of the public Open Houses and surveys are contained in the Addendum and Exhibits section of this document.

A copy of the Title Report for the Park and additional supporting documents such as community survey results are contained on the accompanying compact disc as PDF formatted documents.

Sugar House Park

Salt Lake City, Utah

Master Plan





Park History



Sugar House Park History

For more than 150 years, the plot of 100-plus acres of land at the corner of 1300 East and 2100 South in Salt Lake City has served two significant public purposes, albeit two very different ones. For nearly 100 years it was the site of the old Utah Penitentiary. And for the last 50, it has been the site of one of the Salt Lake Valley's most beautiful parks: Sugar House Park.

Following is a short history of this property, first focusing on its century-long role as the prison site, and then its transformation in the 1950s from a prison ground to a beautiful park.

The Old Prison

The construction of the old state prison on the current grounds of Sugar House Park dates back to the 1850s. In fact, a reminder of the park site's previous tenant stands in Sugar House Park today, on the north side of the park near the 14th East entrance. It is a monument of two short side-by-side walls, constructed with stones from the old prison. The monument was dedicated in 1988.

There are two plaques on the monument explaining the prison's history, one placed by the Sons of Utah Pioneers and the other by Daughters of Utah Pioneers. The first plaque, which details the early days of the old prison, reads as follows:

"This monument marks the site of the Utah Penitentiary, selected by Brigham Young in October 1853, then a safe six miles from the center of the city.

"The first buildings of adobe brick, surrounded by a 12-foot wall, were occupied in January 1855. Early accounts indicate that escapes were frequent because of the poor facilities and the lack of guards.

"In 1866, the penitentiary was renovated. The three buildings, wall and guard house were upgraded to stone. Later a dining hall, hospital and women's quarters were added.

"By 1882 the penitentiary included 244 steel cells and a 250-capacity chapel. A new 19-foot wall enclosed two acres. A large area surrounding the prison was used by inmates to farm, and to raise livestock for inmate consumption."

For the first four decades, the prison was administered by the U.S. government as a territorial federal prison. Then, as statehood status for



Utah approached, the federal government turned the prison over to the State of Utah through an enabling act that was approved in July 1894.

Perhaps the most famous episode during the state's 50-plus years of administering the penitentiary at Sugar House was the 1915 execution there of labor activist and songwriter Joe Hill, a Swedish émigré who was convicted of a murder he claimed he didn't commit. The case generated wide attention and many appeals for clemency, and Joe Hill has since been the subject of several songs and books.

The state began planning to move the prison from its aging Sugar House complex in 1937, when a 14-man committee selected a new site 30 miles away, at the Point of the Mountain. When the new penitentiary was finally ready for occupancy 14 years later, the prisoners were relocated there by the busload in one day, March 12, 1951. The old prison site was now ready for a new life as a park.

The New Park

A 1937 legislative statute authorized state officials to investigate how to dispose of the old prison site once it was vacated. For the next decade, businessman Horace Sorensen, who owned South East Furniture in Sugar House, campaigned to have the old prison site turned into a park. In 1947, the state legislature finally passed a statute designating the site as a state park.

Sorensen's fight was not over, however. A couple of years later, Gov. J. Bracken Lee expressed his opposition to turning the old prison site into a state park, declaring that the financially strapped state had no business building parks. By the time of the 1951 legislative session, just as the prison site was about to be vacated, its future as a park was hardly assured.

But state lawmakers reached a compromise that winter. They passed a measure that gave Salt Lake City and Salt Lake County the option to purchase the site jointly, less 30 acres that would be conveyed to the Salt Lake City School District for what would become Highland High School. A Salt Lake Tribune editorial praised the legislation for protecting what it called "the last remaining 'open space' of Salt Lake City."

The 1951 statute, which gave the City and the County a five-year payment period in which to meet the \$225,000 sale price, contained an important stipulation: that the tract of approximately 120 acres would be conveyed to the city and the county "provided the property sold is used perpetually for public purposes." If the property is used for other than public purposes,



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and if such use continues for 60 days, the property would revert back to the State of Utah.

In 1952, with their one-year purchase option about to expire, Salt Lake City and Salt Lake County exercised their option and began making annual payments of \$45,000 (\$22,500 each) to complete their purchase of the land from the state. During this five-year period, meanwhile, the old prison site languished, with some of the structures still standing and becoming the target of vandals.

The early 1950s were also a period in which the future uses of the park were debated. Sorensen envisioned an orientation center building, an amphitheater, and a pioneer village. But his vision of a Williamsburg-style village in the park ultimately faded in 1955, after it was determined that the stipulation that the park be used for “public purposes” meant that there should be no private use of any portion of the park.

Although the city and the county still had more annual payments to make, the official transfer of the site from the state took place in a ceremony on Oct. 21, 1953, when the chairman of the state’s Board of Corrections, John Dugan, handed the key to the prison to Salt Lake City Mayor Earl Glade.

In 1955, Ray Free, then the president of the Sugar House Chamber of Commerce, and others pushed for the formation of a committee to help plan the use of the prison site. In September of that year, Mayor Glade announced the formation of the City and County Southeast Park Advisory Committee, which would include six persons, including Free.

Five months later, on Feb. 14, 1956, Salt Lake City and Salt Lake County officials signed a resolution formally naming the members of the new committee. But now, there were seven members, not six. The seventh, who had been asked to join by Free, was Harold P. Fabian, a prominent Salt Lake City attorney who had helped the Rockefeller family in the acquisition of land in the Teton area for inclusion, ultimately, in Grand Teton National Park.

By the end of 1956, the old prison administration building and walls had been razed, the city and county were paid up in their acquisition of the site from the state, and a committee to govern the new park was in place, featuring a man in Fabian who had experience with the national park system and was also helping to establish a state park system in Utah. The stage had been set to create Sugar House Park.



The Park Authority

In July of 1957, Salt Lake City, Salt Lake County and the park advisory committee developed documents to create a new governing structure for the new park, one that was designed to keep the park free from political influence. The new entity was the Sugar House Park Authority.

Three documents were signed in the span of one week in mid-July that year that created the Park Authority. The city and county signed a Bargain and Sale Deed to convey the old prison property to the Park Authority “until December 31, 2055, as Trustee in Trust.” The city, county and Park Authority signed a 15-point agreement on their various responsibilities. And the Park Authority developed its Articles of Incorporation.

The last of these documents to be signed was the tri-party agreement, and so, on July 16, 1957, the Sugar House Park Authority was born. There were six original members of the Park Authority’s Board of Trustees, and a seventh, George S. Eccles, was added by the end of the year. The new trustees were the same as the members of the predecessor park advisory committee, with only one exception.

Harold Fabian was named president of the new Park Authority board, and he served in that capacity until his death in 1975. Ray Free would serve on the board for 37 years, until 1994. Another original member, L.C. Romney, also served on the board until 1994, though not continuously.

These board members now faced the challenge of designing and developing a park from scratch. But first they had to clear away the remains of the old prison, a major job that included blasting the heavily reinforced concrete walls and floors and breaking up the foundations and sidewalks. City and County workers helped with this cleanup. Also, in November of 1957, 26 bodies were removed from the old prison cemetery and transferred to the new prison cemetery at Point of the Mountain.

The Park Authority board tapped Jack Harenberg, a Denver landscape architect, to design the new park, and on March 11, 1958, the board formally adopted the master plan that he developed for the park.

In its early years, the Park Authority oversaw the completion of the prison cleanup, the planting of trees and lawn, the installation of sprinkler systems, a cleanup of the Parley’s Creek area, the completion of the new road system, and the excavation for the new lake planned for the park’s western section.

Finally, in the early 1960s, the park board was able to begin building necessary structures. The first two picnic terraces and three bathrooms were completed in 1963. The Garden Center building was dedicated on Sept.



Sugar House Park Master Plan

20, 1964, and the garages, shop and office in the maintenance area were also completed in 1964. By the end of the 1960s, two more terraces and a greenhouse and service building were completed, and development of the terrace areas continued in the 1970s.

Subsequent Park Authority boards have had the responsibility not of creating the park, but rather sustaining and protecting it. They have entered into some significant contracts over the years. In 1990, the Park Authority, which had previously hired its own park superintendent and staff, entered into an agreement with Salt Lake County Parks that put park operations and maintenance in the hands of county employees.

In 1996, after some heated public debate, the Park Authority entered into a contract with the Salt Lake City School District to allow Highland High School to use the park baseball field, renovated at district cost, for its baseball program. In 2000, the Park Authority reached a similar agreement with the school district to allow Highland High to use the park's soccer field for the school's boys and girls soccer teams.

The Park Authority marked its 50th birthday on July 16, 2007, and embarked on the second half of its 99-year charge with a soon-to-be-completed new Master Plan to help guide its future decisions.

This brief history was compiled by Lex Hemphill, current president of the Sugar House Park Authority Board. He used source material from the State Archives, including newspaper clippings and the Horace Sorensen papers, and past annual reports of the Sugar House Park Authority, in addition to state statutes and legal documents.



Existing Conditions



Existing Conditions

Introduction

The Psomas team has inspected and evaluated the existing condition of Sugar House Park and its associated facilities as a component of the Sugar House Park Master Plan process. The purpose of this level of investigation is to provide an updated Master Plan document to the Sugar House Park Authority that highlights the physical condition of the Park's facilities.

The Park appears to be in excellent condition to the casual observer and on most issues this is a true and correct observation. There are, however, serious issues that need to be addressed when the individual structures and details within the Park are evaluated.

Methodology

Each of the facilities in the Park was inspected by a member of the Psomas planning team. This investigation has included extensive site inspections of the Park, meetings with Park staff and Board members and contact with various public agencies that provide services to the Park. Open Houses for the local community have also been held in the Park to gather information related to the public's concerns about the Park as well as their suggestions for improving the Park in the future. The Open houses were staged in the Park as day long events and were held in both the winter and spring to attract different groups of Park constituents. Notices were placed in various locations throughout the community and the events were advertised in the local papers and on community radio stations in the Salt Lake area. Announcements were also made at local community Council meetings. Copies of the flyers are included in the appendix to this report as are photos of the comment boards and complete listing of the written comments that were received.

A survey was prepared to gauge public opinion related to many areas of Park operations, facilities, policies and maintenance. These surveys were distributed at the two Open House events and to applicants that requested Special Event Permits. This would not be considered a scientific survey and there is no measure of statistical error associated with the results. Samples of the questionnaires and a compilation of the results are included in the appendix of this report.

The inspections included a visual check of each structure or playfield to assess the general condition of the existing improvements. Additionally, items related to the electrical systems, such as outlets and lights, were individually tested to determine functionality. Plumbing improvements, such as sinks, toilets and water fountains, were also tested for both flow



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and drainage. Stonework on each of the structures and fountains were also evaluated and the number of missing stones is noted for each structure. The results of these detailed investigations are included in the attached “Park Inspection Summary Spreadsheet” that follows this section of the Master Plan.

Listed below is a report of our findings based on the observations and inspections that were completed throughout the Park.

Facilities & Structures

Description

Sugar House Park contains several categories of structures and facilities, including two sizes of picnic terraces, restrooms, water fountains, tot-lots and athletic fields. Each of these elements receives extensive use by the public throughout the year and together they form the backbone of the Park in terms of public usage. The age and condition of these improvements varies throughout the Park, with the majority of the facilities having been completed in the 1960s. All of the facilities appear to be in good condition to the casual observer but determining the actual level of serviceability requires closer, more detailed examination.

Conditions

Picnic Terraces

The seven ‘Terrace’ pavilions represent one of the primary draws for visitors to the Park throughout the warmer months. They are original to the Park and were constructed in the early years that followed the Park’s formation and planning.



Each ‘Terrace’ structure contains a covered pavilion built from masonry walls with stone veneer facades and a substantial roof structure. They have fireplaces, full electrical service, barbeque facilities, tables and adjacent water fountains. Activity areas include paved volleyball courts at each Terrace and horseshoe pits located adjacent to two of the Terraces. The Southeast Terrace includes a small amphitheatre and fire-pit intended for evening programs.



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The general condition of each Terrace throughout the Park is fairly consistent. The Terrace structures are generally in sound condition, though most are in need of maintenance and upgrades. The roof on each Terrace is sound with only minor leaks around the 'skylight' panels. Painting of each roof and the associated fascia boards represents the major roof maintenance issue. Most of the structures are missing a number of stones from the veneers (see enclosed spreadsheet). These stones have long since disappeared from the site and cannot be replaced in any simple manner as the resulting holes are size and shape specific.

The fireplaces are built from stone and are also missing parts of their veneers. Most are still functional, although their use is out of date with current practice. The City and the County have both dropped fireplaces from any new park construction due to maintenance issues and burn restrictions within the Salt Lake Valley throughout the year. Similar structures in other parks, such as Evergreen Park in the Millcreek area, have been 'bricked' over rather than maintained or improved.

There are at least two concrete and steel barbeques at each terrace. Several terraces have many more of these structures. While still functional, the vast majority are in a state of decay. In most cases the concrete that forms the primary structure is cracked and crumbling. These facilities will need to be repaired or replaced in the near future. In most new County parks they are not even included in the design. There are surfaces provided for the public to provide their own portable grills for cooking.



The electrical systems in each terrace are heavily used by the public when renting the pavilions, but each terrace is in need of upgrades. Many of the outlets do not work (see attached Summary) or are in locations that are difficult to access. In several of the Terraces the tables have been bolted to the ground in a manner that limits access to the outlets. None of the systems are in compliance with current





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‘Ground Fault Intercept’ (GFI) or electrical code requirements.

The adjacent paved surfaces have significant cracks and the joints between paving panels have, in many instances, shifted up or down, resulting in an uneven walking surface. The presence of a paved volleyball court at each pavilion needs to be reconsidered by the Board. In many cases this is an underutilized area of pavement within the Park that could be removed or replaced with a ‘sand’ volleyball court.

In meetings with the maintenance staff at the Park it is clear that the Terraces need a focused maintenance program to ensure the longevity of their useful lifespan. While in need of substantial attention, the terrace structures can be brought back to acceptable park standards by focusing an extensive maintenance effort on one Terrace each year. This effort should be part of the yearly budget and will focus on replacing the electrical outlets and painting the structure. Replacement of the missing stonework throughout the Park may need to be budgeted as a single item depending on the method that is chosen. The fountain at each Terrace should also be replaced when the maintenance is performed. A detailed recommendation is included in the appropriate section of this Master Plan.

The Garden Center

The Sugar House Garden Center building sits in the northeastern corner of the park adjacent to the Highland High School campus and 2100 South. The building is a single-level concrete block building with windows facing onto the park property. There is a parking lot situated on the north side of the building that serves the Garden Center activities and is

also used by patrons of the park. The parking lot has direct access to 2100 South by means of a driveway that is gated off from the Park’s circulation system. Within the parking lot is a planted island that contains a monument commemorating the “Blue Star Highway” and a flagpole that was recently installed by the Associated Garden Clubs as a memorial to Utah’s war veterans. The ‘Blue Star Highway’ commemorative sign is currently damaged on one corner.





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The Garden Club building is located within the overall boundary of the Park on property that is owned by the Sugar House Park Authority. No separate deed to the building, apart from the deed to the Park itself, exists in the County records or in the Title Report for the Park that has been supplied to Psomas by Salt Lake County



as part of this study. However, the 1962 annual report, provided by the Park Authority to Salt Lake City and Salt Lake County, clearly describes the intent for the about-to-be-built Garden Center: “The Park Authority provided the building site and parking area for, and agreed to provide not to exceed \$10,000 toward, the construction cost of a building to be erected in the east part of the park. This is to be financed jointly by Salt Lake City, Salt Lake County and Sugar House Park Authority within the foregoing limit. It will be used by the Associated Garden Clubs and will be owned and under the jurisdiction of the Sugar House Park Authority.”. The UAGC and its members worked with the Sugar House Park Authority Board to fund and construct the Garden Club building resulting in the building being dedicated in a ceremony on September 20, 1964. This was accomplished through the use of Park Authority funds, Salt Lake City and County contributions and through the use of private funds that were raised by the UAGC and its associated member organizations with the UAGC providing furnishings for the building.

Since its dedication in September 1964, the Garden Center building has been managed as a Sugar House Park facility, with scheduling and maintenance over the ensuing years being provided by the UAGC Board of Directors with assistance and direction from the Sugar House Park Authority and Salt Lake County maintenance staff where appropriate. The UAGC currently delegates the operation of the building to its Management and Maintenance Subcommittee.

This subcommittee has recently undertaken a renovation of the building’s interior in an effort to modernize the facility and to maximize the income stream potential through facility rentals. The building renovation has recently included the installation of a tile floor, the addition of





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decorative lighting, an upgrade to the sound system, new furniture and painting of the walls. A new roof was recently placed on the building and the heating system was recently replaced.

The UAGC Management and Maintenance Subcommittee is presently preparing plans that will seek to upgrade the landscaping around the building. Their proposal includes substantial changes to the area on the north, west and south sides of the structure. Once the plans have been prepared, they will be presented to the UAGC Executive Committee for review and will then be forwarded to the Sugar House Park Authority for review and approval. No plans were available at the time of our interview and no specific schedule was forthcoming. The subcommittee members were in the process of preparing a fundraising strategy and were also identifying grants that may be available to help with the process. It was suggested that the landscaping would be a more ‘waterwise’ endeavor that would utilize a palette of plants that are native to Utah and the Inter-mountain region.

The Garden Center Building has been rented to community groups and individuals since its initial construction. In the past these community groups have included the member organizations within the UAGC as well as numerous non-profit organizations such as the Friends of the Great Salt Lake and the Sierra Club. Private use of the building was made available to individuals for weddings, family reunions and parties as space was available in the scheduling calendar. The current rental structure has a three-tiered rate structure with the lowest rate charged to UAGC member organizations. Community-based non-profit groups are charged a higher rate and a third level of rent structure applies to private events and parties. The building was never intended, or licensed and insured, as a commercial venue for retail sales, trade shows or receptions. No area of the Park is approved as a commercial venue and vending within the Park requires approval from the Board and a permit from the City. Neither the UAGC nor the Garden Center has either of these.

In recent years the Garden Center managers have been moving more and more into rental activities that border on a commercial operation. It started with some art and craft sales prior to the December holiday season. A summer sale was also added and then they began accepting reservation requests for trade shows and merchandise sales events of a limited nature.

The Garden Center management now actively solicits private reservations for receptions and parties. Many of these events take place on weekend evenings and require some degree of catering or food preparation. The Management subcommittee has also been working with a private ‘Event



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Planner' that specializes in parties and events targeted to serving the local Hispanic community. This activity appears to go beyond the realm of a normal reservation in that the 'Planner' is charging a fee on top of the usual and customary rental rate for the facility. Additionally, many of these private events involve the use of alcohol within the boundaries of the Park, and rental forms provided to us have implied that alcohol is permitted within the building but not in the surrounding Park.

At the time of our interview the Garden Center managers were not aware that they were in violation of State and City statutes, as well as Park rules, with respect to the rental and alcohol issues. When informed of the issues they were interested in bringing their activities into compliance but they expressed the need to continue to maximize the potential income stream of the facility in an effort to cover the cost of future maintenance and improvements. They stressed that all money received from the rentals went back into upgrades to the building.

While the condition of the building is generally good, there are some key issues that were raised. They have been working to eliminate a termite infestation in the building and they believe they have succeeded. The other problems are related to the parking lot adjacent to the structure. The paving within the lot is sub-standard and in need of re-surfacing. Much of the surface is cracked with additional evidence of soft spots in the road base below the paving layer that have resulted in areas of the lot becoming depressed. There is a storm drainage inlet in the Southwest corner of the lot that is silted over and is currently non-functional. As there is no evidence of a drainage system within this area of the Park, it is doubtful that this inlet flows to the stream and into the pond. A drainage sump was probably constructed below the inlet and, over time, has become impacted by the continual sediment load that occurs with each storm. In either case, there will need to be repairs to the drainage system prior to repaving the parking lot.



The only issue raised by members of the UAGC that could be classified as a 'conflict' involves the use of the adjacent parking lot by Park patrons during large events, such as the bike race, when the other areas of the Park are closed to vehicular traffic. During these events the parking lot is full and is unavailable for use by groups that have rented the facility. They suggested the Board should consider better coordination and improved



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communication with the UAGC in staging large events that result in closing the Park to traffic.

Park Maintenance Shops

The maintenance facility for Sugar House Park is located in the southwestern corner of the Park adjacent to the Interstate 80 off-ramp. To the immediate west of the maintenance area is the sledding hill. The facility is accessed by a dedicated road that connects to the main Park loop roadway. The facility consists of a shop building that includes a staff office, meeting room, restroom, workshop area and three garage storage bays. Greenhouses that are used to grow the flowers for the Park and 'cold-frame' structures are also located in this area. The greenhouse facilities are also used to grow annual flowers for a number of Salt Lake County facilities. The entire compound is covered with either asphalt paving or gravel service areas and is secured with a chain-link security fence. Access to the secured area is through a vehicle gate located on the northeastern side of the compound.



The maintenance building structure is built from concrete masonry units (CMUs), otherwise referred to as cinder blocks, and is in good structural condition. The roof system has been covered with a standing seam metal roof and is in excellent condition. The fascia boards are in need of painting or covering with a metal finish material.

The mechanical systems are older but in serviceable condition. The area that is in need of the most maintenance is the bathroom area. A future upgrade may need to be considered.

The greenhouses are older but also functional, with a large boiler supplying the heat required for operations. The facility is used to its maximum limits, with racks having been added above the growing tables in an effort to double the production capacity. These conditions exist due to the current use of the facility to grow more than the plants that are required for Sugar House Park. This facility produces additional annual plants for use within the Sugar House business district, the County Government Complex, County golf courses and additional Salt Lake County buildings and parks.



The asphalt parking area around the shop building is in need of a resurfacing in the immediate future. This area receives heavier truck traffic in a more concentrated area than the rest of the Park due to its mission. The larger trucks that enter and exit the facility must make tighter turning maneuvers that result in the ‘grinding’ of the paving surface. The facility also receives year-round truck traffic, with a great deal of wear occurring in the winter months when the asphalt surface is more brittle.

The fencing of the area is in good condition and the exterior security lighting is sufficient to secure the facility.

Restrooms

The Park has three restroom facilities located along the middle ‘spine’ of the Park that is roughly identified by the stream channel. These restrooms were constructed by the Park Authority in 1962. Each of the restrooms is located on the South side of the stream and is connected to a sewer outfall pipeline that exits the Park beneath 1300 East. There is also a restroom in the Garden Center Building that is connected to this same outfall line by means of a branch pipeline (see Exhibit 4 - ‘Existing Utilities’). The restrooms represent the facility within the Park that requires the most maintenance on both a weekly and yearly basis.



Many windows are broken or cracked, mirrors have been damaged and removed, lighting has been vandalized and the walls receive graffiti, requiring removal, on a regular basis. The general perception that was voiced throughout the public input sessions was that these building are ‘dangerous’ to enter. This perception is reinforced in the minds of most patrons who use the facilities. The inside of each restroom has been ‘armored’ over the years with steel plated-bathroom stall enclosures. The general affect is a resulting ‘prison-like’ image. The one area of maintenance within the Park that received the lowest ratings related





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to safety and maintenance of any Park facility is the restrooms. Less than 28% of respondents listed the restrooms as being “well maintained.” With respect to personal safety, more patrons listed the restrooms as “unsafe” (23.3%) rather than viewing these facilities as being “safe” (19.2).

The buildings are constructed to match the Terrace construction with respect to materials and scale, and they suffer from many of the same deficiencies and maintenance problems related to stonework and electrical or plumbing service. The Board should consider a strategic plan for the re-design and eventual replacement of each restroom facility over the course of the coming decades.

Water Fountains

There are nine free-standing water fountains located throughout the Park. Most are associated with the Terrace or bathroom locations. All but one has been built from poured concrete with stone veneers and they suffer from the same state of general deterioration as the Terrace structures. The fountains are further impacted by the fact that the plumbing cannot be effectively repaired due to the nature of the original construction. The internal piping systems were poured in place inside the concrete fountain pedestals. When a break occurs, there are no access panels that allow for repairs. The fountains must be cut open and then patched.



The design of the existing fountains also represents a problem with respect to ADA accessibility. None of the original fountains in the Park allow a park user in a wheelchair to adequately approach the fountain and operate the water valve. In some cases the fountain does not have an unimpeded paved surface that will allow proper access.

There are three additional fountains that are wall-mounted on the exterior walls of each bathroom. These are commercial grade, stainless steel fountains. Each shows signs of use consistent with an exposed location

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Facility Inspection Summary

TERRACE FACILITIES														
Location	Map Key	Size	Tables	Fireplace	Electric Outlets	Year Built	Pavement Condition	BBQ units & Condition	BBQ Electric	Missing Stones	Other Notes	Structure	Roof & Fascia	Lighting/ Condition
Northwest	T-1	Large 46x46	11 Wood	Yes Functional	3 Work	1960's	Good w/ Cracks	4 1 Cracked	4 Functional	1 Int.	Parking needs resurfacing; Sign Leaning Tables Bolted in Place; Reservation Sign O.K.	Sound	Metal Painted	Yes Good
Lake	T-2	Large 46x46	12 Wood	Yes Functional	6 Work	1963	Fair Lrg. Cracks	4 Grates Bad	4 Functional	6 Int. 5 Ext.	Parking Lot - Fair; Terrace needs Painting Open Elect. Circuits/No Covers/ Sign rusting	Sound	Metal Painted	Yes Good
West Hill	T-3	Medium 38x38	6 Alum.	Yes Functional	4 Work	Late 1960's	Good w/ Cracks	2 1 Deteriorating	4 3 work	0	Pkg. Good/ Sign Leaning; Newer Terrace/Reserv. Sign Good	Sound	Metal Painted	Yes poor
East Hill	T-4	Medium 38x38	11 Alum.	Yes Functional	4 Work	Late 1960's	Good Lrg. Cracks	2 1 Deteriorating	4 no covers	0	Pkg. Good - needs striping Newer Terrace/Reserv. Sign Good	Sound	Metal Needs Paint	Yes Good
Southeast	T-5	Large 46x46	12 Wood	Yes no log rack	4 Work	1960's	Good w/ Cracks	2 1 Deteriorating	4 3 work	0 1 Ext.	Pkg. Sign leaning/Reserv. Sign Good Terrace needs paint; adjacent Amphitheatre	Sound	Metal Painted	Yes poor
Northeast	T-6	Large 46x46	11 Wood	Yes no log rack	4 Work	1960's	Good w/ Cracks	2 Aging w/ Cracks	4 1 works	0	Pkg. Sign leaning/Reserv. Sign Good Conservation Fund Marker; Needs Paint	Sound	Metal Painted	Yes Good
Central	T-7	Large 46x46	10 Wood	Yes Functional	4 Work	1960's	Good w/ Cracks	4 2/ unit - OK	4 0 work	5 Int. 6 Ext.	Pkg. Sign leaning/Reserv. Sign Good Large Pavement Cracks	Sound	Metal Painted	Yes Good

Note: All electric systems are in need of repair. Grounding is problematic with no Ground Fault circuit in evidence.

RESTROOM FACILITIES													
Location	Map Key	Mens Urinals	Toilets	Sinks	Womens Toilets	Sinks	Lighting	Electrical	Missing Stones	ADA Compliant	General Condition	Exterior Fountain	Stall Partitions
Lake	R-1	4 - 4	3 - 3	3 - 1	7 - 6	3 - 2	3 & 3 - working	Needs Upgrade	10	Yes	1 Window Missing/Graffiti	West Wall	Steel
Basketball Court	R-2	3 - 3	2 - 2	2 - 2	4 - 4	2 - 2	3 & 3 - working	Repairs Needed	9	Yes	Exterior Lights Broken / Graffiti	West Wall	Steel
Central	R-3	3 - 3	2 - 2	2 - 2	4 - 4	2 - 2	3 & 3 - working	Good	19	Yes	Tiles missing on Sink Counters	North Wall	Steel

Note: Toilets, Sinks and Urinals are listed as "Existing / Functioning"

WATER FOUNTAINS											
Location	Map Key	Drink Heads	Function	Water Spigot	Function	Year Built	Type of Construction	Condition	Missing Stones	ADA Compliant	Other Notes
North Hill Loop Road	F-1	1	Yes	1	Yes	1966	Conc. & Stone	Bowl Cracked	2	No	Dedication Plaque, Newer Fountain Heads
Northwest Terrace	F-2	2	One	1	Yes	1960's	Conc. & Stone	Bowl Cracked	11	No	Newer Concrete Bowl - Cracked
Lake Terrace	F-3	1	Yes	1	Yes	1960's	Conc. & Stone	Newer Bowl	1	No	Renovated From Original Bowl
West Hill Terrace	F-4	2	Yes	1	Yes	2007	Steel	New	N/A/	Yes	Haws Corp. / Lower Bowl for Pets
East Hill Terrace	F-5	1	Yes	1	Yes	1960's	Conc. & Stone	Aging	5	No	Aging w/ several loose stones
Southeast Terrace	F-6	1	No	1	Yes	1960's	Conc. & Stone	Newer Bowl	0	No	Missing Dedication Plaque
Basketball Court	F-7	1	Yes	1	Yes	1960's	Conc. & Stone	Newer Bowl	0	No	Acceptable Condition
Central Restroom	F-8	1	Yes	0	N/A	1966	Conc. & Stone	Good	0	No	Dedication Plaque
Central Terrace	F-9	2	Yes	1	Yes	1966	Conc. & Stone	Good	1	No	

Note: Inspections completed on December 10th through December 20th, 2006



Typical Water Fountain



Missing Stones



Broken Faucet



Missing Faucet



Typical Wall Fountain



Typical Terrace



Leaning Sign Post



Rusting Sign



New Signage



Pavement Cracks



Terrace Layout



Outlet Testing



Electric Outlet



Terrace Lighting



Wooden Benches



Deteriorating B-BQ



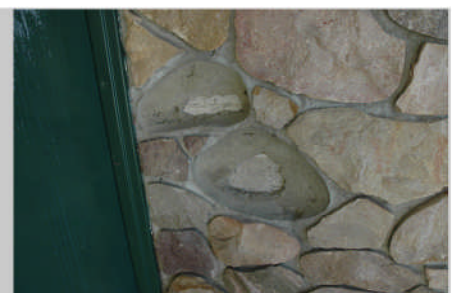
Deteriorating B-BQ



Inoperable Electric



Fireplace



Missing Stones



Typical Restroom



Outlet Missing



Grafitti - Missing Mirrors



Missing Tiles



Typical Restroom

Sugar House Park Facility Inspection - Typical Condition Photos



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within a public park area. They are also not designed for compliance with ADA regulations due to the fact that a wheelchair cannot adequately roll up to the fountain basin. The fountains would need to be re-designed to project from the wall with a 'clear-area' below the fountain that could accommodate a user in a wheelchair.

The Park staff has recently replaced one free-standing fountain adjacent to the West Hill Terrace. This new fountain is better suited to routine maintenance and is handicapped accessible. It also provides for a wide variety of users and has a lower bowl for providing water to a Park user's pet. A replacement program that phases out the original fountains and replaces them with the current ADA accessible models should be implemented. The cost of continued repair should be considered in this decision.



Tot-Lots

There are two improved tot-lots within the Park. They were installed approximately fifteen years ago and they are popular attractions within the Park. Each of the structures is commercially manufactured and they are suitable for the same user age group. Children between the ages of three and 10 appear to be quite comfortable using these play structures. Older teens are generally not drawn to the level of activity associated with each of the structures. This results in few conflicts occurring between older and younger age groups using the same facility. The target age group for these structures also results in more parental supervision during active use periods.



The general condition of each facility is acceptable, with each structure needing only routine maintenance. The primary area of maintenance is in the surface area





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under the structure. Park staff needs to replace some of the safety matting and bark chip surfacing on a regular basis where required to maintain a safe 'soft surface' zone under the structure.

Graffiti is occasionally placed on the play structure. The Park maintenance staff generally removes the graffiti promptly and, though the problem is of a constant nature, it is not seen as a major problem at this time.

Athletic Fields

The last of the major facilities in the park that receive a high level of use are the two primary athletic fields. The baseball field is located adjacent to the East Hill Terrace and the soccer field is adjacent to the Northwest Terrace. Both facilities were reconstructed within the past 15 years through cooperative agreements with the Salt Lake City School District, using District funding in exchange for 'priority' scheduling for Highland High School games.

The soccer field is the newer of the facilities, having been rebuilt in 2001, and is currently in good condition, requiring only routine maintenance. The only lingering problem is related to poor drainage at the northwest corner of the field. Turf maintenance in front of the goal areas is the primary maintenance consideration related to normal use and operation of the field.



The soccer field appears to be one of the most heavily used areas of the Park. The field is utilized by a variety of school and youth soccer teams as well as rugby and lacrosse teams from throughout the Salt Lake Valley. Pick-up games often occur and the field also sees use by 'Ultimate Frisbee' teams.

It is not unusual to have different games or sports using each end of the field at the same time. Individuals will also use the goal areas for practice when there is a non-league game occurring on the field. This area of the Park is also used for large events and gatherings and is the central location for the Fourth of July celebration in the Park. It is a natural area for events of this type due to its large and open grass surface, with a hillside along the northern edge forming a large natural 'bowl' or amphitheatre.

The baseball field is the older of the two sports facilities, having been



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reconstructed through an agreement with the Salt Lake City School District in 1996. It receives a high level of use due to scheduling demands placed on it by the various High School and Youth League teams. There are relatively few 'pick-up' games that are played on this field by casual park users and the field is rarely used for other organized purposes.



The condition of the playing surface is well maintained by the Park staff and league volunteers. The backstop is beginning to show signs of age due to normal 'wear and tear'. The chain link 'fabric' on the backstop has begun to stretch along its lower base level due to weight and activities such as hitting balls against the fence and players 'hanging' on the chain link during games and practices. The chain link may need to be replaced in several years to prolong the useful life of the field.

Temporary fencing along the outfield perimeter is permitted during the Highland High School baseball season. This seems to limit the 'casual' user from making use of the baseball field during this season, which generally runs from the beginning of March until the middle of May each year.

There is also a newer basketball court facility that was built approximately 10 years ago. The funding for the court and all of the construction was donated by the Utah Jazz and the court is identified with their logo. The court is well used and is in good condition with the exception of some repairs that were needed to the basketball rims at the time of its inspection by Psomas representatives. The court was constructed in the area of an existing parking lot. This was required by the Board to minimize the expansion of paved surfaces within the Park.



Many of the graphics that were placed on the court by the Jazz sponsors have faded over time and there is no indication that they will be removed or replaced.



Roadways and Parking

Roadways

The loop roadway that exists within the boundaries of Sugar House Park forms the backbone of the circulation system for both pedestrians and vehicles. The road was designed with a 47' (top back of curb to top back of curb) wide asphalt cross-section that is capable of providing for one continuous vehicular travel lane with space remaining on either side of the roadway for parking or pedestrian circulation. The roadways were originally constructed over the period of 1961 and 1962, with final paving occurring in the spring of 1963.



A portion of the original interior roadway loop was removed in 2001 to allow for the expansion of the soccer field by the Salt Lake City School District. This process removed approximately 34,500 square feet (0.8 ac.) of asphalt paving from the Park. This represented a 6 percent reduction in the total paved roadway and parking surface within the park.

The main roadway is currently configured to allow for parallel parking along the outer 12' edge of the travel lane with a 15.5' walking/biking lane along the inner edge of the roadway. Vehicular access within the park is adequate for the existing traffic loads given the current configuration and roadway surface striping.

The inner roadway north of the pond consists of two-way traffic with angled parking along the southern edge of the roadway. The road is not striped to designate travel lanes. This road currently terminates at the West side of the soccer field. There is sufficient width to the existing road to allow 'three-point' turning maneuvers for vehicles to turn around and exit the area to the west. Additional turning room for larger vehicles is available by utilizing the entrance to the Northwest Terrace parking lot. Additional paving to accommodate a cul-de-sac that would terminate the roadway is not warranted based on traffic volumes and the existing roadway geometry.

The condition of the asphalt within the roadway surface is considered good to excellent due to the resurfacing that occurred during the spring and



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summer of 2002. The paving effort was paid for with money received from the Salt Lake Organizing Committee following the 2002 Winter Olympic Games.



Parking

The current road configuration appears to provide adequate parking facilities, when combined with the adjacent parking lots, for Park patrons on all but the most congested time periods. Problems occur when there are major events in the Park or when there are soccer or lacrosse games occurring on the central Soccer Field. Parking along the roadway on the east side of the field becomes problematic during these games and usually creates blockages along the pedestrian/bicycle lane, with cars parked 'two-deep' along the inner curb. Additional parking problems are limited to specific areas as a result of Terrace rentals for large groups and for Highland High School baseball games. The baseball games are less problematic due to the extensive curbside parking along the outfield perimeter of the field. The Park only reaches total parking capacity for major events such as the Fourth of July celebration.

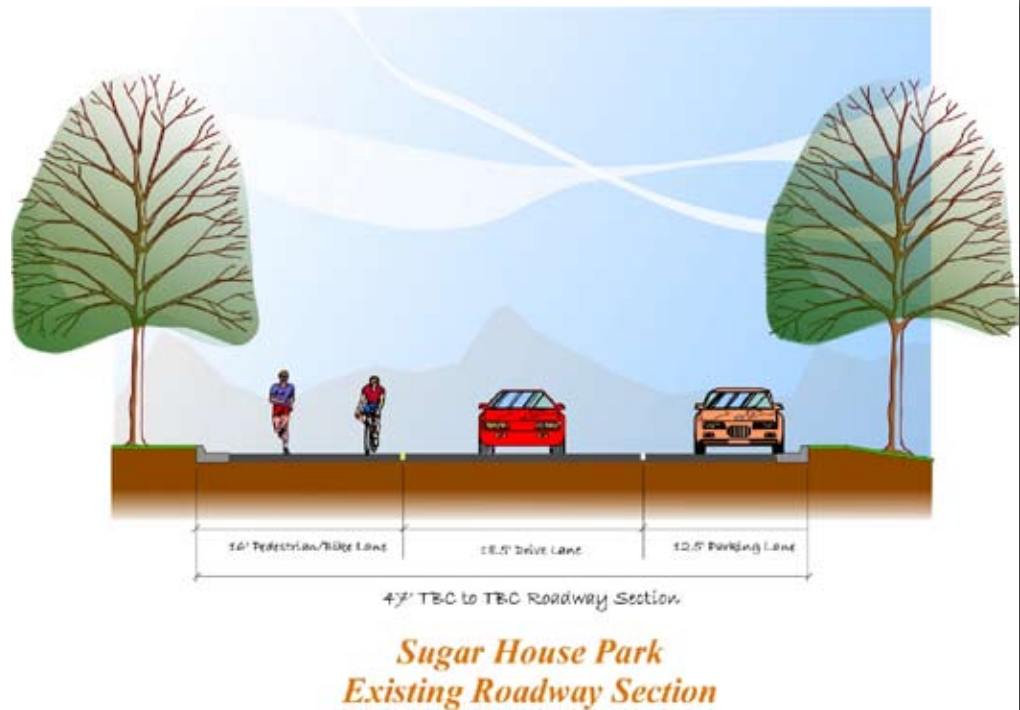
Parking stalls within the lots are currently striped to provide for a safe and



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controlled parking and circulation pattern. Most of the lots are based on an inefficient design pattern that provides for more asphalt surface than is required for the number of spaces that have been provided. Some of the lots can be re-striped to provide more parking (see Exhibit 6a and 6b). It would be cost prohibitive to consider redesigning the lots for more parking efficiency or to achieve less paved surfacing within the park.

Selected areas along the primary loop road are currently posted for parallel parking and could be re-striped to allow for 45-degree, angled parking. This would permit a greater number of cars to park within the same linear distance, thereby increasing the parking capacity of the Park in problem areas without adding additional paved surfaces or removing landscaping.



Paving Conditions

The main roadway was repaved with new asphalt after the completion of the 2002 Olympics in Salt Lake City. At that time the Park was utilized to provide a central park-and-ride facility to





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support Olympic events in the Downtown and University areas as well as for spectators commuting to events in Park City. The existing asphalt surface did not support the weight of the bus traffic from the initial 'test run' for the Opening Ceremony at Rice-Eccles Stadium. The roadway quickly developed large 'potholes' and deteriorating asphalt surface conditions.

After the Olympic events the roadways were repaved with funds from the Olympic Committee and a coordinated effort from the Salt Lake County Parks and Recreation staff. All of the 'potholes' were repaired, large areas of subsurface instability were excavated and filled with compacted road base, and the entire roadway was resurfaced. This effort has resulted in a roadway that should last, with regular routine maintenance and standard light traffic loads, for another 15 to 20 years before a major resurfacing is once again required.

The six parking lots located adjacent to the pavilions were not repaired at the same time due to budget constraints. These parking lots have received routine maintenance since 2002. The lots are currently in an acceptable condition and will require repair to potholes and sealant applied to cracks on a yearly basis. The parking lots will require a 'chip seal' coat rather than a complete grinding and paving treatment and should last at least 10 years with continued routine maintenance.

The parking areas and paved drives adjacent to the Garden Center and the Maintenance Facility are in the worst condition due to the higher level of use and delayed maintenance. Each of these lots needs to be addressed in the near future in order to prevent further degradation to the existing structural sub-base.

Signage

Signage within the Park is inconsistent at best. In many places the signs are inadequate. Entry signs to the park are lacking, with the exception of three signs that were placed next to the entry road located along 2100 South at 1400 East. Salt Lake City and the Salt Lake Olympic Committee prior to the Olympic Games placed these in February of 2002. All of the signs are adjacent to the same entry point with a ground level monument sign and a pole-mounted sign located west of the entry and a second pole-mounted sign located on the east side of the entry road. Each sign is made





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of metal covered with enamel paint and they are located approximately two feet behind the curb and gutter line. The Park Authority was not consulted prior to the placement of these signs. No other monument signs identifying the Park, or indicating the ownership and control by the Board, are located within the Park.

Signs that serve as locators for each of the terraces are located at the entrance to each parking lot and again on the front of each terrace structure. The signs on the structures were installed in the 1960s when the terraces were constructed and are of a consistent nature. Many of the signs have been repainted throughout the years while some are in need of repair or straightening.



The Park staff and Salt Lake County have installed roadway and directional signs along the roadways when necessary. These signs are generally inconsistent in style due to the fact that they have been added to the Park on an 'as-needed' basis and were not part of a comprehensive signage package.



The last group of signs within the Park relate to general rules and regulations of the Park. These signs also appear to be inconsistent in style and design, as some are part of the original construction efforts and others have been added 'as needed' throughout the years. In many instances, the signs that contain important rules are printed with small text that is difficult to read from the roadway. For this reason, many Park patrons claim to not be aware of rules or regulations that they disagree with.

Pedestrian Elements and Circulation

Description

Pedestrian circulation within the Park seems to have not been a primary consideration of the original design. The roadway is the only significant paved surface area and was specifically intended to move vehicles through the Park. There is only one sidewalk currently connecting the outer



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perimeter streets to the interior of the Park. This walkway, located at 1500 East and 2100 South, was added to the Park within the past 10 years. Pedestrians must cross sloping areas of lawn to access the Park from either the 1300 East or 1700 East boundary. There is no access to the Park along the southern boundary due to the location of Interstate 80. Additionally, no signalized crosswalks exist along the 1700 East perimeter and the mid-block crosswalk along 1300 East ends at the Park in an area that is difficult to enter due to a lack of sidewalks and the extreme condition of the slope.



The Park boundary to the North along 2100 South has the best pedestrian access conditions. There is a signalized intersection at 1500 East and a sidewalk exists along the south side of 2100 South within the Park property. Both of these improvements were installed within the past decade with the support of the Sugar House Park Authority. One additional sidewalk was also installed to permit pedestrians to connect to the interior loop road from the crosswalk at 1500 East. This sidewalk allows pedestrians to enter the Park without walking in the traffic lanes that enter and exit the Park. This too was an improvement that was installed within the past decade by the Board.

Six Utah Transit Authority bus stops exist along the 2100 South and 1300 East boundaries of the Park. There are currently no paved landings at any of these designated locations and no paved walkway connecting to the Park from the bus stops. This condition does not allow for ADA access to the Park from public transportation. The Board should work with UTA representatives to correct this accessibility issue.

Other areas of the Park are also deficient in providing adequate accessibility for physically handicapped patrons. Most water fountains do not have acceptable walkways that provide for wheelchair access.

Benches and Seating

There are very few benches within the Park that provide seating for Park users outside of the tables located in each Terrace. There are a few benches that have been placed along the edge of the pond. These are concrete and are stationary in nature. Small seating areas are located along the stream corridor in two locations. These are generally constructed of concrete and



stone and are in need of repair and maintenance.

Each of the Tot-Lots has been outfitted with benches at several locations adjacent to the structure. These benches are newer and are in good condition. There are also several concrete benches located at the Rose Garden.

The tables at each Terrace provide seating in a fixed pattern. The tables have been bolted to the pavement and cannot be moved. This action by the staff came as a result of the tables being moved throughout the Park in an unacceptable manner. They were often arranged to serve as a temporary 'Skateboard Park' or they were moved to the sledding hill in the winter. There are still several tables within the Park that are movable. They tend to 'migrate' around the Park and are most often in close proximity to the stream corridor.

Parley's Creek Evaluation

Description

Parley's Creek is approximately 2500 linear feet of open channel between the 1700 East culvert and the pond within Sugar House Park. An evaluation of this Creek was conducted on September 28, 2006. The purpose of this evaluation was to develop an inventory and condition of the stream vegetation, evaluate the banks of the Creek, identify common problems and develop recommendations to better the overall quality of the stream and its function.

Existing Conditions

Sugar House Park was once the site of the Utah State Prison until the prison was closed in 1951 and the property began its conversion to the Park that it is today. Parley's

Creek was believed to be used as drinking water for the prison and as a sewer drain system along the lower, western end of the Creek. Today, the Park is heavily used for recreational and leisure purposes, many coming to also enjoy the Creek that flows from east to west within the Park. Sugar House Park is utilized throughout all seasons;

however, most of the traffic, specifically along the Creek, occurs during the warm season, when the water level is low, which allows for better accessibility. Several picnic tables have been transported from the Park into





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the Creek to allow for seating. Additionally, the banks of the stream have been stripped of vegetation and the soils have been compacted in areas that receive the most traffic and access to the Creek. People also access the Creek from the sandbars that have been deposited along the banks. Erosion and sediment deposition are evident in areas along and within the stream bed.



It is evident that the flows within the Creek reach bankfull capacity in the spring. As the velocities of the water slow, more sediment deposition occurs within the stream.

The larger trees, mostly Cottonwoods, continue to thrive, but are beginning to show signs of stress. Some trees have become unstable at the roots and are beginning to lean or have fallen. This is most likely due to the age of the trees, and the erosion along the banks that have exposed several of the tree roots. Additional vegetation found within the corridor was scattered elm trees, chokecherry, narrowleaf cottonwood, and a few stands of sandbar willows. Communities of scrub oak are prevalent along the Creek as the elevation of the Creek begins to increase to the east, just to the west of the 1700 east culvert.

Due to the deposition of the sediment within the stream, the water flow during low flow season is causing the Creek to flow primarily to the south of the Creek, thus causing some undercutting of the banks. Although in the flood control section it was

mentioned that turf extends to the edge of the creek in some areas and may be creating a stable bank, these same areas are also beginning to undercut. Sediment deposition is a natural process of streams, specifically ones within the Salt Lake Valley. A stream located in a natural, open environment is allowed to naturally meander and change its alignment due to sediment and other environmental



factors. The segment of Parley's Creek within Sugar House Park is located in an urban environment, which does not allow for the stream to naturally change its meandering course. In order to minimize additional bank



erosion, it is recommended that the Sugar House Park Authority consider applying some best management practices to the stream to restore some of the stream banks and provide a more diverse riparian vegetative cover along the corridor.

The Creek channel width varies from the 1700 East culvert to the pond within the Park. Some sections may be as narrow as 5-10 feet, where other sections open up as wide as 20-25 feet. One in-stream obstruction that is showing signs of problems is the vehicular bridge that allows for traffic flow through the Park. This bridge, although likely structurally sound, is beginning to erode along the edges of the footings, which will require some protection in the near future.

Pond & Storm Drainage

Description

In addition to the aesthetic and recreational value of Sugar House Park, the Park also functions as a flood control facility operated and maintained by Salt Lake City and County Public Works/Flood Control Engineering. A site visit to the park was made in September 2006 to reassess the current condition and functionality of the Park as a stormwater detention facility. The following narrative is intended to summarize the park from the perspective of flood control, and the primary flood control features of the Park are shown in Figure 1.

Hydrology and Flood Control

Parley's Creek and other tributaries feed Mountain Dell Reservoir located east of Salt Lake City in Parley's Canyon. Discharges from Mountain Dell flow to the west down Parley's Canyon through Parley's Creek, through Sugar House Park, and into the park pond (Figure 2). Parley's Creek first emerges in the Park from a 7-foot culvert beneath 1700 East. Several City and County storm drain outfalls of various sizes discharge stormwater into Parley's Creek both east of as well as inside of the park (see Figure 3). This stormwater mostly comes from urban areas (e.g., residential and commercial) east of the park. Portions of Park roads and parking lots also drain to the creek. The condition of the outfalls is generally good. It is noted, however, that one particular outfall had a protective gate/trash rack that had been dislodged from its setting. One other outfall appearing to drain water from a portion of Highland High School was blocked and full of stagnant water.

The terrain and topography of the Park includes various berms and hillsides



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around the perimeter, allowing the Park and pond to impound and detain stormwater runoff when necessary. The pond water is usually kept at levels below the road and provides habitat for ducks and geese. At full capacity and stage (i.e., water depth before overtopping other roadways such as 1300 East), the Park holds nearly 80 acre-feet of water (nearly 3.5 million cubic feet). As such, the park acts as a large detention basin which reduces and attenuates peak flow rates through the Park and helps prevent flooding west of 1300 East. The area surrounding the pond would be inundated with water during large storm events. Accordingly, much of this area is delineated as a FEMA flood zone and flood plain corresponding to a 100-year and 500-year storm event. Due to City and/or County operation during storm events, the roadways are typically flooded to depths of approximately one foot a few times each year. The pond played an important role in flood prevention during the runoff of 1983.

Flows exit the pond through a variety of large headgates and spillway structures, eventually discharging on the west side of 1300 East through a 5' x 8' box culvert. Water then flows in an open channel until it is collected in a storm drain pipe which outfalls to the Jordan River.

The stream corridor of Parley's Creek is heavily vegetated with Cottonwood trees and other riparian vegetation (see Figure 4). Stream banks are mostly stable with turf nearly to the edge in many areas. In some areas, swift water, steep slopes, erosion, and bank undercutting are prevalent. Many signs have been posted warning users of the Park of the dangerous and swift water (see Figure 5). An incident in spring 2006 occurred which involved a small child being drawn through one of the culverts in the creek. In other areas, the stream is dominated by slower moving water, mild slopes, sediment deposition, and sandbars (see Figure 6). In a couple of locations, the stream drops suddenly by several feet (see Figure 7). These areas are properly reinforced with relatively large rocks and other rubble. It was noticed that some of the rubble was non-natural waste concrete and debris, some of which had metal poles sticking through them.

Although Salt Lake County Flood Control officially manages and maintains the flood control aspects of the Park, it is the Salt Lake City Public Utilities Department that performs the day-to-day operations related to these flood control facilities. This would typically involve operation during flood events, debris removal, channel maintenance, dredging of the pond, structural improvements, and maintenance on the gates and hydraulic control devices. The pond is operated as a flood control basin and structure by Salt Lake City in conjunction with the Liberty Park detention basin.



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Figure 1. Flood control features of Sugar House Park.





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Figure 2. The Sugar House Park pond provides habitat for ducks and geese.



Figure 3. One of several storm drain outfalls draining to Parley's Creek.

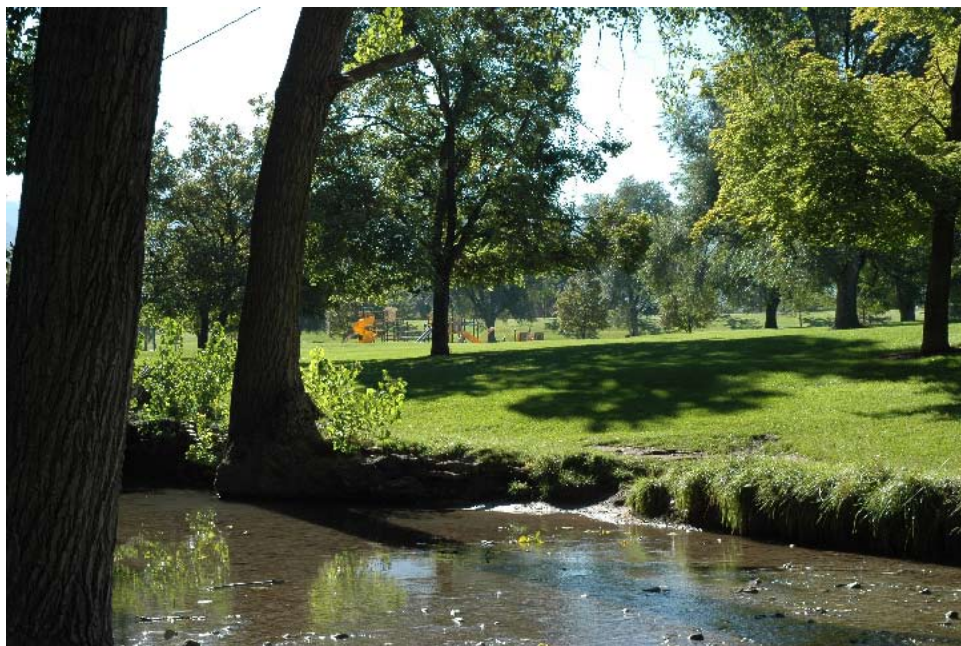


Figure 4. Parley's Creek flows through Sugar House Park.



Figure 5. Warning signs exist at various locations throughout the park.



Figure 6. Areas of sedimentation and deposition exist within the creek.



Figure 7. Two areas with sudden drop-offs exist in Sugar House Park.



Trees and Vegetation

Description

Sugar House Park represents a 100-plus-acre oasis of open space within the urban environment. The Park was originally designed to be a bucolic country setting of tranquility and escape from day-to-day concerns. Over the years the use of the Park has evolved to include active sports fields and facilities. These changes were brought about due to the changing urban environment, increases in population and the shrinking facilities within the area at supporting facilities such as schools.



The Park's landscaped areas can be classified as either 'Active', supporting sports and other activities, or 'Passive', being utilized mainly for rest or scenic enjoyment. Currently, Sugar House Park contains approximately 46.8 acres that can be classified as 'Active' areas, representing 42% of the Park. This category includes sports fields, terrace areas, tot-lots, roadways and parking and maintenance facilities. This leaves 58% of the remaining acreage for non-active pursuits such as walking, picnicking, and other restful recreational pursuits.

The Park is still dominated by large areas of high-quality, well-maintained lawns much as it was when it was first designed and constructed. There are a series of seasonally planted decorative flower beds and a 'semi-natural' riparian environment running along each side of the Parley's Creek stream channel.

The Park currently contains slightly more than 10 acres of paved surfaces within its 111-acre boundary, leaving approximately 90 percent of the acreage planted with lawn, shrubs, flowers and trees. With the addition of the new Parley's Trail to the park, the paved area will increase slightly while still leaving the core planting areas within the Park intact.

Lawn

The lawn areas of the Park are in excellent condition in spite of the drought conditions that have existed in Salt Lake for most of the past decade. The existing maintenance levels in the Park provide for a healthy bluegrass turf that withstands all but the heaviest foot traffic and use patterns. Areas of the turf that show the most wear patterns are located in front of the soccer



goals on the soccer field, in the areas east of the tot-lot that are used for soccer and lacrosse practice and along the established running or jogging path that circles the Park and parallels the sidewalk along the 2100 South boundary.

Irrigation upgrades have greatly benefited the lawn areas of the Park with respect to turf growth and have resulted in improved irrigation efficiency, as evidenced by water savings over historical water use levels.



Planting Beds

The planting beds are an excellent visual accent to the Park. The staff plants and maintains these beds throughout the growing season with a wide variety of plant species that produce annual color. Many users of the Park point to the beds as a highlight of the Park. Changes to the bed's planting schemes may be explored to highlight a more water-conserving plant community. As each planting bed is on a separate irrigation cycle from the surrounding lawn areas, these beds could accommodate this change in landscaping approach. The water savings will not be dramatic due to the relative small areas that the beds encompass when taken as a percentage of the entire Park acreage.



The Park is also home to a rose garden that is located Southeast of the Garden Center Building. The Rose Garden was originally planted by the Salt Lake Rose Society, and their members cared for the roses throughout the year. At the height of their activities the Rose Garden contained between 750 and 1000 rose plants, many of which were donated to the Rose Society by commercial cultivators as 'Test Roses' that were evaluated prior to introduction to the general public. The size of the Rose Garden has been reduced several times over the course of the past 10 years. Members of the UAGC and the Rose Society have all but abandoned any maintenance responsibility or claim of ownership of the roses and beds. The Park staff now maintains the beds in this reduced state. Over the years, the efforts of the Rose Society members have been diverted to their individual gardens and to a community Rose Garden that is located at the



Salt Lake Regional Hospital on South Temple Street.

Trees

The trees are one of the most notable features of the Park and when combined with the pond represent one of the Park's signature features. An assessment of the trees in the Park was completed in association with Mr. Bill Rutherford, the Salt Lake City Urban Forester. The purpose of this assessment was to determine the 'general' condition of the Park's tree canopy with respect to composition, health and maintenance.

With respect to the composition or diversity of the tree canopy, Mr. Rutherford was impressed with the wide variety of tree species that are represented within the Park. This diversity results in a variety of forms and colors within the Park as well as a healthier overall tree community that is less susceptible to catastrophic loss due to disease or blight.

The general consensus is that the tree community within the Park is in good condition with a few concerns noted. These concerns are described below. Many of the trees within the Park are considered to be excellent specimens of individual tree species. The Park could easily serve as an educational arboretum with additional signage and documentation. No current inventory, illustrating type, size and location, of the trees within the Park exists.

A large number of trees within the Park were planted around the same time period and are reaching maturity in unison. This forms an excellent tree canopy within selected areas of the Park but it also makes the Park susceptible to a uniform decline in the health of the tree canopy as the trees begin to decline in health due to age. This is already in evidence when looking at the coniferous evergreen trees in the Park. Many of the pines, spruces and fir trees along the northern hillside have been removed in past years. The trees have suffered from





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dieback due to drought conditions within the Salt Lake Valley or have been toppled from strong canyon winds due to their weakened condition. The pine trees seem to be surviving the drought conditions though they too are exhibiting signs of stress and many of the Scotch Pines (*Pinus sylvestris*) are experiencing failing health.

There are areas within the Park that have trees suffering from iron chlorosis or a lack of iron in the soil that is available to the plants. This is a naturally occurring problem in Utah due to the alkaline nature of our soils and the relative 'hardness' of our water. Trees suffering from this condition appear to be 'yellow' during the active growing season. A foliar spray with a chelated iron supplement should be professionally applied to affected trees each year during the growing season in an effort to reduce the detrimental effects of this condition. Care should be taken in scheduling the spray treatment to avoid excessively hot weather conditions. Alternatively, a ground treatment with an iron-based, granular additive could be applied to the surface areas of the Park in the early spring or late fall. Park managers should consult with a certified arborist or similar horticultural expert to determine the best treatment method based on timing and climatic conditions. The Silver Maple (*Acer sacharinum*) trees along the eastern edge of the Park seem to be most affected at this time.

Along the stream corridor the tree canopy needs trimming to eliminate crossing branches and to minimize overhanging branches that may pose a hazard to Park users. Wholesale clearing is not recommended, as this would alter the nature of the area, affecting both the stream and the vegetation. The understory along the stream has been cleared in an effort to reduce potential areas of crime. While this is proper in a public setting such as Sugar House Park and has been recommended by the Salt Lake City Police Department, the practice alters the natural growth conditions of the riparian vegetation along the stream. The thinning and clearing produces an aging tree canopy with limited new growth occurring in the understory.

Another factor affecting the tree canopy is thinning and pruning around powerlines. Rocky Mountain Power appears to enter the Park at will and remove trees without oversight or coordination with the Park's staff. These operations create areas of damage to the park turf and gaps in the natural tree canopy. While clearing of the lines is important, and Rocky Mountain Power is within their rights under the terms of their easement and service contract to perform such work, it should be done in concert with park staff and according to acceptable park maintenance procedures.

Recent replanting activities have added smaller, ornamental trees to the Park in selected areas. A continuing replanting program needs to focus on the addition of larger, 'skyline' varieties of trees to the Park. These trees



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take a substantial number of years to reach an effective level of maturity, and planning for a future, mature tree canopy requires dedication to this goal. The addition of larger landscape trees each year will continue to fill in the tree canopy to create a perpetual tree cover for the Park.



Utilities and Lighting

Utilities

Sugar House Park is provided with water and sewer service through Salt Lake City's public works department under a contract agreement at prevailing rates for institutional users. Water and sewer trunk lines exist in the streets surrounding the Park, and services are provided throughout the Park in a network of feeder pipes (See exhibit 4). The existing level of service is adequate for the current and future anticipated service levels. No long-term capital improvement projects need to be considered at this time related to these services.

An issue related to water does exist within the Park that is ongoing in nature and should be monitored. This situation is related to the wells that exist within the Park and are currently 'off-line' due to groundwater contamination. The wells are located in the eastern area of the Park that lies below 1700 East and immediately south of Parley's Creek. The source of the contamination has been determined to be the result of activities on the property when it served as the Prison, with the major contaminant resulting from Prison laundry operations. These wells were, historically, an asset of the Park and provided much of the irrigation water in the past. Water for irrigation is now purchased by the Park Authority from the Salt Lake City municipal (culinary) water system. The Park Authority should continue to work with Salt Lake City Public Works to monitor the water quality in these wells in an effort to return them to service in the future.

Irrigation

The irrigation system in the Park has been upgraded over the past 10 years and is currently functioning at an acceptable efficiency level based on the nature of the Park landscape. This project was instigated by the Board with the support of the Park staff. A proposal was submitted to both Salt Lake City and Salt Lake County that explained the costs, the benefits and the



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plan for completion of the process. The improvements were scheduled over multiple budget cycles and the Board exhibited both long-range planning and fiscal responsibility. This may be a model that needs to be followed in addressing many of the long-term improvement issues.

The project completely replaced the irrigation system within the Park, including the main lines, valves, circuit lines, heads and controllers. The new layout incorporated the changes to the baseball field, the soccer field and the removal of the portion of the inner loop roadway. Upon completion of the initial phases of the project, the system was audited by Ms. Stephanie Duer of the Salt Lake City Water Department. She compared the efficiency of coverage and the precipitation rates of the new areas of the Park with sections that were still being watered by the old irrigation circuits. Her findings showed that the newly installed system was reaching the acceptable target parameters that could be expected from a large-scale, institutional watering system. The results of this water audit proved that the upgrades to the system were a wise investment and helped to procure the continued funding that was necessary to complete the project.

As new improvements are made within the Park, the system will need to be modified and upgraded to maximize the watering efficiency and conservation benefits.

Lighting

Current lighting levels are sporadic throughout the Park, with the roadway receiving the most coverage. Lighting is handled through two primary sources. Each of the Terrace structures has internal lighting that can be turned on for specific uses within the pavilion. As mentioned in this report, however, many of these lights are in need of repair or replacement.

General site and safety lighting is provided throughout the Park by high-level ‘cobra’ head lights mounted on tall metal poles. Each of these poles is connected to the electrical system by means of overhead power lines that ‘criss-cross’ the park (see exhibit 5). Each of the lights is currently functioning according to design standards.

These lights are serviced by Rocky Mountain Power and the Park is charged a set fee each month based on a ‘per light’ basis. These lights were designed to provide general lighting





for vehicular circulation through the Park. The lights are generally located along the roadway and in the parking lots. They are considered by many observers to be an unsightly intrusion in the Park and are not optimized to provide for lower-level pedestrian safety. A new lighting strategy for the Park may be required in the future.

The streetside perimeter of the park is illuminated by evenly spaced street lights. These lights are also cobra-head pole-mounted lights that are maintained by the Salt Lake City Street Department and Rocky Mountain Power. The charge for these lights is paid by Salt Lake City.

There are currently no athletic fields in the Park that are lighted to allow for nighttime use. This factor limits the hours the fields are available for sports activities and use of the fields often extends until dusk, when play is halted due to poor visibility. Many regional parks throughout the valley have installed lighting on the athletic fields in an effort to maximize the public investment. This has been suggested at Sugar House Park on past occasions but has been resisted by both the Board and the surrounding neighborhood communities. There appears to be no current pressure to install sports lighting within the Park.

Park Usage

Description

Sugar House Park is a favorite location for many community events and fundraising activities. On most Saturdays during the summer months there are activities scheduled in the Park that are sponsored by non-profit organizations such as The American Cancer Society or the Best Friends Animal Shelter. Each of these events requires scheduling with the Board and a permit from Salt Lake City or County. A modest fee based on the size of the event is charged by the Park Authority. Each of these events must also rent a Terrace as part of their reservation request. The number of special-event requests has grown over the past five years from 19 in 2002 to 32 in 2006. This represents an annual increase of 11%. A list of events and the estimated number of participants is included in this report.

The Terraces are also available for rent through the Salt Lake County Parks and Recreation Department. Most of the Terraces are eventually booked for the weekend in the summer for family events, parties and corporate picnics.

In the survey that was completed as part of this planning process, the public was asked to assess the level of activity in the Park. In the survey 78% of the respondents stated that the level of programming in the Park for



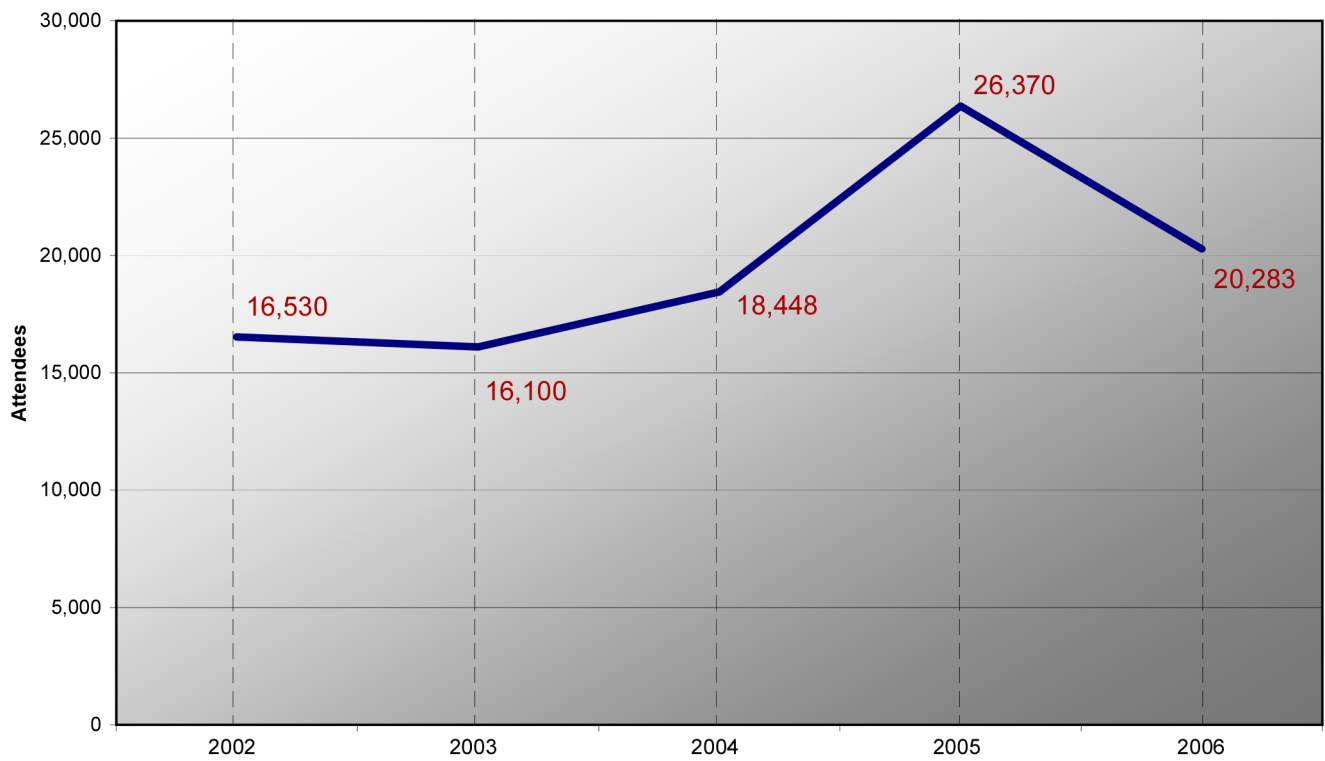
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organized activities, special events and sporting events was “about right.” The remaining 28% of responses were evenly divided, with approximately 14% stating that the level was either “too much” and an additional 14% stating that the current level of programmed activities within the Park was “too little.”

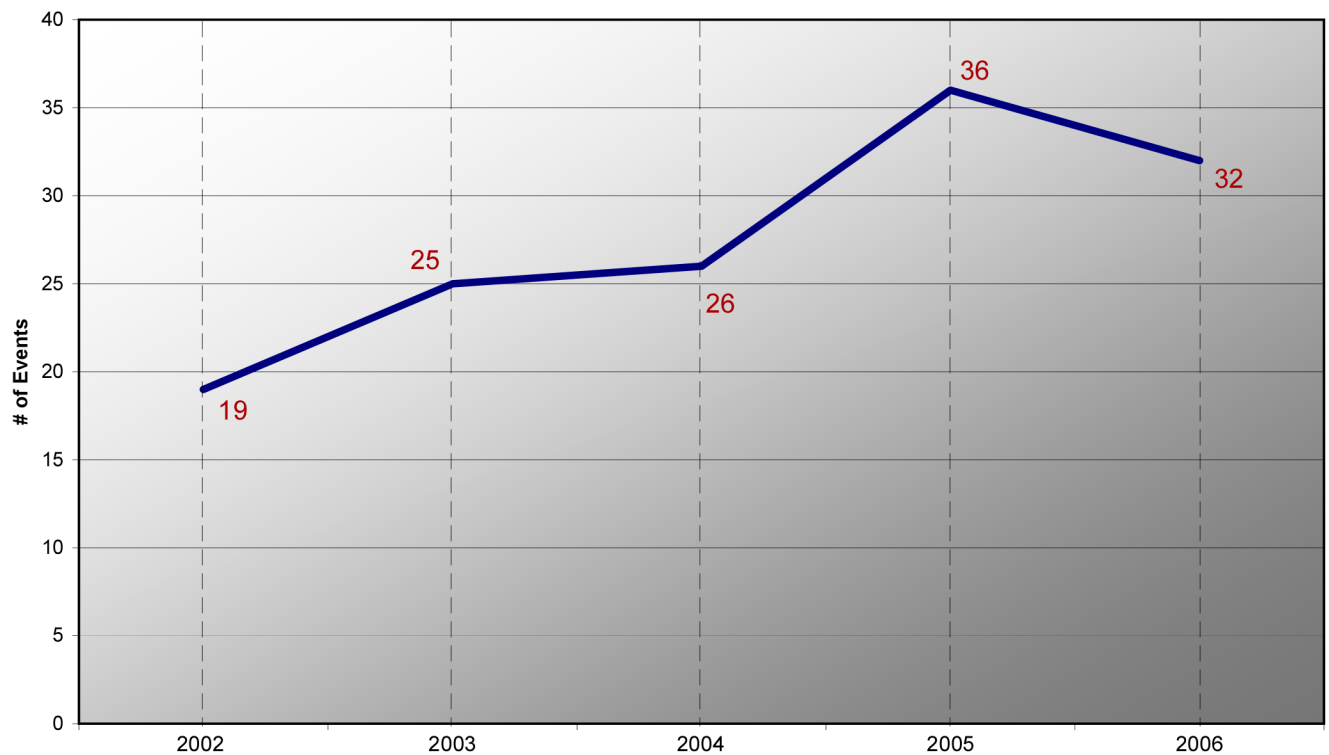
When asked about establishing “Quiet Days” in the Park with no scheduled events, the results of the survey were inconclusive on either side of this issue. Only 33% of respondents agreed with this concept, while 26% disagreed. There were 41% of the respondents that were ‘Neutral’ on the issue of “Quiet Days.”

When asked about increasing evening activities in the Park, such as movies, plays and concerts, 70% of respondents were in favor of this direction, with 18% being “Neutral.”

The charts and graphs on the following pages illustrate the number of Special Events within the Park over a four-year period ending in 2006.



Sugar House Park Special Events Yearly Summary By # of Attendees



Sugar House Park Special Events Yearly Summary By # of Events

2002 Sugar House Park Special Events

	<u>Date</u>	<u>Group</u>	<u>Attendees</u>
1	30-Mar	April Fool's 5K	150
2	18-May	Strut Your Mutt	4000
3	2-Jun	Walk for Life	300
4	8-Jun	Utah Pride	250
5	8-Jun	Change Your Mind Day	350
6	20-Jun	Utah Sports & Rec	1500
7	13-Jul	Bike Race	300
8	20-Jul	Pioneer Days Doubles	180
9	3-Aug	American Heart Assoc	1500
10	17-Aug	SHARE Parents of UT	300
11	24-Aug	Ouelessebougou	1200
12	14-Sep	Bacon Run	400
13	21-Sep	Walk Along for Lupus	300
14	21-Sep	Light the Night	350
15	28-Sep	Juvenile Diabetes	3000
16	19-Oct	City of Hope	1250
17	23-Oct	Cross Country Meet	500
18	23-Nov	Turkey Trot	250
19	31-Dec	Beat the New Year	450

Total Attendees	16,530
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2003 Sugar House Park Special Events

	<u>Date</u>	<u>Group</u>	<u>Attendees</u>
1	29-Mar	April Fool's 5K	150
2	2/3-May	America Sings	1800
3	5-May	Redeemer Lutheran X-Country	200
4	10-May	Cystic Fibrosis	250
5	17-May	Strut Your Mutt	3000
6	31-May	Crohn's & Colitis Foundation	300
7	1-Jun	Walk for Life	350
8	7-Jun	Bike Race	500
9	14-Jun	American Lung Association	100
10	21-Jun	Healing Hands for Haiti	300
11	4-Jul	July 4th Celebration	
12	19-Jul	Volleyball Tournament	200
13	16-Aug	Intermountain Donor Services	350
14	23-Aug	Ouelessebougou	1500
15	6-Sep	Bacon Run	400
16	13-Sep	Epilepsy Association Dog Walk	300
17	19-Sep	Kidz Biz 5K	300
18	20-Sep	Lupus Foundation	300
19	20-Sep	Leukemia & Lymphoma	350
20	27-Sep	Juvenile Diabetes	3000
21	18-Oct	City of Hope 5K	1200
22	22-Oct	USHAA Cross country Meet	500
23	25-Oct	Night Out Against Crime	50
24	22-Nov	Turkey Trot	250
25	31-Dec	Beat the New Year	450

Total Attendees	16,100
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2004 Sugar House Park Special Events

	<u>Date</u>	<u>Group</u>	<u>Attendees</u>
1	27-Mar	Central City, April Fool's 5K	150
2	10-Apr	Rho Chi, Easter Egg Hunt	200
3	17-Apr	Mental Health Association, Walk	780
4	24-Apr	Devine Racing, Marathon	5000
5	6-May	Carden Memorial School, 5K	100
6	15-May	No More Homeless Pets, Dog Walk	3500
7	22-May	Crohn's & Colitis Foundation, Pace Setter	300
8	22-May	Cystic Fibrosis Foundation, Walk-a-thon	300
9	22-May	Cystic Fibrosis Foundation, Walk-a-thon	350
10	6-Jun	Pregnancy Resource Center, Walk	200
11	12-Jun	Sports Market Concepts, Inc.	500
12	26-Jun	Soberriders M.C., Ronald McDonald	450
13	10-Jul	Angels Hands Foundation, Truck show	800
14	17-Jul	Central City, Volleyball Tournament	200
15	23-Jul	Centennial Mgmt. Group, Free Movie	300
16	6-Aug	Odyssey House of Utah, Recognition	500
17	7-Aug	Utah Artificial Heart Program, 5K Run	500
18	14-Aug	Utah Coalition for Organ, Eye & Tissue	450
19	21-Aug	Ouelessebougou, 5K Run	999
20	28-Aug	Family Support Center, 5K Run/Walk	300
21	18-Sep	Vasa Previa Foundation, Walk	120
22	18-Sep	Lupus Foundation of America	300
23	18-Sep	Leukemia & Lymphoma Society	800
24	2-Oct	Autism Treatment Center, 5K walk	50
25	16-Oct	City of Hope, Walk to Cure Breast	999
26	31-Dec	Beat the New Year	300
Total Attendees			18,448

2005 Sugar House Park Special Events

	<u>Date</u>	<u>Group</u>	<u>Attendees</u>
1	2-Apr	Central City Recreation Center	150
2	16-Apr	Mental Health Association in Utah	450
3	23-Apr	Devine Racing of Salt Lake City, LLC	8000
4	30-Apr	Sandra Fagergren	120
5	30-Apr	National Tongan-American Society	300
6	7-May	American Bikers aimed Toward	500
7	14-May	No More Homeless Pets in Utah	3750
8	19-May	Carden Memorial School	300
9	21-May	Cystic Fibrosis Foundation	250
10	3-Jun	Carden Memorial School	400
11	4-Jun	SL County Fairmont Aquatic Center	200
12	5-Jun	Pregnancy Resource Center	225
13	10-Jun	American Cancer Society	400
14	11-Jun	SML / UCA	300
15	18-Jun	American Lung Association	400
16	25-Jun	Sober Riders MC	200
17	16-Jul	1-800-Contacts	2000
18	16-Jul	Central City Recreation Center	200
19	22-Jul	Pacific Islanders Student Association	500
20	5-Aug	Odyssey House	350
21	6-Aug	LDS Hospital Artificial Heart Program	250
22	6-Aug	Jacobson Construction Company	500
23	13-Aug	Utah Coalition for Organ, Eye & Tissue	350
24	10-Sep	Crohn's & Colitis Foundation of America	300
25	17-Sep	Lamda Delta Sigma	400
26	17-Sep	The Leukemia & Lymphoma Society	500
27	17-Sep	Vasa Previa Foundation of Utah	400
28	24-Sep	4cel Entertainment	500
29	24-Sep	CHOICE Humanitarian	200
30	1-Oct	PacificCorp	500
31	15-Oct	Salt Lake County Bicycle Advisory	1250
32	15-Oct	City of Hope	1000
33	19-Oct	Utah High School Activities Assn	500
34	20-Oct	Black Diamond Equipment	200
35	19-Nov	SL County Fairmont Aquatic Center	300
36	31-Dec	Salt Lake City Track Club	225
Total Attendees			26,370

2006 Sugar House Park Special Events

	<u>Date</u>	<u>Group</u>	<u>Attendees</u>
1	25-Mar	Impact United Soccer	120
2	29-Mar	Highland Lacrosse	0
3	30-Mar	Inter FC Premier 91 Girls	18
4	1-Apr	Central City Recreation Center	150
5	22-Apr	The Mental Health Assn. In Utah	450
6	29-Apr	Beehive Science & Technology	200
7	6-May	Prader-Willi Syndrome Assn. Of Utah	200
8	20-May	No More Homeless Pets in Utah	2000
9	20-May	ABATE of Utah	200
10	24-May	Carden Memorial School	300
11	2-Jun	Carden Memorial School	400
12	3-Jun	Devine Racing of Salt Lake City, LLC	10000
13	4-Jun	Pregnancy Resource Center	250
14	10-Jun	VeloSport Cycling Club	300
15	17-Jun	American Lung Association of Utah	400
16	23-Jun	Arvel Child Family Reunion	140
17	15-Jul	Central City Recreation Center	150
18	3-Aug	Mountain West Flag Football League	60
19	4-Aug	Odyssey House of Utah	350
20	5-Aug	Jacobsen Construction Company	500
21	5-Aug	LDS Hospital	250
22	12-Aug	Utah's Donate Life Coalition	425
23	2-Sep	Impact United Soccer	120
24	9-Sep	Crohn's & Colitis Foundation of America	250
25	9-Sep	Epic Summer Film Festival	250
26	16-Sep	Lambda Delta Sigma	300
27	23-Sep	The Leukemia & Lymphoma Society	900
28	4-Oct	Carden Memorial School	300
29	7-Oct	Salt Lake County Bicycle Advisory	800
30	21-Oct	The YWCA of Salt Lake City	0
31	28-Oct	Utah Federation for Youth	250
32	31-Dec	Salt Lake City Track Club	250
Total Attendees			20,283



Recommendations



Recommendations

Introduction

Upon completion of the Existing Conditions survey, the public Open Houses and meetings with the Sugar House Park Authority Board of Trustees, we are prepared to make the following recommendations for future improvements, upgrades and additions to Sugar House Park.

These improvements will seek to build upon the existing condition and success of the Park in its mission of providing a high-quality open-space and recreational experience to the citizens of Salt Lake County. It has been determined that the Park is well respected by the public and, unlike many Master Plan efforts, this report recognizes that wholesale changes to the Park are not required. The recommendations from the Psomas Master Plan team are focused on those items that can be completed within the next 10 years. Longer-term goals will be listed as such in the report.



The suggested recommendations shall be listed in the same order and format as the Existing Conditions report in an effort to provide continuity when referencing each section of this Master Plan.

At the suggestion of Mr. Wayne Johnson, Salt Lake County Parks manager and Sugar House Park Trustee, costs for each item will not be included in this report except in general terms. The reason for this policy is that costs are currently fluctuating substantially from year to year for construction projects in the Salt Lake Valley. A separate cost analysis can be prepared for any recommended improvement in a timelier manner by the Salt Lake County Parks and Recreation staff. Estimates prepared in such a manner will prove more useful to the Park Authority Board.



Facilities & Structures

Picnic Terraces

There is presently no need to construct additional terrace facilities in the Park. The current facilities, though heavily scheduled, can handle the yearly level of reservations that are requested.

Each of the seven existing terrace structures in the Park is in need of general maintenance and cosmetic repairs. The goal of the Park staff has been to address each structure on an eight-year rotation as part of the annual maintenance budget. This schedule has slipped in the past few years and is currently estimated at a 10-year rotation period. The schedule needs to be returned to its original eight year window. This would renovate one terrace structure per year, with an alternate year to address other major structures within the Park, as part of the annual budget and workload.



Each of the terrace structures has a functioning fireplace. The fireplaces are inconsistent with current policy governing new construction in public parks. They are also rendered useless during the 'No Burn' days that are declared for the Salt Lake Valley, as they add to the poor air quality during both the winter inversions and the periods of elevated summer ozone and haze.



As the fireplaces deteriorate and require repairs, they should be 'phased' out of the Park through the implementation of appropriate architectural design measures. The log racks can be removed and the openings can be closed with a metal cover or they can be filled in with brick or stone. This method of conversion has already been used in other Salt Lake County parks such as Evergreen Park in the Millcreek Township area.

The firepit located at the Southeast Terrace can be maintained as a functioning Park improvement, as it is sized to handle larger groups and is easy to post as 'Closed' during 'No Burn' days in the Valley.



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The majority of the barbeque structures at each terrace are in need of significant maintenance efforts. This process would be costly and there are more barbeque structures at each Terrace facility than are needed. Current practice at many public parks is to provide a concrete 'table' or surface at picnic pavilions where a park user can bring his or her own portable grill and place it on the non-combustible surface for use. As each terrace structure is renovated over the next eight years, the existing barbeques could be removed or reduced, in number thereby preserving the best of the current units. Where removed, the slab may be patched with concrete paving to a level surface. If all of the barbeque units are removed, a concrete or steel 'table' can be installed for use with the patron's portable grill.



Each of the terrace structures is in need of an upgrade to the existing electrical service. Sugar House Park staff reports that conduit is in place to accommodate new wiring throughout the structure. Each of the outlets needs to be in an enclosed, weather-proof box and the circuit needs to be grounded with a 'Ground Fault Interrupter' outlet or circuit breaker. All work must be brought into compliance with current electrical codes.

Surface pavement cracks that result in an uneven surface greater than three-eighths of an inch in height should be 'ground' to a level condition or to a smoothly, sloped edge. The concrete volleyball courts should be replaced with sand courts. Further recommendations related to the courts are included in the section dealing with sports facilities.



All of the missing stones in the Terrace walls need to either be replaced or the openings need to be filled in with a concrete grout. This process will eliminate further infiltration by water and the resulting deterioration of the existing stone facades on the structures. As the existing water fountains are removed and replaced with newer models, the stonework should be salvaged and stockpiled so they can be used in patching the walls of the



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picnic Terraces.

The Horseshoe pits located adjacent to several of the terrace facilities will be addressed in the appropriate section of this report related to sports facilities.



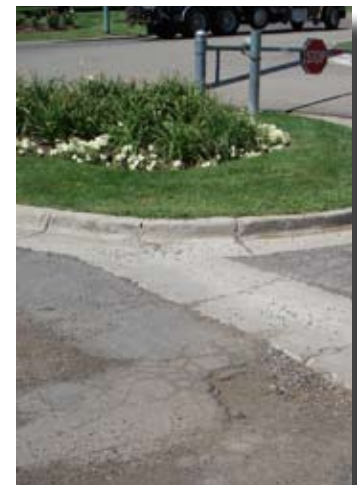
Summary:

- Restore Terrace Maintenance to an eight-year cycle
- Phase out Terrace Fireplaces as warranted by maintenance and repairs
- Remove Barbeque Grills rather than repair concrete structures
- Upgrade Terrace Electrical systems to meet Code
- Inspect and repair paving deficiencies

The Garden Center

The Sugar House Park Authority should work to develop a closer working relationship with the UAGC Board. This will allow better communication between the two management bodies, fewer misunderstandings and a greater utilization of the building with fewer scheduling conflicts.

As the UAGC prepares plans for the upgraded landscaping around the building, the Park Authority should become engaged in the design and approval process. Throughout the Master Plan process there have been numerous discussions with the Park Authority Board and the community related to developing a demonstration garden within the Park that illustrates 'Xeriscaping' or water conservation principles. By jointly working with the UAGC on plans for new landscaping adjacent to the Garden Center these goals can be achieved with a budget-saving advantage by combining the goals and efforts and funding available to each of the two Boards.



The parking lot adjacent to the Garden Center needs to be repaved at the earliest possible time. This lot plays a key role in providing access to the Park, especially in the early and late hours of the day when the main roadway is closed. The asphalt needs to be resurfaced and the soft spots in



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the structural base of the parking lot need to be repaired while the damage is still limited and manageable.

The storm drain inlet box located in the southwest corner of the lot needs to be cleaned out and repaired to provide a functioning drainage system prior to repaving the parking lot.



The issue related to the use of alcohol in the Garden Center and the commercial nature of some of the activities needs to be addressed in a manner that brings the facility management into compliance with Sugar House Park policy and Utah State law while still allowing appropriate rental activities within the facility. Continued generation of an income stream that is committed toward the renovation of the building should be encouraged. A sound policy that preserves the income stream and targets reinvestment into the facility will ensure the longevity of the structure without adversely impacting the annual operating budget of the Park. This income stream needs to be monitored by the Park Authority and considered in its annual report to Salt Lake City and Salt Lake County.

Summary:

- Work closely with the UAGC in managing the Garden Center
- The Sugar House Park Authority must assume ownership
- Work with the UAGC on renovation planning
- Repair the Parking Lot and Drainage system
- Actively Prohibit Alcohol use in the Garden Center
- Monitor the income and expenditures of the Garden Center
- Include financial data in the Annual Report to the City and County



Park Maintenance Shops

While the Maintenance facility is in good condition, there are a few items that need to be addressed as part of the normal budget process over the next few years.

The parking lot should be repaired and patched as other paving work is completed in the Park. As this is not part of the public use area of the Park, it should be lower on the priority list at this time. Patching of the existing asphalt surface rather than a complete resurfacing will probably be sufficient.

The painting or covering of the fascia on the structure should be addressed earlier in the repair process rather than later. The exposed wood is subject to weathering and deterioration and needs to be protected from the elements.

The bathrooms are old and in need of constant repair, but they should remain serviceable with annual attention from the plumbing staff.

Even though the Park staff has expressed a need for more Greenhouse space, we find that the current facility is adequate for the Park's needs. If more space is required by the County to meet its expanded needs, then Salt Lake County representatives should be brought into the discussion, as they are the ones that have greatly expanded the service mission of these greenhouses. If growing and production space becomes limited and improvements are not funded by the County, then off-property facilities should cut back on their expectations for the annual plant materials that will be supplied from the Sugar House Park facility.

Summary:

- Patch the parking surface at the maintenance shops
- Address repairs to the building's fascia
- Monitor greenhouse activities to prolong the current facility



Restrooms

The restrooms within the Park, constructed in 1963, represent the facilities that are of greatest concern with respect to maintenance costs, public safety and the remaining serviceable lifespan of the improvement. Though the structures are sound, the facilities are antiquated and near the end of what is considered their serviceable lifespan. We recommend that the Board consider a separate design study to address the options of reconstruction versus replacement.



In new parks that are being constructed within Salt Lake County, they have moved in the direction of pre-fabricated restrooms. These facilities are designed with safety, accessibility and maintenance in mind. The facilities come in a variety of sizes and are based on an expandable module concept.

During the public comment period and the open house process, the restrooms were a source of a great many comments. They are one of the few areas of the Park that were rated poorly in design and upkeep when compared with responses related to the overall conditions within the Park. The decision to seek funds to replace these structures needs to be well researched and publicly supported. Like the decision to replace the irrigation system, it should to be based on long-term cost savings, public safety, and overall benefits to the community. The required level of funding will need to be programmed with the City and the County over many years. We would recommend full replacement of all three bathrooms over the next 12 years, with funding and construction of one new facility occurring every four years. Accelerated funding and replacement may result in an overall savings to the Board. Each of these scenarios should be considered as part of a separate fiscal analysis of this recommendation.

Additionally, it was requested during the Open House process that the Board consider a new bathroom location on the upper hill at the northern edge of the Park. A portion of the respondents stated that they park their cars and exercise along the upper level of the hillside to the north of the pond without ever venturing into the lower areas of the Park. On-site observation confirmed this trend throughout the day. It is recommended that the Board, as part of a complete capital investment study of the restrooms, consider locating a small bathroom facility in this area. This facility would not need to be as large as the existing bathrooms in the Park. We have identified a location on the inside of the main loop road to the



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west of the Garden Center parking lot for this facility. In this location the bathroom could be partially screened by the existing trees and would be adjacent to the roadway. It would be located adjacent to existing water, power and sewer lines and would serve those Park patrons that utilize the Garden Center parking lot or the upper roadway without entering the main loop road beyond the 1400 East entrance to the Park. The building could also be visually monitored for public safety by the Salt Lake City Police Department from both 2100 South and the Garden Center parking lot. Care should be taken in siting the building to avoid impacting driver visibility from cars as they negotiate the tight, left-hand turn at this corner. An alternative to new construction would be to allow greater public access to the existing bathrooms in the Garden Center; however, this may result in more problems in the long run due to maintenance, building access and scheduling conflicts.

Stonework from the bathrooms should be stockpiled as they are removed for repair to other Park facilities. Parts from the first bathroom to be demolished could also be used in repairing the remaining bathroom facilities in an effort to prolong the serviceable lifespan of the original bathroom structures.

The cost to provide a new bathroom of a similar size to the existing facilities is estimated at \$285,000 based on 2006 prices for similar Salt Lake County park projects utilizing pre-fabricated designs. This is a 'ballpark' estimate and is subject to yearly adjustments due to inflation and material costs. Costs have risen on these projects at an estimated rate of 20 percent per year over the past three years.

Summary:

- Begin a strategic plan to renovate or replace the restrooms
- Consider a small, additional restroom in the northeast corner of the Park as shown in the attached plan
- Continue to maintain the current restrooms and improve public safety



Water Fountains

All of the free-standing drinking fountains in the Park should be replaced based on an investment program that targets two fountains per year as part of the annual budget. Under this program the fountains could be replaced within five years. The public benefit would come from the upgrade to fountains that would meet existing ADA requirements and form a return on investment of 10 to 12 years based on current repair and maintenance activities.



The fountain that has been placed in the Park this year at the West Hill Terrace should be the model used for all future replacements. The Haws Corporation manufactures this fountain. Current costs for the replacement, based on the initial unit that has been installed this year, are available from Wayne Johnson at Salt Lake County Parks and Recreation.

Summary:

- Plan to replace all of the original water fountains
- Ensure that new Fountains are ADA compliant

Tot-Lots

No repairs or replacement associated with the tot-lot structures are anticipated as part of this planning effort. The public surveys show a high level of satisfaction with the location, number and maintenance of the two existing Tot-lot facilities. Continued maintenance at the current levels will extend the life of the structures beyond the next 10 years.

No additional tot-lot installations or expansions are required to meet the needs of the Park patrons. The only suggestions received were related to conditions adjacent to the tot-lots. Users requested more benches, improved water fountains and the planting of trees that would provide shade to the facilities. The water fountains are addressed in the appropriate section of this report and the addition of both benches and shade trees are suggestions worthy of consideration by the Board.



Summary:

- Continue routine maintenance of Tot-Lots
- Consider the planting of shade trees at the Tot-Lots
- Consider the addition of new benches at Tot-Lots

Athletic Fields and Facilities

The soccer field is a relatively new facility and requires no major modifications as a result of this planning process. Continued routine maintenance will keep the field functioning at a competition level. The areas in front of the goals should be regularly monitored, with the goalpost being moved to the alternate location as wear patterns occur. Yearly ‘top-seeding’ of these areas is recommended during period of low use.

The baseball field, like the soccer field, requires the current, normal level of maintenance to preserve the investment in the facility. As the lease agreement with the school district is considered for renewal it would be beneficial to seek ‘payment’ for an extension of the lease in the form of new fencing along the backstop. The Board should consider this position as it contemplates renewal of the use agreement with Highland High School. Another factor to consider is the actual cost to maintain the field at a competitive level. Salt Lake County Park staff should be asked to quantify these costs for the Board prior to the end of the lease term.

The basketball court is occasionally in need of new hoops on some of the backstops. Posts and backboards are in good condition and should continue to provide years of service. The Utah Jazz organization should be contacted to replace any broken hoops in return for the right to re-apply their logo to the court.



The volleyball courts are rarely used in Sugar House Park, as the concrete surfaces are not the preferred court surface for outdoor volleyball. The concrete volleyball courts adjacent to the Northwest, Central, West Hill and Lake Terrace locations should be replaced with sand courts. The West Hill





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volleyball court will be reconfigured and is proposed for reconstruction as a sand court as part of the Parley's Trail proposal. The concrete court at the East Hill Terrace could be removed. Additional courts are not required to meet demand at this time.

The horseshoe pits in the Park are in good condition. The pits next to the Northeast Terrace can be maintained at the current level. The Horseshoe pits located along the southern fence between the Southeast and East Hill Terrace will be impacted by the alignment of the proposed Parley's Trail. As part of the construction process they could be reduced from four to two pitches and turned 90° to accommodate the trail.



An alternative proposal that has been considered as part of the Parley's Trail construction process would be to replace the Horseshoe pits with a Bocce Ball facility. This would be a positive step that results in the addition of a new type of recreational use into the Park without changing the overall nature of the plantings within the Park. In either case, the enhanced visibility provided to the new facility from the adjacent trail may result in an increased demand and eventual use by the public.

Summary:

- Require new backstop for Baseball Field in contract extension
- Contact Utah Jazz about basketball court maintenance
- Replace concrete volleyball courts with sand courts
- Convert south horseshoe pits to Bocce Ball Court
- Coordinate construction with the Parley's Trail extension

Roadways and Parking

Roadways

The primary loop roadway that winds around the Park is in excellent condition due to the resurfacing that occurred in 2002. The inner roadway that serves the soccer field and the Northwest Terrace is also in excellent condition. The current road configuration serves the access requirements of the Park, given both the pedestrian and vehicular use levels.

The access gates and divider islands that were added when the soccer field



was reconstructed are still functioning as intended. Though controversial at the time to some Park users, the current configuration provides for acceptable access to the Park while controlling vehicular traffic and preventing continual ‘cruising’ of the Park.

The traffic signal located along 2100 South at 1500 East allows for safe, left-hand turn movement when entering and exiting the Park. No additional traffic signals at the remaining entrances to the Park are warranted at this time.

No new roads or further reconfiguration of the road system beyond the recommended roadway striping modifications is required in the near future.

Traffic control signs, arrows and striping will be addressed in the section of the report dedicated to ‘Signage.’ Potential parking strategies aimed at increasing parking without adding asphalt surfacing to the Park will be addressed below.

Summary:

- Re-stripe roadway for pedestrian safety
- Improve directional signage along roadway

Parking

Parking along the outer edge of the current road configuration needs to be controlled with better signage and perhaps by painting the inner curbs red in selected areas. There are currently many pedestrian / vehicular conflicts that occur due to automobiles being parked along this interior roadway edge. This places cars within the existing pedestrian and bicycle lane along the roadway, thereby forcing walkers, joggers and riders further out from the curb and into the lane of traffic. Addressing this issue should be a primary concern for the Board.

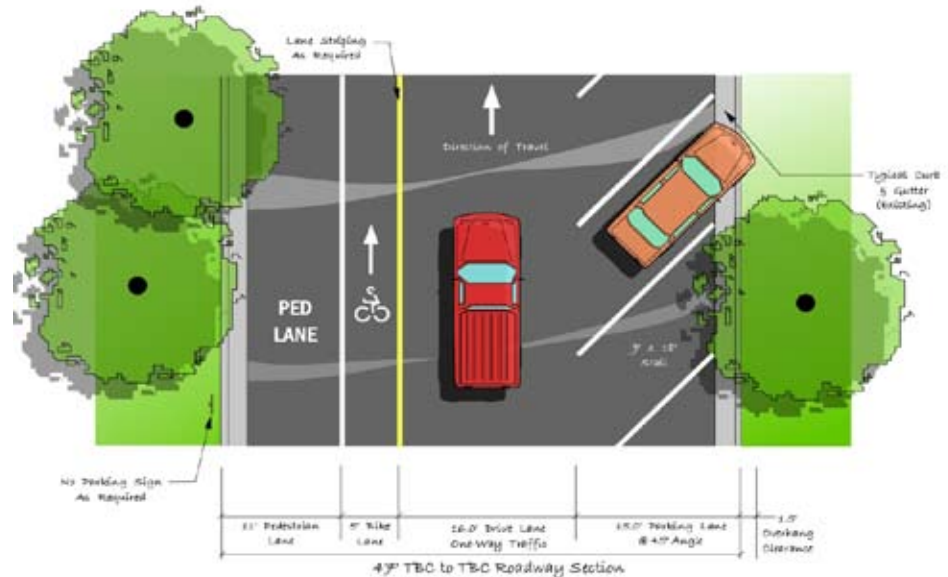
Parking stalls within the existing lots need to be re-striped to provide for adequate direction and control. This will result in the parking capacity being maximized within the parking lots. Some of the lots may yield a higher capacity from a careful analysis and parking design study prior to re-striping; however, the increase in yield will be minimal when compared to the overall capacity of the Park.

The road network within the Park could be re-striped to allow for 45-degree, angled parking in selected areas along the primary loop roadway. This strategy, while not increasing the amount of asphalt within the Park, could effectively increase the current parking capacity of the Park by 97



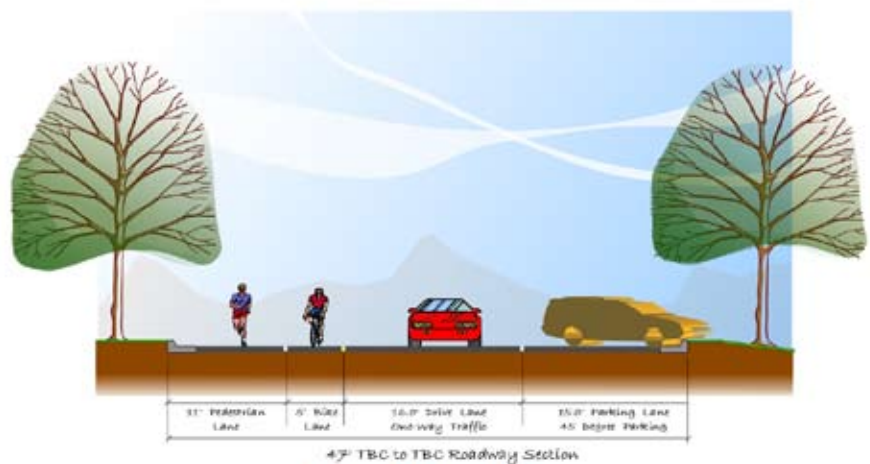
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stalls. This represents a thirteen percent (13%) increase in the total parking capacity of the Park. An additional benefit of this strategy would be a 'Traffic Calming' affect within the Park, resulting in a slower speed as vehicles negotiate the narrower roadway. This strategy could be tested in critically impacted areas of the Park before being instituted throughout the entire loop road. The proposed new road section is illustrated below.



**Sugar House Park
Proposed Main Roadway Striping Plan**

PSOMAS
October 11, 2017



**Sugar House Park
Proposed Main Roadway Striping Plan**

PSOMAS
October 11, 2017



Summary:

- Post “No Parking” signs along inner curb along the loop road
- Re-stripe the parking lots to improve efficiency
- Provide angled parking where necessary to increase spaces

Paving Conditions

The main roadways will not need any maintenance beyond normal levels for the next 10 years. The sealing of the surface cracks on an annual basis should keep the road at an acceptable condition during that time period. A gravel ‘chip seal’ should be provided at the end of that period of time.

Parking lots need to be addressed on an annual basis, as they did not get resurfaced following the Olympics. Several have been upgraded through routine annual maintenance activities since the Olympics. The Park staff needs to continue this yearly evaluation and schedule repairs as necessary. An annual visual inspection of all of the paved surfaces, should be completed each Spring and any required repairs should be brought to the attention of the Board prior to the preparation of their annual budget.

The parking lot adjacent to the Garden Center should be the lot that is addressed immediately. Paving in this lot is showing excessive wear and tear and is experiencing potholes and ‘rolling’ asphalt surfaces signifying a soft sub-base structure.

Summary:

- Provide annual maintenance to prolong lifespan of paving
- Continue to address parking lots through routine maintenance

Signage

Signage within the Park should be evaluated within the framework of a comprehensive sign package. Graphics should be standardized to communicate a consistent message and identity within the Park.

Traffic and parking control signs need to be updated as soon as possible. Signage and locations of the signs need to clearly communicate the one-way nature of the primary loop road. These signs can be reinforced with painted arrows along the roadway surface. The inner edge of the loop road needs to be clearly marked as a ‘No Parking’ area. This message can also be reinforced by painting the curb red, although the visual impact of this action may be too severe when the visual aesthetics of the Park are considered. The Board needs to carefully weigh the benefits of this action.

Entry signs should be considered at the three vehicular access points to the Park. The three existing signs located at the 14th East entrance could be



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utilized in the short term by repositioning two of the signs to the remaining access points. The larger monument sign should be evaluated for placement at the 15th East entrance to the Park.

Signs related to rules and regulations of the Park need to be located in key areas of the Park. The current green background and small text on these signs makes for a less obtrusive element in the Park but results in a sign that is often overlooked. This should be considered when evaluating a new signage program for the Park.

The locational signs that have historically identified the Terrace structures need to be maintained to continue their useful life. Many of the signs at the Parking entrances are currently leaning over and they need to be straightened. In the current condition they add to an image of disrepair at the terraces. Signs on the Terrace structures need to be maintained within the same time schedule as the Terrace structures.

Summary:

- Develop a “Signage” strategy for the Park with consistent graphics
- Install Entry signs at all entrances
- Improve traffic and parking control signs
- Clearly Post rules and regulations
- Maintain Terrace location and reservation signs

Pedestrian Elements and Circulation

Areas of improvement related to the pedestrian circulation pattern in the Park can be addressed in an ongoing manner. Routine maintenance of paved surfaces and the ‘grinding’ of uneven joints and surfaces are important to public safety. There are uneven slabs in many of the Terraces that need to be addressed as part of the annual Terrace maintenance schedule. A yearly inspection of these surfaces is recommended, with the repairs occurring when the differential distance between concrete slabs exceeds one-half inch.



Pedestrian access to the Park is currently inadequate along the eastern and western boundaries. There is no



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paved pedestrian route into the Park from the adjacent Salt Lake City street rights-of-way. This problem will be addressed through the construction of the Parley's Trail through Sugar House Park. The Park Authority Board should continue to support this Trail and work to guarantee the seamless integration of this important regional pathway into the Park's existing infrastructure.

Bus stops along the Park's edges need to be upgraded to provide paved connectivity to the pedestrian walkway system. The Utah Transit Authority should be contacted in an effort to prioritize these improvements. The current lack of paved landing areas and sidewalk connections is in conflict with ADA guidelines and public safety standards.



The Sugar House Park authority should consult with City and County officials related to the area of compliance with the Federal Americans with Disabilities Act (ADA). A compliance program of action should be formulated, with funding of the improvements occurring through the annual budget process. Potential funding of improvements may be augmented with potential grant money from a variety of sources, including Federal transportation funds. The Park Authority should work with City, County and State officials to identify compliance issues and funding sources to address these issues.

The existing pedestrian lane within the Park roadway that is used for walking, jogging and biking is adequate to the current level of recreational use by Park patrons. Better striping of the lane resulting in the delineation of a separate 'Bike Lane,' additional parking controls through improved signage and appropriate traffic calming procedures will help improve the Park user's experience.

A new pathway should be considered along the stream corridor between the loop road and Northeast Terrace walkway and bridge access. This is a more natural and unimproved area of the Park that receives little recreational use at this time. A pedestrian connection from the loop roadway





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to the Northeast terrace facility will improve public safety in this area. The trail can be 4 to 6 feet in width and should be a 'soft-surface' trail that is treated with either bark chips or 'pea' gravel. A wider hard surface trail is not required at this time. A suggested alignment follows the existing dirt path in this area and is illustrated on Exhibit 8 of this Master Plan.

Additional walkways beyond those improvements outlined above are not required at this time. The addition of the Parley's Trail to the Park will greatly increase the accessibility for both pedestrians and bicyclists arriving at the Park from 1700 East and 1300 East.

Summary:

- Maintain existing pavement in a safe condition
- Improve pedestrian access from adjacent streets
- Improve Park ADA compliance
- Continue to support the Parley's Trail construction
- Support the 'tunnel' connection to Sugar House
- Improve pedestrian safety along the roadway through striping
- Add a pathway along the stream corridor to improve safety

Parley's Creek

It is recommended that the Sugar House Park Authority consider the use of 'Best Management Practices' (BMPs) related to storm drainage and stream channel protection within the Parley's Creek corridor. These procedures will provide more protection to the stream banks, control the sediment deposition in isolated or concentrated areas, and provide more vegetation, represented as both low-growing riparian species and as a more diverse tree canopy along the corridor. An example of BMPs that are recommended for the Creek are proper grading of the bank slopes, providing protection to the slopes with boulders or manmade or natural logs that can be anchored, planting vegetation such as willows along the banks that have been graded back, creating specific areas for sediment deposition as promoted by in-stream structures such as rock weirs, and to allow for specific areas along the Creek that provide safe access points for the public, including opportunities for intimate seating.

Examples of best management practices can be obtained through the U.S. Army Corps of Engineers, the State of Utah Division of Natural Resources and Salt Lake County Flood Control.

Additionally, it is also recommended to eliminate debris such as broken



concrete, picnic tables, and broken limbs or rubble that may be causing the stream to deposit sediment in unwanted sections or diverting the stream flow in a manner that causes erosion along the banks.

If any improvements occur within the stream, it is important to understand that at a minimum the following permits will be required:

- Stream Alteration and Federal 404 joint permit
- Flood control modification permit from Salt Lake County

Summary:

- Establish procedures for stream bank protection
- Remove debris and concrete from the stream channel

Pond & Storm Drainage

The pond and storm drainage systems within the Park require periodic maintenance to maintain their functionality within acceptable design parameters. The Salt Lake County Flood Control Division generally performs these maintenance activities. Sugar House Park staff also maintains the pond and stream on a weekly basis by removing debris and trash from the corridor. Additionally, the Park staff maintains the mechanical aerators that are located in the pond. These aerators provide for the movement of the water during the summer months when natural stream flow subsides and introduce additional oxygen into the water as a means of controlling the growth of algae. The aerators are currently replaced as necessary within normal budget parameters. This level of activity is sufficient to maintain the pond in its current functional and aesthetic state.



Long-term maintenance activities should be coordinated with the County's Flood Control staff. These activities include the removal of accumulated silt by dredging the pond and trucking the sediment off-site. This process was last completed in the mid-1990s. The sediment level needs to be monitored on a yearly basis in an effort to keep water levels in the pond at a healthy level. The removal of accumulated sedimentation will also preserve the potential water capacity for stormwater storage in the pond



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at a level that will reduce the frequency of inundation of the Park's main roadway during storm events.

The primary maintenance concern that has been identified related to long-term management of the pond is the condition of the concrete edging around the waterline of the pond. The concrete edge is currently sinking in areas along the western edge of the pond adjacent to the outlet structures. This represents a safety hazard to the public and should be addressed with signage in the shortterm and replacement in the longterm.



It also appears that this condition could result in the undermining of the adjacent roadway and could lead to the formation of a 'sink-hole' beneath the roadway, causing the eventual collapse of the roadway surface.

Summary:

- Continue to maintain the aerators in the pond
- Work with Salt Lake City and County to improve pond aesthetics
- Schedule future pond dredging with County Flood Control
- Replace concrete edging that has broken and/or collapsed

Trees and Vegetation

Lawn

Turf areas of the Park are in good condition given the current climatic conditions and the past years of severe drought. No current improvements are required. The current level of maintenance is adequate for continued health of the Park's turf areas.



Suggestions to eliminate areas of turf are not supported by public expectations at this time based on comments received during the 'Open Houses' and the surveys that were returned. Slightly more than 70% of



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respondents stated that the current “landscaping within the Park is adequate to the Park’s function and mission.” Residents and visitors often visit parks such as Sugar House Park to experience large open areas of turf within an urban environment due to the nature of the higher density neighborhoods within the surrounding community. They utilize the Park’s landscaped fields for recreational pursuits that range from rest and relaxation through to active exercise and organized sporting events. Sugar House Park meets their current expectations according to the survey results. The current level of ‘Active’ turf areas are well balanced within the Park, with a slightly greater amount of landscaping dedicated to ‘Passive’ turf areas. (See Exhibit 7).

Summary:

- Continue to improve turf irrigation practices
- Repair and adjust irrigation heads as necessary

Planting Beds

Sugar House Park is well known for the high quality of its annual flowerbeds. As the Salt Lake Valley experiences years of continued drought and a heightened awareness of ‘waterwise’ landscape principles, there is an increasing desire to see the planting beds become more ‘xeric’ in nature. Xeriscaping principles utilize plants that are more adapted to the local climate with respect to moisture requirements and further group plants in specific areas based on their overall watering requirements. The surveys completed during the open house process reinforced this concept. While 35% of respondents like the beds as they currently exist, 45% would like to see more Xeriscaping of the beds, using plants and flowers that are more ‘waterwise’ with respect to our climate.



The Park staff, in conjunction with the Salt Lake City Public Works Department and other concerned organizations, should move toward a more ‘natural’ planting scheme that reduces water consumption while maintaining the beauty and diversity of the annual planting beds through the use of plants that are native to the region.

Test beds should be established during next year’s planting season before making wholesale changes in the Park. Water levels should be reduced to levels appropriate to the plants that are placed in each of the test beds, with the resulting product evaluated for acceptability throughout the Park.



Summary:

- Begin converting planting beds to Xeriscaping
- Establish a demonstration garden for water conservation
- Expand the use of native plant species

Trees

Recommendations related to the tree canopy in the Park will address a variety of issues, all of which are ongoing in nature. The primary emphasis should be on the continued maintenance of the existing trees in the Park. An inventory of the tree species and sizes within the Park should be completed in the near future. This inventory needs to be keyed to the existing computer-generated maps of the Park. This can be accomplished by working with the Utah State University Department of Landscape Architecture, the University's Horticultural Department and the Salt Lake City Urban Forester's office. Mr. Bill Rutherford, Salt Lake City Urban Forester, volunteered the City's database software for use in this process.

Dead, dying and diseased trees need to be identified and removed in a timely manner. A spraying program to address insect infestations and chronic conditions such as Iron Chlorosis needs to be evaluated on an annual basis. This program needs to be included in the County's annual scope of work and funded as part of the annual maintenance budget. The Salt Lake City Urban Forester's office should be brought into the process, as they may be able to assist with the spraying program while they treat City-owned trees along the perimeter streets of the Park.

A chelated iron supplement applied as a foliar spray should be professionally applied to chlorotic trees each year during the growing season in an effort to reduce the detrimental effects of this condition. Care should be taken in scheduling the spray treatment to avoid excessively hot weather conditions. Alternately, a ground surface treatment with an iron-based, granular additive could be applied to the landscaped areas of the Park in the early spring or late fall. Park managers should consult with a certified arborist or similar horticultural expert to determine the best treatment method based on timing and climatic conditions.

Pruning of the upper canopy, especially along the stream corridor, needs to be addressed in a more aggressive manner. The Salt Lake City Urban Forester suggested that the City, as well as professional trade organizations, could be called upon to assist in tree trimming as part of their annual training programs and regional pruning competitions. This would help to get ahead of the problem with no additional budget impacts to the Park.



Ground-level pruning of the trees and the removal of the understory planting along the stream corridor is encouraged to promote public safety. This pruning program needs to balance safety-related issues with proper horticultural principles. The Salt Lake City Police Department and the Salt Lake City Department of Urban Forestry should both be contacted for recommendations. A ‘walk-through’ in the Park with representatives of these two departments and with the Park staff should be scheduled by the Board on a yearly basis. Wholesale pruning of all trees, particularly the conifers, is not recommended without first performing an inspection to identify the issues and options available. Balancing Park aesthetics, horticultural considerations and public safety is essential in managing the vegetative conditions in the Park.

Several areas of the Park have been identified for enhanced tree planting without impacting the existing ‘Active’ use areas of the Park. These are identified on Exhibit 9B – Landscape Improvements.

Areas ‘One’ and ‘Two’ are located along the northern hill of the Park and will serve as a visual buffer from the adjacent streetscape. A significant number of trees have been lost in these two areas in recent years, resulting in a thinning of the upper tree canopy. These two areas need to be replanted with new trees to provide for a successional tree community, consisting of both younger and older tree specimens, along the Park’s edges.

Area ‘Three’ is located east of the soccer field along the alignment of the old section of road that was removed. This area can be infilled with trees to provide additional screening of the soccer field and to create a new tree grove within the Park where the old inner loop roadway was removed.

Area ‘Four’ is located along the boundary of the Highland High practice field. This area is in need of new trees being introduced in an effort to prolong the vegetative buffer between the Park and the High School.

Area ‘Five’ is located between the outer edge of the loop roadway and the Parley’s Creek stream channel. This crescent-shaped area is currently quite open in nature but is seldom used for any activities. It provides the Park Authority with an opportunity to establish a new grove of trees within the Park. This planting can be accomplished in coordination with the establishment of an improved trail or pathway through the stream corridor.

Areas ‘Six’ and ‘Seven’ are located along the southern boundary fence adjacent to the Interstate highway right-of-way. The existing tot-lot and the practice field in this area would benefit from an enhanced vegetative buffer along these areas, thereby reducing the noise and visual intrusion of the Interstate 80 highway traffic. This planting, along with a significant



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landscape berm, will be installed during the planned construction of the Parley's Trail improvements in the Park. Additional trees may be added along the boundary after completion of the Trail construction.

Area 'Eight' is located in the southwest corner of the Park above the sledding hill. Planting of trees in this area will also screen the Park from the freeway off-ramp and traffic noise. An additional benefit of the new trees will be to partially shade the sledding hill in the winter, thereby extending the length of snow cover on the hill and extending the sledding opportunity after each snowfall. This will help to reduce the damage to the turf that occurs on the hill, as sledding continues well after a snowfall event. This area of the Park will also be affected by the Parley's Trail corridor construction, and the planting should be coordinated with the planned trail improvements.



Other areas throughout the Park can be inter-planted with new trees in an effort to increase the diversity of the tree canopy with respect to both the tree species represented and the relative age and maturity of the tree canopy. Care should be taken when locating trees to not adversely impact the coverage provided by the irrigation system.

Trees recommended for inclusion in the Park based on local climatic performance are as follows:

Conifers

<i>Calocedrus decurrens</i>	<i>Incense-cedar</i>
<i>Cedrus atlantica 'glauca'</i>	<i>Blue Atlas Cedar</i>
<i>Cedrus libani</i>	<i>Cedar of Lebanon</i>
<i>Pinus nigra</i>	<i>Austrian Pine</i>
<i>Pinus ponderosa</i>	<i>Ponderosa Pine</i>
<i>Sequoiadendron giganteum</i>	<i>Sequoia</i>
<i>Taxodium distichum</i>	<i>Bald Cypress</i>

Broadleaf Deciduous

<i>Acer pseudoplatanus</i>	<i>Sycamore Maple</i>
<i>Cercidiphyllum japonicum</i>	<i>Katsuratree</i>
<i>Cladastris lutea/kentukea</i>	<i>American Yellowwood</i>
<i>Corylus colurna</i>	<i>Turkish Filbert</i>
<i>Liriodendron tulipifera</i>	<i>Tuliptree</i>
<i>Platanus x acerifolia</i>	<i>London Plane Tree</i>
<i>Quercus macrocarpa</i>	<i>Bur Oak</i>
<i>Quercus muhlenbergii</i>	<i>Chinkapin Oak</i>
<i>Quercus rubra</i>	<i>Red Oak</i>
<i>Sophora japonica 'Regent'</i>	<i>Japanese Pagoda Tree</i>
<i>Ulmus parvifolia</i>	<i>Lacebark Elm</i>
<i>Ulmus wilsoniana 'Prospector'</i>	<i>Prospector Elm</i>



Apart from the specific planting projects noted above, a tree replacement program should be implemented as part of the yearly budget process. At least 10 trees should be added to the Park on an annual basis. This program would supplement the existing tree canopy with 100 replacement trees throughout the Park over the next decade. Trees could be planted by community volunteers or as part of local Eagle Scout projects. A ‘Planting Day’ could be established as an organized volunteer effort each year and advertised through the website. Park Staff could utilize on-site equipment to prepare the planting pits in the proper locations, with volunteers placing the trees and backfilling the holes.

The Sugar House Park Authority Board should work with community groups such as TreeUtah as well as the Salt Lake County Mayor’s office in their ‘Million Trees’ initiative to formulate plans for the Park that are in alignment with this comprehensive tree-planting program. TreeUtah can be of great assistance to the Park Authority, as they have extensive experience in working with volunteers to plant trees throughout the Salt Lake Valley.

Summary:

- Establish a yearly planting goal for new trees
- Diversify the varieties of trees in the Park
- Work with Salt Lake City to create a tree specimen database
- Work with Salt Lake City to improve pruning programs
- Treat trees for iron deficiencies in the soil
- Contact Power Company to discuss pruning operations
- Add new trees to diversify the age of the tree canopy
- Allow tree regeneration along the stream corridor
- Enhance planting in selected areas for shade or noise control

Utilities and Lighting

Utilities

The current ‘wet’ utility services to the Park are adequate for the level of service required at this time and into the foreseeable future. No improvements or repairs to the main supply lines are anticipated based on the current inspection of the facilities.

The wells located in the eastern portion of the Park are still a potential source for irrigation water in the Park at a future date. The Park Authority should continue to work with Salt Lake City Public Works to monitor the



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water quality issues affecting these wells in an effort to return them to service at some time in the future.

Future changes to the restrooms may require additional extensions of the lateral connections to the sewer and water lines. These costs will need to be determined at the time of construction of the restrooms.

Summary:

- Continue to monitor existing water wells

Irrigation

With the continued maintenance on a yearly basis, the irrigation system should not need any major improvements or investments in the foreseeable future. The irrigation system should be included in the scope of work for any future projects or improvements in the Park that may result in adjustments to the system. Examples of these projects would be the construction of the Parley's Trail through the Park or the modifications to the planting areas adjacent to the Garden Center.

Any planting beds converted to native plants or Xeriscaping should also be subject to modifications to the timing on the irrigation system or replacement of the spray heads with drip irrigation tubing and emitters.

Summary:

- Incorporate changes to the irrigation as new improvements occur
- Convert planting beds to drip irrigation when 'Xeriscaping' occurs

Lighting

Lighting within the Park is another area that has been discussed at length during the public comment period of this process as well as with individual members of the Board. The existing lighting levels in the Park are satisfactory for the current level of use; however, the aesthetic quality of the lighting is below public expectations.



The large poles with cobra head fixtures are more appropriate for a roadway or parking lot than they are for a pedestrian-oriented public park.



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In many cases the tree canopy limits the effectiveness of the light fixture due to the location of the light source within the branches and leaves. Lights located atop 10 to 12 foot tall posts would be more appropriate to the park setting.

Additionally, the overhead wiring that serves the light fixtures is an unsightly intrusion into the Park's landscape and aesthetic qualities and detracts from the user's overall park experience.

Replacement of these lights with appropriate 'pedestrian scale' lighting and the burial of the wiring that serves the lights would represent a quality-based, long-range capital improvement to the Park. This process would require the commitment of funding for both the design and the installation of the new lighting system. There are currently 41 cobra head lights within the perimeter of the Park. These lights would need to be replaced with lower-level lighting, with an estimated 80 fixtures being required to achieve the same level of illumination. With an estimated cost of \$4,500 to \$5,500 per fixture to purchase the light, and installation and burial of the wire, it would result in a project that would require between \$360,000 and \$440,000 committed over several years.



The payback in lighting efficiency would not be substantial enough to justify the cost. Additional benefits to Park aesthetics, safety and preservation of a darkened night sky environment would have to be considered as part of the ultimate 'payback' to the community for this investment.

The fixtures selected should be either a downward oriented light or an 'Acorn' style park light placed on a 10- to 12-foot-high pole. The light source should be shielded and directed toward the ground surface. There are a variety of lights that would meet these criteria. The color of the pole and fixture should be coordinated with the improved signage program for the Park, with a black or dark green color as the preferred alternative.

Rocky Mountain Power offers several lighting styles that would meet the future needs of the





Park. They currently serve a number of cities along the Wasatch Front with decorative lighting and they offer installation and maintenance services under a yearly municipal lighting contract. The initial front end cost would still fall on the Park, as they do not finance the purchase and installation costs. A meeting with representatives of the power company should be considered prior to embarking on any design or engineering solutions.

Summary:

- Develop a strategic plan to replace lighting fixtures
- Remove overhead wires throughout the Park
- Identify acceptable lighting for the Park to improve aesthetics and safety

Park Usage

Dog-Related Issues

Current policy within the Park requires all dogs to be leashed and in the control of their owner or handler.

This year-long master-plan process, and its public-input events, has taken place in a year in which there was much contentiousness over the designation of nearby Parley's Historic Nature Park as an off-leash dog park. The Salt Lake City Council eventually voted to allow the 88-acre park to remain off-leash in a vote on July 17, 2007. There is no Park Authority board support and very little public support for that ever happening in Sugar House Park. In the survey, more than 70 percent of respondents expressed support for the park's current on-leash policy.

However, dog owners have expressed their advocacy for a separate, off-leash dog area within the park, as they have in other parks throughout the Salt Lake Valley. Among the 131 people who submitted comments during the public process, 29 expressed support for an off-leash dog park, the largest number in favor of a single use, albeit still just 22 percent of all respondents. That number is somewhat offset by 17 respondents who said they either opposed an off-leash area or underscored their desire to keep dogs on-leash, through enforcement if necessary. Obviously, the subject of off-leash dog parks can be as much a hot-button issue at Sugar House Park as at other parks.

In the wake of the Parley's Historic Nature Park debate and the advocacy of an off-leash dog area by dog owners who use Sugar House Park, the Park Authority should keep apprised of dog-park policies and developments that



are enacted in Salt Lake City and Salt Lake County in the near future. At the current time, the Park Authority board believes a dedicated dog park is inappropriate for Sugar House Park.

Summary:

- Monitor dog-park developments in the Salt Lake Valley.

Evening Activities

An issue that surfaced during the public input sessions in the Park is related to live evening performances. A desire to experience plays, movies or concerts in the Park was expressed by 70% of the respondents, with 12% disagreeing. The remaining 18% of the respondents were neutral on the subject. There is a trend nationwide for more programming within the parks and plazas of non-sporting activities. With urban parks functioning as the ‘living room’ for the City, there is a desire to attend social activities in an open-air setting. With increasing work schedules, the public is seeking to extend the evening hours of leisure activities.

Sugar House Park pretty much closes up at dark. Other than reserved-terrace activities or the few nighttime special events approved by the Park Authority board, there is little organized activity in the park at night. In answer to a survey question, 70 percent of respondents expressed an interest in evening activities in the park, such as “movies, plays or concerts.” The Park Authority board should remain open to special-event permit requests for evening activities, such as the short film festival it has approved the past two years, and should consider other evening programming as well. For the time being, the Park Authority could experiment with small concert events at existing terraces and at the small amphitheater adjacent to the Southeast Terrace to gauge public interest before considering the addition to the Park of any kind of permanent structure or facility for such events.

Summary:

- Consider more programming for a variety of evening activities
- Continue to monitor the impacts of events on existing facilities

Vending

There has long been a ban on vending in Sugar House Park, in keeping with the original intent of the State that the park be used for “public purposes.” That has been interpreted by Park Authority board members through the years as a prohibition against commercial ventures like food



vending in the park. The board's long-standing position on vending was supported by respondents to the master-plan survey; only 25 percent agreed with the premise that the Park Authority "should consider allowing food sales within the park boundaries."

Given the number of nearby eateries that are located outside the park borders and the public response on this issue, the Park Authority should continue to prohibit vending in the park, except for its own Fourth of July fireworks show, and should also be vigilant toward restricting any other commercial uses within the park.

Summary:

- Maintain the current prohibition on food vending in the park

Funding Options

Sugarhouse Park is currently funded through an agreement between the Sugar House Park Authority, Salt Lake City and Salt Lake County. The City and the County each contribute 50 percent of the annual maintenance budget based on the budget that has been submitted by the Board of Trustees for approval. The Park Authority also contributes funds to the budget from Park activities such as terrace rentals and special event fees.

While minor repairs and annual maintenance is covered in the base budget for the year, major repairs and capitol improvements must be paid for through additional funding sources. In the past these funds have always been requested through the City and County's budget process. The exception to this process has been the baseball field and soccer field improvements that were paid for by the Salt Lake City School District, and the resurfacing of the loop road, that was paid for by the Salt Lake Olympic Committee.

Future improvements to the Park may require the identification of additional funding sources or partnerships. An example of this approach is the current agreement that allows PRATT to construct the Parley's Trail through the Park property. As the Park enters its second 50-year period the Park Authority should consider expanding its mission to include a fundraising arm of operations. In this manner, the Park Authority can adopt policies relating to sponsorships and donations that will safeguard the mission of Sugar House Park, while a non-profit, fundraising entity provides the money that will be necessary to implement the recommendations of this Master Plan document. An example of this type



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of structure can be found in the 'Central Park Conservancy' based in New York City (www.centralparknyc.org). Founded in 1980, this organization has embarked on a mission to preserve and improve Central Park by reaching out to a variety of funding sources including government, not-for-profit, corporate and individual donors.

The Sugar House Park Authority must also seek out funding sources or grants that are currently available for specific projects. These funding sources or grants may include:

- Community Development Block Grants (CDBG)
- Capital Improvement Program (CIP) funds
- Federal Land and Water Conservation Funds
- State and Local Economic Development funds
- Salt Lake County Zoo, Arts and Parks (ZAP) Tax funds
- Salt Lake City Open Space Fund
- Federal Highway Transportation Funds
- UDOT Enhancement Funds
- Federal Transit Administration (FTA) Enhancement funds

Additional options for funding could include the investigation into the formation of specialized taxing districts. While no doubt controversial, the location of the Park within the Sugar House community may provide an opportunity to explore these options with Salt Lake City.

- Special Improvement District (SID) tax funds
- Business Improvement District (BID) tax funds

The Sugar House Park Authority should form a subcommittee to evaluate the variety of funding options that may be available, and recommend policy changes to the full Board that may be necessary to utilize the funds that are available.

Summary:

- Form a funding subcommittee of the Board of Trustees
- Organize a non-profit, fundraising organization for the Park



Parley's Trail



Parley's Trail

Introduction

One of the most significant physical alterations in Sugar House Park since the 1960s entails the construction of the Parley's Creek Corridor Trail through the Park, along its southern and western boundaries. Work on the trail project through the Park is expected to take place in two stages in 2008. This Master Plan endorses the placement of the Parley's Trail segment through Sugar House Park and encourages the Park Authority Board to remain involved in the planning and construction process to insure that the trail integrates with the Park in a complementary fashion.

Description

The Parley's Trail is a new paved trail for non-motorized use connecting the Bonneville Shoreline Trail on the east side of the Salt Lake Valley with the Jordan River Parkway on the west. The east-to-west trail would run roughly parallel to the I-80 corridor (and Parley's Creek) for about eight miles. The group that has been spearheading this project since its formation in 2000 is the Parley's Rails, Trails and Tunnels (PRATT) Coalition, a non-profit, volunteer entity that has worked with federal, state and local governments to procure funding and direct the routing of the trail. The project has been divided into several different segments, one of which is from 1700 East to 1300 East, which essentially comprises Sugar House Park.

At its meeting of March 18, 2004, the Park Authority Board received a presentation by the PRATT Coalition on the Draw at Sugar House, which was part of the plan for the Parley's Trail segment in the Park. The Draw included an elaborately designed plaza in the shape of a Sego Lily in the northwest section of the Park, leading into a crossing underneath 1300 East into Hidden Hollow. At that meeting, the Board unanimously approved the Draw concept and expressed its support for the project pending further input.

Three years later, at its meeting of February 22, 2007, the Board discussed its preferred alternative route of the trail with PRATT representatives and then voted in favor of a motion that expressed a preference for the trail to run along the Park's southern boundary, roughly along the I-80 fenceline, from 1700 East to 1300 East, before turning north and meeting the Draw at Sugar House. The motion also expressed formal Board support for the PRATT project, with the understanding of certain agreed-upon conditions.

Park Authority board members then met regularly with PRATT representatives throughout 2007 to finalize specifications and construction



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issues. Contracts were expected to be signed in early 2008, when it was anticipated that construction could begin. The trail segment through Sugar House Park will be constructed in two stages: The first comprises the actual trail from 1700 East to 1300 East, and the second comprises the Draw at Sugar House along 1300 East.

Here is a brief outline of the trail project through Sugar House Park: The trail will enter the Park from the existing bicycle lane on 1700 East, just north of the I-80 overpass. Due to the grade requirements of the trail for ADA purposes, a berm will be designed in the southeastern corner of the park, and the trail will run atop the berm until it meets the existing hill to the south of the Southeast Terrace. Thus, the trail will be on a consistent grade until it meets the existing fenceline above I-80. The trail will then roughly trace the fenceline above I-80. Recent surveys indicate that the fenceline does not exactly correspond with the property line between Sugar House Park and the Utah Department of Transportation. UDOT has agreed to move the fence slightly south in certain sections at PRATT's request, but most of the trail will be on Sugar House Park property.

The asphalt trail, which will be 12 feet wide, with three-foot shoulders on either side, will run along the fenceline until it meets the maintenance area. The trail will run behind the maintenance area, infringing on the area by about five feet but with most of the trail on the UDOT side of the existing fenceline (the maintenance area will be protected from trail users by a fence on its southern boundary). The trail will continue west behind the sledding hill. At 1300 East, the trail will turn north and run parallel to 1300 East until it reaches the area above Parley's Creek as it flows under 1300 East.

That is where the Draw at Sugar House design, created by Patricia Johanson, will begin. The area above the creek is to be a platform overlook that will be in an oval shape, representing the bulb of a Sego Lily. The trail would then wind north, representing the stem of the Sego Lily, and it would feed into a plaza shaped like the flower of the Sego Lily. This plaza would be at the mouth of the trail crossing under 1300 East and into Hidden Hollow. As part of the Draw project and in order to maintain the Park's role as a flood-control basin, a berm will be created between the 1300 East undercrossing, just south of the Sizzler, and the Park loop road.

Benefits to the Park

The Parley's Trail segment through Sugar House Park addresses some of the Park's needs as identified in this Master Plan. And its benefits will



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come at no cost to the Park Authority, as funding for the trail segment will be covered by PRATT resources, and maintenance of the trail will be the responsibility of Salt Lake County. Among the benefits to the Park are the following:

- The Parley's Trail aims to create access to hundreds of miles of regional trails, providing rich recreational outlets for non-motorized users like walkers, runners and bicyclists. This goal is consistent with the Park's mission to provide enhanced recreational opportunities for its users.
- The creative Draw at Sugar House will be an enhancement along the Park's western boundary. The area is little used now, due to the slope and narrowness of the green space between 1300 East and the Park loop road. The Sego Lily plaza and the platform overlook will be appealing sites for people to visit.
- The pedestrian and bicycle access problems into the Park are documented elsewhere in this Master Plan. The Parley's Trail will alleviate some of those problems. The trail entrance into the southeastern corner of the Park will provide for the first time an access point into the Park from 1700 East. In addition, the Draw will provide pedestrian access to the Park from the Sugar House business district and relieve the problem that pedestrians have in crossing 1300 East to access the western part of the Park.
- Along those lines, the trail will also effectively serve as a sidewalk along 1300 East, which the Park currently lacks. This should make Park access easier and safer for UTA bus riders who get off at the stops along 1300 East in the Park.
- As part of its agreement to construct the trail through the Park, PRATT agrees to some construction replacements that should be enhancements to the Park. For example, PRATT has agreed to a 2-to-1 tree replacement program, meaning that it will give the Park two trees back for every one that it must remove from the trail route. With the construction of the trail project approximately 62 trees will be removed. The project will plant a total of 126 new trees with 98 of them being planted along the trail corridor. Because it will not be planting all of the replacement trees along the trail, the excess trees will be planted elsewhere in the Park, which would fill a Park need. The additional 28 trees will be planted in locations approved by the Park Authority Board. Also, the routing of the trail along the Park's southern boundary will mean replacing existing horseshoe pits with a bocce court and turning a concrete volleyball court into a sand one.



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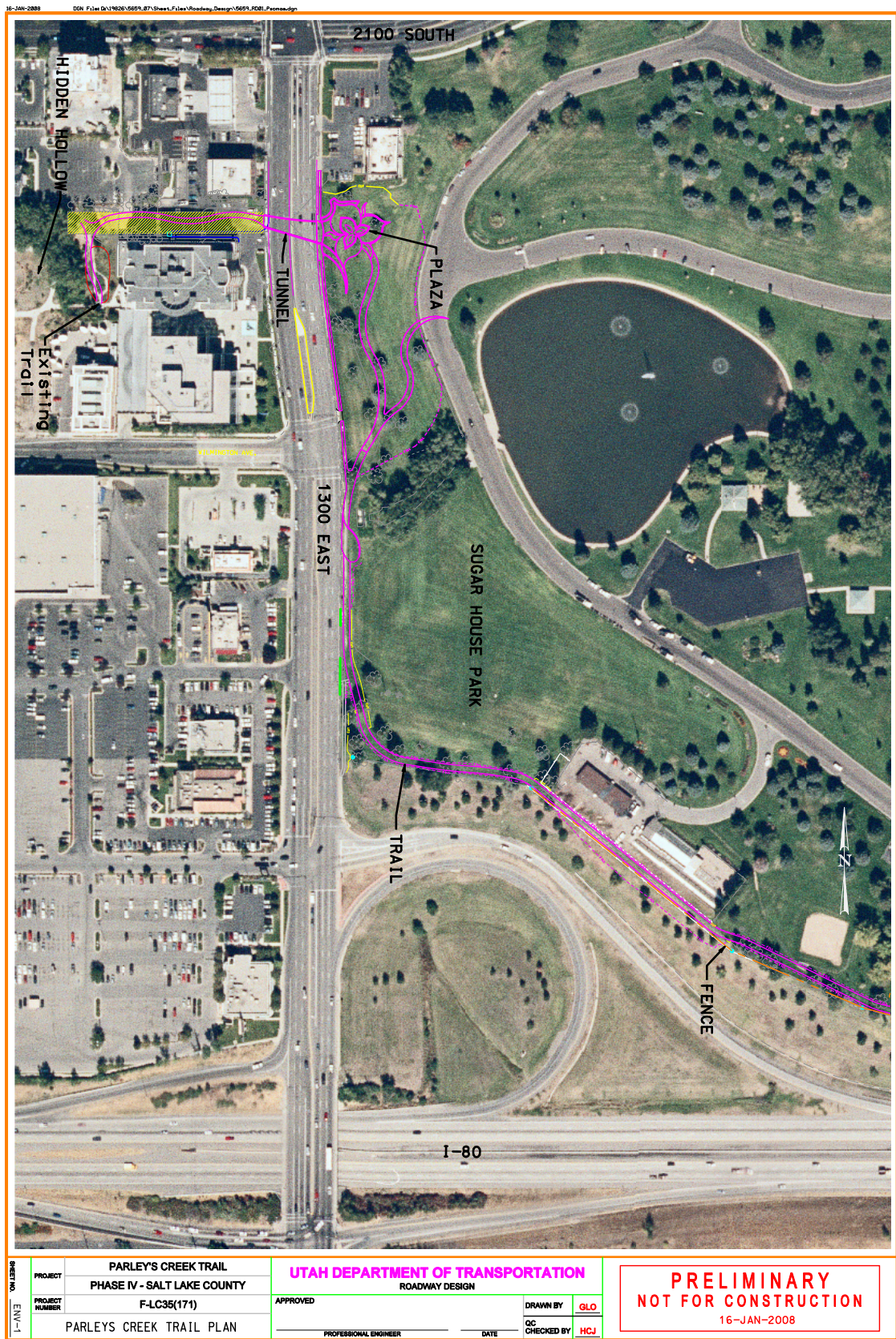
- PRATT has also agreed to modify the existing irrigation system where it is impacted by the trail. Because such modification would include avoiding the sprinkling of water along the winding 12-foot-wide trail, there may be modest water savings as well.
- The two berms that will be constructed in conjunction with the trail may also be beneficial. The one in the southeastern corner of the park should effectively block traffic noise from I-80 and create more of a peaceful feel in that part of the Park. Similarly, the berm in the northwest corner, just south of the Sizzler, may provide some visual and aural relief from the proximity of 1300 East.

The Park Authority Board believes that taking a segment of the Parley's Trail through Sugar House Park is an appropriate amenity for a regional park that has a mission of providing recreational enjoyment to its constituents. And because of the trail's location along the Park's southern and western borders, it should not adversely impact the vistas that make the Park so beautiful. In addition, the above-mentioned benefits that should accrue to the Park make this project a significant enhancement for Sugar House Park at the halfway point of the Park Authority's 99-year life.

This summary of the Parley's Trail proposal and approval process was compiled by Lex Hemphill, current president of the Sugar House Park Authority Board. Additional exhibits illustrating the design of the Trail have been provided by Stanley Consultants.



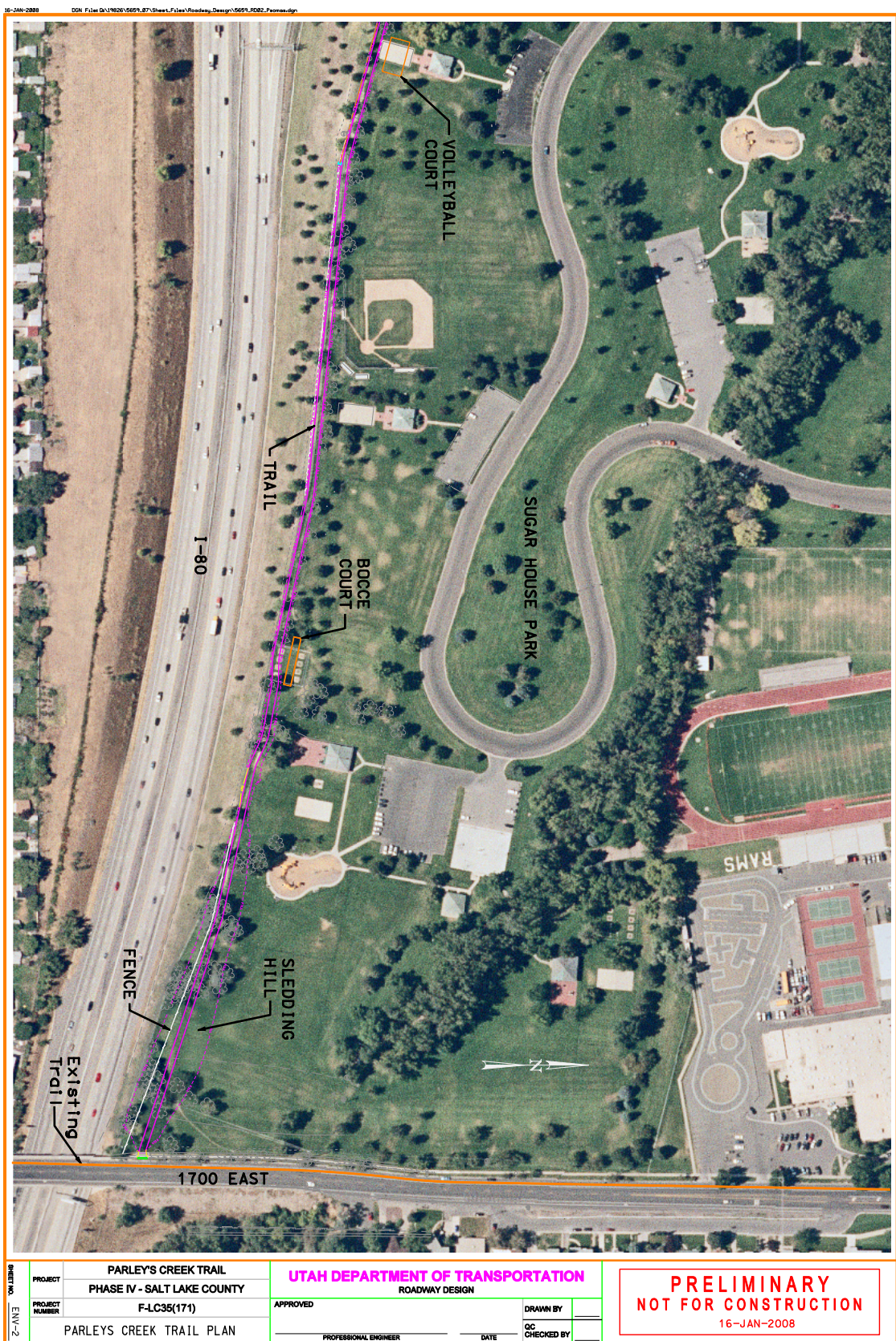
Sugar House Park Master Plan



Plan provided by Stanley Consultants



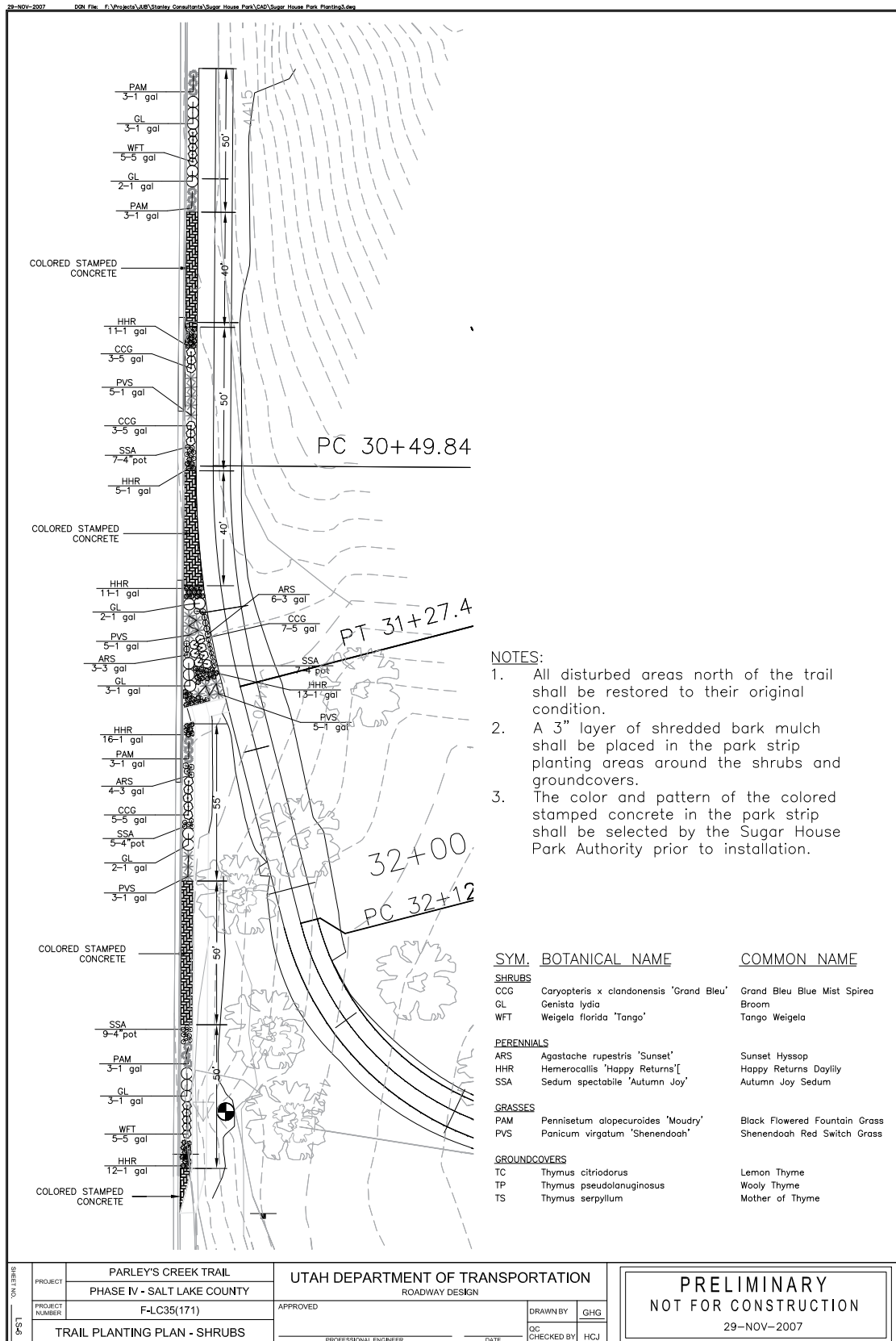
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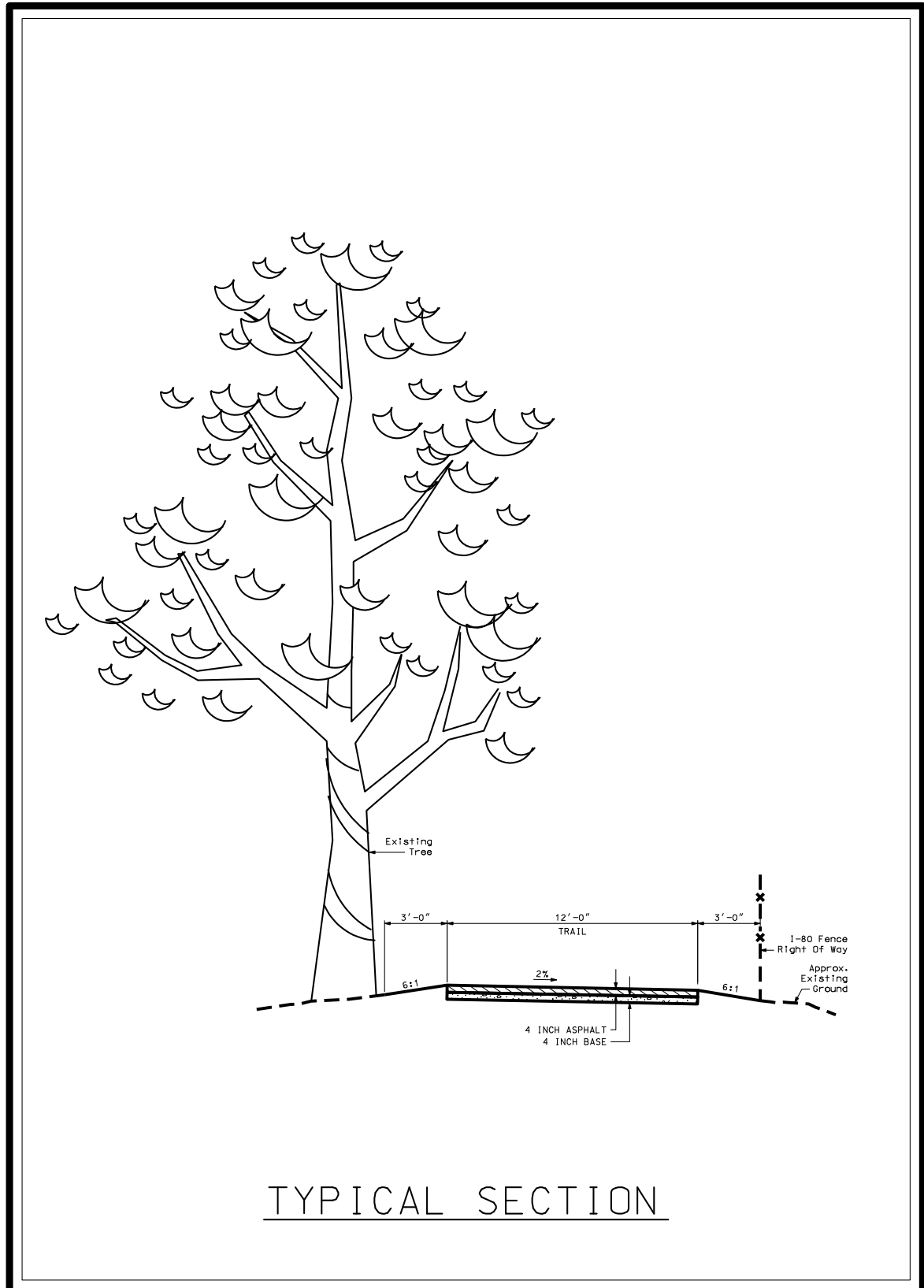
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Plan provided by Stanley Consultants



Maps and Plans



December 2007

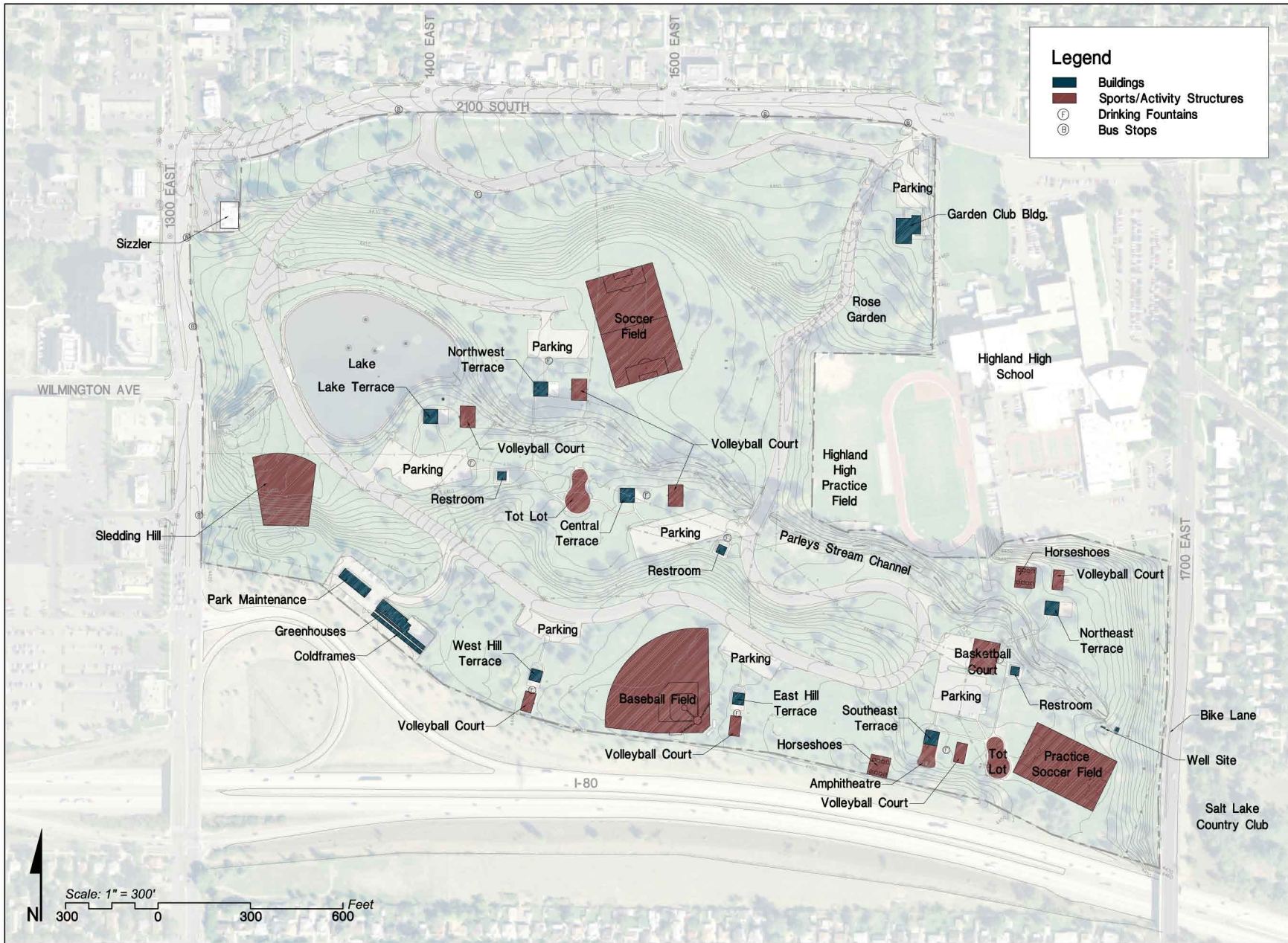


Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 1 - Existing Aerial Photograph



December 2007

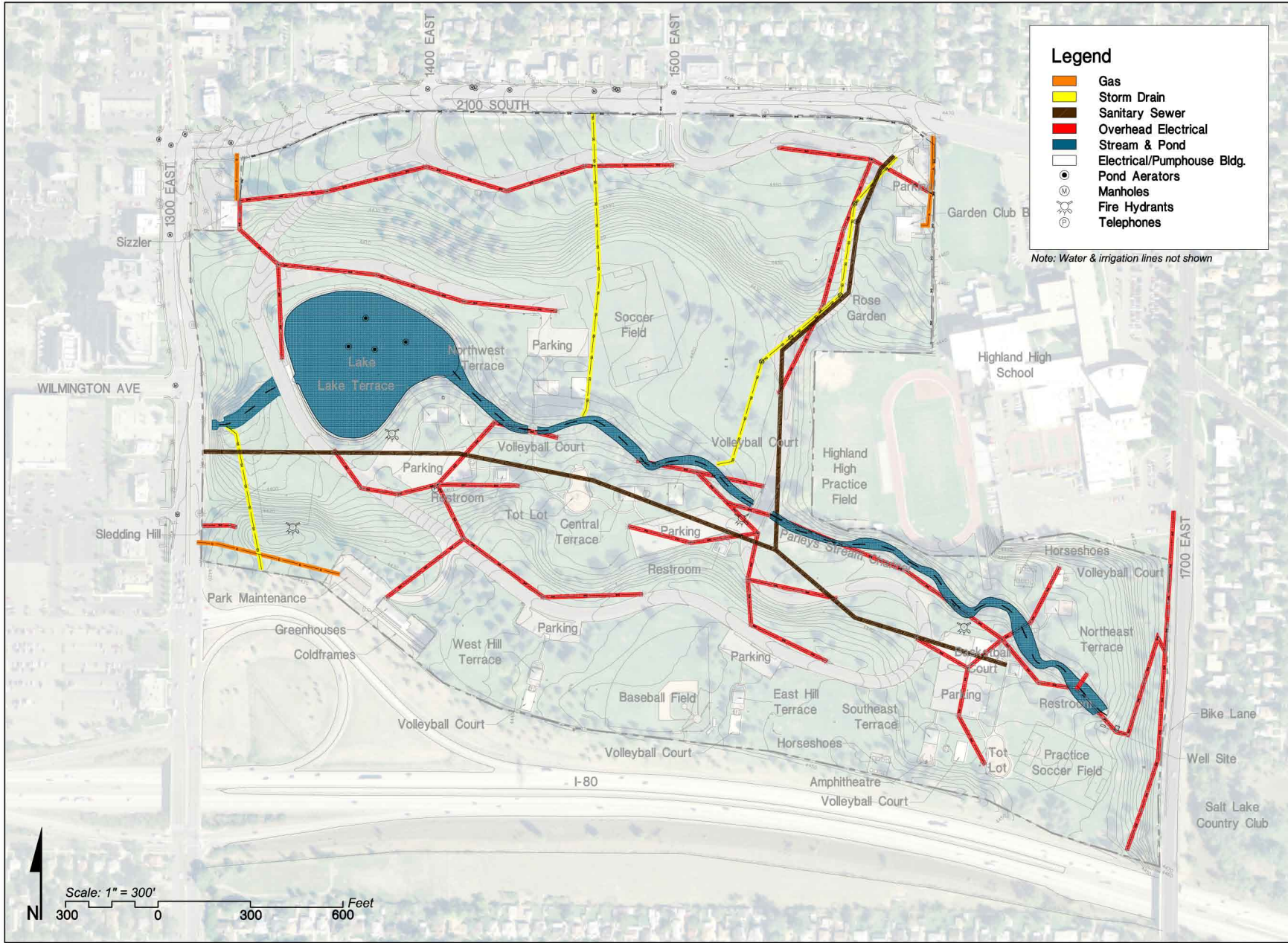
PSOMAS

Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 3 - Existing Facilities



December 2007

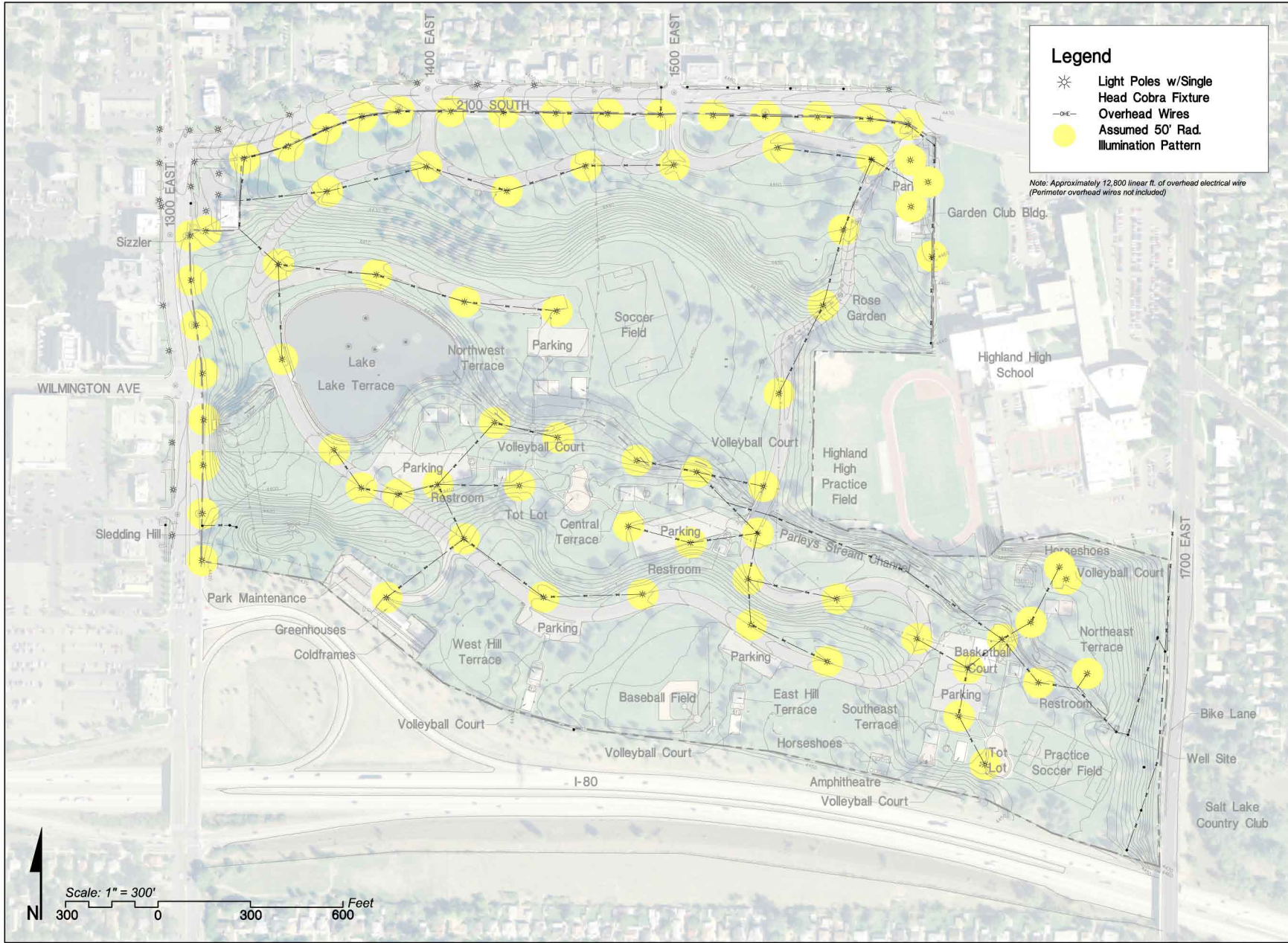


Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 4 - Existing Utilities



December 2007

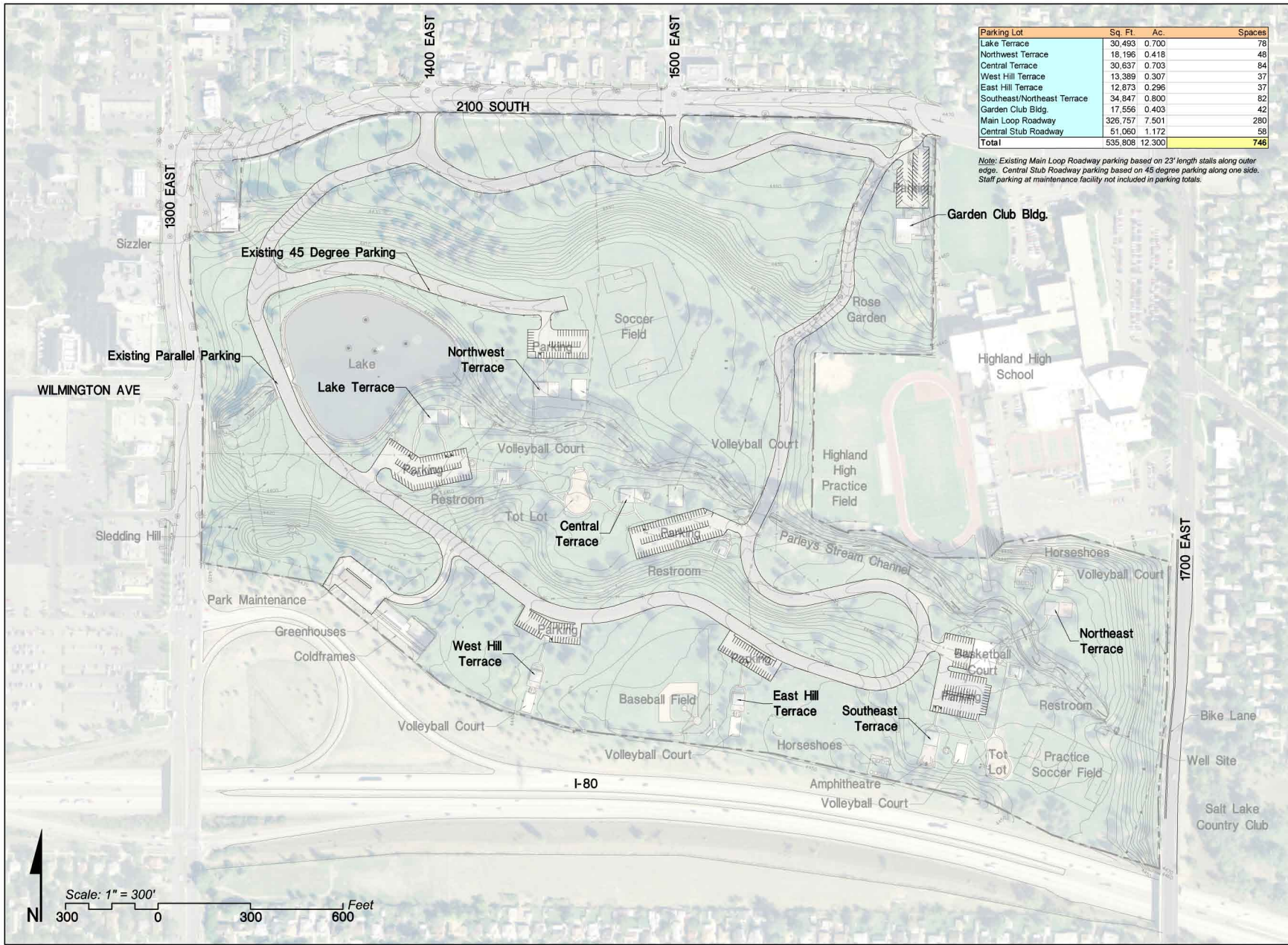
PSOMAS

Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 5 - Existing Lighting



December 2007

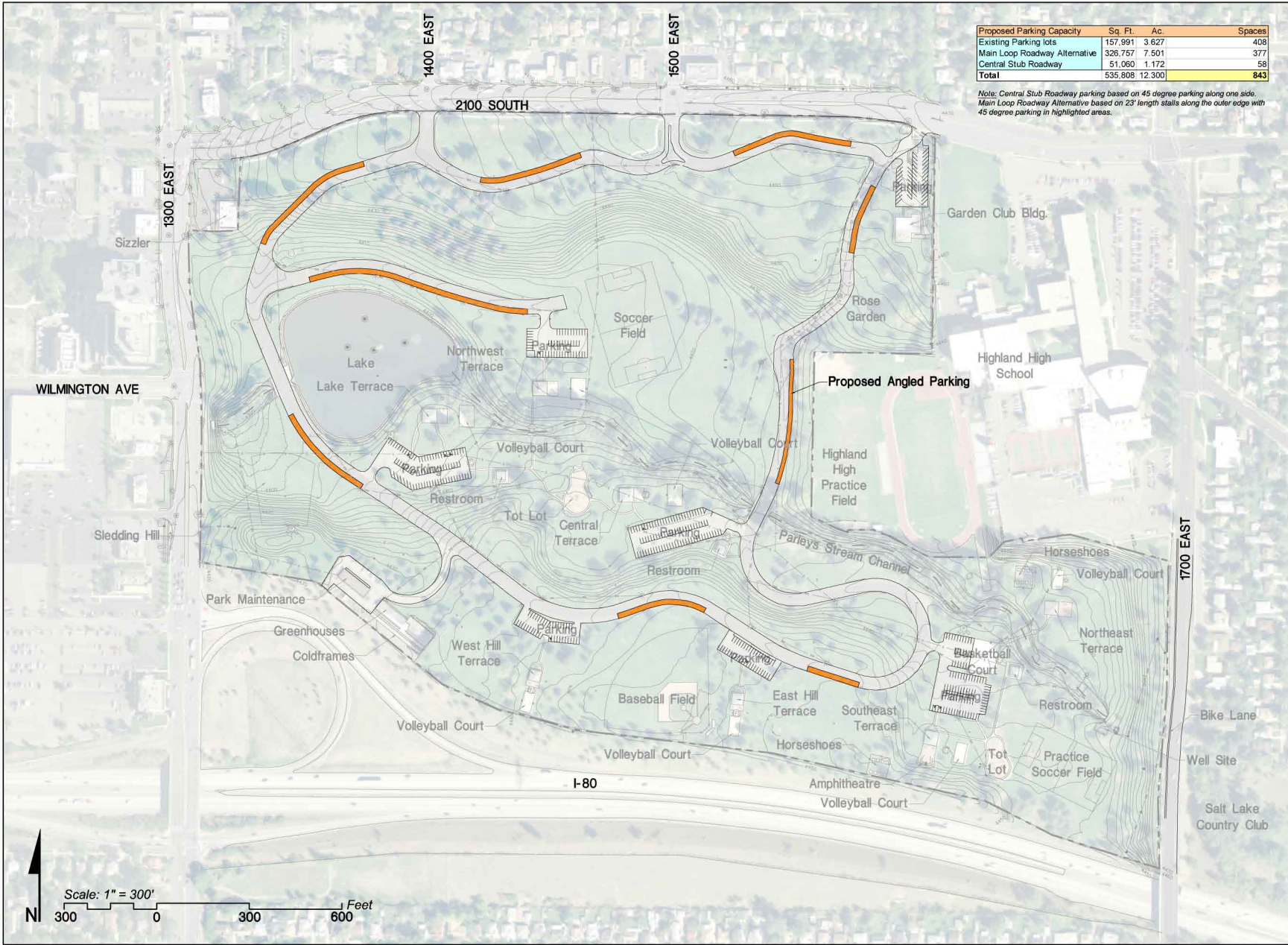


Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 6a - Existing Circulation and Parking



December 2007

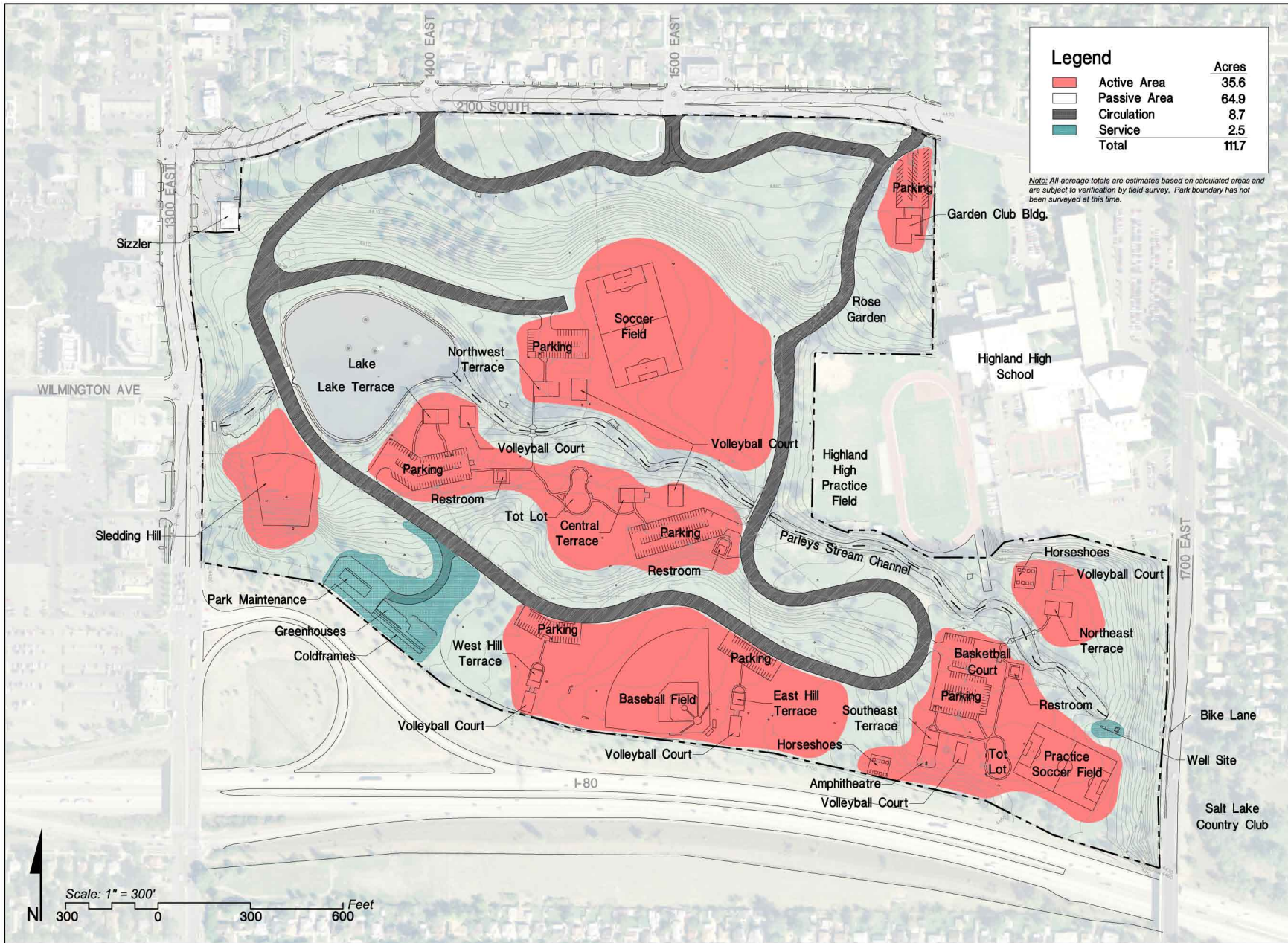


Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 6b - Proposed Circulation and Parking



December 2007

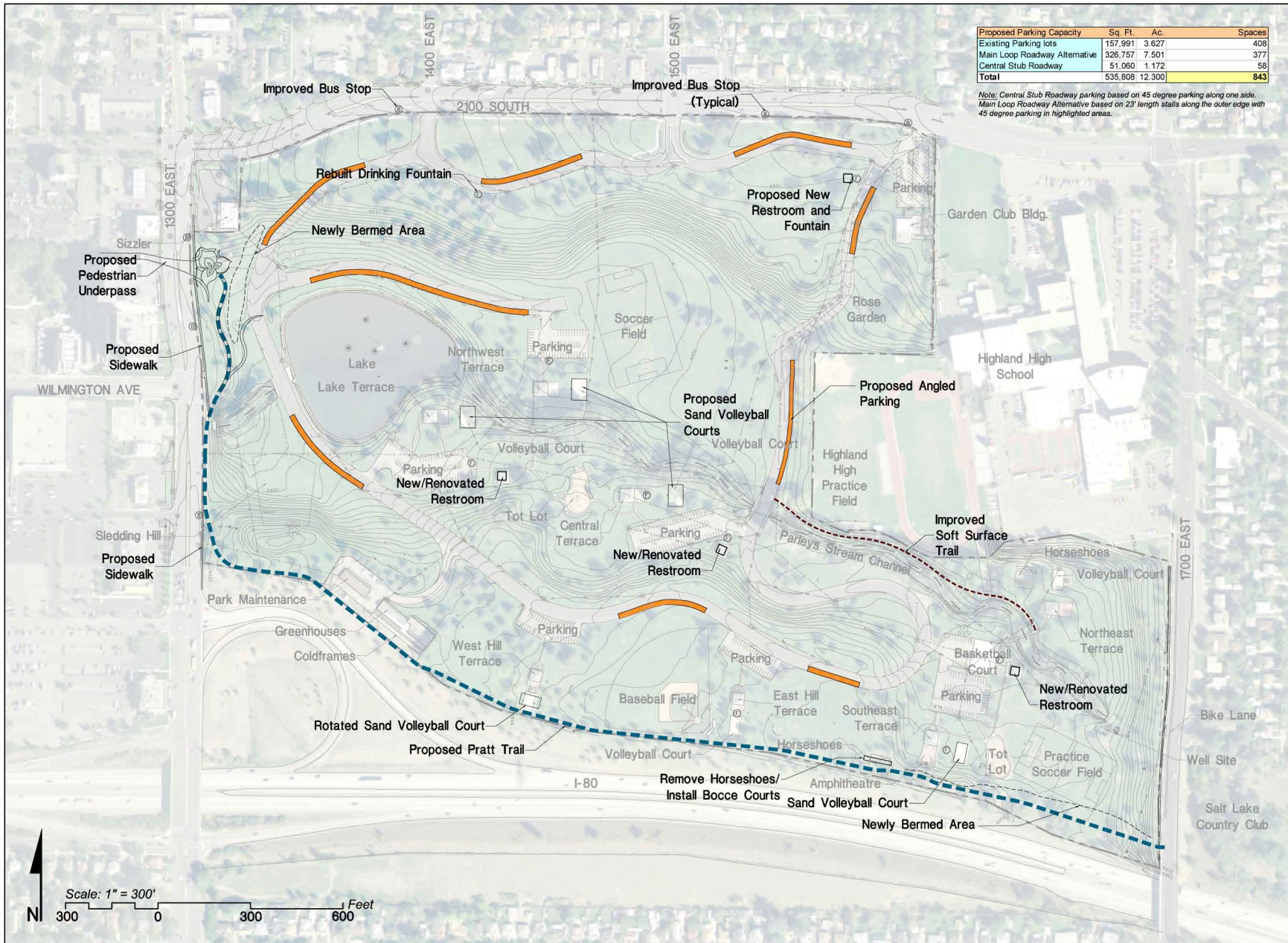
PSOMAS

Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 7 - Park Use Activity Zones



December 2007

PSOMAS

Prepared for:
Sugar House Park Authority

Sugar House Park

Salt Lake City, Utah

Exhibit 8 - Recommended Improvements



Sugar House Park

Salt Lake City, Utah

Exhibit 9a - Existing Landscape

Prepared for:
Sugar House Park Authority

December 2007

PSOMAS



December 2007

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Prepared for:
Sugar House Park Authority

Sugar House Park

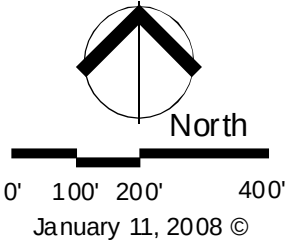
Salt Lake City, Utah

Exhibit 9b - Landscape Improvements

Sugar House Park

Salt Lake City, Utah

Master Plan





Exhibits: Title Report, Public Comment, Surveys

SUGAR HOUSE PARK Master Plan

Open House Summary

- Community Flyers
- Questionnaire # 1
- Questionnaire # 2
- Summary of Responses
- Written Comments Received



Psomas

Final Report

Sugar House Park Community Meetings

A public Open House was held on January 20, 2007 and April 7, 2007 at Sugar House Park in order to receive input as to the current conditions and overall satisfaction with the park. Maps were posted as well as comment boards in order to encourage local residents to express their concerns and ideas about how the park could be improved to better suit the public need. Surveys were also distributed to elicit comment about certain issues within the park. The results of the survey are included herein as well as a list of comments received from those surveys as well as comments received at the Open House meetings.

Open House

Saturday - January 20, 2007

9:30am - 4:00pm



Sugar House Park

The Sugar House Park Authority will be hosting a community "Open House" as part of the ongoing Master Plan process.

Come by the Lakeside Terrace pavillion, adjacent to the sledding hill, to learn more about the current Park planning process and to express your thoughts and ideas about the Park.

Enjoy some winter fun in the Park and then join us for some hot chocolate and conversation around a warm fire.



Can't get to the Park on Saturday....
Want to be included in future events....

You can forward your comments, concerns or contact information to the park planning team at Psomas.

Email: gtully@psomas.com

Phone: 801-270-5777

Mail: Gerry Tully

Psomas

4179 Riverboat Road; Suite 200

Salt Lake City, Utah 84123

BETTER PEOPLE. BETTER SOLUTIONS. BETTER RESULTS.

PSOMAS

Celebrating 60 years

Open House

Saturday - April 7, 2007

9:30am - 3:00pm



Sugar House Park

The Sugar House Park Authority will be hosting a community "Open House" as part of the ongoing Master Plan process.

Come by the **Lakeside Terrace** pavilion, located south of the Pond, to learn more about the current Park planning process and to express your thoughts and ideas about the Park.

Enjoy some Springtime sun in the Park and join us for some refreshments and conversation about the future of the Park.



Can't get to the Park on Saturday....
Want to be included in future events....

You can forward your comments, concerns or contact information to the park planning team at Psomas.

Email: gtully@psomas.com

Phone: 801-270-5777

Mail: Gerry Tully

Psomas

4179 Riverboat Road; Suite 200

Salt Lake City, Utah 84123

BETTER PEOPLE. BETTER SOLUTIONS. BETTER RESULTS.

PSOMAS

Celebrating 60 years

Sugar House Park User Questionnaire

Open House #1
January 20, 2007

Please circle the number that best represents your opinion relative to the questions below.
Your answers will help guide us in formulating future Park plans and policies.

1. Please indicate your 'overall' impression of the current conditions at Sugar House Park.

1	2	3	4	5	6	7	8	9	10
Poor			Average				Excellent		

2. Please indicate your satisfaction with pedestrian access to the Park and its facilities.

1	2	3	4	5
Poor	Fair		Good	

3. Please indicate your satisfaction with vehicular access to the Park and its facilities.

1	2	3	4	5
Poor	Fair		Good	

4. Please indicate your satisfaction with Bicycle access to the Park and its facilities.

1	2	3	4	5
Poor	Fair		Good	

5. Please indicate your impressions related to personal safety when visiting the Park.

1	2	3	4	5
Unsafe	Average		Very Safe	

6. Please indicate your satisfaction with the maintenance of Sugar House Park.

1	2	3	4	5
Poorly Maintained	Average		Well Maintained	

7. I feel the Picnic pavilions in the Park are (check all that apply):

___Well Designed ___Well Maintained ___Adequate in Number Comments: _____

8. I feel the Restrooms in the Park are (check all that apply):

___Well Designed ___Well Maintained ___Adequate in Number ___Safe ___Unsafe

9. I feel the Tot-Lots in the Park are (check all that apply):

___Well Designed ___Well Maintained ___Adequate in Number ___Safe ___Unsafe

10. Please rate the current level of walkways and benches in the Park:

1	2	3	4	5
Too Little	About Right		Too Much	

11. I feel the stream and pond in the Park are (check all that apply):

___Aesthetic Assets ___Storm Drainage Facilities ___Dangerous ___Wildlife Habitat

12. I believe that Sugar House Park is managed by the following entity (or entities):

___State of Utah ___Salt Lake County ___Salt Lake City ___Non-Profit Corporation

13. Please indicate your satisfaction with the maintenance of the Sugar House Park pond & fountains.

1	2	3	4	5
Poorly Maintained		Average		Well Maintained

14. Landscaping within the Park is adequate to the Park's function and mission:

1	2	3	4	5
Disagree		Neutral		Agree

15. How do you feel about the current policy in the Park that requires dogs to be 'On-Leash:

1	2	3	4	5
Disagree		Neutral		Agree

16. Flower beds in the Park should be:

___Maintained as they are ___Expanded ___Designed with drought tolerant plants (Xeriscape)

17. I feel the current scheduling of organized activities in Sugar House Park is:

1	2	3	4	5
Too Little		About Right		Too Much

18. I would support establishing designated days in the Park with no organized games or events:

1	2	3	4	5
Disagree		Neutral		Agree

19. I would support evening activities in the Park such as movies, plays or concerts:

1	2	3	4	5
Disagree		Neutral		Agree

20. The 4th of July activities & fireworks are a beneficial community event that should be continued:

1	2	3	4	5
Disagree		Neutral		Agree

21. I usually attend the 4th of July celebration in the Park:

___As a full day in the Park and Fireworks ___Just Daytime Activities ___Just For The Fireworks

22. The Park should consider allowing food sales within the park boundaries:

1	2	3	4	5
Disagree		Neutral		Agree

23. I support a pathway system that connects the Wasatch Mountains to the Jordan River:

1	2	3	4	5
Disagree		Neutral		Agree

24. I would prefer that this pathway system alignment is located:

___Within Sugar House Park ___Adjacent to the Park ___Not connected to the Park

25. I support proposed 'tunnel' connecting the Park to Hidden Hollow in Sugar House:

1	2	3	4	5
Disagree		Neutral		Agree

User Profile

The following questions relate to you. Please answer these questions to help us identify the variety of users that have an interest in Sugar House Park.

Gender: ☐ Male ☐ Female

Age Range: ☐ 0 – 10 ☐ 11 – 15 ☐ 16 – 20 ☐ 21 – 30 ☐ 31 – 40
 ☐ 41 – 50 ☐ 51 – 60 ☐ 61 – 70 ☐ 71 – 80 ☐ 81+

Zip Code: _____

How did you arrive at the Park today? ☐ Car ☐ Bus ☐ Walk ☐ Jog ☐ Bike

I most often come to the Park: ☐ Alone ☐ With Friends ☐ With Family
(Check all that apply) ☐ For Individual Activities ☐ For Group Activities
 ☐ For Sports or Exercise ☐ For Relaxation

Please include any additional comments:

Sugar House Park User Questionnaire

Open House #2
April 7, 2007

Please circle the number that best represents your opinion relative to the questions below.
Your answers will help guide us in formulating future Park plans and policies.

1. Please indicate your 'overall' impression of the current conditions at Sugar House Park.

1	2	3	4	5	6	7	8	9	10
Poor			Average				Excellent		

2. Please indicate your satisfaction with pedestrian access to the Park and its facilities.

1	2	3	4	5
Poor	Fair		Good	

3. Please indicate your satisfaction with vehicular access to the Park and its facilities.

1	2	3	4	5
Poor	Fair		Good	

4. Please indicate your satisfaction with Bicycle access to the Park and its facilities.

1	2	3	4	5
Poor	Fair		Good	

5. Please indicate your impressions related to personal safety when visiting the Park.

1	2	3	4	5
Unsafe	Average		Very Safe	

6. Please indicate your overall satisfaction with the maintenance of Sugar House Park.

1	2	3	4	5
Poorly Maintained	Average		Well Maintained	

7. I feel the Picnic pavilions in the Park are (check all that apply):

☐ Well Designed ☐ Well Maintained ☐ Adequate in Number Comments: _____

8. I feel the Restrooms in the Park are (check all that apply):

☐ Well Designed ☐ Well Maintained ☐ In Appropriate Locations ☐ Safe ☐ Unsafe

9. I feel the Tot-Lots in the Park are (check all that apply):

☐ Well Designed ☐ Well Maintained ☐ Adequate in Number ☐ Safe ☐ Unsafe

10. Please rate the current level of walkways and benches in the Park:

1	2	3	4	5
Too Little	About Right		Too Much	

11. I feel the stream and pond in the Park are (check all that apply):

☐ Aesthetic Assets ☐ Storm Drainage Facilities ☐ Potentially Dangerous ☐ Wildlife Habitat

12. I believe that Sugar House Park is managed by the following entity (or entities):

☐ State of Utah ☐ Salt Lake County ☐ Salt Lake City ☐ Non-Profit Corporation

13. Please indicate your satisfaction with the maintenance of the Sugar House Park pond & fountains.

1	2	3	4	5
Poorly Maintained		Average		Well Maintained

14. Landscaping within the Park is adequate to the Park's function and mission:

1	2	3	4	5
Disagree		Neutral		Agree

15. How do you feel about the current policy in the Park that requires dogs to be 'On-Leash:

1	2	3	4	5
Disagree		Neutral		Agree

16. Flower beds in the Park should be:

___Maintained as they are ___Expanded ___Designed with drought tolerant plants (Xeriscape)

17. I feel the current scheduling of organized activities and sporting events in Sugar House Park is:

1	2	3	4	5
Too Little		About Right		Too Much

18. I would support establishing 'quiet' days in the Park with no organized games, activities or events:

1	2	3	4	5
Disagree		Neutral		Agree

19. I would support evening activities in the Park such as movies, plays or concerts:

1	2	3	4	5
Disagree		Neutral		Agree

20. The 4th of July activities & fireworks are a beneficial community event that should be continued:

1	2	3	4	5
Disagree		Neutral		Agree

21. I usually attend the 4th of July celebration in the Park:

___As a full day in the Park with Fireworks ___Just Daytime Activities ___Just For The Fireworks

22. The Park should consider allowing food sales within the park boundaries:

1	2	3	4	5
Disagree		Neutral		Agree

23. I support the 'Garden Center' being rented out for receptions, commercial or private events:

1	2	3	4	5
Disagree		Neutral		Agree

24. I would support this pathway system being located along the perimeter of the Park:

1	2	3	4	5
Disagree		Neutral		Agree

25. I support the proposed 'tunnel' connecting the Park to Hidden Hollow in Sugar House:

1	2	3	4	5
Disagree		Neutral		Agree

User Profile

The following questions relate to you. Please answer these questions to help us identify the variety of users that have an interest in Sugar House Park.

Gender: ☐ Male ☐ Female

Age Range: ☐ 0 – 10 ☐ 11 – 15 ☐ 16 – 20 ☐ 21 – 30 ☐ 31 – 40
 ☐ 41 – 50 ☐ 51 – 60 ☐ 61 – 70 ☐ 71 – 80 ☐ 81+

Zip Code: _____

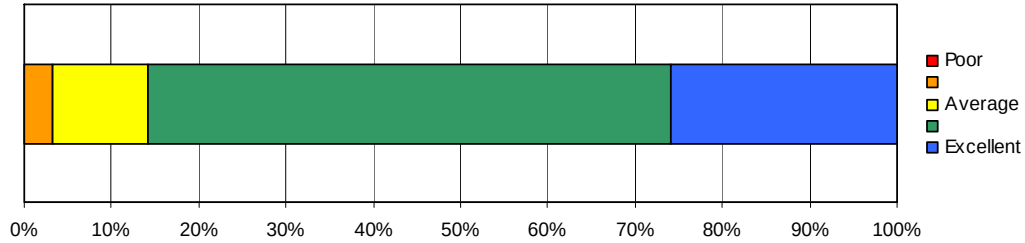
How did you arrive at the Park today? ☐ Car ☐ Bus ☐ Walk ☐ Jog ☐ Bike

I most often come to the Park: ☐ Alone ☐ With Friends ☐ With Family
(Check all that apply) ☐ For Individual Activities ☐ For Group Activities
 ☐ For Sports or Exercise ☐ For Relaxation

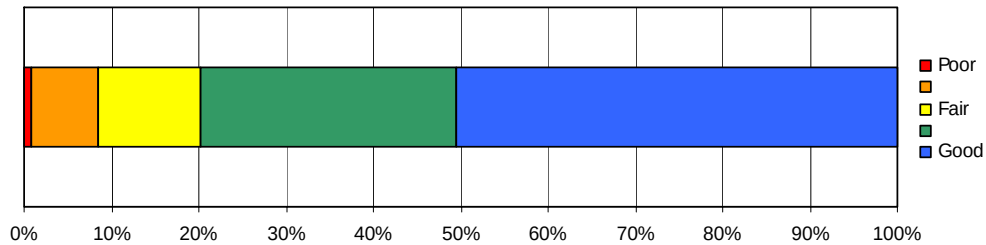
Please include any additional comments related to facilities, events, Park layout, etc:

Sugar House Park Questionnaire Results

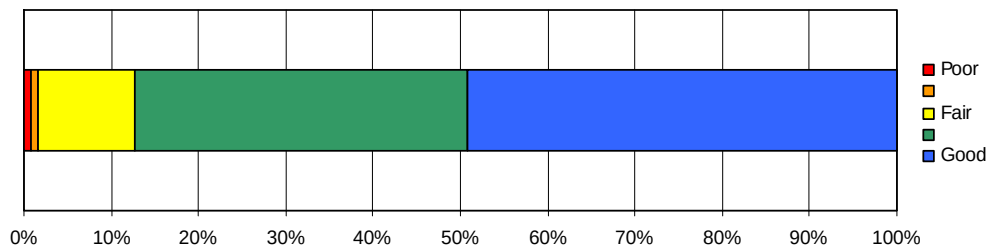
1. Please indicate your 'overall' impression of the current conditions at Sugar House Park.
Average Score: 8



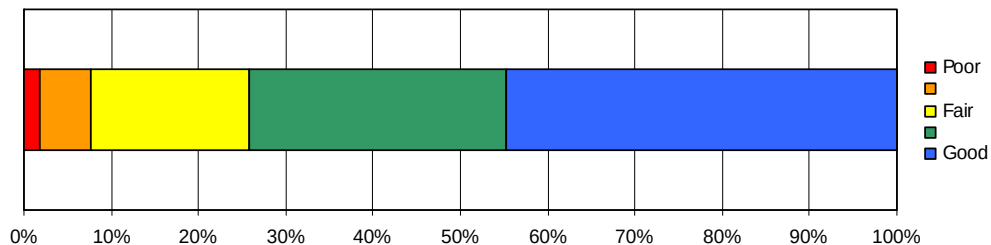
2. Please indicate your satisfaction with pedestrian access to the Park and its facilities.
Average Score: 4



3. Please indicate your satisfaction with vehicular access to the Park and its facilities.
Average Score: 4

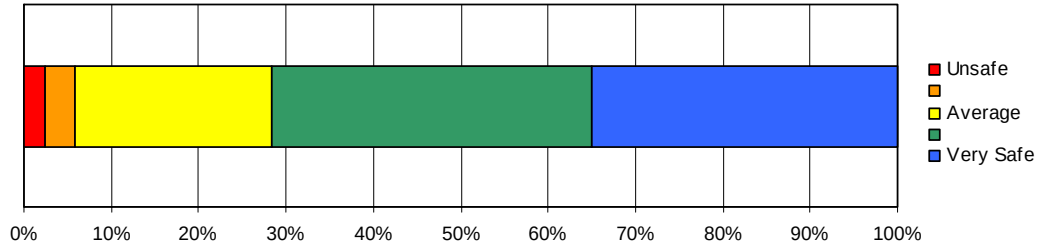


4. Please indicate your satisfaction with Bicycle access to the Park and its facilities.
Average Score: 4

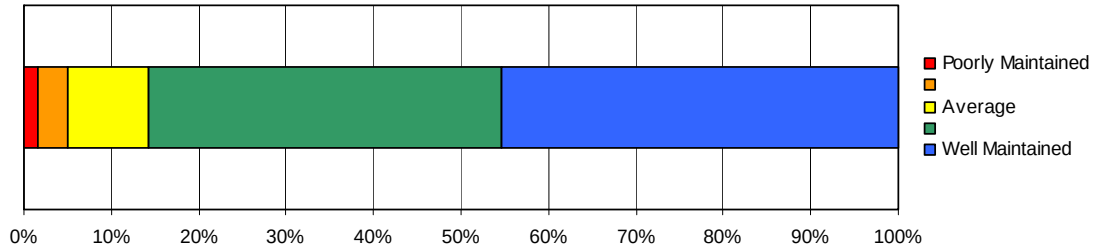


Sugar House Park - Questionnaire Results

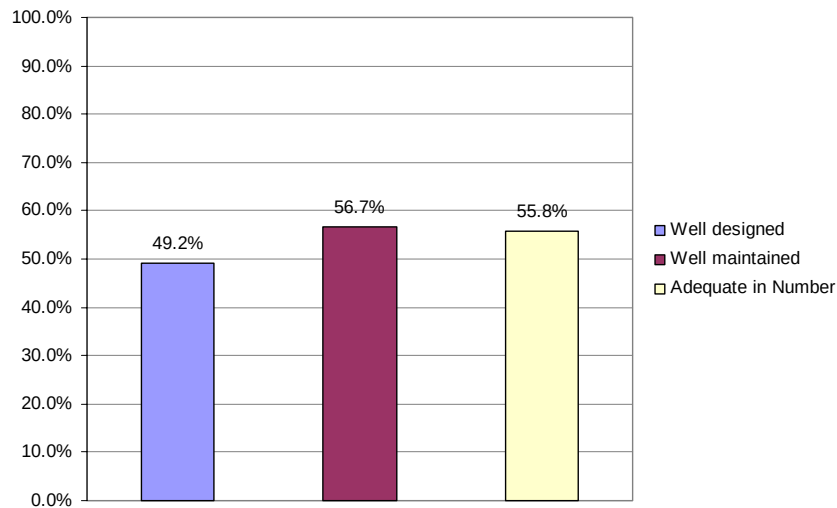
5. Please indicate your impressions related to personal safety when visiting the Park.
Average Score: 4



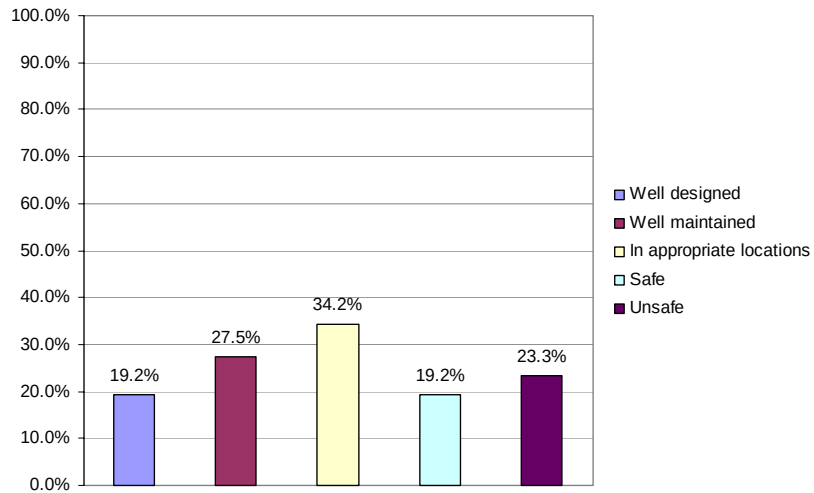
6. Please indicate your overall satisfaction with the maintenance of Sugar House Park.
Average Score: 5



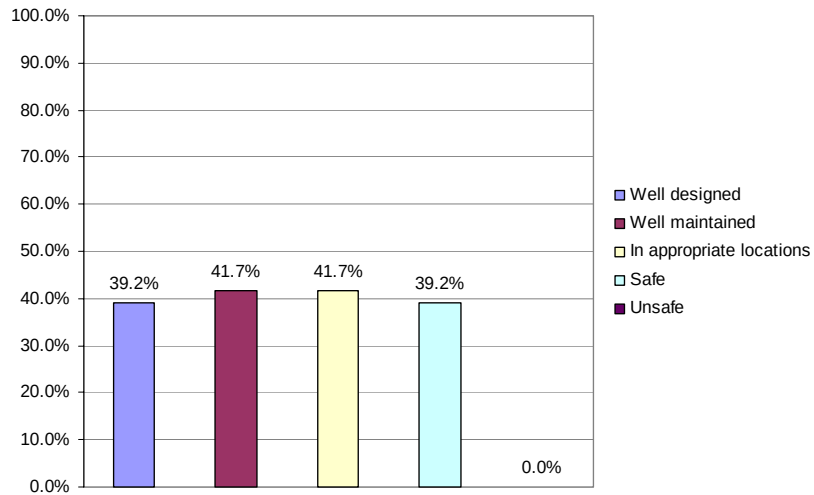
7. I feel the Picnic pavilions in the Park are:



8. I feel the Restrooms in the Park are:

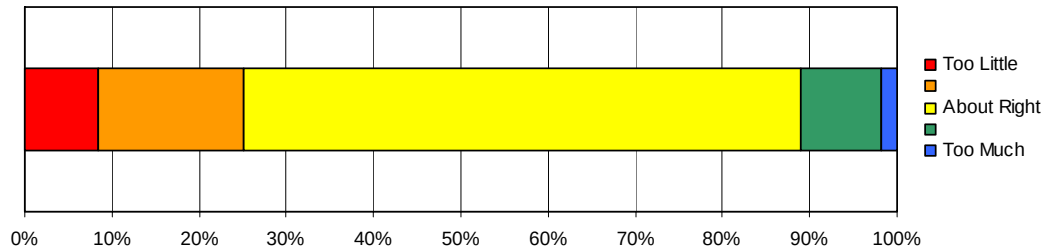


9. I feel the Tot-Lots in the Park are:



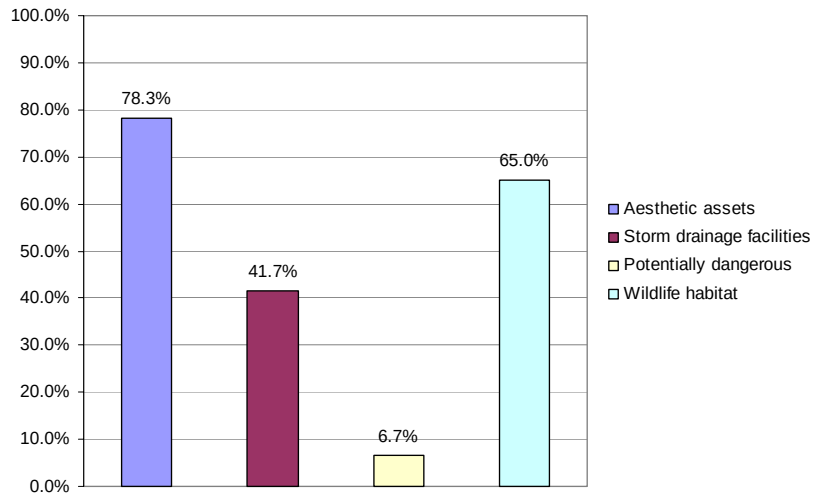
10. Please rate the current level of walkways and benches in the Park:

Average Score: 3

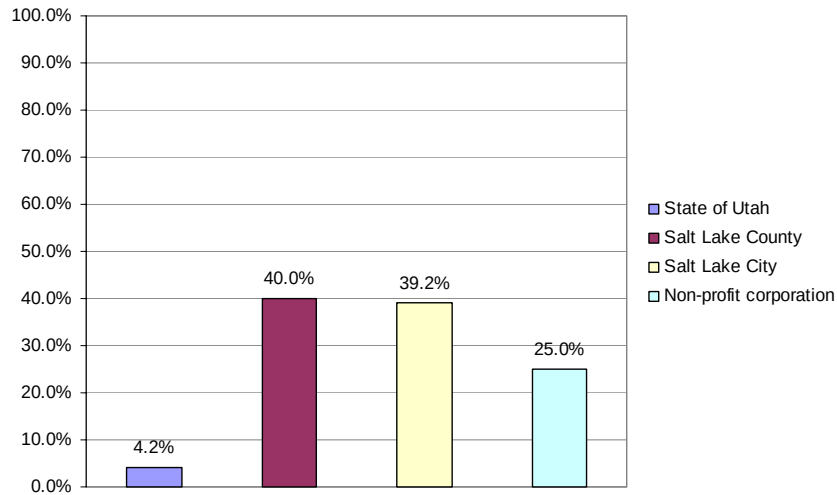


Sugar House Park - Questionnaire Results

11. I feel the stream and pond in the Park are:

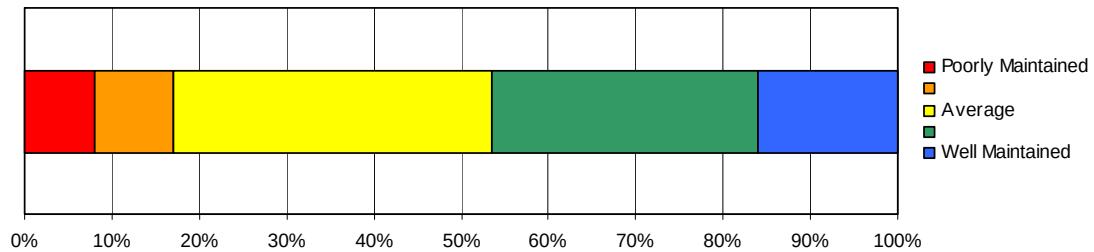


12. I believe that Sugar House Park is managed y the following entity (or entities):



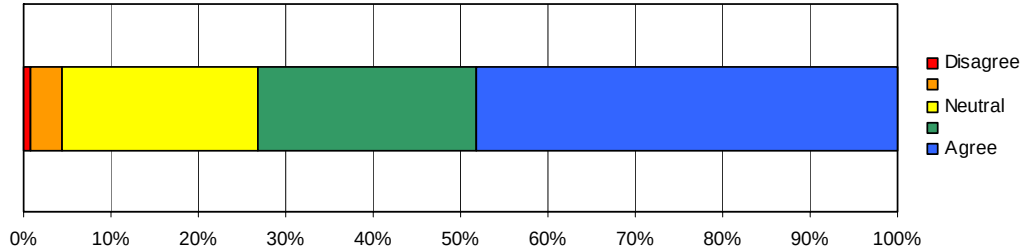
13. Please indicate your satisfaction with the maintenance of the Sugar House Park pond & fountains.

Average Score: 3

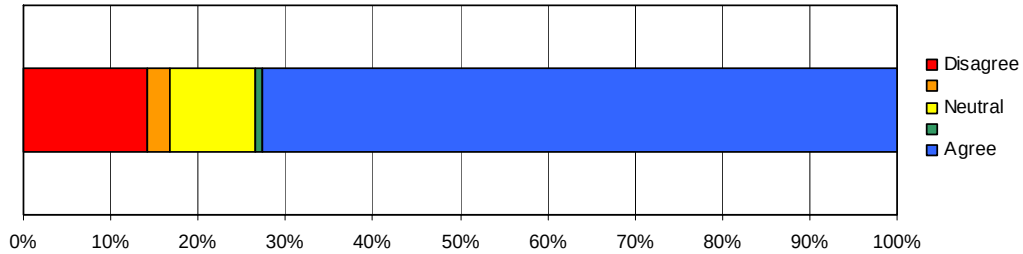


Sugar House Park - Questionnaire Results

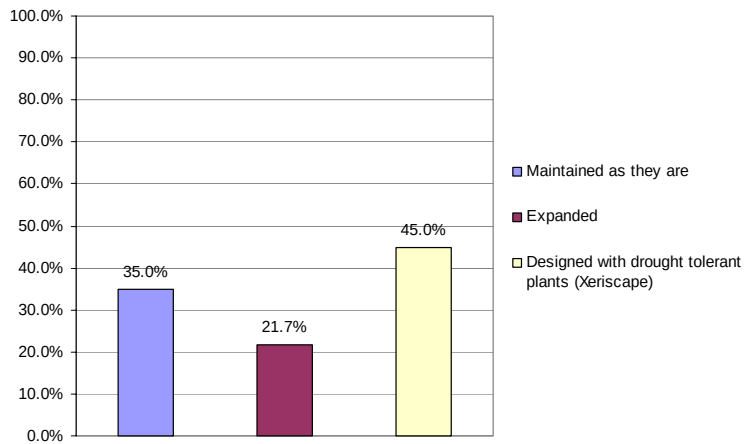
14. Landscaping within the Park is adequate to the Park's function and mission:
Average Score: 4



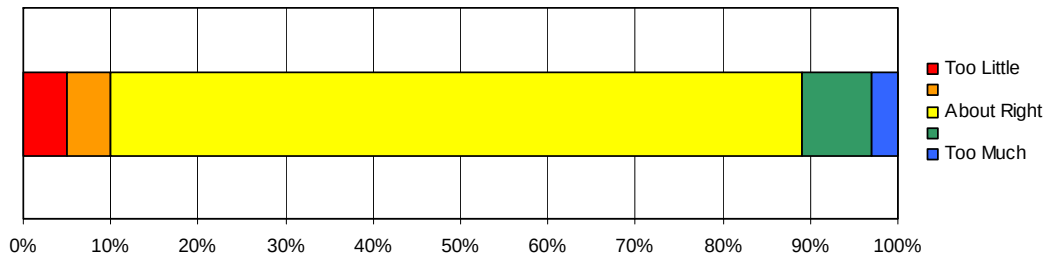
15. How do you feel about the current policy in the Park that requires dogs to be 'On-Leash':
Average Score: 4



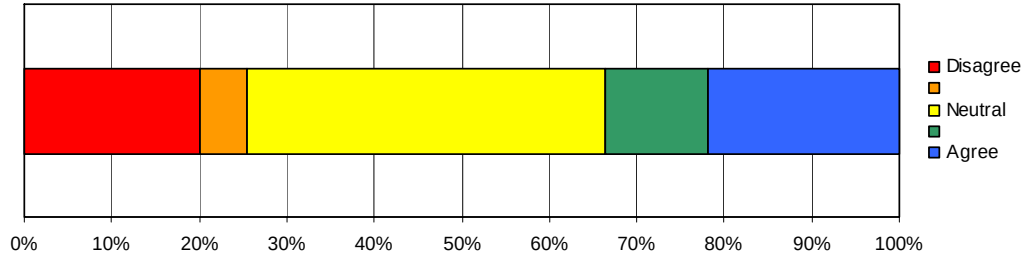
16. Flower beds in the Park should be:



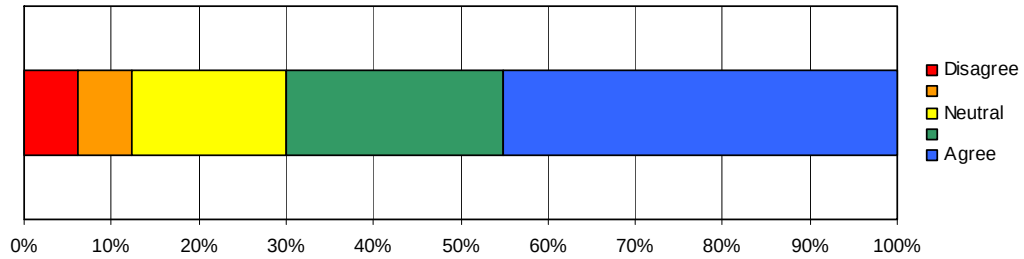
17. I feel the current scheduling of organized activities and sporting events in Sugar House Park is:
Average Score: 3



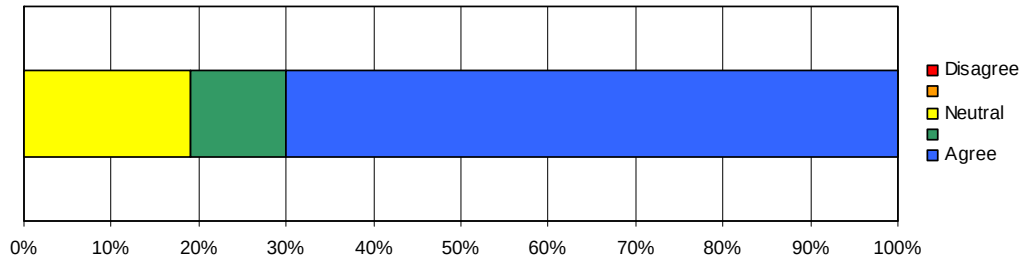
18. I would support establishing 'quiet' days in the Park with no organized games, activities or events:
Average Score: 3



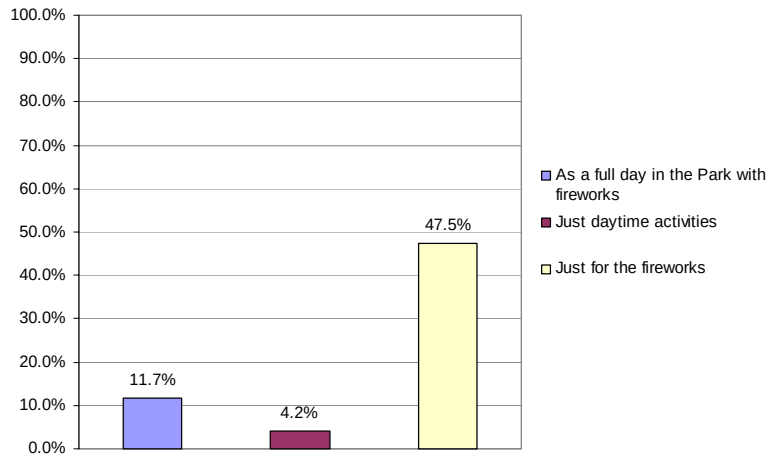
19. I would support evening activities in the Park such as movies, plays or concerts:
Average Score: 4



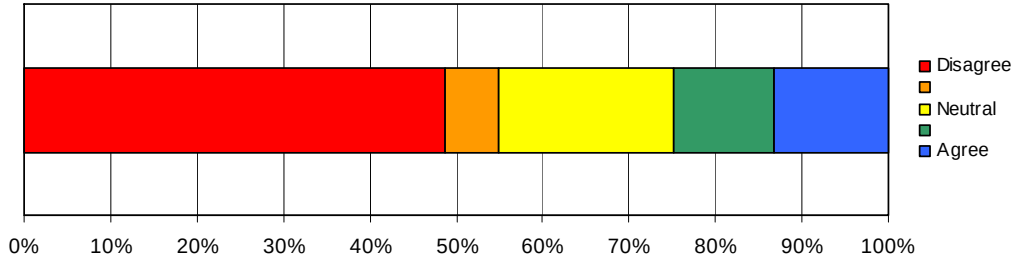
20. The 4th of July activities & fireworks are a beneficial community event that should be continued:
Average Score: 5



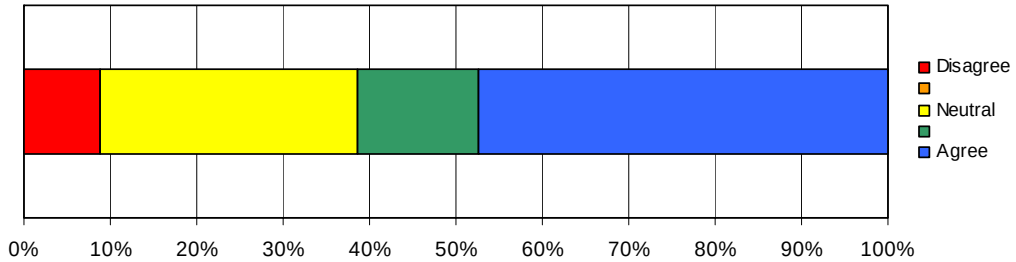
21. I usually attend the 4th of July celebration in the Park:



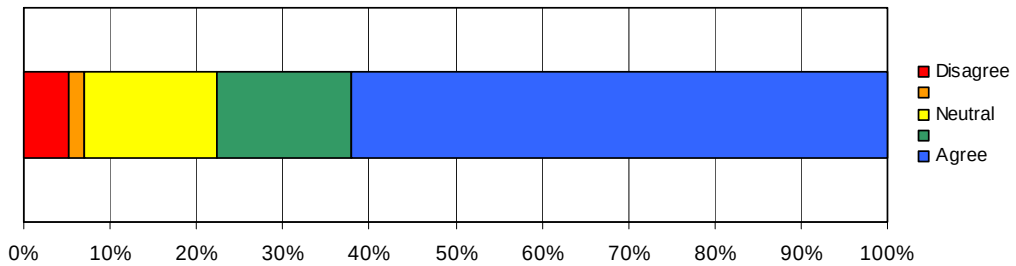
22. The Park should consider allowing food sales within the park boundaries:
Average Score: 2



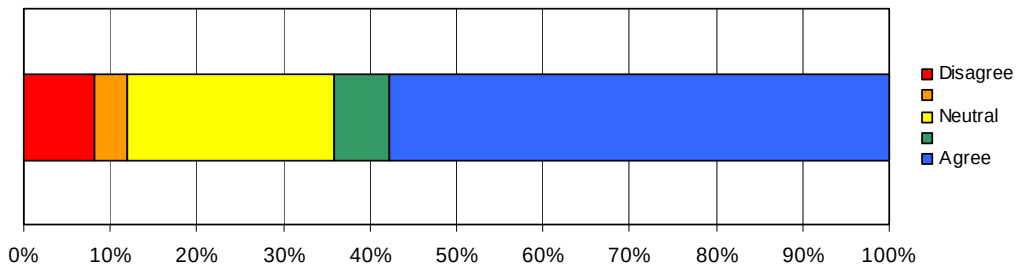
23. I support the 'Garden Center' being rented out for receptions, commercial or private events:
Average Score: 4



24. I would support this pathway system being located along the perimeter of the Park:
Average Score: 4

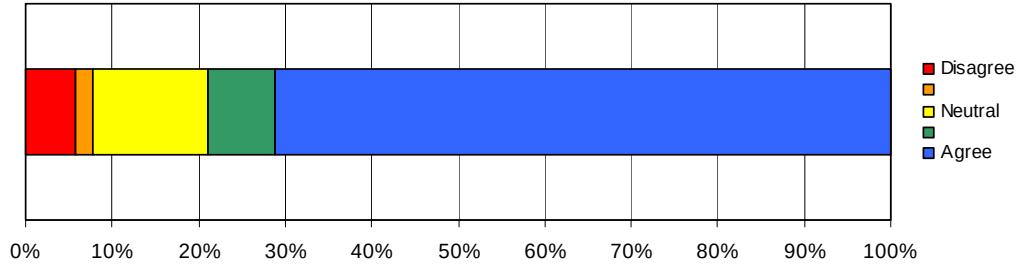


25. I support the proposed 'tunnel' connecting the Park to Hidden Hollow in Sugar House:
Average Score: 4

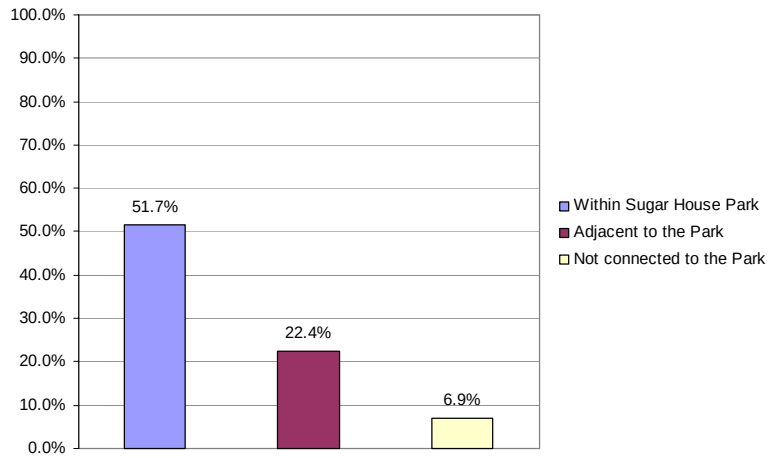


Sugar House Park - Questionnaire Results

26. I support a pathway system that connects the Wasatch Mountains to the Jordan River:
Average Score: 4



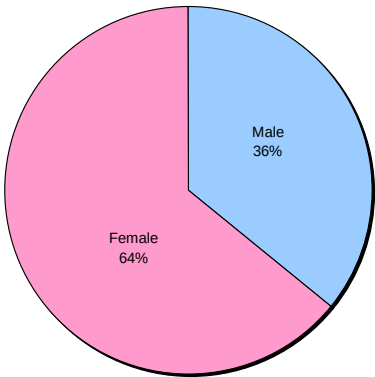
27. I would prefer that this pathway system alignment is located:



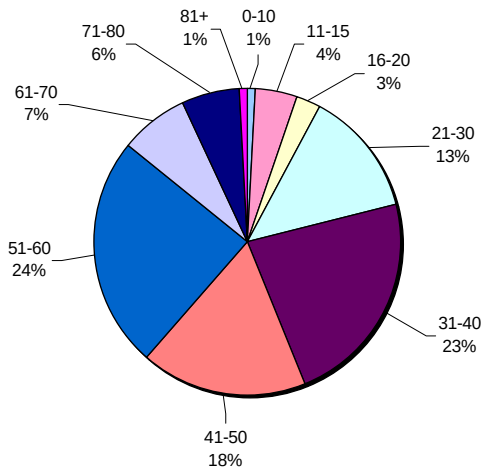
Sugar House Park - Questionnaire Results

Park User Profiles:

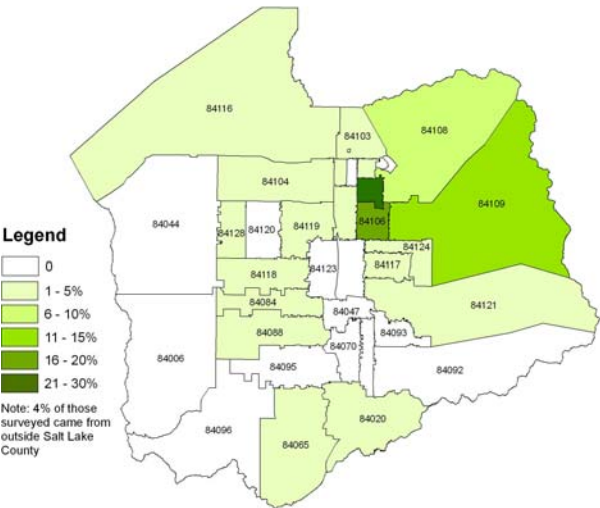
Gender:



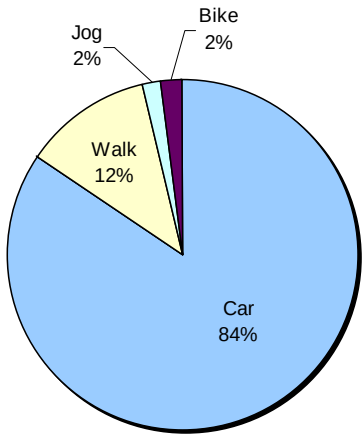
Age Range:



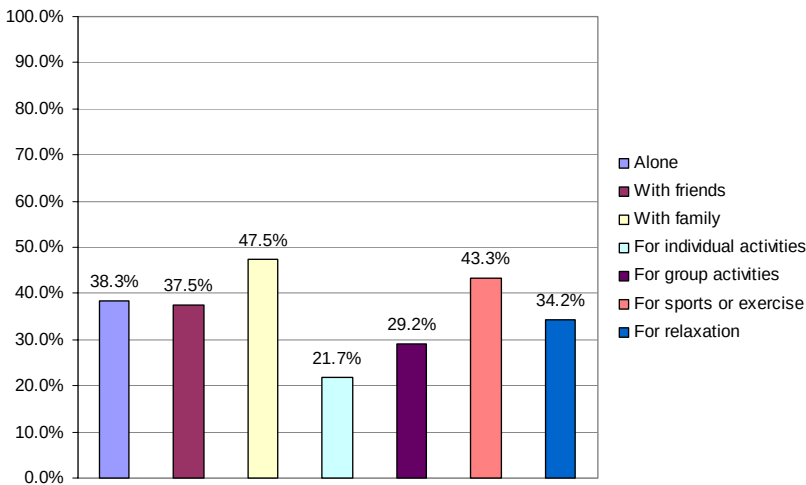
Zip code:



Mode of arrival:



I most often come to the Park:



Sugar House Park Community Meetings

Sugar House Park Master Plan Comments

Open House 2 – January 20, 2007

- Convert to more xeriscape landscaping (reduce water use, fertilizer, pesticides)
- Ban Smoking (for health reasons- second hand smoke is dangerous- smoking drives me away from parks)
- Develop an underpass under 1300 East
- As the bike/pedestrian trail is built, route it along Parley's Creek. Use this as an opportunity to improve the creek, restore the riparian corridor to a more natural condition. Route the trail to begin on 1700 E. (at the connection to the Country Club property on the east side of the street) and exit on 1300 e. at the "Draw at Sugar House.
- Change the access to the Rose Garden, block access or insolate Rose Garden parking lot from park. Allow model boating on the lake and model gliders/planes on the S.E. corner.
- Leave the restrooms near the road open in the winter. It is more convenient for walkers and runners.
- Need more traffic speed enforcement. Some use park road as racetrack.
- It would be nice to have a gallery where artists' paintings or photos of the park could be displayed and where there could be an exhibit reflecting the history of the park.
- I love the 4th of July Fireworks and the "Strut your Mutt" activities.
- "Great idea to get an underpass through 13th". Maybe have some smoking restrictions since there are plenty of children in the area.
- This park should have a off leash area that is open for the public.
- More single table/picnic areas.
- Nice pathways throughout park
- Make official jogging path around Park (concrete, chips, etc.) Ban smoking.
- If "you" choose to "clear" and "open up" East Creek are please do so very carefully to preserve the wonderful trees.
- Thanks ---Noel--- for the beautiful flower beds and landscaping.
- We love this park and always had since we were kids- we would love to see walking path and Dog Park enclosed.
- The 4th of July Celebration was the best I've seen. It was so old fashioned feeling with the band playing, such great national heritage music. The fireworks were better than Vegas. The great number of people in this park united us all.

Survey Comments:

- I appreciate willingness of committee which oversees reservations to work with groups and allow park usage by many different groups.

- If considering an off-leash park, a better solution would be to have an area, securely fenced and enclosed, to contain an off-leash area. This should include a water fountain and garbage can for animal waste. Having the entire park off-leash would not be wise, in my opinion. Area is too large, near a busy street, and off-leash dogs-even if trained and friendly-could frighten park attendees."
- Overall, very happy with park
- When I was younger I walked the Park several times a week. I enjoyed it very much. I am no longer able to do this.
- As a walker, it often is frustrating and dangerous when drivers go the "wrong way" on the one way road. I wonder if there is any way to either make drivers more aware that it is a directional road or limit their ability to violate the markings. Also, I often just "hang out" on the Northern Hill to relax in the summer, as do many others. The bathroom facilities are really a far walk - would love one closer to that area. It would be nice if another restroom was open year round - not sure why they have to be locked. You can tell I have "bathroom needs", being a middle-aged woman, but I would imagine others do too. On summer days, why isn't the gate @ 15th East opened? It would make it so much easier to get back into the park or to the West side once one has gone around the loop. The same comment about the gate @ the NE corner. Why is this not open to ease up the exit traffic? (@ 15th East)
- I've come since I was little and have always loved the park thank you for your maintenance to keep it great for my kids now!
- Celebrate the 4th on the 4th even if it falls on a Sunday (it's a national holiday)
- A running track that is at least 3 miles would be great
- Please keep open/green space!
- Improve pond for model boat events allow model gliders on S.E corner
- I would suggest a family pool for the hot summer.
- I primarily use the park to walk with my dog. I prefer to walk with him "off-leash". Thanks for caring and putting in your time.
- Facilities could be updated - pavilions and bathrooms.
- I would like to see a section of Sugar House Park designated as an off leash area. I would be happy to assist with the maintenance of this area.
- Access from 1300 East is challenging. This may be more of a UDOT problem than any. As the I-80/1300 East intersection is redesigned & rebuilt, please help guide this toward improved pedestrian access with any influence you may have. Please, please, please add a substantial off leash dog area (not just a small fenced yard, but something like 5-10 acres). Also, if you are considering a smoking ban, see if you can find some designated areas near activity areas (downwind) for smokers.
- Is there a better way to protect the sledding hill other than hay bales? Maybe berms? Thank you!!
- My family & I enjoy the park. We use it often. My observation is this: If I were a dog I have free reign of its use. No leash & I can relieve myself

wherever and my owner doesn't clean up. Great life. It's (the park) a natural resource but can and should be used for all activities.

- Please put up chain link fences around playgrounds. Kids tend to run off and it would help parents relax more in regards to child safety. Thanks!
- I really enjoy this Park!
- Leave as is but put some work as maintaining
- More plants growth. New Appliances!
- Need more signs indicating one way traffic and 20 mph limit.
- An additional bathroom should be left open in winter - the one near the road. Walkers, runners need this facility more than the central location now left open. Speed enforcement is needed. Many people use the park roads as a racetrack.
- I am new to the area I like having a place to go that is safe pretty and peaceful.
- I want to emphasize my support for using native plants in landscaping and a trail system connecting the Jordan R. with Wasatch Mountains.
- A running path similar to liberty park (wood chips) would be great. Ped. Walkways across 2100 S are a necessity.
- Open "green" area is most beneficial to this park.
- This park could be a central gathering place for activities enhancing the Sugar House Area. There needs to be better access (more convenient) for pedestrians and bicycles.
- Leave it as is. It's unpopulated enough to be comfortable, as well as an appealing atmosphere.
- I've enjoyed the park with my parents and it's great to be able to share that experience with my children.
- Off leash area maintained by pet owners would be an asset. Improved running track and wood chips or running surface especially around higher areas by fence along highway. Improve horseshoe pits, take out concrete maybe a wood border. Volleyball courts should be sand.

Sugar House Park Master Plan Comments

Open House 2 – April 7, 2007

- Enjoy daily walks around the park- weather permitting- for exercise. Have cars park away from the walking lane.
- Would like to see shade for park of the playground especially for summer when the equipment gets hot.
- Large dog park area—near stream.
- I would like to see some benches along the walking trail, an area dedicated to off leash dog play, restroom at the N.E. corner of the park. Flowers and fireworks are great.
- A large fenced off-leash dog park in the S.E. corner with access from 1700 E. and from the bottom near the playground-must include stream coming from Golf Park. Please make sure the drinking fountains work.
- Keep dogs on leash, put restroom on the side by the 21st road, a few more benches
- Need one way signage from cars-more signage and no parking signs along road where people walk/bike-dangerous when cars are parked on both sides of the road. Limit where cars can park.
- General comment “Keep everything as is with open areas a priority”. Minor changes/improvements ok, but nothing major.
- *off leash dog area
- Need an off-leash area for throwing ball! Need to clean out some of the growth on the upstream side.
- Enforce leash Laws as a regular user of the park (with my well trained dogs on leash) a appreciate having a place to take them that is not an off leash park.
- Make the NE corner an off/leash dog area, that section is rarely used and perfect for doggie Frisbee.
- Identify plants/flowers in plantings which are beautiful, do some xeriscape model areas, keep it gorgeous and mostly open space, which is very hard to come by these days. Improve the running trail to make it easier on old knees, dog Frisbee area a good idea, no food concessions/people like to picnic with own stuff, underpass under 13th a good idea, more benches is also good for aging population. Do not pave over anymore earth! Bring Trax up to Sugar House and improve access without cars.
- No expansion of parking areas or baseball fields.
- Preserve Park as it is! Focus on maintenance not adding additional facilities.
- Preserve the park the way it is. Do not let people built other things in the park. Do not let dogs off of their leash. Do not build food places. It needs to be an open space that is quiet and restful. We have too many dogs in the city.
- You can never have to many dogs- doesn't matter a designated off leash part would be a asset to the park-treat people who recreate with their dogs

like an important user group, which they are. They don't need the whole park (designate an area like you do soccer, baseball, etc..

- Please help share with dogs! We need off-leash areas throughout the city. We love Sugar House Park and want to be able to recreate here with our dogs.
- Enforce leash laws for dogs. Recognize and control bikers that are using the park for a race course. Bikers do not mix with runners and walkers.
- Enforce one way street. Enforce speed limit 15mph
- Clean restrooms
- R/C Electric boats
- Can we have some working water fountains? Please!
- We need an area for dogs' off-leash! Please! A small section even, some place for dogs to run after a ball and really stretch their legs. Walking on a leash does not have the same exhaustion effect as a good ball run. People who don't like dogs do not have to come to this area.
- Speed limit signs would be great! Some how to get people to park only on the right side of the road.
- Parking on one side only! Designated bike lane separate from walkers. Dog potty bag dispensers.
- Allow small radio controlled airplanes "park fliers" to be flown in the park. Electric only no glow fuel planes. Possibly at an AM or PM set time window
- Awesome park. It has everything. Great job
- Fenced off dog leash area with: water feature, shade, different substrate, wheelchair access, area for smaller dogs, benches, safe location-well lit for those who go after work, parking. Benefits: socialize and exercise in a safe environment away from kids play area and allow dogs to be legally off-leash. May improve compliance with on-leash in rest of park.
- More protection for park ducks. Baby ducks get harassed by kids/teenagers. Water plants in pond to help filter water. Even with the fountains the water gets really scummy in the heat of the summer.
- Please fill up the pond! It would be nice if more trees were added. Do not listen to the people who want more parking lots-We love the grass and natural look.
- It would be great to see water in the pond. Maybe even year round. Please preserve the trees and grassy fields. There are plenty of parking lots already.
- Do not turn off the water fountains and bathrooms or open the back up as soon as it is not freezing at night.
- Have a visitor center with photos showing history of the park, also display local artists' photos or paintings of the park.
- Do not develop any more of the park. Do not build anything else. The people need open-green space-no more sports fields or concrete. Leave it alone!! Keep the pond full though. Need park enforcement for dogs on

- leash and speed limits and get parents to watch their kids. No more concrete or asphalt or parking or buildings.
- I totally agree. Keep it green and natural. No more Development. Accommodating dogs would be great- a dog park would be great.
- Build some sand volleyball courts in park.

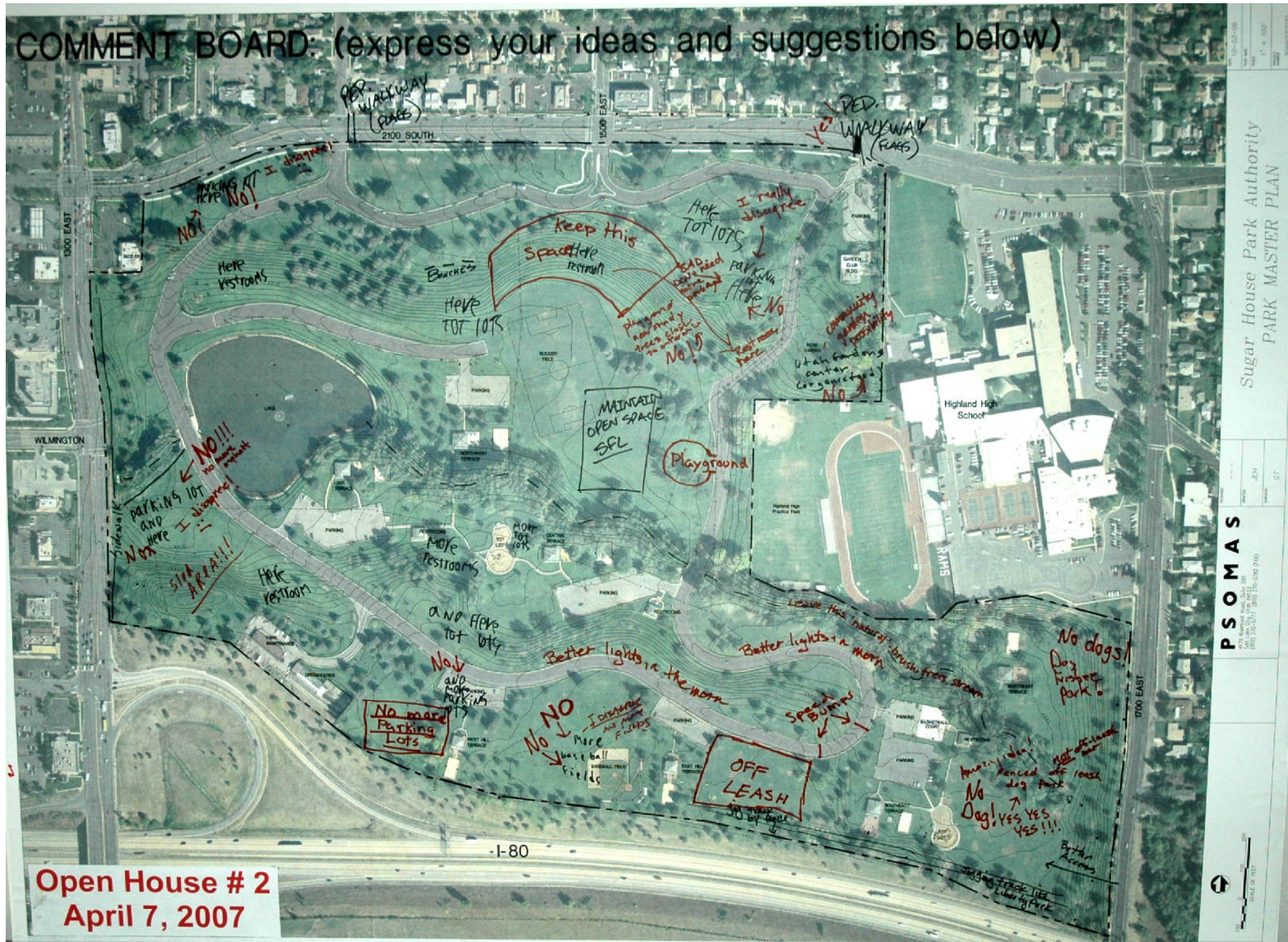
Survey Comments

- Would like to see bike access on east side of park, not sure if there is access on west side, but this would also be nice.
- Amphitheatre interesting idea. Leave part of stream 'natural' but clean up the actual trail. Define a jogging trail.
- I would like to have an off-leash area near water. The western most edge along 13th east is quite isolated and yet has access to the stream.
- Please consider man's best friends in terms of open spaces with water and off leash. Thank you.
- There should be a pathway from 17th East to accommodate bikes and pedestrians into the main part of the park. Speed limits in the park need to be enforced. Do not allow city to park in bike lane. The restrooms should be open throughout the year.
- Would appreciate the walk into the park from 15th East be shoveled during the winter. Would like the owners pick up after the pets. Cars parked on the right side of the road so walkers don't have to walk around them.
- Volunteer force to help maintain cleanup - plants etc.
- I think leashed animal control is important so well as keeping it smoke free - especially during celebration such as the 4th of July. Without proper control, there was no way to find a location without having to endure other people's second-hand smoke, which is not only unhealthy for the family, but also spoiled the entire celebration trying to avoid smokers which were all surrounding the park everywhere. We have stopped coming to the celebration last year because of it, which is a shame, because smokers should not have the right to take over enjoyment for other families. Please do something about it. The park is beautiful without more man-made structures, please keep it this way - no skate parks (which tend to attract questionable characters) and other concrete structures pleas. Thanks for asking for our opinions.
- I would like to see open space maintained, no more structures! No more parking lots! A city needs open space with lots of trees and grass and peace and quiet. I have a dog but I wouldn't like to see another off leash area (people aren't responsible enough)."
- Jogging track around perimeter. Label lanes on paved road.
- Cars should only be allowed to park on one side of road leaving other side clear for walkers/runners. A designated bike lane would also be nice! Dog bag dispensers.

- More wrong way signs for cars please. Keep up the good work! The park is beautiful!
- I am very concerned about safety in bathrooms and walking around far side of park.
- Keep up the good work.
- I drive to Sugar House Park almost every morning to walk and walk my dog, to start the morning with a beautiful feeling taking in the well manicured lawns and soon to be flowers. I have been enjoying Sugar House for many years and hope to continue enjoying it - and deeply appreciate this beautiful park. Thank you for all."
- There needs to be more signage to direct one way traffic. More signage so cars do not park in walk/bike path-road.
- There are not enough garbage cans, nor are they emptied enough - often overflowing and unclean. There should be recycling bins for glass/plastic. Restrooms are unsafe and unclean and often not open even if it's nice out. It's a great park - a total asset to the city - but needs to be kept up better. Community clean days?"
- I would participate in clean-up day or pond clean up. Need garbage cans more spread out. People won't walk very far to throw away stuff so they just leave it and then stuff blows into the pond.
- I do not favor cleaning up along the stream except to remove dead trees which may endanger people/animals. Otherwise the trees, both dead and alive provide needed habitat and shelter for birds and squirrels. I'm not sure the park needs to be as "manicured" as it is. A designated off-leash dog area, fenced and enclosed would really enhance the park, both for dog-owners and people who want to avoid dogs. "
- Smooth surface for skateboard/rollerblade/scooters.
- I would prefer to NOT see any major change made to the park. Maintaining an "open" feel is critical to the use of the park. Landscape maintenance could use some attention. The park has always been a great, safe place for individuals and families to utilize. Everything should be done to keep it that way.
- Allow or sell wine at a café.
- Need the legal off leash area. Sprinklers should only be run at night. Less parking areas. Fill the pond more often.
- The park needs to be left alone. No more pavements or buildings. People need open green space. The park needs some on-going supervision for speeders and dogs on leashes and misbehaving children and adults. No food concessions. Keep the pond full.
- Off leash dog park would be great. Please no more development i.e. concrete, asphalt, baseball fields, etc. More drought tolerant grass that is durable.
- I would like to see sand volleyball courts in Sugar House Park.
- Bikes should have a lane for bikes only. Skaters are unsafe for people walking. Please, no off leash dogs.

- The skaters, skateboards, and bikes should have an area away from pedestrians. There should no be off leash dogs.
- I would use the park more w/an off-leash area to recreate with my dogs.
- Please don't let dogs off the leash. Not all people like dogs and there are too many dogs in the city. Please don't let people build in the park - (pools food, dogs, rec, sports). We need trees and open space so much is going away. We need to save what we have. Stop highland from taking over more of parkland. Just keep the park the way it is!
- Please allow an off leash area for dogs. Or make certain days dog friendly off leash.
- The park is great. Enforce speed limits and one way street.
- Please have an off leash area!
- There is plenty of food available on 13th E. 21st So. And Sugar House Business District.
- Would love "off-leash" area - even if small!!
- Please put benches around the pond it's also hard to walk down there with a cane. Children should be supervised better by adults.

COMMENT BOARD: (express your ideas and suggestions below)



Open House # 2
April 7, 2007

Sugar House Park

Open House #1

January 20, 2007

COMMENT BOARD: (express your ideas and suggestions below)

