

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Historic Landmark Commission

FROM: Ana Valdemoros, Associate Planner

DATE: July 23, 2007

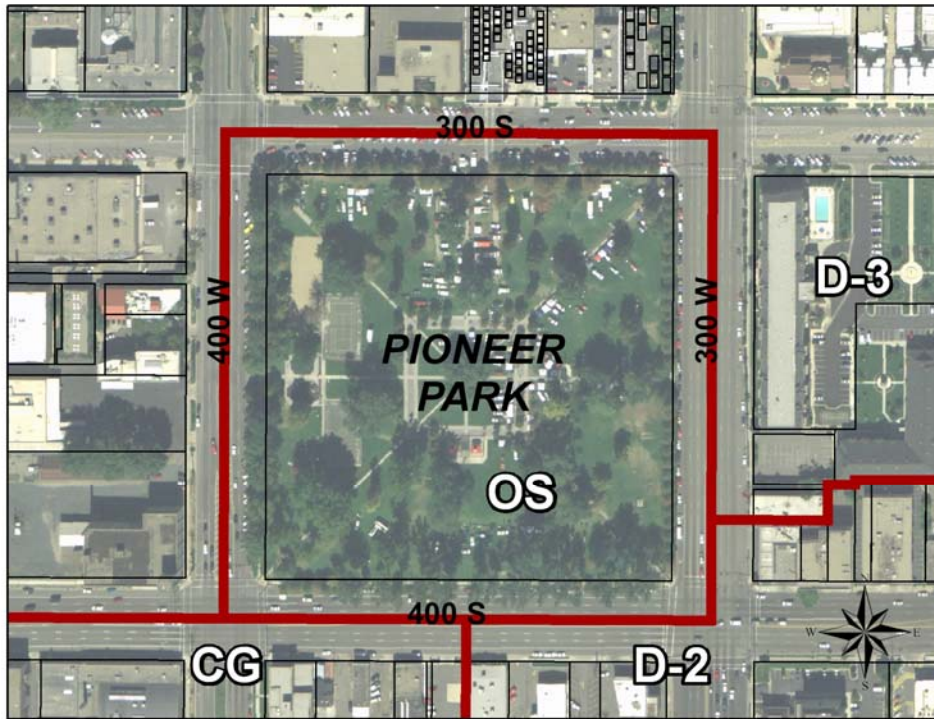
**CC: George Shaw, Planning Director
Cheri Coffey, Deputy Planning Director
Doug Wheelwright, Deputy Planning Director
Joel Paterson, Project Manager**

**SUBJECT: Petition 470-07-27 Pioneer Park Improvements Phase I at approximately
350 South 300 West**

OVERVIEW

Mr. Dell Cook representing the Salt Lake City Department of Public Services has submitted plans for the first phase of a series of improvements planned for Pioneer Park. The proposed improvements include constructing a new sidewalk/ pathway around the inside perimeter of the Park; installing new pavement, bollards and benches on the corners of the Park; developing a new vehicular access off of 400 West; replacing some of the existing trees with new trees, constructing an off-leash dog park area within the Park and replicating and relocating existing street lights. Pioneer Park is designated as a Landmark Site on the Salt Lake City Register of Cultural Resources and the property is zoned Open Space (OS).

A conceptual "Final Use Plan" for Pioneer Park was approved by the Historic Landmark Commission on December 17, 2003 as case number 026-03 (See Exhibit B, Minutes and Staff Report). When the Historic Landmark Commission approved the "Final Use Plan", they requested the opportunity to review each phase of the improvements. This memorandum reviews the proposed improvements and recommends that the Historic Landmark Commission grant approval of Phase I. The Historic Landmark Commission also required that an archeological inventory be prepared for the Pioneer Park. The applicant has submitted a document titled "A Class II Cultural Resource Inventory and Monitoring Plan for the Pioneer Park (Block 48) Improvements, Phase I". This archaeological survey and monitoring plan by SWCA is available to review upon request.



PROPOSAL

The Department of Public Services submitted a “Major Alteration or Minor Construction” application requesting approval of Pioneer Park Improvements Phase I. Pioneer Park is located on the block bounded by 300 South, 300 West and 400 South and 400 West. The proposal calls for constructing a two adjacent pathways around the inside perimeter of the Park. The outer pathway will be constructed of crushed stone paving. The width of this pathway will be ten (10) feet on the east and west ends of the Park, eight (8) feet wide on the south end and eleven (11) feet wide on the north end. With the exception of the north end of the Park, the pathway will be separated from the sidewalk by grass. At the north end of the Park, the pathway will abut the sidewalk. The adjacent inner pathway will be constructed of concrete paving materials and will have a control joint every eight (8) feet. The width of this pathway will be nine (9) feet continuously (See Exhibit D, pages LS 101, 102, 103, 104).

The proposal also calls for the addition of bollards and benches on a concrete pad at each of the four corners of the Park (See Exhibit D LP 505). The south corners will have two benches facing south as well as four lighted bollards aligned in a north/south direction and one lighted bollard placed next to the outer bench (See Exhibit D, pages EP 107). The northwest and northeast corners will have two benches each facing north and three lighted bollards aligned in a north/south direction and one light bollard on the outer side of the bench. The lighted bollards as well as the benches will exclude automobile accessibility to the Park at these locations (See Exhibit D, pages LS 105). Moreover, the western corners of the Park will be improved with ADA accessible ramps and detectable warning tiles to accommodate access for persons with disabilities (See Exhibit D, pages LP 501, 502).

The Phase I improvements include two new vehicular access points off of 400 West Street. The driveways will be approximately twelve (12) feet wide and will run in a west/east direction. The drive approach will be constructed of concrete and the driveway will be constructed of gravel reinforcement materials. The drive extends from the curb to the new crushed stone pathway (See Exhibit D, pages LP 501, 504, LN 002).

Moreover, this proposal recommends the addition of 58 new trees, the transplanted of one (1) and the potential removal of 20 trees. According to the plan, 58 new Cimmaron Ash trees will be planted around the perimeters of the Park in the following locations:

- 8 trees will be planted on the northwest quadrant of the Park.
- A total of 15 trees will be planted on the northeast quadrant, 11 of these will be planted on both sides of the new adjacent pathways.
- 15 trees will be planted on the southwest quadrant of the Park, and most of them will be located along 400 South.
- 20 trees will be added to the southeast quadrant, eleven surrounding the new pathways along 300 South and nine trees along 400 South.
- The transplant tree will be relocated to the northeast quadrant of the Pioneer Park.
- The plan indicates that 6 poplars along 400 South are proposed to be removed because they have proved to be a hazard to the safety of Park visitors due to the current condition and constant removal of dying branches. The remaining 14 trees are left to the discretion of the Salt Lake City Public Services Director Rick Graham that shall decide on the potential of the trees to be pruned instead of removed (See LE 101, 102, 103, 104). The Public Services Department will evaluate 14 other trees to determine if they need to be removed or trimmed.
- Finally, additional groundcovers and perennials like Chinese Silver Grass and Red Switch Grass will be planted throughout the Park as well (See Exhibit D, pages LP 505).

The plan also proposes the construction of an off-leash dog park. This mini-park will be located in the southeast quadrant of Pioneer Park. It will be approximately seventy-three feet (73') wide, and two hundred-seven feet (207') long on the longest side (See Exhibit D, pages LS 104). The surface material will be bark mulch and it will be surrounded by a concrete footing and an ornamental steel fence and solid steel square pickets five inches apart. The fence will be four feet (4') tall. Two pedestrian swing gates will be located on the southeast corner and two dog water fountains will be placed along the east side of the dog Park. A vehicular roller gate will be located at the north end of the mini-Park (See Exhibit D, pages LM 104).

Finally, twenty nine new pedestrian lights will be located along the new (See Exhibit D, pages LS 104). The design of these light poles will be similar to the current street light poles (See Exhibit D, pages EP 107). The street light poles have a classic tapered and fluted base design and shaft that replicates the early 20th Century design.

STAFF RECOMMENDATION

Staff has reviewed the plans submitted by the Department of Public Services and finds that the proposed Phase I improvement plans are consistent with the "Final Use Plan" approved by the Historic Landmark Commission on December 17, 2003. Therefore, staff recommends approval of this project with the following conditions:

- 1) This approval is for design only and any major deviation from the proposed plan shall return to Historic Landmark Commission for review and approval.
- 2) This approval is for Pioneer Park Improvements Phase I only, other phases shall be reviewed by the Historic Landmark Commission for review and approval.

- 3) If the Historic Landmarks Commission determines that other design features are required, staff recommends that the Commission include those features as conditions of approval.
- 4) Construction may begin with the supervision and conditions approved by the attached Environmental Clearance Review, including the archaeological survey and monitoring plan by SWCA. (See Exhibit A, Application Materials)

Ana F. Valdemoros,
Associate Planner

Attachments: Exhibit A: Application Materials
Exhibit B: Minutes and Staff Report
Exhibit C: Plans