



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Robin Zeigler, Senior Planner

Date: July 1, 2009

Re: PLNHLC2009-00152, Reservoir Park

The Salt Lake City Historic Landmark Commission originally heard case number PLNHLC2009-00152 for partial demolition of the reservoir at Reservoir Park on May 6, 2009 and made a decision to approve the request with conditions. Demolition of the reservoir was approved; however, Public Utilities must return to the commission with a final design before bringing in fill and landscaping. In addition, all trees should be preserved unless otherwise recommended by the Urban Forester, there should be features to tie the park into one unit, and the design should involve the Police Department and Urban Forester.

Attached is the final landscape plan as required in the May approval.

The University Neighborhood Council requested that the memo submitted at the beginning of the May meeting be resubmitted along with a two-page executive summary. These comments are attached also. An additional comment was received via email on May 18th from Laith Shedadeh, which reads:

Hi my name is laith and I love to skate. I think it would be awesome to build a skate park over the reservoir and I would really appreciate it if you could. It would be much better then just regular skating at the avenues. Thanks a lot for the consideration.

The policy of the design guidelines in terms of site features is that “historic landscape features that survive should be preserved when feasible. In addition, new landscape features should be compatible with the historic context.” Specifically:

- 1.8 Preserve the historic grading design of the site. Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.
- 1.9 Preserve historically significant planting designs. For example if a row of street trees is an established historic feature, this should be preserved. Existing trees in such a setting that are in good condition should be maintained. If removal of a tree is necessary, replacing with a species that is similar in character to that used historically should be considered. Retaining historic planting beds, landscape features and walkways also is encouraged.

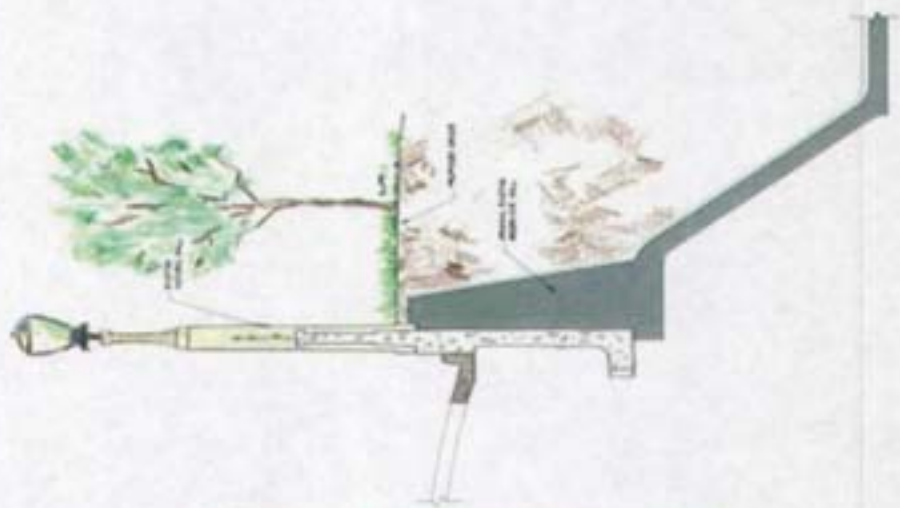
The site does not have existing historic landscaping and the majority of existing plant life is proposed to remain. The grading will only change slightly.

Since the project has been approved and the landscape plan meets the design guidelines, staff recommends issuance of a Certificate of Appropriateness for the complete project.

ATTACHMENTS:

Landscape Plan
University Neighborhood comments

Reservoir Park 1300 East & 100 South



Salt Lake City Department of Public Utilities
"Serving Our Community, Protecting Our Environment"
June 17, 2009

SALT LAKE CITY CORPORATION

PUBLIC UTILITIES DEPARTMENT



DESIGNED BY
FORSGREN
 370 EAST 500 SOUTH #200
 SALT LAKE CITY, UTAH 84111



MAP OF
 SALT LAKE CITY
 VICINITY MAP

RALPH BECKER - MAYOR

ON BEHALF OF:
 CHELSEA J. CHRISTENSEN
 VAN SIKS
 K. LEE JOHNSON
 LAKE COUNTY
 ALL HONORABLE LINE
 J.T. WATTS
 SHERI G. SIMONSON

JERRY L. BEUMER, P.E.
REGISTERED PROFESSIONAL ENGINEER

CHARLES W. COLL JR., P.E.
REGISTERED PROFESSIONAL ENGINEER

CONSTRUCTION PLANS FOR:

**1300 EAST
 RESERVOIR DEMOLITION
 JOB NO. 5090041**

INDEX OF DRAWINGS

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<p>SALT LAKE CITY CORPORATION DEPARTMENT of PUBLIC UTILITIES 370 EAST 500 SOUTH SALT LAKE CITY, UTAH 84111</p>	<p>APPENDICES</p>	<p>COVER SHEET 1300 EAST 100 SOUTH</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>5090041</p>
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<p>DESIGNED BY FORSGREN 370 EAST 500 SOUTH #200 SALT LAKE CITY, UTAH 84111</p>	<p>DATE: 10/15/2011 TIME: 10:00 AM BY: JLB CHECKED BY: JLB</p>	<p>PROJECT NO.: 5090041</p>	<p>SCALE: AS SHOWN</p>	<p>DATE: 10/15/2011</p>						

LEGEND

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CONCRETE CURB	---	---	FINISH PAVE	○	○
STREET BOUNDARY LINE	○	○	TELEPHONE BOX	○	○
WIRE FENCE	---	---	SMARTWAY SIGN MARKING	○	○
CHAIN LINK FENCE	---	---	STRAIN SIGN MARKING	○	○
CONCRETE CURB	---	---	CONCRETE TIE	○	○
SPOT ELEVATION	---	---	WEL/PINBAR	○	○
ROAD SLUPTS	---	---	CONTROL POINT	○	○
STORM DRAIN LINE	---	---			
WATER LINE	---	---			
GAS LINE	---	---			
TELEPHONE CABLE	---	---			
ELECTRIC CABLE	---	---			
SMARTWAY SIGN MARKING	---	---			
IRIGATION LINE	---	---			
ECONOMY WATER	---	---			
ASPHALT PAVING	---	---			
FIRE HYDRANT	---	---			
VALVE, WATER OR GAS	---	---			
WATER METER	---	---			
CATCH BASIN	---	---			
CLEAN OUT BOX	---	---			
POLE & CROSS	---	---			
STREET LIGHT	---	---			
STRUCTURE	---	---			
CURB & GUTTER	---	---			
SEWER	---	---			

SECTION USE	EXISTING	PROPOSED
CONCRETE	---	---
ASPHALT PAVEMENT	---	---
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UNDISTURBED SOIL	---	---
SP. DAY/NUMBER MARK	---	---
IMPROVED BASE COURSE	---	---
STRUCTURAL FILL	---	---

GENERAL NOTES

- PROJECT CONSTRUCTION WILL USE OPEN CHANNELS INTERSECTIONS AND ADJACENT UTILITY PROVISIONS LISTED IN THE RECORDS AND SHALL SHOW IN PLAN SET.
- CONTRACTOR TO VERIFY THE FOLLOWING IS CORRECT PRIOR TO CONSTRUCTION:
 - THE 30' WIDE CITY DEPARTMENT OF PUBLIC UTILITIES # 801-483-8794 TO REVEAL AND REPAIR ANY DAMAGE TO THE UTILITY.
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 - THE 30' WIDE CITY DEPARTMENT OF PUBLIC UTILITIES # 801-483-8794 TO REVEAL AND REPAIR ANY DAMAGE TO THE UTILITY.
- NO CHANGE IN STAKE LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE 30' WIDE CITY DEPARTMENT OF PUBLIC UTILITIES (DPU).
- ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING AND PROPOSED LOCATIONS AND GRADES LISTED IN THE RECORDS AND NOTING ANY DISCREPANCIES AND FOR OBTAINING ALL PERMITS THAT OCCUR TO THE PROJECT DURING CONSTRUCTION.
- AS ALL 30' WIDE CITY DEPARTMENT OF PUBLIC UTILITIES (DPU) TRENCHES AND MARKERS WILL BE PROTECTED AND LEFT IN PLACE UNTIL THE MEASUREMENTS ARE COMPLETED.
- CONTRACTOR WILL OBTAIN A CONSTRUCTION STOPPAGE IN ACCORDANCE WITH CITY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONTROL, ACCORDING TO THE RECORDS AND AS SHOWN ON THE RECORDS AND SUBJECT TO PRESENT SIGNING, MARKING AND SIGNAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SETTING OF THE MARKERS TO EXISTING STAKE LOCATIONS.
- CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT.
- TRAFFIC CONTROL TO CONFORM TO THE CURRENT CITY TRAFFIC MARKING MANUAL.
- CONTRACTOR WILL VERIFY BEFORE ANY WORK BEGINS IN THE FIELD BY THE FIELD A MINIMUM OF 100' FROM THE END OF THE PROJECT CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SETTING OF THE MARKERS TO EXISTING STAKE LOCATIONS AND NOTING ANY DISCREPANCIES AND FOR OBTAINING ALL PERMITS THAT OCCUR TO THE PROJECT DURING CONSTRUCTION.
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 1300 EAST RESERVOIR
 SALT LAKE CITY, UT 84143

NO. 200
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 CHECKED BY
 DATE
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**1300 EAST RESERVOIR
 GENERAL NOTES**

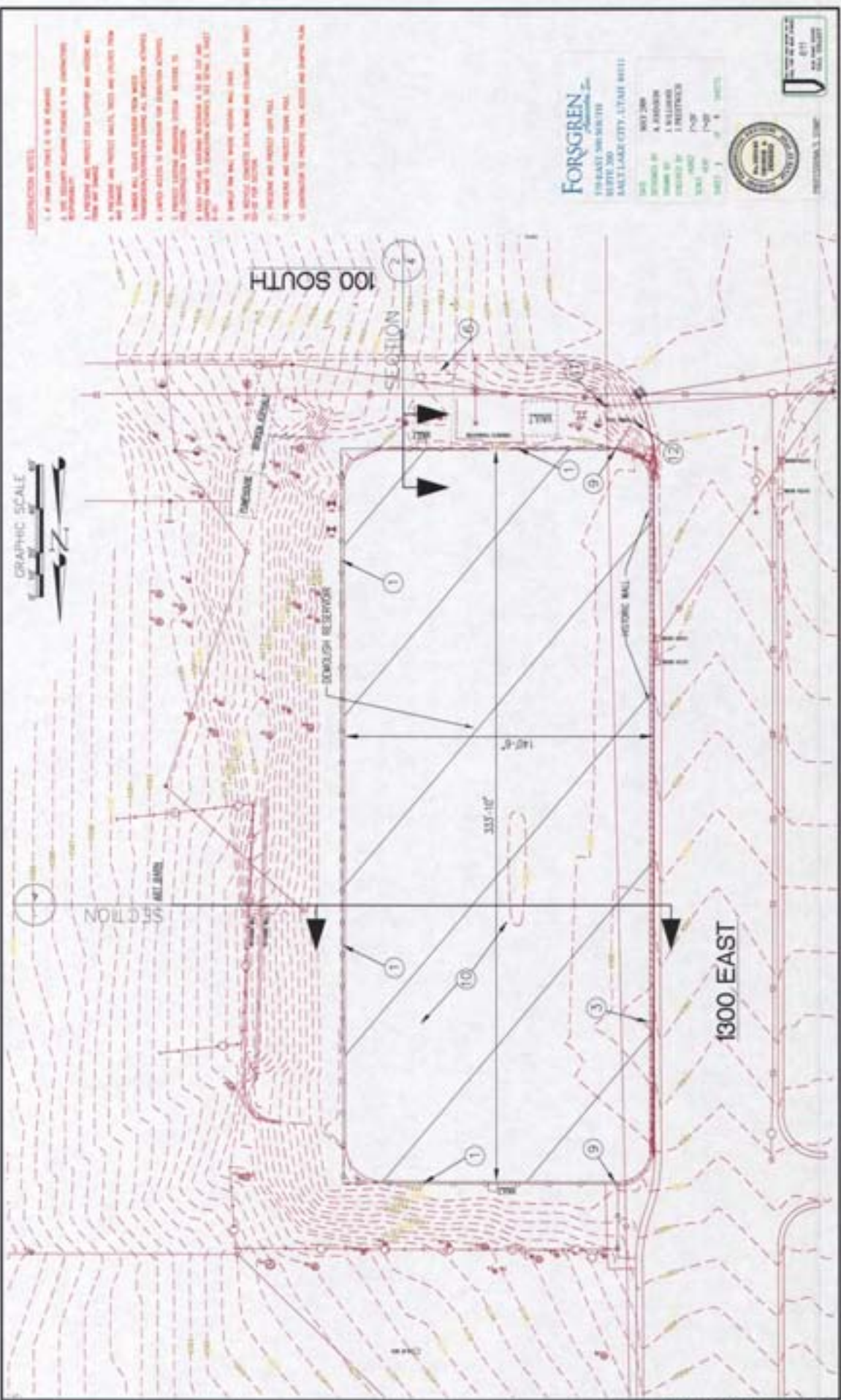
REVISIONS

NO.	DATE	DESCRIPTION

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 1300 EAST RESERVOIR

SALT LAKE CITY CORPORATION
 DEPARTMENT OF PUBLIC UTILITIES
 1300 EAST RESERVOIR





- CONSTRUCTION NOTES**
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 2. ALL DIMENSIONS INDICATED HEREIN ARE THE UNDIMENSIONED DIMENSIONS.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. EXISTING AND PROPOSED WALLS, TRENCHES AND OTHERS SHALL BE SHOWN AS DASHED LINES.
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FORGREN
 ENGINEERS ARCHITECTS
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 EAST LAKE CITY, UTAH 84111

DATE: 05/20/2009
 DRAWN BY: A. HARRISON
 CHECKED BY: J. HARRISON
 SCALE: AS SHOWN
 SHEET NO. 1001

Professional Engineer
 License No. 24567
 State of Utah

PROJECT NO. 09-0041
 SHEET NO. 1001

**1300 EAST RESERVOIR
 SITE DEMOLITION PLAN**

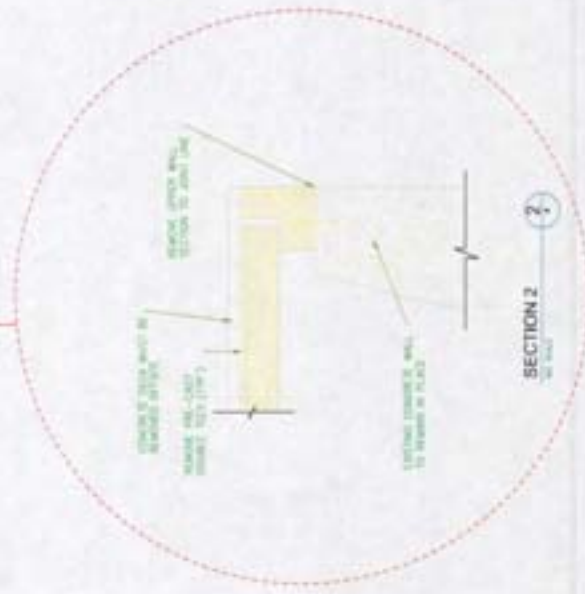
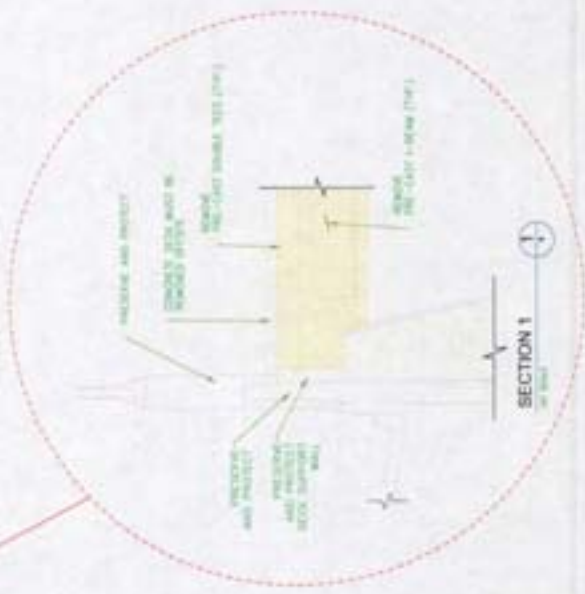
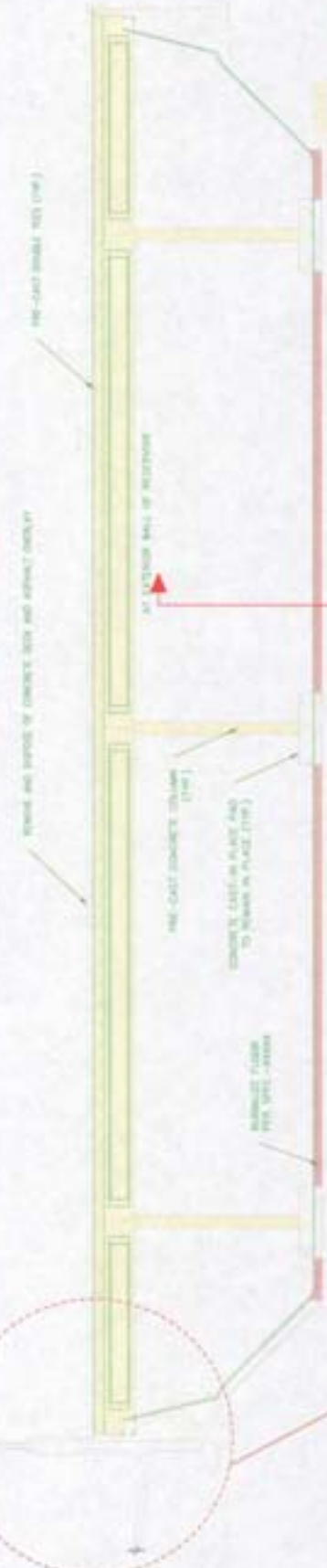
SALT LAKE CITY CORPORATION
 DEPARTMENT of PUBLIC UTILITIES
 500 WEST 200 SOUTH

REVISIONS

NO.	DATE	DESCRIPTION

5090041
 1001

SECTION THRU RESERVOIR
SCALE: 1/8" = 1'-0"



FORSGREN
INCORPORATED
110 EAST WASHINGTON
SALT LAKE CITY, UTAH 84101
OFFICE: 801.467.2900
DESIGNED BY: J. WILLIAMS
DRAWN BY: J. WILLIAMS
CHECKED BY: J. WILLIAMS
DATE: 08/14/08
SHEET: 4 OF 8 (10/11)



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1300 EAST RESERVOIR
RESERVOIR SECTION AND DETAIL

SALT LAKE CITY CORPORATION
DEPARTMENT OF PUBLIC UTILITIES
100 SOUTH WEST TEMPE
SALT LAKE CITY, UTAH 84101



EROSION CONTROL MEASURES:

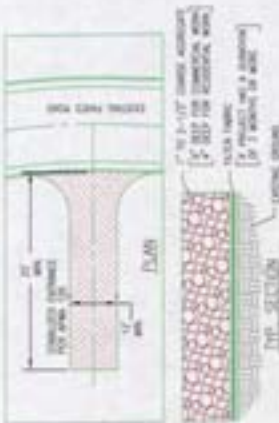
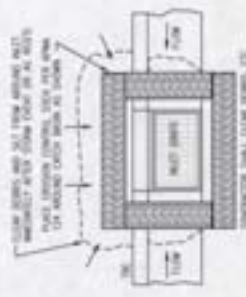
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STABILIZED CONSTRUCTION ENTRANCE:

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FORGREN
ENVIRONMENTAL & LANDSCAPE ARCHITECTS, INC.
1000 EAST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202
TEL: 303.733.8888
WWW.FORGREN.COM

PROFESSIONAL ENGINEER
ANDREW J. FORGREN
NO. 011873
STATE OF COLORADO



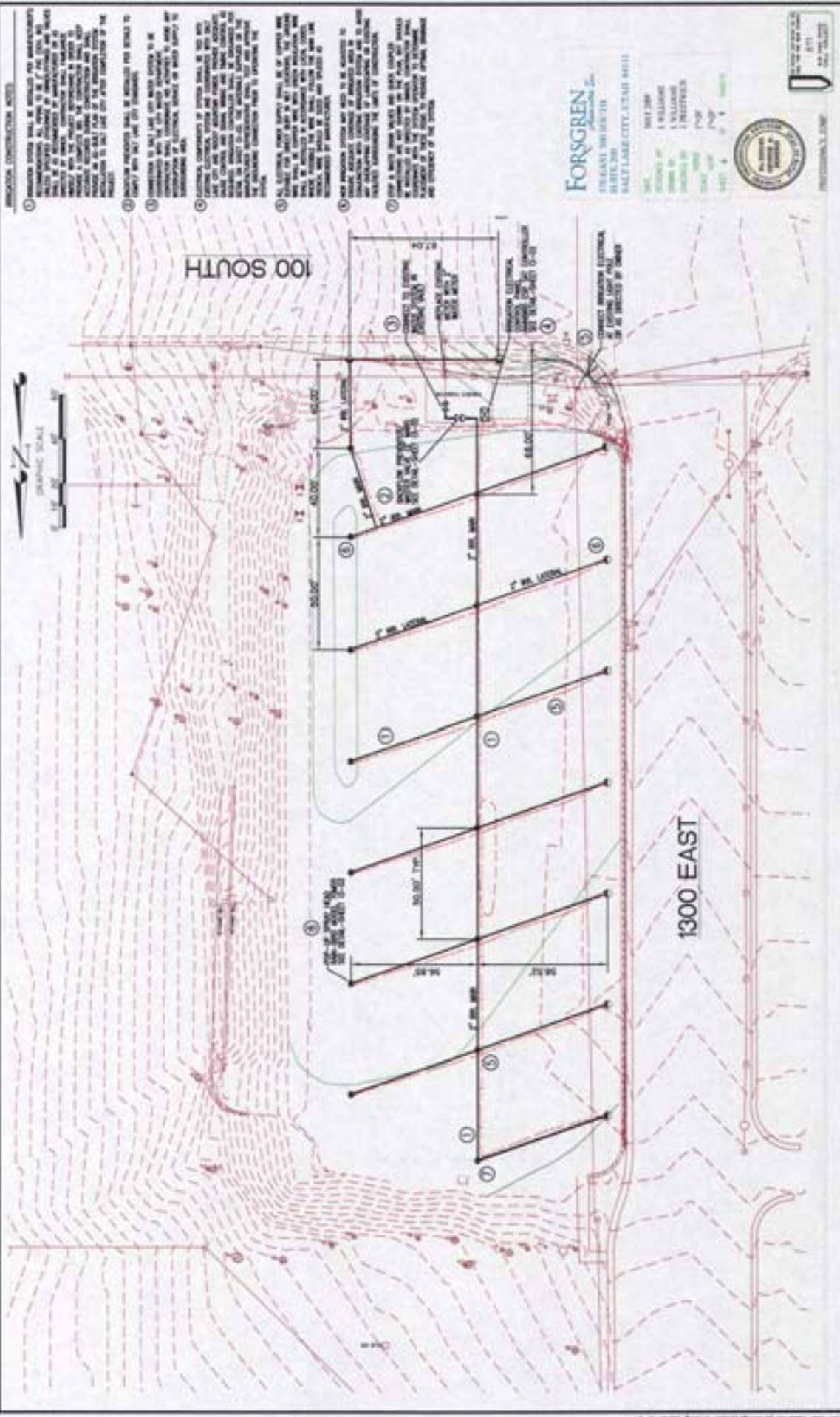
1300 EAST RESERVOIR SITE GRADING PLAN

SALT LAKE CITY CORPORATION
DEPARTMENT OF PUBLIC UTILITIES
SALT LAKE CITY, UTAH 84143

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO. 10000041
OF 10



- IRRIGATION CONSTRUCTION NOTES**
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FORSGREN
 ENGINEERS ARCHITECTS
 340 EAST 200 SOUTH
 SALT LAKE CITY, UTAH 84111

DATE: 08/14/18
 PROJECT: 1300 EAST RESERVOIR
 SHEET: 1300 EAST RESERVOIR SITE IRRIGATION PLAN
 SCALE: AS SHOWN

DESIGNED BY: J. W. FORSGREN
 CHECKED BY: J. W. FORSGREN
 DATE: 08/14/18

REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH
 LICENSE NO. 48111

PROFESSIONAL SEAL

REVISIONS

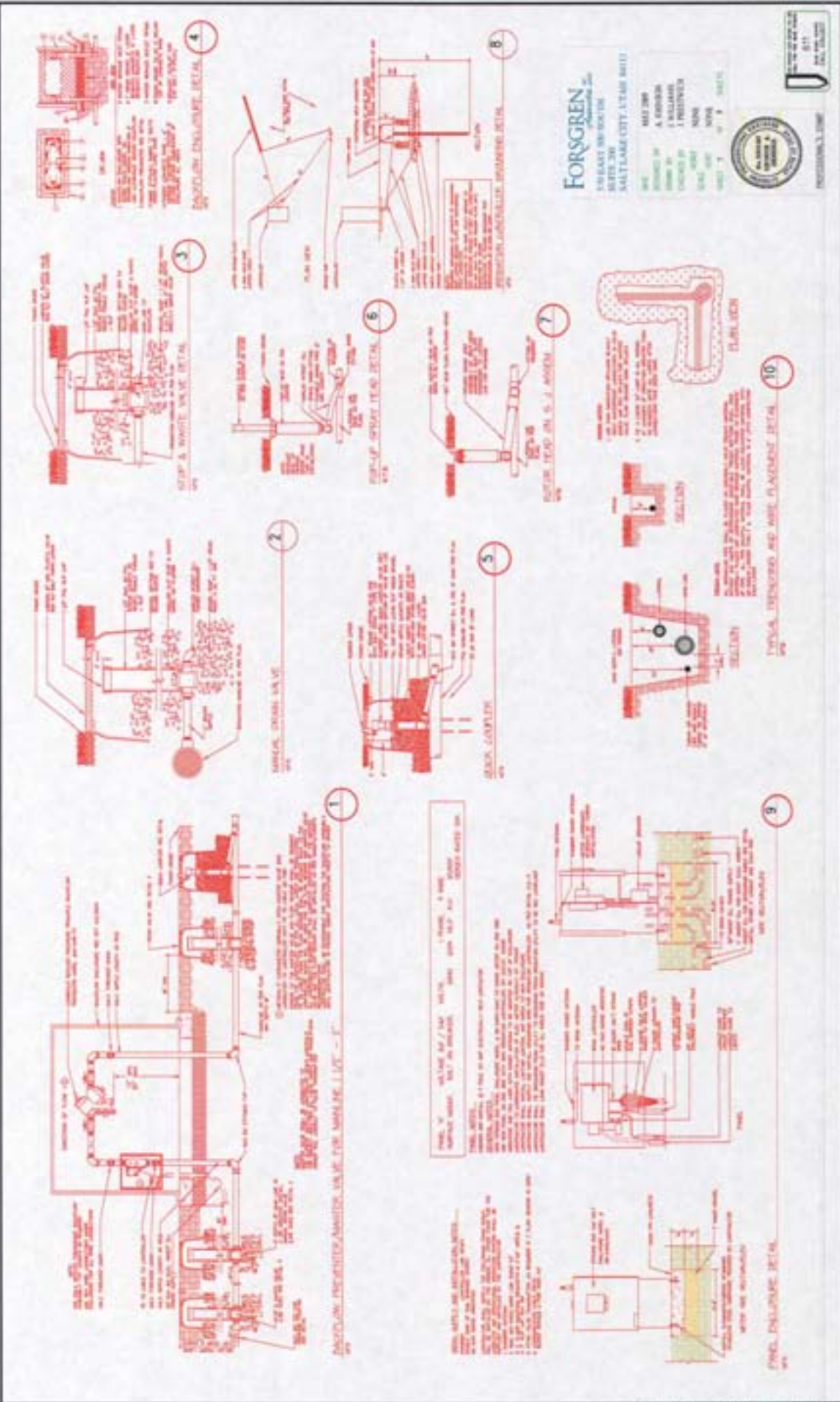
NO.	DATE	DESCRIPTION

1300 EAST RESERVOIR
 SITE IRRIGATION PLAN

SALT LAKE CITY CORPORATION
 DEPARTMENT OF PUBLIC UTILITIES
 100 WEST 100 SOUTH
 SALT LAKE CITY, UTAH 84111

50900041





FORSGREN
 ENGINEERS ARCHITECTS
 1300 EAST 1000 SOUTH
 SALT LAKE CITY, UT 84143 801.467.1111

NO. 1000000000
 A. EDWARDS
 1. HARRIS
 1. PROSSER
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PROFESSIONAL SEAL

REVISIONS

NO.	DATE	DESCRIPTION

**1300 EAST RESERVOIR
 IRRIGATION SYSTEM DETAILS**

SALT LAKE CITY COMMISSION
 DEPARTMENT OF PUBLIC UTILITIES
 100 SOUTH WEST 200 EAST
 SALT LAKE CITY, UTAH 84143

50000041

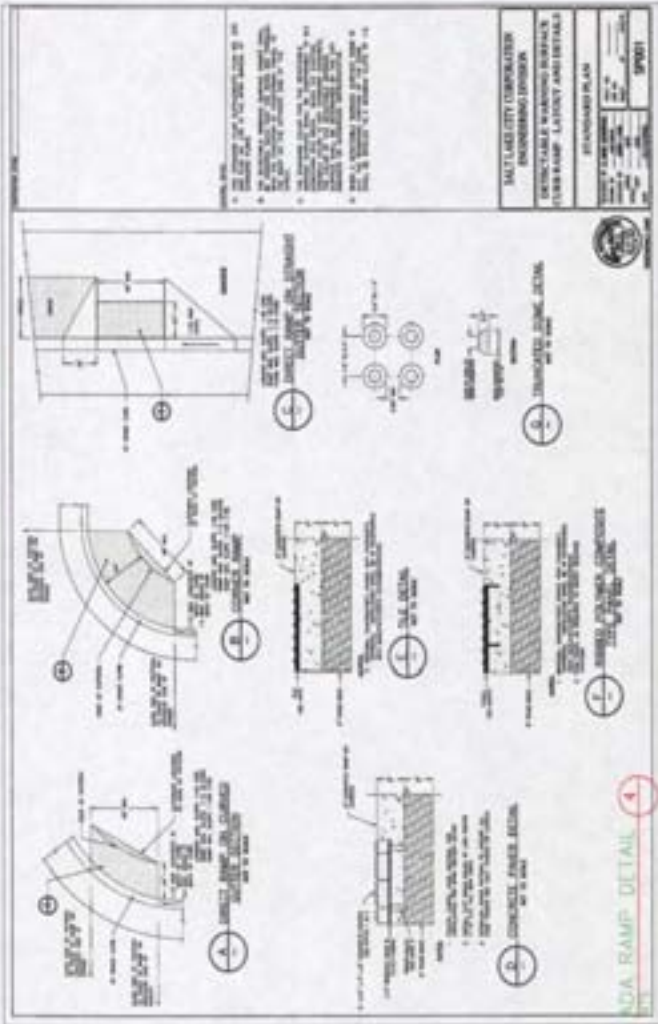
DETAIL PROVIDED BY
SALT LAKE CITY



CUT AND CAP PIPELINE

FILL DETAIL AT RESERVOIR WALL

DOMEL DETAIL AT DECK SUPPORT WALL



FORSYTH
130 EAST 400 SOUTH
SALT LAKE CITY, UT 84143

DATE: 08/11/2014
DRAWN BY: J. WILLIAMS
CHECKED BY: J. HENDERSON
SCALE: AS SHOWN
SHEET: 1 OF 1

1300 EAST RESERVOIR
MISCELLANEOUS DETAILS

REVISED PER: 08/11/2014
BY: J. HENDERSON

1300 EAST RESERVOIR
MISCELLANEOUS DETAILS

1300 EAST RESERVOIR
MISCELLANEOUS DETAILS

SALT LAKE CITY CORPORATION
DEPARTMENT OF PUBLIC UTILITIES
1300 EAST 400 SOUTH
SALT LAKE CITY, UT 84143



REVISIONS

NO.	DESCRIPTION	DATE

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Reservoir Park - Executive Summary

While the case before the HLC is for the consideration of Reservoir Park, it begins to develop HLC policy of how historic landscapes, gardens, parks, islands, and plant material may be approached.

Reservoir Park is a neighborhood park in the University Neighborhood Council area and abutting the Greater Avenues Community Council.

It is in two city historic districts and faces a third and as such the purview for development and preservation in the park lies with the HLC.

The park as a whole, not just the reservoir, is contributory and significant as a historic resource due to its sustainable development pattern and function, architecture, history and design as a park to name but a few.

There are many defining features that make the park contributory and significant. The list of significant features may include the Art Barn, the trees and Hawthorn tree border, the old tennis courts, the reservoir, the open space, plant material, the sustainable development pattern that uses underground to provide a city utility and establish a park above ground, etc. All significant elements need to be determined so that by preserving one feature unintended consequences are not inflicted on another feature.

An umbrella treatment approach for the park needs to be defined and selected by the HLC to provide the guiding principles for work and development in the park in order to preserve the park and its significant elements. "The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes" recommends four potential treatments approaches that are:

1. **Preservation** standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time.
2. **Rehabilitation** standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.
3. **Restoration** standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.
4. **Reconstruction** standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

Once the best treatment approach has been selected, the appropriate planning effort can take place. Given that this is a neighborhood park, the planning effort needed may be far less expensive and time consuming than a full master plan. Other options might include a restoration plan or a small area plan depending on the HLC's determination.

To further landscape policy development, HLC may want to consider directing staff to include a recommended treatment approach for historic landscapes for all applications that come to the HLC, as appropriate.

UNC has completed a neighborhood survey regarding park use and development interests by adjoining neighbors. The results are attached.

May 5, 2009

Historic Landmark Commission

Salt Lake City Corporation

451 South State Street

Salt Lake City, Utah

Regarding: **Reservoir Park**
Neighborhood Historical Park

Dear Honorable Commission;

Reservoir Park (which to us includes the entire site; the reservoir, the tennis courts, the streetscape, the trees, the Art Barn, the open space, etc.) offers a defining and significant historical contribution not only to the University Historic District but also the South Temple Historic District and the Avenues Historic District.

Like historic buildings and structures, this special place in history and time (including the open air tennis courts above the reservoir, the rich pink border of Paul Scarlett Hawthorns, the lush green open space, the creative resources of the Art Barn) all reveal aspects of Salt Lake City's origin and development through form and features and in the way the park has been utilized. Today best practices in energy and sustainability planning around the globe place utilities underground with the space above is used for enhancing the public experience.

Like Anaheim today with a substation below ground and a park above, Salt Lake City in its early planning years, was ahead of its time in smart land use choices by placing this utility underground while providing a park and tennis courts above.

Like any other historical property, **Salt Lake City's historic parks are subject to serious loss and change through inappropriate uses, insensitive development, vandalism, and natural forces. Such loss of historical fabric and character is just as often caused by the cumulative effect of a series of smaller sequential actions.**

To emphasize the need for preserving landscapes and parks, in 1992, the Secretary of the Interior's guidelines for preservation was modified to include these important resources. At the same time they also issued **"The Guidelines for the Treatment of Cultural Landscapes"**.

Secretary of the Interior's Standards for Rehabilitation (1990 edition) **Identifying, retaining and preserving buildings and streetscape and landscape features which are important in defining the overall character of the district or neighborhood.** Such features can include streets, alleys, paving, walkways, streetlights, signs, benches, parks and gardens and trees. Protecting and maintaining the historic masonry, wood, and architectural metals which comprise buildings and streetscape features

University Neighborhood Council

through appropriate.....and **protecting and maintaining landscape features, including plant material.**"

Until such time as Salt Lake City has the time and resources to more specifically inventory, define and amend the historic guidelines to add serious protection to historic landscape, plant materials, islands and historic parks, this portion of our heritage counts on your guidance and protection.

H Historic Preservation Overlay District: A geographically or thematically definable area which contains **buildings, structures, sites, objects, landscape features**, archeological sites and works of art, **or a combination thereof**, that contributes to the historic preservation goals of Salt Lake City.

UNC Recommendations and survey results for your consideration:

- Support and uphold the finding that **the entire park is the historic site(including the landscape features)** rather than just considering a component in isolation, such as the reservoir as the only defining feature or structure.
- Support the parks border feature of Paul Scarlett Hawthorn trees. This includes replacement (where disrupted), protection and a maintenance plan. Consider this feature along 13th East.
- Support this historic resource by **staying involved** and asking that any changes to the plan, progress on the project or any future projects be under the guidance of the HLC.
- The UNC and the GACC have formed a special task force concerning this park and its development. UNC conducted a UNC area survey to understand the hoped for use above the current reservoir. This survey (attached) was conducted in person by UNC block captains, 4 blocks surrounding this neighborhood park. The main findings of the survey were:

Reservoir Park's day to day use is from the immediate neighborhood.

Reservoir Park, as a whole, holds historical significance and special reference (beyond just a park) to those surveyed.

Preferred consideration for the ground space (above the reservoir) is:

1. Green/open space ("a continuation of what is there now") combined with some groves of trees, benches and a wandering pathway.
2. Tennis courts
3. Restoration and continuation of the tree border.
4. Restoration and protection of the wall and lighting
5. Support towards narrowing 13th to provide for a pedestrian sidewalk and a bike lane.

- We support **HLC's over site** of the park and in the consideration and use of **the four treatments options** recommended in "The Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes" in considering this and all alterations to Reservoir Park.

Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time.

Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.

Restoration standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.

Reconstruction standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

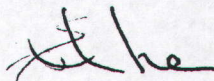
(Please note: Most all of those surveyed supported the need for a skating park somewhere in this quadrant of the city, but only 3 of 116 supported this location. UNC supports our local business interest of this type of development somewhere in the general area but not at this location. Several alternative options were suggested.)

The Larger Issue

This application is a specific example of a broader issue that needs to be addressed by the commission. The ordinance currently does not yet provide specific and detailed guidance for historic parks, islands, plant material, landscape and gardens associated with all historic applications. Almost every historical property has a landscape component. Until such time as new definitions and guidelines can be developed, we encourage the commission and staff to include consideration of these important features in your analysis and findings for all applications.

As always, we appreciate the excellent work and service you provide to our City.

Warmest regards,



Esther E. Hunter
Chair, University Neighborhood Council
(UNC Board Approval May 4, 2009)

Reservoir Park Restoration Plan

Phase 1 (July, 2009) - Demolition

Phase 2 (August-October, 2009) - Import Fill

Phase 3 (October-November, 2009) - Restoration Plan

Phase 4 (Future) - Master Plan

Phase 3 - Restoration Plan – UNC Neighborhood Survey - (230/116)

1. Please list how often you go to Reservoir Park.
Average 2-3 times per week including pass through.
2. Please list what types of things you like to do while in the park.
Walk, children's play ground, tennis when nets are up, Frisbee, baseball, art, sit/rest/relax, walk my dog, Art Barn/classes, photography.
3. What would you like to see developed in the reservoir space?
Leave as Open (green) Space, groves of trees, benches, tennis courts, underground art museum with park on top, quiet sanctuary in the city, art space, skate park, not programmed-not so much cement.
4. Please tell us your favorite memory about this park.
Marriage (4), tennis match, discovered my creativity, softball tournaments,
5. Please rank the following potential uses for the reservoir space?
(Distribution to 4 blocks in UNC that surround the park, and UNC general meeting. Distribution to full neighborhood council pending date for design workshop.)

 __3__ Skate Park
 __48__ Green space
 __17__ Groves of trees
 __5__ Dog Park
 __19__ Tennis Courts
 __2__ Parking
 __5__ Sculptor Garden
 __13__ Art Park
 __4__ Other, please explain
(Drinking fountains, community garden, demonstration garden, art museum and shop)
6. Please tell us anything else we should know.
**Benches
Hawthorne Trees
Meandering paths
Add seclusion
Worried about graffiti, and construction process
Save existing trees in the center, utilize permeable concrete (where possible) or other sustainable practices.**