



Staff Report

PLANNING DIVISION

DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Katia Pace, 801 535-6354 or katia.pace@slcgov.com

Date: February 1, 2018

Re: **Pioneer Park Alterations**
Major Alteration – PLNHLC2017-01070
Approximately 350 South 300 West

MAJOR ALTERATION

PROPERTY ADDRESS: approximately 350 South 300 West

PARCEL ID: 15-01-328-001

SALT LAKE CITY LANDMARK SITE

ZONING DISTRICT: OS (Open Space) Zoning District, Historic Preservation Overlay

MASTER PLAN: Downtown Master Plan, Central City Community Master Plan, and Community Preservation Plan

REQUEST: The Salt Lake City Parks and Public Lands Program is requesting changes to Pioneer Park by proposing new amenities and recreation features and removing existing features that present security challenges. The proposal would create a central multi-purpose field with lighting to be framed with a new pedestrian path aligned with trees and to remove the existing restrooms, paving and trees in the center of the park. Pioneer Park is listed on the National Register of Historic Places (NHRP) and is also a Salt Lake City Landmark Site. The site is in the OS (Open Space) zoning district

RECOMMENDATION: Based on the analysis and findings listed in this staff report and the proposal presented, I recommend that the Commission approve this application for a Certificate of Appropriateness for a Major Alteration, to create a central multi-purpose field with lighting and a new pedestrian path aligned with trees subject to the following condition:

1. That any revisions are delegated to staff for subsequent review and approval.

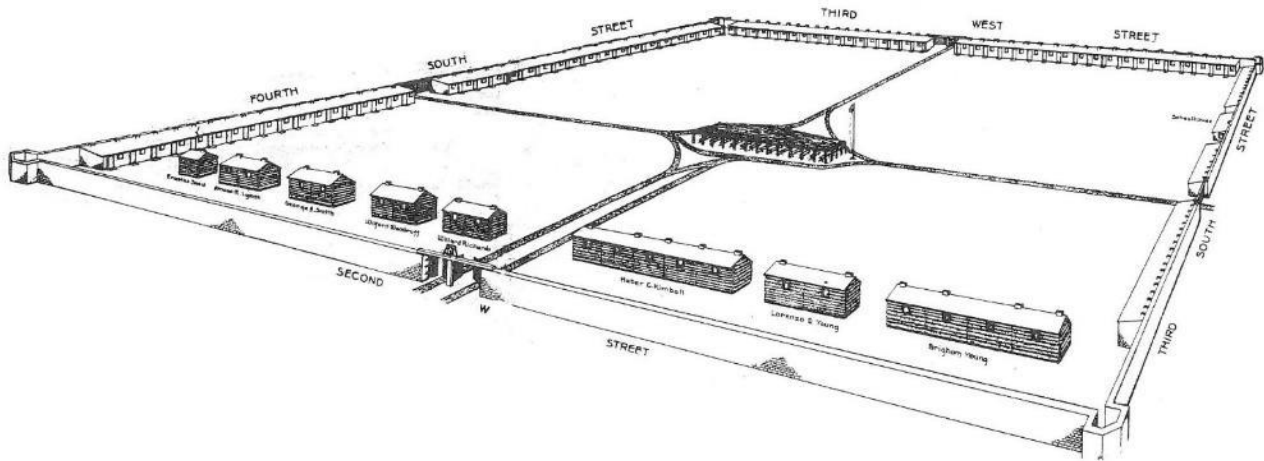
ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Development Plan Set and Memo](#)
- C. [History](#)
- D. [OS Zoning Ordinance Standards](#)
- E. [Standards for Altering a Landmark Site](#)
- F. [Public Process and Comments](#)

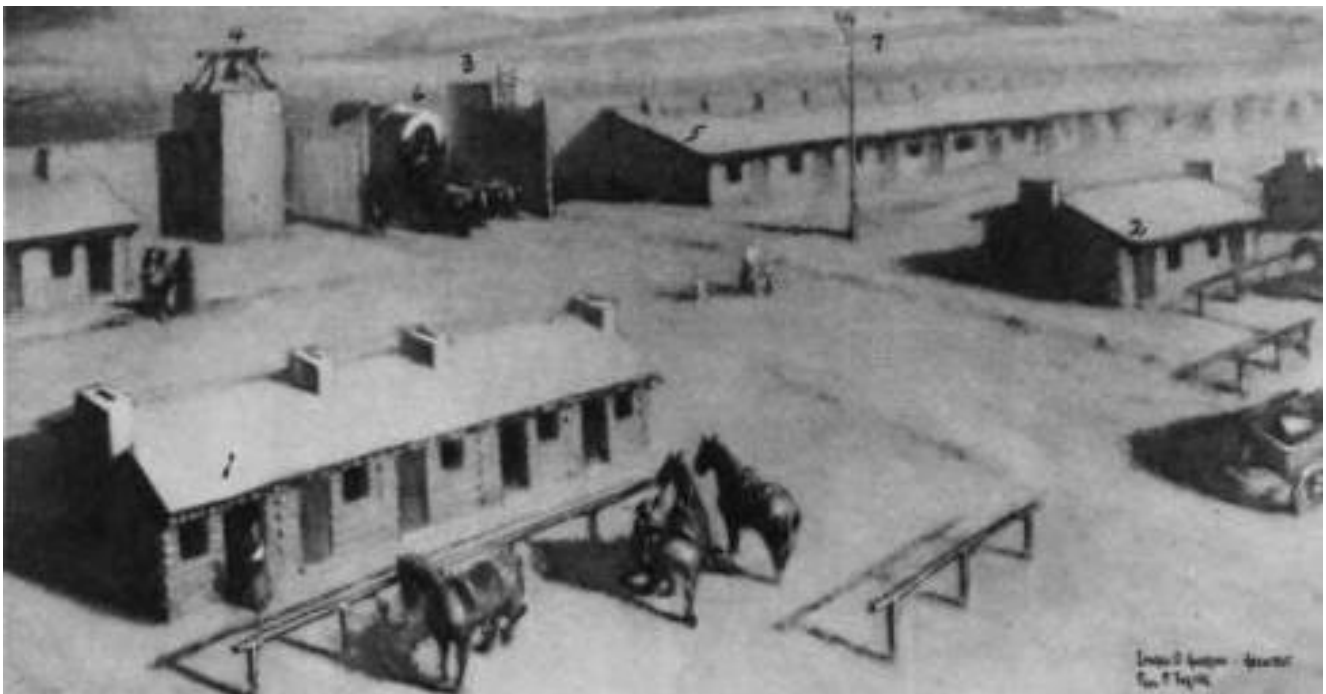
BACKGROUND:

Pioneer Park started as a fort for the Mormon pioneers settling the West. It started a week after the pioneers got to the valley in July 1847. The pioneers would live inside the fort until they could build permanent structures on their city lots. The log houses built in the fort were 8 to 9 feet high, 16 feet long and 14 feet wide. The fort was surrounded by an adobe wall and ultimately 450 log cabins were built.

The fort was a center of city activity. The first school, first election, first government, the first division of the city into its ecclesiastical wards, etc. The fort later became a campground for newly arrived immigrants. After 1890 it was used as a playground, and on July 24, 1898, the location was dedicated as Pioneer Park.



A sketch showing layout of the "Old Fort"



East side of the old fort in Pioneer Park Square
Digital Image © 2008 Utah State Historical Society

Historic Significance:

The Old Pioneer Fort Site was listed on the National Register of Historic Places (NRHP) in 1974, and became a Salt Lake City Landmark Site in 1976. The NRHP listing recognizes the site as significant for colonization and religious history. Pioneer Park is also significant as one of city's early parks and for its association with the "City Beautiful" movement.

Periods of Significance:

- 1847 - Established as the Old Pioneer Fort Site.
- 1849 - Mormon settlers had relocated outside of the fort.
- 1851 - The abandoned fort was demolished.
- 1898 - Block was officially dedicated as Pioneer Park.
- 1910s - Improvements implemented according to City Beautiful influences.
- 1950s - A baseball field replaced the central plaza.
- 1980s - Park was reconfigured to include a central plaza, restrooms were added in the center and new paving was placed around an existing flagpole. On the western edge of the park, a playground, volleyball, basketball, and tennis courts were added.
- 2000s - Improvements were made including entry plazas at all four corners, a rollerblading path around the perimeter, crushed stone pathways on the inside of the perimeter walkways, a rectangular dog park in the southeastern portion of the park, the removal and transplanting of trees, and upgrading the electrical and irrigation systems.

Character of the Park:

There are no physical remnants of the Old Pioneer Fort left. The central layout of the park has changed over the years and does not retain historic significance. The aerial photographs below show the evolution of the park layout over the years.

The most significant feature of the park is the characteristic open space. Flat terrain has characterized the park site from the earliest record of uses, including its time as the Old Pioneer Fort Site and through its entire time as a public park. The trees, particularly those planted around the perimeter, are one of the oldest and most significant elements of the park. However, the trees on the center of the park were planted in the 1980s and do not have historic significance. The concrete pathways in the park reflect some of earliest conceptual designs, the park has been bordered by a perimeter path for most of its existence.



Photo of Pioneer Park taken in 1937



Photo of Pioneer Park taken in 1958. The park contained a baseball field in the center of the Park with a pavilion on the south side of the field. Pedestrian paths were primarily located on the perimeter of the park.

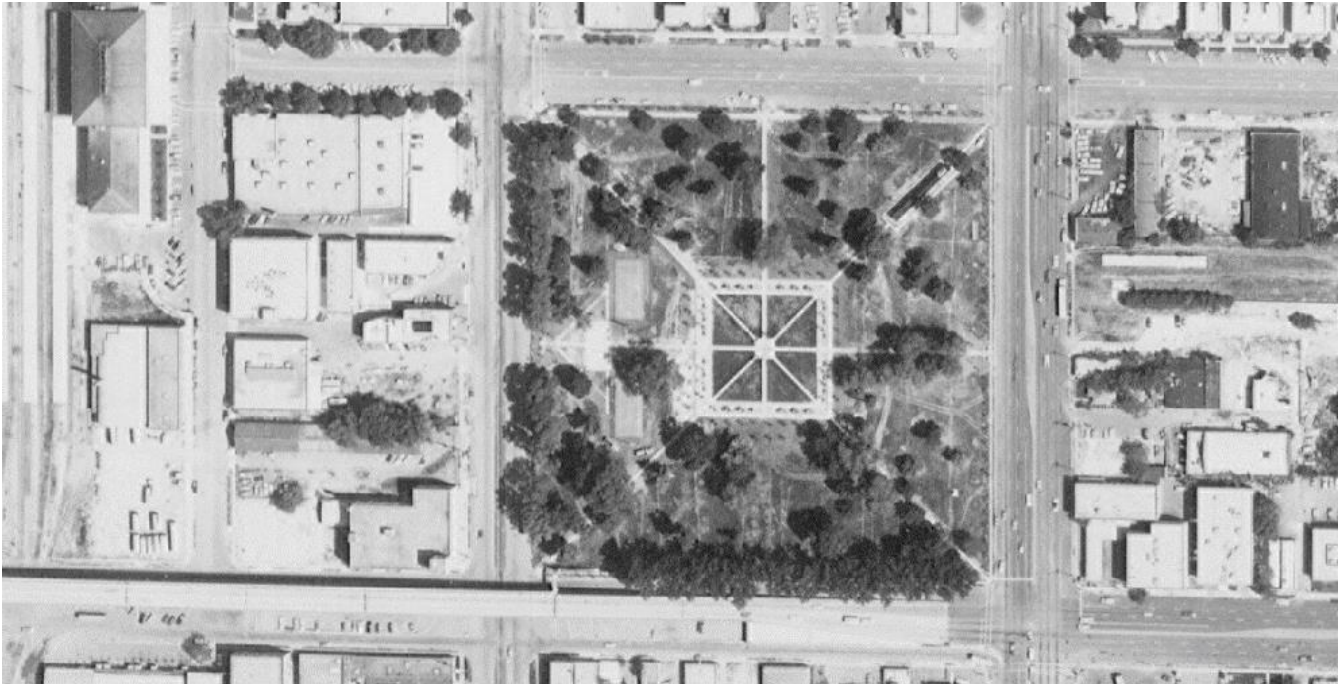


Photo of Pioneer Park taken in 1985. New paving in two concentric squares in the center of the park. An existing monument was relocated from the edge of the park to the center of the park.



Photo of Pioneer Park taken in 2016. Entry plazas at all four corners and restrooms were added in the center.

Historic Landmark Commission Approval in 2006

In 2006, the Salt Lake City Historic Landmark Commission (HLC) reviewed and approved a comprehensive multi-phase design proposal (referred to as a Master Plan) for Pioneer Park. The design was a result of an extensive stakeholder and community process to create a guiding plan for redevelopment of the Park. The plan included three phases.

- Phase I of the design called for a perimeter promenade and four corner entry plazas to facilitate events, in particular the Downtown Farmer's Market.
- Phase II of the plan called for opening up the center of the park to create a multi-purpose recreational and event space.
- Phase III of the park was to add new neighborhood uses around the edges including a multi-use park building.

Phase I was implemented in the spring of 2008. Improvements included the concrete and crushed stone pedestrian pathway with lighting and trees, corner plazas, and electrical infrastructure for the farmers market. No improvements have been added since that time.

PUBLIC ENGAGEMENT:

In winter 2014-2015, Parks and Public Lands contracted with a public engagement firm, The Langdon Group, to facilitate a public input process for gathering input from the community to ensure the Historic Landmark Commission approval from 2006 reflected current community needs and priorities.

This process included seven focus group conversations with over 35 participants and a Public Open House attended by 85 people representing businesses, organizations and local residents. The full report can be found in Attachment F. Outcomes of the civic engagement demonstrated significant community interest and commitment to the park.

Along with this process, the American Institute of Architects Urban Design Committee (AIA UDC) conducted a four-day design charrette for Pioneer Park. The design team comprised of over 20 local design professional representing the field of architecture, landscape architecture, planning and human geography. This event occurred on February 6-9, 2015. The charrettes delivered the following recommendations:

- Create a central open space for events and recreation
- Remove existing restrooms and move to a more appropriate location
- Retain perimeter pathways for farmers market
- Keep programs for the park that work well
- Add new programs that are reflective of the diverse users of the community

MASTER PLANS:

The proposed alterations are in harmony with the recommendations of each of the applicable master plans.

Plan Salt Lake, *adopted 2015*

GUIDING PRINCIPLE (page 27)

Protect the natural environment while providing access and opportunities to recreate and enjoy nature.

INITIATIVE (page 27)

Protect and enhance existing parks, recreational facilities, and trails allowing for modifications to enhance usability and promote activity.

Central City Community Master Plan, *adopted 2005*

Preserve the historic integrity and character of parks that are located in historic districts or have their own historic designations. Encourage festivals and activity use but discourage uses such as aquariums, museums, planetariums, and storm water detention basins. (page 14)

Downtown Master Plan, *adopted 2016*

BROADWAY DISTRICT INITIATIVE (page 97)

Develop and improve Pioneer Park infrastructure and programming to encourage more use of the park.

PROJECT DESCRIPTION:

The request is to create a central multi-purpose field with lighting to be framed with a new pedestrian path aligned with trees. Development plan set is provided in Appendix B.

Multi-purpose Field

A multi-purpose field with lighting is proposed to open up the center of the park to create a recreation and event space. The size of the open field would be slightly larger than a full size soccer field.

Walkway

A ten foot wide concrete walkway would frame the multi-purpose lawn at the perimeter. The walkway would add an interior loop for pedestrian circulation and space for the farmer's market booths.

New tree plantings

New sycamore trees would be planted to line the perimeter walkway, spaced in a regular pattern adjacent to the walkway. The large species tree would frame the central lawn and define the space. A total of 24 trees would be planted.

Lighting

Six field lights would be placed on the proposed field. They are planned to be 40-50' tall, setback from the field approximately 30 feet, galvanized finish, horizontal beam arms with 4-6 lights. In addition, pedestrian lights would line the walkway. A total of 22 pedestrian scaled light poles spaced every 40-feet are proposed. They would match the style of the existing lights throughout the park. (See Attachment B for drawing and specification of proposed pedestrian lights.)

Relocate Monument

The monument currently located on the center of the park was moved from different locations in the park since it was dedicated in July 23, 1933. The bronze plaque on the monument was stolen and has not been replaced. The plaque said:

"PIONEER SQUARE

This monument marks the site of the "Old Fort" in which the Mormon pioneers wintered in 1847-48 and in which some of the settlers resided for several years. Brigham Young laid the foundation stones on August 10, 1847, for 4 of the 17 houses erected of logs and sun-dried mud blocks. On August 11, 1847, the first adobe in the 9 foot wall was laid. The houses formed part of the wall that enclosed this 10 acre block, as protection against Indians. The fort was completed in November, 1847. On July 24, 1898, Pioneer Square was dedicated as a public park. The improved park was opened July 24, 1903."



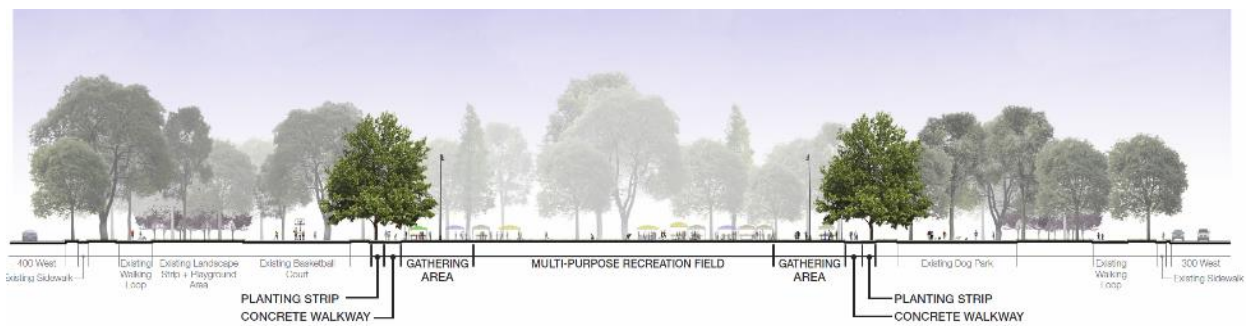
Monument (stone pedestal)



The monument is of historic significance. The stone pedestal will be salvaged and relocated next to the flagpoles in the park and at a later time the plaque will be replaced.



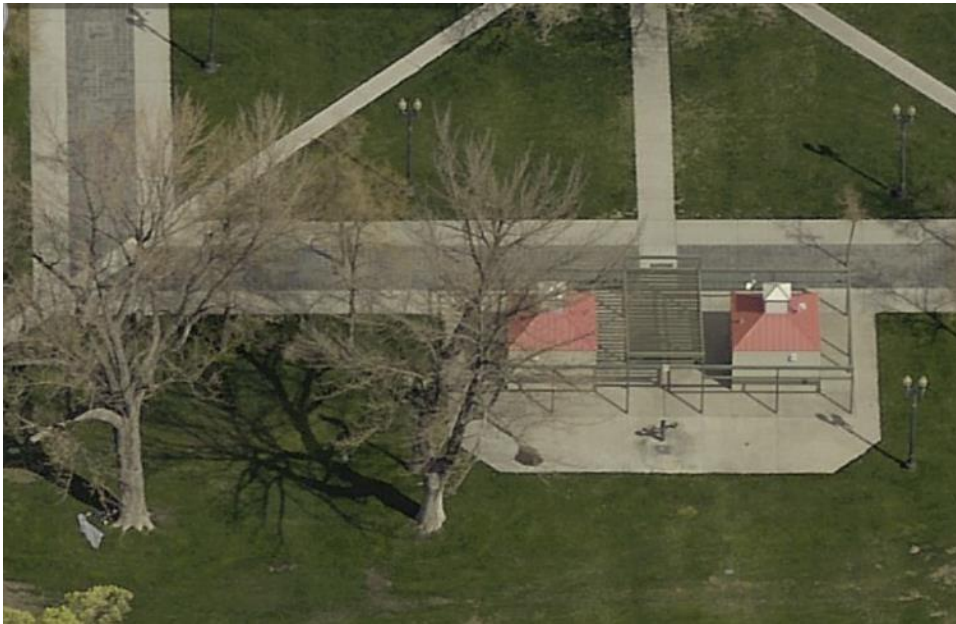
Project area depicted in green



Cross section view

FEATURES TO BE REMOVED FROM THE PARK:

In order to create the multi-purpose field, the existing restrooms, paving and trees in the center of the park would need to be removed.



Existing Restrooms

The restrooms, trellis structure, and footings located in the south central area of the park would be removed. The restrooms were constructed per 1992 design plans.

The existing restrooms do not meet current best practices for CPTED design. Both the location near the center of the park and the facility design create hiding places and are associated with a significant amount of

illegal activity. Visitors to the park do not feel comfortable utilizing the restrooms and they are insufficient to meet the needs of large community events. Events are required to provide portable restrooms. New restrooms are planned to be built at a later date, but are not part of this request.

Concrete and Granite Paver Hardscape

The proposal includes removing the two concentric squares of hardscape and trees in the center of the park. The hardscape is a combination of concrete and granite pavers. Linden trees are planted in a formal pattern in and around the two squares. In the center of the two squares are four large mature Sycamore trees. The trees would be removed and new trees would be planted along the proposed walkway. The granite paving would be salvaged and stored at SLC Public Lands for future use in the park.





Trees

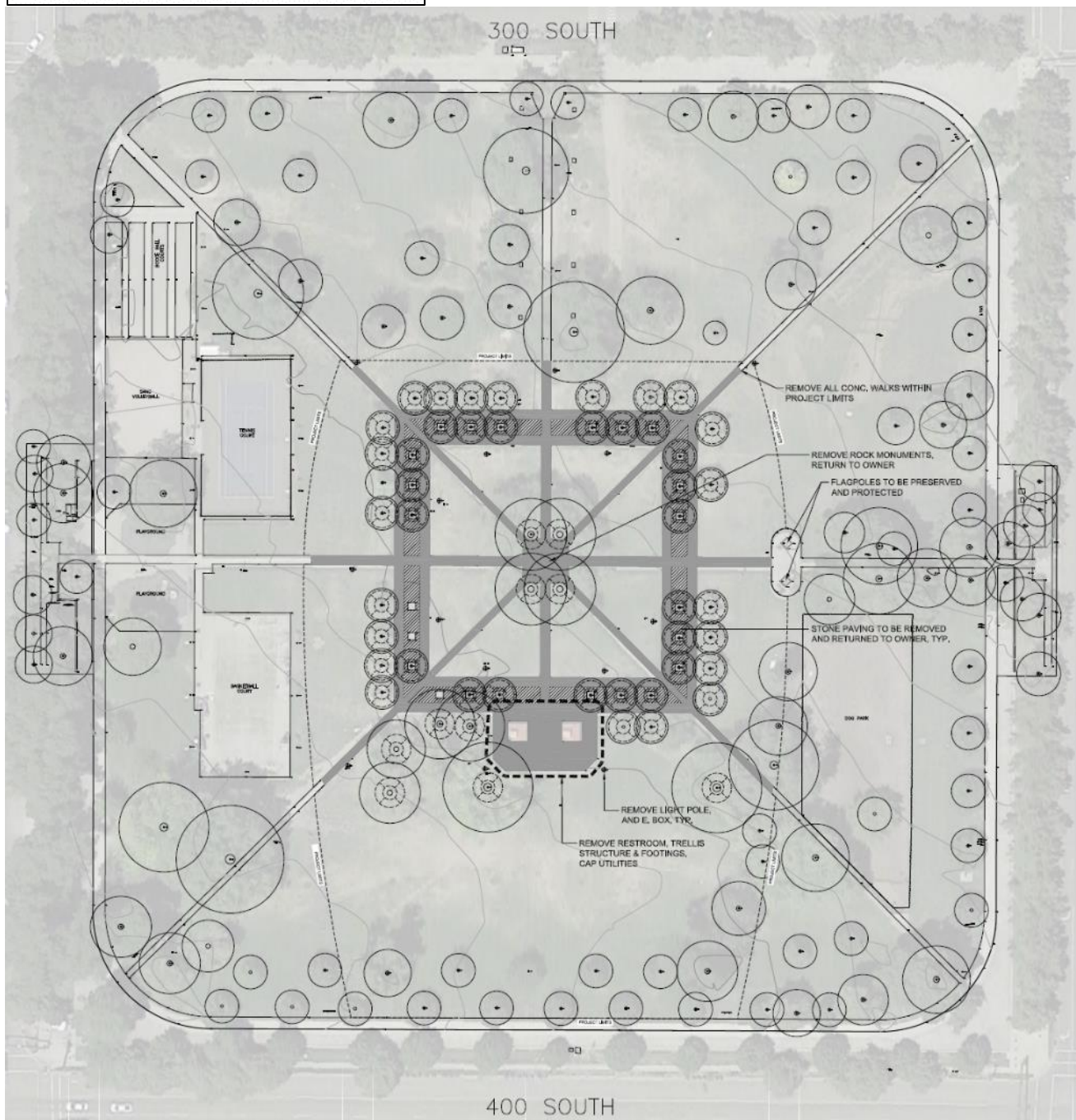
A total of 53 trees would be impacted by the new design. Of these, 49 trees were planted per 1982 design documents. Urban Forestry is evaluating the trees to determine individual tree health for potential transplanting.

Of the 49 trees that were planted per 1982 design documents, 44 are Lindens trees and four are Sycamores, located in the center of the park. Additional three Ash trees and one Blue Spruce will need to be removed to accommodate the field. It is unknown when these trees were planted.

Two of the Ash trees planted in a line south of the restrooms show signs of stress and decay. The eastern most Ash tree is a healthy mature tree that might be relocated. Urban Forestry has ceased planting Ash species because of the Ash Borer pest that is approaching Salt Lake City.

Features and Trees outside the Proposal

All features and trees outside the project area would be preserved and protected. The contractor will submit a construction access plan and a tree protection plan for approval by the Urban Forestry prior to commencing construction. Urban Forestry will review site conditions and tree protection on the site before construction begins and periodically during construction progress.



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KEY ISSUES:

From an analysis of the proposed development in this report the following key issues are identified.

Issue 1: ALTERNATIVE USES IN THE PARK

The current layout of the park is not historic due to the many changes in configuration throughout the years. Providing a multi- purpose field in this neighborhood would generate much needed frequent regular use of the space by athletic groups and would also be conducive to events.

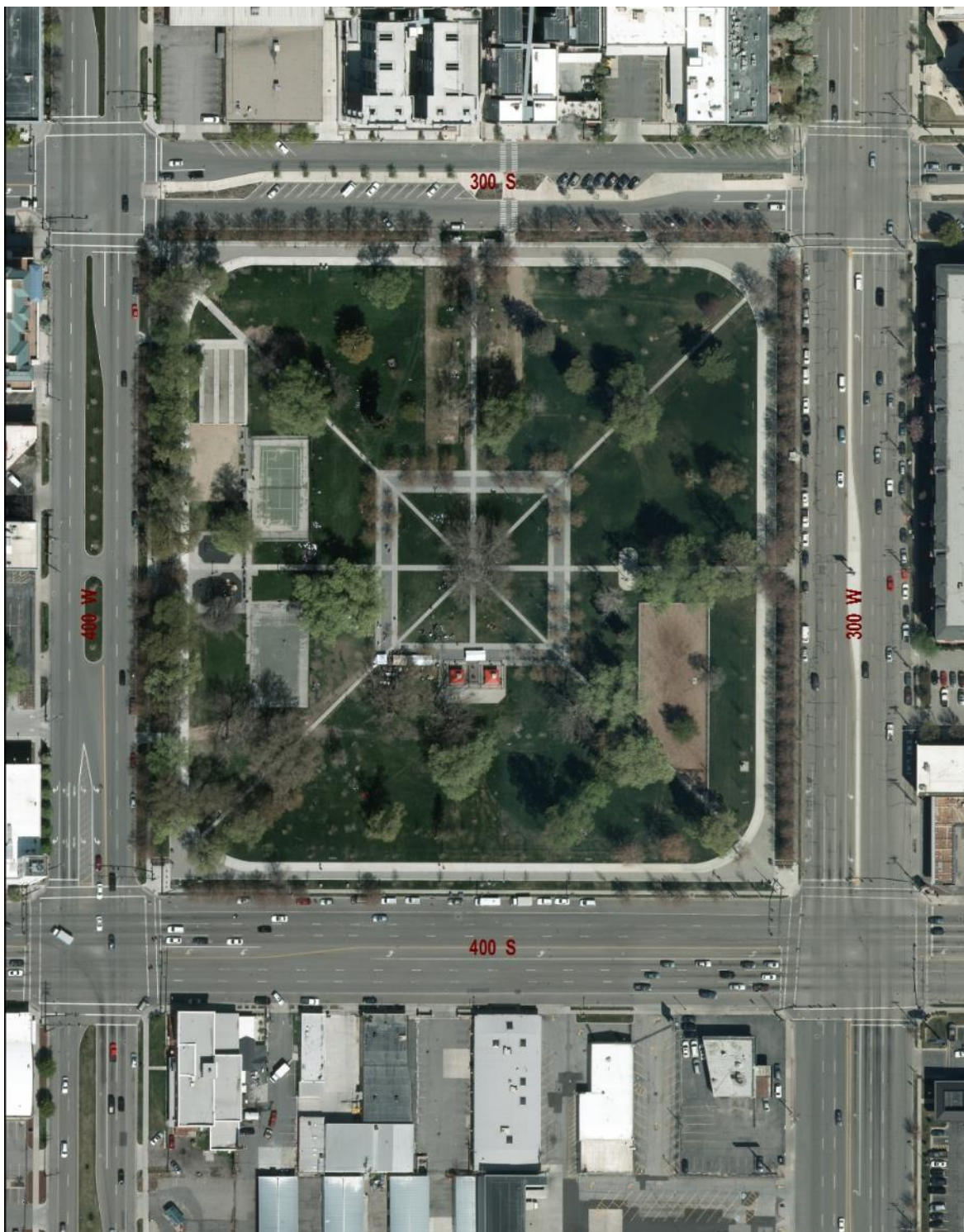
Salt Lake City needs to activate and have open space as the residents of downtown grow. Downtown Salt Lake and the Central City planning area are the fastest growing areas in the city and the most underserved for parks, open space, trails and recreation amenities. The park needs a variety of uses and events, large and small in order to activate the park through the day and week.

Issue 2: INCREASE SAFETY AND SECURITY

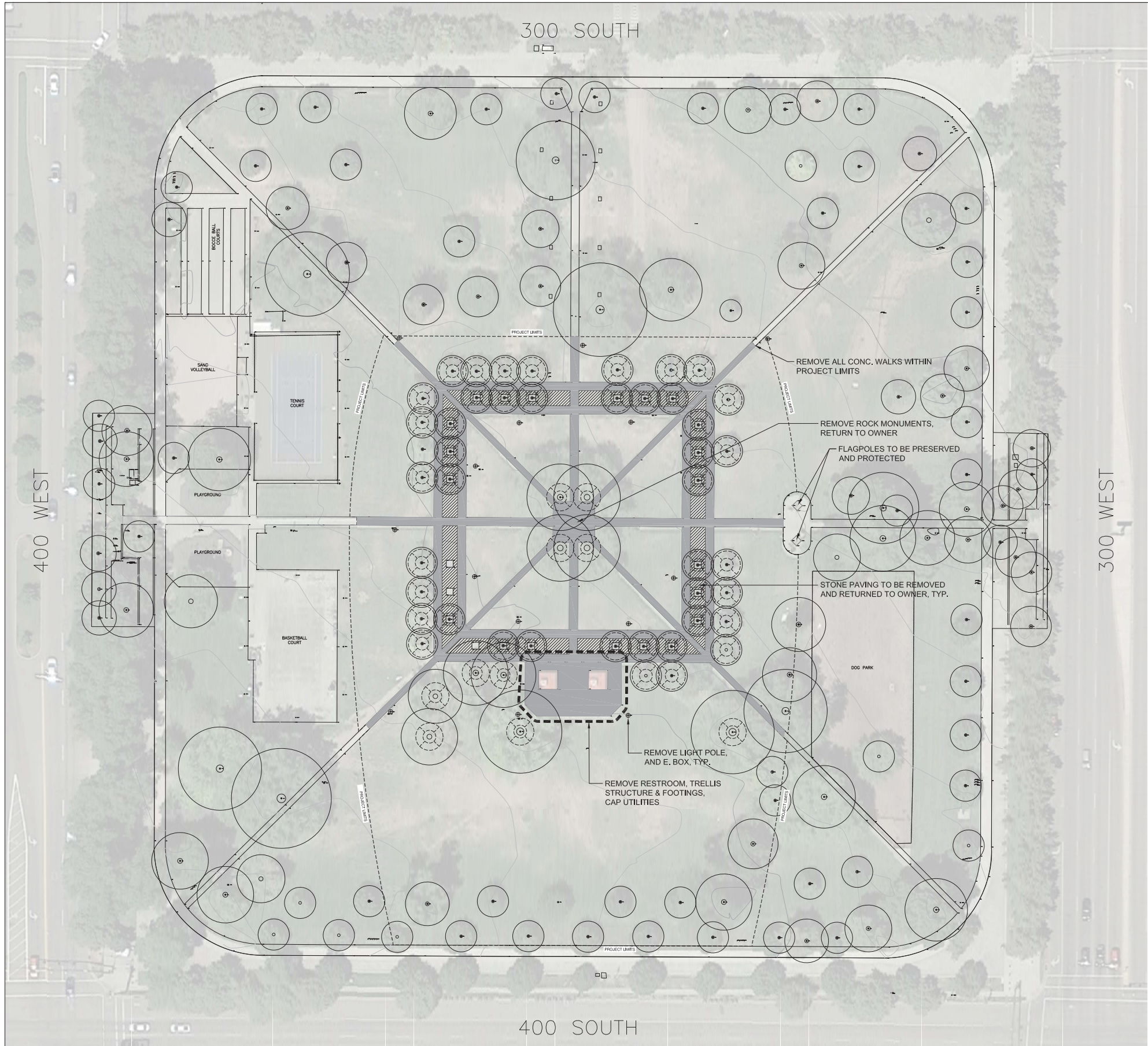
The current Pioneer Park design is not working. One of the main reasons for this proposal is to make the park safer. Salt Lake City's efforts to keep the park free from drugs and violence continues.

The proposed design would utilize Crime Prevention Through Environmental Design (CPTED) principles and best practices. New lighting along the walkway and field will extend visibility in the park for appropriate uses and discourage illegal activity. The multi-purpose field would provide new recreational opportunities and visual access through the park.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: DEVELOPMENT PLAN SET AND MEMO



EXISTING STONE PAVING - TO BE REMOVED AND RETURNED TO OWNER

EXISTING CONCRETE - TO BE REMOVED

TREE SPECIES

LN - LINDEN

SP - SPRUCE

HB - HORNBEAM

CONDITION

G - GOOD

F - FAIR

P - POOR

TREE INFORMATION CALL-OUT

DIAMETER IN INCHES / TREE SPECIES / CONDITION

EXISTING TREE TO REMAIN

EXISTING TREE TO REMOVE

TREE INFORMATION TO BE PROVIDED BY SLC FORESTERS
OFFICE FOR INCORPORATION IN CONSTRUCTION DOCUMENTS

- DEMOLITION NOTES:
- CONDITION OF EXISTING IRRIGATION SHALL BE REPORTED TO OWNER. IRRIGATION EQUIPMENT DETERMINED TO BE IN USABLE CONDITION SHALL BE SALVAGED FOR REUSE, SEE IRRIGATION PLANS & NOTES FOR ADDITIONAL EXISTING IRRIGATION EQUIPMENT DEMOLITION AND SALVAGING INFORMATION.
 - REMOVE CONCRETE TO NEAREST JOINT.
 - TREE STUMPS TO BE REMOVED TO 18" BELOW GRADE, REMNANT SOIL WITH SHAVINGS TO BE REMOVED & BACK FILLED WITH CLEAN SOIL.

- GENERAL NOTES:
- ALL CONSTRUCTION MUST FOLLOW SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
 - IBI GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND PROTECT ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 - REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIRED INFORMATION.
 - ALL CLEARING, DEBRIS, WASTE EXCAVATION AND CONSTRUCTION MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL ORDINANCES.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS, AND TO CONTRACT DOCUMENTS PREPARED FOR THIS PROJECT.
 - COOPERATION WITH UTILITY COMPANIES: THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS, AND TELEVISION CABLE OF PROPOSED CONSTRUCTION WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING THE CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED FOR FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY OWNERS TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, THE OWNERS MUST BE NOTIFIED IN WRITING.
 - CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SAFETY SIGNAGE AND SAFETY PERSONNEL. ALL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE AREAS DESIGNATED ON PLAN, UTILITY EASEMENTS, AND DESIGNATED STORAGE, STAGING, ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN AND AS REQUIRED BY STATE, COUNTY, AND LOCAL LAWS.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL BUILDINGS AND BUSINESSES DURING CONSTRUCTION
 - CONTRACTOR SHALL COORDINATE WITH THE OWNER TO OBTAIN ALL PERMITS AND LICENSES FOR ANY PHASE OF CONSTRUCTION PRIOR TO COMMENCING THAT CONSTRUCTION.
 - CONTRACTOR SHALL SUBMIT A TREE PROTECTION PLAN FOR APPROVAL BY CITY FORESTER PRIOR TO COMMENCING WORK; SEE TREE PROTECTION DETAIL NO REMOVAL OF TREES WITHOUT WRITTEN APPROVAL FROM OWNERS REPRESENTATIVE.
 - TREE INFORMATION IS TAKEN FROM CITY PROVIDED SURVEY AND AERIAL INFORMATION. ALL TREE LOCATIONS AND CURRENT STATUS OF TREES MAY DIFFER FROM WHAT IS SHOWN AND WILL NEED TO BE VERIFIED ON SITE.

PREPARER:

IBI

IBI GROUP
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T: 801.532.4233 F: 801.532.4231

PREPARER CONSULTANTS:

PROFESSIONAL SEAL:

INFORMATION
ONLY
-
NOT FOR
CONSTRUCTION

PROJECT IDENTIFICATION:
**PIONEER PARK
IMPROVEMENTS**
40% DOCUMENTS

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect/Engineer shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect/Engineer for approval before proceeding with fabrication.

PROJECT OWNER:
**SALT LAKE CITY
CORPORATION**

349 SOUTH 200 EAST SUITE 100
SALT LAKE CITY, UT 84111
P 801.535.7961
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MARK	DATE	DESCRIPTION

PREPARER #: IBI
CONTRACT #: XXXXXX
PROJECT #: 300124
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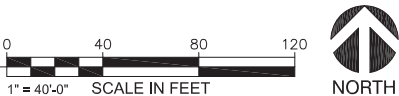
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EXISTING & DEMO PLAN

SHEET IDENTIFIER:

LD100

BINDING ORDER X OF X



KEY PLAN	
101	102
104	103





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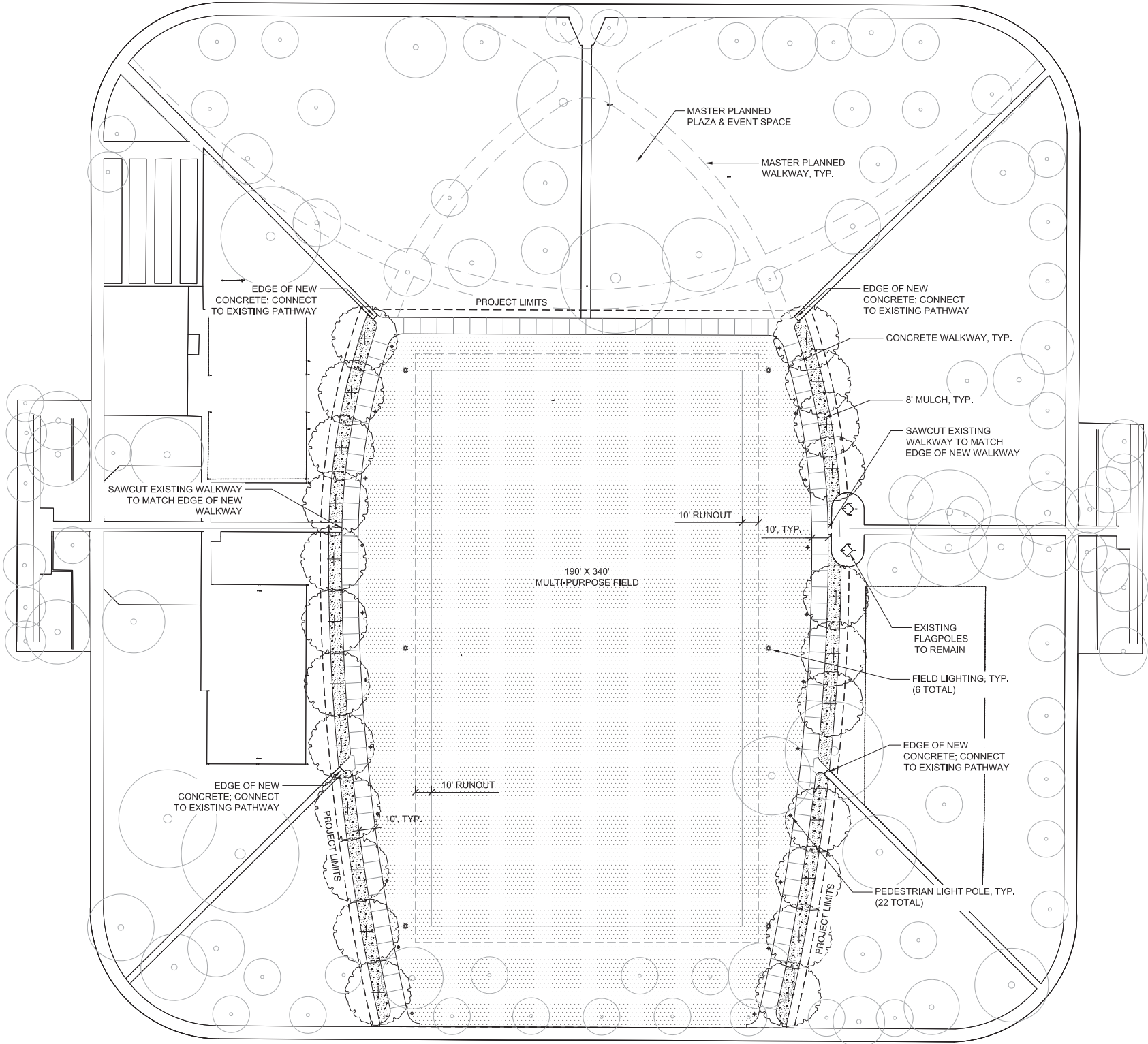
300 WEST

400 SOUTH

CONCEPT PLANT SCHEDULE

	LONDON PLANETREE - PLATANUS ACERIFOLIA	23
	EXISTING TREES	
	TURF - SOD	109,465 SF
	MULCH - 3" DEPTH	6,546 SF

- IRRIGATION NOTES:**
- MULTI-PURPOSE FIELD TO RECEIVE NEW ROTOR IRRIGATION ZONES. SOUTH END OF FIELD NEAR EXISTING TREES CAN UTILIZE EXISTING SYSTEM IF FOUND TO BE VIABLE.
- GRADING NOTES:**
- GRADING WILL BE MINIMAL.
 - MATCH EXISTING GRADES AT OUTSIDE WALK & MULCH AREAS.
 - FIELD TO BE GRADED WITH SLOPE CONSISTENT WITH EXISTING NORTHEAST TO NORTHWEST FALL, 1.5% MINIMUM
- FIELD LIGHTING NOTE:**
- LOCATION & HEIGHT FOR FIELD LIGHTS ARE SHOWN SCHEMATICALLY AND WILL BE VERIFIED AT 70% DRAWINGS.



PREPARER:

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PREPARER CONSULTANTS:

PROFESSIONAL SEAL:

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PROJECT IDENTIFICATION:
**PIONEER PARK
IMPROVEMENTS
40% DOCUMENTS**

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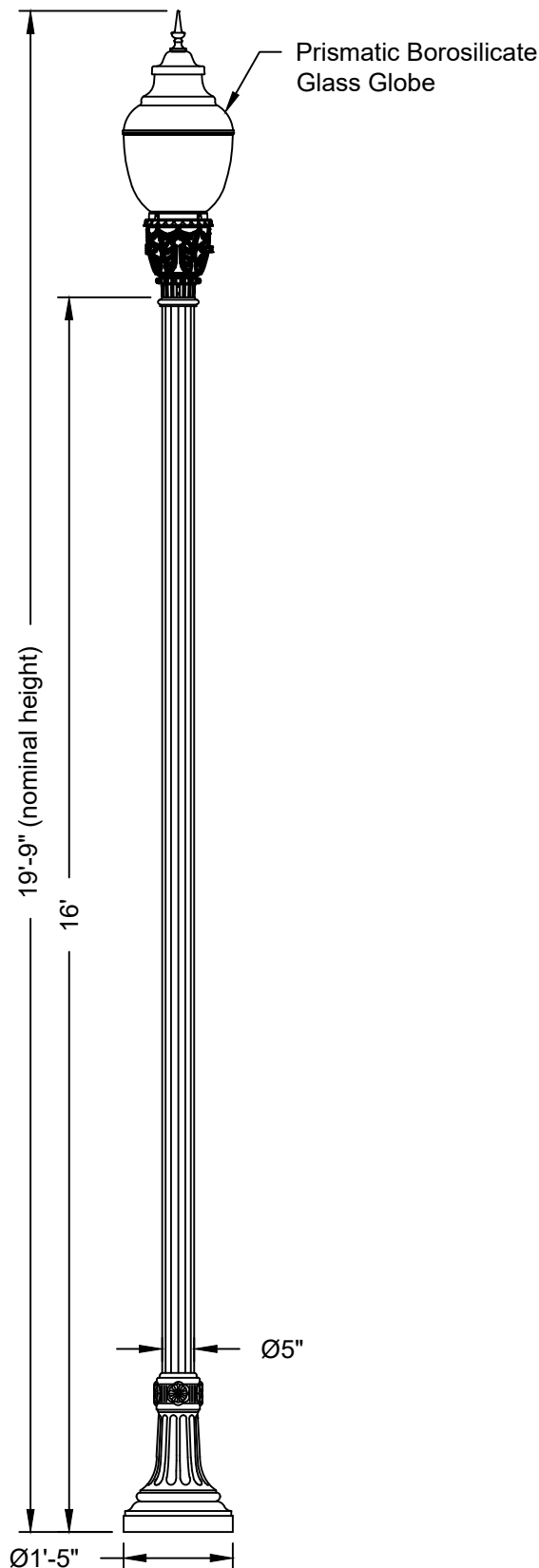
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DATE: 1/24/2017

SHEET TITLE:
**OVERALL LAYOUT &
MATERIALS PLAN**

SHEET IDENTIFIER:
LS100
BINDING ORDER X OF X

KEY PLAN	
101	102
104	103



Specifications

POST DESCRIPTION

The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" fluted. The post shall be Holophanes' catalog number NY16F5/17-CA/BK.

MATERIALS

The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION

The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

OPTICAL ASSEMBLY

The optical assembly is a precisely molded thermal resistant borosilicate glass reflector and refractor. The upper portion of this system incorporates a series of reflecting prisms that redirect over 50% of the upward light into the controlling refractor while allowing a soft uplight component to define the traditional acorn shape. Two decorative aluminum top cover options are available. The lower portion uses precisely molded refracting prisms to control the distribution of light to maximize utilization, uniformity, and luminaire spacing. Two unique optical assemblies are available, designed for IES type III, and type V distribution.

LUMINAIRE HOUSING

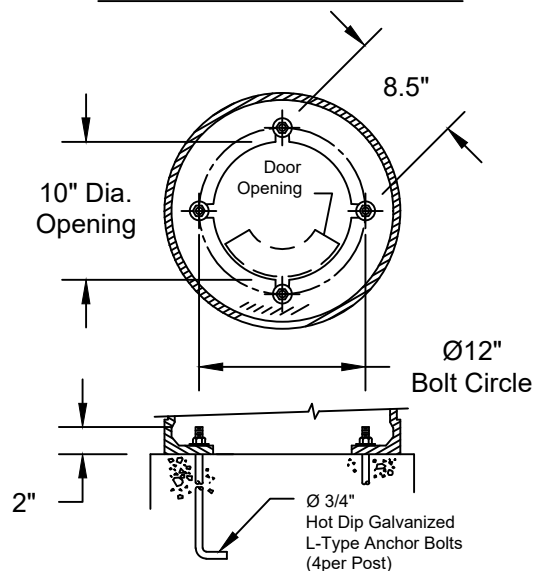
A decorative leaf style cast aluminum housing, cradles the optical assembly and provides an enclosure for the plug-in electrical module. A slipfitter will accept a 3 inch high by 2-7/8 inch to 3-1/8 inch O.D. pipe tenon.

ELECTRICAL MODULE / LUMINAIRE HOUSING DOOR

The decorative leaf style cast aluminum housing door contains the electronic components and is held in place by a hinge and latch. An electrical plug connects to the receptacle in the luminaire housing to complete the wiring. The housing door has a hinge and latch mounted to it so as to allow for tool-less luminaire entry.

- 100 maximum watts 4000K
- 9925 min. lumens with 99 LPW
- 7 Pin Receptacle 20 Year Rated
- 30' #10 Leads Factory Wired

ANCHORAGE GUIDE



Catalog #'s:

NY16F5/17-CA/BK - WSE2P5040KASBK5BK4P7-PCLL-L30



Pioneer Park
Salt Lake City, UT

ORDER #:

TYPE:



Memorandum

To: Historic Landmarks Commission
Date: December 20, 2017
Project: Pioneer Park Improvements
From: Nancy Monteith, Landscape Architect, and Park Planner
Kristin Riker, Department of Public Services Deputy Director, Director of Public Lands

Project Description:

Public Lands is proposing new amenities and recreation features to Pioneer Park and to remove existing features that present security challenges. City Council approved funding to create a central multi-purpose field with lighting to be framed with a new pedestrian path, lighting and trees. In order to create the multi-purpose lawn, the existing restrooms, paving and trees in the center of the park will be removed.

New amenities

Downtown Salt Lake and the Central City planning area are the fastest growing areas in the city and the most underserved for parks, open space, trails and recreation amenities. Most of the growth is in multi-family residential housing. Residents downtown typically do not have private outdoor space so their need and use of parks is higher. There are no multi-purpose fields in the Central City planning area. Providing a multi-purpose field in the Central City neighborhood will generate much needed frequent regular use of the space by athletic groups and will also be conducive to events. The Farmers Market could also expand along the interior sidewalk loop. The park needs a variety of uses and events, large and small in order to activate the park through the day and week.

Increased safety and security

Pioneer Park continues to be a challenging public space to maintain a welcoming atmosphere with the perception of safety. An important aspect in design of public spaces is providing a safe and secure place for the public. SLC Public Lands utilizes Crime Prevention Through Environmental Design (CPTED) principles in evaluating existing and planned design for parks and open space. Proposed improvements implement CPTED best practices. New lighting along the pathway and for the path will extend visibility in the park for appropriate uses and discourage nefarious activity. A new interior path with lighting and trees that surrounds the multi-purpose field will clearly guide people to and from appropriate entrances. The multi-purpose field provides new recreational opportunities and visual access through the park. New walkways and lighting around the central lawn will clearly identify the space as a public recreation area.

Project Background:

In 2006, Salt Lake City Historic Landmark Commission (HLC) reviewed and approved a comprehensive multi-phase design proposal (referred to as a Master Plan) for Pioneer Park. The design was a result of an extensive stakeholder and community process to create a guiding plan for redevelopment of the Park. The plan included three phases.

- Phase I of the design called for a perimeter promenade and four corner entry plazas to facilitate events, in particular the Downtown Farmer's Market.
- Phase II of the plan called for opening up the center of the park to create a multi-purpose recreational and event space.
- Phase III of the park was to add new neighborhood uses around the edges including a multi-use park building.

Phase I was implemented in the spring of 2008. Improvements included the concrete and crushed stone pedestrian pathway with lighting and trees, corner plazas, and electrical infrastructure for the farmers market. No improvements have been added since that time.

Existing Conditions:

A chronology of Park improvements based on dates of design documents is included below.

- Prior to 1982, the park contained a baseball field in the center of the Park with a pavilion on the south side of the field. Pedestrian paths were primarily located on the perimeter of the park.
- 1982 design documents show new paving in two concentric squares in the center of the park. A total of 52 Linden trees and four Sycamores were included in the design. Only 44 Linden trees remain. An existing monument was relocated from the edge of the park to the center of the park.
- 1995 design documents proposed the existing restroom and volleyball courts. The restrooms are located where a pavilion once stood. The volleyball courts are located at the western edge of the park.
- 1997 design documents proposed new paving around an existing flagpole and relocation of a monument near the flagpole.
- 2007 design documents include a new perimeter concrete and crushed stone pedestrian path. The path and corner plazas were installed to improve the infrastructure for the farmers market.

Design documents are provided in Appendix A.

Proposed improvements:

A multi-purpose field with lighting

Open up center of park to create a recreation and event space. The size of the open turf is slightly larger than a full size soccer field. Four field lights will provide extended play in the evenings.

A perimeter sidewalk and lighting around the new multi- purpose lawn

A ten foot wide concrete walkway will frame the multi- purpose lawn at the perimeter. The walkway will add an interior loop for pedestrian circulation and space for the farmer's market booths. Pedestrian lights will line the walkway. A total of 22 pedestrian scaled light poles spaced every 40-feet are proposed. The limit of construction will contain the field, sidewalk, trees and lighting that comprises approximately 30% of the park. The contractor will require a small amount of additional area to stage construction activities and store materials.

New tree plantings

New sycamore trees will be planted to line the perimeter sidewalk, spaced in a regular pattern adjacent to the walkway. The large species tree will frame the central lawn and define the space. A total of 24 trees will be planted.

Features to be removed from the park:

Existing restrooms

The restrooms, trellis structure, and footings (figure 1) located in the south central area of the park will be removed. The restrooms were constructed per 1992 design plans. The existing restrooms do not meet current best practices for CPTED design. Both the location near the center of the park and the facility design create hiding places and are associated with a significant amount of illegal activity. Visitors to the park do not feel comfortable utilizing the restrooms and they are insufficient to meet the needs of large community events. Events are required to provide portable restrooms, the number determined by Salt Lake County Health Department, to meet the needs of the number of attendees. Portable restrooms will continue to provide the needs of the park with fewer units providing the service during non-event times and varying number of units provided during programmed events.

Two portable restrooms have been located on the SW corner of the park since Fall 2015 to provide facilities for day-to-day use. Police find the portable restrooms location on the edge of the park easier to police.

Concrete and Granite Paver Hardscape:

In the center of the park are two concentric squares of hardscape and trees (figures 2 and 3), per 1982 design documents. The hardscape is a combination of concrete and granite pavers. Linden trees are planted in a formal pattern in and around the two squares. In the center of the two squares are four large mature London Plane trees. The granite paving will be salvaged and stored at SLC Public Lands for future use in the park.

Trees:

A total of 54 trees will be impacted by the new design (figures 2, 3, and 4). Of these, 49 of these trees were planted per 1982 design documents. Urban Forestry is evaluating the trees to determine individual tree health for potential transplanting. The central square contains 45 Lindens and four sycamores located in the center of the park. An additional three trees will need to be removed to accommodate the field. It is unknown when these trees were planted. Prior to 1982 the center of the park was largely treeless and contained a baseball diamond.

Of the 49 Linden trees, 20 are planted in the inner square. They are planted in a 5' X 5' planter surrounded by impermeable hardscape. They are generally in fair condition, however, future growth will be hampered by being confined in the small planter. Five of these have already died and have not been replaced.

29 Linden trees are planted in the grass at the outside of the square paving. They are generally in fair condition and have the potential to be relocated. They can also be replaced with plantings in another location.

Three Ash trees are planted in a line south of the restrooms. It is unknown when they were planted but they are significant in size. The two ash trees on the west show signs of stress and decay. The eastern most ash on the east end is a healthy mature tree. Urban Forestry has ceased planting ash species because of the Ash Borer pest that is approaching Salt Lake.

Monument:

An historic monument (figure 4) was moved from another location in the park to the center per 1982 design. The brass plaque on the monument was stolen and has not been replaced. The stone pedestal will be salvaged and relocated in the Park.

Protected park features and trees:

All features and trees outside the limit of construction, and depicted in black and white on the proposed improvements plan, will be preserved and protected. The contractor will submit a construction access plan and a tree protection plan for approval from Urban Forestry prior to commencing construction. Urban Forestry will review site conditions and tree protection on the site before construction will be begin and periodically during construction progress.

Proposed Future Improvements:

Public Lands is planning to replace the restroom facilities with future improvements. PPL has applied for FY 18-19 CIP funding for civic engagement, restroom and concessions design. For the City's premier urban park, a park building that contains multiple uses is desirable. Community and stakeholder engagement will solicit needs and priorities for the building uses. Potential uses include a concessions, café, stage, offices, park storage and restrooms. Including restrooms with other uses is likely to create a more successful park experience. Funding for the building will be requested in subsequent years.

Recent Civic Engagement:

In 2015, Public Lands contracted with a public engagement firm, The Langdon Group, to facilitate a public input process for gathering input from the community. This process included seven focus group conversations with over 35 participants and a Public Open House attended by 85 people representing businesses, organizations and local residents. The public involvement process further demonstrated significant community interest and commitment to the Park and an expectation that improvements will be made in the near future. The full report can be found in Attachment B. Outcomes of the civic engagement provided base information for a community design charrette.

The American Institute of Architects Urban Design Committee (AIA UDC) donated pro-bono design services to Salt Lake City to conduct a four-day design charrette for Pioneer Park. The design team comprised of over 20 local design professional representing the field of

architecture, landscape architecture, planning and human geography. This event occurred on February 6-9, 2015. The intent of the design process was to update the HLC approved comprehensive multi-phase design plan (referred to as a Master Plan) for Pioneer Park in order to reflect current community needs and priorities.

The designs included the following recommendations:

- Create a central open space for events and recreation
- Remove existing restrooms and move to a more appropriate location
- Retain perimeter pathways for farmers market
- Keep programs for the park that work well
- Add new programs that are reflective of the diverse users of the community

Pending Civic Engagement:

Public Lands will meet with internal and external stakeholders in early January to review the proposed improvements. A community open house is planned to share the proposed improvements in the second week of January.

Site Photos:



Figure 1: Restroom to be removed.



Figures 2 and 3: Typical existing condition of paving and trees to be removed from the center of the park.



Figure 4: Stone base of monument to be relocated. Four sycamore trees to be evaluated for relocation.

ATTACHMENT C: HISTORY

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Utah	
COUNTY: Salt Lake	
FOR NPS USE ONLY	
ENTRY NUMBER 307 15 1974	DATE

1. NAME	
COMMON: Old Pioneer Fort Site	
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: 4th South and Between 3rd & 4th Streets at 2nd West street			
CITY OR TOWN: Salt Lake City			
STATE Utah	CODE 49	COUNTY: Salt Lake	CODE 035

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY	
OWNER'S NAME: Salt Lake City	
STREET AND NUMBER: 450 Washington Square	
CITY OR TOWN: Salt Lake City	STATE: Utah CODE: 49

5. LOCATION OF LEGAL DESCRIPTION	
COURTHOUSE, REGISTRY OF DEEDS, ETC.: City & County Building	
STREET AND NUMBER: 450 Washington Square	
CITY OR TOWN: Salt Lake City	STATE: Utah CODE: 49

6. REPRESENTATION IN EXISTING SURVEYS	
TITLE OF SURVEY: Utah Historic Sites Survey	
DATE OF SURVEY: January 1972 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local	
DEPOSITORY FOR SURVEY RECORDS: Utah State Historical Society	
STREET AND NUMBER: 603 East South Temple	
CITY OR TOWN: Salt Lake City	STATE: Utah CODE: 49

STATE: Utah	COUNTY: Salt Lake	ENTRY NUMBER: 307 15 1974	DATE: FEB 21 1974
FOR NPS USE ONLY			

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Pioneer Fort site, presently known as Pioneer Park, is located between 3rd South and 4th South and Second West and Third West.

Construction began on the Fort on August 9, 1847 and by the first of September the walls were completed. The walls were seven feet high and three feet thick and built of adobes 18" long x 6" wide x 12" thick.

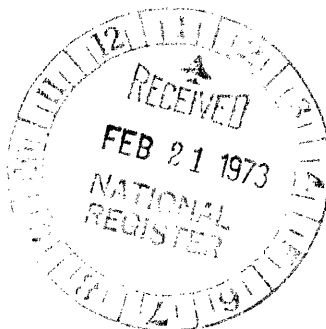
On August 10, foundations for the first homes were laid. These homes were located along the east side of the fort. They were owned by the church leaders: Brigham Young, Heber C. Kimball, Wilford Woodruff, Willard Richards, George A. Smith, Amasa M. Lyman, Erastus Snow, and Lorenzo Dow Young. There was room for about 160 families in the fort.

The homes inside the fort were constructed of both logs and adobes. The roofs slanted inward and were made rather flat. In August 1847 everything indicated that the Mormons had located in a dry climate. But in the early spring the rains were heavy, resulting in a great inconvenience for the inhabitants. It was often necessary to protect the women with umbrellas while cooking and both women and children while sleeping in bed.

The homes were also plagued by mice. One account says frequently fifty or sixty had to be caught before the family could sleep.

All the doors and windows faced to the inside with a loophole in each room facing the outside. Mrs. Clara Riches Young, wife of Lorenzo D. Young, said that her house had a wooden window "which thro' the day was taken out for light and nailed in at night."

Tents and wagon boxes were used for habitation until something more comfortable could be provided.



SEE INSTRUCTIONS

SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>colonization</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	
<input type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			
STATEMENT OF SIGNIFICANCE			
<p>A week after the arrival of the first Mormon emigrant group to the Salt Lake Valley, a general assembly was called in which it was voted to unite the various camps into one location and construct a corral, houses, and a fort for protection against the Indians. On August 9, 1847 seventy-six volunteers commenced work by gathering logs and making adobes for the walls.</p> <p>The fort was an important part of early Mormon activity in the Great Basin. It was the home of the Mormon pioneers until they began to move to their town lots in 1848 and 1849.</p> <p>It was in this fort that a meeting was held December 9, 1848 in the home of Heber C. Kimball, to organize the provincial State of Deseret. The first elections were held in an adobe school constructed inside the fort.</p> <p>With the arrival of the larger emigrant groups of 1847, it was necessary to build another fort on two blocks south of the first fort. This second fort became known as the South Fort. On the block north of the original fort some houses were constructed and this became known as the North Fort.</p> <p>Following its initial use, the Pioneer Fort site was utilized as one of the camping sites for newly arrived emigrants to Utah. After 1890 it was used as a playground and on July 24, 1898 the location was officially dedicated as Pioneer Park.</p> <p>Although there is nothing left of the fort, the site remains as an important landmark in the colonization of the Great Basin.</p>			



9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bancroft, Hubert Howe, History of Utah. The History Company, Publishers, San Francisco, 1891.
Morgan, Nicholas G. "The Old Pioneer Fort" The Pioneer (May-June 1971).
Morgan, Nicholas G. "The Old Fort, Great Salt Lake City, Great Basin, North America." The Pioneer (Winter, 1953).
Young, Clara Decker. "A Woman's Experiences with the Pioneer Band," Manuscript, Utah State Historical Society.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	40° 45' 48"	111° 54' 7"		40° 12' 58"	111° 58' 0"	
NE	40° 45' 48"	111° 53' 57"				
SE	40° 45' 39"	111° 53' 57"				
SW	40° 45' 39"	111° 54' 7"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 10

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Kent Powell, Preservation Historian

ORGANIZATION: **Utah State Historical Society** DATE: **December 1972**

STREET AND NUMBER:
603 East South Temple

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **49**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name Milton L. Wellenmann
Milton L. Wellenmann

Title State Liaison Officer

Date December 1972

I hereby certify that this property is included in the National Register.

Al R. ...
Chief, Office of Archeology and Historic Preservation

Date 10/15/74

ATTEST:

[Signature]
Keeper of The National Register

Date 4/13/73

SEE INSTRUCTIONS

NO

ERECTED

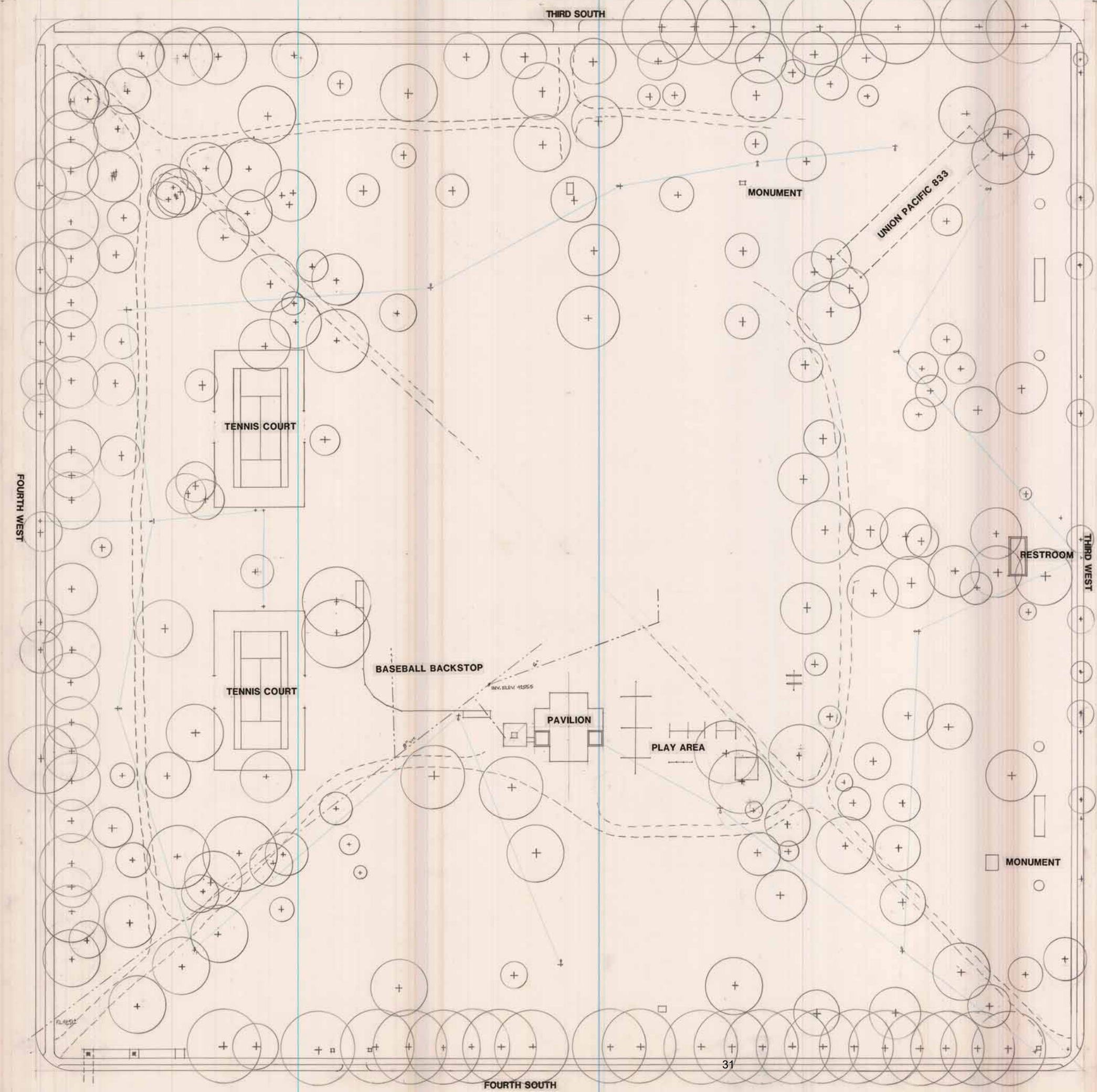
23

JULY 24, 1908

PIONEER SQUARE

THIS MONUMENT MARKS THE SITE OF THE "OLD FORT" IN WHICH THE MORMON PIONEERS WINTERED IN 1847-48 AND IN WHICH SOME OF THE SETTLERS RESIDED FOR SEVERAL YEARS. BRIGHAM YOUNG LAID THE FOUNDATION STONES ON AUGUST 10, 1847, FOR 4 OF THE 17 HOUSES ERECTED OF LOGS AND SUN-DRIED MUD BLOCKS. ON AUGUST 11, 1847, THE FIRST ADOBIE IN THE 9 FOOT WALL WAS LAID. THE HOUSES FORMED PART OF THE WALL THAT ENCLOSED THIS 10 ACRE BLOCK, AS PROTECTION AGAINST INDIANS. THE FORT WAS COMPLETED IN NOVEMBER 1847. ON JULY 24, 1898, PIONEER SQUARE WAS DEDICATED AS A PUBLIC PARK. THE IMPROVED PARK WAS OPENED JULY 24, 1908.

UTAH PIONEER TRAILS ARE LANDMARKS ASSOCIATION
AND THE BOY SCOUTS AND VANGUARDS OF PIONEER STATE



EXISTING CONDITIONS

REVISIONS

DESIGN
DRAWN
CHECKED



Your Salt Lake City
Parks & Recreation

PIONEER • PARK

300 SOUTH 300 WEST • SALT LAKE CITY, UTAH

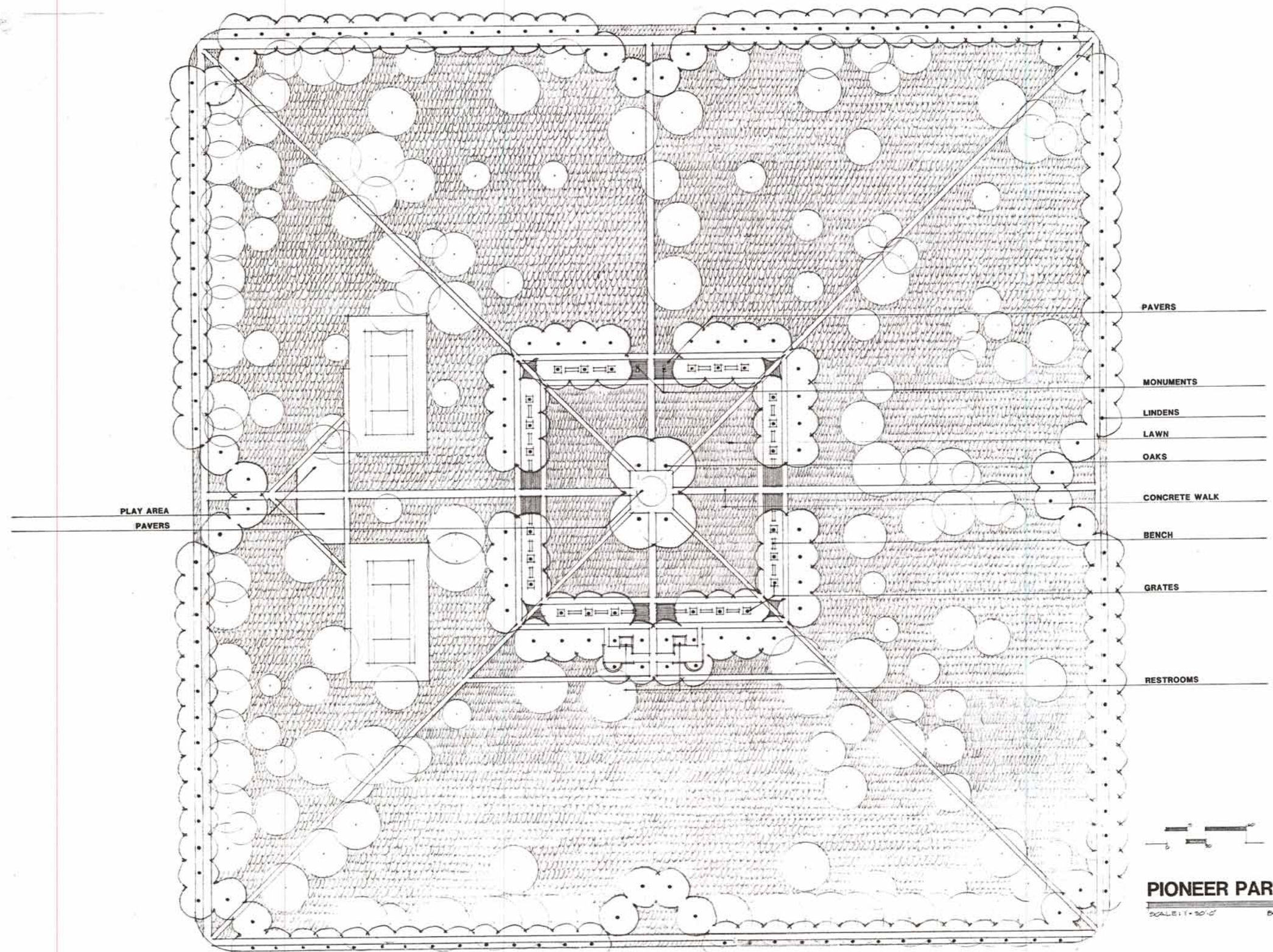
SHEET NR

OF SHEETS

ACCT.

DATE

SCALE 1"=20.0'





LANDSCAPE ARCHITECTURE
AND SITE PLANNING

100 WEST FORTUIT AVENUE
SALT LAKE CITY
UTAH 84111
PHONE (801) 353-1000
FAX (801) 353-1000

PIONEER PARK
PHASE I IMPROVEMENTS
SALT LAKE CITY, UTAH

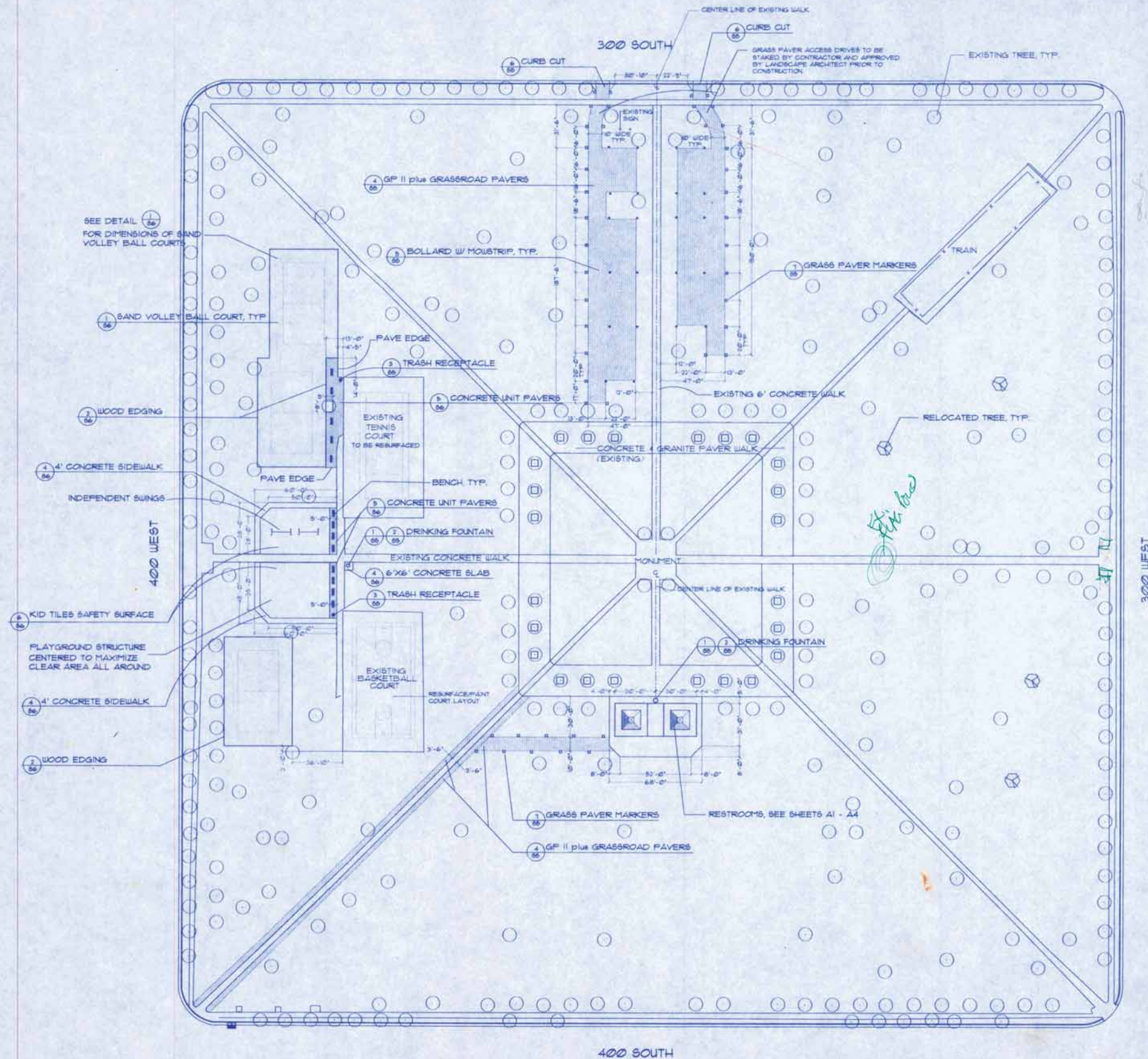
SITE LAYOUT
AND DIMENSION

SHEET NUMBER

S.3

NOTES

1. ALL CONTROL DIMENSIONS ARE TAKEN FROM FIXED FEATURES.
2. ANY CONFLICTS OR DISCREPANCIES WITH THE LAYOUT OR DIMENSION INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF LANDMARK DESIGN, INC.
3. SEE SPECIFICATIONS FOR PLAYGROUND STRUCTURE LAYOUT SITE STRUCTURE WITHIN THE AREA SHOWN TO PROVIDE MAXIMUM CLEAR AREA AROUND THE STRUCTURE.
4. PROTECT ALL EXISTING STRUCTURES AND TREES FROM DAMAGE AND REPAIR ANY DAMAGE AS PER SPECIFICATIONS.
5. CALL FOR BLUE STAKES PRIOR TO DIGGING.
6. CONTRACTOR TO OBTAIN NORMALLY REQUIRED PERMITS I.E. PUBLIC WAY PERMIT, BUILDING PERMIT, ETC.
7. COORDINATE WORK WITH ALL TRADES AND COOPERATE IN THE SEQUENCING TO WORK ITEMS.
8. SEE DETAILS, SHEETS S.5 AND S.6.
9. RELOCATE (4) TREES IN THE LOCATIONS SHOWN.
10. SEE ELECTRICAL SITE PLAN (SHEET S.7) FOR LOCATION OF NEW STREET LIGHTS, SPORTS LIGHTING, AND OTHER ELECTRICAL EQUIPMENT.
11. SEE SITE PLUMBING PLAN (SHEET S.9) FOR LOCATIONS OF NEW PLUMBING EQUIPMENT AND CONNECTIONS.



FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

LXXX1

LXXX2

LXXX1 - A
EnlargementLXXX1 - B
Enlargement

300 SOUTH

Construction
Mock-Up

400 WEST

300 WEST

LXXX1 - C
EnlargementLXXX1 - D
Enlargement

400 SOUTH

LXXX3

LXXX4

34

CONSTRUCTION LEGEND

LINE SYMBOL LEGEND

PROPOSED

Fence
Telephone Line
Sewer Line
Gas Line
Storm Drain
Overhead Power
Underground Power
Curb and Gutter
Major Contour
Minor Contour
Spot Elevation
Interpolated Spot Elevation

EXISTING

X
T
SS
G
SD
-820

SYMBOL LEGEND

EXISTING TREE
SPRINKLER BOX
ELECTRICAL BOX
WATER VALVE
IRRIGATION BOX
SEWER MANHOLE
TELEPHONE MANHOLE
TRAFFIC SIGNAL BOX
LAMP
TRANSPLANTED TREE
EXISTING TREE TO TRANSPLANT
EXISTING TREE TO REMOVE
REMOVE AND RELOCATE COMPONENT
PEDESTRIAN LIGHT POLE
POWER POLE
TRAFFIC SIGNAL POLE
CLEANOUT
WATER MANHOLE
FIRE HYDRANT
SIGNAGE
FLAGPOLE
BOLLARD
BENCH
WATER FOUNTAIN
CATCH BASIN
WATER MANHOLE
RELOCATED COMPONENT
POWER PEDESTAL

RECORD
DOCUMENT

DESIGNWORKSHOP

224 South 200 West Suite 110
Salt Lake City, Utah 84101

(801) 359-4771
Facsimile (801) 359-4411

100% Construction Documents

Site Reference Plan

BID SET

Landscape

DATE May 2, 2007
DESIGNED BY Nancy Monteith
DRAWN BY Steve Brozo
CHECKED BY Nancy Monteith
HORIZ 1"=20'-0"
SCALE VERT 1"=20'-0"
SHEET 2 OF 3 SHEETS

JOB NO.
230904

DRAWING ID
LN002

VAULT NO.
20060025



PROFESSIONAL'S STAMP

ATTACHMENT D: OS ZONING ORDINANCE STANDARDS

OS (Open Space District)

The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

ATTACHMENT E: STANDARDS FOR ALTERING A LANDMARK SITE

H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Landmark Site (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a Landmark Site, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. The proposal is reviewed in relation to those that pertain in the following table.

The Planning Division, with help from the Salt Lake City Parks and Public Lands Program, is currently working on a draft for Historic Landscape Design Guidelines. The purpose for the Historic Landscape Design Guidelines is to provide direction needed to make informed decisions on design, maintenance, or other changes.

Standard	Analysis	Findings
Historic Purpose 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	<u>Historic Purpose</u> The request is to create a central multi-purpose field with lighting to be framed with a new pedestrian path aligned with trees. The purpose for the changes is to enliven the park and make it more inviting to a broad range of users.	Complies
Retain Historic Character 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	<u>Retain Historic Character</u> The character defining feature of the park is open space. Elements that contribute are the trees, landscaping, a flat topography and walkways. There are no historic materials proposed to be removed from the park and the open space will be maintained despite a reconfiguration of spaces. The trees and the walkway proposed to be removed are not part of the historic character of the park.	Complies
Of Their Own Time 3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;	<u>Time & Contemporary Design</u> The project does not propose to create any false sense of history.	Complies
Historically Significant Alterations / Additions 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	<u>Historically Significant Alterations/Additions</u> The proposal calls for removal of the existing restrooms, paving and trees in the center of the park. None of these elements are significant, character-defining features. These elements were introduced in the park	Complies

	<p>less than 50 years.</p> <p>The monument is historically significant and would be preserved and relocated. The location of the monument is not significant.</p>	
<p>Preserve Historic Features</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p><u>Preserve Historic Features</u></p> <p>There are no distinctive features that characterize the park which need preservation other than the open space.</p>	Complies
<p>Deteriorated architectural features</p> <p>6. <u>Deteriorated architectural features</u> shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p><u>Deteriorated Architectural Features</u></p> <p>The proposal would retain the important open space feature of the park.</p>	Complies
<p>Chemical or physical treatments</p> <p>7. <u>Chemical or physical treatments</u>, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p><u>Chemical or Physical Treatments</u></p> <p>This standard does not apply in this case.</p>	Complies
<p>Contemporary Design</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p><u>Time & Contemporary Design</u></p> <p>No architectural structures are being proposed at this time.</p> <p>The proposed pedestrian path would be concrete to match the existing walkways and the pedestrian lights would match the existing lights in the park.</p> <p>The field lights are new features. They would look contemporary and would be visually unobtrusive.</p>	Complies

<p>Reversibility, Differentiation & Compatibility</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p><u>Reversibility, Differentiation & Compatibility</u></p> <p>The multi-purpose field along with the walkway are reversible if at any time they were removed.</p>	<p>Complies</p>
<p>Materials Prohibited</p> <p>10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p><u>Materials Prohibited</u></p> <p>This standard does not apply in this case.</p>	<p>Complies</p>
<p>New Sign</p> <p>11. Any new <u>sign</u> and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p><u>New Sign</u></p> <p>This standard does not apply in this case. Signage was not part of this request.</p>	<p>Complies</p>

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on January 18, 2018.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 18, 2018.
- Staff Report posted on website on January 26, 2018.
- Property was posted on January 22, 2018.

PNUT Board comments:

The Parks, Natural Lands, Urban Forestry, and Trails Advisory Board (PNUT) held a meeting on January 18, 2018 and discussed Pioneer Park. Here is synopsis of the discussion:

“Ms. Springmeyer requested that CEPTED professionals be involved in the design process. Ms. Riker explained that six staff members had gone through CEPTED training in 2017 and that those design principles had been included in the Pioneer Park improvement plan. Mr. Mott voiced his support for the proposal. The Board asked which trees will be removed. Ms. Monteith outlined exactly which trees would be removed and said that, depending on cost, some trees may be able to be transplanted but the feasibility of transplanting has not yet been determined. Mr. Loveland said he supports the improvements and expressed that it is important to think about how the changes will impact the future of the park.

Ms. Springmeyer made a motion to support the proposed improvements to the park, Ms. Parish seconded the motion. Upon roll call, all Board members were in favor.”

Open House - January 22, 2018

A community open house was held on January 22, 2018 to share the proposed improvements for Pioneer Park. The meeting was held at the Homewood Suites, across the street from Pioneer Park. The meeting was attended by 36 residents, businesses and organizations.

Businesses include: Downtown Farmers Market, Tin Angel Cafe, Caputo's Market & Deli, and Hampton Inn.

Residents included: representation from the Broadway Park Lofts, Dakota Lofts, and Downtown 360 Apartments.

21 Comments Submitted (see complete comments next page):

- 55% of comments written by residents
- 20% written by business owners or affiliates
- 10% of comments written by members of local organizations (including 2 Pioneer Park Coalition members)
- 15% of commentators' affiliation was unknown
- 70% of comments were positive about the proposed park improvements

Additional verbal comment: Sons of the Utah Pioneers are in favor of the proposed changes, except for one of the members that does not speak for the group. This individual believes that the park should be a monument and is not in favor of the changes or the use of the park for any recreational purpose.

PIONEER PARK PROPOSED IMPROVEMENTS



Parks &
Public Lands

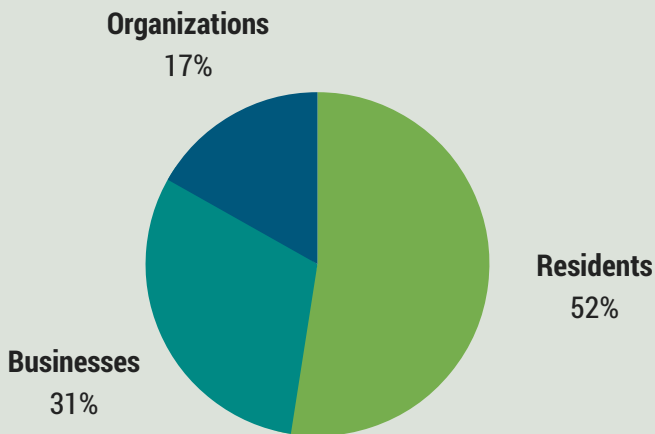
PUBLIC OPEN HOUSE

Homewood Suites

Monday, January 22, 2018

4:30-7:00 PM

36 ATTENDEES TOTAL



- Businesses include: Downtown Farmers Market, Tin Angel Cafe, Caputo's Market & Deli, Hampton Inn
- Representation from residents of the Broadway Park Lofts, Dakota Lofts, and Downtown 360 Apartments

21 COMMENTS SUBMITTED

- 55% of comments written by residents
- 20% written by business owners or affiliates
- 10% of comments written by members of local organizations (including 2 Pioneer Park Coalition members)
- 15% of commentators' affiliation was unknown



70% OF COMMENTS WERE *HIGHLY* POSITIVE ABOUT PROPOSED PARK IMPROVEMENTS



"I'm looking forward to change in the area...feel it will be a large benefit to local businesses and a great location for events. A place to gather. I appreciate all of the work and dedication for this project. Hopefully this will help with the homeless issue in the area. Thank you." - Local Business Affiliate



"Love the 1st phase concept. Plan retains the "historic" feel of the park and heritage. Like that the field allows for further improvements." - Local Organization Member

Pioneer Park Open House
January 22, 2018 - 4:30-7:00 PM - Homewood Suites

Public Comments

Name	Business or C	Comment	Positive/Negative/U	Ideas
David Kofford	Business	Finally! This is a fantastic step forward. The central field is really needed. Maybe add more trees/shrubs to create a barrier from the 400 South traffic. Get moving!!	Positive	Y
Justin Parks	Business	I'm looking forward to change in the area. I think it will be not only a benefit to the community, but to the guests at the hotel. They will have a place to walk, take their kids, and view the city. I feel it will be a large benefit to local businesses and a great location for events. A place to gather. I appreciate all of the work and dedication for this project. Hopefully this will help with the homeless issue in the area. Thank you.	Positive	N
Kestrel Liedtke	Business	I feel positive about this progress, however: I would hate to see it displace the things which are already working ie: new design, should support farmers market and consider bringing in a permanent stage to bring back other successful events. Thanks!	Positive	Y
Tony Caputo	Business	Operation Rio Grande is a great, effective start to rehabbing the neighborhood. Soccer/athletic field is (I think) another good idea. It would take extensive promotion.	Positive	N

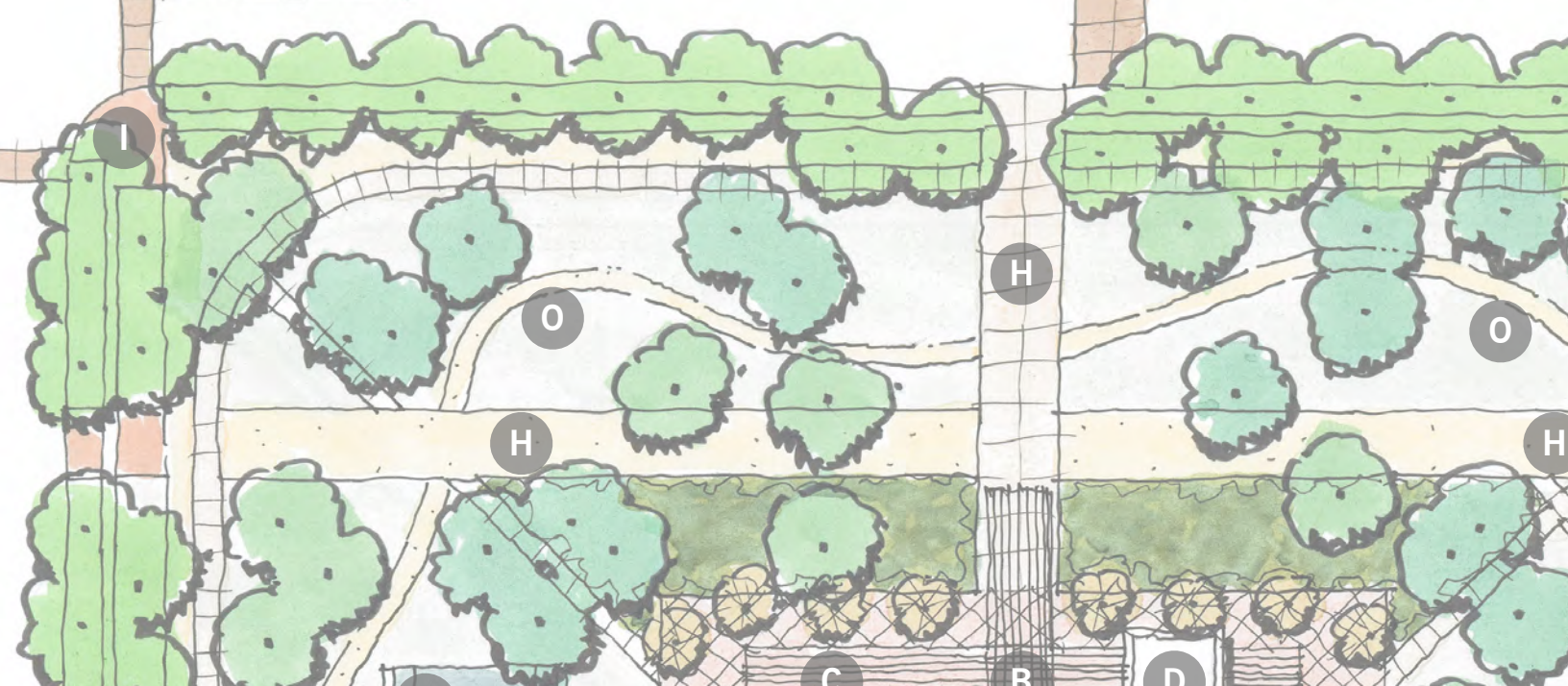
		Looking forward to a new look for the park. As a host for out of town guests having a park across the street that has a dark and dreary look becomes a focus point and a feeling of rundown and a concern for security with the new improvements to the park, hopefully it will bring some life and excitement back to a beautiful city. It will really showcase Salt Lake in a new light. This will also be a great selling point for the surrounding hotels. Thank you for keeping the community informed. Not only is this good info for the locals, our out of town repeat guests inquire and are excited to hear of the improvements happening in Salt Lake. Thank you!		
Kelli Karst	Hampton Inn		Positive	N
David Garbett	Pioneer Park	I support the proposed construction.	Positive	N
		Love the 1st phase concept. Plan retains the “historic” feel of the park and heritage. Like that the field allows for further improvements. Would like to see some of the layout ideas from the charrette incorporated in the future, especially scheme A and B. Please move forward with the most aggressive lighting scheme possible. Improvements that enhance safety are the highest priority.		
Tony Allred	Pioneer Park		Positive	Y
		No new seating or bench areas? Is the park reservable? If so, how? What is this plan doing besides providing a giant lawn? Add entrance at north end of dog park?		
Bartley Fraser	Resident		Negative	Y

Ilauna Gurr	Resident	Fenced playground for children with signs saying children and caregivers only. Lots of trees	Unsure	Y
		<p>Pioneer Park is right across the street from us and we would love to see more improvements to the park. Especially to the playground that is currently in a shabby condition - constantly dirty and have the homeless hanging out on its structures.</p> <p>What about adding more benches to the park on other sides? Right now they only exist at the playground which leads to un-child friendly company; drinking and drug sales. We would also love to see some fence around the playground to keep it safer and protected from unauthorized people. Put up a sign like "only kids here" or something.</p> <p>Maintenance of playground: fix broken structure, salt/sand when icy/snowy</p> <p>*Fenced in and protected playground. That would get many more parents and kids to the park!</p>		
Jacqueline Christens	Resident		Positive	Y
Jennie Richan	Resident	I look forward to any improvements made to the park. I hope safety and perceived safety is improved so that people actually utilize the improvements and new features. I live and work in the neighborhood, so please let me know if I can be of any assistance with this project.	Positive	N
John Gurr	Resident	<p>I think the proposal is great, but worry about camping and loitering which is a problem now with tennis courts and kids play area. How do you propose security and policing?</p> <p>Thanks!</p>	Positive	Y

Michelle Williams	Resident	<p>Overall, the project looks doable and should promote the attraction of a positive population.</p> <p>*Installing more lighting seems like a great first step. Less places to hide making it more safe for residents who want to go for a stroll or walk their dogs.</p> <p>Thank you for all the work and collaboration!!</p>	Positive	N
Mike Hader	Resident	<p>Liked the original planned sloped great lawn</p> <p>Please try to keep some element of historic significance, cobblestone pavers...</p> <p>More plants, expand on the "rooms" at each corner of the park. More benches. Some depth a raised and sunken area would've been wonderful as would a water feature.</p>	Negative	Y
Mike Hatch	Resident	<p>Where is any attempt to add historic elements?</p> <p>Not happy the stone pavers won't be reused.</p> <p>Where is any type of entry feature?</p> <p>Very underwhelmed and disappointed after seeing the other concepts.</p> <p>No water feature? No seating area?</p> <p>Just lawn and concrete? Less trees?</p> <p>As a resident at Uffens since 2003 I'm so disappointed at the slow progress. Not in my lifetime...</p>	Negative	Y
Polly Patterson	Resident	<p>Lighting? Spare us. Parking?</p> <p>Will miss traditional feel of the park.</p>	Negative	N
Steve White	Resident	<p>Good plan.</p> <p>My community is looking forward to the improvements.</p> <p>Swhite@yesco.com</p>	Positive	N

Tony Krezel	Resident	Looks great! Let's do it! My only concern would be parking for rec leagues/events in the new field, but that's a minor concern. I feel like Pioneer Park is at its best when things are happening/busy, so whatever we can do to attract more people/events gets my vote.	Positive	Y
UNKNOWN	UNKNOWN	Make the park a safe place and people still come...It doesn't matter which improvements you make until it's a safe place to be.	Negative	N
Dane Christeusen	UNKNOWN	Keep the bocce courts and clear out the sand. We love visiting the courts but it is dirty. Playground and keep fenced in to keep unauthorized adults and drinking out. Add benches to park. Athletic area/workout structure.	Unsure	Y
Jason Mathis/DTA	UNKNOWN	Really cool concept. Please move forward as quickly as possible this is an important project for our city. Thanks for your leadership in this issue.	Positive	N

COMMENT BREAK-DOWN		
Residents	11	55.00%
Business Owners or	4	20.00%
Local Organization M	2	10.00%
Unknown Affiliation	3	15.00%
TOTAL	20	
Positive Comments	14	70.00%
Negative Comments	5	25.00%
Stance Unsure Comi	2	10.00%
Comments Offering	11	55.00%



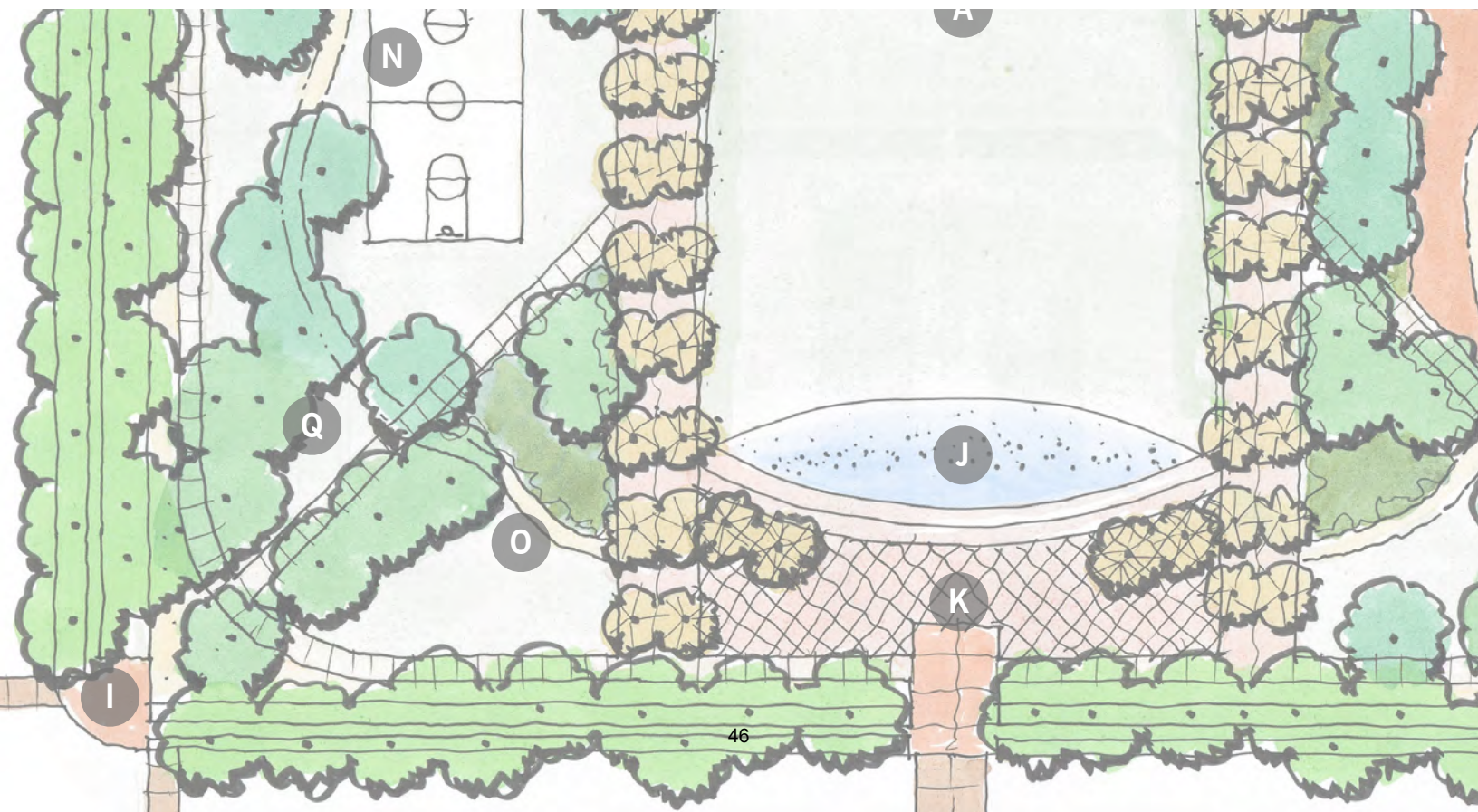
SALT LAKE CITY PARKS & PUBLIC LANDS

PIONEER PARK MASTER PLAN ASSESSMENT

PUBLIC INVOLVEMENT FINAL REPORT

PREPARED BY THE LANGDON GROUP, INC.

SEPTEMBER 2015



EXECUTIVE SUMMARY

Process Summary

A great deal of change has occurred in the Pioneer Park community since the original 2006 Master Plan was adopted. Therefore, a review of the plan was deemed necessary and appropriate before moving forward. To ensure that the process was centered on the current public needs, Parks and Public Lands conducted a series of public discussions in winter 2014-2015 to gather feedback from key stakeholders. Public outreach activities included:



Key Themes from Public Feedback

These were key themes that were heard most frequently from participants in the public discussions. Themes fell into 3 main categories: Design, Management/Programming & Funding

Design

- No net loss of green space
- Vehicle access
- Connects well to neighborhood
- Consider upcoming projects (e.g. TRAX, protected bike lanes) that are already planned
- Design to improve safety to make it more welcoming for all
- Events are important and design should be accommodated
- Flexibility – design elements should allow for multiple uses

Management and Programming

- Events and programming have been a successful way to activate the park
- Identifying a single entity to orchestrate programming and events would take this to the next level
- This single entity should be located in or near the park to provide an additional physical presence

Funding

- The events, programming and improvements desired to improve the park far exceed current funding
- New funding options need to be considered
 - Private partners could provide a fundraising mechanism
 - Gallivan model of assessing fees and allocating directly to the park
 - Possible tax changes being explored in current legislative session could bring \$8.8 million to downtown

INTRODUCTION

In 2014, the Salt Lake City Council allocated funding for design and capital improvements in Pioneer Park starting in 2015. In addition, Public Services applied for additional funding that, if awarded, would be available in early 2015. A great deal of change has occurred in the Pioneer Park community since the original 2006 Master Plan was adopted and Phase I was implemented. A re-evaluation was deemed necessary and appropriate before moving forward. Parks and Public Lands led a collaborative process to review the 2006 Pioneer Park Master Plan (Phase II Review).

Using the 2006 Pioneer Park Master Plan as a starting point, Phase II Review began with a kickoff meeting and a series of public focus groups. Parks and Public Lands convened seven focus groups and hired The Langdon Group to facilitate the focus group and hold a public open house. The input gathered was presented at a public open house on February 5, 2015. The information from the focus groups and open house were used to inform a charrette held on February 9, 2015. The charrette team used the information to create supported and viable options.

Primary Design Principles

Throughout the feedback gathering process, a set of design principles were identified. These design principles were goals the entire Pioneer Park team could follow. The principles were also used to frame the discussions at the focus group meetings and public open house.

- a. Administrative Policy Statement: The goal is to activate space, meet the community need(s) and to achieve little or no loss of green space.
- b. Use the 2006 plan as the starting point for the design updates. The design process should also allow for new ideas and needs to emerge.
- c. All design updates should reflect the public feedback as presented. Results will be measured, in part, by how well the stakeholder needs are met by the design.
- d. There needs to be a balance between the regional use and local use of the park. It needs to function both as a neighborhood amenity and an event space.



APPENDIX 5 CHARRETTE - SCHEME A CONCEPT PLAN

This scheme closely follows the conceptual layout of the 2006 Pioneer Park Master Plan. It features prominent north/south and east/west axes, and secondary diagonal axes converging at a central "great lawn."

The "great lawn" is a large, partially sunken multi-use open green space within the park that provides for a wide variety of community activities such as active recreation and sports, concerts and events, an informal gathering space, and passive recreation opportunities.

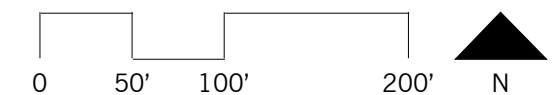
On the south end of the lawn is a water feature, which provides a noise and visual buffer from heavier traffic on 400 South, and an informal activity zone. Water is a great attractor of human activity. On the north end of the field is a raised platform for performances and a shaded space for casual seating.

Around the central field, on the east and west sides, are spaces for park programming, including upgrades to existing uses such as active sport courts and a dog park. To the north is a new promenade for food trucks and expanded Downtown Farmer's Market space.



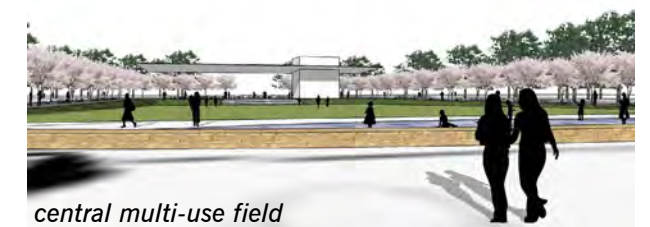
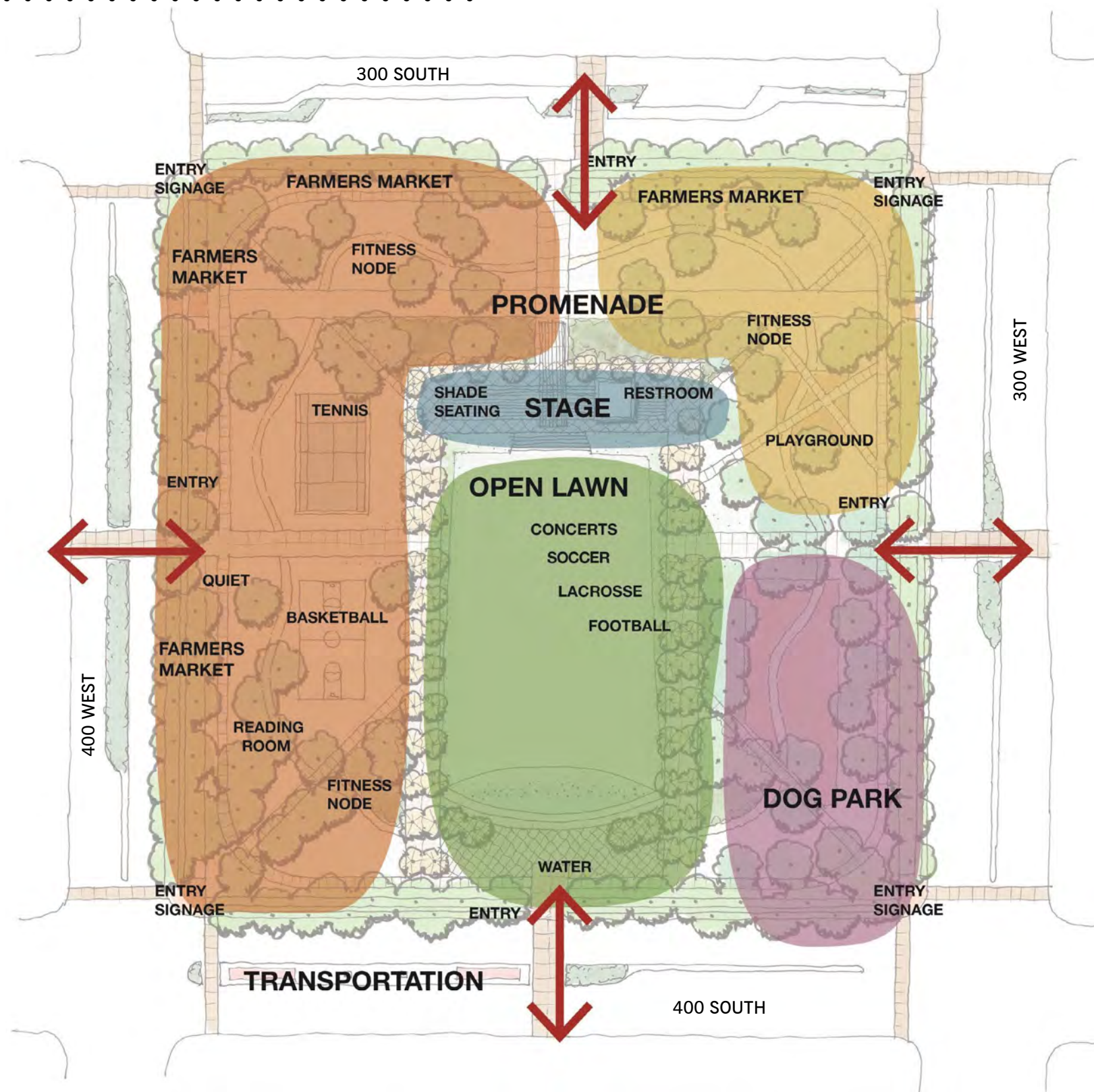
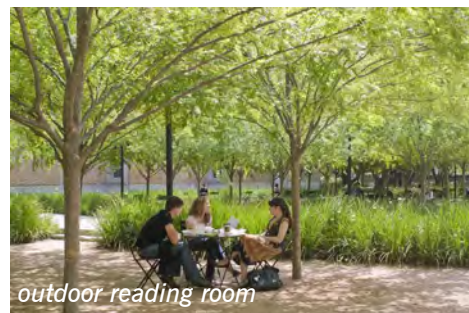
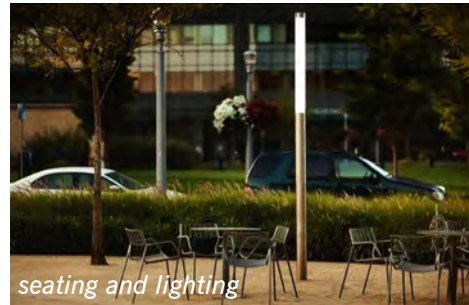
Key

- A Great Lawn
- B Platform with Shade Structure
- C Seating Area
- D Rest Rooms
- E Articulated Crosswalk
- F Landscaped Median
- G Future TRAX Station
- H Promenade
- I Entry Feature
- J Water Feature
- K Plaza
- L Play Ground & Equipment
- M Tennis Court
- N Basketball Court
- O Fitness Node
- P Enclosed Dog Park
- Q Outdoor Reading Room



APPENDIX 5 CHARRETTE - SCHEME A ZONING & USES

Character Images



APPENDIX 5 CHARRETTE - SCHEME B CONCEPT PLAN

Starting from a broad view of the Pioneer Park district, which highlights 300 south as a potential "festival street," among other potential development, Scheme B focuses on how the park can create a better connection to the surrounding community, create a new identity for the park, and more effectively link to transportation options like future TRAX and streetcar stops.

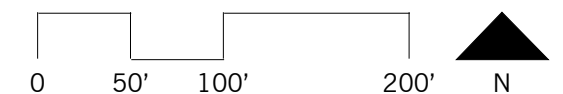
Currently the park has a rigid north/south and east/west axis. This concept features a new curving diagonal promenade through the park, dividing major programmed spaces.

On the northeast corner is a large multi-use field for community and regional activities activities. The southeast and southwest ends of the park feature a variety of programming, which allow for a diversity of activities within the park, and cultural cross-pollination. Some of those activities include: a dog park, a public beach (on the south end of the park to serve as an entry from 400 s), a series of sports courts/surfaces, and an indoor/outdoor café with restrooms.



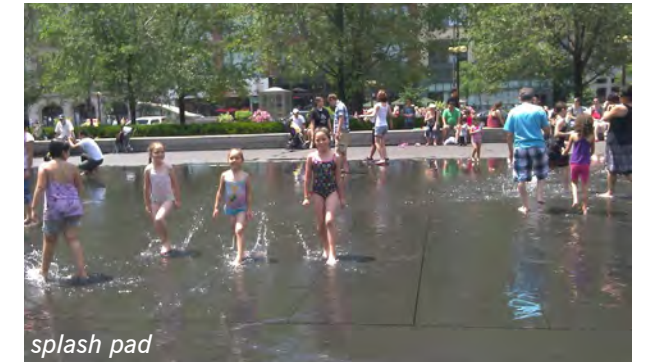
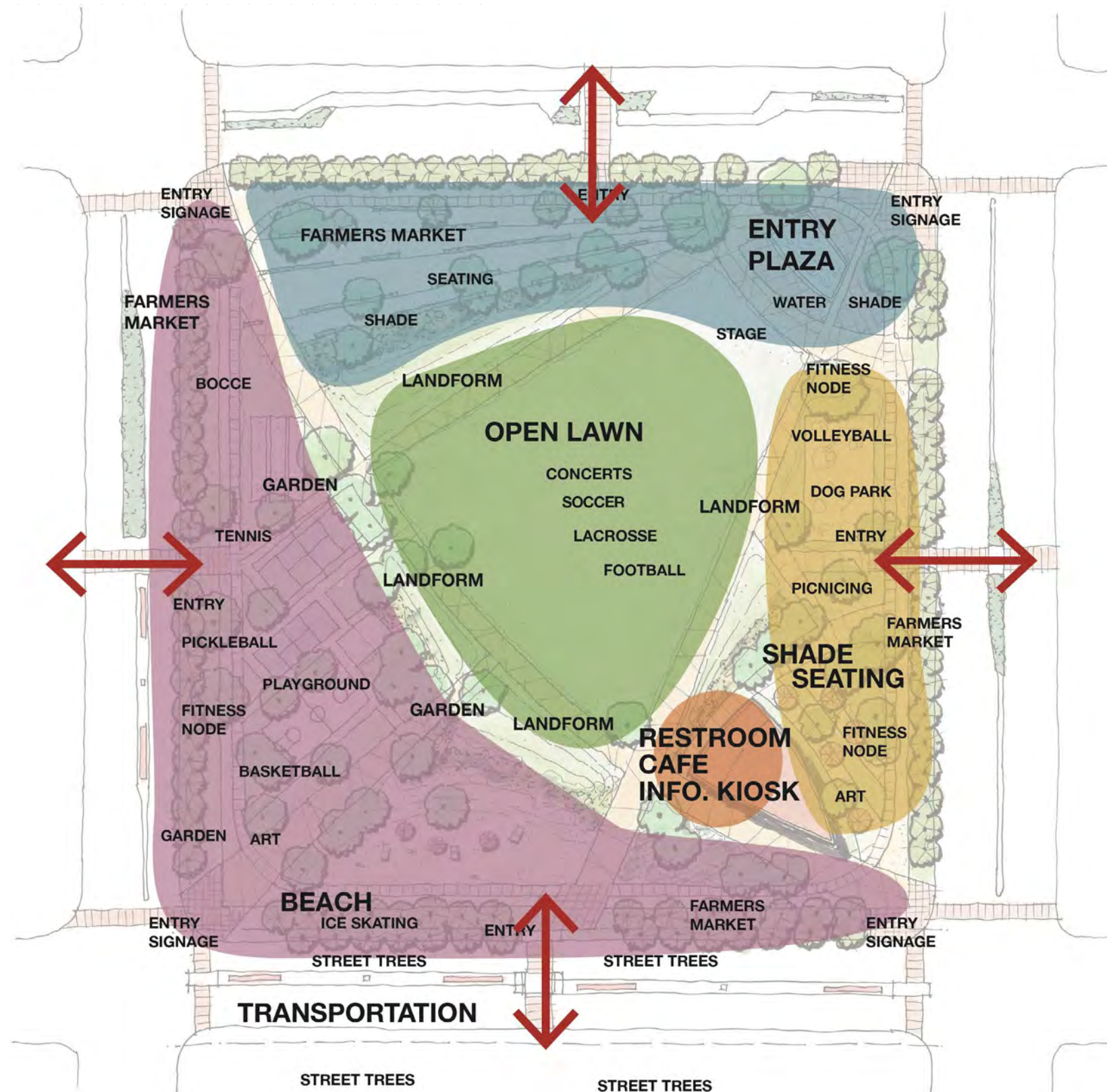
Key

- A Great Lawn
- B Raised Berm
- C Café & Seating Area
- D Rest Rooms
- E Articulated Crosswalk
- F Landscaped Median
- G Future TRAX/Streetcar Station
- H Promenade
- I Entry Feature
- J Splash Pad
- K Plaza
- L Bocci Court
- M Tennis Court
- N Pickleball Court
- O Basketball Court
- P Volleyball Court
- Q Enclosed Dog Park
- R Sandy Beach
- S Expanded Farmer's Market Court



APPENDIX 5 CHARRETTE - SCHEME B ZONING & USES

Character Images



APPENDIX 5 CHARRETTE - SCHEME C CONEPT PLAN

Diversity of those living by, working near, and using Pioneer Park were key in the design of Scheme C. Defining how to create a sustainable park that would serve the community well framed much of the design.

Returning to the geometric shapes of the current park, this concept features a central circular lawn space to be used for community activities. The south side of the lawn features a recreation center with stationary fitness equipment.

Four defined corners are programmed to activate and provide safety to the park, and transition from the busy surrounding streets. The northeast corner is highlighted by a social plaza inviting restaurant patrons and food trucks, and features a WiFi café seating area with phone charging stations. The southeast corner of the park features a dog park and active recreation. The southwest corner features a community garden to provide food and generate work opportunities for homeless. The northwest corner features a meditation garden for interfaith and cultural exchange, with an outdoor reading room for education workshops and passive activity.



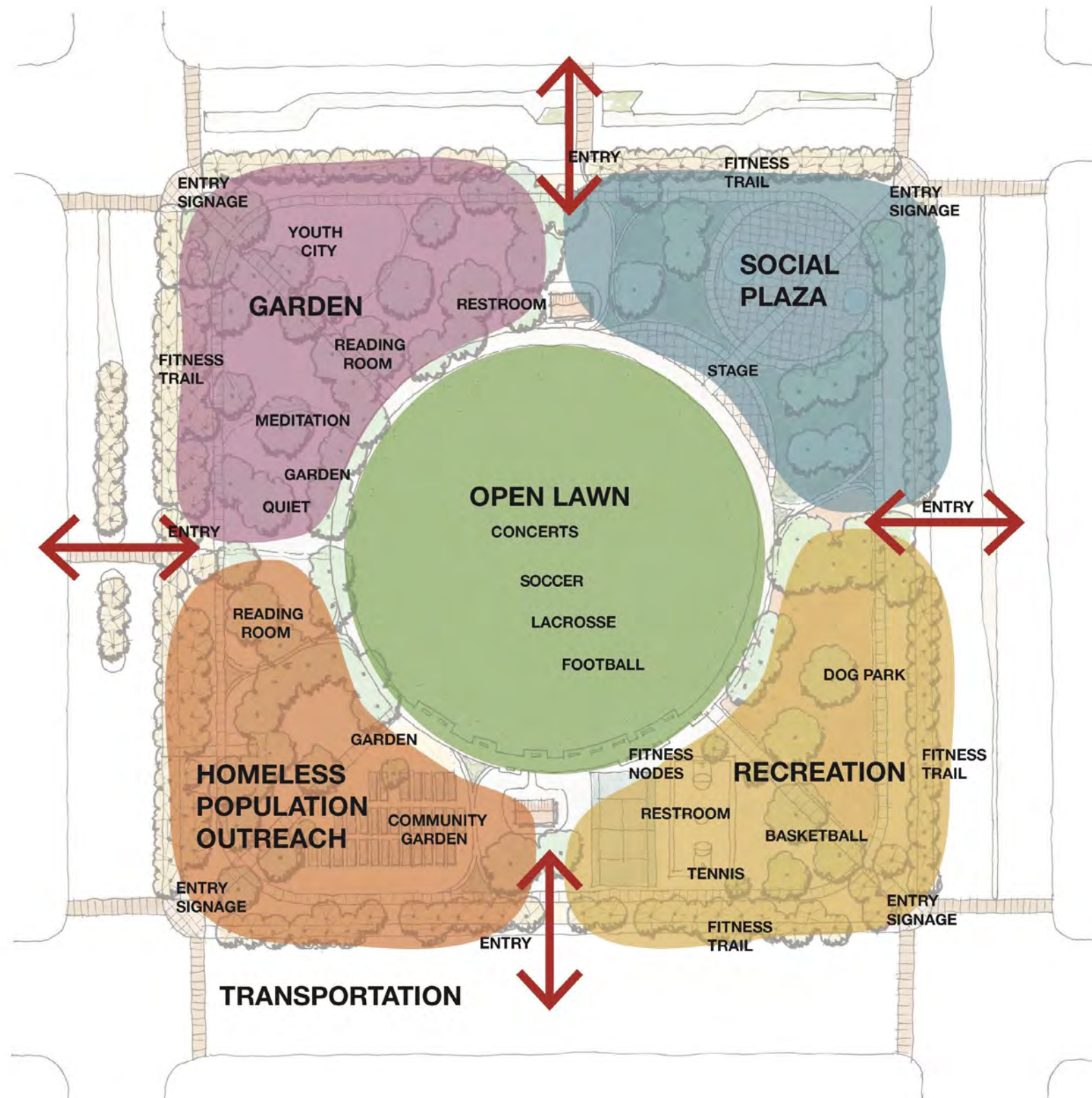
Key

- A Great Lawn
- B Stationary Exercise Stations
- C Meandering Paths
- D Rest Rooms
- E Articulated Crosswalk
- F Landscaped Median
- G Homeless Community Garden
- H Promenade
- I Entry Feature
- J Fountain
- K Plaza
- L Tennis Court
- M Basketball Court
- N Enclosed Dog Park
- O Outdoor Reading Room
- P Meditation Garden
- Q Mobile Library & Homeless Services



APPENDIX 5 CHARRETTE - SCHEME C ZONING & USES

Character Images



APPENDIX 5 CHARRETTE - SCHEME D CONCEPT PLAN

Distinguishing neighborhood and regional components of Pioneer Park was a major emphasis of Scheme D. This concept breaks from the current rigid axes of the park.

The central multi-purpose field is surrounded by a meandering walkway that serves as a historical and interpretive trail. The multi-purpose field accommodates both community and regional functions. The field is aligned diagonally to maintain a view corridor toward the Greek Orthodox Cathedral.

Park edges are zoned to different transportation systems. On the south edge is a dense urban forest that functions as “green gateway” to downtown and the park. To the east is a fruit orchard, which offers both seasonal beauty in the spring, and a staple food source for local pantries in the summer and fall. The rigid grid typical of orchards serves as an organizational element for other park elements.

Neighborhood oriented functions, including active recreation, dog park and children’s play yard, are oriented toward areas of residential growth to the north and west.



Key

- A Great Lawn
- B Platform and Seating Area
- C Rest Rooms
- D Toilet Room Kiosk
- E Articulated Crosswalk
- F Landscaped Median
- G Future TRAX Station
- H Meandering Promenade
- I Entry Feature
- J Splash Pad
- K Plaza
- L Play Ground & Equipment
- M Tennis Court
- N Basketball Court
- O Fitness Node
- P Enclosed Dog Park
- Q Flowering Fruit Orchard
- R Urban Forest



APPENDIX 5 CHARRETTE - SCHEME D ZONING & USES

Character Images

