



# Redwood Meadows Park

## FINAL CONCEPT DESIGN REPORT

1780 West 400 North  
SLC Job number 250601, 300099

Prepared

for

Salt Lake City Corporation  
Department of Community and Economic  
Development

Engineering Division

By

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# 1.1 Introduction

Salt Lake City's Department of Community and Economic Development, Engineering Division contracted with Logan Simpson Design to develop a Concept Design Report for Redwood Meadows Park in Salt Lake City, Utah. The park is located just off 400 North, tucked between Interstate 215 and Redwood Road. The long, rectangular site measures approximately 1,175' long by 70' wide and contains existing playground equipment, basketball courts, benches, unkept turf areas, and some existing trees and vegetation. The property is owned by the City and accommodates major storm water infrastructure, including a drain pipe running beneath the entire park, and a small detention basin to the north.

The property has three segments. **The north segment** contains a detention basin and open space. It is undeveloped and bound by wood and chain link fencing on the west and north edges. The east edge is open to a single family home development. 500 North terminates at a dead end street in this section of the property. The dead end street area is unkept with a small, four-foot chain link fence between the park area and the street. **The middle segment** is leased by the Windgate Condominiums and its east boundary opens to an existing private parking lot for the condominiums. This section is bounded by a six-foot block wall on the north, south, and west edges. A few unkept basketball courts and a small soccer area are located here, and are currently maintained by the Windgate HOA. **The south segment** opens to 400 North and is a small functioning park. This segment is bounded by a six-foot block wall on the north and west. A five- to six-foot chain link fence is located on the east edge.

Logan Simpson Design performed the following services in collaboration with the City staff and stakeholders.

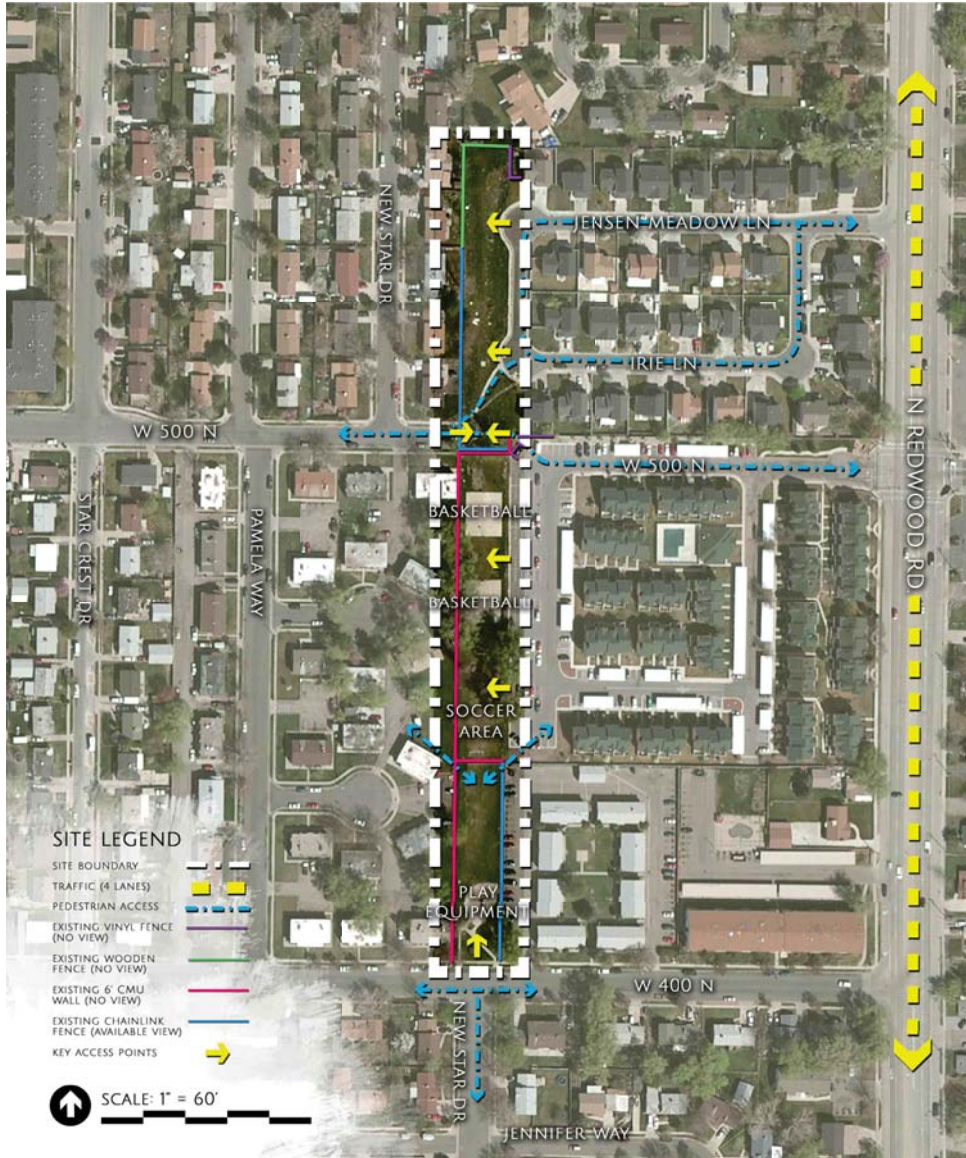
- Site analysis and data collection
- Public outreach and participation
- Conceptual park design options and cost estimate

Prior to the project's kick-off meeting the team inventoried current conditions, sensory zones, vehicular and pedestrian traffic, and general opportunities and constraints. Gaining new insight from both internal and external comments, a framework was developed to optimize the park's use, given its form, location, and functions. From there, three unique alternative concept designs for the park were prepared, each highlighting different opportunities the property presents. These were each rendered and presented to City stakeholders and the public for comment and to help arrive at the preferred design. This Concept Design Report is a cumulative product of the inventory, analysis, synthesis, and design efforts on the project.

# 1.2 Location Map



# 1.3 Site Analysis & Inventory



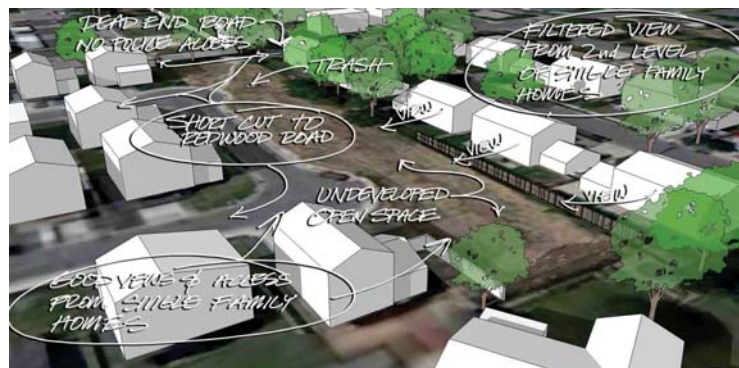
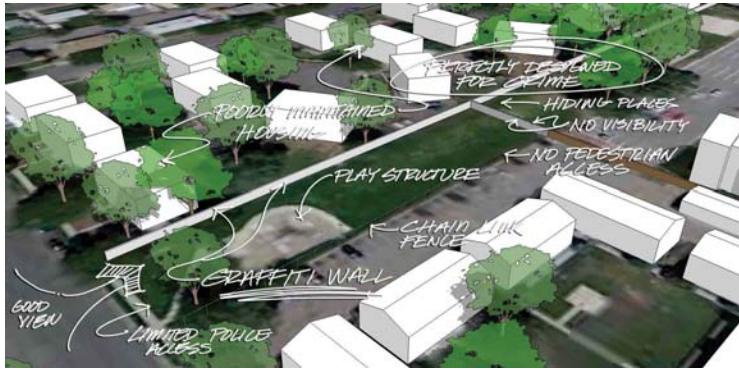
## Key Features of the Site



- 1 A HIGH LEVEL OF PEDESTRIAN ACCESS IS DESIRABLE BUT CANNOT BE ACCOMMODATED WITH THE EXISTING WALL CONFIGURATIONS.
- 2 THE PARK IS SURROUNDED BY SINGLE FAMILY, MULTI FAMILY, CONDOMINIUMS, APARTMENTS, AND FOURPLEX UNITS WITH ABSENTEE LANDLORDS TO THE WEST.
- 3 THE PARK IS LOCATED A SHORT DISTANCE FROM SEVERAL ARTERIAL ROADWAYS AND NEIGHBORHOOD SERVICES. REDWOOD ROAD RUNS PARALLEL TO THE PARK ABOUT THREE HUNDRED FEET TO THE EAST AND AN ELEMENTARY SCHOOL AND LARGER REGIONAL PARK ARE IN WALKING DISTANCE TO THE WEST.
- 4 VIEWS INTO THE SITE ARE LARGELY OPEN FROM THE EAST, BUT ARE MOSTLY BLOCKED FROM THE WEST BY A BLOCK WALL, WHICH ALSO SEPARATES THE SITE INTO THREE RECTANGULAR SECTIONS. THE BLOCK WALL IS IN DISREPAIR AND CONTAINS MANY CRACKS, HOLES, AND HOLLOWED-OUT AREAS USED TO CLIMB OVER THE WALLS. IN THE NORTHERNMOST SECTION OF THE SITE (NEAR 500 NORTH), THE BLOCK WALL TERMINATES AND SEVERAL VARYING FORMS OF RESIDENTIAL FENCING ARE USED.
- 5 TWO HALF-COURT BASKETBALL SLABS ARE LOCATED NEAR THE CENTER OF THE SITE. ONE APPEARS TO BE USED FOR BASKETBALL PLAY, AND THE OTHER PRIMARILY FOR SEATING (BENCHES HAVE BEEN PLACED ON THE SLAB). THERE IS ALSO AN AREA USED FOR SOCCER, WITH A GOAL ALONG THE SECTION WALL BETWEEN THE MIDDLE AND SOUTHERN SEGMENTS OF THE PARK.
- 6 ACCESS TO PLAYGROUND EQUIPMENT AND OPEN VIEWS INTO THE PARK AVAILABLE FROM THE SOUTH; THESE VIEWS TO THE NORTH ARE TERMINATED BY THE BLOCK WALLS. A CHAIN LINK FENCE LIMITS ACCESS TO THE APARTMENT ON THE SOUTH EAST BOUNDARY OF THE OVERALL SITE. THE PLAYGROUND EQUIPMENT IS OUT OF DATE.
- 7 THERE IS A RECTANGULAR DETENTION AREA IN THE NORTHERNMOST SECTION OF THE SITE. THE DETENTION CAN BE RE-PURPOSED BECAUSE ADEQUATE STORM DRAIN INFRASTRUCTURE IS INSTALLED BENEATH THE PARK. THIS NORTH SEGMENT IS UNDEVELOPED AND FULL OF WEEDS, DEBRIS, AND TRASH. SUBSTANTIAL UNPLANNED PEDESTRIAN ACCESS OCCURS THROUGH THIS PART OF THE PROPERTY.
- 8 THE DEAD-END SECTION OF 500 NORTH THAT TERMINATES INTO THE WEST SIDE OF THE PARK IS BEING USED AS AN IMPROMPTU PARKING AREA. IT IS UNKEPT WITH OVERGROWN VEGETATION, POORLY MAINTAINED CHAIN-LINK FENCE, AND UNPLANNED PEDESTRIAN ACCESS.

# 1.3 Site Analysis & Inventory

Redwood Meadow Park schematic modeling of existing conditions



## Key Factors of the Site



- 1 A HIGH LEVEL OF PEDESTRIAN ACCESS IS DESIRABLE BUT CANNOT BE ACCOMMODATED WITH THE EXISTING WALL CONFIGURATIONS.
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- 6 ACCESS TO PLAYGROUND EQUIPMENT AND OPEN VIEWS INTO THE PARK AVAILABLE FROM THE SOUTH; THESE VIEWS TO THE NORTH ARE TERMINATED BY THE BLOCK WALLS. A CHAIN LINK FENCE LIMITS ACCESS TO THE APARTMENT ON THE SOUTH EAST BOUNDARY OF THE OVERALL SITE. THE PLAYGROUND EQUIPMENT IS OUT OF DATE.
- 7 THERE IS A RECTANGULAR DETENTION AREA IN THE NORTHERNMOST SECTION OF THE SITE. THE DETENTION CAN BE RE-PURPOSED BECAUSE ADEQUATE STORM DRAIN INFRASTRUCTURE IS INSTALLED BENEATH THE PARK. THIS NORTH SEGMENT IS UNDEVELOPED AND FULL OF WEEDS, DEBRIS, AND TRASH. SUBSTANTIAL UNPLANNED PEDESTRIAN ACCESS OCCURS THROUGH THIS PART OF THE PROPERTY.
- 8 THE DEAD-END SECTION OF 500 NORTH THAT TERMINATES INTO THE WEST SIDE OF THE PARK IS BEING USED AS AN IMPROMPTU PARKING AREA. IT IS UNKEPT WITH OVERGROWN VEGETATION, POORLY MAINTAINED CHAIN-LINK FENCE, AND UNPLANNED PEDESTRIAN ACCESS.

# 1.4 Sensory Map



## Sensory Issues



1

### NORTH SEGMENT:

- NOTICEABLE SUN EXPOSURE AND LACK OF SHADE
- OPEN VISIBILITY FROM THE EAST
- SMALL DETENTION AREA NOT USED OR NECESSARY
- TRASH AND DEBRIS SCATTERED ACROSS UNDEVELOPED LANDSCAPE
- HEAVY GRAFFITI AND DEBRIS LOCATED BETWEEN NORTHERN AND MIDDLE SECTION (ALONG 500 NORTH). FENCE PANELING IS BROKEN IN PLACES AND OFFERS NO VIEWS SOUTH. AREA IMMEDIATELY WEST USED FOR IMPROMPTU PARKING.
- NO LIGHTING FOR NIGHTTIME USAGE

2

### MIDDLE SEGMENT:

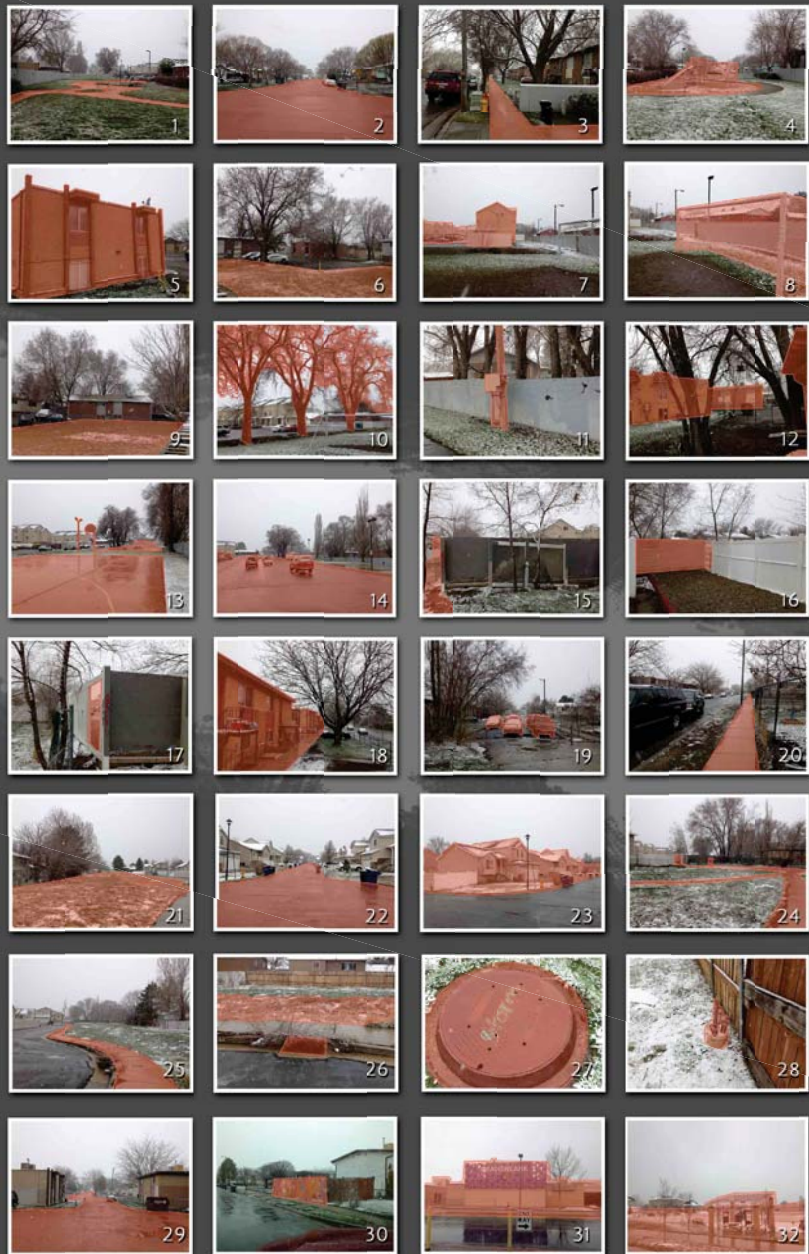
- EXISTING LARGE TREES PROVIDE SHADE
- BASKETBALL COURTS AND SOCCER AREA TAKE UP THE MAJORITY OF TURF AREA HERE
- APARTMENT COMPLEX PARKING LOT ALONG EAST EDGE, OPEN VIEWS
- BLOCK WALL ALONG THE WEST SIDE OF THE PARK OBSCURING VIEWS IN AND OUT OF PARK
- LIGHTING IN POOR CONDITION, NEEDS IMPROVEMENT

3

### SOUTH SEGMENT:

- MINOR SHADE WITH GOOD VIEWS INTO AND OUT OF THE SPACE FROM THE SOUTH
- PLAY EQUIPMENT IS OLD AND OUT OF DATE
- KEY ACCESS POINT TO THE PARK FROM THE SOUTHERNMOST EDGE. VEHICULAR TRAFFIC AND PARKING OCCURRING ALONG 400 NORTH.
- NO VISIBILITY OR PEDESTRIAN ACCESS NORTH PAST BLOCK WALL

# 1.5 Site Photo Inventory

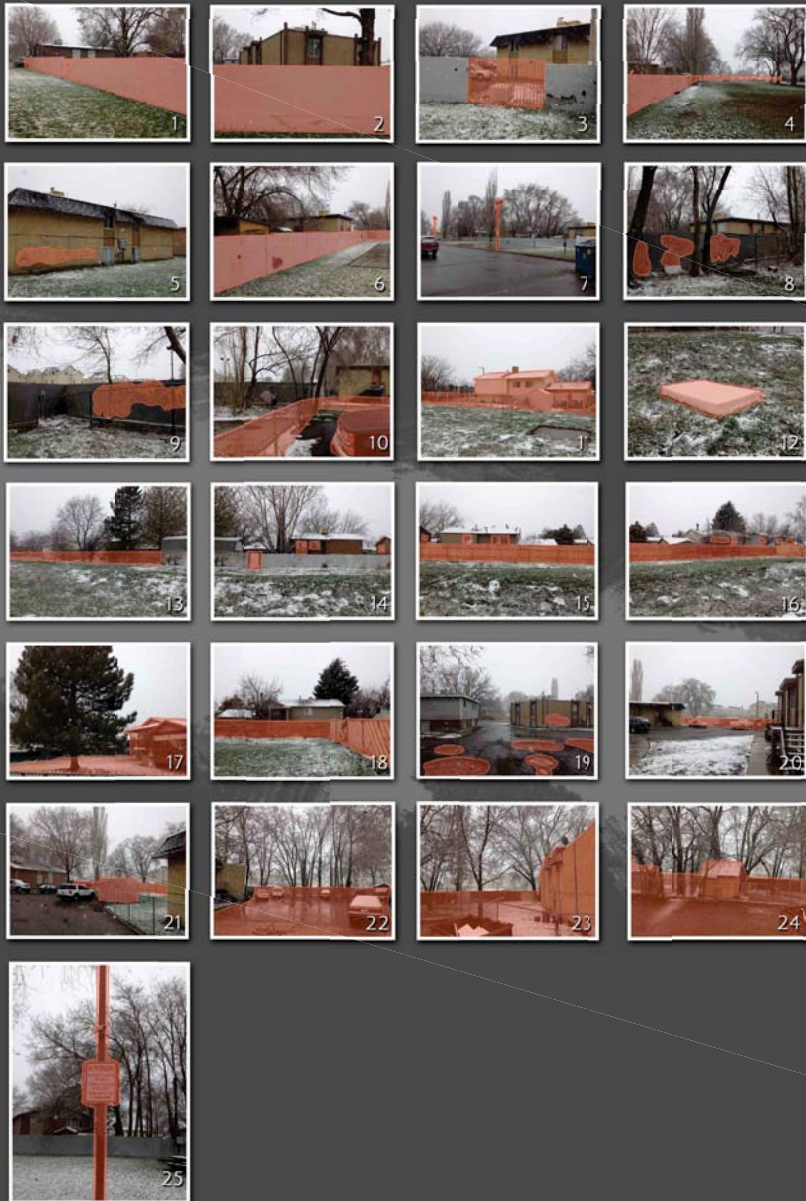


## Photo Legend



- 1 EXISTING PEDESTRIAN ACCESS FROM SOUTH WITH NO OUTLET OR CONNECTION
- 2 NEIGHBORHOOD TO THE SOUTH WITH GOOD VEHICULAR ACCESS AND VIEWS
- 3 EXISTING NEIGHBORHOOD SIDEWALKS AT SOUTH ENTRY
- 4 OUTDATED PLAY EQUIPMENT
- 5 MULTI-FAMILY HOMES WITH POOR VISIBILITY TO THE WEST
- 6 MULTI-FAMILY OPEN SPACE WEST OF PARK HIDDEN FROM VIEW BY BLOCK WALL
- 7 LARGE MULTI-FAMILY CONDO COMPLEX WITH PARKING EAST OF PARK
- 8 EXISTING SOCCER BACKSTOPS AND OPEN PLAY AREA IN MODERATE CONDITION
- 9 MULTI-FAMILY OPEN SPACE ON WEST SIDE HIDDEN FROM VIEW
- 10 LARGE SHADE TREES AND OPEN SPACE
- 11 EXISTING UTILITIES IN POOR CONDITION
- 12 MULTI-FAMILY, STORAGE SHEDS, AND PARKING WEST OF WALL HIDDEN FROM VIEW
- 13 BASKETBALL AREA WITH LIGHTING IN POOR CONDITION
- 14 MULTI-FAMILY PARKING AREA ON EAST SIDE OF PARK
- 15 UNSAFE PEDESTRIAN ACCESS IN POOR CONDITION WITH TRASH AND GRAFFITI
- 16 SOLID WALL WITH UNSAFE PEDESTRIAN CUT-THROUGH BEHIND TRASH ENCLOSURE AND SINGLE FAMILY HOMES
- 17 BROKEN VINYL FENCE IN POOR CONDITION WITH PEDESTRIAN CUT-THROUGH
- 18 MULTI-FAMILY HOMES WITH GOOD VIEWS TO STREET AND PEDESTRIAN CIRCULATION AT 500 NORTH DEAD-END STREET AREA
- 19 PARKING AT DEAD-END STREET WITH FENCING IN POOR CONDITION
- 20 NEIGHBORHOOD ACCESS WITH GOOD VISIBILITY
- 21 NORTH OPEN SPACE WITH DETENTION AREA IN POOR CONDITION
- 22 SINGLE-FAMILY HOMES WITH GOOD ACCESS AND VISIBILITY
- 23 SINGLE-FAMILY HOMES IN GOOD CONDITION
- 24 UNPLANNED PEDESTRIAN ACCESS THROUGH OPEN SPACE IN POOR CONDITION
- 25 EXISTING SIDEWALK IN POOR CONDITION
- 26 DRAINAGE INLET DIRECTLY TO STORM DRAIN
- 27 STORM DRAIN MAN HOLE
- 28 UTILITIES IN POOR CONDITION
- 29 EXISTING CIRCULATION THROUGH MULTI-FAMILY HOMES WEST OF PARK
- 30 EXISTING NEIGHBORHOOD ART / GRAFFITI
- 31 NEIGHBORHOOD ELEMENTARY SCHOOL WEST OF PARK
- 32 NEIGHBORHOOD PARK WEST OF PARK IN GOOD CONDITION WITH GOOD VIEWS

# 1.5 Site Photo Inventory



## Photo Legend



- 1 BLOCK WALL POOR VISIBILITY, CANVAS FOR VANDALISM, GRAFFITI, AND CLIMBING FOOT HOLES
- 2 MULTI-FAMILY UNIT WITH MODERATE VISIBILITY OVER BLOCK WALL
- 3 POOR QUALITY, RUSTED VIEW-FENCE WITH OPEN PICKETS AT TOP
- 4 CONTINUOUS BLOCK WALL, GRAFFITI, CLIMBING HOLES
- 5 GRAFFITI ON MULTI-FAMILY UNITS TO THE WEST
- 6 BLOCK WALL WITH GRAFFITI AND CLIMBING HOLES
- 7 SECURITY LIGHTING
- 8 GRAFFITI, TRASH, AND LOW VISIBILITY
- 9 CHAIN-LINK FENCE, BLOCK WALL WITH GRAFFITI, TRASH, AND LOW VISIBILITY
- 10 4' CHAIN-LINK FENCE IN POOR CONDITION, OPEN WIRES AT PEDESTRIAN CONNECTION AND PARKING
- 11 EXISTING CHAIN-LINK FENCE WITH GOOD VISIBILITY FROM SINGLE FAMILY HOME
- 12 EXISTING TRASH IN DETENTION AREA
- 13 EXISTING CHAIN-LINK FENCE WITH GOOD VISIBILITY FROM ADJACENT SINGLE-FAMILY HOMES
- 14 GATE ACCESS, CHAIN LINK FENCE WITH PARTIAL VISIBILITY FROM ADJACENT SINGLE- FAMILY HOMES
- 15 WOOD FENCE IN MODERATE CONDITION WITH PARTIAL VISIBILITY FROM SINGLE-FAMILY HOMES
- 16 WOOD AND CHAIN LINK FENCE IN POOR CONDITION WITH MODERATE VISIBILITY FROM SINGLE-FAMILY HOMES
- 17 ADJACENT BACKYARD AT NORTH END WITH MODERATE VISIBILITY
- 18 CHAIN-LINK AND WOOD FENCE AT NORTH IN POOR CONDITION
- 19 ROAD IN MULTI-FAMILY AREA IN POOR CONDITION
- 20 MULTI FAMILY HOMES TO WEST WITH POOR VISIBILITY TO PARK AND OPEN SPACE
- 21 GRAFFITI AND POOR VISIBILITY FROM SINGLE-FAMILY HOMES TO PARK
- 22 HEAVY VEGETATION, POOR VISIBILITY TO SINGLE-FAMILY PARKING ON WEST SIDE
- 23 TRASH, CHAIN-LINK FENCE, AND MULTI-FAMILY HOMES ON WEST SIDE
- 24 HEAVY VEGETATION, SHEDS, AND POOR VISIBILITY TO WEST SIDE
- 25 EXISTING SECURITY CAMERA AND PARK SIGNAGE





2.0

Outreach & Participation

## Overview



Internal meetings consisted of Salt Lake City (SLC) staff from Engineering, Parks, Public Utilities, Planning, and Police, as well as two members from Jordan Meadows Community Council. Public meetings were organized in collaboration with SLC staff, Jordan Meadows Community Council, and the Wingate Condominium HOA.

### Summary of meetings and community outreach

Several internal and community outreach meetings were organized and held in accordance with the scope of work and as directed by Salt Lake City Staff. The kick-off meeting was held on April 15, 2013. LSD summarized the scope of work, presented initial findings, site analysis, sensory maps, and site photo inventories of existing conditions. Following the presentation, an open discussion with staff and stakeholders provided additional information, design direction, opportunities, and constraints. LSD was instructed to reach out to Wingate Town Homes to learn about site history and current use. Comments and concerns were obtained and recorded.

After City and resident stakeholders were consulted, the team coordinated and advertised the first public workshop and open house held Wednesday May 8th from 6:30 to 8:30 pm at the Riverside Library (1575 West 1000 North in Salt Lake City). Advertisement was provided electronically through the SLC website; and directly via distribution of approximately 700 flyers through the local elementary school and the Wingate HOA. The open house was well attended with approximately 35 local residents. LSD provided a brief overview of the project and provided a workshop activity with tables and maps to collect ideas from the public.

Following the first public workshop activity, LSD prepared 3 concept designs for internal SLC staff review and comment. The concept plans were presented and discussed on August 1st 2013 at the SLC Engineering office. LSD modified the 3 concept plans based on staff and stakeholder comment then prepared the designs and presentation boards for a second public outreach activity. The "Night Out Against Crime", event was hosted on August 2nd 2013 from 5:30pm to 8:30pm at the Meadows Park (1950 W. 400 N. Salt Lake City). LSD attended the activity and solicited public comment regarding local concerns, issues, and opportunities; and identifying design preferences among the alternatives for several hours.

One final meeting was held to clarify specific stakeholder input on the proposed alternatives on September 4th 2013 from 4:30pm to 5pm.

Following the internal City and stakeholder meetings, LSD identified the preferred design concept and provided SLC Engineering the preliminary cost estimate and preferred plan for 2014 budget use and coordination.

Detailed notes from each project meeting follow.

## 2.1 City Dept. Stakeholder Meeting #1

April 15, 2013  
1:30pm to 3:00pm  
Engineering Conference Room 6th Floor

The initial kick off meeting explored strategies, concerns and existing conditions with City staff and stakeholders. LSD introduced the park concept design process, expectations, and goals, and provided a general overview of existing conditions along with the photo inventory presentation boards. The following is a summary of the key issues collectively discussed:

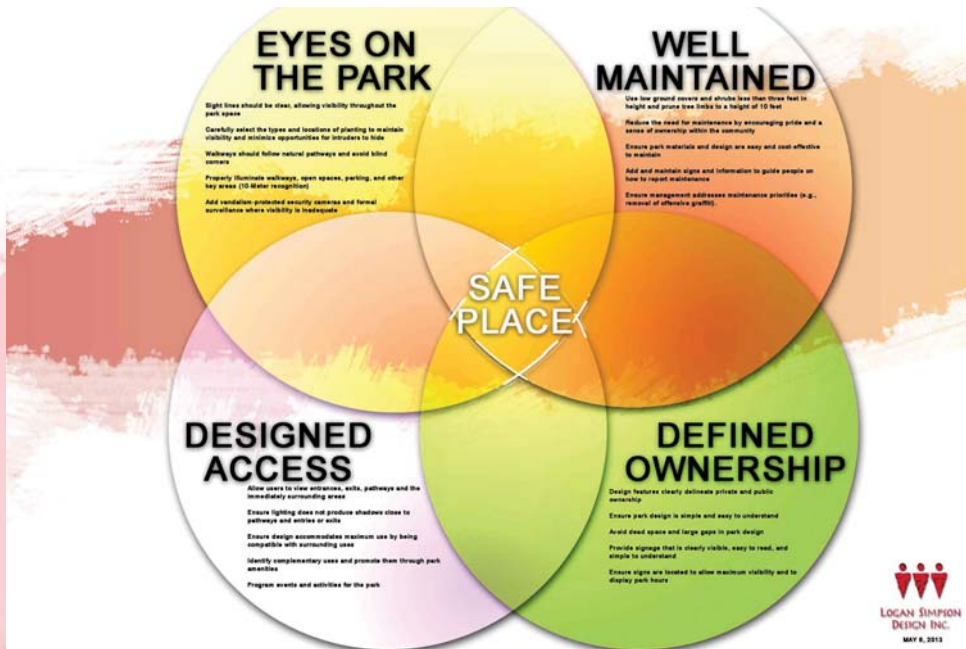
1. Middle section of the park is has a lease agreement with (Wingate Condos). LSD shall obtain a copy of the lease agreement and review the HOA codes and covenants.
2. The north detention area adjacent to the single family homes was never completed as an open-space park or amenity as envisioned by the City.
3. The fourplex apartments west of the park are in poor condition and are the cause of most of the problems within the neighborhood. The administration should explore options to purchase, clean up, and provide a higher quality low-income housing environment.
4. Jordan Meadows (Wingate Condos) is currently maintaining the leased section of the park. The irrigation water is provided by the City.
5. LSD will contact Mike Christensen (a resident and former president of the Wingate Condos HOA) to solicit ideas and solutions for access, safety and connectivity to the park and surrounding destinations. Mike is an urban planner with some expertise in pedestrian issues, and has performed some studies within the area.
6. If we remove the lease section of the park from Wingate Condos under city zoning they will then be in non-conformance. LSD, planning, and Rayn McFarland should explore alternative strategies.
7. Water table is high in the area although no detention is required due to the existing storm drain that is installed under the length of the park.
8. Police - The park is not visible or accessible and has been a source of crime, graffiti, theft, drug dealings, and even murder.
9. Police - Need patrol car access and more visibility.
10. Police - Noted that 100's of crimes have been committed in the area.
11. 5th North is a dead-end street with no parking restrictions at the park 's edge. Cars park and block access and visibility to the park in this location, preventing fire and emergency access.
12. An existing 2" potable water line provides irrigation water at the south end from 400 North.
13. Public Utilities - The existing drainage pipe easement must be maintained with no permanent structures. Multi-use paths, landscape and turf are ok. Do not plant trees directly over the pipe.
14. Explore options for a dog park, although the Parks department indicated that dog-waste dispensers are expensive and difficult to maintain.
15. Public Utilities - Detention in the north section is not necessary. This area can be filled in and re-designed. LSD - It would still be worthwhile to maintain an active bio-swale to clean silt and purify runoff before it enters the pipe.
16. The existing playground equipment is out-of-date and does not meet current safety standards. Swings should not connect to the play structure. Fall distance and fall surfaces need to be re-evaluated and updated.

Following the meeting LSD summarized the action items and prepared for public outreach meetings and comments.

# 2.2

## Community Outreach Activity #1

On May 8, 2013 the team coordinated with the Jordan Meadows Community Council to provide a brief presentation regarding the park design process, goals, and objectives at the monthly Community Council meeting. The presentation included key features and benefits of crime prevention through environmental design (CPTED) as illustrated and outlined below:



### EYES ON THE PARK

- Sight lines should be clear, allowing visibility throughout the park space.
- Carefully select the types and locations of planting to maintain visibility and minimize opportunities for intruders to hide.
- Walkways should follow a natural pathway and avoid blind corners.
- Properly illuminate walkways, open spaces, parking, and other key areas. (30' clear line of sight)
- Add vandalism-protected security cameras and formal surveillance where visibility is inadequate.

### WELL MAINTAINED

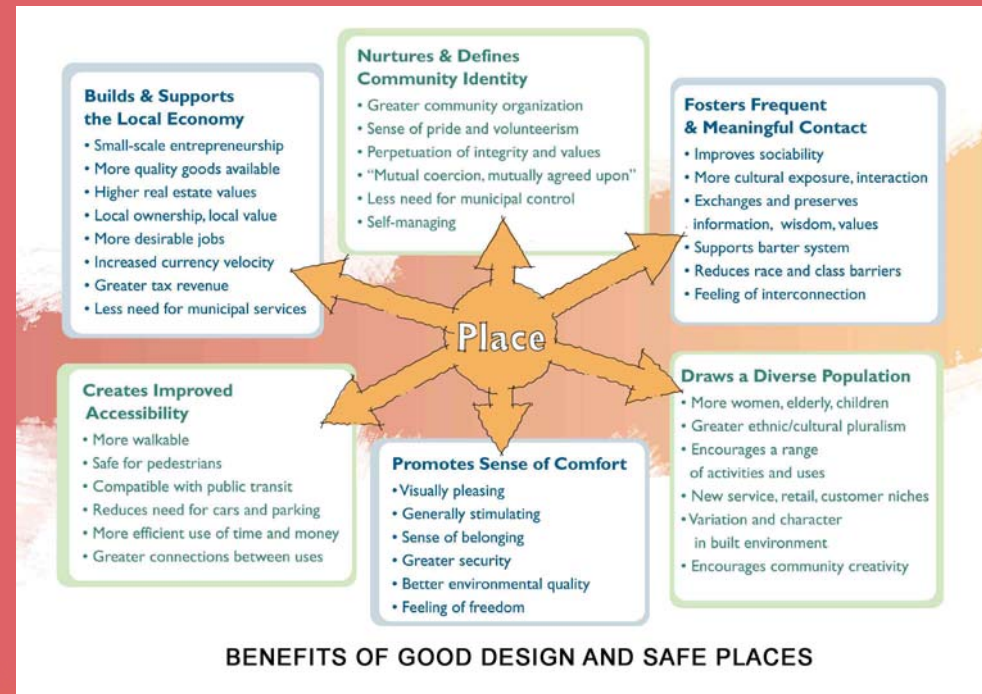
- Use low ground covers and shrubs less than three feet in height and prune tree limbs to a height of 10 feet.
- Reduce the need for maintenance by encouraging pride and a sense of ownership within the community.
- Ensure park materials and design are easy and cost-effective to maintain.
- Add and maintain signs and information to guide people on how to report maintenance and crime issues.
- Ensure management and addresses maintenance priorities such as removal of offensive graffiti.

### DESIGNED ACCESS

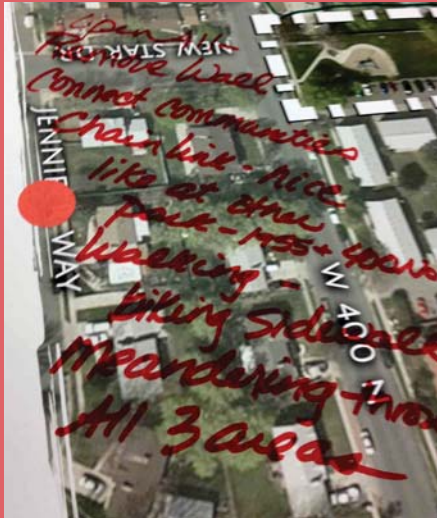
- Allow users to view entrances, exits, pathways, and the immediately surrounding areas.
- Ensure lighting does not produce shadows close to the pathways and entries or exits.
- Ensure design accommodates maximum use by being compatible with the surrounding area and uses.
- Identify complimentary uses and promote them through park amenities.
- Program events and activities for the park.

### DEFINED OWNERSHIP

- Design features clearly delineate private and public ownership.
- Ensure park design is simple and easy to understand.
- Avoid dead space and large gaps in the park design.
- Provide signage that is clearly visible, easy to read, and simple to understand.
- Ensure signs are located to allow maximum visibility and to display park hours.
- Clearly define property boundaries with well-maintained edges, fence lines, and entrances.
- Work with the community to keep the park clean and maintained.



Following the public presentation, several tables were provided with aerial maps, pens and markers, and preference tabs for community comments. LSD and SLC staff supervised and assisted the workshop session by clarifying the need to provide specific and detailed comments regarding safety, circulation, use, visibility, and access. Additionally, the groups were asked to provide ideas for the planning team regarding amenities and improvements they felt would add value and be appropriate for neighbors and potential users. The workshop comments are illustrated on the following pages along with a diagram indicating the residential location of some workshop attendees. The most common comments and themes from the workshop are summarized as follows:



#### Workshop Comments and Themes:

- Improve fourplex rental units west of the park. Explore ideas with the city and other agencies to provide clean affordable housing here.
- Improve play equipment, seating, and shade for mothers and children.
- Encourage older teens and young adults to play at the nearby regional park instead of this park; remove basketball and teenage attractions.
- Wingate HOA residents are concerned with trespassing, theft, unauthorized use of the swimming pool and parking, and graffiti in the area. Ensure security and protect private property access around the Wingate HOA area.
- Remove block walls to connect the park with a multi-use path for walking, jogging, and biking through all three spaces.
- Provide a safe path from the dead-end road at 500 North to Redwood Road.
- Ensure ability for police to access and patrol the park.
- Provide a new attraction to encourage park use.

Following the public workshop activity, the project team processed and organized community and City staff comments. Resident comments were mapped to ensure local representation was appropriate (pages 23-24). City staff comments are illustrated and summarized on page 25. Based on the input of City Staff and public participants, the project team identified key issues

that would inform the concept designs. This input was also used to identify what key program elements should be common to all alternatives under consideration (page 27). These program elements are used for all alternative designs to ensure that key safety, usability, maintenance, and accessibility standards are protected.





-New major attraction feature

-Tables  
-Stargaze  
-Community garden  
-Weed problem

-Take down concrete, put up iron fence.

-Better lighting.

-Need park parking.

-Control noise at night.

-Playground

-Remove walls to connect communities.  
-Walking / biking sidewalk meandering through all 3 areas.

-Pathway  
-Fenced walkway

No continuous circulation through the park is provided.

Not enough lighting in both the north and south sections of the park.

North park area is not maintained and does not provide an amenity to the neighborhood.

-Trees are good.

-More visibility with attractive protection

-Access  
-Pavilion  
-Remove wall, put up iron fence  
-Splash pad

-More lighting.

-City maintained chain/iron fence  
-Protective wall

Dead-end parking on 500 North prevents emergency access and reduces visibility.

The Wingate Condos lack access and visibility to both the north and south sections of the site.

-Ability to police  
-Can this area be purchased for park use?

-Private parking only  
-Worried about parking

-Parking for home owners

Existing block walls promote graffiti tagging, reduce visibility, pedestrian circulation and prevent police from proper patrol services.

Fourplex units to the west are in poor condition and negatively impact the community and park.

-Splash pad  
-Racquetball wall  
-Keep playground  
-Close at 10 PM

-Relocate basketball to north or south

South section near 400 North is a dead-end park with playground equipment not meeting current safety standards and codes.

## Summary of Program Elements

### North Segment

Maintain good visibility from single family homes

Opportunities for quiet area with passive activities, such as walking, jogging, stargazing, picnic, and open play

Critical east-west pedestrian connection at 500 North for primary circulation to Redwood Road

Explore opportunities to maintain a bio-swale feature for first flush

Improve park fences at north and west property lines to improve safety, reduce graffiti, and provide access for residences if desired

Utilize dead-end road for additional park amenities, improving visibility, and eliminate parking here to improve emergency access and visibility

### Middle Segment

Maintain visibility and access to Wingate HOA property through steel picket fence and card access gates

Remove basketball and soccer to improve local use by children, mothers and elderly

Provide a lighted multi-use path throughout the park for community use and Police access

Passive use for picnic, barbecue, birthday parties, walking, jogging, and biking for small children

Park should have multiple connections to adjacent multi-family homes and properties to provide convenient access and encourage use

### South Segment

Improve or replace existing playground with new attraction for small children

Provide park entry signage and access for emergency vehicles and police from 400 North

Maintain a high visibility, clear view through the entire park from 400 North

Provide security lighting along multi-use path

Provide multiple connections to adjacent multi-family homes

Provide additional seating around play feature with shade and picnic tables

## 2.3 City Dept. Stakeholder Meeting #2

After the initial kick of meeting and public outreach process, the input and comments were analyzed and used to develop three design alternatives for presentation at the 2nd City department stakeholder meeting on August 8, 2013.

All three alternatives provided the same program elements, but each presented a unique theme and character design. See section 3.0 for the details of each alternative. The following are the key program elements provided in all three plans:

- Remove all concrete block walls to unify the space, improve visibility, and mitigate graffiti.
- Install 6' tubular steel fence in place of solid block walls where needed.
- Provide a stargazing opportunity with compass orientation markings, user controlled lighting, and appropriate seating.
- Provide low plantings at edges of park to minimize irrigation water overspray onto fences and adjacent property. Do not provide places for people to hide.
- Provide additional shade trees in a natural organic layout. No trees shall be installed directly over the storm drain pipe.
- Provide a continuous 12' multi-use security path through the park from 400 North to the northern terminus of the property. Ensure clear access for police to patrol vehicles.
- Coordinate with Wingate HOA to terminate the property lease so that the City can maintain the entire park, and to establish a 10' pedestrian access easement with a 6' concrete path and lighting from Redwood Road, west along the north edge of the Wingate property, to the 500 North dead-end road.
- Provide a 6' security fence along the west and north property line for the Wingate development. Install one key or card access gate on the west end of the parking lot.
- Provide comfortable, safe seating throughout the park.
- Provide picnic pavilions and areas for barbecue, birthday parties, and passive use.
- Convert the dead-end portion of 500 North to park use.
- Install a new play feature or attraction to encourage use by small children, mothers, and elderly users.
- Provide a new 4' high decorative steel fence on the west property line with approved access to the park for private property owners.
- Provide a new play feature at the 400 North end of the park, or at the optional 500 North location.
- Provide entry monument and park signage features at the 400 North, 500 North, and Redwood Road entrances.
- Remove basketball and soccer facilities, and provide open lawn for passive play.
- Provide a safe, fun, and exciting trail system to explore, walk, jog, and ride bikes.

The following comments were received:

1. The staff expressed concern regarding the cost and maintenance of a splash pad feature. Change the term "splash pad" to "misting play feature".
2. Add text to indicate that an approved public easement from the private property owner will be required at private property locations.
3. City staff will need to coordinate and modify the lease agreement between Salt Lake City and Wingate HOA as part of the park improvement plans.
4. Once designs are revised LSD will present the three alternatives at the Night Out Against Crime activity on August 2, 2013 from 5:30 to 7:30, and distribute to team and Redwood Meadows community council members.

## 2.4 Community Outreach Activity #2



The Night Out Against Crime activity was well attended and provided a good demographic cross-section of participation, including small children, youth and teenagers, young adults, families, adult professionals, and senior citizens.

LSD interviewed a wide mix of approximately 45 to 50 visitors during a two-hour time frame. Each user or small group was informed of the overall project, its existing conditions, and the proposed improvements. Following the introduction and overview, participants were asked to select a preferred design alternative and provide input regarding that decision.

As the preference exercise unfolded, 75% of visitors identified a preference for the "Sculpted Meadow" alternative over the "Urban Green" (21% of visitors) and "Metro" (4% of visitors) design alternatives. Beyond these preferences, a number of general program element comments were received. The following is a summary of these comments:

- I like the interesting options for walking and biking.
- The turf mounding will be fun to explore and play on.
- The spaces created by the curved path look safe and inviting. It looks like a place I would like to walk and visit on a daily basis.
- It looks exciting, different, and fun.
- I like the interesting shapes and shady places.
- It would be nice to have a 4' fence next to the parking at Wingate rather than the 6' fence.
- Add more openings along the Wingate fence to encourage more use and access.
- Make sure the sidewalk to Redwood road continues to the intersection.
- Add 36" or 42" pedestrian light bollards along the north sidewalk in the future / potential 10' easement.

The input received at City Dept. Meeting #2 and Community Outreach Meeting #2 has been analyzed, consolidated, and integrated into the final designs that are displayed in Section 3.0. Summary conclusions are included in Section 3.4 on page 38.





# 3.0

## Conceptual Park Designs



# 3.1

## Concept Design Alternative #1

### METRO



### CONCEPT SUMMARY

The Metro alternative was inspired by the linear shape of the project, and its evolution from an irrigation canal to an urban space that connects the community with safe circulation through the park to nearby neighborhood services, transit, and light rail. The form and function of the space is designed with linear, fractured breaks in grass, hardscape, and ornamental planting. Use of long-unit concrete pavers provides a memorable pattern on the ground plane and within surrounding spaces.

### FORM & FUNCTION

#### LINEAR & FORMAL

Linear "fractured" breaks in grass/hardscape create a unique paving and spatial experience. Long-unit concrete pavers are used for the multi-use path and circulation features. Linear seat and wall elements add vertical interest and help define the space. Central element: a large turf area with flowering accents and specimen trees. Tree-lined walkways with path lighting. Linear perimeter planting with low, drought-tolerant groundcover and ornamental grass.

### CHARACTER

#### PHOTO EXAMPLES



# 3.2

## Concept Design Alternative #2

### SCULPTED MEADOW



### CONCEPT SUMMARY

The Sculpted Meadow theme is inspired by the original farm and meadowland that once existed in the area. It is consistent with the name of the existing park, "Redwood Meadows", and other local identifiers such as Jordan Meadows Community and Meadow Park. The meadow theme is illustrated through the organic turf spaces and flowing lines of the multi-use path. They are enhanced by sculpted turf-mounding throughout the park, which creates a unique experience for exploration, walking, picnic, and play. Multiple pathways provide safe, interesting, and fun routes for walkers, joggers, and small kids riding bikes to explore and experience. Organic, flowing lines of native and drought-tolerant shrubs, ground cover, and ornamental grasses add color and texture as well as a buffer between the turf and private property lines.

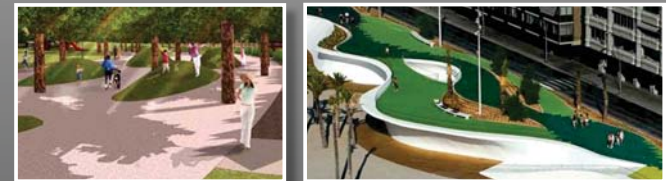
### FORM & FUNCTION

#### WEBBED & CURVILINEAR

Sculptured turf-mounding.  
Smooth, curvilinear, multi-use path with variable width and colors.  
Sculptured turf becomes natural, safe play features to enjoy and explore.  
Shade trees compliment and provide color and texture.  
Trees, shrubs, and ground cover are less formal and more natural-looking.  
Pathway lighting and seating compliment the space and provide comfortable, safe use.

### CHARACTER

#### PHOTO EXAMPLES



# 3.3

## Concept Design Alternative #3

### THE URBAN GREEN



### CONCEPT SUMMARY

The Urban Green is inspired by the formality of an English garden with an alley of trees on both sides, accentuating the long, linear nature of the space while preserving the middle of the park for flexible, open play, and maximizing visibility throughout the park for safety. Concrete walks parallel the alley of trees and support the linear design and circulation patterns. A wider multi-use path is oriented along the west of the property, with a smaller pedestrian-only path on the east. Benches, lighting, colors, and materials are a modern interpretation of the traditional English garden. A colorful buffer of drought-tolerant perennials and ground cover enhance the spaces between the paths and adjacent fences and property lines.

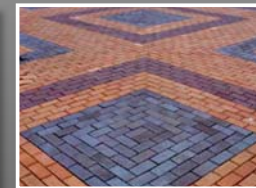
### FORM & FUNCTION

#### RECTILINEAR & PATTERNED

- Formal, open grass area.
- Clear views from north to south.
- Formal alley of trees on both sides of the open turf area.
- Modern interpretation of traditional English gardens with site furniture.
- Colorful patterns of drought-tolerant perennials.

### CHARACTER

#### PHOTO EXAMPLES



# 3.4

## Preferred Concept Design Plan

The Sculpted Meadow concept is suggested as the preferred design. Site furniture should compliment the Sculpted Meadow theme with bright, playful colors and fun, unique shapes and forms. Shade elements could look and feel like dragonflies, butterflies, bees and other colorful insects. Trash receptacles, benches, and light fixtures could illustrate flowers, leaves, and lily pads. The paving should be equally fun and colorful, with a variation of rainbow colors or gradations of blue, red, or green. The following images are only conceptual and should be used to explore and inspire the final design and construction drawings.

### SHADE AND PLAY



### SEATING AND SITE FURNITURE



### PAVING



### LIGHTING



# SCULPTED MEADOW



# 4.0

## Cost Estimate Summary

12/5/2013



### Redwood Meadows Park - "Sculpted Meadows" August 21, 2013

#### Preliminary Estimates of Probable Construction Costs

CATEGORY	Item	Item Description	Qty.	Units	Unit Price	Total
SITE CONSTRUCTION / AMENITIES	1	MOBILIZATION/DEMobilIZATION	1	L.S.	\$ 1,500.00	\$ 1,500.00
	2	CLEARING AND GRUBBING	86,896	S.F.	\$ 0.10	\$ 8,689.60
	3	SITE GRADING	86,896	S.F.	\$ 0.20	\$ 17,379.20
	4	DECORATIVE INTEGRAL COLOR CONCRETE	22,245	S.F.	\$ 7.50	\$ 166,837.50
	5	PAVILION WITH 2 TABLES	2	EA.	\$ 17,500.00	\$ 35,000.00
	6	16'-0" HIGH DECORATIVE FENCE - NORTH RESIDENTIAL HOMES	540	L.F.	\$ 50.00	\$ 27,000.00
	7	16'-0" HIGH SECURITY FENCE	843	L.F.	\$ 75.00	\$ 63,225.00
	8	4'-0" HIGH DECORATIVE FENCE	721	L.F.	\$ 21.00	\$ 15,141.00
	9	5'-0" ACCESS GATES	1	EA.	\$ 400.00	\$ 400.00
	10	BENCHES	5	EA.	\$ 850.00	\$ 4,250.00
	10a	BENCHES AT PLAY AREAS	13	EA.	\$ 850.00	\$ 11,050.00
	11	TRASH RECEPTACLES	4	EA.	\$ 600.00	\$ 2,400.00
	12	SECURITY LIGHTING PATH LIGHTING	30	EA.	\$ 2,500.00	\$ 75,000.00
	13	SPLASH PAD OR UPGRADED PLAY EQUIPMENT	1	EA.	\$ 50,000.00	\$ 50,000.00
14	ENTRY MONUMENT	3	EA.	\$ 2,500.00	\$ 7,500.00	
				<b>SUB-TOTAL COST</b>	<b>\$ 485,372.30</b>	
				10% Contingency	\$ 48,537.23	
				<b>TOTAL COST</b>	<b>\$ 533,909.53</b>	
LANDSCAPING	1	3" CALIPER TREES	9	EA.	\$ 500.00	\$ 4,500.00
	2	2.5" CALIPER TREES	18	EA.	\$ 250.00	\$ 4,500.00
	3	5 GALLON SHRUBS	350	EA.	\$ 20.00	\$ 7,000.00
	4	LANDSCAPE/SHRUB/MULCH AREA	23,119	S.F.	\$ 0.30	\$ 6,935.70
	5	1 GALLON GROUNDCOVER	250	EA.	\$ 12.00	\$ 3,000.00
	6	SEEDED TURE AREA WITH AMENDMENTS	47,336	S.F.	\$ 0.40	\$ 18,934.40
	7	IRRIGATION SYSTEM	70,455	S.F.	\$ 1.00	\$ 70,455.00
				<b>SUB-TOTAL COST</b>	<b>\$ 115,325.10</b>	
				10% Contingency	\$ 11,532.51	
				<b>TOTAL COST</b>	<b>\$ 126,857.61</b>	
				<b>TOTAL SQUARE FEET OF SITE IMPROVEMENTS</b>	<b>86,896</b>	
				<b>COST PER SQ. FT.</b>	<b>\$ 7.60</b>	
				<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 660,767.14</b>	
				<b>PHASE 1 STRATEGY</b>	<b>\$ 480,147.40</b>	

Indicates items included in the phase one strategy

# 5.0

## Appendix: Supporting Materials

### Redwood Meadows Park Master Plan Team Directory 4/25/2013



Name/Address	Prim Cont.	Contact	Phone	E-mail
<b>CITY OF SALT LAKE CITY</b>				
<b>Engineering Department</b> 349 S 200 E Salt Lake City, Utah 84111	X	Ron Salisbury, Team Leader, Sean Fyfe, Engineer Jeff Snelling	801-535-6157 801-538-6344 801-535-6140	<a href="mailto:ronald.salisbury@slcgov.com">ronald.salisbury@slcgov.com</a> <a href="mailto:sean.fyfe@slcgov.com">sean.fyfe@slcgov.com</a> <a href="mailto:jeff.snelling@slcgov.com">jeff.snelling@slcgov.com</a>
<b>Parks Department</b> 1965 W 500 S Salt Lake City, Utah 84104		Troy Baker Lee Bollwinkel Bill Rutherford	801-972-7817 801-972-7807 801-972-7807	<a href="mailto:troy.baker@slcgov.com">troy.baker@slcgov.com</a> <a href="mailto:lee.bollwinkel@slcgov.com">lee.bollwinkel@slcgov.com</a> <a href="mailto:bill.rutherford@slcgov.com">bill.rutherford@slcgov.com</a>
<b>Public Utilities</b> 1530 S West Temple Salt Lake City, Utah 84111		Karryn Greenleaf	801-483-6769	<a href="mailto:karryn.greenleaf@slcgov.com">karryn.greenleaf@slcgov.com</a>
<b>Planning Department</b>		Ana aldemoros	801-535-7236	<a href="mailto:ana.valdemoros@slcgov.com">ana.valdemoros@slcgov.com</a>
<b>Property Management</b>		Ryan McFarland	801-510-1238	<a href="mailto:ryan.mcfarland@slcgov.com">ryan.mcfarland@slcgov.com</a>
<b>Police Department</b> 315 E 200 S Salt Lake City, Utah 84111		Justin Hudson	801-301-3032	<a href="mailto:justin.hudson@slcgov.com">justin.hudson@slcgov.com</a>
<b>SLC web site coordination</b>		Brandon Fleming	801 972-7827	<a href="mailto:brandon.fleming@slcgov.com">brandon.fleming@slcgov.com</a>
<b>LANDSCAPE CONSULTANT</b>				
<b>Logan Simpson Design</b> 8 East Broadway, Suite 300 Salt Lake City, Utah 84111	X	David A. Harris, RLA, ASLA Buck Swaney, Senior Planner	480 213-6534 801-694-4279	<a href="mailto:dharris@logansimpson.com">dharris@logansimpson.com</a> <a href="mailto:bswaney@logansimpson.com">bswaney@logansimpson.com</a>
<b>JORDAN MEADOWS COMMUNITY COUNCIL</b>				
<b>Council Members</b> 1590 Spring St. Salt Lake City, Utah 84116		JoAnn Anderson, Chair	801-355-5583	<a href="mailto:jzcar1977@netzero.net">jzcar1977@netzero.net</a>
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<b>Secretary</b>		Donna McIntire		
<b>WINGATE TOWN HOMES HOA</b>				
<b>Wingate Town homes HOA</b> <a href="mailto:hoa@wingatetownhomes.com">hoa@wingatetownhomes.com</a>	X	Berry Wilkins		<a href="mailto:barry@evo-mgmt.com">barry@evo-mgmt.com</a>
<b>Wingate resident</b>	X	Mike Christensen		<a href="mailto:mrc@cascadepeak.com">mrc@cascadepeak.com</a>

## Redwood Meadows Park Redevelopment

### Possible Resources/Partners

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Utah AFL-CIO  
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dalecox@utahaflcio.org

**Patty Rich, Bus. Mgr.**  
AFSCME Local 1004  
801-694-0192  
patty\_afscme@qwestoffice.net

**Brandon Dew, Bus. Rep.**  
Operating Engineers Local 3  
801-509-1305  
bdew@oe3.org

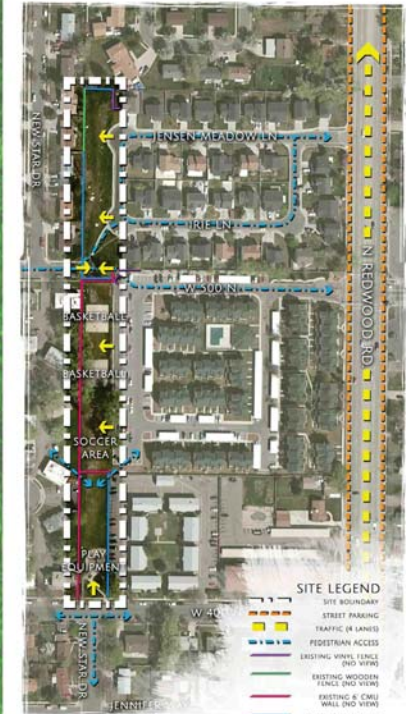
**Jeff Anderson, Apprenticeship Administrator**  
Operating Engineers Local 3  
801-596-7785  
jcanderson@oe3.org

**Jen Seelig, State Rep. District 23**  
State of Utah  
801-558-9368  
jseelig@le.utah.gov

**Luz Robles, State Sen. District 1**  
State of Utah  
801-550-6434  
lrobles@le.utah.gov

**Maria Garcia, Executive Director**  
Neighbor Works Salt Lake  
801-539-1590  
maria@nwsaltlake.org

## Redwood Meadows Park Open House Flyer



SITE INVENTORY SCALE: 1" = 60'

COME JOIN US FOR AN OPEN HOUSE  
EVENT TO DISCUSS AND CELEBRATE  
IMPROVING REDWOOD MEADOWS PARK!

**WEDNESDAY, MAY 8TH, 2013**

**6:30PM**

**@ DAY-RIVERSIDE LIBRARY**  
(1575 W 1000 N, SALT LAKE CITY, UT 84116)

QUESTIONS? PLEASE CONTACT:

**CAL NOYCE**  
JORDAN MEADOWS COMMUNITY COUNCIL  
CALNOYCE@AOL.COM

**BUCK SWANEY**  
LOGAN SIMPSON DESIGN  
BSWANEY@LOGANSIMPSON.COM



**LOGAN SIMPSON DESIGN**  
8 EAST BRADSHAW - SUITE 300  
SALT LAKE CITY, UT 84111  
WWW.LOGANSIMPSON.COM  
801-364-0325

**THE CITY OF SALT LAKE**  
WISHES TO INVITE YOU TO AN OPEN HOUSE  
DISCUSSING POSSIBLE IMPROVEMENTS TO  
REDWOOD MEADOWS!



**OUR GOAL**  
TO IMPROVE THE QUALITY, SAFETY, AND  
USABILITY OF REDWOOD MEADOWS PARK

