



**January
2021**

RAGING WATERS SITE COMMUNITY VISIONING REPORT

GLENDALÉ COMMUNITY COUNCIL

SALT LAKE CITY | UTAH



Raging Waters Site | Community Visioning Report

Project Importance & Mission

The Glendale Community Council is launching a neighborhood-wide planning project to develop a comprehensive visioning document for the neighborhood. Called the One Glendale Plan (OGP), this document will act as a strategic planning document for the community council and be used to provide a comprehensive outline for Salt Lake City to invest in the neighborhood.

Throughout the past several years, a variety of recurring issues have been brought to the community council's attention. Taken individually, each of the issues appears unconnected. When viewed as part of a set of neighborhood wide problems, the issues can be connected to systemic issues that require a comprehensive plan. The Raging Waters site presents an especially important site in Glendale; residents are passionate and invested in the future of its development.

Glendale Community Council | 2020 - 2021

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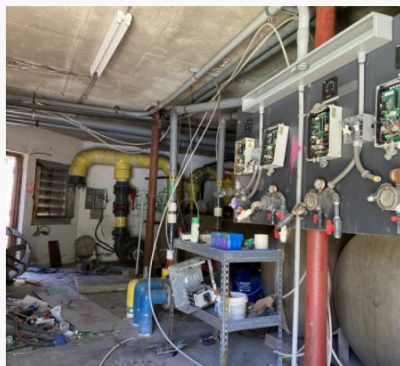
SITE HISTORY | BACKGROUND INFORMATION

1700 South/1200 West was once the site of a well-used and profitable water park on the West Side of Salt Lake City. For many years this site was owned and operated by Raging Waters and later Seven Peaks, but has been shut down since 2018. Since then, the site has become a home for crime and unsafe activity in the Glendale neighborhood, resulting in unusable features and 24/7 security on-site.

Salt Lake City has been grappling with what to do with this site and in the fall of 2020 put out a community-wide online survey, which was prefaced with the following information:

In the early 1980s, Salt Lake City was a water park central for the Intermountain West. The “Wild Wave” was home to the world’s third wave pool and the place to be in the summertime. Fast forward almost forty years to 2020 and the 17-acre Glendale park—which has changed names to Raging Waters and later Seven Peaks—is in a state of serious disrepair. Closed since 2018, the pools leak, much of the equipment is broken and unsafe, or no longer meet engineering codes. Vandalism and operator abandonment have created additional problems, such as fires, stripped electrical wiring and equipment theft. The park’s condition leaves Salt Lake City wrestling with the difficult question of what to do next.

Estimates from water park experts have placed the costs of repairing and restoring the park to meet current standards at well over \$20 million. The recommendation of City staff is to disassemble what remains and make way for something new—with a cost projected to be between \$500 and \$600,000.



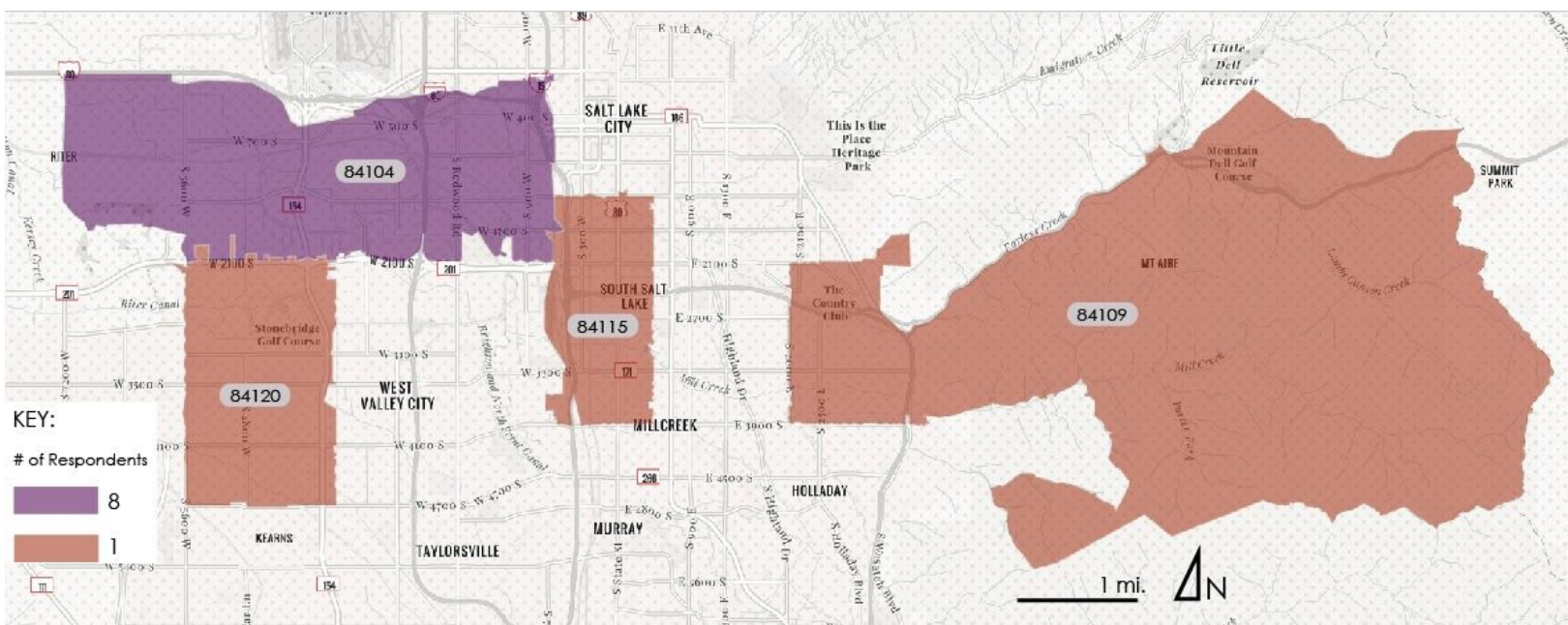
Source: SLC.gov | Community and Neighborhoods | Vacant Water Park in Glendale

COMMUNITY VISIONING EVENT

In addition to the City's online survey regarding restoration of the site and projected costs, the Glendale Community Council hosted a community visioning exercise on-site on October 31, 2020. The Raging Waters community event was catered to hear priorities from existing Glendale residents followed by an online opportunity for the greater Glendale and West Side community through an online "Raging Waters Community Exercise."

Hosting an in-person event was difficult in lieu of COVID-19 and statewide restrictions; however, the community council was able to gather insights that otherwise might not have been possible as well as hear from the residents in a safe and COVID-19-responsible manner. The in-person event on October 31st had a turnout of 11 residents (and non-residents) of the Glendale neighborhood as well as 3 community council representatives. In addition to the attendees of the two-hour event, two news teams came to the site to document the visioning process and existing site conditions, Fox13 and Channel 2 News.

The map below illustrates the zip codes of respondents by number of people at each zip code.



The event was held in the parking area at the Raging Waters site, off of 1700 South and was designed to be a guided, interactive visioning exercise where attendees considered different potential scenarios for the site. The five scenarios presented were informed by interviews with residents and stakeholders, ongoing community input to the community council, Salt Lake City's community-wide survey, and the site's restrictive covenant¹ which requires the site to be

¹ The Glendale Community Council is currently working with Salt Lake City to determine what the actual restrictions are on the property. These restrictions may guide the character of future development efforts on the site.

dedicated (in-part) to public use. The five scenarios were illustrated on posters which attendees could refer to on-site during the exercise, and are included below for this report.

RAGING WATERS SITE

SCENARIO 01

REMAIN A WATER PARK

- RESTORE & REBUILD SITE
- BUDGET: CITY ESTIMATES \$20+ MILLION IN COSTS
- TIMELINE: DUE TO DISREPAIR, MAY TAKE SEVERAL YEARS



SCENARIO 01

The first site scenario was one of the “extreme” options in terms of timeline, budget, and feasibility. Many residents and community members have embraced the idea of returning the site to its original use: a water park.

This scenario would likely involve replacing many of the water features and infrastructure that are on the site now due to the current state of disrepair.

The timeline and budget included on this scenario were estimated by the City of Salt Lake on their Vacant Water Park survey instrument.

RAGING WATERS SITE

SCENARIO 02

WATER FEATURE + OPEN SPACE

- SPLASH PAD AND/OR PUBLIC POOL OR OTHER WATER FEATURE
- GREEN OPEN SPACE FOR PUBLIC USES - MANY OPTIONS AVAILABLE
- BUDGET: ESTIMATES ARE \$500,000+ TO GET SITE READY FOR USE (APPLIES TO SCENARIOS 2, 3, 4, 5)



SCENARIO 02

The second site scenario includes a water feature (splash pad, indoor/outdoor pool, etc.) as well as a variety of options for open space use.

Some potential ways to utilize the site for open and green space range from natural parks, increased tree canopy, protecting and preserving the Jordan River corridor through natural buffer zones, community open spaces, and non-manicured park areas.

Additional features of this scenario could include taking advantage of the site’s hills and surfaces for natural viewsheds and educational features included in the design.

RAGING WATERS SITE

SCENARIO 03

WATER FEATURE + COMMUNITY SPACE

- SPLASH PAD AND/OR PUBLIC POOL OR OTHER WATER FEATURE
- NOSTALGIA-RELATED PUBLIC ART INSTALLATIONS
- FOOD TRUCK COURT, WATER SPORTS RENTAL AREA, MEETING & SEATING SPACES (COVERED & NOT)




SCENARIO 03

The third site scenario also includes a water feature (splash pad, indoor/outdoor pool, etc.) as well as a variety of options for community space.

Potential community space uses for the site include a combination of a multitude of options, including: nostalgia-related public art installations to reflect the site's original water park use, a food truck court with eating areas, water sports rentals (in coordination with the Jordan River), and a variety of meeting and seating areas around the park. This scenario would take advantage of existing site features and priorities opportunities for the community to meet, gather, access the river, and use the site's water feature.

RAGING WATERS SITE

SCENARIO 04

WATER FEATURE + RECREATION SPACE

- SPLASH PAD AND/OR PUBLIC POOL OR OTHER WATER FEATURE
- SPORTS COURTS, FIELDS, AND RECREATION OPTIONS + PERIMETER TRAIL FOR WALKING/RUNNING
- NOSTALGIA-RELATED PUBLIC ART INSTALLATIONS
- ACCESSIBLE PLAYGROUNDS




SCENARIO 04

The fourth site scenario also includes a water feature (splash pad, indoor/outdoor pool, etc.) as well as an emphasis on recreation-related amenities.

Some of the options for the recreation-related opportunities include sports courts, recreation fields, and a perimeter walking/running trail around the site. This scenario also included an ADA-accessible playground.

In addition to recreation-related site uses, this scenario also incorporated community uses such as nostalgia-related public art installations.



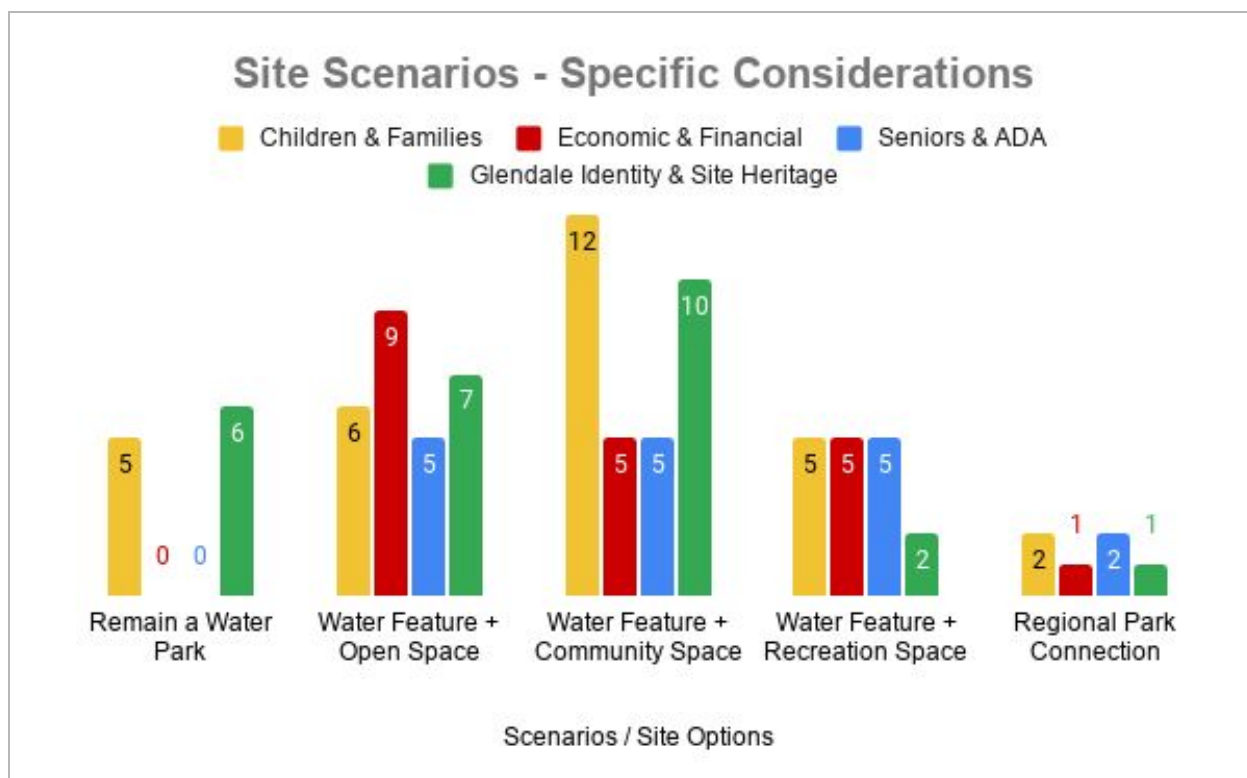
SCENARIO 05

The fifth site scenario was another “extreme” option for the site’s potential use. This scenario involved combining the Raging Waters site with the neighboring Glendale Golf Course (to the south) and the 17 S. River Park (to the north).

In this scenario, these three sites would provide a connected, regional park on the Westside-similar in scope to Liberty Park or Sugarhouse Park. A regional park at the site could provide a variety of different amenities and opportunities for use, including: trails, open spaces, water features, educational signage, meeting and seating areas, and areas for food and drinks.

In addition to referring to the site scenarios, attendees were asked to critically evaluate which scenario would be the most beneficial/impactful for different considerations. These guided considerations were: 1) Children & Families, 2) Economic & Financial Feasibility, 3) Seniors & ADA Accessibility, and 4) Glendale Identity & Preservation of Site Heritage. These four considerations were represented with different colored stickers, which attendees were asked to put on the scenario(s) that represented the best options for each (see graph below). This exercise allowed respondents to critically assess each scenario from different perspectives instead of asking respondents to simply indicate their favorite or least favorite scenarios. Some of the standout results from this exercise are listed below as well as illustrated in the graph below.

- Respondents indicated that **Scenario 1 | Remain a Water Park** was not a good option for economic and financial feasibility or senior/ADA accessibility.
- Respondents indicated that **Scenario 2 | Water Feature + Open Space** was the best option for economic and financial feasibility.
- Respondents indicated that **Scenario 3 | Water Feature + Community Space** was a viable option for children and families as well as preserving Glendale’s identity and site heritage.
- Respondents indicated that **Scenario 5 | Regional Park Connection** was not a good option for children and families Glendale’s identity and site heritage.
- Respondents indicated that **Scenarios 2, 3 & 4** were the best options for seniors and ADA.
- Respondents indicated that **Scenarios 1, 2 & 3** were the best options for preserving Glendale’s identity and site heritage.



Another instrument used during the community visioning event (and included on the online version of the vision event) was a blank site map. This site map provided an opportunity for respondents to draw or describe things they would like to see at the site, without observing any budgets, timelines, or feasibility of their ideas. This part of the visioning exercise encouraged residents and non-residents to arrange the site with things they'd like to see in a creative way. This exercise allowed us to identify areas of overlap as well as commonalities between participants. Some of the common themes in what respondents illustrated/stated that they'd like the site to include are listed below as well as illustrated in a word cloud. A comprehensive list of elements and notes with what respondents (in-person and online) included in their site design is included in the Appendices section of this report.

- Public art and dedicated graffiti wall(s)
- Boat rental areas (kayak, raft, canoe, etc.)
- River access and natural park areas along the Jordan River corridor
- Community Spaces (meeting, seating, eating/drinking, etc.)
- Perimeter and walking trails
- Bike park and trails
- Food and vendor areas
- Recreation areas, fields, and courts
- Splash pad, outdoor pool, community pool, diving pools
- Nature trails and open spaces

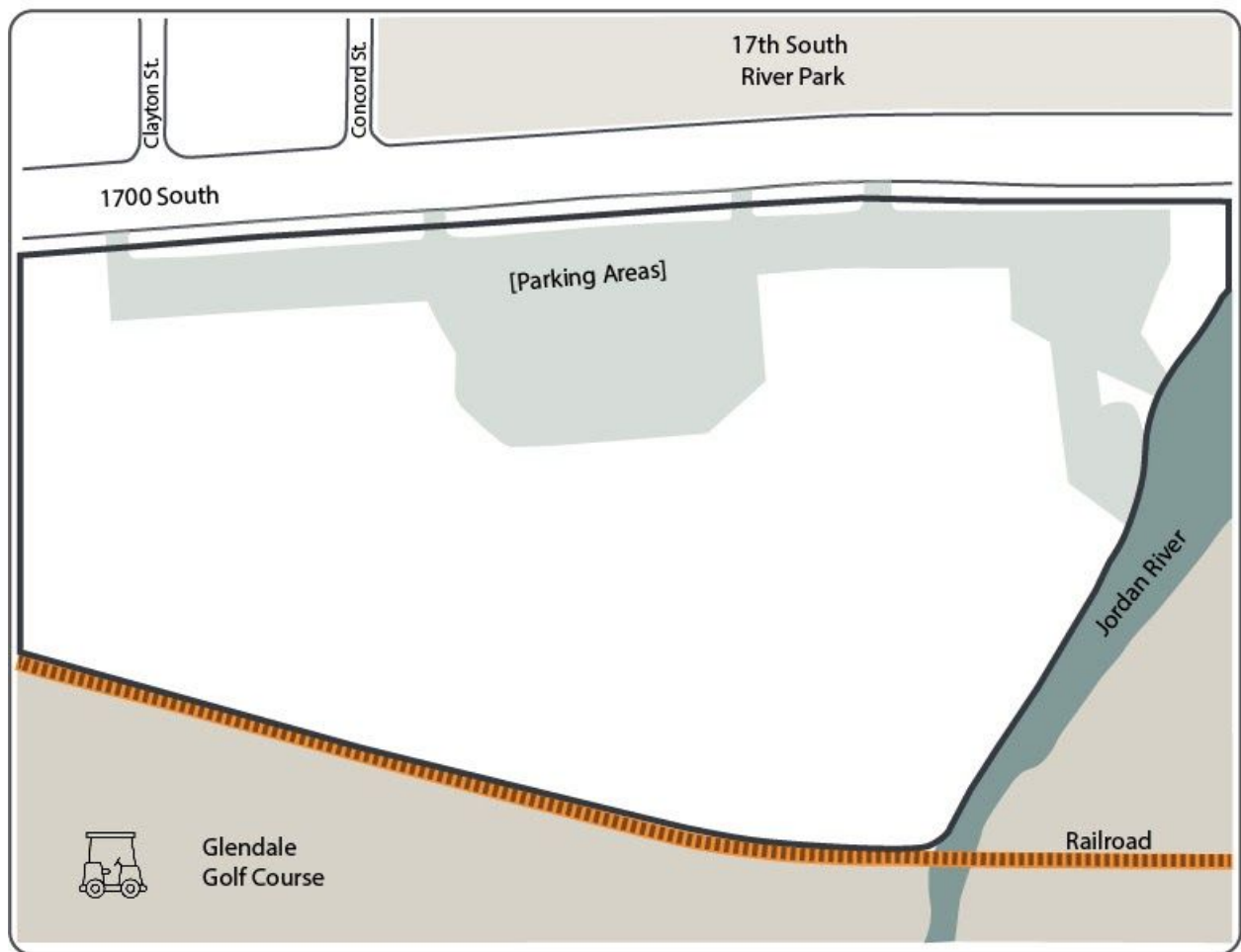


APPENDICES

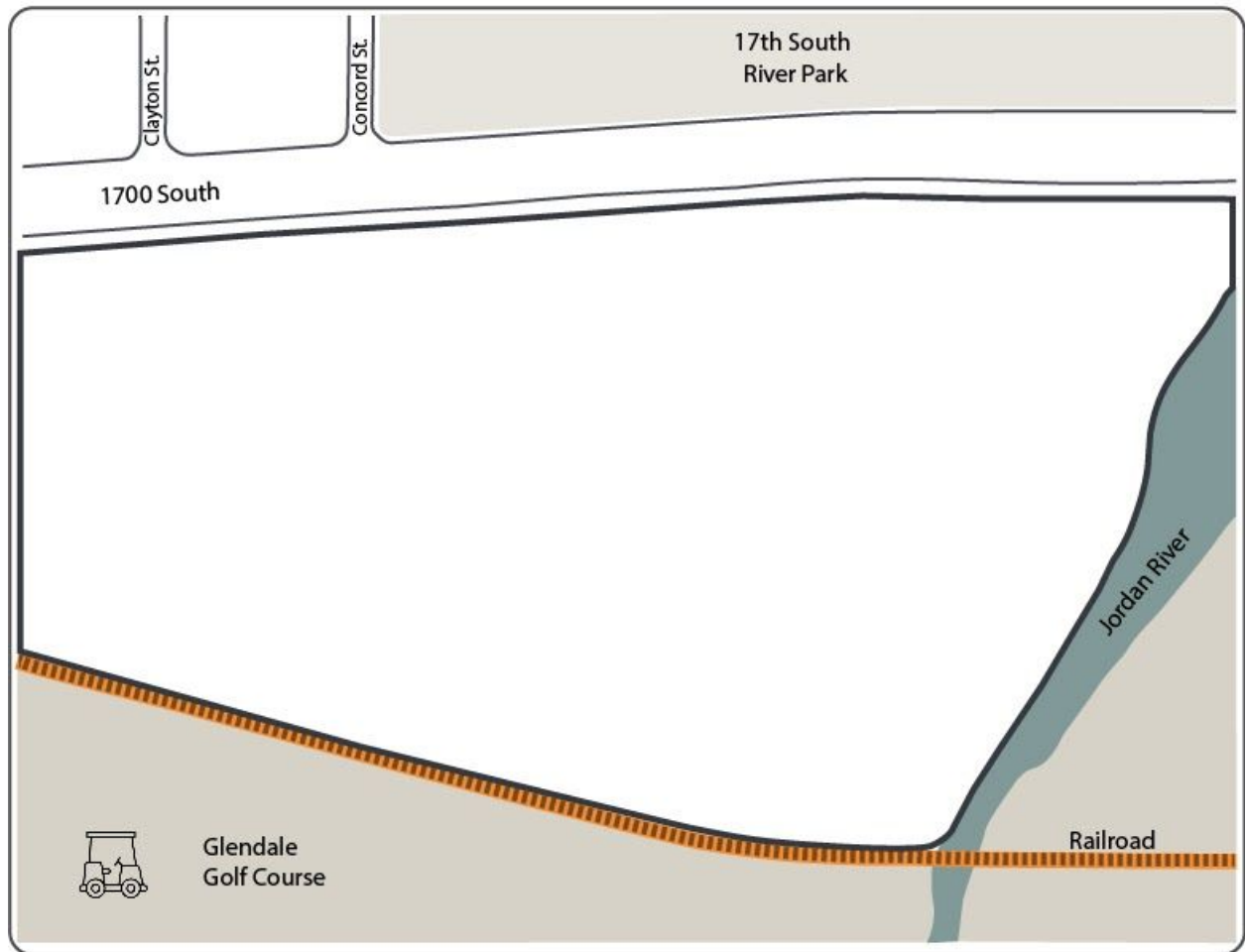
APPENDIX A: Community Visioning Event Photos | Respondents were asked to socially distance and walk through the scenario 'simulations' individually, which were marked with chalk.



APPENDIX B: Site Map (with parking areas) | used for in-person and online visioning exercises



APPENDIX C: Site Map (blank) | used for in-person and online visioning exercises



APPENDIX D: Visioning Exercise Comments & Design Notes | information included in responses collected for Raging Waters visioning exercise - translated to table format

To note: each number on the list, below, indicates a different respondent's visioning exercise comments and design notes.

1. SLC needs a kid friendly outdoor pool! Including slides and play features links pool complex to historic past. I'm told by skaters that our city's skate parks are over crowded. Let's not create another mowed lawn that wastes water, leave excess space over with native plants.
2. More parking spaces. Develop in phases. Use FFCU/school.
3. Skate park? Scaling so things can grow. Food trucks - good for visitors and residents (pay their own way). Splash pad might not be important.
4. Recreation, Pickleball courts, Running/biking path connected to junior parkway, Water features, Pool, Art installations (nostalgia and otherwise), Food truck park, Overall design identity and quality that attracts other people to the community.
5. I would love to see some sort of equestrian park in this area with horses on site, programs for low-income families, veterans, people with disabilities, etc. Combining nature, animals with those who may not have access to it otherwise could be profitable.
6. Incorporates ideas from several scenarios. Incorporates existing hills and berms and towers. Creates vital natural buffer from Jordan River that should become natural habitat area. More crosswalks across 1700 South.
7. Space for legal graffiti art. Plans for maintenance. We need food, coffee type gathering places - social spaces to meet neighbors and get yummy food/drinks! I like the idea of maintaining as much from original site as possible. I keep hearing splash pad, but I think we need a pool! Having a couple slides would be nice, too.
8. I want an outdoor pool. I know many people who drive to C. Nights and Steiner east to swim. Our children need to learn to swim. Also, boating and walking trails and a new library. Having skating or active use that kids can enjoy. Need to keep in mind that the river needs to be protected. Art from Utah residence is important. Glendale doesn't have a lot of places to eat, community ownership is important. Splash pads are for little ones and it takes up a lot of space. I like the idea of the big ADA park but don't rip out pools, turn them to skate parks. I would suggest not leveling it, keep the hill. Design should have a special feel for our community. We should consider public transport. Greenbikes are not located on the West Side. Gateway is the closest place. Sledding like we have at Sugar House. I think you need to let people know this will not be housing.
9. Please do not create a new Pioneer Park where we attract a homeless city. Gate the property for security. No park or loitering areas to attract transients or drugs or homeless populations.
10. Thanks for all your work on this! Option 2 comes closest to what I would envision for the site. I think a splash pad is a fabulous idea. Wherever I have seen these, they seem to entertain kids for hours. On hot days, they are fun for adults too. In terms of the central feature on the site, I'd suggest doing something that also has educational value. For example, in Liberty Park one of the features shows the different canyons and how the streams enter the Salt Lake valley. Why not have some sort of replica of the entire state, with the splash pad being the shape of the Great Salt Lake and other geographical features representing other parts of the state? You could include areas of native plants here also, instead of grass. Though vandalism is always a problem, you could have some kind of relatively vandalism proof explanations of different ecosystems within Utah. The proximity to the Jordan River also presents an opportunity in terms of education

people about watersheds. This could also build interest and pride in the diverse landscapes of Utah, many of which west-side residents aren't even familiar with. You could even have QR codes embedded in displays that would allow people to access web sites with photos and further information. In addition to the splash pad, perhaps you could have areas in this Utah map dedicated to different games or activities. You could work with Tracy Aviary, the Zoo, the Museum of Natural History, the Loveland Living Aquarium and Friends of the Great Salt Lake (and possibly others). All of these could provide information, web links and even staff or volunteers to bring educational programming to this new park. I believe that all have staff/docents dedicated to education about wildlife, ecosystems, Native Americans, watersheds, ecology, archaeology, history, etc. I would try to minimize hard surfaces like asphalt trails on the site. You can get wheelchair access with permeable surfaces like the one at the Fife Wetlands Preserve. In fact, I would assess whether the huge parking area that currently consumes much of the site is necessary. If one did an estimate of site use, one might be able to tear some of that out and make it part of the attractions on the site. I would also look at public transportation access. The site is right on at least one UTA bus line. The Jordan River Parkway provides easy biking and walking access. This could become a real recreational/education jewel and centerpiece for the West Side. I would love to see a large community garden on the site as well Perhaps you could work with Wasatch Community Gardens who already have the knowledge and infrastructure (but not necessarily the funding and staff yet) to oversee another community garden. I think having places where we both educate people about gardening and provide space for growing food is a great community building tool. Just look of examples in cities where people have built community gardens and have used them to increase the quality of life in their communities dramatically. You could work with TreeUtah to make sure that plenty of trees are planted and taken care of, while engaging community members in volunteer activities to grow the urban canopy in the park. Overall, I would avoid large areas of Kentucky Bluegrass which takes way too much water and is inevitably treated with pesticides/herbicides. We have enough parks with that type of open space. Please don't make this an extension of the golf course. Golf courses basically lock out most of the public and are biological and educational wastelands that serve very few people in our community. They have their place, but I think we have more than enough of them. In terms of the landscaping for the site, it would be great to add relief (e.g., hills), much like there is in the International Peace Gardens. Parks that are not just flat are so much more interesting and enjoyable to visit. Community art such as sculptures also makes any park more interesting. Maybe the art could have a Utah theme? You could also take a page from the work done at Sugarhouse Park where southern Utah/canyon country type of features were incorporated in the entrance to the underpass. Something like the "stone work" could be incorporated in the central "map" theme that I mentioned above. I am also wondering how this park could help celebrate the cultural diversity of the West Side? Maybe the art incorporated in the park could be part of that? Maybe the QR codes with educational links could incorporate this aspect of our community? Perhaps the educational programming or other activities for the park could emphasize this? There is huge potential for this site to be a real gem for our community. I look forward to next steps in your process!

11. I want to see a kayak park developed in the space which complies with the open space and recreation requirement. I believe with the existing water head at the wier on the other end of the golf course the pumping requirement is significantly reduced making it a cost effective idea.
12. I chose between the various plans based on cost and what kind of recreation activities are lacking in the area. I have also combined ideas from various plans. My recommendation is a combination of a few of the elements from plans 2-5. I recommend the creation of a regional park connection, combining the site with the golf course and 17 S. River park, similar to Liberty park or Sugarhouse park. I think the area of the park that used to be raging waters should have a splash

pad, open space, perimeter trail for walking/running, community meeting spaces, nostalgia related art pieces, and sports courts, specifically basketball courts. I recommend the creation of a regional park and the sports courts based on the need in the area. A basic google search shows that there are plenty of baseball fields and soccer fields, some of which are in 17 S. River park, but not many basketball courts. It also shows that the northwest side of the city has quite a few small parks, but not a large park like Liberty or Sugarhouse park. I think it would be great for this area to have a large, regional park on the West side of route 15. It would draw in new residents and help current residents. I also recommend the open space and the splash pad for cost purposes. The open space will by far save the city the most money because it does not require a lot of development on the land and the upkeep is easy. As the space already has the infrastructure for a water feature, I thought it would be a waste of money to entirely scrap it. However, pools are quite a bit of upkeep and the SLC Sports Complex, which has a community pool, is just a block north. Therefore, I recommended a splash pad, to both take advantage of the existing infrastructure and try to maintain cost efficiency. Finally, I thought the perimeter trail, community meeting spaces, and nostalgia related art pieces would be best for preserving and promoting the community, as well as creating a recreational, accessible space to people with disabilities, seniors, and others who may have mobility challenges. With asphalt trails throughout the park, both the nostalgia art installations and community meeting spaces would be great for creating an accessible community space. Additionally, nostalgia related art pieces would help preserve and promote community identity, and they could even relate to the history of the water park and the area.

APPENDIX E: Visioning Exercise Design Elements | information included in responses collected for Raging Waters visioning exercise - translated to table format

To note: each cell of the table, below, indicates a different respondent's site design elements.

Elements	
Public Art Graffiti Space Skate Park Parking Areas Pool with Slides Deep pool with Diving Snack Bar Natural Areas (no irrigation or mowing needed) JR Nature Center with Kayak Rental	Youth Programs Community Hall Bike Rentals Complex for Youth Classes (with oversight) Table by the river Food Truck Area Boat Rental Water Park 0-18 older ADA Accessible
Year Round Draw from all over the city Food Trucks Boat Launch & Rentals Sledding Hill View Tower on hill Olympic Pool Pickleball Courts Skate Park Splash Pad	Space for Graffiti Art Skate Park Community Center Green & Open Space Marketplace for Informal Business & Food Trucks Boat Ramp and Boat Rental Sports Complex
Public Transportation Skate Park Public Art Botanical Garden Recreation Ice Skating Open Space Amphitheater Water Features (surrounding) Sports Courts (Pickleball included) Perimeter Trail Food & Drink Area Boat Rentals Pool / Water Areas	Parking Areas Main Facility with Arena & Stables Perimeter Trail Outdoor Area for Riding & River Access
Expand Courts (Basketball) Splash Pad Pavilion & Community Gathering Space Aquatic Center (indoor & outdoor pool) Pavilion & Cafe Perimeter Trail & Loop System Reuse hills and berms for Bike Park, Sledding Hill, and Observation Tower or Nature Area Access to existing JRPT Nature Parks River Sports & Rental Center River Preserve and Access	Boat Rental (kayak and raft) Covered Pool with Slides (year-round) Bike Polo Court Roller Skating Rink Food Truck Park Beer Garden Coffee Shop Skate Park Free Wall (for Public Art or Graffiti) Perimeter Trail (soft surface) Mountain Bike & Skill Development Area

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Soft Trail & Bike Park with Skills Area	
Public Pool (similar to Kearns rec.) No park or loitering areas	Community Pond Fishing Areas Kayak Park
Splash pad Information signs (re: SLC area, plants, gardens, etc.) QR codes for educational links to info about community Jordan River connectivity & access Community Gardens Public Art	Regional Park Connection Splash Pad Perimeter Trail Open Space Community Spaces Public Art Sports Courts (Basketball)