



WARM SPRINGS PARK MASTER PLAN

Salt Lake City Corporation
APRIL 2015



Prepared by blu line designs for Salt Lake City



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1.0 – INTRODUCTION AND OVERVIEW

Warm Springs Park is a recreational open space in the northern part of Salt Lake City that contains many unique features and amenities. It is home to natural warm springs that were used by Native Americans prior to the arrival of Mormon pioneers in the middle of the 19th century. These pioneers developed the springs into a recreational destination with the construction of bathing facilities. These early structures were replaced by a Mission style masonry building in 1921 which still stands today. This Warm Springs Plunge building was re-purposed as The Children's Museum of Utah in 1983, but since the relocation of the Children's Museum to the Gateway the building has remained vacant. The building is a landmark on the site and is listed on the National Register of Historic Places. Other improvements to the park over the years consist of walking paths/trails, parking, restroom facilities, tennis courts, play fields, artwork, landscaping, and interpretive signage/panels.



Warm Springs Bath House (1868)

The park facilities are well-used with the site's existing conditions and uses providing various opportunities and constraints. Amenities such as the open play field are very heavily used for soccer, lacrosse, and ultimate frisbee, while other uses such as the tennis courts are underutilized. The warm springs are a draw to the park and provide a unique natural system. The existing mature trees and vegetation are one of the park's most defining qualities, but require maintenance and long term replacement. The park's proximity to the Wasatch Fault (running right through the park), Beck Street, Victory Road, and the nearby Bonneville Shoreline Trail and associated open space make the site a confluence of many characteristics and transportation corridors.



Warm Springs Plunge Building (1939)

Seeing the park's potential, the Capitol Hill Community Council galvanized interest in the park by initiating a community developed Park Plan. Subsequent to the community process, Salt Lake City Parks and Public Lands received funding to conduct a City sponsored civic engagement effort to develop a master plan for the park. The master planning process included **information gathering**, **conceptual alternative development**, **master plan development**, and **construction cost estimates**. The public was engaged through each step of this process to guide and inform the plan. This **Warm Springs Park Master Plan** document records the details, findings, and results of this process.



2.0 – INFORMATION GATHERING

Information used to develop the master plan was gathered in three ways: three site reconnaissance visits with Capitol Hill Community Council representatives and Parks and Public Lands staff, a review of related documents and plans, and three public engagement meetings.

SITE REVIEW/RECONNAISSANCE

Warm Springs Park is located in the northern edge of Salt Lake City bounded on the west by 300 West/Beck Street and Wall Street, on the east by Victory Road, on the north by a self-storage facility, and on the south by a power facility. The park lies at the seam between residential neighborhoods to the south and more industrial uses to the north. In reviewing the site's context and connectivity, the proximity to proposed bike routes, open space and trails, and other park facilities - including the proposed development of Marmalade Plaza – provides opportunities to build on (see [Figure 2.1 - Regional Context Map](#)).

Significant opportunities and constraints identified during the site reconnaissance visits include:

OPPORTUNITIES

- Natural warm springs pools, streams, and wetlands
- Numerous large and mature trees throughout the site, particularly south of the Warm Springs Plunge building
- Views to the adjacent Wasatch Front and across the Salt Lake Valley
- Trail/path system that connects the developed and natural areas of the site
- Existing irrigation infrastructure and lighting in natural areas around upper trails
- Historic Warm Springs Plunge building is an important landmark within the park
- Presence of public art, interpretive elements, and historic markers
- Two restrooms within the park
- Active recreational amenities including tennis courts, playground, and open play fields
- Significant use of the large open lawn area between the tennis courts and the south parking lot turn-around
- Ample parking for the current park uses
- New landscaped medians and pedestrian crossings on 300 West/Beck Street
- Unofficial off-leash dog use
- Social trails in various locations up the hillside to established trails and Victory Road



Existing Warm Springs



Public Art



Mature Trees along Wall Street



CONSTRAINTS

- Overgrown vegetation surrounding the natural warm springs limiting access and visibility
- Inappropriate use of the warm springs
- Steep and unstable slopes along the entire eastern perimeter between Victory Road and the developed park area
- Current vacancy of Warm Springs Plunge building
- Disconnected open space north and south of the Warm Springs Plunge building
- Less use of the open space areas north of the Warm Springs Plunge building
- Lack of pedestrian connection along Wall Street from the southwest corner of the park to the Wall Street and 300 West intersection



Existing Vegetation at springs



Lack of sidewalk on Wall Street

RELATED DOCUMENTS AND PLANS REVIEW

Documents and plans that are pertinent to the **Warm Springs Park Master Plan** and that helped develop project goals and inform the master plan include:

- Plan Salt Lake, 2014
- 300 West Median Islands Plans, 2014
- Salt Lake City Council Philosophy Statements, 2012
- Salt Lake City Mayor's Livability Agenda, 2012-2016
- Salt Lake County Parks and Recreation Needs Assessment, 2012
- Recovery Action Plan, 2001
- Beck Street Reclamation Framework and Foothill Area Plan, 1999
- Capitol Hill Community Master Plan, 1999
- Creating Tomorrow Together, Final Report of the Salt Lake City Futures Commission, prepared 1998
- North Warm Springs Park Parking Plans, 1998
- North Warm Springs Park Interpretive Pavilion and Restroom Plans, 1997
- North Warm Springs Park – Phase I Plans, 1996
- Salt Lake City Open Space Plan, 1992

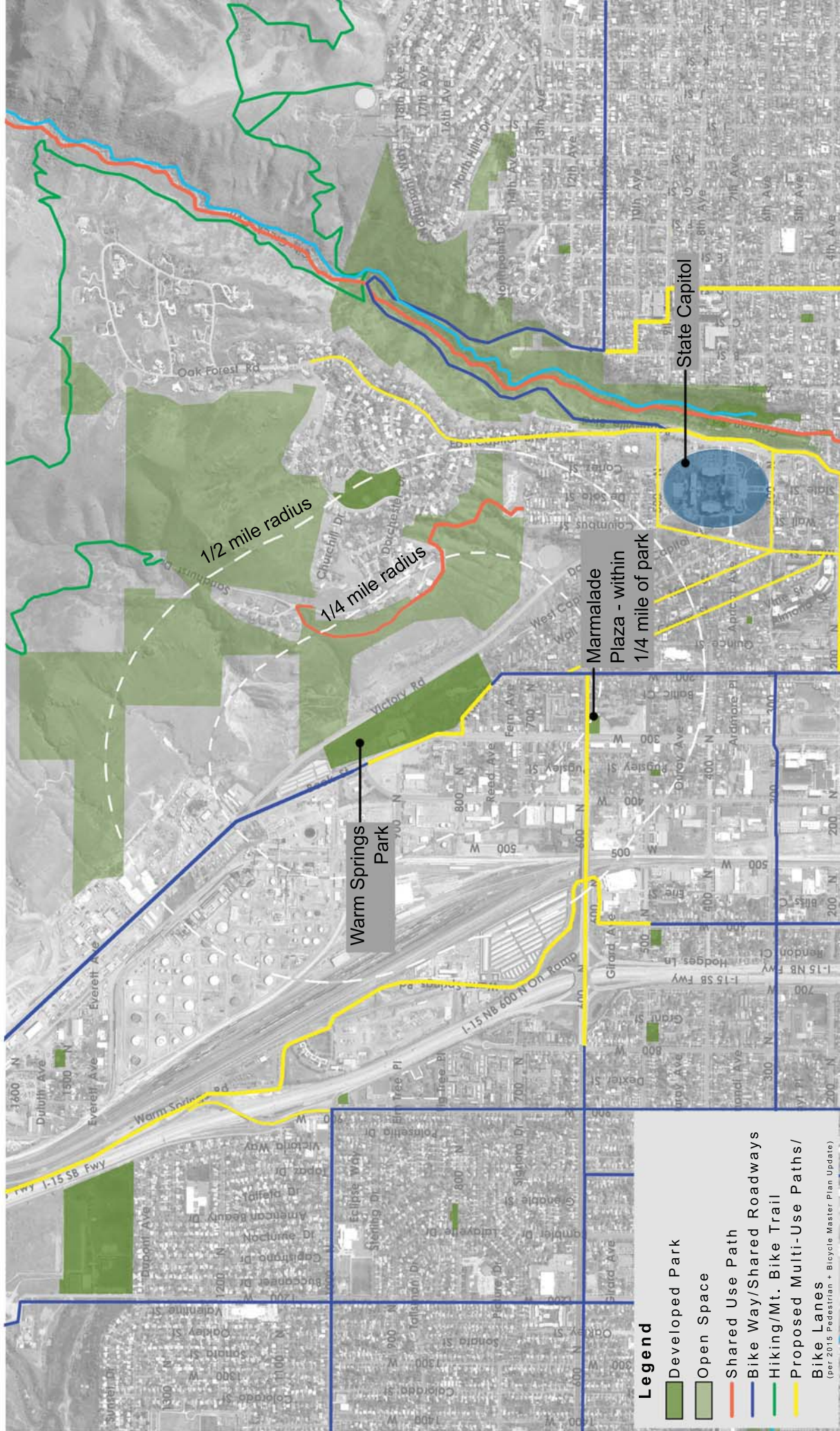


Figure 2.1
april 2015

regional context map



Warm Springs Park



INITIAL PUBLIC ENGAGEMENT

blū line designs (blū) initially met with representatives of the Capitol Hill Community Council on site on December 17, 2013. blū developed a preliminary Concept Plan based on input from select members of the Community Council. This initial Concept Plan was presented to the Capitol Hill Community Council on February 2, 2014.

Based on the significant amount of public interest and the initiative that the Community Council took to set the project in motion, Salt Lake City Parks and Public Lands (PPL) acquired the funding to advance the Warm Springs Park Master Plan through a City-sponsored public involvement and planning process. PPL hired blū line designs as the planning/design consultant in the fall of 2014. blū met with City staff and Community Council representatives at a kick-off meeting to gain a further understanding of community and City goals, to determine a project timeline, and to establish a public engagement strategy, including the number of public meetings and dates for those meetings. A summary of the information gathered in Public Meeting No. 1 follows.

PUBLIC MEETINGS HELD:

- Public Meeting No. 1 – January 21, 2015
- Stakeholder Meeting – February 11, 2015
- Public Meeting No. 2 – February 17, 2015
- Public Meeting No. 3 – March 17, 2015

PUBLIC MEETING NO. 1 SUMMARY

DATE: January 21, 2015, 7:00 – 8:00 pm

LOCATION: State Capitol Complex, 300 North State Street, East Building Copper Room

NUMBER OF ATTENDEES: 29

The first public meeting was to gain input from the general public on their concerns, goals, and desired amenities for the park (see [Figure 2.2 – Preliminary Goals and Programming](#) and [Figure 2.3 – Prioritized Summary of Desired Programming](#)). Preliminary Goals presented to the public were:



Public Meeting No. 1

PRELIMINARY GOALS

- 1) **Activate park through viable, fundable, and sustainable recreational programming/uses that meet public and City needs and encourages healthy lifestyles.**
- 2) **Increase regional draw and connectivity to adjacent recreational uses, corridors, and open space.**
- 3) **Clean up, restore, maintain, and enhance natural features of the park for citizens and wildlife.**
- 4) **Capitalize on and interpret natural features of the site for community education.**
- 5) **Create a community environment that celebrates and encourages cultural diversity.**
- 6) **Enhance park and streetscape as a gateway to the City.**
- 7) **Facilitate an open and inclusive planning process that engages all cultures and ages.**



Attendees were provided with dot stickers to place on the Preliminary Goals and Programming board to indicate their top programming priorities. They were given 1 red sticker to mark their top priority and 3 green stickers to mark other programming elements important to them.

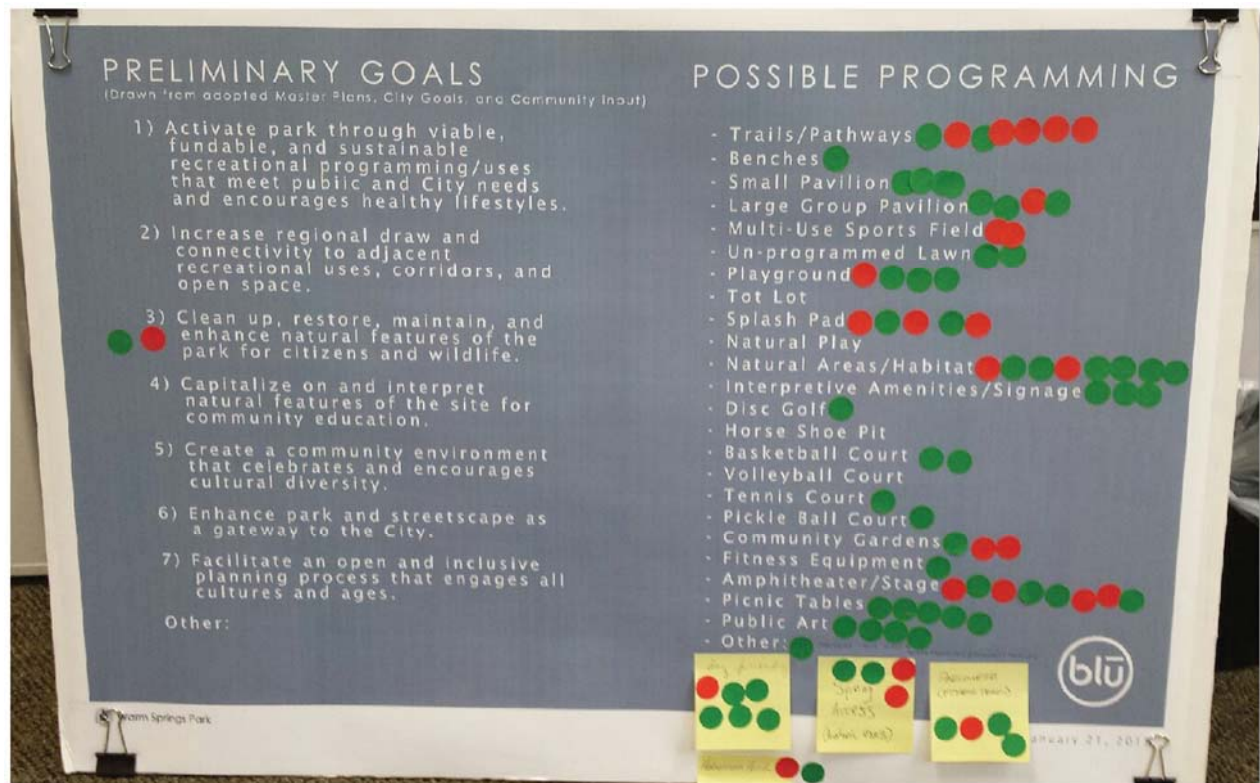


Figure 2.2 – Preliminary Goals and Programming Board presented at Public Meeting No. 1 (photo taken during stickering)

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Based on the dots attendees placed on the Preliminary Goals and Programming Board, a summary table was compiled to identify the highest priority programming elements. Rankings were determined by giving two points for every red dot placed and one point for every green dot placed.

TABULATION OF COMMUNITY PRIORITIES

| Element | Priority Level | | |
|--------------------------------------|----------------|-----------|---------|
| | Top Priority | Important | Ranking |
| Trails/Pathways | 7 | 4 | 1 |
| Natural Areas/Habitat | 3 | 9 | 2 |
| Amphitheater/Stage | 4 | 5 | 3 |
| Picnic Tables | 0 | 9 | 4 |
| Fitness Equipment | 1 | 7 | 4 |
| Splash Pad | 3 | 2 | 6 |
| Large Group Pavilion | 1 | 5 | 7 |
| Community Gardens | 2 | 3 | 7 |
| Other: Dog Friendly | 1 | 5 | 7 |
| Interpretive Amenities/Signage | 1 | 4 | 10 |
| Other: Spring Access (historic uses) | 2 | 2 | 10 |
| Playground | 1 | 4 | 10 |
| Public Art | 0 | 5 | 13 |
| Multi-Use Sports Field | 2 | 0 | 14 |
| Small Pavilion | 0 | 4 | 14 |
| Other: Hoberman Arch | 1 | 1 | 16 |
| Basketball Court | 0 | 2 | 17 |
| Disc Golf | 0 | 2 | 17 |
| Natural Play | 1 | 0 | 17 |
| Un-programmed Lawn | 0 | 2 | 17 |
| Benches | 0 | 1 | 21 |
| Other: Security Fencing | 0 | 1 | 21 |
| Pickleball Court | 0 | 1 | 21 |
| Tennis Court | 0 | 1 | 21 |
| Horseshoe Pit | 0 | 0 | 25 |
| Tot Lot | 0 | 0 | 25 |
| Volleyball Court | 0 | 0 | 25 |

Figure 2.3 – Prioritized Summary of Desired Programming from Public Meeting No. 1

Comment forms were also given to all attendees to document any other ideas and concerns. Most of the comments received focused on off leash dog use (pros and cons), environmental concerns (sustainability, tree preservation, light pollution), specific programming (trails, community gardens, exercise stations, pavilions), public art, security, and the warm springs themselves.



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3.0 – CONCEPTUAL ALTERNATIVE DEVELOPMENT

After the first public meeting and in coordination with Salt Lake City staff, two distinctive conceptual alternatives were developed (see [Figure 3.2 – Conceptual Alternative – Option A](#) and [Figure 3.4 – Conceptual Alternative – Option B](#)) that incorporated the guidance and public input received. Preliminary drafts of these plans were presented to a stakeholder group representing various City departments and were then refined prior to presenting them at Public Meeting No. 2. Included below are details and summarized information from these meetings.

STAKEHOLDER MEETING SUMMARY

DATE: February 11, 2015

LOCATION: City and County Building, Room 128

NUMBER OF ATTENDEES: 14

The stakeholder group was generally supportive of both alternatives with a preference for the more flexible and multi-use spaces and amenities on either plan, such as the multi-use field (Options A and B) and the community gathering space (Option B). There was a discussion about complimenting and not duplicating program elements that exist or will exist in nearby City facilities. Plazas, amphitheaters, and water features were specifically discussed in light of the Marmalade Plaza development that is approximately 1/4 mile south of the park. Other points of discussion included: parking needs, the interest of the springs and site geology, the location of a possible Victory Road crossing, the possibility of public art, the complexities and expense of the Hoberman Arch, coordination with the existing and proposed Redevelopment Agency (RDA) streetscape improvements on Beck Street, and the historic nature of the Warm Springs Plunge building.

CONCEPTUAL ALTERNATIVES

The conceptual alternatives were refined based on comments from the stakeholder group in preparation for the second Public Meeting (see [Figures 3.2 through 3.5 – Conceptual Alternative Plans and Sketches](#)).

Option A – “Activity Central” maximizes the programming opportunities of the site by introducing a number of new elements to the park in order to draw neighborhood and regional interest. Though the plan was sensitive to the existing nature of the park, it included major elements such as recirculating water falls at the warm springs, a large splash pad feature, a formal amphitheater, and expanded parking.

Option B – “Open Green” focuses on the natural character of the site. This option proposed enhancing a number of the existing features and elements of the park in a low-impact, naturalized way to provide multi-use spaces and amenities. The exception to this was the multi-use field that proposed expanding

STAKEHOLDER GROUP:

- Engineering
- Sustainability
- Public Utilities
- Redevelopment Agency
- Arts Council
- Parks and Public Lands
- Capitol Hill Community Council
- Housing and Neighborhood Development
- Planning
- Transportation



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the size of the current field to accommodate more significant programmed sporting events (such as soccer, lacrosse, and ultimate frisbee).

Both alternatives respond to the established goals of the project and the input gathered from the City and from Public Meeting No. 1.

PUBLIC MEETING NO. 2 SUMMARY

DATE: February 17, 2015, 7:00 – 9:00 pm

LOCATION: Salt Lake City Main Library, 210 East 400 South, Conference Room – Level 4

NUMBER OF ATTENDEES: 48

The second public meeting was to present the two conceptual alternatives to the public based on the input gathered at public meeting no. 1 and the stakeholder meeting and to gain any further direction from the public. Attendees were asked to fill out a questionnaire and were again given dot stickers (5 total – either blue or yellow) to indicate which elements on either alternative they preferred. One point was given for each sticker that was placed. These preferences were summarized and prioritized in the table below (see [Figure 3.1 – Prioritized Summary of Desired Programming](#)).

TABULATION OF COMMUNITY PRIORITIES

| Element | Priority Level | |
|---|----------------|---------|
| | Score | Ranking |
| Warm Springs Restoration/Enhancement | 29 | 1 |
| Trail/Walk Connections | 26 | 2 |
| Amphitheater | 13 | 3 |
| Dog Park | 13 | 3 |
| Multi-use Field | 11 | 5 |
| Community Garden | 10 | 6 |
| Community Gathering Space | 10 | 6 |
| Public Art | 7 | 8 |
| Enhanced Gateway/Streetscape | 5 | 9 |
| Protect and Enhance Hillside | 5 | 9 |
| Splash Pad | 3 | 11 |
| Exercise Station | 2 | 12 |
| Disc Golf | 1 | 13 |
| Expanded Playground | 1 | 13 |
| Other: Remove Existing Parking North of Bldg. | 1 | 13 |
| Small Pavilion | 1 | 13 |
| Exercise Station | 0 | 17 |
| Expanded Parking Lot | 0 | 17 |
| Park ID Sign | 0 | 17 |
| | | |

Figure 3.1 – Prioritized Summary of Desired Programming from Public Meeting No. 2

The priorities voiced at this meeting were generally consistent with those voiced in public meeting no. 1 and commonalities began to be identified. It became clear that restoring and enhancing the warm springs; improving and adding trail/walk connections; having some kind of amphitheater/community gathering space; protecting and enhancing the hillside; and having a community garden were important elements.

OPTION A - "Activity Central"

Option A "Activity Central" maximizes the programming opportunities of the site by introducing a number of new elements to the park that will draw neighborhood and regional interest and thereby help activate the park. This plan is sensitive to the existing park facilities and the proposed uses will have minimal physical impact in select areas of the park.



Figure 3.2
february 17, 2015

Warm Springs Park - Option A “Activity Central”

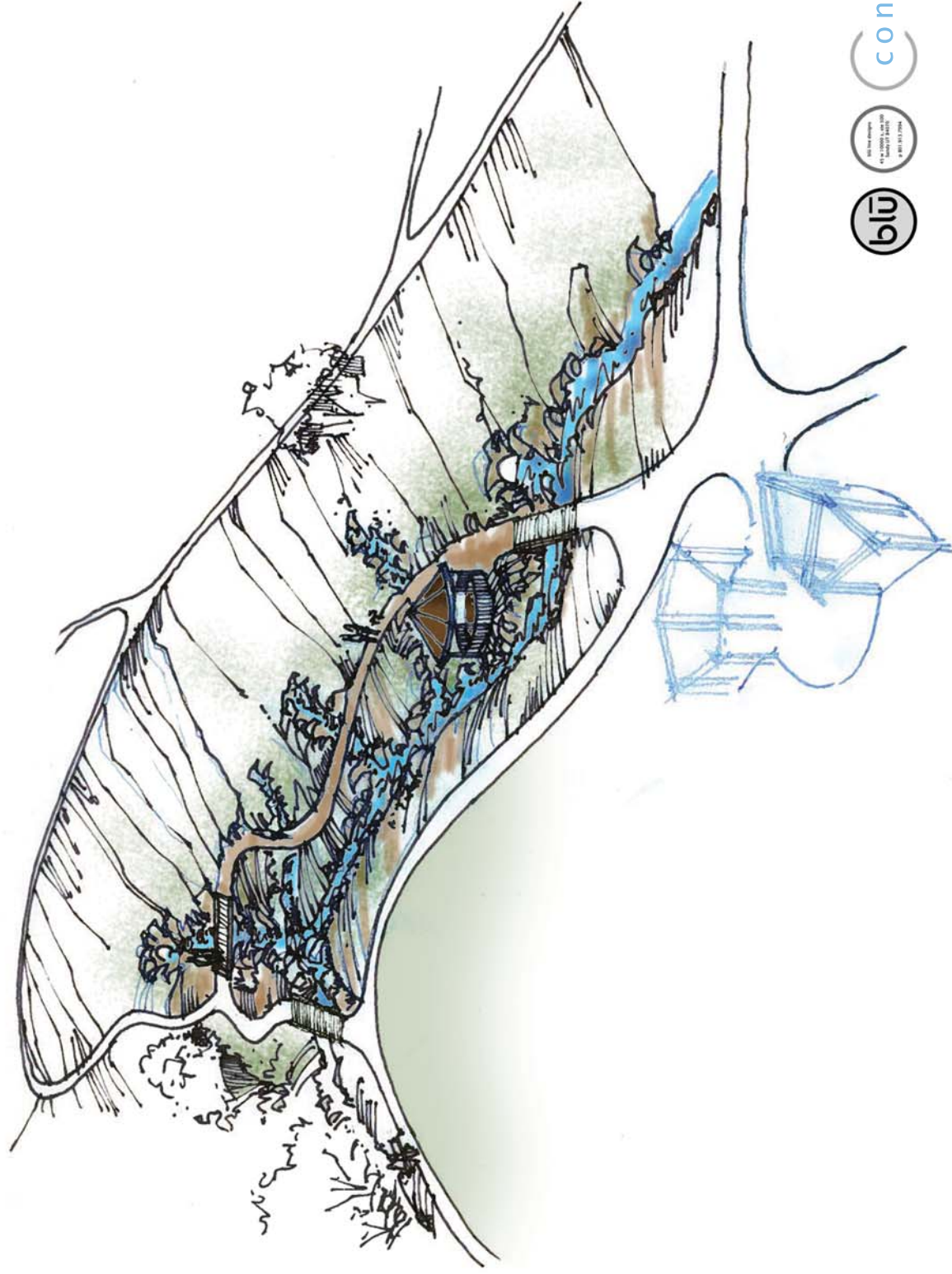


Figure 3.3



concept sketch

OPTION B - "Open Green"

Option B "Open Green" focuses on the natural character of the site, this option enhances a number of the existing features and elements of the park in a low-impact, naturalized way to provide multi-use spaces and amenities that will revitalize the park, encourage community gathering, and provide activity for all ages.



Figure 3.4
february 17, 2015

Warm Springs Park - Option B "Open Green"



Figure 3.5



WARM SPRINGS PARK MASTER PLAN

4.0 – MASTER PLAN DEVELOPMENT

PRELIMINARY MASTER PLAN

Based on the feedback and priorities received in public meeting no. 2 and in consultation with Parks and Public Lands, a preliminary master plan was developed (see [Figure 4.2 – Preliminary Master Plan](#)) that reflects a combination of elements from [Option A – “Activity Central”](#) and [Option B – “Open Green”](#). A subsequent site visit with City staff to verify the appropriateness and constructability of the proposed amenities further informed the preliminary master plan. The plan achieves the project goals by focusing on the open natural character of the site while maximizing the programming opportunities through the introduction of a number of new elements in order to draw neighborhood and regional interest. The plan is sensitive to the existing park and the proposed uses will have minimal physical impact in select areas of the park while providing amenities that will revitalize the park, encourage community gathering, and provide activity for all ages. This Preliminary Master Plan was presented at public meeting no. 3.

PUBLIC MEETING NO. 3 SUMMARY

DATE: March 17, 2015, 7:00 – 9:00 pm

LOCATION: Salt Lake City Main Library, 210 East 400 South, Conference Room – Level 4

NUMBER OF ATTENDEES: 27

The third and final public meeting was held to present the preliminary master plan to the public based on the input gathered in the second public meeting, to gain any final input from the public, and to understand any phasing priorities that they may have. Attendees were given a list of the programming elements contained on the plan and were asked to mark their top five priorities (see [Figure 4.1 – Prioritized Ranking of Programming Elements](#)).

The priorities reflected here are consistent with the priorities identified in the first two public meetings. The top priorities include: multi-use sports field, warm springs restoration and enhancement, trail/walk connections, community gathering space, community garden, and protecting and enhancing the hillside. Though the multi-use sports field wasn't the top priority in the previous two public meetings, there was a coordinated effort at the last public meeting in support of developing a full size multi-use field. This desire and need is consistent with the City's findings. The City has recognized a deficit of multi-use fields across the valley and saw the opportunity to improve the multi-use field at Warm Springs Park to help meet this need.

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TABULATION OF COMMUNITY PRIORITIES

| Element | Priority Level | |
|--------------------------------------|----------------|---------|
| | Score | Ranking |
| Multi-use Field | 76 | 1 |
| Warm Springs Restoration/Enhancement | 58 | 2 |
| Trail/Walk Connections | 44 | 3 |
| Exercise Station | 28 | 4 |
| Dog Park | 25 | 5 |
| Misc. Park Landscaping Improvements | 23 | 6 |
| Community Gathering Space | 21 | 7 |
| Protect and Enhance Hillside | 16 | 8 |
| Enhanced Gateway/Streetscape | 16 | 8 |
| Interactive Water Play | 11 | 10 |
| Expanded Playground | 10 | 11 |
| Public Art | 10 | 11 |
| Tennis Court Renovation | 9 | 13 |
| Small Pavilion | 9 | 13 |
| Community Garden | 4 | 15 |

*Ranking of 1 was given a value of 5, 2 a value of 4, 3 a value of 3, 4 a value of 2, and 5 a value of 1 to derive the "Interest" score

Figure 4.1 – Prioritized Ranking of Programming Elements from Public Meeting No. 3

PRELIMINARY MASTER PLAN

Achieves project goals by focusing on the open natural character of the site while maximizing the programming opportunities through the introduction of a number of new elements that will draw neighborhood and regional interest. The plan is sensitive to the existing park and the proposed uses will have minimal physical impact in select areas of the park while providing amenities that will revitalize the park, encourage community gathering, and provide activity for all ages.



Figure 4.2
march 17, 2015



MASTER PLAN

Based on the final feedback received in public meeting no. 3 and in consultation with Parks and Public Lands, the Warm Springs Park Master Plan (see [Figure 4.3 – Warm Springs Park Master Plan](#)) was developed. In addition to what is shown on the Preliminary Master Plan, the plan includes:

- a revised bike route that better reflects the connection to the proposed bike route shown on the City's Pedestrian and Bicycle Master Plan
- a longer multi-use field lengthened to accommodate a wider spectrum of sports
- an additional pedestrian connection to provide better access to the park facilities from the south along Wall Street

The plan emphasizes improving and interpreting the warm springs, improving pedestrian connectivity within the park and to the surrounding neighborhood and adjacent amenities, developing multi-use spaces that can be used for a variety of community based events, improving the existing recreational features to increase their use, and preserving and enhancing site vegetation.

WARM SPRINGS PARK MASTER PLAN

Achieves project goals by focusing on the open natural character of the site while maximizing the programming opportunities through the introduction of a number of new elements that will draw neighborhood and regional interest. The plan is sensitive to the existing park and the proposed uses will have minimal physical impact in select areas of the park while providing amenities that will revitalize the park, encourage community gathering, and provide activity for all ages.



Figure 4.3
april 2015



master plan



Warm Springs Park





5.0 – CONSTRUCTION COST ESTIMATES

For funding acquisition, partnering opportunities, and planning purposes preliminary estimates of the different amenities presented in the Warm Springs Park Master Plan are presented below. Items that are typical City improvements are included in the Phase I Estimate. Items that are more specialized, costly, and good candidates for public/private partnerships are included as separate and individual line items. Implementation of proposed elements will reflect funding opportunities.

| PRELIMINARY ESTIMATE OF CONSTRUCTION COSTS | |
|---|-------------------------|
| **Costs shown are preliminary estimates for planning purposes only. Final construction costs will be influenced by final design, phasing, bidding environment, and site requirements. | |
| ELEMENT DESCRIPTION | ESTIMATED COST |
| BASE (PHASE I) | |
| Protect and Enhance Hillside | \$175,000 |
| May Include: | |
| Native vegetation, irrigation improvements | |
| Upper Trail Overlook | \$20,000 |
| May Include: | |
| Concrete pad, benches, interpretive signage | |
| Warm Springs Improvements | \$400,000 |
| May Include: | |
| Channel improvements (stone), trail, boardwalk, landscape enhancements, irrigation improvements, invasive weed control, interpretive signage, bridges, pavilion, tables, benches | |
| Community Gathering Space (Phase I) | \$150,000 |
| May Include: | |
| Concrete Pathways, Grading, Landscape Enhancements | |
| Tennis Court Renovation | FUNDING IN PLACE |
| May Include: | |
| Re-surfacing courts, shaded seating, fencing, landscaping enhancements | |
| North to South Trail/Walk Connection | \$125,000 |
| May Include: | |
| Reclaiming Portion of Parking Lot, Trail Connection, Landscaping Enhancements, Irrigation Improvements | |

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| | |
|---|-------------------------|
| Multi-Use Field Improvements | \$350,000 |
| May Include: | |
| Grading, new turf, landscaping enhancements, irrigation improvements | |
| Loop Path Around Field | \$50,000 |
| May Include: | |
| Grading, pathway | |
| Expanded Playground | \$300,000 |
| May Include: | |
| Natural play elements (bouldering, ropes, logs, etc.), retaining wall, concrete walk, surfacing | |
| Exercise Station/ Equipment | \$75,000 |
| May Include: | |
| Exercise equipment, concrete walk, benches, surfacing | |
| Small Pavilions | \$100,000 |
| May Include: | |
| Pavilion, concrete slab, landscape enhancements | |
| Wall Street Walk Connection | \$30,000 |
| May Include: | |
| Grading, concrete walk | |
| Enhanced Gateway/ Streetscape* | FUNDING IN PLACE |
| May Include: | |
| Street trees, park signs, landscape enhancements, irrigation improvements, street crossings, landscaped medians | |
| * RDA to complete in 2017 | |
| Misc. Trail/ Walk Improvements | \$30,000 |
| May Include: | |
| Concrete trails/ walks shown on plan not specifically listed above | |
| Misc. Landscaping Improvements | \$75,000 |
| May Include: | |
| Trees and planting not specifically listed or associated with park elements above | |
| ESTIMATED TOTAL COST (BASE) = | \$1,880,000 |

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| FUTURE PHASES/PROJECTS | |
|--|--------------------|
| Community Gathering Space (Future Phase) | \$400,000 |
| May Include: | |
| Plaza, large pavilion, elevated stage, utility improvements, AV improvements, grading, landscape enhancements | |
| Victory Road Crossing | \$80,000 |
| May Include: | |
| At grade crossing (trail connection, striping, signs, signal) | |
| Public Art | VARIABLE |
| May Include: | |
| Diversity of art Installations throughout the park | |
| Dog Park | \$40,000 |
| May Include: | |
| Fencing, landscaping enhancements, signs, irrigation improvements, surfacing | |
| Community Garden | \$20,000 |
| May Include: | |
| Garden boxes, shed, water | |
| Interactive Water Play (approx. 1,500 SF) | \$400,000 |
| May Include: | |
| Flow through or recirculated water system, water nozzles/sprays, concrete plaza, benches, landscaping enhancements | |
| Restroom Remodel/ Replacement | \$250,000 |
| May Include: | |
| Restroom replacement as necessary to meet demands of water play feature | |
| ESTIMATED TOTAL COST (LATER PHASES) = | \$1,190,000 |
| ESTIMATED TOTAL COST (BASE) = | \$1,880,000 |
| TOTAL ESTIMATED COST = | \$3,070,000 |



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