CITY OF HOLLADAY

SPRING LANE

ADAPTIVE REUSE PLAN



City of Holladay

JULY 2024

TABLE OF CONTENTS

SPRING LANE
ADAPTIVE REUSE PLAN
MASTER PLAN DOCUMENT

MHTN ARCHITECTS
PROJECT 2024512

INTRODUCTION 01.1
- City Context 01.2
- Neighborhood Context 01.4

SITE CONDITIONS 02.1
- Utilities 02.1
- Lawn and Vegetation 02.2
- Irrigation 02.3
- Fencing 02.3
- Sports Field and Equipment 02.4
- Multimodal Transportation 02.5

VISION & GUIDING PRINCIPLES 03.1

ENGAGEMENT & PROCESS 04.1
- Public Engagement Report & Summary 04.1
- Key Stakeholder Interviews 04.1
- Adjacent Residents Workshop 04.3
- Public Survey 04.5
- Spring Lane Frequently Asked Questions (FAQ) 04.7
- Process 04.9
- Precedent Images 04.10
- Proposed Design Features 04.11

MASTER PLAN CONCEPT 05.1
- Adaptive Reuse 05.1
- Concept Plan 05.2

PHASING & IMPLEMENTATION 06.1
- Phase 01 ..... 06.2
- Phase 02 ..... 06.3
- Wishlist 06.4
- Cost Estimate 06.5
- Funding Mechanisms & Analysis 06.6
- Moving Forward 06.10

APPENDICES
- Appendix A - Existing Conditions Report 07.1
- Appendix B - Civil Survey 08.1
- Appendix C - Spring Lane Elementary Repurpose Options 09.1
- Appendix D - Water Savings Estimate 10.1
- Appendix E - Dog Park Analysis 11.1

ACKNOWLEDGMENTS

THE FOLLOWING CONTRIBUTED TO THE SPRING LANE ADAPTIVE REUSE PLAN:

CITY OF HOLLADAY

Rob Dahle Mayor
Paul Fotheringham City Council Member
Gina Chamness City Manager
Holly Smith Assistant City Manager, & Project Manager
Jonathan Teerlink Community & Economic Development Director
Jared Bunch City Engineer & Public Services Director
Lina Costa Communications & Engagement Manager

MHTN ARCHITECTS

Ryan Wallace Urban Design & Managing Principal
Vince Olcott Director of Landscape Architecture
Daniel Smith Landscape Architect
Tate Barney Associate Landscape Architect
Lauren Leydsman Planning Coordinator
Emily Seang Planning Coordinator, and Engagement
Angela Tran Planning Technician
Scott Later Architectural Assessment

DAVID EVANS AND ASSOCIATES INC

Leah Jaramillo Public Engagement Lead
Cameron Noorda Public Engagement
Hannah Polow Active Transportation

REAVELEY ENGINEERS

Mark Harris Structural Engineer

TALISMAN CONSULTANTS

Jeff Palmer Civil Engineer
Andrew Moran Civil Engineer

CONSTRUCTION CONTROL CORPORATION

Kris Larson Cost Estimator

ZIONS PUBLIC FINANCE, INC.

Susie Becker Vice President

INTRODUCTION

Spring Lane Elementary School (originally Meadow Moor Elementary) was constructed in 1963. With shifts in enrollment and changing needs, the Granite School District (GSD) Board voted to close Spring Lane Elementary in Spring 2023. The City of Holladay is in discussion with the School District to enter a long-term lease.

This plan will reimagine the 12.2-acre property as a potential public amenity with a focus as a local park. The City is interested in exploring the addition of new facilities or activities that are complimentary to the surrounding neighborhood and meaningful to Holladay residents and visitors.



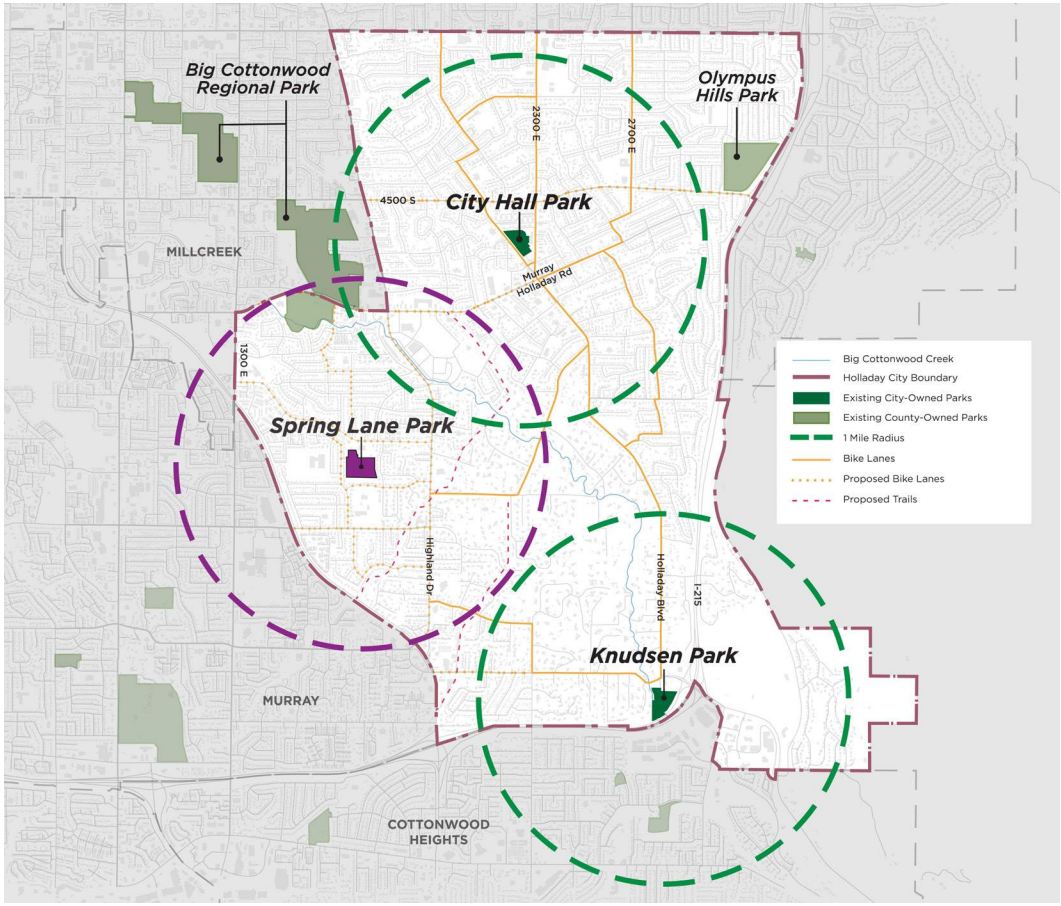
CITY CONTEXT

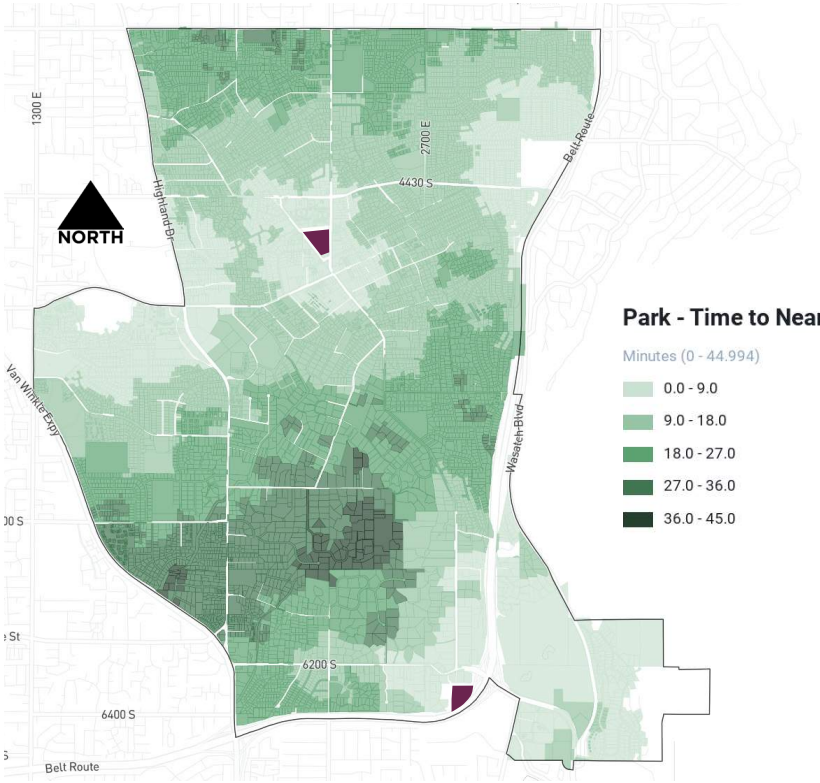
Knudsen Park and Holladay City Park are two very popular City of Holladay parks, they are 6.1 and 6.5 acres, respectively. The Spring Lane property at 12.2 acres presents an excellent opportunity to significantly increase the City's park space and fulfill public amenity needs not currently met by City or County parks.

County and City parks within and surrounding the City of Holladay all include pavilions and playgrounds. Many of the parks have sports-related amenities including soccer, baseball, volleyball, tennis, skate parks, and pickleball. Currently none of the public parks have official off-leash dog facilities.

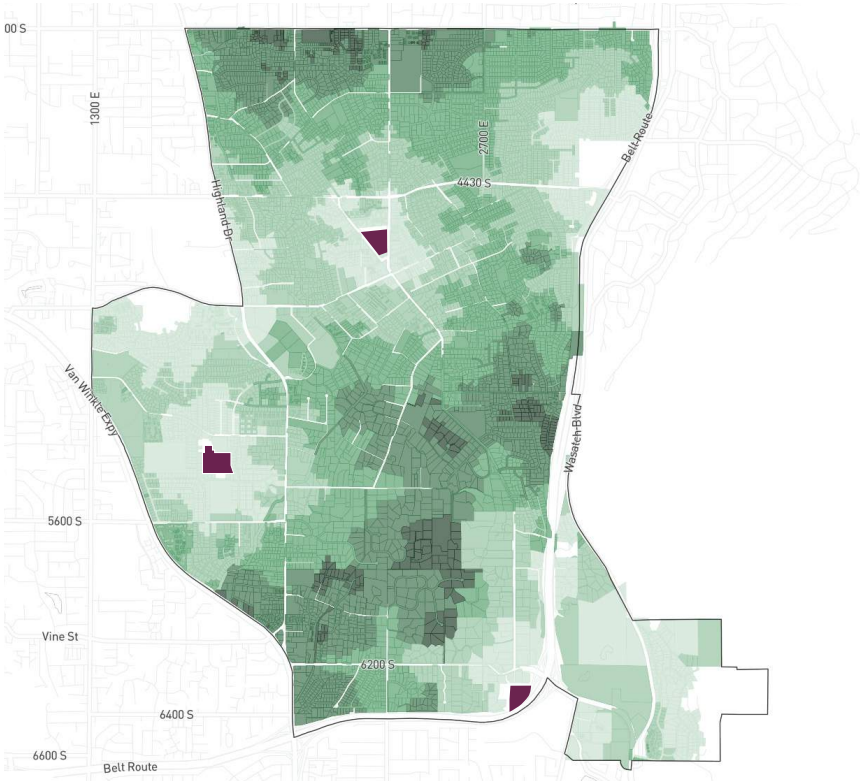
Due to its physical location, Spring Lane is positioned to significantly increase the number of households with access to a public park.

The setting of the Spring Lane property is different from other parks, primarily being surrounded by single-family residential and not within an existing wooded area such as Knudsen Park or in urban context like Holladay City Park.





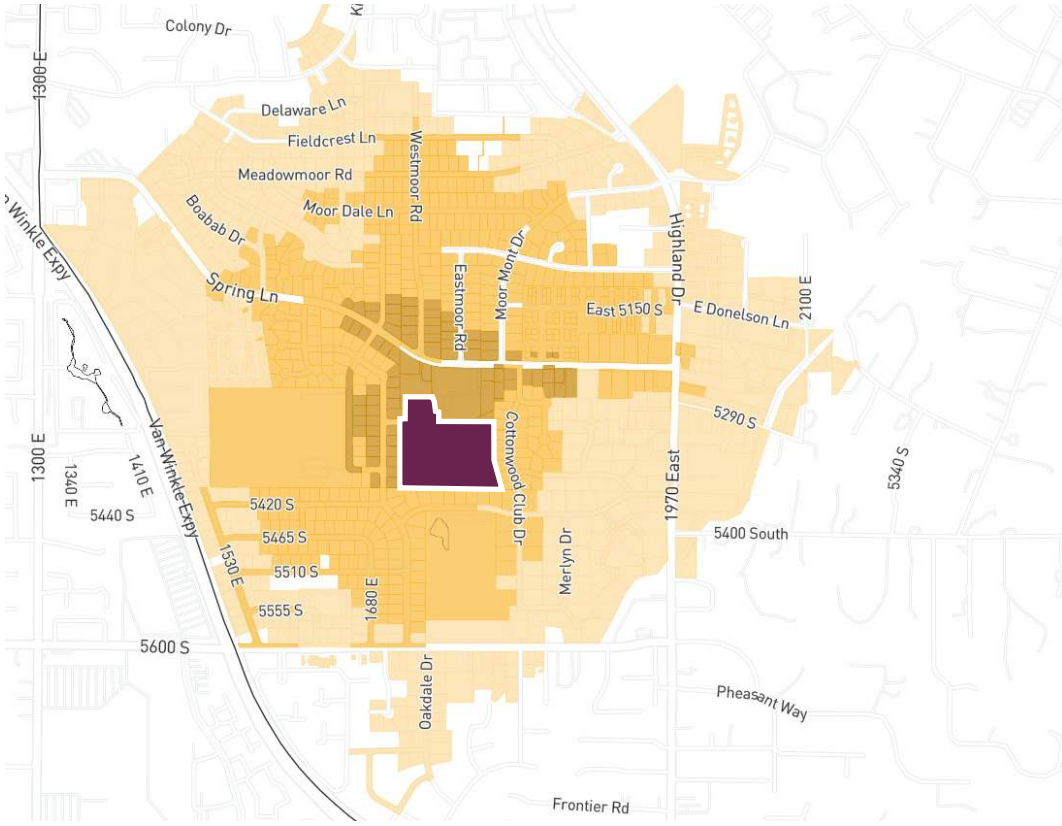
Existing Walking Distance to the Nearest Public Park



Walking Distance to the Nearest Public Park with Spring Lane Adapted to a Public Park

NEIGHBORHOOD CONTEXT

The neighborhood surrounding the project area consists primarily of single-family residential with some multifamily dwelling units. 2,053 households are within 15-minute walking distance to the Spring Lane property accounting for 4,555 residents.



Parcels Within a 15-minute Walking Distance

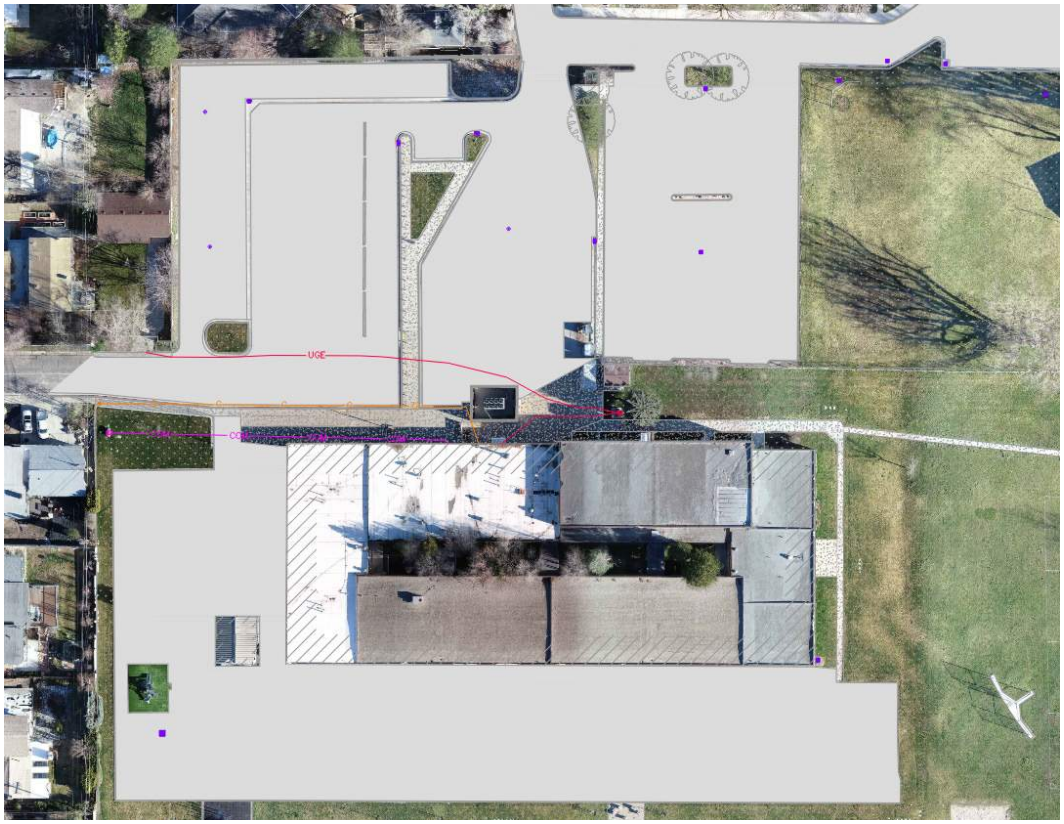
SITE CONDITIONS

UTILITIES

Electrical, communication, and gas lines enter the site underground from Woodcrest Drive, following the entrance roadway and entering the building near the main entrance. Electrical, communications, and gas lines are all underground.

The parking lot is designed with sufficient slope, and stormwater drainage and catchment. The asphalt play area has one stormwater catch basin.

No other underground utilities were detected in the open space of the project area. An aerial survey with blue stakes was conducted for the project area. It is recommended that contractors confirm underground utility locations prior to any site disturbances.



Partial Aerial Survey Showing Underground Utilities and Surface Conditions

LAWN AND VEGETATION

The area lacks mature trees, with only three within the open space at the perimeter of the project area. These trees appear to be in good health and can be preserved.

Several mature trees live within the building's courtyard. These trees appear in good health and likely can be preserved, however if the building were to be demolished preservation may be difficult and require special consideration. An assessment from an arborist to catalog and evaluate the health of these trees is recommended.

The rest of the landscaped area in the project area consists of sod. Much of the turf is in poor condition, with varying degrees of maintenance and irrigation. Due to a high-water table and heavy use the lawn is pitted and dying in many areas.



View of the Soccer Field from the South-West Corner

IRRIGATION

The existing irrigation system is old and appears inefficient in its coverage. Potential leaks or breaks in irrigation lines might also be causing oversaturated areas and some areas appear to be not getting enough water. A new irrigation system is recommended to ensure efficient use of water and coverage

FENCING

The quality and condition of the perimeter fence varies from one adjacent property to another. Most of the fencing is chain link unless a property owner has installed additional fencing. Several properties have gates into the schoolyard. New gates into the site from these residences are not currently permitted.



View of the Open Space from the Building

SPORTS FIELDS AND EQUIPMENT

Sports fields are sized and oriented to fit the needs of the youth soccer league that rents the fields. These layouts change from season to season. Soccer goals, stored on site, are owned, and maintained by Impact United Soccer Club. The field is uneven and should be leveled and improved to accommodate additional leagues looking for practice and competition fields.

The scale of the play equipment and activities are for young children, many of them are in poor condition and nearing the end of life. The surrounding safety surface is a tripping hazard and needs to be removed. The playground equipment and open areas are currently utilized by the neighborhood, showing a potential need for these amenities, beyond elementary ages.

Several games and sports are laid out on the asphalt area. The condition of the asphalt is uneven, cracked and needs replacement or to be resurfaced.



Existing Sports and Play Area Layouts

MULTIMODAL TRANSPORTATION

These multimodal recommendations are intended to be coordinated with the trail improvements but can be implemented at any time to improve access to the site.

Cottonwood Club Drive Crossing

Implementing ADA curb ramps to the existing marked crosswalk on the east side of the site facilitates neighborhood access to the site. In addition, adding in a curb extension at the site of the marked crosswalk will reduce the crossing distance, prevent parking across the marked crosswalk, and improve sight distance for people in the marked crosswalk. When the school was in operation, on-street parking was prohibited during school days to provide added safety. Though there are no longer students crossing to get to school, the new park will still draw many residents of all ages to the site. By adding the curb extension, we will prevent parking at all times of the day, improving visibility and safety for neighborhood residents visiting the park.



Figure 1: Crossing example with marked crosswalk, signage, ADA curb ramps, and curb extension at marked crosswalk

Woodcrest Drive Intersection

Curb extensions on the east side of Woodcrest Drive will provide an imp-roved intersection for bicyclists and pedestrians to visually narrow the roadway (which will slow speeds), shorten the crossing distance, and create better sight distance for people in the marked crosswalk since parking is prohibited for a certain distance at the marked crosswalk. Due to the location of driveways and the lack of sidewalks on both the roadways, striped out areas are recommended to prohibit on-street parking while still preserving space for people walking and biking on the roadway.



Figure 2: Curb extension

Bike Parking Locations

Due to the site's proximity to multiple bike routes to pass alongside the park (according to SLCo's Active Transportation and Implementation Plan), bike access and parking will be implemented to account for residents using this mode of transportation. It is important to provide bike parking is close as possible to the destination that people are accessing. Since people may be accessing multiple places within the site, providing bike parking at the bike/pedestrian access points as well as at the restrooms will be important. Since it is assumed that most of the usage here will be short term (less than 8 hours), it will be most important to provide bike racks opposed to bike lockers. The Association of Pedestrian and Bicycle Professionals provides a resource for bike parking, with information on placing bike racks to maximize usability.

VISION & GUIDING PRINCIPLES

To create a vibrant and inclusive City park that fosters belonging and connection. Spring Lane will have innovative design and programming to provide year-round activation, preserve the neighborhood character, utilize resources efficiently, and establish a cherished destination enriched with local heritage and creative placemaking.









COMMUNITY + CONNECTION

Bringing local community members together through memorable gathering spaces

Creating an engaging environment for people of all ages and abilities

A vibrant and inclusive public park that fosters a sense of belonging and connection among residents of all ages, abilities, and interests. The park's design and amenities will reflect the priorities and desires of the City of Holladay community.

SUSTAINABLE + RESILIENT



Creating a more water-wise & sustainable neighborhood park



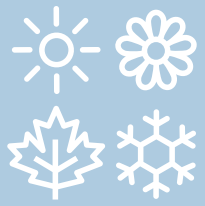
Creating a bicycle-friendly park encourages sustainable and resilient modes of connecting the community

A financially sustainable park that enhances the resilience of the community through minimizing long-term costs and efficient resource utilization. The park's construction, maintenance, and programming will align with the sustainability goals of the community, creating a valued long-term asset for the community including the addition of approximately 50 trees to the site to augment the comfort and beauty of the space.

INNOVATIVE + FLEXIBILE



Flexible outdoor spaces for all types of activities, events, and groups



Year-round activities establish the park as a destination during any season

Embrace innovation and flexibility in park design and programming to adapt to evolving community needs and emerging trends. The park identity and programming will synergize with existing city parks to complement and enrich the fabric of the City's outdoor spaces. Strategies ensure year-round activity and opportunities for connection and recreation.

LEGACY + PLACEMAKING



A memorable destination by honoring the educational history of the site



Creating identity through local art and natural elements establishes the park as a part of the community

Establish a park identity to create a unique and memorable destination which aims to preserve neighborhood character and incorporate educational heritage and site history elements. Cultivate a sense of place through creative placemaking strategies, site programming, recreation opportunities, natural elements, and the integration of local art.

ENGAGEMENT & PROCESS

ENGAGEMENT REPORT

Public engagement activities used to inform the Spring Lane Adaptive Re-use Plan were targeted to a variety of stakeholders with different interests in and perspectives about the site, from adjacent landowners and current site users to the Holladay community at large.

A summary of the engagement activities and input received follows. The project team has considered public input and comments from all of the engagement activities below and have refined the amenities, programming, and layout accordingly.

Generally, public input shows strong support for maintaining the site as a park and public open space. There was strong support for adding walking paths, providing a fenced off-leash dog area, adding pickleball courts and playground equipment for all ages, maintaining multi-use sports fields, and preserving or reusing aspects of the site that recognize its educational history.

There were also requests for water play, a splash pad, or swimming pool to be added to the site. Since the future park will be built, operated, and maintained by the City of Holladay as a neighborhood or community park, on land that remains owned by the Granite School District, this type of amenity will not be included. The cost is too great to build, operate and maintain water features of this type on land the city does not own.

KEY STAKEHOLDER INTERVIEWS

The team began engagement activities with Key Stakeholder interviews to learn more about how the site has historically been used (Granite School District and Impact United Soccer) or how it relates to its neighbors and other outdoor recreation spaces nearby (The Church of Jesus Christ of Latter-day Saints, Salt Lake County, and Cottonwood Country Club). We learned the following key points:



Community engagement event

Granite School District (GSD) anticipates that the City of Holladay will develop a re-use plan that supports practical improvements for the community and will retain ownership of the property. GSD would like the site design to be able to accommodate portable buildings in the event of a natural disaster or major event at another school. They are open to repurposing building features.

Impact United, a competitive youth soccer league with over 3,000 participants, uses the field for practices and games on weekday evenings and throughout the day on weekends. There is significant competition for multi-purpose field space on the east side of Salt Lake City with a variety of other youth sports organizations. Impact United considered Bonneville Junior High it's primary hub, and so maintaining field space at the adjacent Spring Lane site is very important to their program. Impact United does contribute to field maintenance at the sites they use.

Salt Lake County Parks and Recreation (SLCo) discussed their Big Cottonwood Regional Park Plan and the changes coming to each area in Holladay. Creekside Park will undergo improvements but remain a disc-golf course. Holladay Lions Recreation Center will add multi-use sports fields and a new playground. The Hillview Area (located along the northern edge of Big Cottonwood Regional Park) will be maintained as an open space nature center with walking trails.

The Church of Jesus Christ of Latter-day Saints is a neighbors to the site, and will with some frequency use the site's parking as overflow when hosting church sponsored events. Conversely, as the park hosts neighborhood events, the Church has expressed willingness to allow the residents to use their parking as overflow as well.

Cottonwood Country Club does not see the site as a competition. Sometimes they even use the parking lot for large events, in agreement with Granite School District.



Community engagement event

ADJACENT RESIDENTS WORKSHOP

The team hosted a public meeting for residents whose homes back onto the Spring Lane site with the intent of providing the closest stakeholders an opportunity to meet the project team, ask questions, share experiences about what is working well and what could be improved at the site, as well as tell us what they hope to see in a park.

Guests were invited via hand-delivered fliers to homes backing onto the site. In total, 22 guests attended the event. The team provided an overview of the process goals and objectives.

After the presentation and before small-group discussions began, there was some discussion with all meeting participants about whether building re-use could serve a community need. The City of Holladay is considering whether the cost of seismically upgrading the building, as well as the potential cost of asbestos or other remediation, would be worth the community benefit. If the building is demolished, the City would like to look at options for some potential features for re-use to commemorate the site's original use. A few other guests talked about this space's history with the city and its value to the community as a space for children.

Then participants were asked to discuss possible site uses, programs and amenities that should be considered. Each group had unique input to the discussion, but there were several common themes.



Community engagement event

Group Activity Comments

Two or more groups noted on their maps that they want to see the following:

- A walking path around the perimeter of the park (every table included this).
- Real restrooms, not port-a-potties.
- A fenced-off dog park where dogs can be let off leash.
- Picnic areas with tables and shade structures.
- Saving the mature trees and/or planting more trees for shade, noise mitigation, and beautification.
- Keeping part of the building as a historic marker or for indoor pickleball.
- A water-wise native planting demonstration garden or community garden.
- Recreation space for children.
  - Residents were supportive of youth sports leagues using the park and want to make sure the appropriate fields are available for them to use.
  - Playground for older children.
- Keeping the view of the mountains.

The most common concerns among all tables included:

- Noise from pickleball, construction, fireworks or large events.
- Unnecessary amenities that can't be used for other purposes (e.g. a baseball field as opposed to a multi-use sports field).
- Increase of dog waste and trash.
- Privacy.
- Park hours.
- Cost of maintaining or upgrading the old school building.

The most divisive issues were pickleball and dogs. Some residents feared that pickleball courts would lead to too much traffic and noise, but others didn't see the problem, especially since more than one adjacent property already has a pickleball court on it.

Some residents were opposed to having a dog park due to the space it would take up and the noise it would generate, while others favored a



Community survey invitation

fenced-in park for dogs to make it clear where their area was. Generally, people agreed that dog waste was an issue and that the associated amenities, such as waste bag dispensers and trash receptacles, should be provided at the park.

Generally it is observed that dog parks act as social hubs for both residents and their companions which ultimately leads to a greater sense of community as residents gather.

PUBLIC SURVEY

A public-facing survey was made available from April 8-30. This survey was advertised via email to the meeting participants and others who has subscribed via the project website, social media posts on the City of Holladay feeds, an article in the City of Holladay Journal, and 25 lawn signs posted at the site, Bonneville Junior High School, Knudsen Park, City Hall, and the plaza on Holladay Boulevard.

690 survey responses were received. Of those 75 % of respondents preferred the Community Connection theme over the others, with Sustainable Resilient coming in at just over 49.5% and Innovative Flexible at 47.55%. When asked about parking availability, the vast majority rated it as neutral or sufficient.

When asked which programming services are not being met by



Word cloud responses to the question - "What programming uses or services are not being met by current parks and open spaces in the City of Holladay?"

current parks and open space in or near Holladay, the three most requested features were a dog park (150+ responses), a splash pad (130+ responses), and pickleball courts (80+ responses). Though there was some controversy around dog parks, a fenced dog park where dogs can roam off-leash is supported by a clear majority. When asked what types of sport facilities respondents would like to see, pickleball received 376 votes, an all-ages bike and skate area received 318, and multi-use fields received 314.

When asked what types of community spaces and amenities respondents would like to see shared-use pathways (378), playgrounds (363), dog areas (302), water-wise plantings (248), and community gathering space (243) lead the preferences.

In the free comment area, water features, pickleball, skate and bike areas were the most popular. 50+ responses said there aren't enough walking trails in Holladay and that they would love to see some added to this park. Several respondents also want the trails to accommodate biking and running, although walking is the most popular suggested use.
A gathering space for the community, perhaps a garden with art installations, was mentioned 28 times. More trees (26) and shade (23) were also popular.

It is important to note that this concept study provides the City of Holladay Council and residents with ideas about how the old Spring Lane Elementary School could be repurposed as a community open space/public park. All engagement activities have been framed in this way.



Community engagement event

SPRING LANE FREQUENTLY ASKED QUESTIONS (FAQ)

What is this process about?

- Spring Lane Elementary School was closed in 2023 and the community continues to use the campus for outdoor recreation and enjoyment. Granite School District has offered the City of Holladay the opportunity to lease the campus in order to maintain it as an asset to the community.
- This adaptive reuse study will provide residents and City leaders with ideas about how the old Spring Lane Elementary School campus could be repurposed as a community open space.

Who will build and maintain this park?

- The property will continue to be owned by Granite School District (GSD) but the City of Holladay will build, operate, and maintain the park as part of a lease agreement with GSD.

How much will it cost and how will it be paid for?

- The adaptive re-use plan will include a high-level cost estimate and phasing plan for consideration by the City of Holladay Council. This will help city leaders determine how much site improvements could cost and when they'd be implemented. Grants and other programs will be identified to support project funding.

How will public input inform the decision-making process?

- Public input from in-person meetings, a resident workshop, site visits, and a public survey have helped the team prioritize the types of uses and amenities to include in the final concept. Future opportunities for public input will be shared as future phasing discussions occur.



Community engagement event

Will aspects of the old building be saved or repurposed?

- The concept includes reuse of the laminated wood ceiling beams and the truss bridges that spanned the old atrium. As shown in the concept plan. These iconic building features could be repurposed into a pavilion/gathering space and over new demonstration gardens. The project team is identifying whether this proposed reuse would increase costs or create significant maintenance costs in the future.



Existing Truss Bridge to be Repurposed

CONCEPT AMENITIES

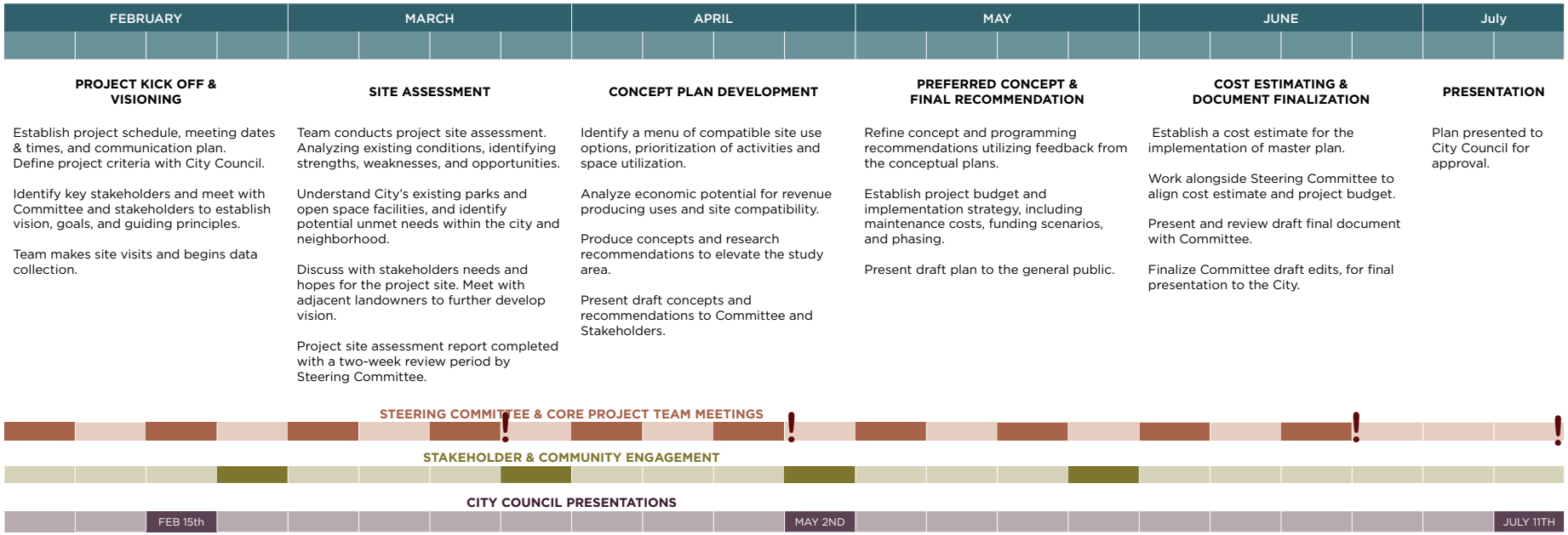
What about a community pool or splash pad?

- The future park will be built, operated, and maintained by the City of Holladay as a neighborhood or community park, as opposed to a more regional park like Big Cottonwood Park/Holladay-Lions. The City does not have the funding or capacity to build, operate and maintain water features of this type, especially on property it does not own.

Why are multi-use fields included in the design concepts?

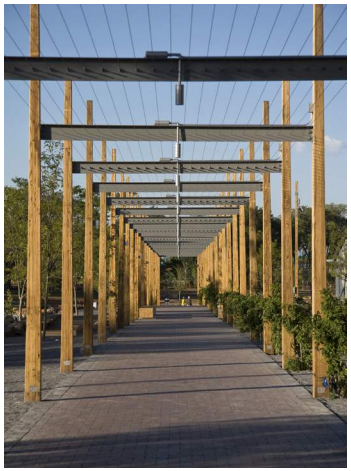
- Spring Lane is currently used by Impact United youth soccer. In our meetings with them we learned that there are many youth sports leagues on the east side of Salt Lake County competing for use of a limited number of multi-sport fields. To eliminate these fields would negatively impact youth access. This league, and others, actively participate in the maintenance and restoration of the fields they use, and we anticipate that a similar arrangement would remain in place if the fields remain in the final design.

PROCESS



Project timeline







Pearl Brewery, San Antonio, TX & Santa Fe Rail Park, Santa Fe, NM

PRECEDENT IMAGES

Adaptive reuse of existing site architectural facilities is a forward-thinking approach within design. It involves creatively repurposing (at least a portion of) existing structures for new purposes, rather than resorting to complete demolition. This thoughtful practice fosters a sense of connection to the past while shaping innovative spaces for the future. Spring Lane Elementary features character-inducing elements which are proposed to be repurposed on site to create memory and identity for those who have lived in the area for many years.

PROPOSED DESIGN FEATURES



Iconic geometric building facade



Bridges spanning existing courtyard





Glulam beams in the classroom



Multipurpose room glulam beams

Building facade
The building's geometric facade will be reincorporated in a number of elements in the park including a new plaza area and mural.

Bridge walkways
Existing bridge hallways will be repurposed to facilitate a connection between the central core of the park and active recreation areas to preserve the 'heart' of Spring Lane Elementary.

Glulam beams
The iconic glulam beams of Spring Lane Elementary are to be repurposed on site as a pergola element along the primary walking path around the park.

MASTER PLAN CONCEPT

ADAPTIVE REUSE

With nearly 46,000 square feet, the current building offers a unique opportunity for adaptive reuse. Built around a courtyard space, crossed by truss bridges, the building has twenty-four classrooms a large multipurpose room, administration suite, and back of house mechanical spaces are located on the northern portion of the building. The compact footprint provides limited exterior window but is supplemented with views to the central courtyard spaces.

Due to the state of the building, structural analysis and overall aging of building details and finishes, a 'selective demolition' reuse plan is recommended focused on retaining the most iconic elements (glulam beams and bridge truss structures). More information regarding adaptive reuse options considered is located on page 01.22 of "Appendix A - Existing Conditions Report".

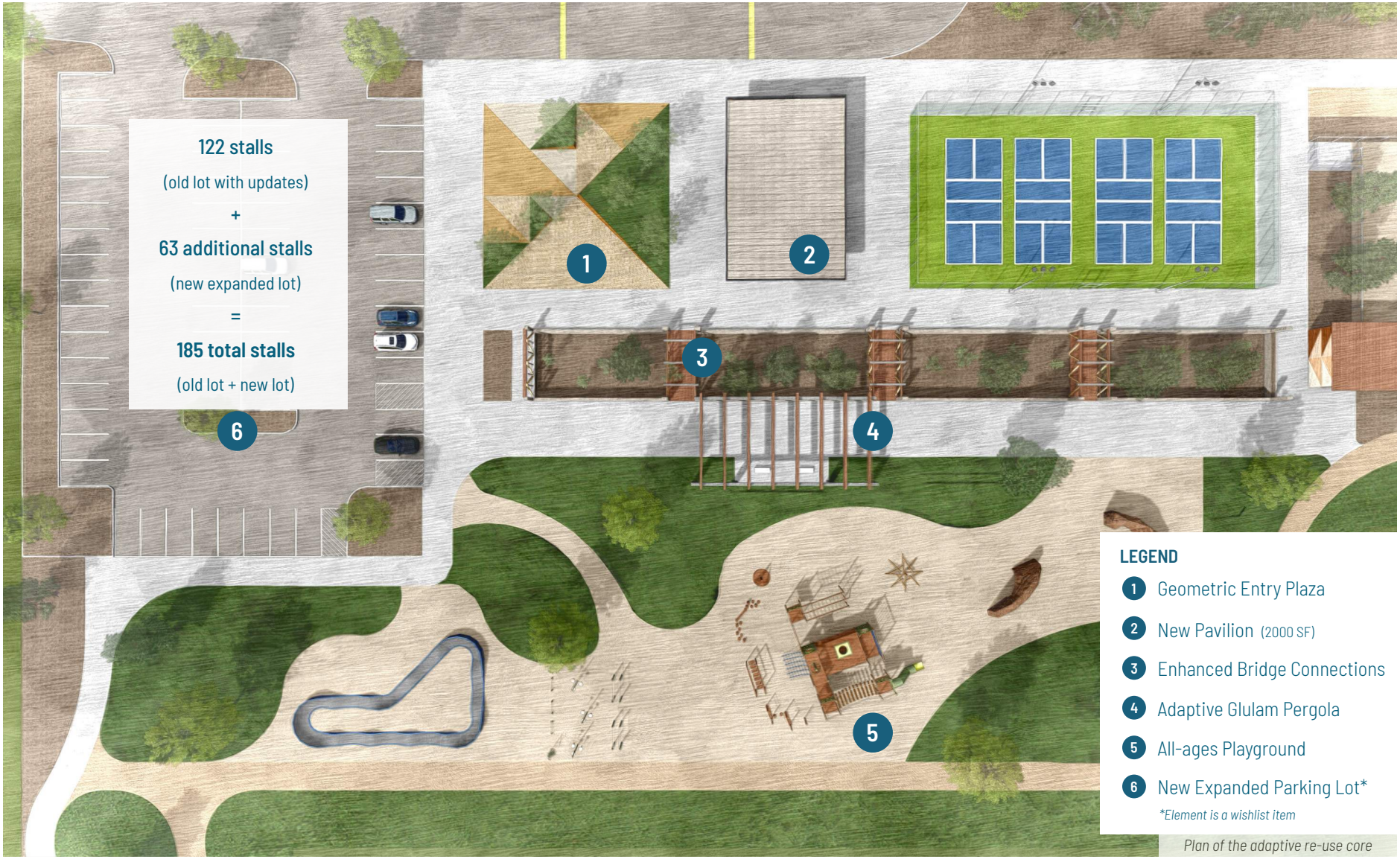


Interior Courtyard and Truss Bridges

CONCEPT PLAN



Overall concept plan and key elements



Plan of the adaptive re-use core



Overview of the proposed park facing east



View of the adaptive re-use pergola



All-ages play area



Courtyard and bridge historic architecture



Pavilion and sports court

PHASING & IMPLEMENTATION



Note that the potential phasing is subject to change as further design and budget development occurs.

Phase 01 *Phase 02* *Wishlist*

The proposed phasing of the project was developed through a series of interactions between City representatives and professionals who considered factors such as budget, proximity, and site access. After identifying core elements that are critical to the site's history and its future identity, the first phase focuses on establishing the character of the site, near the primary access point of the park, as well as items that are needful to ensure the site is safe for use during the conversion process. Subsequent phases expand on this central core and focus on enhancing or adding new program areas.



Phase 01
Concept Diagram

PHASE 01

Program elements included in this initial phase of the project include items related to the demolition of the existing site, adaptive reuse of architectural components, as well as other core element of the park's identity.

Major elements in this phase include:

- Adaptive reuse elements (pergola & bridges)
- Seat walls
- New pavilion
- New restrooms
- Pickleball courts
- Updating existing parking



Phase 02
Concept Diagram

PHASE 02

Program elements included in this second phase include items related to the expansion of the core site and focuses on expanding park access and activities.

Major elements in this phase include:

- New playground equipment
- Playground resurfacing
- Surrounding landscaping of the playground area



Wishlist
Concept Diagram

WISHLIST

Program elements included in "wishlist" section of the project focus on long-term enhancements of existing features in the park as well as expanding the usage of existing open spaces for a broader range of activities. These elements are recommended to be implemented on an as-needed basis as the park's needs change and additional funding becomes available.

Major elements in this phase include:

- Interactive trail systems
- Enhancing multipurpose fields
- Expanding for additional parking

Hatched area program elements to be determined. Possible options include:

- Fenced dog park
- Amphitheater
- Additional recreation options including court or field space

PRE-CONSTRUCTION PHASE						
	SF	ROM COST / SF	TOTAL COST	SERVICE LIFE (WITH PROPER MAINTENANCE)	PHASE	KEY ELEMENTS INCLUDED
Demolition & Site Remediation			$1,000,000	N/A	DEMOLITION	GRANITE SCHOOL DISTRICT ANTICIPATED CONTRIBUTION
PRE-CONSTRUCTION - COMBINED TOTAL			$1,000,000			

CONSTRUCTION COST ESTIMATE						
PHASE 1 ITEMS						
Pavilion	2,000	$183.70	$353,450	50 YRS	Phase 01	Structure, water and electrical hookups, and furniture
Pergola & Bridges (Adaptive Reuse)	3,250	$197.80	$639,052	50 YRS	Phase 01	Glulam beam pergola, bridge truss structures, seat walls built into courtyard garden wall
Restrooms	300	$667.82	$232,677	30 YRS	Phase 01	Structure, utilities, fixtures, and finishes
Pickleball Courts	18,000	$52.86	$600,940	50 YRS	Phase 01	Surface, nets, equipment, and fencing
Necessary Add'l Site Improvements	54,346	$39.90	$1,833,732	30 YRS	Phase 01	Surrounding earthwork, hardscapes, plaza, and supporting landscaping
Parking Overlay	54,800	$2.35	$123,656	10-15 YRS	Phase 01	New asphalt, removal of school drop-off curbing, and reconfiguration to expand from 66 to 122 stalls
PHASE 1 - COMBINED TOTAL			$3,783,507			
PHASE 2 ITEMS						
Playground Equipment Budget			$1,000,000	20 YRS (15 YEAR WARRANTY IS TYPICAL)	Phase 02	New playground equipment (5-12y/o playground, climbing walls, and more)
Playground Surface & Surrounding Site			$1,203,199	30 YRS (15 YRS FOR PLAYGROUND SURFACE)	Phase 02	Playground surfacing, surrounding earthwork, and landscaping
PHASE 2 - COMBINED TOTAL			$2,203,199			
CONSTRUCTION TOTAL			**$5,986,706**			

MAINTENANCE FOR THIS SITE IS ESTIMATED AT $7,823/ACRE EQUATING TO $95,440.60/YEAR (INCREASING AT A 3% RATE/YEAR) NOT INCLUDING UTILITIES OR WATER.

PROJECT WISHLIST ITEMS (PHASE 3 AND BEYOND)						
Concrete Trail	16,332	$10.25	$167,403	25 YRS (WITH RE-LEVELING DONE AS NEEDED)	As Needed	Concrete trail around site (1/2 mile loop)
Decomposed Granite Trail	28,830	$5.25	$151,358	10-15 YRS (INDEFINITE WITH PROPER MAINTENANCE AND MATERIAL REFILL)	As Needed	Decomposed granite trail around site (3/4 miles of trails)
Multipurpose Fields (Complete Remodel)	390,000	$17.87	$3,493,531	INDEFINITE	As Needed	New fields, irrigation, and surrounding earthwork & landscaping
Multipurpose Fields (Irrigation Only)	390,000	$1.73	$673,594	INDEFINITE	As Needed	Irrigation retrofit only
Multipurpose Fields (Reseeding Only)	390,000	$0.15	$58,500	5-7 YRS (WITH IRRIGATION REPLACEMENT)	As Needed	Reseeding of fields only
TBD	60,000	$12.08	$755,578	15 YRS (WITH PROPER MAINTENANCE AND MATERIAL REFILL)	As Needed	Possible ideas for this area include an amphitheater, fenced-in dog park, additional recreation options, or other use to be determined
New Parking Expansion	26,825	$25.47	$589,231	25-30 YRS (WITH RESTRIPING DONE AS NEEDED)	As Needed	New asphalt and reconfiguration to add 63 stalls

**HIGHLIGHTED ELEMENTS ARE RECOMMENDED TO BE IMPLEMENTED TOGETHER.*

HOLLADAY SPRING LANE FUNDING ANALYSIS

This financial analysis is prepared to analyze ways in which the City can fund the proposed improvements at Spring Lane.

Capital Improvement Needs

The City has identified the following capital improvement projects for Spring Lane.

Improvement	Cost
Pavilion	$353,450
Pergola & Bridges	$639,052
Restrooms	$232,677
Pickleball Courts	$600,940
Phase Surrounding Site	$1,833,732
Parking Overlay	$123,656
Total Phase 1	**$3,783,507**
Playground Equipment Budget	$1,000,000
Playground Surface & Surrounding Site	$1,203,199
Total Phase 2	**$2,203,199**
CONSTRUCTION PROJECT TOTAL	**$5,986,706**
Project Wishlist Items	
Concrete Trail	$167,403
Decomposed Granite Trail	$151,358
New Parking Expansion	$589,231
TBD	$755,578
Multipurpose Fields (Complete Remodel)	$3,493,531
Multipurpose Fields (Irrigation Only)	$673,594
Multipurpose Fields (Reseeding Only)	$58,500

TABLE 1: PROPOSED CAPITAL IMPROVEMENT PROJECTS

Impact Fees

Impact fees are one-time fees charged to new development to offset the capital costs associated with new development. They are one source of funding for new capital improvements to maintain service levels and expand capacity for new growth as it occurs. The City currently charges a parks and recreation impact fee to single-family residential units, as well as multi-family units.

With an multiple single-family permits and multi-family permits, the estimated annual revenue to the City would be just over $43,000. However, if recent trends continue (2022 and 2023), the City is experiencing more rapid growth and annual revenues could increase to over $100,000.

If the City desires to use impact fee revenues as a payment source, it may need to modify its Parks and Recreation Impact Fee Facilities Plan (IFFP) to ensure that this project is included.

TABLE 2: AVERAGE ANNUAL IMPACT FEE REVENUES

	Impact Fee	Average Units	Average Annual Revenue	Recent Trend	Recent Trend Revenue
Single-Family	$2,504.21	8	$20,034	14	$35,058.94
Multi-Family	$2,126.86	11	$23,092	33	$69,122.95
Total		19	$43,125	47	$104,182

Fees and trend totals are estimates based on analysis

Bonding

A general obligation (GO) or sales tax revenue bond could be issued by the City. A GO bond would require voter approval at an election but would achieve a slightly lower interest rate than a sales tax bond. The following shows some sample impacts on property owners in Holladay given various bonding scenarios to accomplish the capital improvements shown above.

TABLE 3: POTENTIAL BONDING SCENARIOS

	Scenario 1	Scenario 2	Scenario 3
Holladay Taxable Value	$5,433,479,919	$5,433,479,919	$5,433,479,919
Tax Rate Necessary	0.0000415	0.0000831	0.0001523
Annual Property Tax Impact on $500,000 Primary Residential Unit	**$11**	**$23**	**$42**
Payment per Year	$225,660	$451,319	$827,418
Bond Amt Issued	**$3,000,000**	**$6,000,000**	**$11,000,000**
Bond Rate	4.25%	4.25%	4.25%
Bond Term in Years	20	20	20

However, a GO bond would require a general election and these types of bonds are generally more amenable to the public when they are for essential services such as public safety. A sales tax revenue bond, therefore, would be a more likely means of bonding.

User Fees

While user fees generally don't generate significant revenues, it is still good practice to regularly review fees charged for rentals, recreation programs, etc. to ensure that costs are being covered.[1] If costs are not covered, then General Fund monies are diverted to these uses which could legitimately be covered through fees, thereby reducing funds available for other purposes.

Recreation, Arts and Parks Tax (RAP Tax)

This tax has already been enacted to the full 0.10 percent in Salt Lake County. Holladay could apply for these funds for various projects, but obtaining this funding is generally highly competitive.

[1] In some cases, such as for youth and senior programs, many cities have the policy of subsidizing some of the costs.

Grants – Utah Office of Outdoor Recreation

The Utah Office of Outdoor Recreation has several different grant programs, a few of which are listed below.

> ***Utah Outdoor Recreation Grant (UORG)*** is for new outdoor recreation infrastructure projects which helps communities build recreation amenities that support local economic development. Within the UORG program are the UORG Tier 1 ($15,001-$200,000), Regional Asset Tier (Up to $750,000), Mini-Grant (Up to $15,000), and the Utah Outdoor Classroom Grant (Up to $15,000).
>
> ***Land and Water Conservation Fund (LWCF)*** is a federally-funded program established to assist government agencies with the creation of high-quality, public outdoor recreation facilities. LWCF grants have been used to construct golf courses, swimming pools, and parks.

Other grants are available for restoration of high-use and high-priority trails.

Monthly Park Fees

While some cities charge monthly park fees with their water bills, Holladay would need to work closely with its attorney before enacting such fees. There has been recent litigation in Utah regarding road fees which can be collected if part of a separate utility fund for the maintenance of roads. However, the City needs to be very careful that any fees collected are not viewed as a backdoor tax rather than a fee and that a separate utility fund is established.

If park fees were to be enacted by the City Council, at a rate of $5 per month, and charged only to the City's 12,368 housing units,[2] the City could generate nearly $750,000 annually – enough to cover bond payments on a $10 million bond.

TABLE 4: POTENTIAL BONDING SCENARIOS

	Amount
Household Units	12,368
Fee per Month	$5
Revenues per Month	$61,840
Annual Revenues	$742,080

However, monthly park fees should be used to maintain the parks system and not used as a substitute for taxes to build new facilities. The Court's opinion in Larson v. Pleasant Grove regarding monthly roadway fees is insightful.

> *And we determine that the purpose of the TUF [transportation utility fee] is characteristic of a fee because it is a specific charge for a specific service. The TUF charges local property owners for their use of city roadways, and the funds generated by the fee may be used only to compensate the City for the repair and maintenance of those roadways.*[3]

[2] https://data.census.gov/profile/Holladay_city,_Utah?g=160XX00US4936070

[3] Supreme Court of the State of Utah, Larson v. Pleasant Grove, February 2023.

MOVING FORWARD

At the conclusion of the master plan process in July 2024. The following recommendations outline items requiring further coordination and development to begin implementation of the master plan:

- Identify a preferred funding mechanism and potential implementation timeline per the City Council's direction
- Formally adopt the Master Plan
- Coordinate with Granite School District on hazardous material abatement & selective demolition of Spring Lane Elementary
- Engage a Geotechnical Engineer to test soil properties at future building sites (restrooms, pickleball courts, & pavilion) as well as in southeast corner of the property to understand soil conditions and groundwater elevation
- Coordinate with Church of Jesus Christ on shared access agreement through Stake Center parking lot
- Document and record any incoming feedback from the community after the third City Council presentation.
- Continued community engagement based on any community feedback after third City Council presentation
- Continue dialogue with Salt Lake County to understand any additional facility needs such as a dog-park, amphitheater, additional recreation space, etc. and if any shared funding potential exists
- Coordinate with Impact United on future field use and/or potential cost-sharing for field maintenance and irrigation improvements
- Determine park name, consider recognizing past school heritage (Meadow Moor & Spring Lane Elementary) and consider naming rights
- Engage Design Team to continue developing design and construction documents (approximately 6 months)



APPENDIX A
EXISTING CONDITIONS REPORT

CITY OF HOLLADAY

SPRING LANE

EXISTING CONDITIONS REPORT



City of Holladay

APRIL 2024

TABLE OF CONTENTS

SPRING LANE
ADAPTIVE REUSE PLAN
EXISTING CONDITIONS REPORT

MHTN ARCHITECTS
PROJECT 2024512

INTRODUCTION
- Project Overview
- City Context
- Neighborhood Context

SITE CONDITIONS
- Utilities
- Lawn and Vegetation
- Irrigation
- Fencing
- Sports Field and Equipment

SITE CONSIDERATIONS
- Climate
- Views

TRANSPORTATION
- Plan Review
- Active Transportation
- Transit
- Vehicular Access
- Parking

BUILDING CONDITIONS
- Overview
- Reuse Potential
- Reuse Scenarios

STRUCTURAL CONDITIONS
- Construction
- Past Upgrades
- Current Condition
- Reuse Potential

BUILDING DRAWINGS

ACKNOWLEDGMENTS

THE FOLLOWING CONTRIBUTED TO THE SPRING LANE ADAPTIVE REUSE PLAN:

CITY OF HOLLADAY

Rob Dahle Mayor

Paul Fotheringham City Council Member

Gina Chamness City Manager

Holly Smith Assistant City Manager, & Project Manager

Jonathan Teerlink Community & Economic Development Director

Jared Bunch City Engineer & Public Services Director

Lina Costa Communications & Engagement Manager

MHTN ARCHITECTS

Ryan Wallace Urban Design & Managing Principal

Vince Olcott Director of Landscape Architecture

Logan Hunt Project Manager

Lauren Leydsman Planning Coordinator

Emily Seang Planning Coordinator, and Engagement

Angela Tran Planning Technician

Scott Later Architectural Assessment

DAVID EVANS AND ASSOCIATES INC

Leah Jaramillo Public Engagement Lead

Cameron Noorda Public Engagement

Hannah Polow Active Transportation

REAVELEY ENGINEERS

Mark Harris Structural Engineer

TALISMAN CONSULTANTS

Jeff Palmer Civil Engineer

Andrew Moran Civil Engineer

CONSTRUCTION CONTROL CORPORATION

Kris Larson Cost Estimator



INTRODUCTION

Spring Lane Elementary School (originally Meadow Moor Elementary) was constructed in 1963. With shifts in enrollment and changing needs the Granite School District (GSD) Board voted to close Spring Lane Elementary in Spring 2023. The City of Holladay is in discussion with the School District to enter a long-term lease.

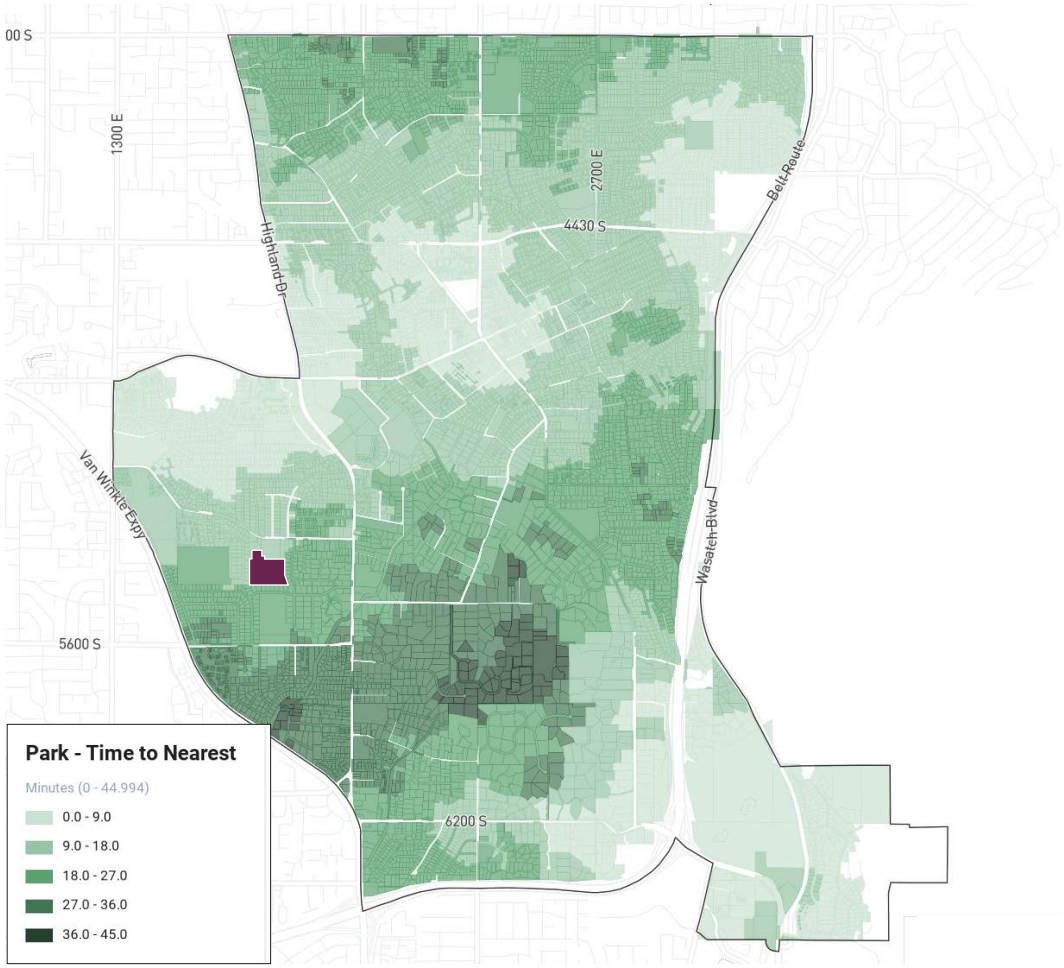
This plan will reimagine the 12.2-acre property as a potential public amenity with a focus as a local park. The City is interested in exploring the addition of new facilities or activities that are complimentary to the surrounding neighborhood and meaningful to Holladay residents and visitors.

CONTEXT

CITY

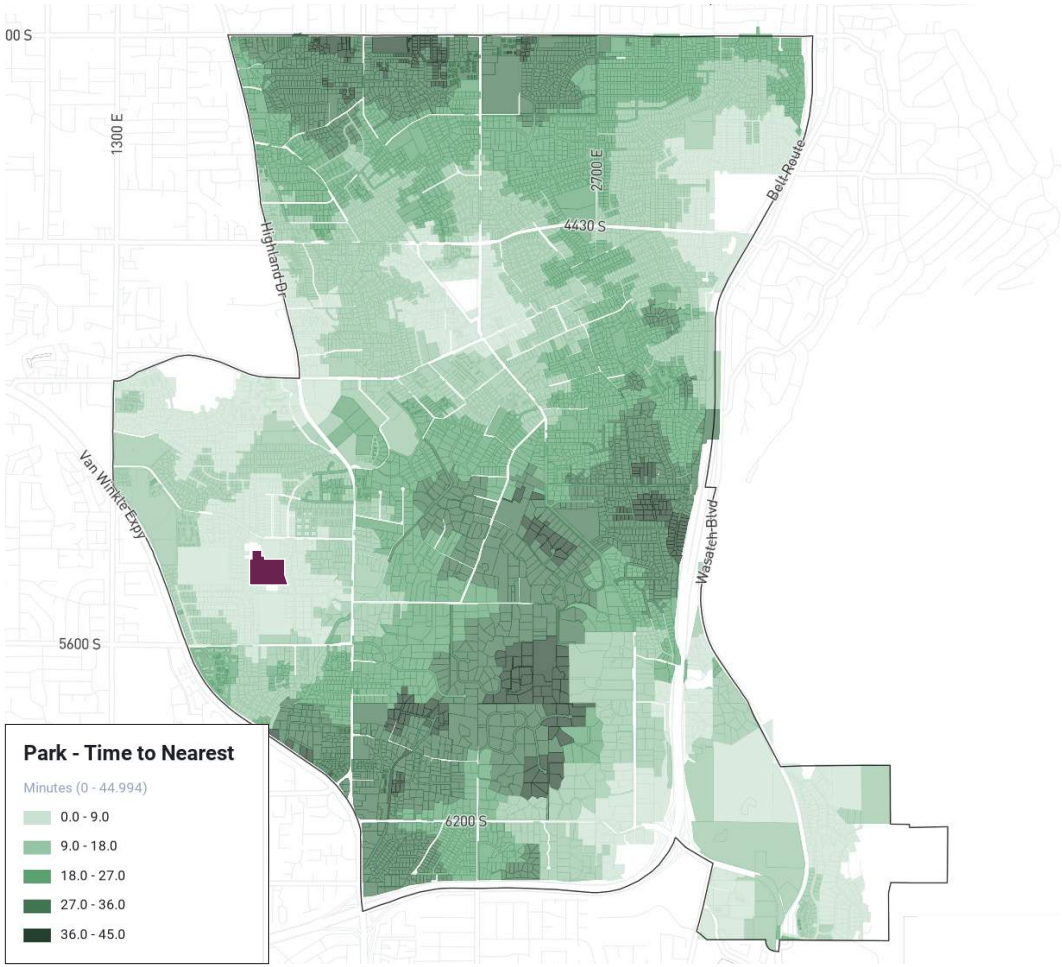
Knudsen Park and City Park are two very popular City of Holladay parks, they are 6.1 and 6.5 acres, respectively. The Spring Lane property at 12.2 acres presents an excellent opportunity to significantly increase the City's park space and fulfill public amenity needs not currently met by City or County parks.

County and City parks within and surrounding the City of Holladay all include pavilions and playgrounds. Many of the parks have sports-related amenities including soccer, baseball, volleyball, tennis, skate parks, and pickleball. Currently none of the public parks have official off-leash dog facilities.



Existing Walking Distance to the Nearest Public Park

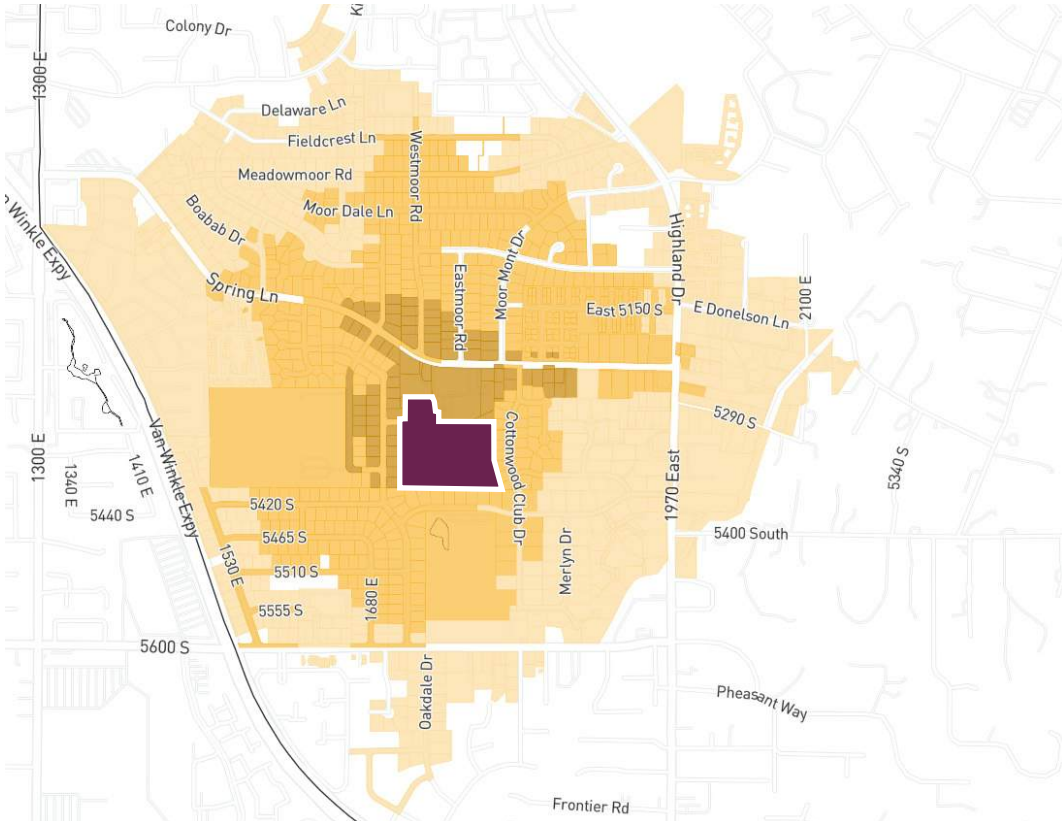
Spring Lane is positioned to significantly increase the number of households within proximity to a public park. The setting of the Spring Lane property is different from other parks, primarily being surrounded by single-family residential and not within an existing wooded area such as Knudsen Park or in urban contexts like City Park.



Walking Distance to the Nearest Public Park with Spring Lane Adapted to a Public Park

NEIGHBORHOOD

The neighborhood surrounding the project area consists primarily of single-family residential with some multifamily dwelling units. 2,053 households are within 15-minute walking distance to the Spring Lane property accounting for 4,555 residents.



Parcels Within a 15-minute Walking Distance

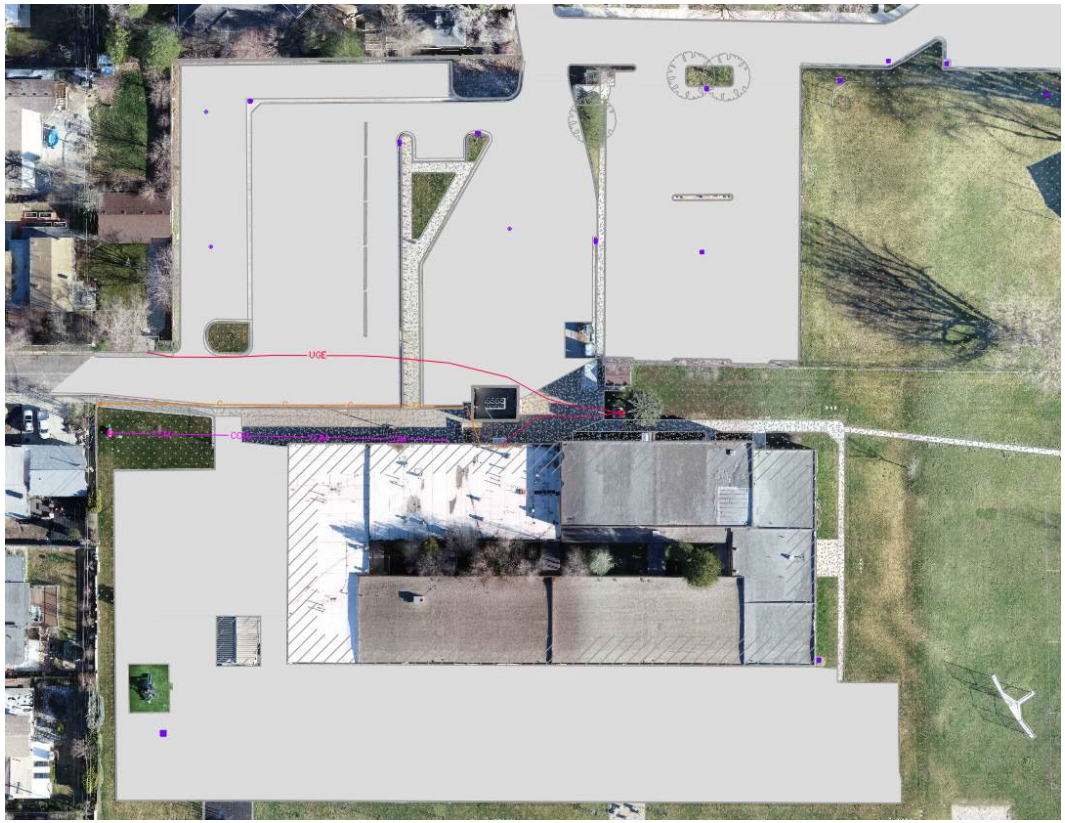
SITE CONDITION

UTILITIES

Electrical, communication lines, and gas lines enter the site underground from Woodcrest Drive, following the entrance roadway and entering the building near the main entrance. Electrical, communications, and gas lines are all underground.

The parking lot is designed with sufficient slope, and stormwater drainage and catchment. The asphalt play area has one stormwater catch basin.

No other underground utilities were detected in the open space of the project area. An aerial survey with blue stakes was conducted for the project area. It is recommended that contractors confirm underground utility locations prior to any site disturbances.



Partial Aerial Survey Showing Underground Utilities and Surface Conditions

LAWN AND VEGETATION

The area lacks mature trees, with only three within the open space at the perimeter of the project area. These trees appear to be in good health and can be preserved.

Several mature trees live within the building's courtyard. These trees appear in good health and likely can be preserved, however if the building were to be demolished preservation may be difficult and require special consideration. An assessment from an arborist to catalog and evaluate the health of these trees is recommended.

The rest of the landscaped area in the project area consists of sod. Much of the turf is in poor condition, with varying degrees of maintenance and irrigation. Due to a high-water table and heavy use the lawn is pitted and dying in many areas.



View of the Soccer Field from the South-West Corner

IRRIGATION

The existing irrigation system is old and appears inefficient in its coverage. Potential leaks or breaks in irrigation lines might also be causing oversaturated areas and some areas appear to be not getting enough water. A new irrigation system is recommended to ensure efficient use of water and coverage

FENCING

The quality and condition of the perimeter fence varies from one adjacent property to another. Most of the fencing is chain link unless a property owner has installed additional fencing. Several properties have gates into the schoolyard. New gates into the site from these residences are not currently permitted.



View of the Open Space from the Building

SPORTS FIELDS AND EQUIPMENT

Sports fields are sized and oriented to fit the needs of the youth soccer league that rents the fields. These layouts change from season to season. Soccer goals, stored on site, are owned, and maintained by Impact Soccer. The field is uneven and should be leveled and improved to accommodate additional leagues looking for practice and competition fields.

The scale of the play equipment and activities are for young children, many of them are in poor condition and nearing the end of life. The surrounding safety surface is a tripping hazard and needs to be removed. The playground equipment and open areas are currently utilized by the neighborhood, showing a potential need for these amenities.

Several games and sports are laid out on the asphalt area. The condition of the asphalt is uneven, cracked and needs replacement or to be resurfaced.

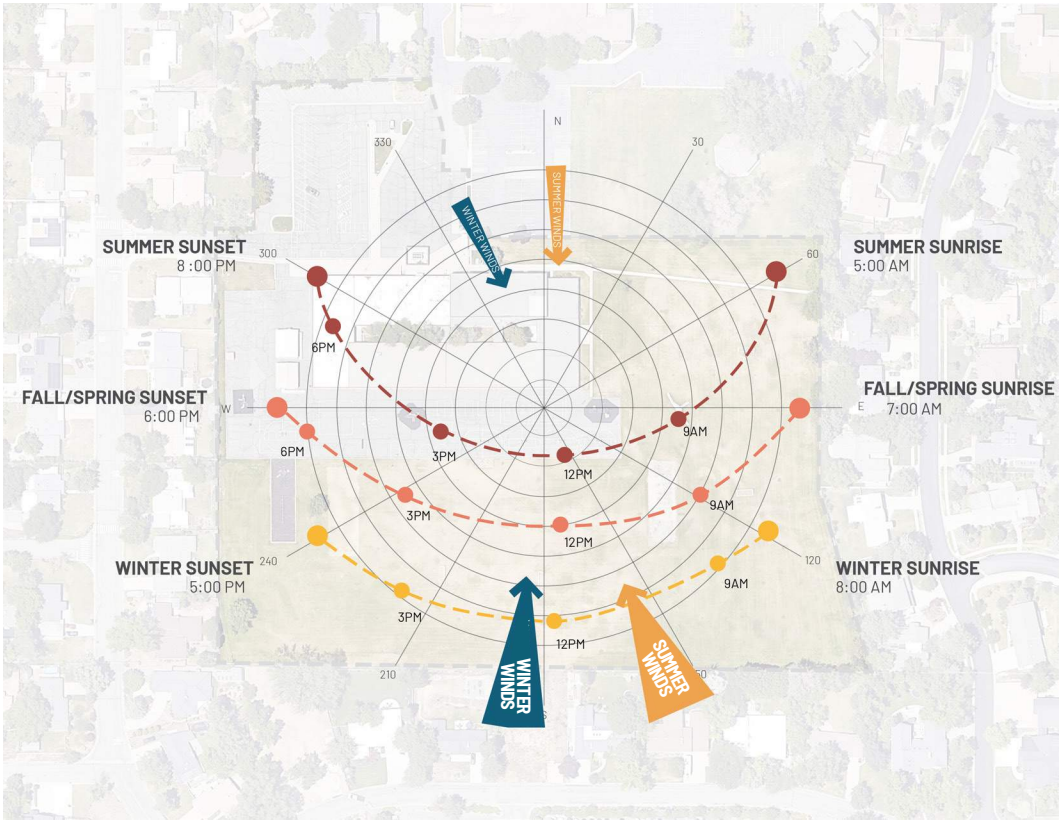


Existing Sports and Play Area Layouts

SITE CONSIDERATIONS

CLIMATE

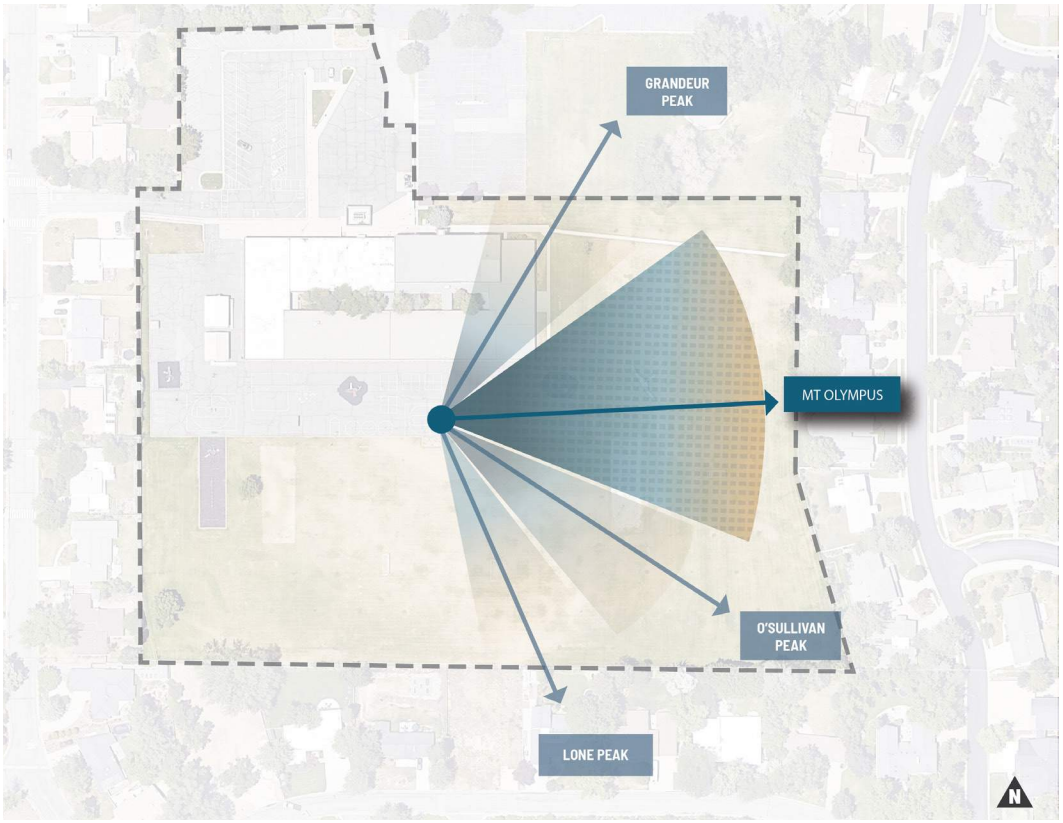
Locating and orienting playfields properly should take into consideration sun angle and direction during various times of the year to increase usability. Typical south-north winds can be mitigated through site orientation and vegetation placement.



Site Sun and Wind Patterns

VIEWS

The project area's positioning and scale of adjacent development create stunning mountain views with Mount Olympus being the most prominent visual features. The view of Mount Olympus and the other peaks creates powerful sense of arrival; site layout can enhance and frame these views.



Major Site Views

TRANSPORTATION

PLAN REVIEW

Within the City of Holladay General Plan (2016, revised in 2013) the following transportation projects adjacent to the project area are recommended:

- Class I facility (trail) along the Salt Lake-Jordan Canal
- Class II facility (painted bike lane) on 5600 South
- Class II facility (buffered bike lane) on Highland Drive
- Class III facility (bikeway) on Woodcrest Drive, Lakewood Drive, and Westmoor Road

The Mid-Valley Active Transportation Plan (2021) establishes a vision for bike and pedestrian improvements throughout six adjacent municipalities. The recommendations are similar to those outlined in the General Plan, there is one notable difference, Spring Lane is recommended to include a buffered bike lane.

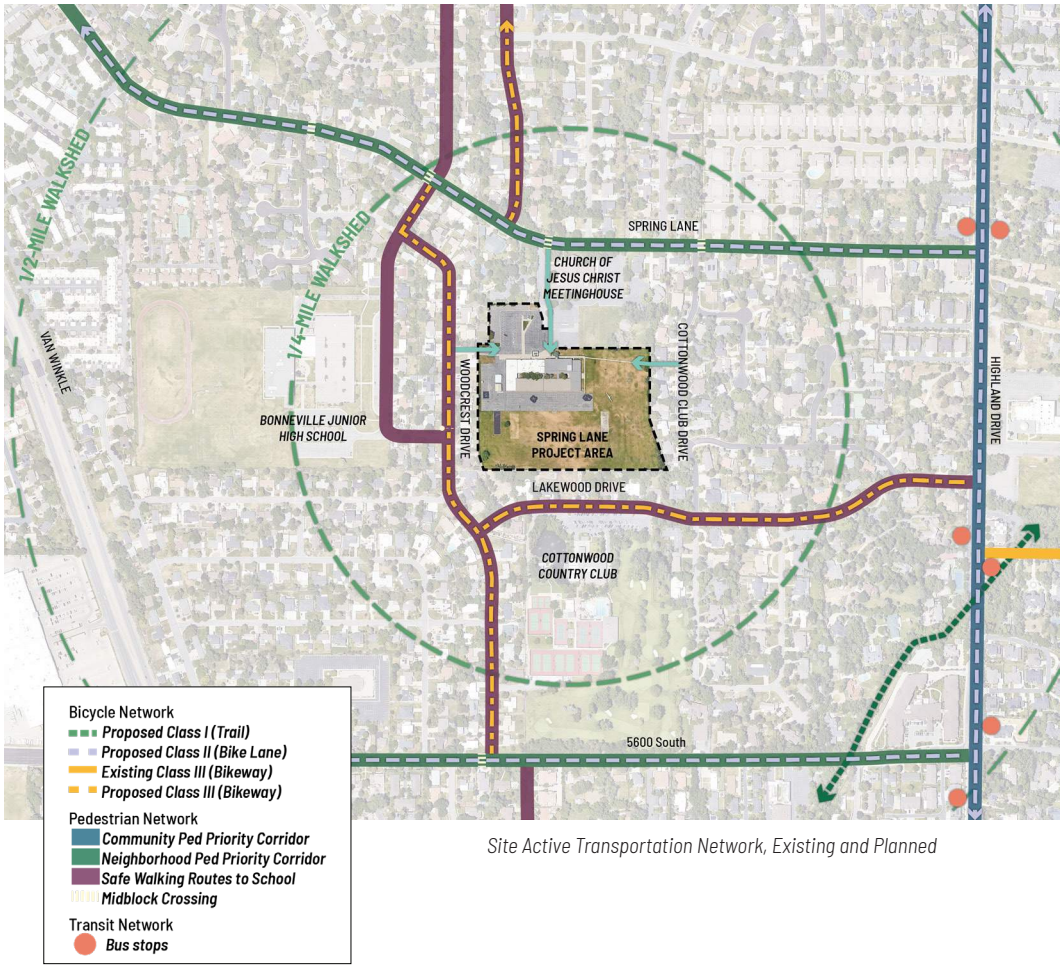
The Highland Drive Corridor Study (2022) establishes a new vision for Highland Drive between Arbor Lane and Van Winkle Expressway. The preferred alternative is a design for a complete street that includes wide sidewalks and high comfort buffered bike lanes

ACTIVE TRANSPORTATION

Leading to the project area there are existing high comfort facilities for bicyclist and pedestrians. There are marked bike facilities at 5600 South and Spring Lane. These facilities are considered low in comfort. Many of the adjacent residential streets are designed for low speeds and capacity and are designated as pedestrian priority corridors and safe walking routes to school. The project area has a pedestrian-only access on the east.

Several streets within the neighborhood lack sidewalks. The street network has varying development patterns. Large blocks, cul-de-sacs, and dead-ends decrease the walkshed for the project area.

Crosswalks are marked at most adjacent intersections, and frequent crosswalks along Spring Lane creating increased access for households within walking distance. Some crosswalks lack accessible curb cuts.



Site Active Transportation Network, Existing and Planned

TRANSIT

There is currently one bus route serving the study area on Highland Drive, UTA route 220 with 30-minute service. Bus stops are located at intersections along Highland Drive. It is an approximately 10-minute walk from the project area.

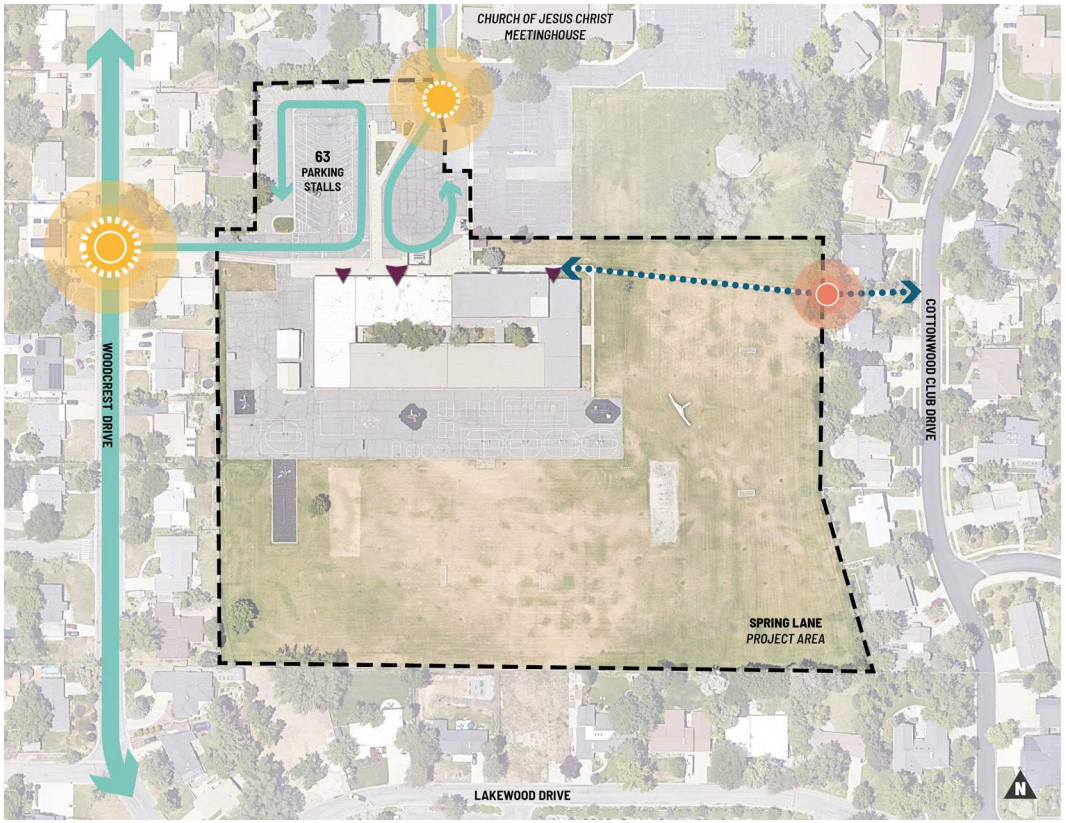
This line is considered in UTA Moves 2050 for enhanced bus service, with more frequent bus service and bus stop amenities.



UTA Enhanced Bus Stop
Source: UTA

VEHICULAR

Highland Drive is a major arterial and has a designation of major street corridor. Spring Lane and 5600 South are designated collectors. Most traffic to the project area will come from Spring Lane through the easement with the Church of Jesus Christ meetinghouse to the north. This easement is in the process of being confirmed with the property owner. The Woodcrest Drive serves as a local entrance.



Major Gateways and Vehicular Access

PARKING

The site currently has 63 marked parking stalls. Much of the parking lot area is dedicated to drop off and loading. During heavy use times, this loading zone is utilized for additional parking. The Church of Jesus Christ Meetinghouse to the north has previously allowed for overflow parking, during game days and other events.

The parking lot layout should be reevaluated once programming and conceptual design for the park is completed to accommodate additional parking and consider the safety of pedestrians in the parking areas. This large expanse of asphalt would also benefit from some landscape islands with large trees to decrease the heat-island effect.



Parking Lot from the North-West Corner

BUILDING CONDITION

OVERVIEW

With nearly 46,000 square feet, the current building offers many opportunities for adaptive reuse. Built around a courtyard space, crossed by truss bridges, the building has twenty-four classrooms. A larger multipurpose room, administration suite, and back of house mechanical spaces are located on the northern portion of the building. The compact footprint provides limited exterior window but is supplemented with views to the central courtyard spaces. Building finishes throughout the building are dated and aging.

There are limited character defining elements in the building and the building is not found on any historic registry. It is anticipated that the existing building would not meet future schooling needs for Granite School District and would likely be demolished to make way for a next generation learning environment.



Interior Courtyard and Truss Bridges

REUSE POTENTIAL

Spaces that could be considered beneficial for repurposing and reuse based on their architectural character and function include:

- Double-height multipurpose space with exposed glulam (laminated timber) beams and stage space
- Restroom core areas in the center of the building and on the east side, which has interior and exterior access
- Central mechanical space and kitchen area located adjacent to the multipurpose room
- Small classroom spaces
- Exterior courtyards with mature vegetation and character defining truss bridges



Multi-Purpose Room with Glulam Beams

REUSE SCENARIOS

Full Building Preservation

This option considers a full preservation and adaptive reuse of the space to align with City needs and program space. Necessary structural and systems upgrades to align with current building code would need to be considered with the update. Anticipated cost range from $16-19 million.

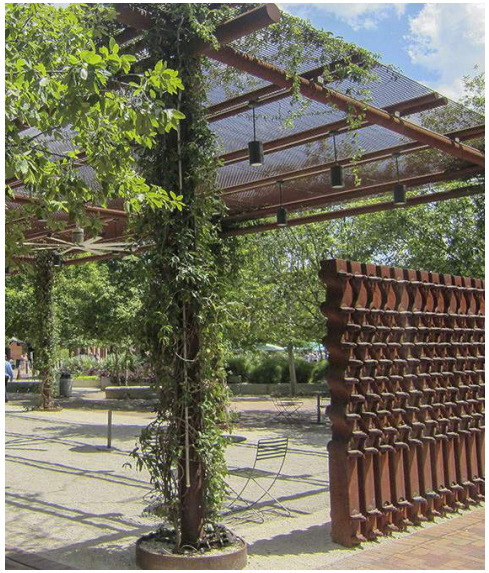
Partial Preservation

This scenario considered a preservation and remodel of the northern portion of the building. This leans into the idea of keeping the most viable spaces (multipurpose room, restrooms, classroom) that would have potential long-term opportunities to the City. Anticipated cost ranges from $7-9 million.

Selective Demolition

This option considers a complete demolition of the existing structure to make way for new amenities. Design elements and motifs found in the existing building could be implemented in the new amenities to help preserve the legacy of the school and neighborhood. These items could include the branding elements found on the front entry wall, truss elements at the courtyard bridges, or the glulam beams throughout the school. Selective demolition to preserve specific elements may incur additional cost. Underground utility tunnels may also create add additional complexity. The anticipated demolition cost for the project would be $1-3 million.

Note: Anticipated cost are rough orders of magnitude in 2024 dollars and do not account for price escalation.



Pavilion from Reused Building Materials
The Pearl, San Antonio

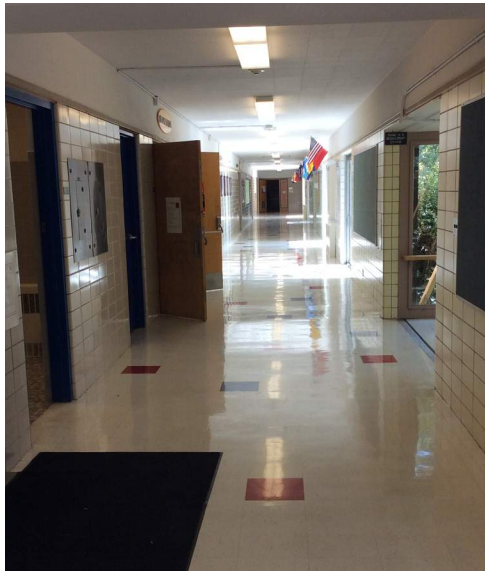
STRUCTURAL CONDITION

CONSTRUCTION

The building is a wood framed roof structure supported by Concrete Masonry Unit (CMU) bearing walls. Wood glue laminated beams support tongue and groove roof decking, and conventional framing support plywood sheathing.

The CMU bearing walls are typically eight-inch units with an exterior brick veneer and a bond beam at the top of each wall. This bond beam is the only reinforced element in the wall system. There is no additional horizontal reinforcing in any of the walls, and there is no vertical reinforcing on any wall.

The walls are supported on concrete stem walls with two-foot-wide continuous footings. The foundation wall has continuous horizontal reinforcing steel at the top and bottom of the wall but does not have any vertical reinforcing. The footings are unreinforced. There are four-foot five-inch utility pipe tunnels under the floor slab along all exterior walls and below all corridors.



Building Hallway

PAST UPGRADES

In 2000, the administrative areas received a roof diaphragm upgrade as part of a reroof project. This diaphragm upgrade included a plywood overlay applied to all areas of tongue and groove decking and the addition of steel straps and ties connecting the diaphragm from wall to wall and anchorage to the masonry walls.

In 2006, a similar diaphragm upgrade was provided over the remainder of the building consisting of the main classroom wings. These strengthen projects offer a significant improvement to the performance of the building in a moderate seismic event.

No strengthening of masonry walls was performed as part of these seismic strengthening projects.



Spring Lane Classroom with Exposed Glulam Beams

CURRENT CONDITION

The condition of the existing structure is good. There are no visual indications of any structural distress or excessive deflection in roof framing members. There were no indications of cracking in walls or settlement of foundations. No indications of water leaks on the roof were noted. The building has been well maintained throughout its life.

The gravity supporting elements of the building appear to be adequate for existing conditions.

REUSE POTENTIAL

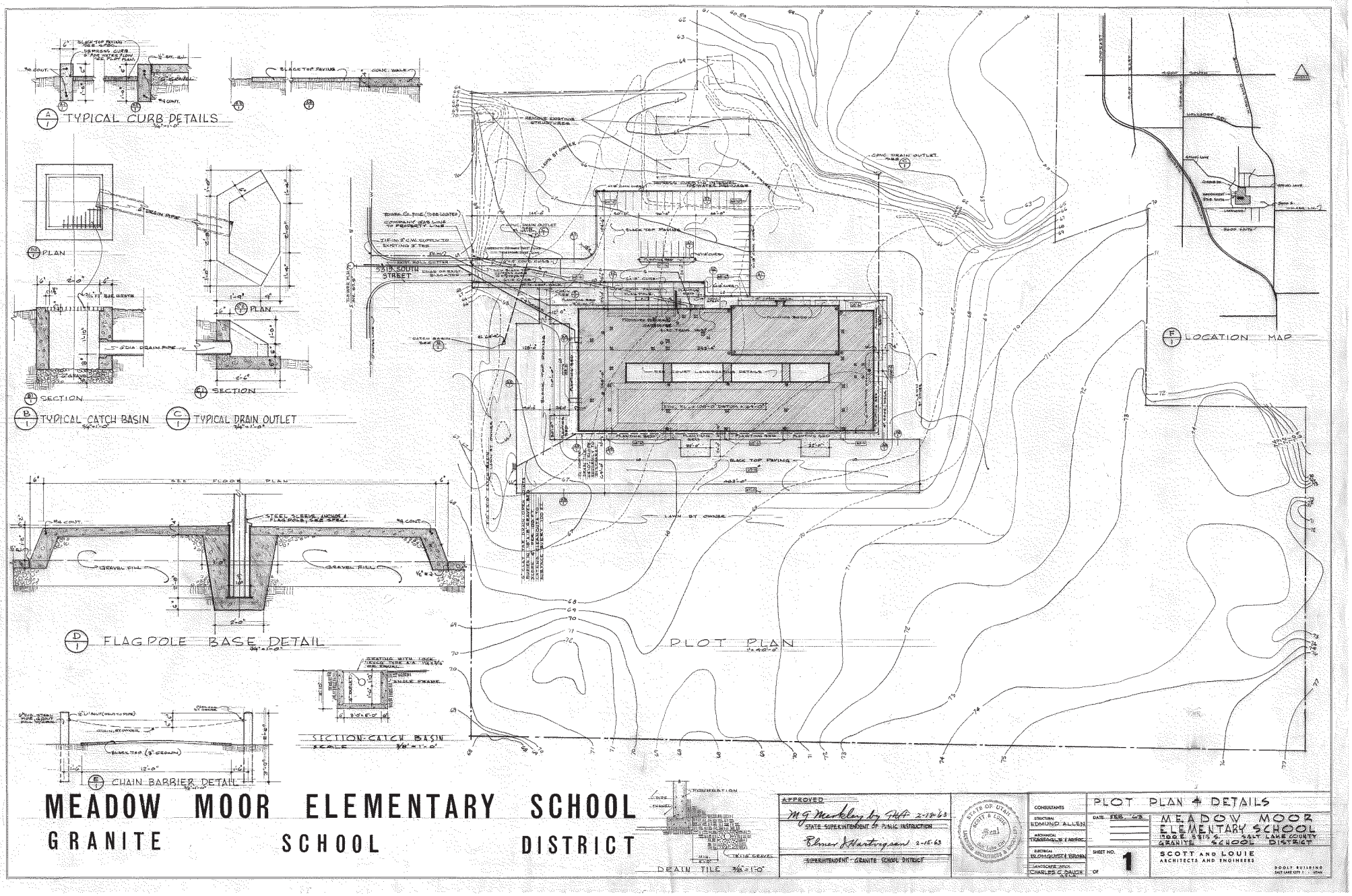
The lateral force resisting systems for this building are poor and are below the standards of current Building Codes. The lack of reinforcing steel in the CMU walls results in a structural system that is very brittle. Large seismic forces and large deformations are likely to result in major cracking of the CMU walls and could result in collapse of portions of the structure.

The requirements for structural upgrades to the building vary greatly depending on the intended use and level of modification. A remodel of the existing building that makes no major structural alterations could potentially be done without incurring any code mandated requirement for seismic strengthening. The structure could be upgraded for seismic safety and reused. A more detailed seismic evaluation is strongly recommended if building reuse is desired.

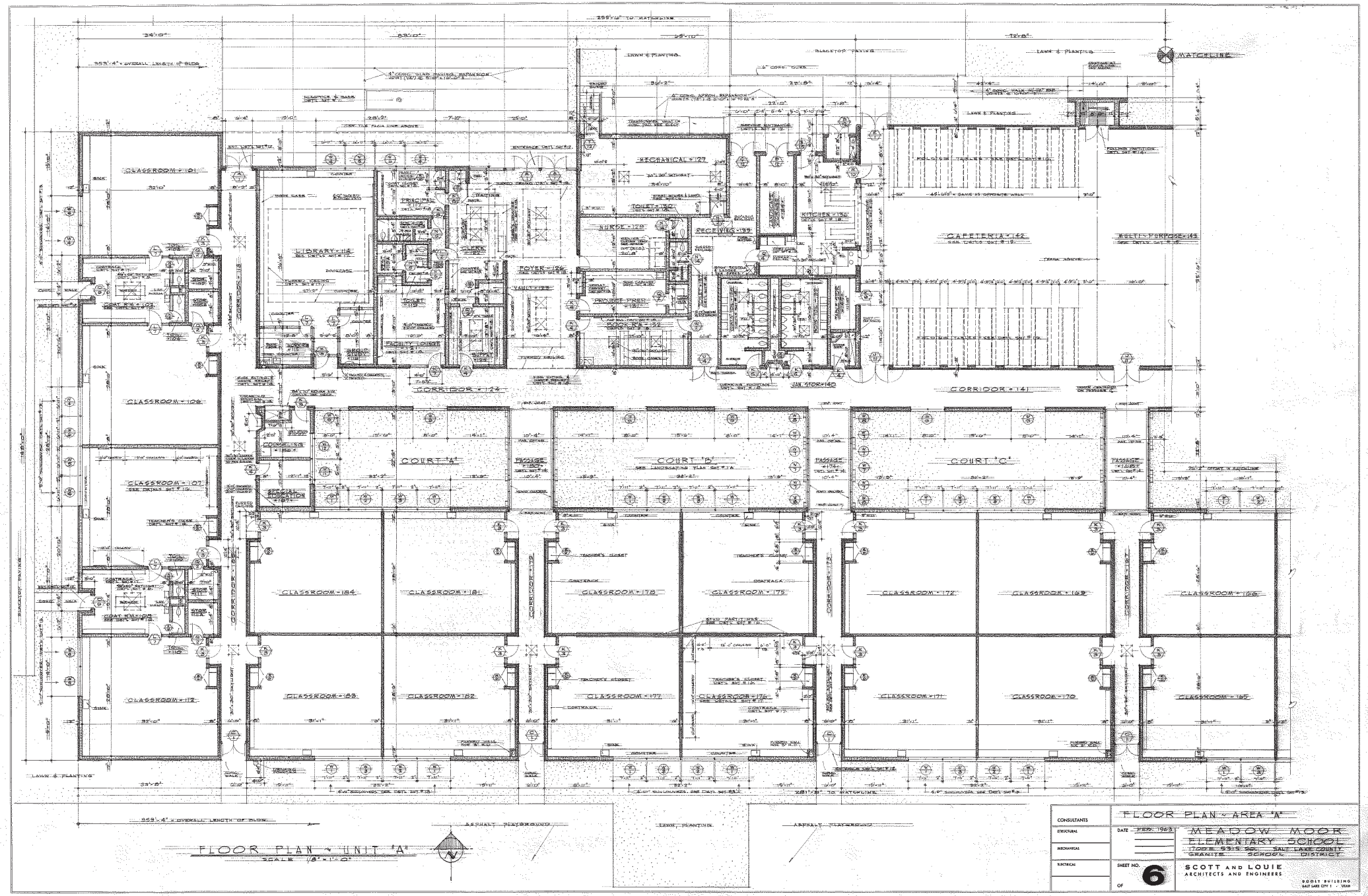
Partial demolition and reuse of portions of the building would require a seismic evaluation of the remaining portions and verification that these segments meet the minimum requirements of the International Existing Building Code (IEBC). Some level of seismic strengthening under this scenario should be expected and planned for in expected costs.

Demolition of the entire structure and construction of an alternate facility on the site should not pose any significant issues.

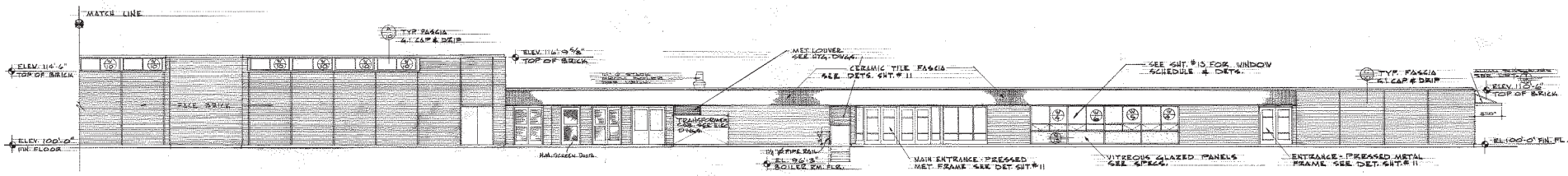
SPRING LANE BUILDING DRAWINGS



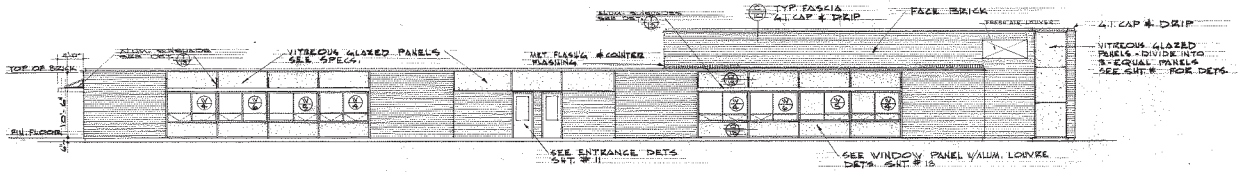
Site Plan



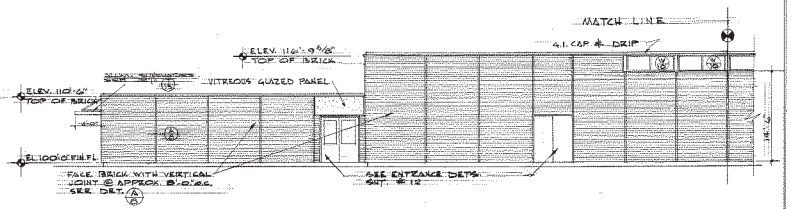
Floor Plan Showing the West Building Area



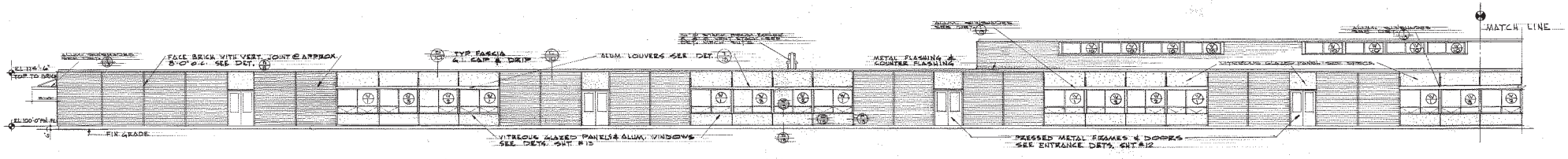
NORTH ELEVATION - AREA 'A'



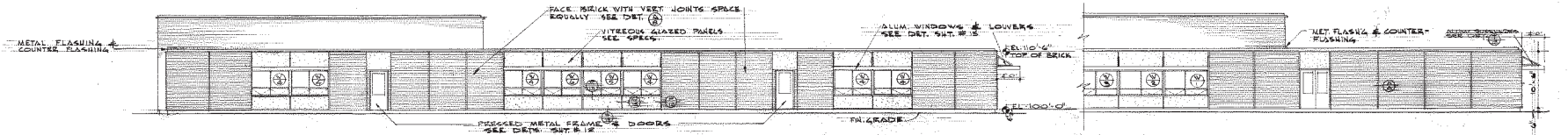
EAST ELEVATION - AREA 'B' 1/8"=1'-0"



NORTH ELEVATION AREA 'B'

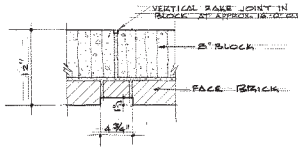


SOUTH ELEVATION - AREA 'A' 1/8"=1'-0"



WEST ELEVATION - AREA 'A' 1/8"=1'-0"

SOUTH ELEVATION - AREA 'B' 1/8"=1'-0"

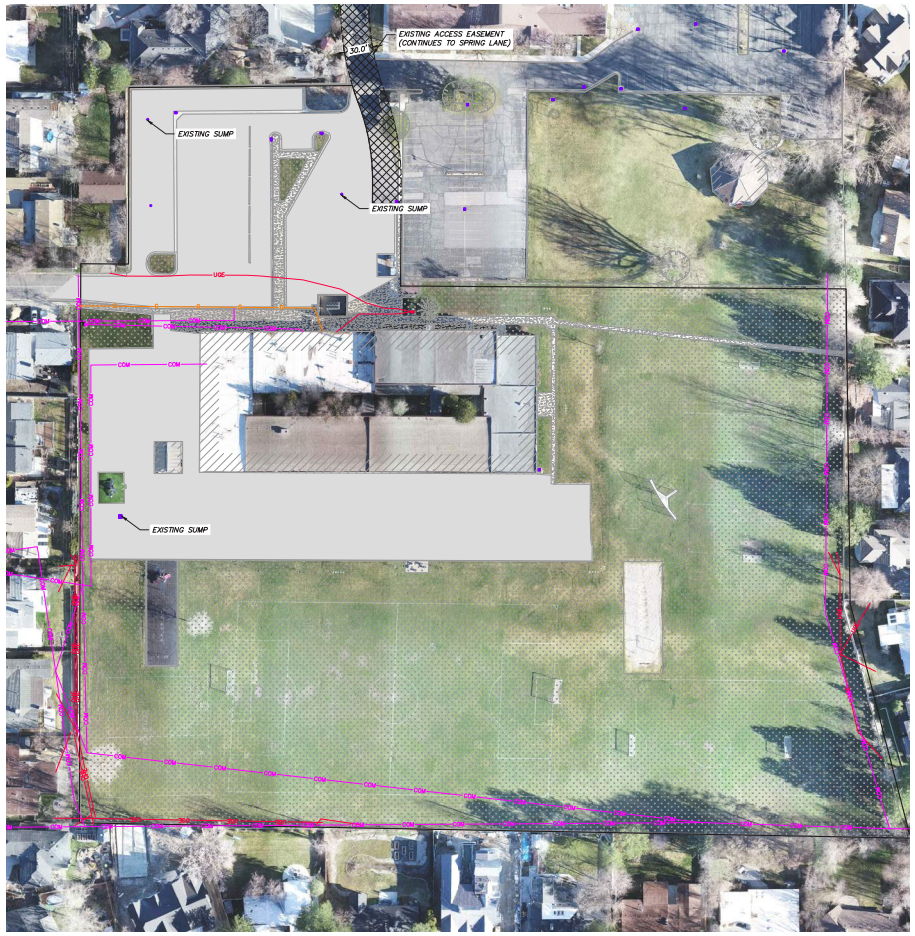


A/8 TYP. VERT. RECESSED BRICK JOINT 1 1/2"=1'-0"

CONSULTANTS	EXTERIOR ELEVATIONS	
STRUCTURAL	DATE FEB. 63	MEADOW MOOR ELEMENTARY SCHOOL 7100 S. 3515 S. SALT LAKE COUNTY GRANITE SCHOOL DISTRICT
MECHANICAL		
ELECTRICAL	SHEET NO. 8 OF	SCOTT AND LOUIE ARCHITECTS AND ENGINEERS BOOTY BUILDING SALT LAKE CITY 1, UTAH


Spring Lane Elementary

APPENDIX B
CIVIL SURVEY



LEGEND

- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING LANDSCAPING
- EXISTING ASPHALT
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN MANHOLE (D)
- EXISTING TRANSFORMER (TR)
- EXISTING UNDERGROUND ELECTRICAL (UGE)
- EXISTING GAS
- EXISTING GAS MANHOLE (G)
- EXISTING COMMUNICATION BOX (C)
- EXISTING COMMUNICATION LINE (COM)

PRELIMINARY
NOT FOR CONSTRUCTION

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

SPRING LANE PARK
EXISTING CONDITIONS

DATE SUBMITTED: 06/26/2024
TCC JOB NUMBER: 24-032

SCALE
HORIZONTAL: 1" = 50'

SHEET NUMBER
ET01
1 OF 1

APPENDIX C

SPRING LANE ELEMENTARY REPURPOSE OPTIONS

SPRING LANE ELEMENTARY SCHOOL RE-PURPOSE OPTIONS

Written by:
Ann Frances Garcia | Economic Development & Housing Manager
Justice Tuffour | City Planner & GIS Technician

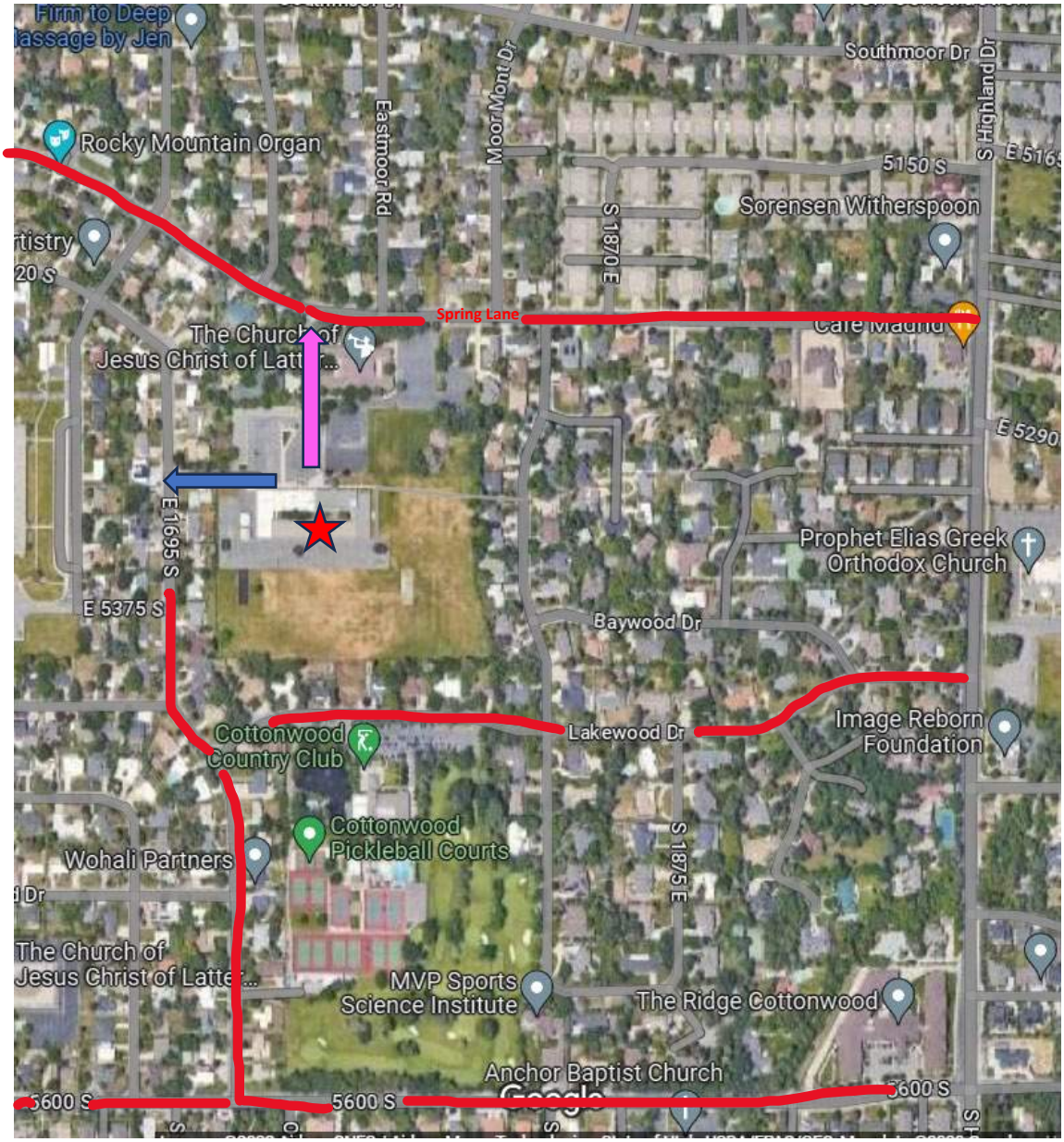
SPRING LANE ELEMENTARY SCHOOL

REPURPOSE OPTIONS

LOCATION:

Spring Lane Elementary School: 5315 S 1700 E, Holladay UT

Two Exit points: One to Spring Lane and the other to E 1695 S



ACCESS/SECURITY:

The school was permanently closed in August 2023. There are two entry/exit points in case of access and evacuation. Must confirm if the easement through the Church parking lot is transferred for our proposed uses and if not, consider negotiating with the Church (see Pink Arrow in map above). The two entry and exit points will exit and enter off of Spring Lane through the Church parking lot and the second entry/exit is off the school property to E 1695 S.

The Spring Lane entry/exit has two options (East/West). East on Spring Lane will take you to S Highland Dr and West on Spring Lane will take you to 1300 E.

Consider Average ADT for the school use vs. any other uses proposal (we assume it would be less).

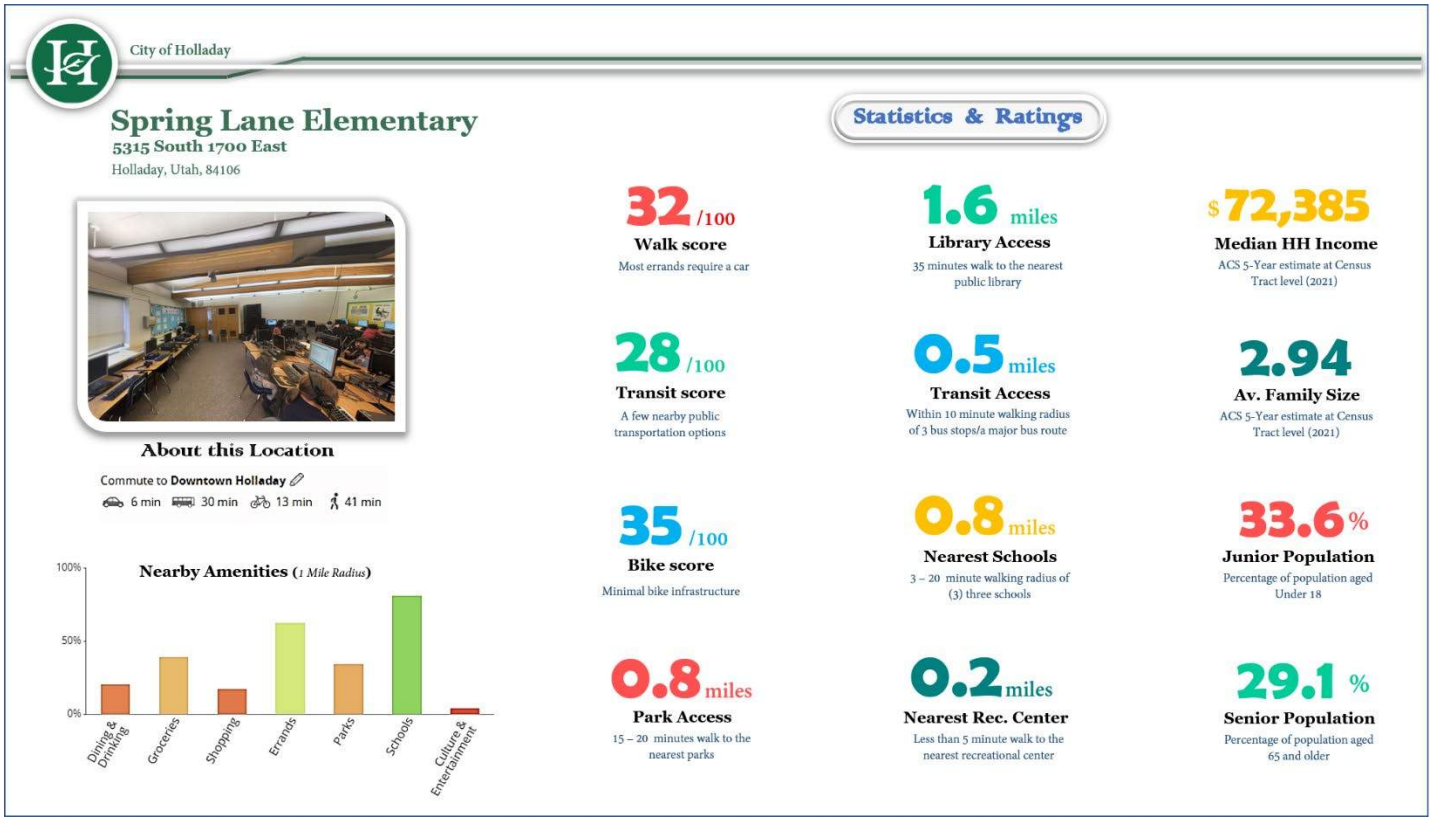
The entry/exit off of E 1695 S, can have access from Lakewood Drive or 5600 S. Lakewood Drive will end at S Highland Drive. 5600 S will have two options: S Highland Drive to the East and Van Winkle to the West.

INFRASTRUCTURE:

- Parking spaces at the site:
- Water/Sewer: Public
- Internet:
- Bike Lanes leading to and from site:

DEMOGRAPHICS:

Distribution of Services - Half mile and One mile radius from the school site:





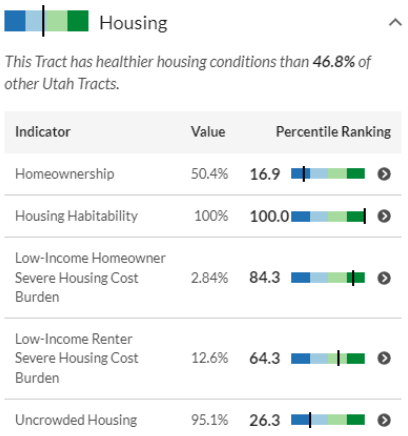
Economic

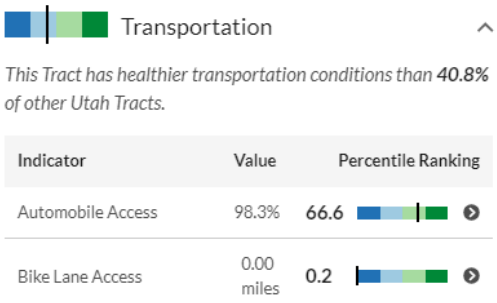
*This Tract has healthier economic conditions than **83.8%** of other Utah Tracts.*

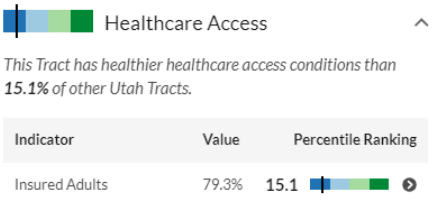
Indicator	Value	Percentile Ranking
Above Poverty	76.9%	59.1
Employed	82.3%	84.3
Per Capita Income	$41,000	86.1

https://map.utah.healthyplacesindex.org/

Per capita income is used to determine the average per-person income for an area and to evaluate the standard of living and quality of life of the population.







REUSE OPTION 1: COMMUNITY SPACE/HUB

Building Characteristics: From a design standpoint, school buildings are generally conducive for conversion to community centers. Typical occupants in community centers can include: non-profits, recreation/youth enrichment providers, educational and arts centers, or job training organizations are similar to school operators in that they require facilities with the following characteristics:

- Auditoriums, gymnasiums, and cafeterias for community activities
- Multi-purpose rooms and flexible spaces
- Informal gathering spaces and common areas: Neighborhood Association Meetings, Neighborhood Watch Meetings, Local Club Meeting Rooms, Best Buy Geek Squad School, Code Ninjas, Tech Camps
- Examples of indoor use of space: Small scale indoor basketball; rentable gym space for private community fitness classes; climbing wall

From a public relations perspective, it is often easier for us to pursue a community-focused approach. Residents who live around the closed school are often invested in the future use of the buildings, even after it has closed, and usually will lend their support to a community-focused project.

Typical size: Community centers range in size from less than 15,000 SF to over 40,000 SF.

Operations: Community center ownership structure generally falls into one of two categories: sponsor-occupied and multi-tenant centers. Sponsor-occupied centers are developed by a sponsoring organization that will also be the primary or sole occupant and direct service provider in the center. Financing depends on the resources and credit of the sponsoring organization. Multi-tenant Centers are usually developed by a non-profit organization and occupied by multiple third-party non-profit service providers. Development and operating costs are usually covered by rent paid by each user.

Funding Sources: The financing structure for every community center is unique, due to many variations in project sponsorship and tenant mix. Key factors affecting the project's feasibility include the sponsoring organization and tenants 'credit worthiness, track record and ability to raise funds. Nonprofit users typically have limited ability to support debt, therefore these projects look to the following possible sources: Philanthropy, Government Capital Grants, Tax Exempt 501(c)(3) bond financing, New Market Tax Credits, Tax Increment Financing, and Historic Tax Credits (if applicable).

REUSE OPTION 2: PUBLIC AGENCY

Building Characteristics: In comparison to a private office tenant, public agencies are more flexible when it comes to architectural details and space demands, making a school facility readily adaptable for public use. In addition to administrative offices, school facilities, with their range of room sizes and uses, may be a good match for a typical government uses:

- City Maintenance Storage Yard – Parks & Recreation
- Polling Stations
- Police Station – Training Hub
- Fire Station – Training Hub
- Museum – Historic Commission - Arts Council
- *Small Business Resource Center (SBA, SCORE, etc)*

Typical Size: The typical size of public agency spaces varies depending on the need of the particular agency.

Funding Sources: Public agencies generally fund the conversion of space for themselves through their own budget or a special allocation of funding from a jurisdiction.

REUSE OPTION 3: GREEN SPACE

Building characteristics: Building conditions, layout and location can restrict a vacant school's marketability. In this case, there is approximately 288,392 square feet of open space/green space available.

Typical Size: Green space can range in size and function, from a large open field, to dog runs, to highly programmed parks.

Funding Sources: Park funding sources include Federal/State/County and Private/Non-Profit grants, individual contributions, community capital funds, Admission Fees, to name a few.

- Dog Park
- Sports and Rec Hub Central
- Bike Playground/Park
- Pickleball Court
- Large Pavilion

Item 1: Dog Park

Establish a fenced-in, off-leash dog park where dogs can exercise in a clean, safe environment withing endangering or annoying people, property, or wildlife. With ever-growing dog ownership by American households, there is a demand for more off-leash dog areas within public parks. Dog parks may be built as stand-alone parks or incorporated into a larger park footprint. The size of the park can vary. The most important feature are the amenities such as: Shade, places for dogs to play, ramps and platforms of varying heights for dogs to jump and run, seating for people, dog-drinking area, waste stations.





1. Closest **Fenced** Dog Parks:
    a. Fairmont Dog Park – 1119-1101 S Ashton Ave, Salt Lake City UT 84106; (6.3 miles north of site)
        i. Shade – Obstacle Course options – Explore and Play – Doggie Water Fountain – Poop Bag Station – Benches for Owners to sit – Pea Gravel and Grass – Dog Run – Fully Fenced –
    b. Tanner Dog Park – 2870 E 2850 S, Salt Lake City, UT 84109; (385) 468-7275 (5.8 miles north of site)
        i. Shade – Take your own water for dog – downhill - Water creek area for dogs to play in – homeless camp in woods – lots of shade – good hike – poop bags

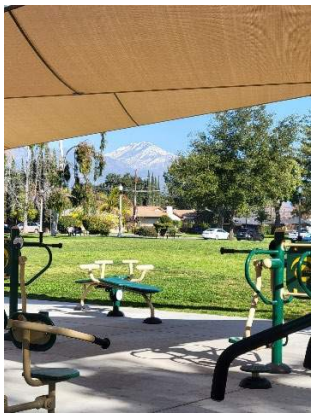
    c. South Salt Lake Lions Park – 361 E Robert Ave, South Salt Lake, UT 84115; (6.3 miles north of site)
        i. Water fountain – some grass mostly dirt (muddy in spring and fall) – shade – waste disposal bags – some trees – a couple of play equipment - benches
    d. Herman Franks Dog Park – 1371 S 799 E, Salt Lake City UT 84105: (Salt Lake City Public Lands) (7.1 miles north of site)
        i. Separate section for small and large dogs – water stations – waste disposal stations – spacious dog run – dirt and gravel space – benches – agility equipment – next to a ball field- fully fenced – mature trees – Shade – double gated entry/exit – plenty of parking
    e. Millrace Off-Leash Dog Park – 1200 W 5400 S, Taylorsville UT 84123; (801) 963-5400; (8.6 miles west of site)
        i. Water on site – large area – next to kids playground – Small and large fenced areas – Small area is grass and large area is mix of rocks, grass, wood chips, trees, cement pipes - covered seating areas with 3 picnic benches for owners to site, but no tables – walking path – plenty of trees – long running area – lots of parking – CLOSED on Tuesdays – Annual Fee at Taylorsville website of $25.00 to use the park for non-residents and $10 for residents.

Item 2: Sports & Recreation Hub/Complex

Beyond bringing the community together through shared experiences, sports acts as a catalyst for economic growth and community development. The multi-faceted value that sports brings to our local community includes its impact on business, culture, infrastructure, and the overall socioeconomic landscape. Sports also promotes active and healthy lifestyles that help create strong, vibrant, and inclusive communities for residents of all ages.

Youth sports play a pivotal role in shaping the lives of young people while also promoting a sense of belonging and unity among residents. They also encourage personal growth, promote teamwork, and build character, develop leadership skills and foster inclusivity and diversity.

- Outdoor Fitness Center – (ex. South Salt Lake City – Bickley Park (FitLot by AARP) Multigenerational play
- Basketball, Volleyball and Soccer practice from surrounding schools
- Utah Fitness Institute – consultant to police departments and fire agencies – job training techniques


Design the complex to accommodate a variety of sports and recreational activities. This maximizes the utilization of the complex and makes it more versatile for different age groups and interests.

Partnering with a third-party management company that specialize in operating sports complexes and recreational facilities can bring a wealth of expertise and experience in managing various aspects of the facility including maintenance, programming, marketing and customer service.

Item 3: Bike Playground and Park

Create a community park atmosphere for the high population of local users who enjoy recreating on a bike. Designing progressive features will encourage users to grow their skills and fitness in a safe manner. Initial outreach with the mountain biking community to highlight the needs and wants of the local users.

In addition, many people live in neighborhoods where kids don't have a safe place to learn to ride or they end up trying to learn on the sidewalk or in the street. In a neighborhood with a bike playground, parents can teach kids to ride in an area created just for that. Bike playgrounds have benefits that kids never think about, such as getting kids outside, learning balance, gaining strength, focusing on, and completing tasks, and interacting with other kids.

A ***bike playground*** creates a place for the community to gather. Even with access to natural trails, a bike playground can complement what already exists by providing a place purposefully built for young riders.

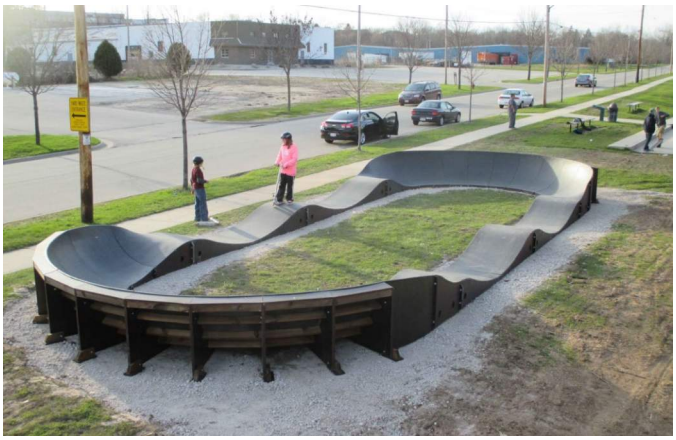








The ***bike park*** can mean a lot of things: skills courses, jump lines, flow trails, or any combination of purpose built off-road, or mountain biking facility. Providing the variety of amenities can allow the bikers to practice their sport and progressively improve their capabilities.









Item #4: Pickleball Court

Pickleball – a mix of tennis, ping-pong, and badminton has increased approximately 85% since 2021. Pickleball is a hit with all generations due to it being easy to learn and is considered a low-impact sport. The average age of a pickleball player is 35 years old. While the largest number of players are between 25 and 34 years old, the sport is equally popular among those 18-24 and 65 and older. Pickleball has exploded in popularity and the demand for more courts is growing.

There are no rules when it comes to constructing courts but there are many variables to take into consideration. One of the variables is noise ordinances. The noise associated with pickleball, which can hit a potentially deafening 70 decibels, can cause major issues with residents nearby. Does our noise ordinance mention "repetitive impulsive sound"? How far it should be from homes? USA Pickleball did some research and found that the sound needs to be kept to 60 decibels and under, and courts should be at least 200 feet from homes. Acoustic impact to neighbors is a valid concern.

Typical Size: Regardless of location or venue, the official pickleball court size and dimensions will always be the same – 20′ x 44.'

Funding Sources:

Cities such as Las Vegas and Lansing, Michigan, are using federal COVID-19 relief to build pickleball courts — which qualify because they're community facilities aimed at boosting public health. Most communities look at public-private partnerships to fund court construction. To help expand the popularity and reach of the sport, the USA Pickleball Association offers grants to communities and schools. However, these funds are only for purchasing equipment like nets, rackets, and balls. The actual construction of courts is not part of their funding.

Another source that could help supplement the funding is the LWCF program whose is to help communities access financial resources for projects that can support recreational activities that are directly or indirectly related to conservation. A new pickleball court on public land would be a perfect fit.

Eligible applicants are required to have matching funds available to qualify for a grant. However, non-federal entities can receive up to 75% of the total project value.

Another agency where funding may be available is the Utah Department of Natural Resources. This government entity. provide special grants for conservation and recreation projects.

The AARP Community Challenge is a program established to promote the development of our local communities. The AARP provides "quick-action" grants to eligible community improvement projects with the program. A pickleball court is a prime example of bettering a municipality for its population.

Offer Naming Opportunities for a major donor.

This is a cost breakdown table that can be used for estimate costs associated with Pickleball Courts:

Pickleball court construction: cost breakdown

Pickleball court installation cost items	Price range
Installation, including labor and site equipment	$14,500 - $27,800
Pickleball court surfacing	$10,400 - $25,600
Pickleball court net cost	$1,200 - $2,600
Pickleball court fence cost	$4,000 - $7,200
Pickleball court painting cost	$250 - $650



12 open space pickleball court layout



8 open space pickleball court layout



Pickleball courts protected by a ClearSpan Fabric Structure - Installed 12 covered courts in Alabama. ClearSpan offers a 20-year warranty on their product and installations.

Players can have access to the facility from dusk to dawn, regardless of inclement weather. The protective environment created by the ClearSpan structure uses natural sunlight to create a bright environment during the day, while also helping to keep players cool during the summer months.

Item #5: Large Pavilion

Pavilions are free-standing structures in a natural or urban setting. They can be destination points for a community and visitors. Pavilions express the culture of the time, place and climate. They can be works of art or interactive.

Pavilions can be a multi-purpose event space and rented as a perfect outdoor gathering space for warm-weather celebrations, youth activities, family reunions, company parties and more. Any event can be dressed up or down and accommodate a number of guests depending on the space. A pavilion can host everything from a summer concert series to outdoor movies and art exhibitions. The intent is for this structure to attract people of all ages, families, and visitors during the day and throughout the year. During non-event times, the Pavilion can be an interesting, artistic, and interpretive space to visit.













Things to consider as part of constructing a Pavilion for rent include facilities like bathrooms, parking, tables, water, electricity access and ADA accessibility.

If we do not provide tables, it could look like the example below, where the renting party will complete the setup as desired. The open-air pavilion will feature a covered area with audience seating for up to 200+ people and table-and-chair seating for smaller groups.



APPENDIX D
WATER SAVINGS ESTIMATE

WATER SAVINGS (MATCHING THE CURRENT RATE OF IRRIGATION)

EXISTING SITE Estimated Water Usage per Month

APRIL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.44	2.00	**186,403**
Shrubs	5,816	0.22	2.00	1,597
Total Gallons Used for the Month	342,424	0.44		**188,000**

May

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.67	4.00	**561,193**
Shrubs	5,816	0.33	4.00	4,807
Total Gallons Used for the Month	342,424	0.66		**566,000**

June

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	1.07	4.00	**900,289**
Shrubs	5,816	0.53	4.00	7,711
Total Gallons Used for the Month	342,424	1.06		**908,000**

July

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	1.31	4.00	**1,103,548**
Shrubs	5,816	0.65	4.00	9,452
Total Gallons Used for the Month	342,424	1.30		**1,113,000**

August

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	1.38	4.00	**1,162,047**
Shrubs	5,816	0.69	4.00	9,953
Total Gallons Used for the Month	342,424	1.37		**1,172,000**

September

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.61	4.00	**512,609**
Shrubs	5,816	0.30	4.00	4,391
Total Gallons Used for the Month	342,424	0.61		**517,000**

October

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.75	2.00	**314,308**
Shrubs	5,816	0.37	2.00	2,692
Total Gallons Used for the Month	342,424	0.74		**317,000**

YEAR TOTAL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass				4,740,398
Shrubs				40,602
Total Gallons Used for the Year				**4,781,000**

PROPOSED PLAN Estimated Water Usage per Month

APRIL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	0.44	2.00	148,498
Shrubs	61,601	0.22	2.00	16,910
Total Gallons Used for the Month	329,760	0.44		**165,409**

May

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	0.67	4.00	447,075
Shrubs	61,601	0.33	4.00	50,911
Total Gallons Used for the Month	329,760	0.66		**497,986**

June

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.07	4.00	717,216
Shrubs	61,601	0.53	4.00	81,673
Total Gallons Used for the Month	329,760	1.06		**798,889**

July

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.31	4.00	879,142
Shrubs	61,601	0.65	4.00	100,113
Total Gallons Used for the Month	329,760	1.30		**979,255**

August

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.38	4.00	925,745
Shrubs	61,601	0.69	4.00	105,420
Total Gallons Used for the Month	329,760	1.37		**1,031,165**

September

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	0.61	4.00	408,371
Shrubs	61,601	0.30	4.00	46,503
Total Gallons Used for the Month	329,760	0.61		**454,874**

October

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	0.75	2.00	250,394
Shrubs	61,601	0.37	2.00	28,514
Total Gallons Used for the Month	329,760	0.74		**278,907**

YEAR TOTAL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass				**3,776,441**
Shrubs				430,043
Total Gallons Used for the Year				**4,206,485**

WATER SAVINGS

APRIL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			37,905	
Shrubs	55785			-15,314	
Total Gallons Used for the Month				**22,591**	**12%**

May

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			114,118	
Shrubs	55785			-46,104	
Total Gallons Used for the Month				**68,014**	**12%**

June

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			183,073	
Shrubs	55785			-73,962	
Total Gallons Used for the Month				**109,111**	**12%**

July

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			224,406	
Shrubs	55785			-90,661	
Total Gallons Used for the Month				**133,745**	**12%**

August

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			236,301	
Shrubs	55785			-95,466	
Total Gallons Used for the Month				**140,835**	**12%**

September

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			104,239	
Shrubs	55785			-42,113	
Total Gallons Used for the Month				**62,126**	**12%**

October

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			63,914	
Shrubs	55785			-25,822	
Total Gallons Used for the Month				**38,093**	**12%**

GALLONS OF WATER SAVED / YEAR

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass				963,957	
Shrubs				-389,441	
Total Gallons Saved for the Year				**574,515**	**12%**

Usage rates based off data provided by the city from April 2022-October 2022

WATER SAVINGS (INCREASING TO THE INDUSTRY RECOMMENDED RATE OF IRRIGATION)

EXISTING SITE Estimated Water Usage per Month

APRIL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.44	2.00	**186,403**
Shrubs	5,816	0.22	2.00	1,597
Total Gallons Used for the Month	342,424	0.44		**188,000**

May

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.67	4.00	**561,193**
Shrubs	5,816	0.33	4.00	4,807
Total Gallons Used for the Month	342,424	0.66		**566,000**

June

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	1.07	4.00	**900,289**
Shrubs	5,816	0.53	4.00	7,711
Total Gallons Used for the Month	342,424	1.06		**908,000**

July

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	1.31	4.00	**1,103,548**
Shrubs	5,816	0.65	4.00	9,452
Total Gallons Used for the Month	342,424	1.30		**1,113,000**

August

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	1.38	4.00	**1,162,047**
Shrubs	5,816	0.69	4.00	9,953
Total Gallons Used for the Month	342,424	1.37		**1,172,000**

September

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.61	4.00	**512,609**
Shrubs	5,816	0.30	4.00	4,391
Total Gallons Used for the Month	342,424	0.61		**517,000**

October

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	336,608	0.75	2.00	**314,308**
Shrubs	5,816	0.37	2.00	2,692
Total Gallons Used for the Month	342,424	0.74		**317,000**

YEAR TOTAL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass				4,740,398
Shrubs				40,602
Total Gallons Used for the Year				**4,781,000**

PROPOSED PLAN Estimated Water Usage per Month

APRIL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	0.75	2.00	250,746
Shrubs	61,601	0.38	2.00	29,184
Total Gallons Used for the Month	329,760			**279,931**

May

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.00	4.00	668,656
Shrubs	61,601	0.38	4.00	58,369
Total Gallons Used for the Month	329,760			**727,025**

June

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.25	4.00	835,820
Shrubs	61,601	0.50	4.00	76,801
Total Gallons Used for the Month	329,760			**912,622**

July

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.50	4.00	1,002,984
Shrubs	61,601	0.50	4.00	76,801
Total Gallons Used for the Month	329,760			**1,079,786**

August

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.50	4.00	1,002,984
Shrubs	61,601	0.50	4.00	76,801
Total Gallons Used for the Month	329,760			**1,079,786**

September

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	1.00	4.00	668,656
Shrubs	61,601	0.38	4.00	57,601
Total Gallons Used for the Month	329,760			**726,257**

October

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass	268159	0.75	2.00	250,746
Shrubs	61,601	0.38	2.00	29,184
Total Gallons Used for the Month	329,760			**279,931**

YEAR TOTAL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Used
Kentucky Blue Grass				**4,680,593**
Shrubs				404,743
Total Gallons Used for the Year				**5,085,336**

WATER SAVINGS

APRIL

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			-64,343	
Shrubs	55785			-27,588	
Total Gallons Used for the Month				**-91,931**	**-49**

May

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			-107,463	
Shrubs	55785			-53,562	
Total Gallons Used for the Month				**-161,025**	**-28**

June

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			64,469	
Shrubs	55785			-69,090	
Total Gallons Used for the Month				**-4,622**	**-1**

July

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			100,564	
Shrubs	55785			-67,349	
Total Gallons Used for the Month				**33,214**	**3**

August

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			159,063	
Shrubs	55785			-66,848	
Total Gallons Used for the Month				**92,214**	**8**

September

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			-156,047	
Shrubs	55785			-53,210	
Total Gallons Used for the Month				**-209,257**	**-40**

October

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass	-68449			63,562	
Shrubs	55785			-26,492	
Total Gallons Used for the Month				**37,069**	**12**

GALLONS OF WATER SAVED / YEAR

Type of Material	Square Footage	Inches per Week	Number of Weeks	Total Gallons Saved	% REDUCTION
Kentucky Blue Grass				59,804	
Shrubs				-364,140	
Total Gallons Saved for the Year				**-304,336**	**-6**

Usage rates based off data provided by the city from April 2022-October 2022

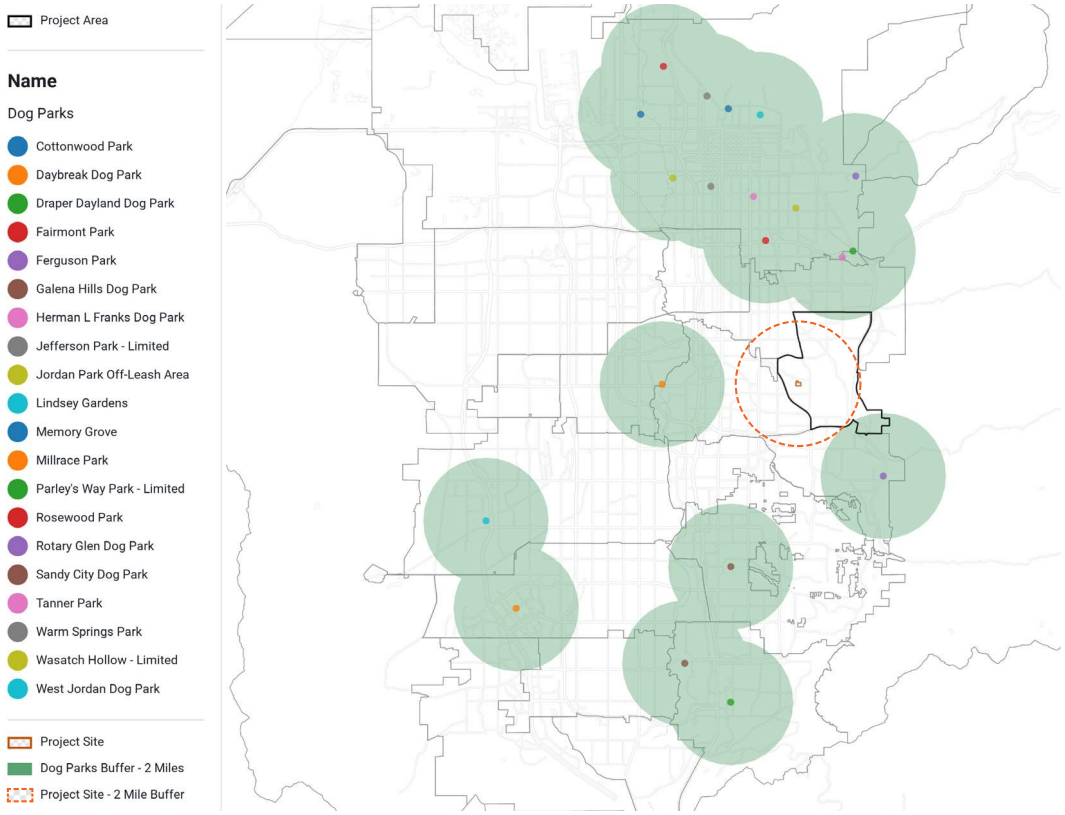
APPENDIX E
DOG PARK ANALYSIS

DOG PARK ANALYSIS

ACCESS TO DOG PARKS

Dog parks act as social hubs for both residents and their canine companions. These designated areas allow dogs to safely interact and play off-leash, fostering positive social behavior and reducing pent-up energy that might otherwise lead to barking or destructive tendencies at home. Additionally, owners can connect with other fellow dog lovers, share experiences, and foster a sense of community spirit.

Best practices include complete perimeter fencing, double-gated entries, separate areas for large and small dogs, well-designed surface materials, dog waste facilities, and a movement-based design. The dog park experience can be further enhanced by implementing seating, shade structures, signage, and expanding access (via parking/bike racks) to residents living beyond walking distance.



Assuming an impact area of 1 mile (about a 15-minute walk) we estimate this dog park could serve upwards of 4,400 dog-owning residents!