



# Allen Park Adaptive Reuse and Management Plan

**ALLEN**  
PARK  
Adaptive Reuse and Management Plan

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# Glossary of Terms

**Art Element Conservation** – The maintenance and protection from future damage and deterioration of art works.

**Art Element Restoration** – The repair or renovation of art objects to their original or similar appearance.

**Corrugated Metal Pipe (CMP)** – A 6-foot diameter pipe within the culvert across Emigration Creek recommended for removal and replacement with a bridge.

**Cultural Landscape Report (CLR)** – A report completed in 2022 in accordance with National Park Service Guidelines that documents the historic resources in Allen Park and recommends preliminary strategies for preservation. The CLR is the foundation of the Adaptive Reuse and Management Plan process.

**Historic Preservation** – The application of measures necessary to sustain the existing form, integrity, and materials of an historic property.

**Historic Rehabilitation** – The process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Historic Restoration** – The process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

**National Park Service** – The department of the United States Government responsible for the identification and administration of Historic Preservation programs including cultural landscapes.

**Riparian Zone** – The area along the edge of Emigration Creek that provides habitat, impacts water quality, and stream health. Development near and management of the riparian zone is governed by Section 21A.34.130 of the Salt Lake City Code.





# Executive Summary

Allen Park is one of Salt Lake City’s most unique places. The park came into being over several decades through the vision and efforts of Dr. George Allen and his wife Ruth. The area is located along the banks of Emigration Creek in the Sugar House neighborhood.

After purchasing the property in 1930, the Allens transformed the narrow ravine along Emigration Creek. They planted many tree and plant species, built a family home, bridged the creek, created dozens of unique sculptures and mosaics, and added numerous buildings moved from other locations in the region.

Allen Park includes a diversity of habitats for birds and other animals, including riparian areas and upland grasses that provide an island of habitat within an urban setting. Their vision was to create a homestead that was also a sanctuary for all types of birds, from native cedar waxwings and Cooper’s hawks to pheasants, other game birds, and exotic species like peacocks.

In 2020, Salt Lake City purchased Allen Park with the help of community support and added it to the City’s system of parks. Urgent repairs to the property began shortly after, but significant funding was needed for more robust improvements. In November 2022, Salt Lake City voters approved a Parks, Trails, and Open Space General Obligation bond that included \$4.5 million for site improvements in Allen Park.

Because Allen Park is unique within the City’s park system, a series of planning and public engagement activities have been completed since its purchase. These activities include

community engagement and visioning as well as the development of a Cultural Landscape Report, which forms the foundation of the planning process.

This Allen Park Adaptive Reuse and Management Plan development process included three community engagement phases held between June 2023 and January 2024. The City, working with representatives from the Friends of Allen Park community organization, identified a number of goals and intended project benefits for this adaptive reuse and management planning process.

The adaptive reuse plan, created through significant community engagement and technical analysis, represents these goals and the community’s vision.

**GOALS & PROJECT BENEFITS**

- Preserve the stories and historic character of Allen Park as created over 50 years by the namesake Allen family
- Enhance forested area and restore the natural habitat areas and native vegetation
- Make improvements to Emigration Creek’s floodplain
- Preserve, repair, and adapt the historically and architecturally significant structures on the property
- Promote pedestrian access and trail connectivity
- Preserve and protect the unique artwork on site





## Allen Park Vision

Allen Park is an island of calm in the city that provides opportunities for relaxation, wildlife viewing, and enjoyment of Emigration Creek.



- Preserve the stories and historic character of Allen Park as created over 50 years by the namesake Allen family
- Enhance forested area and restore the natural habitat areas and native vegetation
- Make improvements to Emigration Creek’s riparian corridor and floodplain
- Preserve, repair, and adapt the key historically and architecturally significant structures on the property
- Promote pedestrian access and trail connectivity
- Preserve and protect the unique artwork on site

The adaptive reuse plan concept “Arts & Sciences in the Wild” is the culmination of the planning process. The concept balances the ecological needs, arts, and historical needs of the site in a way that invites visitors to enjoy this oasis in the city. Where removal of buildings was necessary, new opportunities for gathering and enjoying nature, the arts, and each other were added. Creek, riparian zone, and wildlife habitat have all been improved, ensuring the opportunity to learn about the importance of these areas for generations to come.

The concept achieves the identified goals and project benefits by:

- providing an opportunity to preserve the stories and tell the history of Allen Park in the rehabilitated Allen Lodge, which is envisioned as park offices, a small historical display, and community meeting space
- identifying best practices to improve the health of Emigration Creek by removing the road culvert and replacing it with a bridge, installing weirs, and incorporating other strategies to slow down the creek flow and address undercutting, including strategies to lay back the creek banks
- creating a tree succession and maintenance plan to preserve the tree canopy while removing invasive and non-native species to enhance wildlife habitat and the riparian zone
- preserving key elements of the cultural landscape with an emphasis on art elements, natural systems, circulation, and spatial organization
- implementing best practices for nationally recognized arts landscapes, including a focus on the treatment methodologies needed for listing
- stabilizing or rehabilitating nine of the structures to preserve the clustering arrangement in Lower- and Upper-Allen Park. Three of the buildings will be used as park offices and support facilities for park programming and four of the buildings will be converted into studio space for daily use by artists and scientists
- removing several structures, in the poorest condition, that are similar to other structures on the site. Removal will increase natural areas, tree canopy, wildlife habitat, and community gathering spaces for park users

- narrowing and improving the current Allen Park Drive as a pedestrian and bike trail which will eventually connect to the city’s regional trail system. The plan also includes a looping secondary pedestrian trail system to enhance overall user experience and connectivity. The secondary trail system also provides opportunities to view more of the unique artwork that will be conserved and protected on site in its current locations

Implementation of the concept is a multi-phased, multi-year process. Planning level cost estimates show full realization of the vision costing between \$19 and \$25 million.

A variety of funding sources will be needed to implement the plan. The 2022 Salt Lake City Parks, Trails, and Open Space Bond identified \$4.5 million in initial phase bond funds for the creek, trail, landscaping, and site improvements to improve user experience, and open more of the park for use. The bond funds, combined with \$500,000 additional secured funding, will implement the initial phase of the adaptive reuse plan. Alternative funding sources for the building-related costs, and improvements not accomplished with bond funding, will need to be identified. Grant funds may be available for building-related work based on the proposed listing of the site as a cultural landscape.





LEGEND					
	STRUCTURES - PRESERVED		NARROWED PRIMARY TRAIL		VEHICLE PARKING - ACCESSIBLE
	STRUCTURES - REMOVED		IMPROVED SECONDARY TRAIL		EXISTING BUS STOPS (BUS 213)
	CONVERTED TO PARK OFFICE/MUSEUM/COMMUNITY SPACE		NEW WEIRS		NEW BIKE RACKS
	CONVERTED TO MAINTENANCE OR RESTROOM FACILITIES		NEW CREEK ACCESS AREAS		RESTORED OR NEW PEDESTRIAN LIGHTING AS NEEDED
	NEW OR UPDATED GATHERING AREAS		ENHANCED WILD HABITAT AREAS		MAJOR ART OBJECTS
	NEW OR UPDATED ORNAMENTAL PLANTING AREAS		IMPROVED TREE CANOPY		IMPROVED POPPY FIELDS
			IMPROVED GAZEBO		ACCESSIBLE RESTROOM FACILITY

Figure Ex - Adaptive Reuse Concept Map



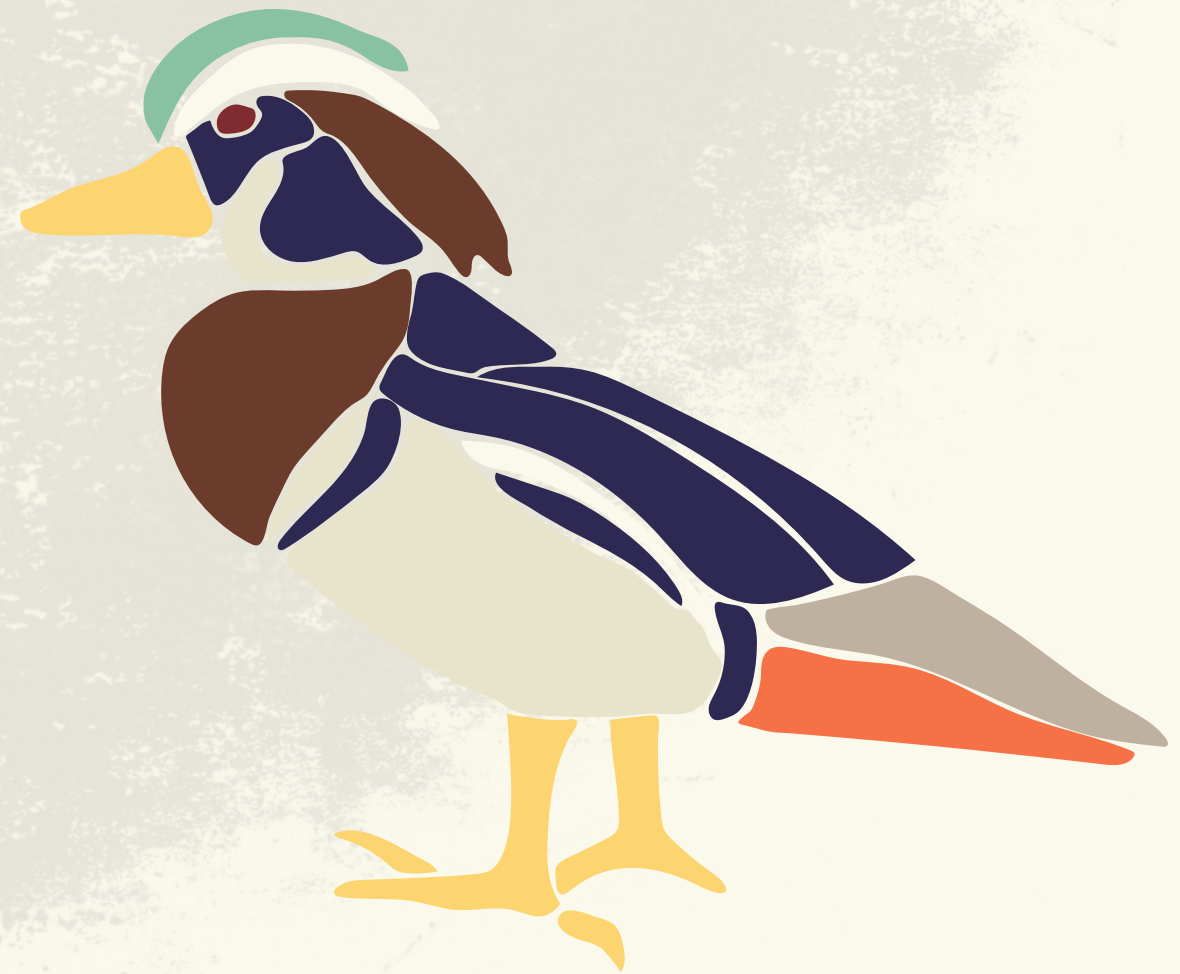
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# 01

## Introduction and Background

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# Chapter 1 - Introduction & Background

## This Plan

### Purpose

Salt Lake City acquired Allen Park in 2020 with the intent to create a publicly accessible park. Due to the unique history of the site, the investment by the community, and the sensitivity of the structures and natural environment, the City developed this Adaptive Reuse and Management Plan to determine the future use of the structures and the landscape, and the overarching goals, specific projects, objectives, priorities, and funding requirements for the entire site.

This plan includes a series of recommendations based on the Allen Park Cultural Landscape Report (CLR), completed by the City in 2022, and a robust public engagement process to achieve the City's and community's long-term goals for the site:

- preserve the stories and historic character of Allen Park as created over 50 years by the namesake Allen family
- enhance forested area and restore the natural habitat areas and native vegetation
- make improvements to Emigration Creek's riparian

corridor and floodplain

- preserve, repair, and adapt the key historically and architecturally significant structures on the property
- promote pedestrian access and trail connectivity
- preserve and protect the unique artwork

In addition to achieving the City's and community's long-term goals for the site, this plan assesses the feasibility of designating Allen Park as an Historic Landmark and National Register Site. The recommended focus of the listing process is as an art environment, as the artwork of Mrs. Ruth Allen is a defining characteristic of the park. In addition to recommendations to preserve all of the artwork within the park, the plan provides opportunities to aid in the preservation of the stories of the site, protect the historic character, and facilitate future funding opportunities.

### Process

The planning process occurred in three phases:

- Phase 1: What You Have – During Phase 1, current site conditions, existing plans and reports, and

prior community input were reviewed to create an understanding of Allen Park's history and current status.

- Phase 2: What You Want & Need – Phase 2 included significant in-person and online community engagement to confirm the vision of Allen Park as an island of wildlife habitat, art, and nature within the city. During this phase members of the community and technical experts identified a preferred balance between historical and natural habitat preservation.
- Phase 3: How You Get There – During the final phase of the process the community and technical partners reviewed concepts illustrating possible approaches to the adaptive reuse of Allen Park.

Each concept addressed, in unique ways, the ecological needs in the area, connected Allen Park's internal trails to the citywide trail system, created additional opportunities for people to enjoy the natural beauty of Allen Park, preserved structures, and reflected the important components of Allen Park as a cultural landscape focused on the arts.

### Site Context

Allen Park is located in the Sugar House neighborhood of Salt Lake City with the primary entrance on 1300 East. The park's neighbors include Westminster University to the west, the Elizabeth Academy Garfield Campus to the east, and homes to the north and south. The park is near the core of the Sugar House neighborhood which includes higher density housing, restaurants, shops, and similar commercial areas.

### History of the Site

The CLR, completed in 2022, includes a comprehensive history of the Allen Park property including the period prior to its purchase by Dr. George A. Allen and his wife Georgie Ruth Larson Allen. The CLR establishes the Period of Significance as 1931-2018, from when the Allens purchased the property to when it was sold for potential development. The Period of Significance is the basis for evaluation and preservation as a cultural landscape according to the criteria established by the National Park Service.

Shortly after moving to the property, the Allens began modifying the landscape to implement their vision of an aviary and home. According to resources quoted in the CLR:

<sup>1</sup>Crawford, Marian, "Allen Park," Deseret News (Magazine), February 20, 1949. (H-3-P)





“IT TOOK THOUSANDS OF LOADS OF DIRT TO FILL UP THE DEEP CANYON. AND WHEN IT WAS FILLED DR. ALLEN PLANTED 35 DIFFERENT VARIETIES OF TREES AND DUG DEEP WELLS, BUILT BRIDGES TO FORD THE CREEK, MADE FOUNTAINS AND PLANTED FLOWER AND FIXED LILY PONDS.”<sup>1</sup>

The work of the Allens transformed the landscape and use of the property. In addition to the Allens’ family home, the property eventually included twelve additional buildings, birdcages, a swimming pool, and art and mosaics. The Allens hosted public events on the property throughout this period.

Allen Park is divided into Lower Allen Park and Upper Allen Park. Lower Allen Park is generally defined as the western half of the site below the Emigration Creek crossing. It includes the oldest structures on the site, including the Nest and the Roost, two structures that were on the site when the Allens purchased the property. By 1938 there were several additional buildings constructed or moved into Lower Allen Park:

- the Allen Lodge
- Thomas Boam House
- Aviary, which is significantly deteriorated
- Ye Olde George Albert
- the Peacock Gazebo

The buildings form a cluster with the Allen Lodge, serving as a hub of activity and the terminus of the entry sequence that begins with the drive entrance, the open meadow area, the peacock gazebo, and finally the Allen Lodge front yard, including the fountain roundabout.

The central area transitions from Lower Allen Park to Upper Allen Park beginning at the rear of the Allen Lodge. The transition area includes “The Pool” which was once a pool with green space, trees, and shrubs, as well as The Dining Circle which is a clustered conversation area.

Upper Allen Park is the eastern area of the site across Emigration Creek. The cluster of buildings in this area was moved onto the site to provide rental income to the family and host prominent guests. Between 1939 and 1949 nineteen

dwellings were moved into the Upper Allen Park area arranged on the north and south sides of the extended Allen Park Drive.

The buildings in Upper Allen Park include:

- the Ethylene (a former gas station moved to the site in 1939)
- eight residences created from relocated single-family cottages that were joined as duplexes

These buildings form the Upper Allen Park cluster and create the feeling of a small village street with a mature tree canopy and clearly delineated front yards associated with each building.

The CLR found Allen Park to be a significant historical landscape due to its association with historical events, significant people, and its distinctive characteristics. The CLR also found that the site is significant for its direct association with Dr. and Mrs. Allen and represents some of the activities and properties for which they achieved historical importance on a local level. Finally, Allen Park is significant for its collection of artworks and architectural resources that reflect vernacular styles and contributed to the formation of an intentional community on the property.

Following purchase of the property by Salt Lake City in 2020, the City has focused on urgent property repairs, including stabilizing the structures and protecting the area pending completion of the CLR and this plan. City work completed between 2020 and 2023 includes: the replacement of the Allen Lodge roof and initial stabilization; installation of external electrical power and area fencing to prevent access to the unsafe structures and artworks, and to preserve the natural areas; and design for the installation of landscaping and fire suppression water lines.

### How to Use This Plan

The recommended concept is a high-level vision of the future uses within the park. The concept is described in more detail in Chapter 5: The Adaptive Reuse Plan, including representative images, concepts, and sketches to help guide design and construction of the improvements and changes in the concept.

Implementation of the plan will occur in phases as funding becomes available. This plan provides guidance for implementation as it occurs over time.



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# 02

## Existing Conditions Report

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# Chapter 2 - Existing Conditions Report

Figure 2-1 - Allen Park Map with Surrounding Area

## Overview

Salt Lake City purchased the 7-acre Allen Park site in 2020. Allen Park was the home of the Allen family from 1931 to 2018.

The property is located in the Sugar House neighborhood and includes 15 structures of varying historic significance, most of which are currently uninhabitable and in varying states of disrepair. Emigration Creek runs east to west through the property, crossing under Allen Park Drive from south to north at the approximate midpoint.

In 2022, Salt Lake City commissioned a Cultural Landscape Report (CLR) that:

- documented the history, site features, and buildings
- recommended a treatment plan for preservation of historic integrity
- prioritized rehabilitation and preservation actions

In addition to the CLR, Salt Lake City residents responded to a Salt Lake City Public Lands Department survey that asked for ideas and concerns about the future of Allen Park and also solicited stories about the park.

Following purchase of the 7-acre site in 2020, Salt Lake City has completed several necessary maintenance and repair projects in the park to preserve the resources until a final plan and approach is determined and implemented. Maintenance and repair projects include:

- installation of protective, temporary fencing
- Allen Lodge roof replacement
- removal of unsafe bridge over Emigration Creek
- removal of dead and non-native trees from riparian zone
- removal of dead trees from other areas of the park
- installation of irrigation and fire protection water lines
- stabilization of the Allen Lodge
- upgrade of electrical infrastructure
- design of irrigation and fire-suppression lines under Allen Park drive (this may be constructed by the time the plan is completed).



This report updates the existing conditions analysis including:

- overview and summary of existing reports
- structural evaluation of all buildings
- seismic evaluation of all buildings
- landscape and art elements inventory and evaluation

A separate Existing Conditions Memorandum by Bowen & Collins provides:

- riparian zone and streambed evaluation
- wildlife inventory and evaluation





# Key Findings & Considerations for Plan

## Existing Plans Review

Allen Park Cultural Landscape Report  
November 2022

The CLR found that the Allen Park cultural landscape qualifies for listing on the National Register under Criteria A, B, and C. The site is significant for its direct association with Dr. and Mrs. Allen and represents some of the activities and properties for which they achieved historical importance on a local level. Finally, Allen Park is significant for its collection of artworks and architectural resources that reflect vernacular styles and contributed to the formation of an intentional community on the property.<sup>2</sup>

The CLR further found that based on the significance and integrity of the park, the most appropriate treatment approach for the park as a whole is rehabilitation. The rehabilitation approach would include preservation of the landscape resources which retain the most integrity, while allowing for the adaptive re-use of the landscape, and historically sensitive additions to the park.<sup>3</sup>

The CLR documents existing conditions with the park (as of March – April 2021 existing), including:

- environmental context
- natural systems and features
- landscape setting
- spatial organization
- topography
- views and vistas
- buildings and structures
- cluster organization
- vegetation
- circulation
- land use and activities
- constructed water features
- small-scale features

The categories included in the CLR are the basis of the evaluation of options for this Adaptive Reuse and Management Plan, with the addition of several categories identified during the community and stakeholder engagement process.

The CLR divides Allen Park into three zones:

- 1 - Lower Allen Park
- 2 - Upper Allen Park
- 3 - Riparian and Mountain Brush

Lower and Upper Allen Park each include buildings, small

features, artwork, and paved circulation as well environmental context, vegetation, and landscape setting considerations. The Riparian and Mountain Brush area includes small features, artwork, unimproved circulation, environmental context, vegetation, and landscape considerations. This Adaptive Reuse and Management Plan preserves the distinction between the three zones in evaluating options and making recommendations.

In addition to the findings above, the CLR made prioritized recommendations relating to the treatment approach for the different types of improvements and areas of the park. Table

2-1 summarizes the recommendations by zone.

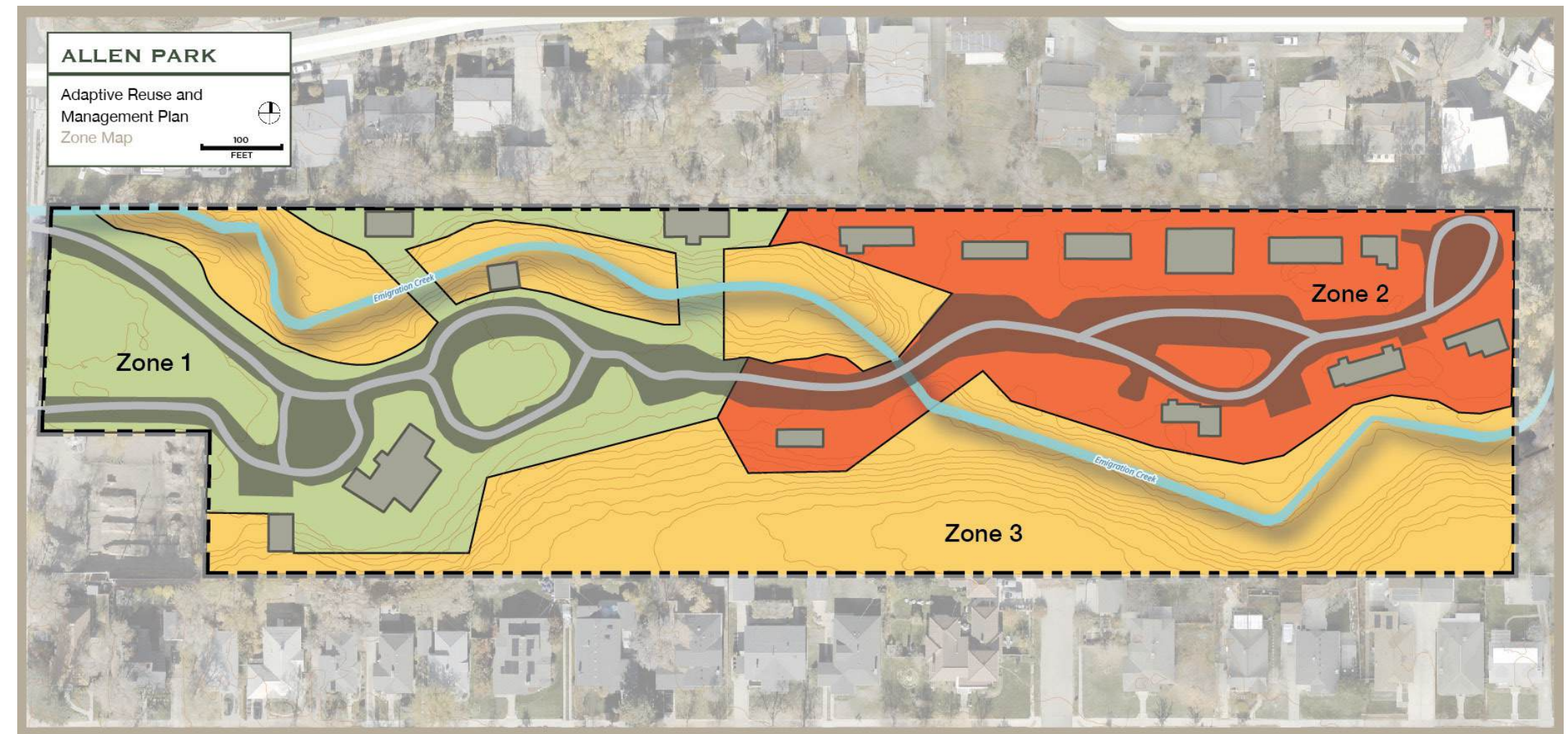


Figure 2-2 - Allen Park Zones

<sup>2</sup>Cultural Landscape Report, Page 1; <sup>3</sup>Cultural Landscape Report, Page 1

Table 2-1 - Summary of Prioritized CLR Treatment Recommendations

Priority	Zone	Category	Building/Feature	Previous Recommendation form CLR
1	1	Buildings	Allen Lodge (1328 East)	Stabilize
			The Roost (1318-1322 East)	Stabilize
			Ye Olde George Albert (1371-1377 East)	Stabilize
			Thomas Boam House (1343-1345 East)	Stabilize
2	2	Buildings	1387-1389 East	Stabilize
			The Ethylene (1431 East)	Stabilize
			The Mary Rose (1401-1403 East)	Stabilize
			The Roberta (1411-1413 East)	Stabilize
			The Sally Ann (1417-1419 East)	Stabilize
			1414-1416 East	Stabilize
			1423-1425 East	Stabilize
			1424-1426 East	Stabilize
			1434-1436 East	Stabilize
			1384-1386 East	Stabilize
3	1 & 2	Driveway/Utilities	Utilities, repave, & narrow Allen Drive	Upgrade
4	1	Buildings	Allen Lodge (1328 East)	Complete rehabilitation of building & landscaping
		Water Features	Pool Area including fence	Rehabilitate pool and reconstruct/restore fence
		Small Features	Light pillar luminaries	Restore
5	2	Small Features	Light pillar luminaries	Restore
		Buildings	1387-1389 East	Rehabilitation of building, structures, & landscaping based on need/use
			The Ethylene (1431 East)	Rehabilitation of building, structures, & landscaping based on need/use
			The Mary Rose (1401-1403 East)	Rehabilitation of building, structures, & landscaping based on need/use
			The Roberta (1411-1413 East)	Rehabilitation of building, structures, & landscaping based on need/use
			The Sally Ann (1417-1419 East)	Rehabilitation of building, structures, & landscaping based on need/use
			1414-1416 East	Rehabilitation of building, structures, & landscaping based on need/use
			1423-1425 East	Rehabilitation of building, structures, & landscaping based on need/use
			1424-1426 East	Rehabilitation of building, structures, & landscaping based on need/use
			1434-1436 East	Rehabilitation of building, structures, & landscaping based on need/use
1384-1386 East	Rehabilitation of building, structures, & landscaping based on need/use			
6	3	Natural areas	Riparian and mountain brush	Rehabilitation



Source: Allen Park Cultural Landscape Report - November 2022, Page 78



### Sugar House Community Master Plan

Allen Park is located in the Sugar House neighborhood. Land Use and development decisions and policies are guided by the Sugar House Community Master Plan updated in 2001.

The Community Master Plan includes a section on Parks and Open Space that identifies the following strategies:

- Increase the amount of vegetation and green space areas through extensive tree plantings and landscaping
- Create and maintain urban parks and community gardens
- Promote a network of regional open space areas and corridors

### Reimagine Nature SLC Public Lands Master Plan – 2022

Allen Park is one of the newest additions to Salt Lake City's public lands. Use and improvement of the park must meet the vision and advance the goals of the City's system-wide plan.

SLC Public Lands Master Plan vision proposes big ideas to transform and sustain quality outdoor spaces that are welcoming, safe and walkable; ensuring people, wildlife and ecosystems benefit from fair investment of Salt Lake City resources over the next 20 years.

Plan values are:

- equity
- livability
- stewardship

The plan established a framework for the future to guide implementation and future actions.

In addition, the plan identified 10 transformative projects associated with each of the framework elements.

Allen Park plays a critical role in many of the transformative projects, particularly:

1. Put environment first
  - Increase landscape resiliency to climate change by reclaiming degraded landscapes with beneficial plants, adopting healthy soil-building practices, practicing water conservation best management, increasing habitat for birds and wildlife, and hosting

education and engagement on environmental practices

- Foster a robust native ecosystem program that improves habitat through planting native and pollinator friendly plants and includes volunteer and educational opportunities operated out of Public Lands' greenhouses and plant farms.
2. Grow our urban forest
    - Maximize planting of appropriate trees on all publicly-owned landscapes such as golf courses, parks, and street medians and leverage investment in tree planting with Salt Lake transportation projects.
  3. Connect mountains to the lake
    - Begin to implement the Seven Greenways Vision, creating a regional system of high-quality greenways along Red Butte, Parleys, Emigration and City Creeks, including locations to uncover creeks, add trails, improve natural habitat, and provide for recreation.
  4. Just five minutes from here
    - Initiate an information campaign and tools for learning about parks, tree-care, public activities in green spaces and City golf courses, environmental education, and recreation opportunities.
    - Establish a multi-lingual signage and wayfinding program that reflects Salt Lake City's diversity.
  5. Reimagine neighborhood parks
    - Promote volunteerism, donation, and adopt-a-park/ friends groups.
    - Engage neighbors in redesigning and adding activities to parks that reflect their interest, culture and the character and history of the area.
  6. Coming soon to a park near you
    - Promote partnerships for arts, music, performance, fitness, urban agriculture, and games in parks.
    - Provide programming for nature-based education, volunteerism, outdoor recreation, and horticulture.
    - Reenergize city parks and neighborhoods by adding concession operations that will generate revenues to reinvest.
  7. Sustaining our stories
    - Initiate a storytelling project with partners to collect,



2-5 - Reimagine Nature Plan Values

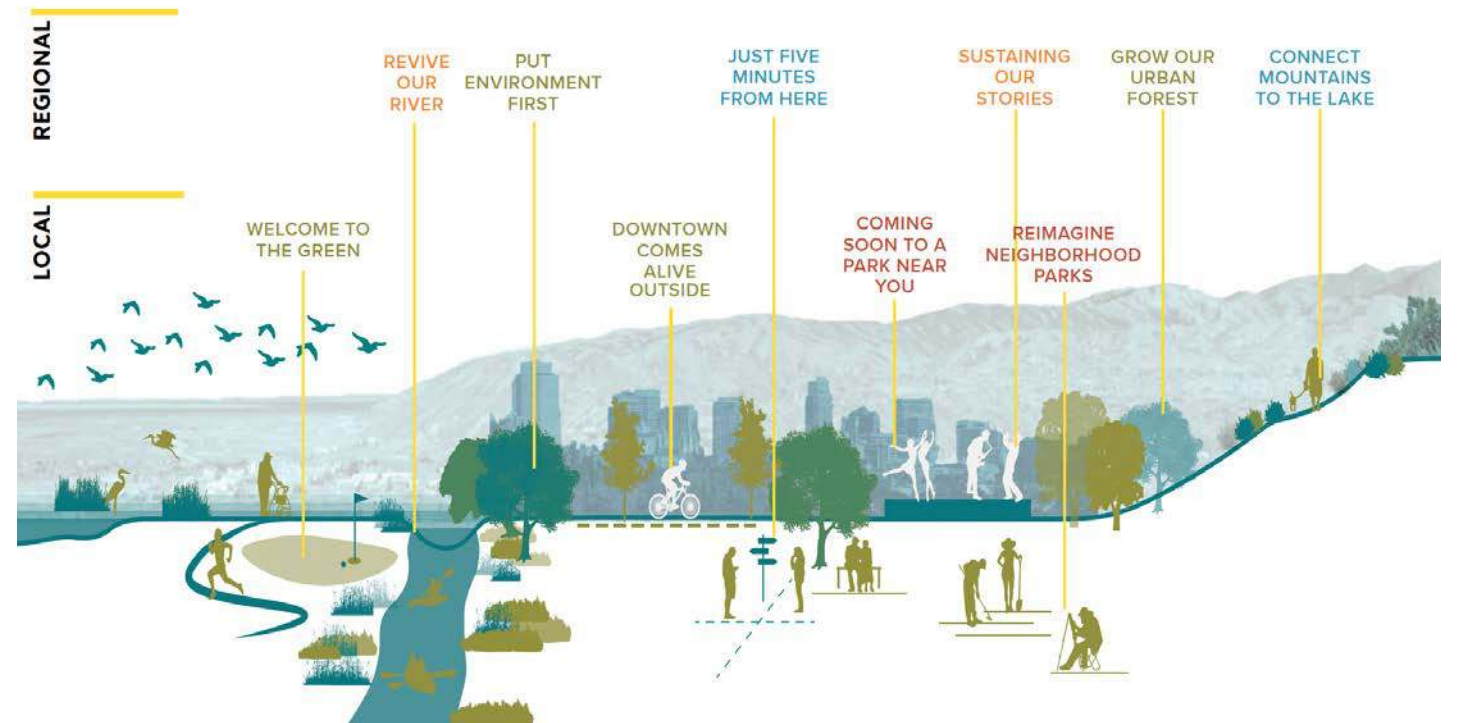


Figure 2-6 - Reimagine Nature Plan Transformative Projects Graphic



share, and display stories relevant to public lands .

- Engage our communities in identifying more meaningful names for our local parks.
- Invest in restoring and interpreting iconic structures and landscapes such as Allen Park, Fisher Mansion, and Warm Springs Park.

### 2022 General Obligation Bond Voter Information Pamphlet

Salt Lake City voters approved an \$85 million General Obligation Parks, Trails, and Open Space Bond in November 2022. The bond included \$4.5 million for Allen Park. The use of the funding was summarized as:

Preservation and rehabilitation of this highly historic and cultural site, which is also one of the City’s newest public parks, will be guided by the upcoming Allen Park Adaptive Reuse and Management Plan, driven by a robust public engagement process. Project elements may focus on landscape improvements and restoration with irrigation and native plantings, art preservation, continued analysis of historic structures, stream stabilization and corridor improvements, and other park amenities that improve environmental quality, access, and user experience.

### Seven Greenways Vision Plan

The Seven Canyons Trust, a local non-profit, issued its Seven Greenways Vision Plan that identifies opportunities to connect people through nature and the valley’s waterways. The plan focuses on the sections of creek flowing from each canyon’s mouth to their confluence with the Jordan River. It addresses the Trust’s desire to mitigate climate change and environmental injustices (poor water and air quality, drought, and the urban heat island effect), requiring a collective response and articulating message of benefits. These include the revitalization of streams, enhanced bicycle and pedestrian infrastructure, catalyzed economic activity, increased climate resiliency, improved wildlife habitat, places for people to experience nature, and opportunities to learn about and enjoy water in our oasis on the desert’s edge.

The stretch of Emigration Creek that passes between Wasatch Hollow and Westminster University through Allen Park is identified as an opportunity to create a trail connection between public spaces along Emigration Creek, restore riparian habitat, and stabilize streambanks.

## 2023 Evaluations

### Structural & Seismic Building Evaluation



Figure 2-7 is a representation of the Seven Greenways through the valley

In February 2022 GSBS Architects and ARW Engineers evaluated the fifteen buildings at Allen Park to determine observed architectural and structural deficiencies. In addition to expert observations, the evaluation utilized the Allen Park Main Building Structural Evaluation Report prepared by BHB Consulting Engineers, P.C., dated 8/30/2022. As a result of the evaluation, the Existing Condition Rating for each building from the 2022 CLR was updated to reflect current status. Table 2-2 is a comparison of the 2022 CLR rating and the 2023 updated evaluation rating for each building.

The structures that were rated “Fair” and are now rated “Poor” have continued to deteriorate in the year between the CLR and the evaluation for this report. One exception is the Roberta which the City uses for storage and as a result has had some stabilization resulting in an improvement in its condition from “Fair” to “Good.”

In addition to evaluating the structural and seismic condition of each of the buildings, the 2023 report identified specific deficiencies and recommended repairs for short-term stabilization (0 – 5 years) and long-term preservation (25 years). The short-term repairs are intended to halt continued deterioration of the structures during the Adaptive Reuse and Management Plan process and phase one implementation

period. The long-term preservation repairs are necessary to preserve the buildings long-term. Additional repairs and actions will be required if any of the buildings are identified for historic restoration and/or human habitation as a result of the planning process.

The complete 2023 report can be found at Appendix B.

### Landscape & Art Elements Inventory

Allen Park is located in the Sugar House neighborhood of Salt Lake City. Adjacent to the 7-acre site are residential and educational uses. There is a very dense tree canopy that provides shade throughout the park, which has recently been thinned out to promote the health of the understory along the riparian corridor. Understory vegetation varies in density and size and is comprised of a variety of native and planted species.

In addition to the varieties of vegetation and historic buildings, the site also contains various small-scale built art elements and features including walls, pillars, art installations, an empty fountain, and fencing. The condition of these features varies, with some features in a state of noticeable deterioration with others appearing in good condition. These features are constructed from a variety of materials including stone, concrete, masonry, and metal.

Table 2-2 - Building Condition Evaluations

#	NAME	2022	2023
1	Allen Lodge	FAIR	POOR
2	The Roost	FAIR	FAIR
3	Thomas Boam House 1343-1345	POOR	POOR
4	Aviary	POOR	POOR
5	Ye Olde George Albert 1373-1375	GOOD	FAIR
6	Duplex 1384-1386	FAIR	FAIR
7	Duplex 1387-1389	POOR	POOR
8	The Mary Rose	FAIR	FAIR
9	The Roberta	FAIR	GOOD
10	Duplex 1414	FAIR	FAIR
11	The Sally Ann 1417-1419	FAIR	FAIR
12	Duplex 1423-1425	FAIR	FAIR
13	Duplex 1424-1426	FAIR	FAIR
14	Ethylene 1431	FAIR	POOR
15	Duplex 1434-1436	POOR	POOR

Source: 2022 Cultural Landscape Report; 2023 Facilities Evaluation Report



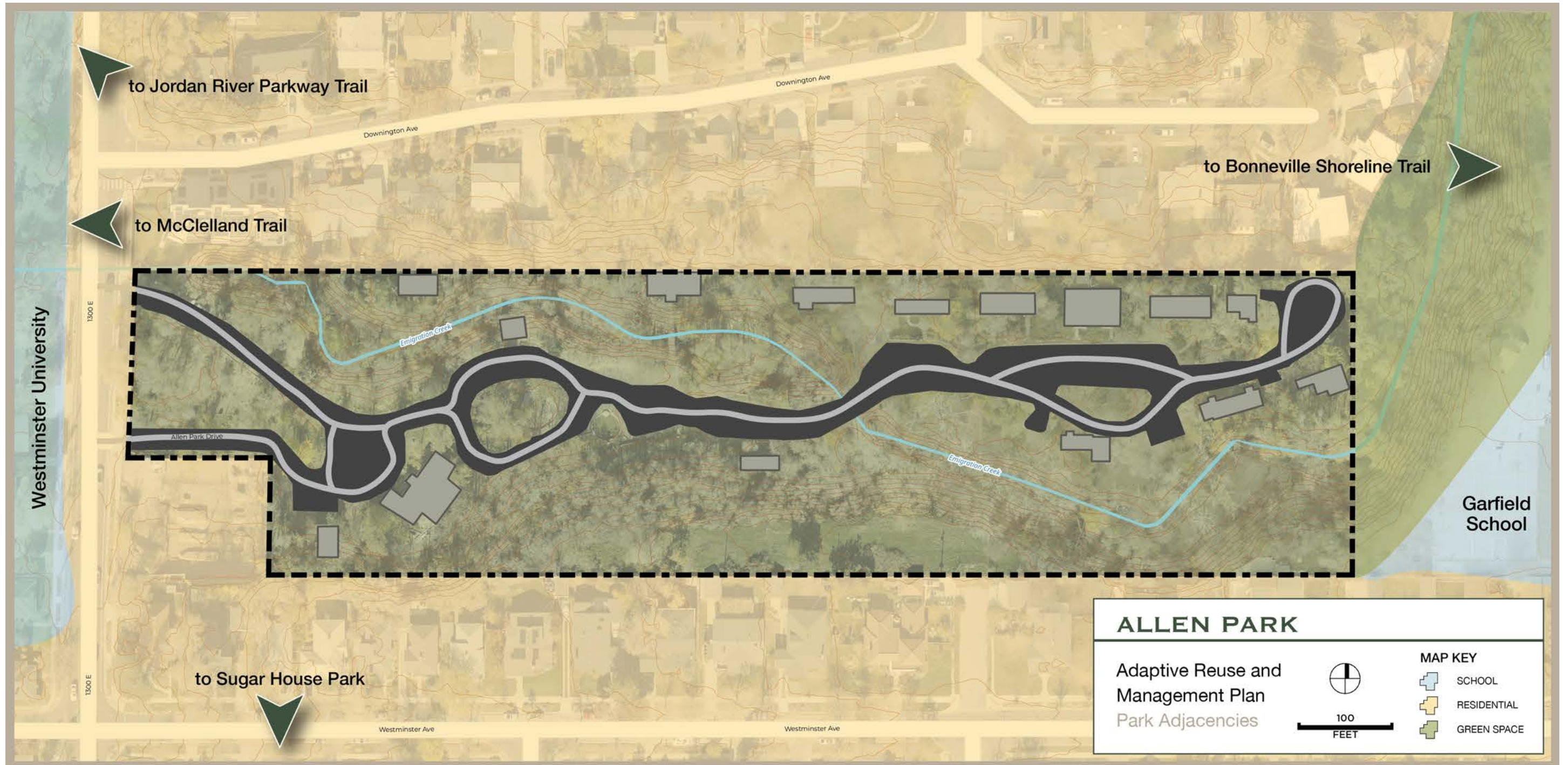


Figure 2-8 - Project Site Map with Neighborhoods/Adjacencies





Adjacencies

Allen Park is located in the Sugar House neighborhood of Salt Lake City. Adjacent to the 7-acre site are residential and educational uses. There are several key aspects of the Allen Park landscape found in each of the three distinct zones as identified in the 2022 CLR:

- landscaped areas with non-native, perennial plantings
- natural areas including riparian and mountain brush areas
- non-habitable structures
- walls
- constructed water features
- small scale features and artwork

Zone 1: Lower Allen Park and Zone 2: Upper Allen Park include a combination of naturalized and landscaped areas, buildings, non-habitable structures, walls, constructed water features, and small-scale features and artwork. Zone 3: Riparian and Mountain Brush natural areas are primarily naturalized with some small scale features and artwork. Public access is limited to the paved drive area. Buildings, the creek, and landscaped and naturalized areas are fenced for public safety.

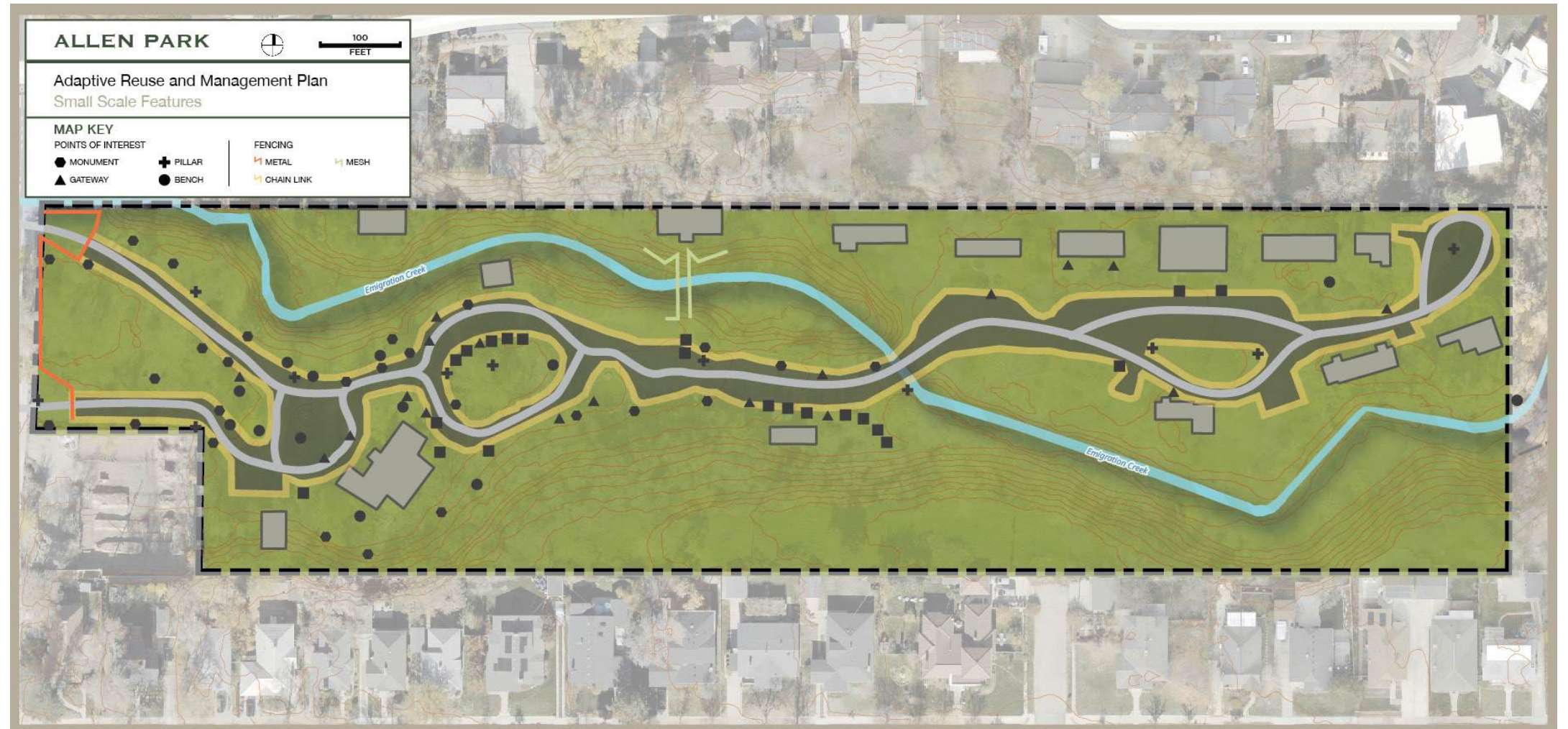


Figure 2-9 - Map of Small Scale Features/Artwork Showing Location of Fencing



### Riparian Corridor & Environmental Baseline

During the spring and early summer of 2023, Bowen Collins & Associates completed preliminary analyses of Emigration Creek and the approximate floodplain in Allen Park. Ecological surveys of wildlife and vegetation were also completed in June of 2023. The complete report is included in this document as Appendix B. The results of these analyses and surveys form the basis of recommendations to:

- enhance stream flows and health
- enhance riparian zone health
- address invasive plant species
- identify the birds and other species of wildlife currently in Allen Park

### Environmental Conclusions

#### Hydraulic Analysis and Preliminary Floodplain

The preliminary floodplain is shown in Figure 1 (see Appendix A). As can be seen from Figure 2-10, the floodplain appears to be contained in the channel through Allen Park. Improvements to Allen Park are recommended to be offset a minimum of 35 feet on either side of the centerline of the creek. The offset will include 15 feet for the channel bottom width, 5 feet for side slopes, and 15 feet for an access maintenance road on each side of the channel.

#### Habitat

Allen Park offers a unique refuge from nearby city life. The wildlife here is distinct from that found in urban areas immediately surrounding the park. This is in part due to the four unique plant communities found here. While many native species grow in the area, there are large patches where weeds have invaded.

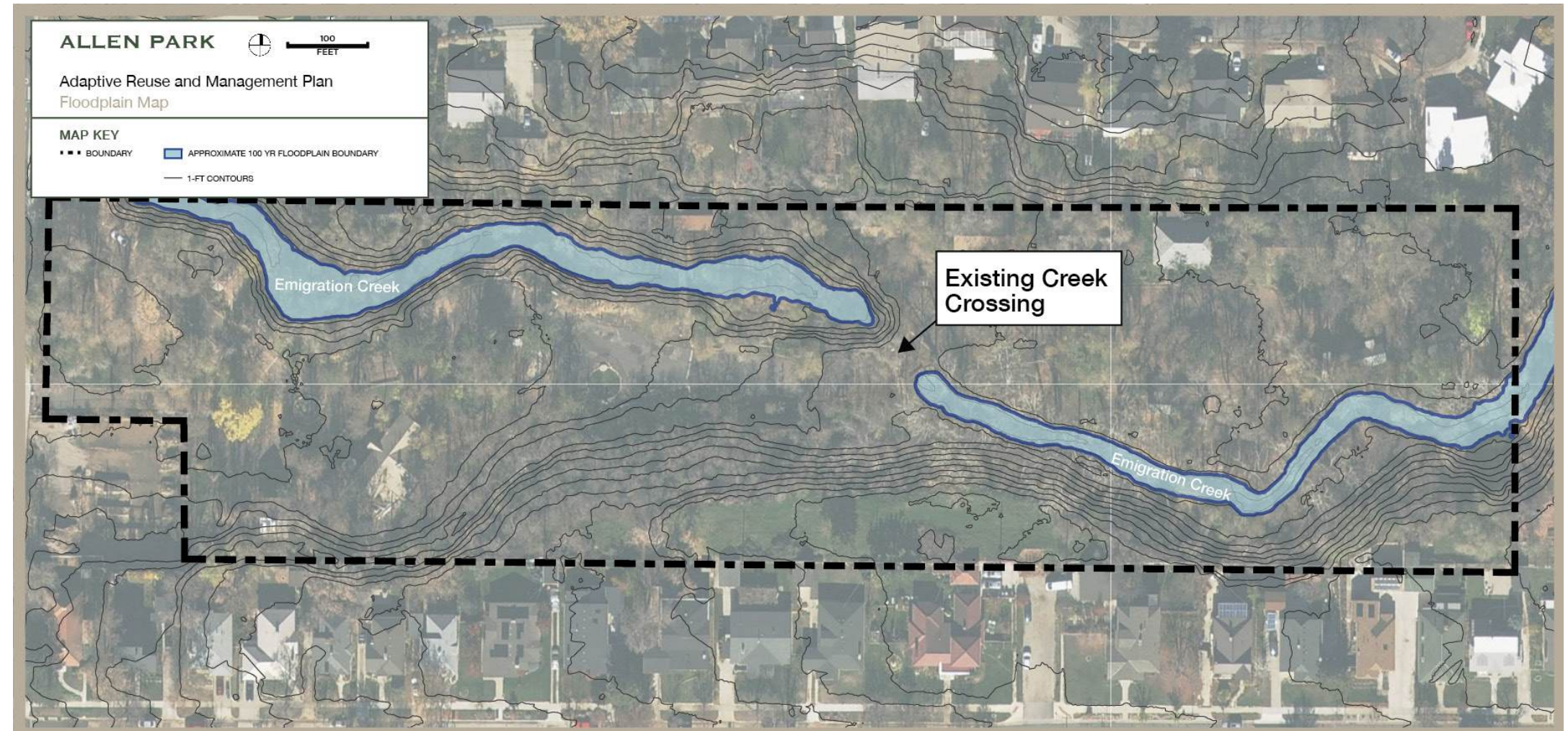


Figure 2-10 - Floodplain Map



# Primary Observations

- Access to the park is directly from 1300 East with limited parking. There is one handicap accessible spot immediately outside the gate.
- Signage is limited and hard to see from the 1300 East lanes of travel.
- The landscaped and naturalized areas have had only limited care and maintenance over the last few years. The original irrigation system is no longer functional and landscaped areas are wild and ungrouted. The naturalized and riparian areas include significant infiltration of non-native, invasive species.
- The constructed water and small features and artwork are in disrepair and fenced off from the public. In addition, some of the unique address plaques on the buildings are missing. The small features, artwork, and address plaques are not currently accessible for public enjoyment.
- Access to the core of Allen Park is via Allen Park Drive, a private road that crosses Emigration Creek near the midpoint of the property and ends in a cul-de-sac at the eastern end. Pavement is asphalt and lacks curb, gutter, and sidewalk. The roadway is wide enough for two cars and is in significant disrepair. The roadway is currently pedestrian only although disrepair and "speed bumps" limit accessibility.
- Pathways other than Allen Park Drive are in disrepair and also limit accessibility.
- The backyards of residences on the south side of Downtington Avenue from 1440 East to 1300 East and on the north side of Westminster Avenue from 1447 East to 1319 East back on to the park and most property lines are not currently delineated by fencing.
- There are two new townhome developments adjacent to the park: three units on the corner of 1300 East and Downtington Avenue and five units accessed from 1300 East that back onto the park facing east.
- The topography of the site is varied. There is an approximately 1/4 acre relatively flat area on the southern

boundary of the property at the dead end of 1400 East. This area is vacant and unused. From this plateau there is a significant drop to the main area of Allen Park to the Creek at the eastern end and to the backyards of Allen Lodge and several other building at the western end.

- The hillside from the plateau to the main area of the Park has several informal trails and pathways, including the formal alignment of the Kennedy Ditch identified in the CLR.

The analysis and observations, as well as the community input summarized in Chapter 4, were used to identify three possible futures for Allen Park. These alternatives were the basis of additional community engagement and analysis resulting in the Allen Park Adaptive Reuse Plan.

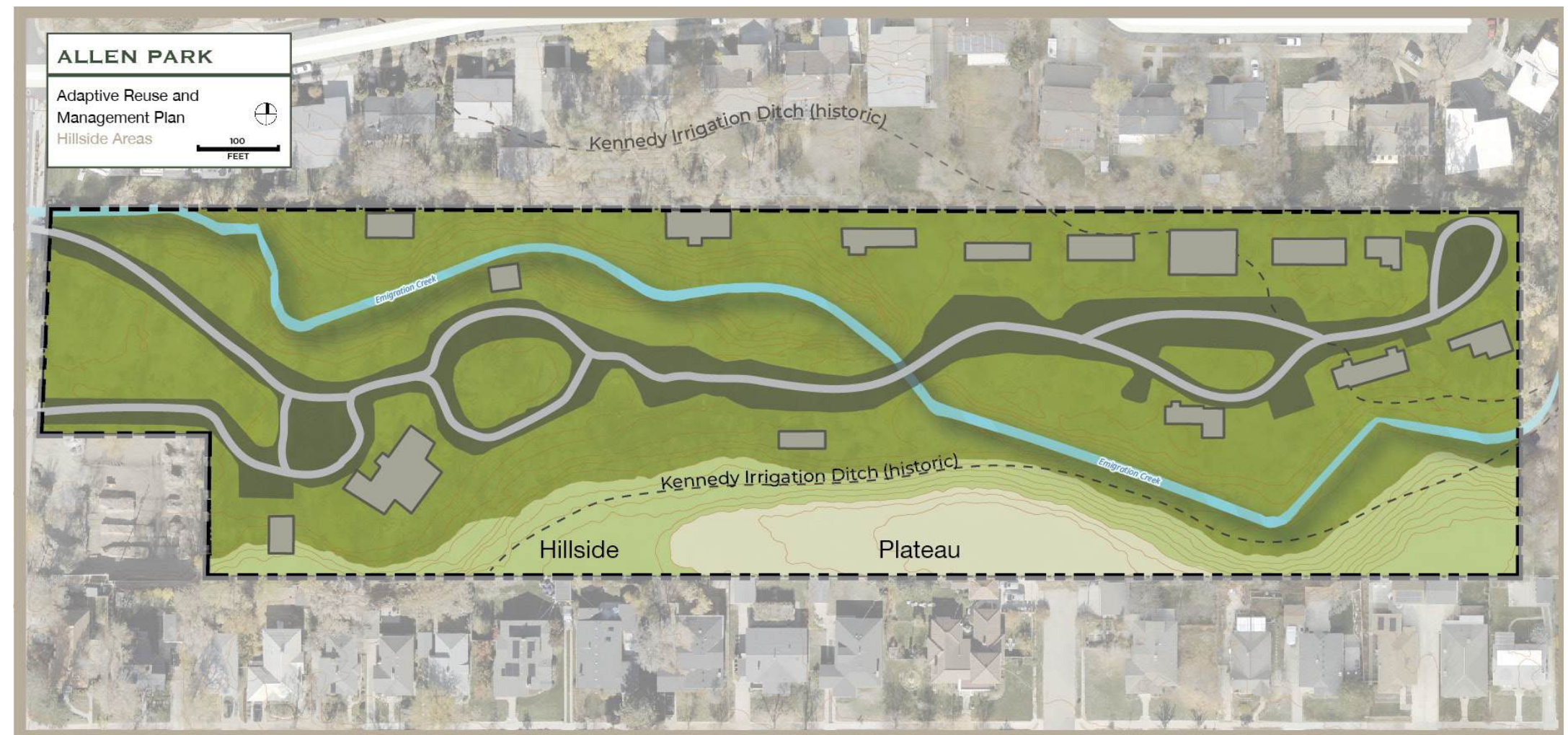


Figure 2-11 - The Plateau, the Hill and the Kennedy Ditch

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03

# Best Practices

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# Chapter 3 - Best Practices

## Introduction

Allen Park is unique in Salt Lake City's system of parks. To inform the adaptive reuse plan, a best practices analysis was completed to identify best practices at comparable precedent locations across the country.

### Precedent Locations

Possible precedent locations were identified through community and stakeholder outreach as well as from the National Park Services list of historic sites. The initial list of locations included local and national sites:

- Gilgal Gardens (SLC, Utah)
- Christian School (SLC, Utah)
- Fairstead & Green Hill Parcel National Historic Site (Brookline, Massachusetts)
- Valkill National Historic Site (Haviland, New York)
- James A. Garfield National Historic Site (Mentor, Ohio)

- Michigan Island Light Station (Apostle Islands, Michigan)
- Taliesin West (Scottsdale, Arizona)
- Finster Paradise Garden (Summerville, Georgia)
- Watts Towers (Los Angeles, California)
- Pasaquan (Buena Vista, Georgia)
- Ave Maria Grotto (Cullman, Alabama)
- Rubel Castle (Glendora, California)
- Spanish Village in Bilbao Park (San Diego, California)
- Big Meadows Cultural Landscape (Shenandoah National Park, Virginia)

### Comparability and Methodology Review

Each of the identified locations was reviewed for comparability to Allen Park. The review process included comparison of the presence and approach to key elements in cultural landscapes as well as the availability of robust information. When available, the applicable cultural landscape report, treatment

approach, and management strategies were reviewed and compared to the needs at Allen Park. Included elements:

- are comparable to those of interest at Allen Park
- share a similar standards and goals for management of the site
- identify treatment approaches comparable to those identified at Allen Park

Of the 15 sites reviewed, six were identified for deeper analysis. The sites and the topics of interest included:

- Gilgal Gardens
  - Local site
  - Preservation of unique art forms
  - Management strategy
- Fairstead & Green Hill Parcel National Historic Site
  - Natural systems management
- Michigan Island Lighthouse

- Statement of rehabilitation goals
- Finster Paradise Garden
  - Management strategy
  - Programming approach
- Watts Towers
  - Urban environment
  - Programming approach
  - Restoration/preservation balance
- Pasaquan
  - Partnerships
  - Programming approach
  - Management strategy

Appendix C Includes additional information about each of the precedent sites identified.



Gilgal Garden, Salt Lake City, Utah



Pasaquan, Buena Vista, Georgia



Finster Paradise Garden, Summerville, Georgia



## Lessons Learned

There are a wide range of approaches to how to manage, operate, and fund cultural landscapes. These range from the approach taken at Salt Lake City's Gilgal Gardens with local funding and local interest, to inclusion in the National Park System, to partnerships with large foundations and universities.

In all cases, it is critical to identify the vision and purpose of the cultural landscape itself and create a system of treatment that will preserve the historic elements and components while facilitating access, education, and interaction with the community. The community can be defined as the immediate neighborhood, the broader region, or as a national or international tourist destination.

The key takeaway for Allen Park is to ensure that the vision to create an island of calm in the city that provides opportunities for relaxation, wildlife viewing, and enjoyment of Emigration Creek should guide all decisions relating to capital expenditures and programming.

This means identifying opportunities to enhance visitor experience and understanding of the park by highlight the various aspects that are balanced to create a unique environment. These include the natural systems such as the creek and riparian and mountain brush areas, the history of the site as a neighborhood in the mid-20th century, and the art of Mrs. Ruth Allen.

### Recommendations

Allen Park has the opportunity to catalyze interest in the history of this area of Salt Lake City, folk art, and stream, wildlife, and ecological science. To achieve this Salt Lake City should:

- pursue listing of Allen Park as an Arts Landscape focusing on the works of Mrs. Ruth Allen within the site
- focus investments and programming on the importance of the combination of the natural and arts elements of the park
- identify partnerships with local, regional, and national organizations for investment and programming in the park

- include programming at the park and online that highlights the unique vision of the Allens in combining artistic vision and nature
- provide educational opportunities for students of all ages to engage with the art and nature at the site
- link the site's past with the future through education, programs focused on local artists, and scientific exploration



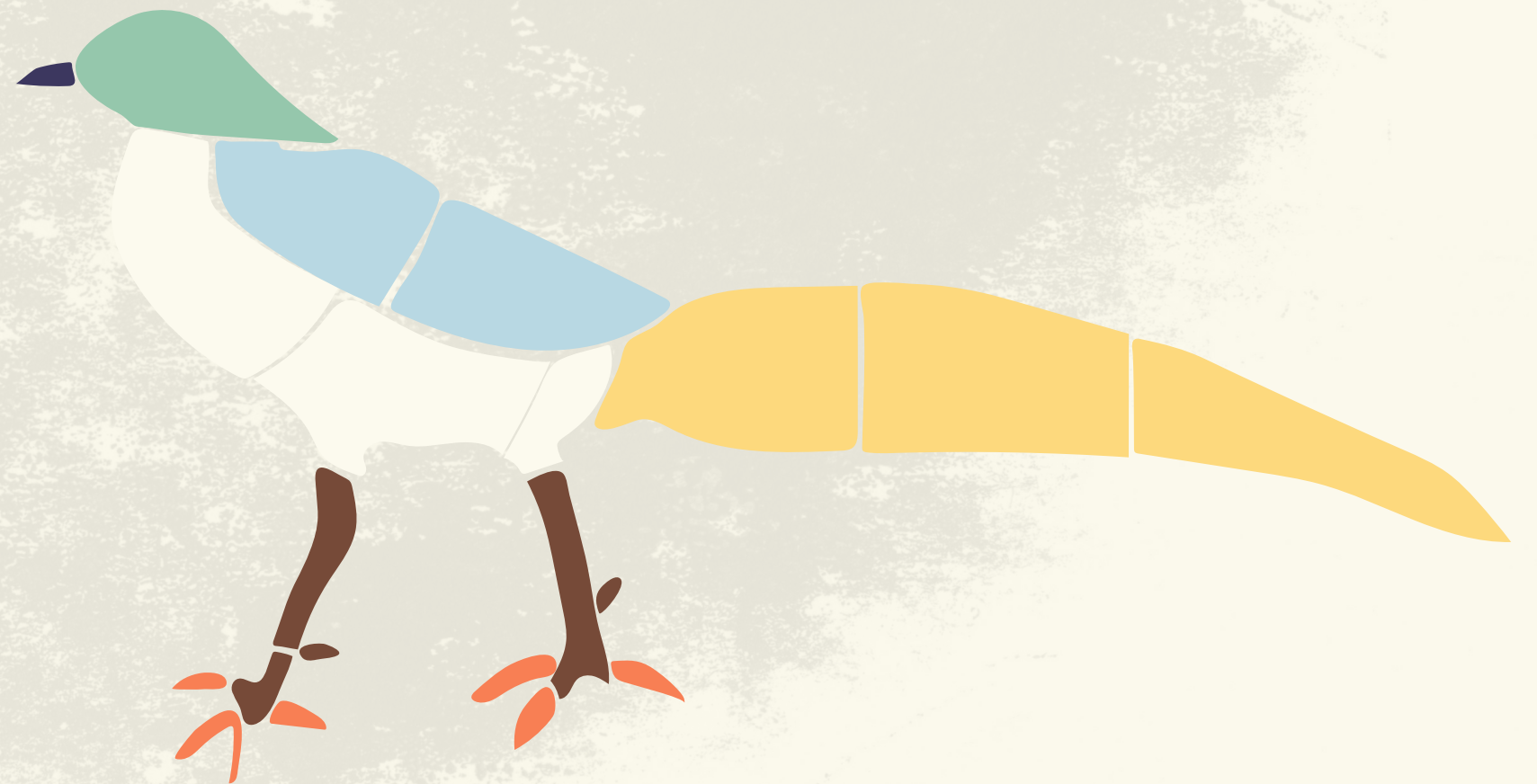
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# 04

## Community & Stakeholder Engagement

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# Chapter 4 - Community & Stakeholder Engagement



## Introduction

In the summer of 2023, Salt Lake City Public Lands, with the assistance of consultants at Wilkinson Ferrari & Co. and GSBS Consulting, embarked on a year-long public engagement process to seek input on future uses for Allen Park. The planning team engaged the public through a variety of in-person and online engagement opportunities that were promoted throughout the city. The information collected through these efforts informed the development of the final recommended concept and adaptive reuse and management plan. This chapter reviews these activities and their results.

## Goals

The goals for the public engagement process were to:

- build awareness of the adaptive reuse and management planning process
- understand community priorities and desires for Allen Park's future
- solicit input from diverse audiences throughout the city

## Execution

The engagement effort generated input from an estimated 737 people over three key phases:

- Engagement Phase 1- Learning, 22 engaged (January – May)
- Engagement Phase 2 – Visioning, 652 engaged (June – October)
- Engagement Phase 3- Planning, 63 engaged (December – January)

## Engagement Phase 1 – Learning (January-May)

During the first phase, the planning team laid the groundwork for the summer engagement effort with the public. A series of one-on-one interviews were conducted with key stakeholders and community members to better understand the opportunities and challenges at Allen Park and the surrounding community. The team developed informational materials, including a dedicated project website that served

as the hub for virtual engagement and project updates.

Written materials included fact sheets in English and Spanish, and business cards that were circulated by members of the planning team, City staff, Advisory Committee members, Park Rangers, and security guards stationed at Allen Park. During this phase, an Advisory Committee, comprised of individuals from Tracy Aviary, Friends of Allen Park, Westminster University, and other key organizations, was established, as was a Technical Advisory Committee. The two committees met throughout the process to provide expert insight and community input into the park's needs, function, and design.

### Community Advisory Committee

The Community Advisory Committee (CAC) was formed to promote collaboration between Salt Lake City's Public Lands and Engineering staff, the City's consultant team, and residents and stakeholders in the local community. The CAC met four times throughout the planning process to provide the City and consulting team with their in-depth community knowledge and a broad range of community perspectives to help improve and strengthen the final Adaptive Reuse and Management Plan recommendations.

### CAC Members

- Amy May, Tree Utah
- Brian Tonetti, Seven Canyons Trust
- Brandy Strand, Preservation Utah
- Chris Winfree, Elizabeth Academy Garfield Campus
- Christy Clay, Westminster University
- Cooper Farr, Tracy Aviary
- Emily Ingram, Utah Open Lands
- Jansen Bennett, State Historic Preservation Office
- Laurie Bray, Visual Arts Institute
- Sally Barraclough, Sugar House Community Council
- Samantha Finch, Parks, Natural Lands, Urban Forestry and Trails Advisory Board
- Yda Smith, Friends of Allen Park



## Engagement Phase 2 – Visioning (June – October)

The second and most significant phase of engagement involved collecting ideas and feedback from the community and other key stakeholders to help shape potential concepts for the future of Allen Park. A short introduction video featuring Mayor Erin Mendenhall was produced to help kick off this robust engagement period. In the video, Mayor Mendenhall described the city's history with Allen Park and highlighted the goals of the Adaptive Reuse and Management Plan process. The video was shared through City social media channels and on the project website to encourage community members to attend the first open house and participate in the digital engagement activities on the project website. The Visioning phase was launched on June 10, 2023, with an open-air open house at Allen Park. Multiple stations were set up throughout the park, allowing attendees to explore the site, learn about its unique history, and share their vision for the park's future. An oversized map allowed guests to post their ideas and things they hoped to keep or eliminate from the park. Guests were also able to submit written comments, and conversations with attendees were documented by staff. The open house generated news coverage from television, radio, and print/digital news outlets featuring an interview with the City's project manager, Kat Andra. The news coverage helped amplify awareness and increased visitation to the project website and participation in the online survey.

On the project website, visitors were asked to submit feedback via an interactive idea wall or digital map of the park. Visitors were also encouraged to participate in an online survey. City staff and planning team members shared information about the project throughout the summer. They tabled at community events in the city, including the Downtown Farmers' Market, Sugar House Rocks Summer Festival, and an event at Forest Dale Golf Course. They also gave presentations to key organizations in the area, including the Sugar House Community Council, Friends of Allen Park, and students, faculty, and staff at Westminster University. The team pushed out the message about the process through social media channels, City email newsletters, and by using fence banners, sandwich board signs, and posters onsite at





Allen Park. Yard signs were created in English and Spanish and distributed throughout the area. All comments, questions, and interactions with the community and key stakeholders were documented in a stakeholder tracker. The information from the tracker, in-person and online engagement, and the advisory committees, informed the development of the initial concepts.

When the initial concepts were ready for review in mid-September, the team hosted a second open-air open house at Allen Park. During the open house, guests could review three concepts and provide feedback on their elements. The concepts were added to the project website, and a second online survey was launched to solicit input. Lastly, Public Lands Rangers were stationed at Allen Park on select weekends in September and October to share the concepts with visitors.

Key Findings from Engagement Phase 2

Visioning Community Engagement Themes

- desire to keep some or all structures on site
- want to activate the park by using spaces for community activities and programs
- keep the landscape natural/use native plants
- desire to see the fountain restored
- want to preserve as many art installations as possible
- dislike the idea of building anything new at the park
- don't want cars allowed in the park
- would like to see the park used for some type of residential purposes (such as artists-in- residence)

Online Survey #1 Results

Respondent Profile

- primarily identify as white/Caucasian women who own their home
- live in the neighborhood surrounding the project
- even distribution of ages between 25-65 years or above
- lowest responding audiences were students, younger than 24 years old

- occasionally visit Allen Park
- typically travel to the park by walking/jogging or driving
- visit the park with adult family members or friends/co-workers
- typically come to the park to explore the art pieces, look at Emigration Creek, exercise or bird watch

Topline Findings

- Respondents favorite things about Allen Park (in order of highest):
  - history
  - unique quirky atmosphere
  - art/quotes
  - variety of wildlife/birds
- Highest-rated visionary goals (as provided by SLC):
  - preserve one of the few remaining open spaces on the eastside
  - preserve as a cultural resource and for historic value
  - protect and enhance Emigration Creek and riparian corridor
- Most-agreed-to long-term goals:
  - preserve/maintain habitat for birds and other wildlife
  - minimize vehicular access; use for walking and biking
  - ensure robust forest canopy for generations
  - preserve/restore natural and drought-tolerant vegetation
- Top changes for encouraging frequent visitation:
  - connecting park trails to area trail network
  - more benches and seating areas
  - improvement to make it easier to get to the park
  - identify nearby parking off-site
  - add entrance(s) on the east side of the park
- Ways to make the park better overall:
  - renovating one or more historic structure(s) to allow visitors



- add comfort amenities (restrooms, drinking water, shade, seating)
- cleanliness and maintenance

**Concept Options Community Engagement Themes**

- majority preferred Concept #1; combination of Concept #1 and Concept #2 was mentioned frequently
- preferred minimal additions/changes – keep as natural as possible
- preservation of most historically significant buildings, particularly Allen Lodge
- strong support for an additional east side entrance; some support for south side entrance
- some concerns about the availability of funding to renovate structures and provide ongoing maintenance
- like the idea of connecting trails system for walking/biking

**Online Survey #2 Results**

**Topline Findings**

- Overall, respondents felt that Concept 1 best reflected the values and plan considerations.
- The strongest focus was on landscapes/maintaining the tree canopy:
  - most cost-effective option
  - doesn't add new structures
- Many would like to see a combination of Concept 1 and Concept 2:
  - liked the balance of open space/greenery
  - preservation of the most historically significant buildings
- Most respondents wanted a small parking area to facilitate more inclusive use of the park spaces.
- While respondents appreciated preserving the buildings in Concept 3, most felt it was too far removed from the original vision for the park.
- There was a strong desire, regardless of concept, to keep the landscape as natural as possible and limit or not incorporate lawn/grassy areas.
- There were mixed feelings about incorporating studios for artists.
- The majority like the incorporation of trail connections.

**Engagement Phase 3 – Planning (December – January)**

The planning team and City staff distilled the input received in Phase 2 to develop a preferred concept presented to the public during the third phase of public engagement. A virtual open house was held on December 11, 2023. During the online open house, the planning team and City staff presented the final recommended concept to attendees, collected feedback, and responded to questions about various aspects. The final recommended concept was posted to the project website along with a video from the virtual open house. Website visitors were encouraged to review the concept and submit comments through the online form. The open house generated news coverage from KSL 5 and ABC 4, and City staff shared the information through social media channels and email newsletters.

**Key Findings from Engagement Phase 3**

**Community Engagement Top Themes**

- Support for concept overall.
- Concerns about the addition of a small parking lot near 1400 East and Westminster Avenue, on the park's southern edge.
- Uses could be potentially disruptive to nearby neighborhood.
- Concerns about increased criminal activity (vandalism, camping, etc.) without onsite security.
- Desire to avoid disturbing wildlife that utilize the area (i.e. deer).
- Concerns about increased fire risk from more people visiting an area with overgrown vegetation and numerous vacant buildings.
- Preference for parking to be strictly for ADA access.

**Community Engagement Touchpoints**

This serves as a summary of the various avenues through which we promoted the project to generate awareness, and essential points for gathering feedback throughout the planning process.

**Online Community Engagement Online Survey Participation**

- Survey #1 – 304 completed surveys

- Survey #2 – 143 completed surveys

Project Map – 46 comments

Online Idea Wall – 37 comments

**Website Visitation and Engagement (June 10, 2023 – January 16, 2024)**

- 2,757 unique visitors
- 4,026 total visits

**Open House Attendance and Comments**

- Open House #1 (June 13, 2023)– 67 attendees
  - written comments/questions- 26
- Open House #2 (September 20, 2023) – 42 attendees
  - written comments/questions - 11
- Open House #3 (December 11, 2023) – 40 attendees
  - written comments/questions - 33

**10 Stakeholder Interviews**

- Amy May, Executive Director - Tree Utah
- Amy Reid, Local Resident & Community Planner
- Brian Tonetti, Executive Director - Seven Canyons Trust
- Beth Dobkin, President - Westminster University
- Chris Winfree, Head of School - Elizabeth Academy/Garfield School
- Christy Clay, Professor of Biology - Westminster University
- Cooper Farr, Director of Conservation - Tracy Aviary
- Emily Ingram, Director of Conservation - Utah Open Lands
- Sheila Yorkin, Director of Marketing - Westminster University
- Yda Smith, Board Member - Friends of Allen Park

**Community Advisory Committee Meetings:**

- June 8, 2023
- August 14, 2023
- September 13, 2023
- November 29, 2023

**Technical Advisory Committee Meetings:**

- April 28, 2023
- November 16, 2023

**Tabling at community events**

- Downtown Farmers Market
  - June 10, 2023
  - June 24, 2023
  - July 15, 2023
- Poplar Grove - June 27, 2023
- Pioneer Day Drone Show - July 24, 2023
- Sugar House Rocks Summer Festival - July 21, 2023
- Forest Dale Golf Course - July 28, 2023
- Allen Park Ranger Tabling
  - September 23, 2023
  - September 30, 2023
  - October 14, 2023
- Partners in the Park - August 15, 2023
- Avenues Street Fair - September 9, 2023

**Presentations to Community Groups**

- Sugar House Community Council
  - June 7, 2023, October 4, 2023, January 3, 2024
- Friends of Allen Park
  - February 15, 2023, April 24, 2023, June 21, 2023, July 19, 2023, December 20, 2023
- Westminster University
  - April 21, 2023, September 7, 2023

**Media Coverage**

(see appendix for full media coverage report):

- 38 news stories:
  - 18 TV news
  - 2 radio news
  - 14 digital/print news
  - 4 social media news
- Reach/Audience: 2,943,353 touchpoints (size of audience for each outlet x the number of time a story ran/opportunities for people to see/read/hear the story)

Community and stakeholder input shaped the adaptive reuse plan at each step of the process by informing the vision, providing input on priorities within the park, and reviewing the final concept.



05

# The Adaptive Reuse Plan

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# Chapter 5 - The Adaptive Reuse Plan

The adaptive reuse plan concept “Arts & Sciences in the Wild” is the culmination of the planning process. The concept balances the ecological needs, arts, and historical needs of the site in a way that invites visitors to enjoy this oasis in the city. Where removal of buildings was necessary, new opportunities for gathering and enjoying nature, the arts, and each other were added. Creek, riparian zone, and wildlife habitat have all been improved ensuring the opportunity to learn about the importance of these areas for generations to come.

The purpose of this adaptive reuse plan is to provide guidance for the design and implementation of the community’s vision for the future of Allen Park. The plan illustrates the changes and amenities that will achieve the community vision in light of technical needs and challenges and funding considerations.

This adaptive reuse plan is intended to guide future phases of changes and programming within the park, many of which will occur only as additional funding sources and partnerships are identified.

## The Vision

Allen Park is an island of calm in the city that provides opportunities for relaxation, wildlife viewing, and enjoyment of Emigration Creek.

The adaptive reuse plan embodies several priorities that, together, facilitate achievement of the vision. These priorities include:

- improvement of the primary and secondary trail system to make the park and amenities accessible for all users
- improvement of Emigration Creek flows and reduction of bank undercutting
- preservation of the tree canopy for bird habitat and visitor enjoyment
- improvement of the visitor experience including opportunities to stop and stay, visit with friends, enjoy the art, or learn something new
- improvement of the various ecosystems in the park including the riparian zone and the mountain brush hillside area
- preservation or rehabilitation of critical aspects identified in the CLR, the maximum extent possible, including:
  - Mrs. Ruth Allen’s art objects and installations
  - natural systems & features
  - spatial organization of the park
  - building cluster arrangements in the park
  - land use
  - circulation

- vegetation
- buildings and structures
- views and vistas
- small scale features
- rehabilitated buildings are used for a purpose that promotes the vision, to the greatest extent possible
- rehabilitated high priority buildings as identified in the CLR

## Overview of Concept

The concept in the adaptive reuse plan enhances the landscape and tree canopy, preserves the original intent of Allen Park as an oasis in the city, and provides opportunities to enjoy nature, observe birds, enjoy Emigration Creek, and gather as a community.

## Trail System Improvements

The trail system within Allen Park will include a series of primary and secondary trails. The primary trail system is based on the current alignment of Allen Park Drive. The secondary trail system provides access to arts objects, rehabilitated buildings, and the mountain brush area of the park. The mountain brush area secondary trail will utilize a preferred existing “social” trail and the current grade of the hillside to

minimize erosion, impacts on neighboring properties and make the trail available to as many users as possible.

## Entrances:

- primary park pedestrian entrance at northern entrance on 1300 East
- fire, maintenance, and studio tenant access, as well as ADA parking entrance at southern entrance on 1300 East
- future east side park pedestrian and bicycle entrance at the future trail connecting the City’s trail system to the east
- future south side park and bicycle entrance at 1400 East connected to primary trail through a looping secondary trail

## Primary Trail Cross Section

- narrow paved area 20’ - 26’ feet depending on fire code requirements
- stripe the trail, if necessary, in future phase when trail connection to the east is complete
- construct the trail based on the cross section in Figure 5-1
- design concrete headers to avoid trip hazards

## Secondary Trails

- access trails to each of the remaining buildings
- trails within the Grassy Area near the entrance



The Grassy Area



Emigration Creekside



Bench Precedent



Vegetated Area



Gathering Space Precedent



# ALLEN PARK

## ADAPTIVE REUSE CONCEPT

### ARTS & SCIENCES IN THE WILD

#### LEGEND

- STRUCTURES - PRESERVED
- STRUCTURES - REMOVED
- CONVERTED TO PARK OFFICE/MUSEUM/COMMUNITY SPACE
- CONVERTED TO MAINTENANCE OR RESTROOM FACILITIES
- NEW OR UPDATED GATHERING AREAS
- NEW OR UPDATED ORNAMENTAL PLANTING AREAS
- NARROWED PRIMARY TRAIL
- IMPROVED SECONDARY TRAIL
- NEW WEIRS
- NEW CREEK ACCESS AREAS
- ENHANCED WILD HABITAT AREAS
- IMPROVED TREE CANOPY
- IMPROVED GAZEBO
- P VEHICLE PARKING - ACCESSIBLE
- B EXISTING BUS STOPS (BUS 213)
- B NEW BIKE RACKS
- i RESTORED OR NEW PEDESTRIAN LIGHTING AS NEEDED
- A MAJOR ART OBJECTS
- P IMPROVED POPPY FIELDS
- R ACCESSIBLE RESTROOM FACILITY



Figure 5-1 - Primary Trail Cross Section

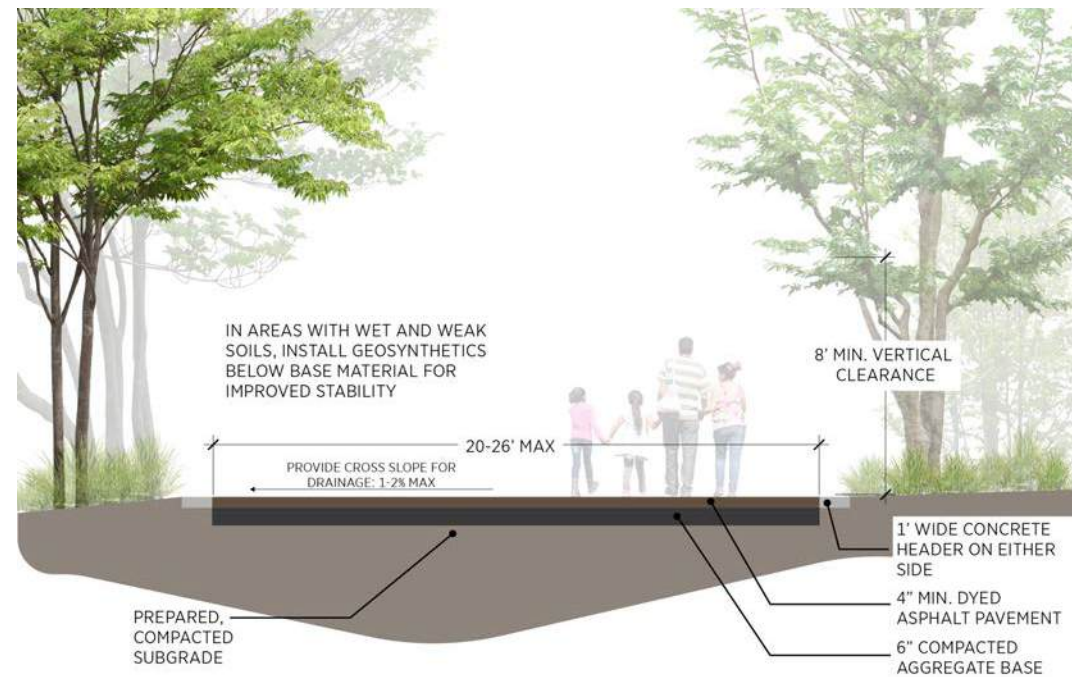
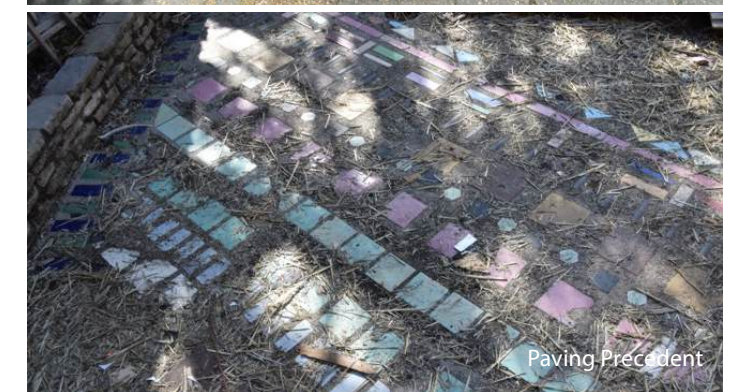
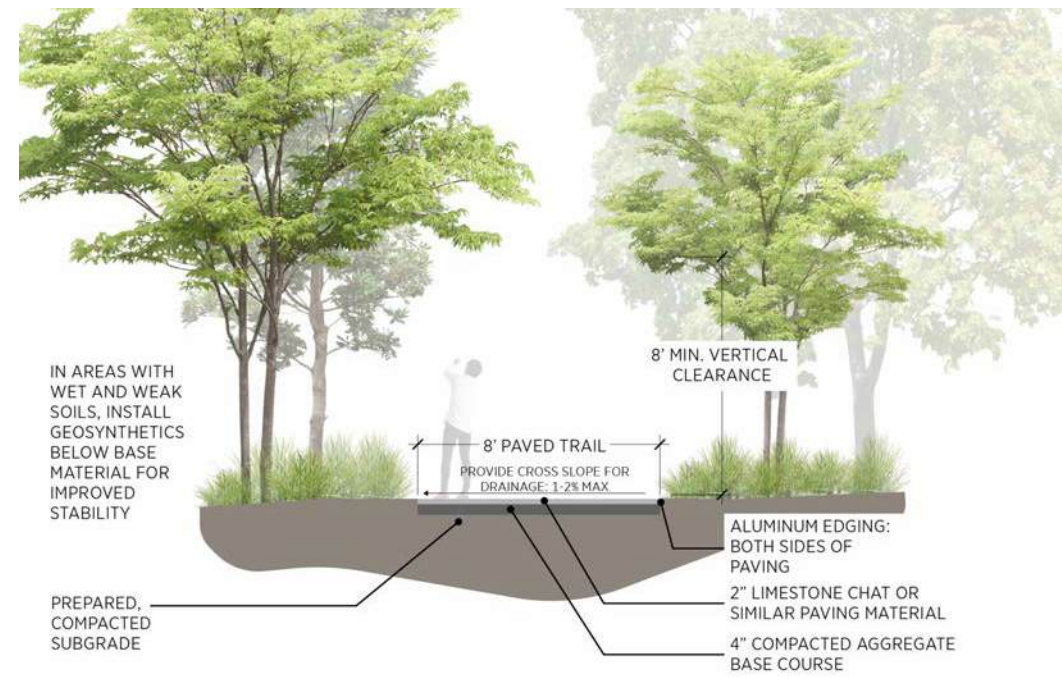


Figure 5-2 - Secondary Trail Cross Section



- allowing visitors to view the art within this area
- a looping trail from the new secondary trailhead to the primary trail

Secondary Trail Cross Section

- 8' width
- construct the trail based on the cross section in Figure 5-2
- installation of aluminum paving edging to avoid tripping hazards

Visitor Experience Improvements

- new and upgraded visitor areas including picnic spaces, small group gathering spaces, and opportunities to sit and enjoy the area
- the focus and recommended capacity of each space identified on the adaptive reuse plan concept map
- restroom facilities at the middle of the park in the repurposed 1384 Duplex
- opportunities to observe artists and scientists at work to

- learn and be inspired
- uniform and consistent signage
- one ADA accessible parking stall at the southern 1300 East entrance
- improved, dark skies, wildlife appropriate pedestrian lighting designed and installed in accordance with Salt Lake City lighting standards
- bicycle parking at all entrances and trailheads
- park history display in the Allen Lodge
- removal of the black protective fencing as buildings are demolished, rehabilitated or stabilized, art objects are preserved, and visitor spaces are improved to allow visitor access to more of the park

Emigration Creek Improvements

- removal of the road culvert and replacement with a new bridge to improve creek flows and reduce undercutting
- installation of weirs and other infrastructure to reduce

- creek flow (see Riparian Zone Adaptive Reuse Concept Map)
- lay back creek banks to reduce erosion (see Riparian Zone Adaptive Reuse Concept Map)

Eco-Zone Improvements

- enhancement of the tree canopy through the addition of trees in areas reclaimed through demolition of existing buildings and removal of paving as well as the planned replacement of invasive species with native species to improve the riparian zone and wild bird habitat
- planned replacement of non-native and invasive species in the riparian zone (see Riparian Zone Adaptive Reuse Concept Map)
- planned replacement of non-native and invasive species in the mountain brush, hillside zone (see Riparian Zone Adaptive Reuse Concept Map)
- improvement of the ornamental planting areas to strengthen plant health (see Riparian Zone Adaptive Reuse Concept Map)

- preservation of the entry sequence including The Grassy Area and associated Gathering Space, Peacock Gazebo, Central roundabout art/fountain element, Allen Lodge and ornamental Garden, and The Roost

**Buildings & Structures**

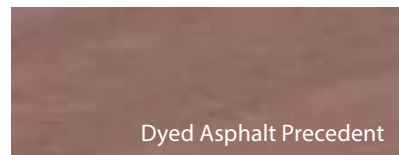
- rehabilitation and reuse of nine of the top priority structures on the site (see Structures Adaptive Reuse Concept Map)
- rehabilitation of the Allen Lodge for Park offices, a history exhibit, and a community gather space (see Structures Adaptive Reuse Concept Map)
- rehabilitation of The Roost, The Mary Rose, The Sally Anne, and the Ethylene as studio spaces for day use by artists and scientists (see Structures Adaptive Reuse Concept Map)
- continued use of The Roberta as a parks maintenance and storage facility
- conversion of the 1384 Duplex as a restroom facility with four all gender rooms, and an area with two utility sinks to support the studios. At least one of the restrooms to be ADA accessible
- stabilization of the Thomas Boam House and Ye Olde George Albert to preserve the Lower Allen Park structures cluster, prevent further deterioration of the building, and protect against trespass. The structures should be rehabilitated into additional studios, as feasible

**Art and Mosaics**

- All art objects are conserved on site in their current locations to the extent possible.
- Water features are to be conserved as art objects.
- In the event that a demolished building includes a decorative address tile, the tile should be removed and included in the history exhibit in Allen Lodge with information about the removed building.

**Paving and Walls**

- primary trail paved with colored asphalt to differentiate from standard roadway



- preserve unique paving areas within the park
- preserve historic walls, curbing, and fences and use as focal points



Allen Lodge Ornamental Garden Concept

# ALLEN PARK ADAPTIVE REUSE CONCEPT

## STRUCTURE ADAPTIVE REUSE PLAN

**LEGEND**

- STRUCTURES - PRESERVED
- STRUCTURES - REMOVED
- CONVERTED TO PARK OFFICE
- CONVERTED TO MAINTENANCE OR RESTROOM FACILITIES
- NEW OR UPDATED GATHERING AREAS







Studio Concept



Allen Lodge

**Overview**

The CLR included an evaluation of each of the buildings located within Allen Park and provided a prioritized list of the remaining structures. As a follow up to the work completed in the CLR, the structures' evaluations were updated as part of this planning process. The results of both evaluations formed the basis for discussions about the future of each of the buildings on site.

In addition to the structural status of each of the buildings, the planning process identified possible future uses for any buildings retained on site. The community indicated a desire to save buildings that could be used for a purpose consistent with the history of the site and practical considerations including parking constraints, lack of water and sewer utilities, and proximity to the adjacent neighborhood. As a result, the planning process identified those buildings that:

- were highest on the CLR priority list
- could be rehabilitated for daytime use as studios for artists and scientists
- could be rehabilitated based on the current structural status and rehabilitation costs of the building

**Cluster Arrangement**

The two clusters of buildings identified in the CLR are preserved in the Adaptive Reuse Plan Concept.

The Lower Allen Park cluster includes:

- The Gazebo
- The Allen Lodge
- The Roost
- Thomas Boam House
- Ye Olde George Albert

The Upper Allen Park cluster includes:

- The Mary Rose
- The Roberta
- The Sally Anne
- The Ethylene

The two areas are connected by the central park area that includes the restroom facility and the bridge. The two clusters are the foundation of the "History Walk" element of the park discussed on page 49 as part of the interpretive signage plan.

**Studio Concept**

Many of the buildings retained on site are recommended for rehabilitation as studio spaces for artists and scientists to work within this unique environment. The studio spaces will be finished simply and provided with electricity. Wet utilities will be available at the restroom building centrally located in the park. If funding becomes available, explore adding sewer connections. Septic tanks will not be allowed.

Rehabilitation of the historic buildings as studio spaces is a change in use for building code purposes. Generally the buildings will change from their historical residential use to either an assembly or business use. Use of the Historic Structures section of the Building Code is recommended when identifying the required changes and updates to the buildings.

The Utah State Historic Preservation Office matrix will guide alterations of the structures to achieve ADA access. The standard is found in Appendix E.

**Allen Lodge**

Rehabilitation of Allen Lodge is the top priority of the CLR, the community, and the adaptive reuse plan. Future uses of the building include park offices, Park Ranger office space, a history display, and a small community gathering space.

The ornamental garden in front of the Allen Lodge should also be restored with new plantings consistent with historic photographs which include roses, irises, and poppies. The stone wall defining the ornamental garden should be stabilized and preserved.

At the rear of the house is an area that was historically used for gatherings. This area should be relandscaped with native plants and the inclusion of a small group seating area.

Floorplan Concept of the Allen Lodge



## Adaptive Reuse Concept Elements



### Peacock Gazebo

The Peacock Gazebo is what remains of a building that was on the site prior to purchase by the Allens. The Adaptive Reuse Plan recommends stabilization of the Gazebo and the addition of visitor amenities such as bench for 4-6 people.



### The Roost

The Roost is one of the oldest buildings in the Park. Rehabilitation of the Roost into two studios will provide activity and interest near the entrance to the park.



### Thomas Boam House

The Thomas Boam House is a two-story wood log structure. Rehabilitation of the Thomas Boam House for occupancy and access may be cost prohibitive. Additional evaluation of strategies to make access to the interior of the building accessible will be necessary. At a minimum, the building should be stabilized and protected against further deterioration. This structure is on the north side of the creek limiting access and requiring careful consideration of creek health in any strategy for reuse.



### Ye Olde George Albert

Similar to the Thomas Boam House, Ye Olde George Albert is a two-story structure. Access to the structure is across the remaining foot bridge and then up a staircase to the porch. Additional evaluation of strategies to make access to the interior of the building accessible are necessary for this building as well. The building should be stabilized and protected against further deterioration. This structure is on the north side of the creek limiting access and requiring careful consideration of creek health in any strategy for reuse.

### 1384 Duplex

1384 Duplex is located roughly at the midpoint of the park and has been identified as the preferred location for a restroom and utility facility to serve the park. Salt Lake City will install a water and sewer line to this point. The building will feature all gender restrooms and an area with 2-3 utility sized sinks to serve the studios.



### 1387 Duplex

This building is recommended for removal. The site of the building will be reseeded with native plantings and a picnic area with 1-2 tables for visitors to the park.



### The Mary Rose

The Mary Rose has a striking exterior fireplace and is recommended for rehabilitation as four studios. The ornamental garden in the front yard of the building will be restored and planted with roses, irises, and poppies. In addition, the walkway to the building will be improved as an accessible secondary trail.

### The Roberta

The Roberta is currently used as a park maintenance and storage facility. This use is recommended to continue.



### The Sally Anne

The Sally Anne is recommended for rehabilitation as four studios and restoration of the ornamental garden. In addition, the walkway to the building will be improved as an accessible secondary trail.



### 1414 Duplex

This building is recommended for removal. The site of the building will be reseeded as part of the riparian area with a boardwalk in later phases for visitors to the park to get closer to the creek.



### 1423 Duplex

This building is recommended for removal. The site of the building will be reseeded with native plantings and a small gathering area appropriate for use as a small outdoor classroom for 8-10 visitors to the park.



### 1424 Duplex

This building is recommended for removal. The site of the building will be reseeded as part of the riparian area with a boardwalk in later phases for visitors to the park to get closer to the creek.



**The Ethylene**

The Ethylene is recommended for rehabilitation as two studios. If feasible, this structure should be relocated to the area adjacent to the restroom out of the floodplain. Restoration or recreation of the ornamental garden should be included in the rehabilitation plan. In addition, the walkway to the building will be improved as an accessible secondary trail.



**1434 Duplex**

This building is recommended for removal. The site of the building will be reseeded as part of the riparian area with a boardwalk in later phases for visitors to the park to get closer to the creek.



# ALLEN PARK

## EXISTING CONDITIONS & ART PRESERVATION

### ART ELEMENT MAP

**LEGEND**

- PILLAR
- MONUMENT
- GATEWAY
- BOLLARD
- BENCH
- OTHER ARTWORK
- MISCELLANEOUS
- MAJOR ART OBJECTS



**Overview**

The arts elements within the park are recommended for conservation and, in some cases, restoration in their current locations. The map identifies the location of each element by type. In addition to the elements identified on the map, many of the buildings have unique address plates that should be preserved. The existing address plates on buildings identified for demolition should be removed, preserved, and included as part of the history display in the Allen Lodge with information and photos of the original building.

This plan uses the term conservation to mean the maintenance and protection from future damage and deterioration of works of the small art objects in the park. The plan uses the term restoration to mean the repair or renovation of art objects to something approaching their original undamaged appearance.



**Major Art Elements**

There are several major elements or clusters of elements that are focal points for navigation through the park. These elements include the Peacock Gazebo and the Central Roundabout Fountain that are part of the entry sequence. The Gazebo is recommended to become a visitor amenity with the addition of seating. The fountain area is recommended for restoration. During the restoration process, the arts restorer should evaluate the feasibility of reusing site water to recreate the fountain at this location.



Another major art element is in the second roundabout. This area is called The Swimming Pool because it was once a pool. In addition to the pool there are sculptures throughout this area. The swimming pool area is



recommended for restoration as a dry art element.

The final major art element is The Living Room adjacent to The Swimming Pool. It is a gathering area that is the precedent for new gathering areas within the park. This area is recommended for conservation and access for visitor use for small gatherings of 8-10 people.



**Pillars**

There are pillars along Allen Park Drive that were the original street lighting system for the park. The pillars should be restored in place and evaluated for retrofit with pedestrian-level lighting that conforms to City lighting standards for wildlife and limited light areas.



**Monuments**

There are monuments throughout the park that include art mosaics and sayings. The monuments should be conserved in place.



**Bollards**

There are three kinds of bollards in the park – mortared stone, natural or cut stones, and masonry pillars. The bollards provide a visual and physical buffer between different areas and elements of the park.



**Gateways**

Gateways are art elements that mark an entry or passageway within the park. The gateways should be conserved in place to the greatest extent possible. The gateway that is currently located within the eastern roundabout will need to be relocated to accommodate the fire truck hammerhead turnaround in that area. The art element should be relocated as close as possible to its original location, preferably near the Ethylene or as part of the small gathering area at the current location of the 1423 Duplex.



**Benches**

There are several types of benches within the park located in and around points of interest. These benches should be rehabilitated in their original locations. To enhance visitor experience, new benches are recommended in several locations to recreate opportunities to sit and enjoy and gather within the park. New benches should be consistent in terms of size, scale, and materials but easily distinguishable from existing, historical benches.



**Other Artwork**

There are also several other artwork types throughout the park. These include birdcages, fireplaces, composite features, and water features. Each of the features will be conserved in place. Water features will be conserved as dry elements rather than fountains or other water features.



**Miscellaneous**

Miscellaneous elements are a collection of features that don't fall into the other categories. In some cases they are not art or historical objects that can be removed. An example of this is the pin-up board at the entry of the park. Other examples contribute to an understanding of Allen Park's past. An example of this is the wooden brochure kiosk.

# ALLEN PARK ADAPTIVE REUSE CONCEPT RIPARIAN CORRIDOR & WILDLIFE HABITAT AREAS

**LEGEND**

- RIPARIAN CORRIDOR & WILDLIFE HABITAT AREAS
- NEW OR UPDATED ORNAMENTAL PLANTING AREAS
- UPLAND RESTORATION AREAS



**Overview**

The adaptive reuse of Allen Park provides an opportunity to improve the health of Emigration Creek, the riparian zone, the mountain brush area, and the wildlife habitat in the park. Recommended changes are to be implemented over time.

**Emigration Creek Recommendations**

The recommended improvements are intended to comply with the Salt Lake City Riparian Corridor Overlay District (Section 21A.34.130 of the Salt Lake City Code) to improve stabilization, quality, and aesthetics of the riparian zone as well as address several field observations affecting general creek conditions. These include the 6-foot diameter corrugated metal pipe (CMP) culvert, the scour and erosion occurring downstream of the culvert, and over-steepened channel banks.

- Replace the CMP culvert with a bridge. The CMP culvert should be replaced with a bridge with a minimum span of 14 feet. The bridge should be of the same style and type as the existing pedestrian bridge accessing Ye Olde George Albert which was found to be of roughly similar appearance to the original bridge. The circulation pattern was found to have retained its historical integrity despite the replacement of the historical bridge.
- Install Drop Structures. Drop structures will need to be designed and constructed downstream of the existing culvert where there is an approximately 15 foot drop in the channel invert. Drop structures are also recommended upstream of the culvert to add diversity and reduce velocities. The drop structures may need to include



elements of energy dissipation including a plunge pool, riprap or concrete pads, or vegetation. The size and nature of the drop structures and energy dissipation would be calculated during the design.

- Improve Channel. In order to stabilize the channel banks, it is recommended they be laid back at a minimum side slope of 2:1 and should be designed with at least 1 foot of freeboard. The channel banks will also need to be protected with natural or unnatural bank protection. The type of bank protection would be determined during the design process.

Cross sections 1A and 1B show potential conceptual conditions at the downstream sections of Emigration Creek. Based on the restrictions of the roadway to the south and buildings to the north above the creek, this area may require more urbanized restoration efforts to maintain a healthy floodplain. This restoration would include regrading the slopes, bank armoring, and deepened channelization of the creek to reduce erosion. These restoration efforts will have a more terraced approach using boulders or other bioengineering design elements. Cross sections 2A and 2B represent the upstream section of Emigration Creek through Allen Park, which has fewer horizontal constraints and currently exhibits sustainable bank slopes. This extent of the creek could be widened in areas to allow for pooling along with the installation of weirs/check dams. Newly graded slopes may be restored with vegetation and bioengineering for natural erosion control. Channel restoration in this section of Allen Park is intended to mimic a more natural occurring floodplain with varying channel widths and pools.

**Tree Preservation and Phasing**

In order to restore the riparian corridor of Allen Park, some trees, both invasive and native, will have to be removed along Emigration Creek. Full removal of tree stumps and roots would loosen the surrounding soils, making the corridor more susceptible to erosion, primarily on steep slopes or along the Creek. To prevent excessive erosion and to preserve the integrity of the Creek banks, trees should be cut at the base and the stump and roots left to remain in place. Stumps of invasive tree species should be treated with herbicide when cut at the base, as described in the weed control section of this report. Revegetation efforts surrounding these cut trees will

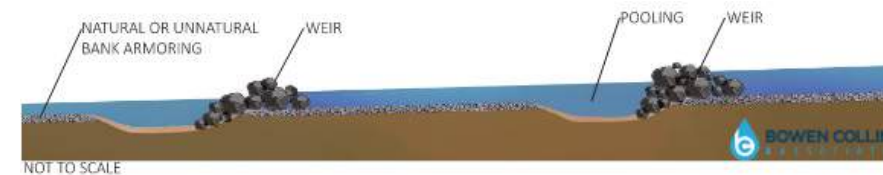


Figure 5-3 - Typical Creek Profile

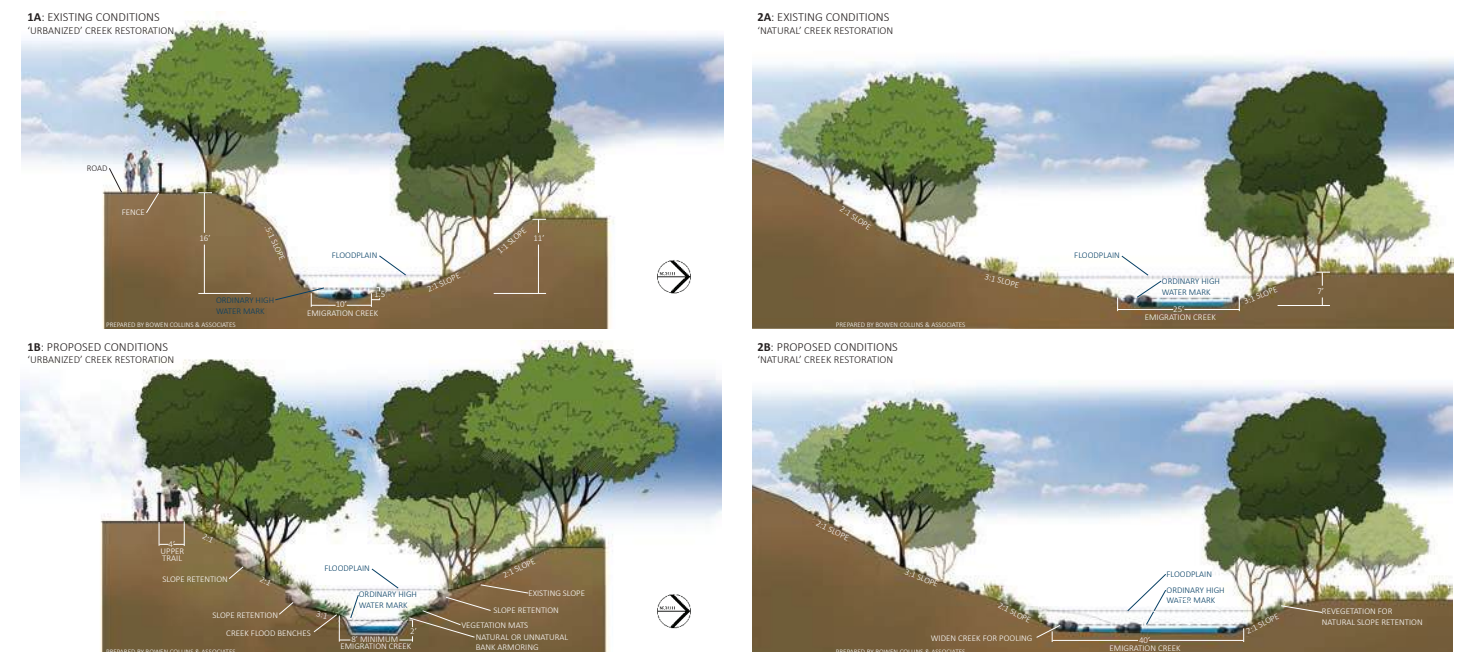


Figure 5-4 - Creek Cross Sections

stabilize the banks as these stumps decompose.

Preserving old growth trees of desirable species is preferred when possible. As tree age cannot be identified based on tree size, it is recommended that an arborist determines which trees are of greatest preservation priority. It is also recommended that all tree removal be phased to maintain a healthy age stratification of trees within the riparian corridor and avoid removing large amounts of tree canopy and in turn bird habitat. When existing trees are removed, new trees should be planted in their place to continue the revegetation process. Particularly when invasive non-desirable trees are removed, immediate replacement with desirable species will aid in preventing the return of the invasive species if done quickly after removal.

**Revegetation**

Revegetation includes the planting of trees and shrubs along with possible seeding. All of these revegetation methods should be completed in the fall before the ground freezes or the early spring for best moisture retention. Planted trees should be caged to prevent beaver and deer damage. Figure 5-5 depicts these different vegetation communities. Revegetation of each of the communities is addressed below.

**Riparian Corridor**

Per Salt Lake City Ordinance No. 3 of 2008 enacting Section 21A.34.130 of the Salt Lake City Code, all work within 100 feet of the annual high water level (AHWL) of Emigration Creek will be done in accordance with the development regulations of the Riparian Corridor Overlay District (RCO). Permitting with the Public Utilities Director of Salt Lake City will be required before any restoration may take place. The RCO standards aim to improve stabilization, quality, and aesthetics of riparian zones





Figure 5-5 - Vegetation Communities

throughout Salt Lake City. Riparian zones are split into three areas, which dictate the permitted uses within the 100 foot riparian corridor. Per Salt Lake City Code, the area within 25 feet of AHWL is a “no disturbance area.” The next 25 feet is a “structure limit area,” and therefore may not have structures. The remaining 50 feet within the riparian corridor is the “buffer transition area.” Permitting will include a flood control permit with Salt Lake County Flood Control, a Stream Alteration Permit with the State of Utah, and a Floodplain Development Permit with Salt Lake City Public Utilities.”

The uses allowed within these different areas vary between uses allowed by right and uses which require a riparian protection permit. Primarily, all major ground disturbing activities within 25 feet of the AHWL require permitting. Work recommended along Emigration Creek in this report will require RCO permitting due to the ground disturbances that would be required for the channel improvements to decrease erosion and reduce velocities of the creek. Permitting may not be required in this area for the recommended work involving invasive plant removal and planting of native vegetation. Within all zones, all removal of live trees with a 2” or larger caliper must be approved in the RCO permitting process and replaced with approved vegetation. Dead trees may be removed in any zone as long as heavy equipment is not utilized.

Structures and features existing on January 15, 2008, prior to this code development are authorized to continue use and any associated maintenance, but the replacement, rebuilding, or expansion of any buildings within 50 feet of the AHWL shall require RCO permitting.

Figure 1 in Appendix A shows the limits of these zones within Allen Park.

Salt Lake County removed some trees, both live and dead, from the riparian corridor in the spring of 2023 for flood control purposes during the high runoff. It is recommended that the riparian corridor be replanted as soon as possible to ensure bank stability in the future, diversify the vertical structure, and increase bird habitat. The following tree and shrub species are specific for the riparian corridor and are recommended for any future revegetation efforts. The native riparian trees and shrubs listed have been selected based on their structural stability and lack of winter breakage, as well as their contributions to local wildlife.

- Black Hawthorn – *Crataegus douglasii*
- Blue Spruce – *Picea pungens*
- Booth’s Willow – *Salix boothii*
- Fragrant Sumac – *Rhus aromatica*
- Golden Currant – *Ribes aureum*
- Narrowleaf Willow – *Salix exigua*







- Northwest Territory Sedge – *Carex utriculata* (in lower benches)
- Red-osier Dogwood – *Cornus sericea*
- Twinberry Honeysuckle – *Lonicera involucrata*
- Water Birch – *Betula occidentalis*
- Woods' Rose – *Rosa woodsii*

**Forested Hillside**

The forested hillside remained widely untouched by the Allen Family when the area was originally inhabited. As such, most of the species within the hillside are native, desirable species. Careful treatment of weed species within this vegetation community as recommended on page 74 of the CLR will ensure the continued dominance of these native desirable species. Following weed treatments or other soil disturbing activities, any barren or thin cover areas left should be reseeded with the recommended plants for the naturally reclaimed areas to reduce future weed establishment. This should occur between October and November. Mulch should be applied to conserve soil moisture and moderate temperatures, improving the chance of germination. This can be a light application of hydromulch or simply a light straw mulch after seeding.

**Naturally Reclaimed Areas and Landscaped Areas**

Areas that were once manicured landscapes were left in recent years to be reclaimed by the surrounding vegetation.

As manicured plants that weren't suited to Utah's natural climate died off, opportunistic weed species have taken their place and now dominate the landscape. These areas can either be restored to match previous conditions or they can be replanted to reflect nearby native conditions with a variety of shrubs, grasses, and forbs. Suggested native species that could be included in the revegetation of these reclaimed landscape areas include the following:

- Alpine Currant – *Ribes alpinum*
- Common Snowberry – *Symphoricarpos albus*
- Dwarf Rabbitbrush – *Ericameria nauseosa*
- Fringed Sagebrush – *Artemisia frigida*
- Oregon Grape – *Mahonia repens*
- Smooth Sumac – *Rhus glabra*
- Utah Serviceberry – *Amelanchier utahensis*
- Western Sand Cherry – *Prunus besseyi*
- Woods' Rose – *Rosa woodsii*
- Blanket Flower – *Gaillardia aristata*
- Blue Flax – *Linum perenne*
- Blue Wildrye – *Elymus glaucus*
- Intermediate Wheatgrass – *Thinopyrum intermedium*
- Mountain Brome – *Bromus marginatus*
- Rocky Mountain Penstemon – *Penstemon strictus*

- White Yarrow – *Achillea millefolium*
- Yellow Evening Primrose – *Oenothera biennis*

**Wildlife Habitat Enhancement Recommendations**

Due to its unique seclusion from the business and development of the surrounding urban area, Allen Park has the potential to be a refuge for various species of wildlife. Its separation encourages wildlife that may not inhabit the surrounding urban area to visit and inhabit the Park that may not inhabit the surrounding urban population. This includes distinct avian and mammal species.

**Birds**

Habitat for the bird species at Allen Park may be enhanced by increasing forage and shelter opportunities. This can be accomplished by increasing natural opportunities or by installing nesting boxes and bird feeders. Bird feeders would enhance the number of songbirds seen at the Park and create a centralized hub of bird activity for visitors to observe. Any bird feeders installed should be squirrel-proof.

Ground foragers like quail are unlikely to use raised bird feeders. Increase shelter and forage opportunities to create a more welcoming setting for native ground foragers. This can be accomplished by planting berry producing plants on the list of plants for the naturally reclaimed areas. Native ground foragers can take shelter in shrubs and the berries offer winter

forage opportunities.

**Mammals**

Allen Park is connected to the narrow riparian corridor created by Emigration Creek as it flows from the foothills downstream, however, surrounding urban development does make it more difficult for mammal species to travel to the Park than it is for bird species. This means fewer mammal species are currently present, and there is a lower likelihood of attracting new species. Habitat within the Park may be enhanced for deer, but managing squirrel populations will be more difficult.

Deer scat observed at the site suggested that the deer forage on riparian vegetation. Enhancing the understory shrub cover along Emigration Creek would enhance forage opportunities and provide cover for deer, creating a more desired habitat for them to return.

Fox squirrels have also been observed in Allen Park which are not native and spreading rapidly across the Wasatch Front. Because they inhabit the same resources as the native red squirrels that are also found at the Park, whatever methods used to target or trap fox squirrels would also impact the native squirrel species. While it is possible to set live traps for squirrels in the trees and release the red squirrels, managing the traps may take considerable time and effort. As the neighborhoods that surround the Park also have squirrel habitat, attempting to remove all fox squirrels may be ineffective as more squirrels move into the Park.



# ALLEN PARK VARIOUS PATH CONCEPT ART WALK

**LEGEND**

- ART WALK PATH
- INTERPRETIVE SIGNAGE - ART



# ALLEN PARK

## VARIOUS PATH CONCEPT

### HISTORY WALK

**LEGEND**

- HISTORY WALK PATH
- 📍 INTERPRETIVE SIGNAGE - HISTORY



# ALLEN PARK VARIOUS PATH CONCEPT NATURE WALK

**LEGEND**

- NATURE WALK PATH
- 📍 INTERPRETIVE SIGNAGE - NATURE



## Interpretive plan

To provide more information about the park’s history, art and nature, and series of designated routes along with interpretive displays shall be provided. Routes are categorized in three walks; History Walk, Art Walk, and Nature Walk. By on-ground markings or a series of smaller signs, each walk is color coded to make it easy for visitor to follow a selected route. Series of interpretive displays will provide detailed story about the area, structure or ecological information. By identifying the path for the walk, stories can be told in a more consecutive fashion but also provides more ways for the visitors to enjoy the park and experience it from different perspectives.

### History Walk

The “History Walk” will include a tour of historic aspects of the Allen Park. The path will guide visitors to the lower and the upper Allen Park historic areas including:

- The Peacock Gazebo
- The Allen Lodge
- The Roost
- Thomas Boam House
- Ye Olde George Albert
- The Mary Rose
- The Roberta
- The Sally Anne
- The Ethylene

Displayed interpretive signage will provide information about the history of the park and buildings.

### History Exhibit

- Exhibit materials should be included throughout the park as well as within the Allen Lodge.
- Within the Lodge oral histories of those who lived or visited Allen Park will be a unique and interesting opportunity to learn more about the Park.
- Resources for visitors to record and include their own memories within the exhibit should be included as part of the Allen Lodge facility.

### Art Walk

The “Art Walk” is a thematically designated route that links all of the art elements together. Most of the arts elements are adjacent to the primary trail. Foliage and landscaping should be trimmed to allow visitors to enjoy the arts element. There are arts elements that are further from primary trail and will require the construction of secondary trails to access the element. These include several elements near the Allen Lodge and the Roost that should be incorporated into the gathering area proposed for that location. There are also several arts elements in the Grassy Area at the entrance. The alignment of the secondary trails in the Grassy Area should allow for viewing of these elements. There is a cluster of elements near the proposed restroom facility that should be incorporated into the alignment of the looping secondary trail system in that area.

There is one element that is outside of the boundary of the park to the east. This element should remain in place (it is within the Public Utilities easement area adjacent to Emigration Creek.) Any foliage around the element should be trimmed to allow visitors to see the artwork from the trail.

### Nature Walk

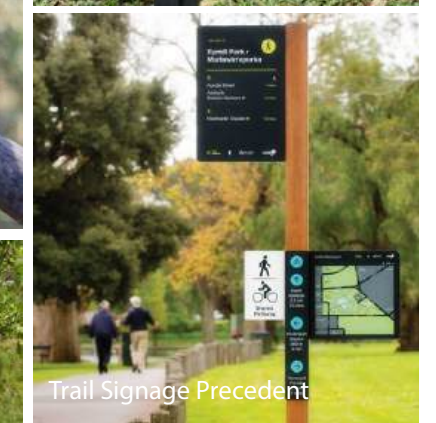
The secondary trail on the north side of Emigration Creek in Lower Allen Park is an opportunity to get closer to the creek. The “Ecology Walk” is an opportunity to educate visitors about important components of stream health, wildlife habitat, and the changes made as part of this project. The walk would then continue on the secondary trail system to educate people about the mountain brush and hillside area including the importance of plant health and erosion control.

### Signage and Interpretive Displays

- Existing interpretive signage should be upgraded based on Allen Park branding and include information about improvements and changes made as a result of this plan.
- Allen Park branded signage providing information about key amenity, arts and operational considerations should

also be included:

- Operational considerations:
  - Directory
  - Hours of operation
  - No dogs allowed
  - Bicycle speeds
  - Restroom directions
  - Park office directions
  - Bird nesting period quiet times
  - Stay on Trails
  - ADA Stall
  - Bike parking
  - Trailhead signage
  - Creek access/no access signage
- Amenity signage (color coded)
  - History Walk
  - Art Walk
  - Nature Walk
- Interpretive Signage
  - History
    - Each building
    - Art history overview
    - The Park today
  - Art
    - Major Art Objects
  - Ecology
    - Creek health
    - Riparian zone health
    - Wildlife habitat
    - Mountain brush hillside habitat



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# 06

## Probable Cost & Management Plan



# Chapter 6 - Probable Cost & Management Plan

## Phasing & Funding

The Adaptive Reuse Concept, as seen on Page 35, will be implemented in phases as funding becomes available. Phase One improvements will focus on improvement of the site and enhancing the visitor experience. Several funding sources are available for Phase One improvements, including \$4.5 million from the City’s Parks, Trails, and Open Space Bond, and \$500,000 of additional City funding to improve stream health in Emigration Creek.

Phase One cost estimates include construction costs and an additional 40 percent for soft costs and contingencies. Table 6-1 identifies proposed Phase One improvements by the recommended source of funds.

Future phases will focus on the rehabilitation of the structures in Allen Park and the extension of the trail system to the east for which additional funding will be required.

### Phase One

Phase One focuses on several priorities including addressing creek, riparian zone, and wildlife habitat health; expanding the visitor experience; and conserving, restoring, and highlighting art resources within the park.

#### Visitor Experience

Phase One improvements will enhance the visitor experience by:

- repaving Allen Park Drive for pedestrians and bicyclists
- installing accessible parking at the main entrance
- providing bicycle racks at the main entrance and secondary trailheads
- installing wayfinding and informational signage
- preserving and improving access to art objects in the park
- improving Emigration Creek
- removing several unsafe buildings

- creating visitor gathering areas throughout the park including picnic areas, small group gathering areas, and additional benches
- removing safety fencing as installation of Phase One occurs

In addition to capital improvements to the park, proposed programming in the park, including delineation of several self- or docent-guided tours, will enhance understanding of the cultural significance of Allen Park. The tour routes and information can be created electronically for visitors to access and follow along during construction of the various phases and prior to installation of on-site signage. Proposed tours are:

- The Art Walk – focusing on the art elements throughout the park
- The History Walk – focusing on the Allen Family, the structures, and community memories of Allen Park
- The Nature Walk – focusing on Emigration Creek, the riparian zone, the mountain brush area, and wildlife habitat areas

#### Environmental Elements

Phase One improvements will also address concerns relating to Emigration Creek, the Riparian Zone and wildlife habitat by:

- removing the mid-park culvert and replacing it with a bridge
- installing drop structures within the creek to add diversity and reduce velocities
- improving the channel to stabilize channel banks
- installing bird feeders and nesting boxes in areas visible to the trail system and visitor gathering areas
- addressing weed control
- initiating tree preservation and begin phasing out noxious and invasive species
- revegetating areas with identified native plants for the riparian zone, mountain brush area, and for wildlife habitat when paving, structures, or noxious and invasive species are removed

Table 6-1 Phase One Improvements by Funding Source

FUNDING SOURCE	CATEGORY	IMPROVEMENT	ESTIMATED TOTAL COST		
			LOW	HIGH	
Bond Funding	Primary Trail	Existing asphalt removal	\$44,880	\$58,613	
		Grading & Excavation	\$74,800	\$97,689	
		Repaving (Colored Asphalt)	\$183,260	\$239,338	
Bond Funding	Building Demolition	The Aviary	\$82,500	\$107,745	
		1387 Duplex	\$161,600	\$211,050	
		1414 Duplex	\$120,000	\$156,720	
		1423 Duplex	\$153,600	\$200,602	
		1424 Duplex	\$128,000	\$167,168	
Bond Funding	Site Improvements	1434 Duplex	\$141,500	\$184,799	
		Benches for Peacock Pavilion (Allowance)	\$10,000	\$13,060	
		Furniture for Allen Lodge patio (Allowance)	\$20,000	\$26,120	
		Revegetate & furniture for 1387 Duplex location*	\$154,650	\$201,973	
Bond Funding	Creek & Riparian	Revegetate & furniture for 1423 Duplex location*	\$154,650	\$201,973	
		Retaining wall excavation	\$122,193	\$159,584	
		Backfill & compaction	\$274,933	\$359,062	
		Retaining wall footings	\$363,523	\$474,761	
Bond Funding	Creek & Riparian	Retaining walls	\$866,040	\$1,131,048	
		Total Hard Costs	\$3,056,129	\$3,991,304	
		Soft Costs & Contingency Allowance	40%	\$1,222,452	\$1,596,522
		Bond Funding Total		\$4,278,581	\$5,587,826
		Available Funding	\$4,500,000	\$4,500,000	
		Difference	\$221,419	-\$1,087,826	
Available Riparian/Creek Funding	Creek & Riparian	Culvert demolition	\$15,000	\$19,590	
		New bridge construction	\$225,000	\$293,850	
		Total Hard Costs	\$240,000	\$313,440	
		Soft Costs & Contingency Allowance	40%	\$96,000	\$125,376
		Riparian/Creek Grand Total		\$336,000	\$438,816
		Available Funding	\$500,000	\$500,000	
		Difference	\$164,000	\$61,184	

\* Indicates expenditure may be Impact Fee eligible.





- revegetating the Allen Lodge ornamental front garden

**Structures**

Phase One funding will remove five of the structures to create visitor areas and eliminate several of the most deteriorated buildings.

In addition, Phase One will make the Gazebo publicly accessible.

**Art Elements**

Measures to stabilize and protect the art elements on site are required as the overall concept is implemented. Measures include removal and storage of elements at risk of damage as a result of construction as well as fencing art elements remaining in place to limit public access to deteriorating elements.

**Subsequent Phases**

Subsequent phases are dependent on availability of funding. Additional site-related funding should focus on completion of the secondary trail system, continued implementation of visitor amenities, and gathering areas and connections to the citywide trail system. Structure-related funding should focus on rehabilitating the 1384 Duplex as restrooms as well as rehabilitating and creating opportunities for visitors to enter and use priority buildings.

**Visitor Experience**

The visitor experience will be further enhanced as a result of investment in subsequent phases by:

- completing the secondary trail system
- expanding the areas within the park available for visitation
- installing Art Walk, History Walk, and Nature Walk signage
- completing the trail connection to the east
- working with Westminster University to connect the trail to the west
- providing opportunities to visit and use buildings as they are rehabilitated
- providing a public restroom facility

**Environmental Elements**

Continued implementation of the weed control, tree preservation and phasing plan, and revegetation processes

will continue to improve the ecological health and wildlife habitat in the park. Revegetation and maintenance of the remaining ornamental planting areas should occur as each of the buildings is rehabilitated.

**Structures**

The CLR included a building rehabilitation priority list. The remaining structures in Allen Park should be rehabilitated in priority order as funds become available.

- Allen Lodge – as park office, history exhibit, and community meeting space
- The Roost – as two studios
- Thomas Boam House – as four-six studios as constraints and accessibility considerations allow
- Ye Olde George Albert – as four-six studios as constraints and accessibility considerations allow
- Ethylene – as two studios
- The Mary Rose – as four studios
- The Roberta – as park maintenance and storage facility
- The Sally Anne – as four studios

**Operations**

There are several operational considerations at the park that have impacted the adaptive reuse plan. These include parking, visitor access, and studio use.

**Parking**

There is currently no parking provided on site at the park. There is also no public parking allowed on 1300 East in front of or adjacent to the park. Two-hour public parking is available on side streets adjacent to the park. This on-street parking is highly utilized at certain times during the day because of proximity to Westminster University. Additionally, there is a grade change from 1300 East on the side streets that could pose a challenge to visitors with mobility issues.

Parking was mentioned during the community engagement period by people who drive to the park and struggle to find an appropriate parking location that allows them access to the entrance. Parking was also mentioned by neighboring residents who feel the parking impacts of this area including University students and visitors and park visitors.

The Adaptive Reuse Concept includes construction of an accessible parking area at the southern entrance gate on 1300 East to improve accessibility. The Concept does not include additional parking for other visitors or studio tenants.

The Allen Park parking strategy should include the following:

- designated “load in/load out” times for users of the studios
- parking agreements with Westminster University and, when the trail connection to the east is completed, Elizabeth Academy to identify and install signage for Allen Park visitor parking
- evaluate permitting Allen Park artist/scientist in residence parking in current restricted on-street parking zones, in cooperation with Salt Lake City Transportation Division
- educational materials and signage to inform visitors of approved parking strategies
- coordination with UTA to identify Allen Park as a destination to encourage bus ridership

**Studio Occupancy**

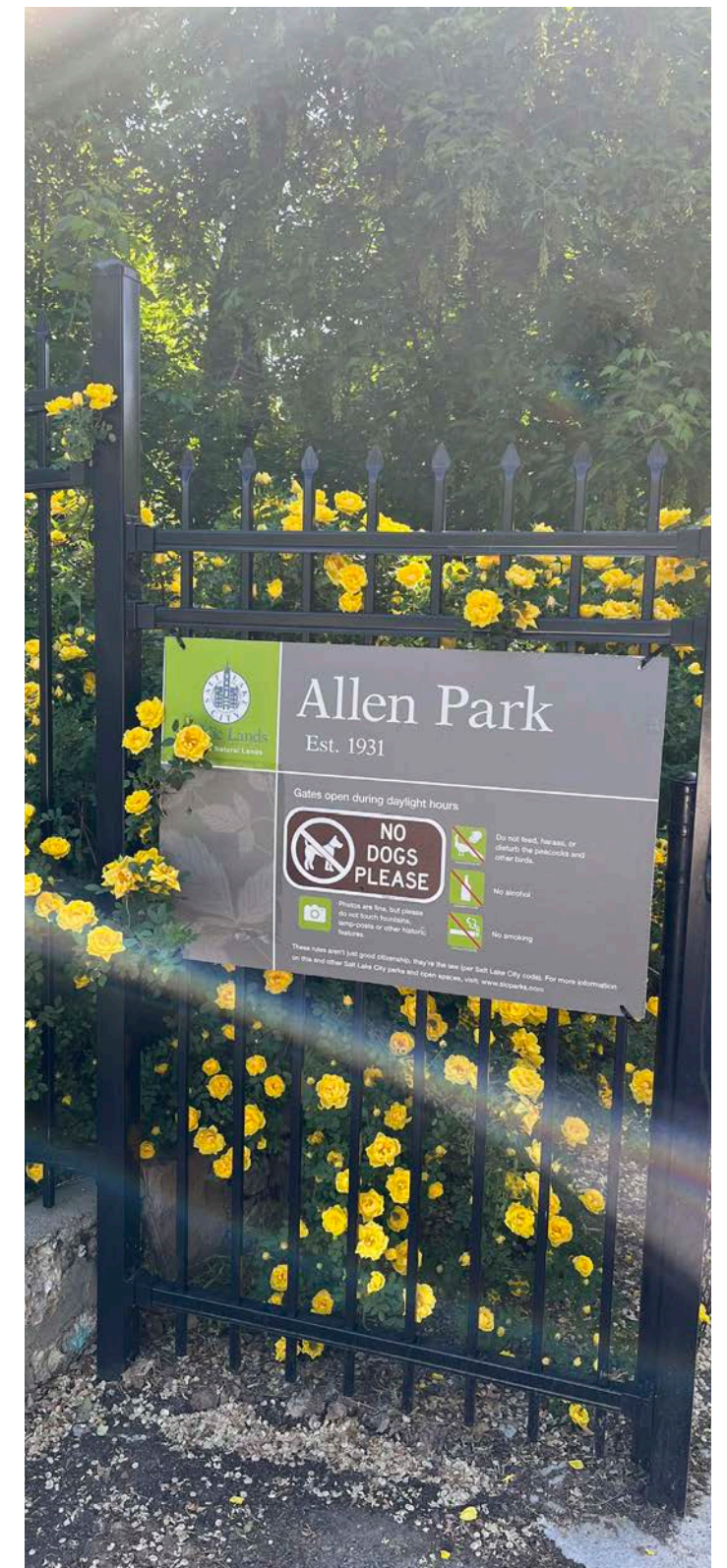
Rehabilitation of the buildings at Allen Park are an opportunity to provide space for artists, scientists, and community members to interact with the area and participate in the creative process that was a significant part of the Mrs. Ruth Allen’s impact on the park. Although the buildings were originally housing for artists, students, and others, rehabilitation of the buildings for housing is cost prohibitive and creates operational challenges.

The studios are proposed for rehabilitation for daytime occupancy only and will include electrical service with restroom and water access at the centrally located restroom facility.

**Trail Use**

Bicycles are not currently allowed in the park. The Adaptive Reuse Concept proposes that bikes be allowed on the main, paved trail.

Policies will be considered in coordination with the Salt Lake City Transportation Division to alleviate potential user and wildlife conflicts within the park.



## MANAGEMENT PLAN

Allen Park is envisioned as an oasis of arts, sciences, and nature for quiet contemplation within the urban fabric of the city. To achieve and preserve this long-term it must be maintained and staffed to ensure the health of Emigration Creek and the riparian zone, to preserve wildlife habitat and the mountain brush areas, as well as to provide a critical link in Salt Lake City’s trail network. The park will provide opportunities of discovery, and resources for artists, scientists, and students. This Management Plan provides guidance to the Salt Lake City Division of Trails and Natural Lands for management of Allen Park to support the appropriate levels of programming security, sanitation, public realm maintenance, ornamental area landscaping, naturalized areas maintenance, building maintenance, and trail operations.

### Management Areas

Implementing the vision for Allen Park requires enhancement and management of the following areas or aspects of the park as described in this chapter. Final design and construction of the improvements identified in the adaptive reuse plan may result in changes and updates to these management strategies and steps.

#### Tree Canopy

Preservation and enhancement of the tree canopy in the park is critical for wildlife habitat and for visitor enjoyment. Management of the tree canopy should focus on current tree health, the thoughtful addition of native species in areas where existing buildings are demolished, and the planned replacement of invasive and non-native species as trees need to be replaced because of age or disease. The Urban Forestry Division will lead this effort.

After the initial removal of any trees within the park, the following maintenance and management methods should be utilized to reduce invasive non-desirable trees and enhance overall tree coverage:

- A yearly tree inventory should take place by a trained arborist to determine any invasive non-desirable trees

and dying trees that may cause damage to infrastructure. This would also include trees with broken limbs that may need to be trimmed to reduce risk of fallen branches on infrastructure or park users.

- A yearly planting of new desired trees should take place in locations where trees were removed in either the spring or fall to ensure the success of the new trees.

#### Emigration Creek

The adaptive reuse plan, as seen on Page 44, includes improvements to Emigration Creek stream flow through the removal of the culvert and construction of a series of weirs and check dams. Creek improvements will also stabilize the banks of the creek to prevent erosion. Management of the creek will ensure long-term creek health and provide flood control capacity during spring run off periods. Salt Lake City Trails and Natural Lands will coordinate with Salt Lake County Flood Control and Salt Lake City Public Utilities to manage the creek as it relates to flood control, flood mitigation, and bank stabilization. This will ensure the flood control capacity is maintained during spring runoff periods as well as ensure long-term creek health. Management areas may include the clearing and disposal of debris, displacement of riprap, and

slope stabilization.

After the installation of the described bridge, drop structures, and channel improvements, the following maintenance and management methods should be utilized to ensure success of these improvements to Emigration Creek:

- Yearly monitoring of Emigration Creek and the drop structures installed should be performed to determine maintenance that may be required. This would include checking if plunge pools need to be excavated of any excessive sediment deposited during high flows, if riprap needs to be restored in places where high velocity flows have shifted the rock, and if fallen or dead vegetation needs to be removed to allow for full capacity flows. Maintenance for these items should be performed yearly or as conditions necessitate it.
- Additional monitoring may be required after extreme storm events or times with high seasonal flows to ensure the stability of channel improvements installed.

#### Riparian Zone

Section 21A.34.130 of the Salt Lake City Code establishes

requirements for improvements within and preservation of riparian zones within the city. The recommended adaptive reuse plan for Allen Park recognizes and implements these riparian zone requirements. Management of the riparian zone will ensure wildlife habitat and stream health.

Salt Lake City Trails and Natural Lands will manage the riparian zone of the creek in coordination with Salt Lake County Flood Control, Salt Lake City Urban Forestry, and Salt Lake City Public Utilities. Management will include annual inventories and treatment of invasive species, riparian tree or shrub replacement as needed of dead or dying trees and shrubs, riparian tree replacement of trees removed for flood control, and nest protection for any active nests that may be present in any trees removed. Management of the riparian zone will ensure riparian health for desirable vegetation, wildlife habitat, and stream health.

#### Native Planting Areas

The majority of planted areas within the park are native planting areas including the riparian zone, and the mountain brush areas. All new plantings should occur in accordance with the techniques and vegetation identified on page 47. Salt Lake

Table 6-2 Historic Structures Short- & Long-Term Improvements

BUILDING	FUTURE USE	DEFICIENCY	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
Allen Lodge	Park offices History Museum Community Meeting Room	Deteriorating logs at walls and roof eaves	Cover hole with EPDM membrane. Secure to sound logs	Remove and replace deteriorating logs
		Sagging balcony at south side	Restrict access to balcony	Shore with new footings and posts
		Holes in roof allowing rain and snow to enter building	Remove and salvage concrete roof tiles. Install 12" plywood sheathing on roof and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane**	Replace damaged sheathing. Install roof underlayment and ice and water shield. Replicate missing concrete tiles and reinstall roof tiles
		At east exterior stair, stringers not attached to landing	Restrict access to stairs	Positively attach stringers to landing framing
		Wood floor joists cut and inadequately spliced below northeast bathroom	Restrict access to northeast bathroom	Sister new floor joists at existing spliced joists

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Table 6-2 - Continued from previous page

BUILDING	FUTURE USE	DEFICIENCY	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
		Posts and beams not positively attached to each other	N/A	Positively attach.
		At basement stair, termite damage in walls	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood
		Roof collapsed at north addition	Restrict access to north addition.	Remove and re-build collapsed roof with proper drainage.
		Top wall logs thrust off wall	Use tie rods to pull top wall logs back in line with log below.	Add collar ties to roof purlins.
		Beam over southeast window is discontinuous, loading the glass and window frame	N/A	Install new structural header and posts above window.
		Settlement at east wing near stone chimneys	N/A	Shore stone chimneys and walls using micropiles or helical piers.
		Roof sagging at doorways on either side of chimney where roof purlins were cut and have no support	N/A	Install new structural headers.
		Skim coat of concrete applied to masonry foundations	N/A	Install structural reinforced shotcrete wall at unreinforced masonry walls.
		Design and construct improvements for park offices, history museum, and community meeting space	N/A	Exterior repair and painting, window repair and painting, blown in attic insulation, replace existing doors, interior finishes, millwork, electrical, plumbing, HVAC, and entrance and exterior improvements for final use.
The Roost	2 Arts & Sciences Studios	Deteriorating framing at balcony	Restrict access to balcony.	Remove and replace deteriorating framing members.
		Stairs posts are buried in the soil	N/A	Remove soil around posts and bear posts on concrete footing.
		Stone foundation walls	N/A	Install structural reinforced shotcrete wall at stone walls.
		Fire damage at west wall	N/A	Remove and replace fire damaged framing.
		Roof shingles are damaged and exceed their life span	Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane.	Install plywood sheathing underlayment, ice and water shield and historically appropriate shingles.
		Evaluate possibility of termite damage	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood
		Design and construct improvements for two arts and sciences studios	N/A	Exterior repair and painting, window repair and painting, blown in attic insulation, replace existing doors, interior finishes, millwork, electrical, HVAC, and entrance and exterior improvements for final use.
Thomas Boam House	Stabilize and restrict access to interior of building	Deteriorating post at canopy	N/A	Remove and replace deteriorating post. Remove soil around posts and bear posts on concrete footing.
		Logs bowing toward inside of building at north wall	Install temporary wood strong backs and attach each log to strongback.	Align logs on top of each other and install tie rods through logs.

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City Trails and Natural Lands will lead on this effort.

After the initial installation of seed and plants in desired areas, the following maintenance and management methods should be utilized to ensure success of these improvements these landscaped areas:

- A yearly inventory of native vegetation areas with bare or thin plant coverage should be taken for revegetation efforts. Every year those areas of concern should be reseeded in the fall between October and November before the ground freezes to prevent weed growth and restore vegetation
- A yearly inventory of landscaped areas should be taken to identify plants that may need to be replaced. New plants should be planted in the spring or fall. After any initial weed treatment within the park, the following maintenance and management methods should be utilized to reduce weed coverage and spread
- Weed treatment by trained professionals should be performed according to the management best practices as outlined in the Salt Lake City Integrated Pest Management Plan
- A yearly assessment of bare areas should be performed and those areas should be seeded in the fall of each year to prevent weed growth. This can be done in areas to reduce "volunteer" trails

Ornamental Planting Areas

There are limited areas with historical ornamental plantings. These areas are primarily within the fence or wall line adjacent to the front entrances of buildings within the park. The ornamental planting areas should be replanted at the time that rehabilitation of each building occurs. The ornamental planting area adjacent to the Allen Lodge includes turf that will require regular mowing and maintenance. Mow once a week. Never remove more than 1/3 total height at mowing. Do not initiate weekly mowing until poppy season is over.

Fertilizer should not be applied to any areas of the park to prevent stream contamination unless in consultation with the Department of Public Utilities.



Table 6-2 - Continued from previous page

BUILDING	FUTURE USE	DEFICIENCY	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
		Roof shingles are damaged and exceed their life span.	Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane.	Install plywood sheathing underlayment, ice and water shield and historically appropriate shingles.
		Evaluate possibility of termite damage.	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood.
Ye Olde George Albert	Stabilize and restrict access to interior of building	Stairs posts are buried in the soil.	N/A	Remove soil around posts and bear posts on concrete footing.
		West balcony is not adequately attached back to main structure.	N/A	Positively attach balcony to main structure.
		Deteriorating logs at south and north walls.	N/A	Remove and replace deteriorating wall logs.
		Roof sagging at eaves.	N/A	Sister new joist to existing joist.
		Deteriorating framing at east stair landing.	Restrict access to stairs.	Remove and replace deteriorating framing.
		Roof shingles are damaged and exceed their life span.	Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane.	Install plywood sheathing underlayment, ice and water shield and historically appropriate shingles.
		Evaluate possibility of termite damage.	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood.
1384 Duplex	Park restroom facility with all gender stalls	Ceiling collapsed in some areas.	N/A	Remove and replace water damaged ceiling framing.
		Deteriorating roof fascia boards and truss tails.	N/A	Remove and replace deteriorating fascia boards and truss tails.
		Roof shingles are damaged and exceed their life span.	Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane.	Install plywood sheathing underlayment, ice and water shield and historically appropriate shingles.
		Unreinforced masonry walls.	N/A	Install structural reinforced shotcrete wall at unreinforced masonry foundation walls.
		Evaluate possibility of termite damage.	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood.
		Design and construct improvements for restrooms.	N/A	Exterior repair and painting, window repair and painting, blown in attic insulation, replace existing doors, finishes, millwork, electrical, plumbing, HVAC, and entrance and exterior improvements for final use.
The Mary Rose	4 Arts & Sciences Studios	Ceiling collapsed in some areas.	N/A	Remove and replace water damaged ceiling framing.
		Deterioration of siding near chimney.	N/A	Remove and replace deteriorating siding and wall framing.

There is also an ornamental planting area in the Grassy Area between the two 1300 East entrance gates. This area includes ornamental flowers including poppies, irises, and roses but not turf. Native grasses are included in this area. Because of the historical significance of the entry sequence view, the view shed from the entrance must be kept clear of all plantings. Trees must be trimmed to clear the view and other plantings must have a low profile.

**Wildlife Habitat**

After the installation of any of the recommended wildlife habitat enhancement items, the following maintenance and management methods should be utilized to ensure success of these improvements to Emigration Creek:

- If bird feeders are implemented within the park, management and maintenance of feeders should be done in consultation with local experts and organizations.
- Bird and wildlife surveys may be conducted at baseline and throughout management to assess the success of these management strategies in achieving management goals.
- If nesting boxes are installed, yearly maintenance should be performed to check boxes and clean out debris that may be left from the previous year.
- Continue to fill in bare areas by planting the native shrubs, forbs, grasses, and trees listed in the revegetation section, many of which provide berries and vegetation to support a forage habitat for native mammals and birds noted on page 47.

**Stories and Historic Significance**

Throughout the planning process, members of the community shared their stories and memories of living at and visiting the property. The stories should continue to be collected and curated for long-term storage and accessibility within the history exhibit in the Allen Lodge. Salt Lake City Public Lands Department should partner with the Utah Historical Society and the American West Society at the University of Utah to gather, curate, and preserve the oral histories associated with Allen

Table continued on next page



Park. Preservation of and access to stories as digital files will require recording and computer resources as part of the history exhibit. IT services will also be required to ensure long term viability of the digital system.

Based on the findings of the CLR and the focus on the Reuse Plan, Allen Park should be submitted for recognition through local, state, and national programs as an Arts Cultural Landscape. Recognition as a cultural landscape requires a plan to ensure that the elements that contribute to its status are identified and maintained. This Adaptive Reuse and Management Plan identifies the treatment and management approach to Allen Park as a cultural landscape.

**Historic Structures**

The fifteen historic structures in Allen Park have deteriorated and will continue to deteriorate unless they are demolished or stabilized. Six of the structures have been identified for demolition and replacement with naturalized vegetation or public gathering spaces with naturalized vegetation. Demolition of the identified structures should occur as soon as funding is available. Prior to demolition the black security fencing should remain around the structures. Salt Lake City Trails and Natural Lands will lead the management of post-demolition grounds, while the Division of Facilities will manage rehabilitated structures once they are able to be occupied.

The structures identified for demolition are:

- The Aviary
- 1387 Duplex
- 1414 Duplex
- 1423 Duplex
- 1424 Duplex
- 1434 Duplex

Table 6-2 - Continued from previous page

BUILDING	FUTURE USE	DEFICIENCY	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
		Roof shingles are damaged and exceed their life span.	Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane.	Install plywood sheathing underlayment, ice and water shield and historically appropriate shingles.
		Evaluate possibility of termite damage.	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood
		Design and construct improvements for four arts and sciences studios.	N/A	Exterior repair and painting, window repair and painting, blown in attic insulation, replace existing doors, interior finishes, millwork, electrical, HVAC, and entrance and exterior improvements for final use.
The Roberta	Park Maintenance & Storage Facility	Deteriorating roof fascia boards.	N/A	Remove and replace deteriorating fascia boards.
		Evaluate possibility of termite damage.	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood
The Sally Ann	4 Arts & Sciences Studios	Ceiling collapsed in some areas.	N/A	Remove and replace water damaged ceiling framing
		Deteriorating roof fascia boards.	N/A	Remove and replace deteriorating fascia boards.
		Roof shingles are damaged and exceed their life span.	Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane.	Install plywood sheathing underlayment, ice and water shield and historically appropriate shingles.
		Canopy framing is pulling away from main structure.	N/A	Positively attach canopy framing to main structure.
		Evaluate possibility of termite damage.	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood
		Design and construct improvements for four arts and sciences studios.	N/A	Exterior repair and painting, window repair and painting, blown in attic insulation, replace existing doors, interior finishes, millwork, electrical, HVAC, and entrance and exterior improvements for final use.
The Ethylene	2 Arts & Sciences Studios	Holes in roof allowing rain and snow to enter building.	Cover holes to prevent water penetration.	Remove and replace damaged wood sheathing and roof tiles.
		Ceiling collapsed in some areas.	N/A	Remove and replace water damaged ceiling framing
		Roof shingles are damaged and exceed their life span.	Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane.	Install plywood sheathing underlayment, ice and water shield and historically appropriate shingles.
		Deteriorating roof fascia boards.	N/A	Remove and replace deteriorating fascia boards.
		Tree growing against canopy framing.	N/A	Remove and replace tree with native species from list further from building.

Table continued on next page



Table 6-2 - Continued from previous page

BUILDING	FUTURE USE	DEFICIENCY	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
		Unreinforced masonry foundation walls.	N/A	Install structural reinforced shotcrete wall at unreinforced masonry walls.
		Evaluate possibility of termite damage.	Investigation by an exterminator and extermination of termites.	Remove and replace termite damaged wood.
		Design and construct improvements for two arts and sciences studios.	N/A	Exterior repair and painting, window repair and painting, blown in attic insulation, replace existing doors, interior finishes, millwork, electrical, HVAC, and entrance and exterior improvements for final use.
**	Repair completed			

The demolition process should include all required pre-demolition evaluations, including for the presence of lead and asbestos. Additionally, any art works or mosaics, including address tiles, should be removed and conserved for either replacement within the new public gathering space or, in the case of the address tiles, inclusion in the history museum in the Allen Lodge.

Seven of the nine remaining structures have been identified for rehabilitation as either park offices, a history exhibit and community meeting space, as a restroom facility, as a park maintenance facility, or for use as arts and sciences studios. The two remaining buildings, the Thomas Boam House and Ye Olde George Albert, are two-story log structures. Rehabilitation of the structures for studios or other public access may be cost prohibitive due to access issues and are recommended for stabilization and preservation of the exteriors. Funding for the rehabilitation of the buildings has not yet been identified. As a result, the buildings require stabilization prior to rehabilitation to prevent further deterioration. Following short-term stabilization, some sections of the black security fencing can be removed, although there will be continued areas of restricted access as identified in Table 6-2.

As funding becomes available, each of the retained structures will require permanent structural improvements in addition to the finishes required for the final identified use.

Table 6-2 identifies the short- and long-term repairs required for each building.

**Pedestrian & Vehicular Access**

Year-round all-abilities pedestrian access will be provided through the northern gate at 1300 East, which is the primary entrance to Allen Park. Amenities at this access include informational and interpretive signage, bicycle rack, adjacent bus stops, and the existing security gate.

Year-round vehicular and all-abilities pedestrian access will be provided through the secondary entrance at the southern gate at 1300 East. Amenities at this access include one ADA parking stall, informational and interpretive signage, as well as a bicycle rack, and a security gate with fire department access. This is the only access for the limited vehicular traffic allowed in the park. Vehicular access is limited to official maintenance vehicles, fire access, and load in/load out traffic during designated hours for the Allen Lodge and the arts and sciences studio tenants and users.

A future trail access point will be created at the eastern end of the park when the trail connection east to 1500 East is completed. Amenities at this access will include informational and interpretive signage as well as a 4-5 bicycle rack and a security gate.

A future secondary access will be provided at the 1400 East trailhead when the mountain brush area secondary trail system is complete in future phases. This trail will not be

plowed for winter access. Amenities at this access will include informational and interpretive signage as well as a 4-5 bicycle rack.

**Trail Connectivity & Access**

There is a primary and secondary trail system in Allen Park, as illustrated in Figures 5-1 and 5-2. The primary trail system is based on the alignment of the current Allen Park Drive. The current pavement and road base should be removed and replaced in accordance with Salt Lake City trails standards and Figure 5-1. The existing turn around at the eastern end of Allen Park Drive should be replaced with a hammerhead built to minimum fire access requirements.

Trail width at the primary north entrance at 1300 East to the first roundabout should be 10 feet wide with fire access at the southern 1300 East entrance at the minimum required (20-26 feet).

Where the existing pavement is narrowed, the area should be rehabilitated and replanted with approved native vegetation in accordance with the planting sections of this plan.

The secondary trail system includes trails within the Grassy Area at the entrance to the park as well as the trails to access each of the rehabilitated buildings and the trail through the mountain brush area to access the future 1400 East trailhead. The location of the secondary trails in the Grassy Area should be confirmed based on historic photos found in the CLR or other archives at the time of design and construction.



There are several unofficial, volunteer trails in the mountain brush area. The final alignment of the mountain brush area secondary trail should be identified based on the alignment that will minimize damage to existing native vegetation, minimize the potential for erosion, and provide opportunities to view Mrs. Ruth Allen’s artwork in the area. All remaining unofficial trails should be removed and revegetated in accordance with the requirements of this plan. All secondary trails should be completed in accordance with Salt Lake City Trails standards and this plan. Salt Lake City Trails and Natural Lands will lead on this effort with assistance from the Parks Division.

**Visitor Gathering Areas**

The adaptive reuse plan, as seen on Page 35, includes several locations for new gathering areas within the park. These include:

- The Peacock Pavilion – The structure should be stabilized and two visitor benches that meet National Park Service guidelines for the addition of elements to historic landscape added. Benches that meet guidelines will be clearly identifiable as new but consistent with the scale and materials of existing, historic benches.
- Allen Lodge Patio – When the rear area of the Allen Lodge is stabilized, seating and tables that are consistent with National Park Service guidelines should be added and maintained in this area. The area can accommodate seating for 6-8 people.
- 1387 Duplex Location – When this building is removed the site should be reseeded with native plantings and a picnic area with one or two tables that meet National Park Services standards installed and maintained.
- 1423 Duplex Location - When this building is removed the site should be reseeded with native plantings and a small group gathering area created with seating for 10-12 people that meets National Park Services standards installed and maintained.

Salt Lake City Public Lands Department will lead management of Visitor Gathering Areas with assistance from the Parks Division.

**Events**

The adaptive reuse plan, as seen on page 35, contemplates

several types of events or gatherings that could be held in the park. Events can be held in the new gathering areas, in the rehabilitated Allen Lodge, in the studios, and throughout the park on the trail. These events range from arts and sciences classes to support elementary, junior high, high school, and college coursework to community arts strolls, to raise awareness of the work of the local artists, scientists, and community groups that will occupy the planned studio spaces.

Only pre-approved, permitted events are allowed in the park. The permit application should include the following information:

- event type
- description of event management approach
- anticipated attendance
- method for pre-registration or RSVP
- parking strategy and traffic control
  - written acknowledgement of shared parking arrangements required
  - invitee parking and access information sheet

The Department of Public Lands should carefully manage attendance at events in the park to ensure that the size of the gathering is consistent with the design capacity of the gathering spaces and enhances the visitor experience. The gathering spaces planned in the park range from picnic areas

Table 6-3 - Proposed Event Criteria

EVENT TYPE	GENERAL DESCRIPTION/ CRITERIA	MAXIMUM ATTENDANCE **	PARKING/ TRAFFIC CONTROL
Meetings and Gatherings	Participants arrive and depart at roughly the same time.	15 in outdoor gathering spaces	Transit
Classroom Activities (Elementary, Junior High, High School, College, and University)	Teacher supervised. If class size exceeds maximum, the class should be split into groups of no more than the maximum size with each group individually supervised.	20 in the rehabilitated Allen lodge	Accessible parking at park
Art Walks/Strolls History Walks/Strolls Science & Ecology Walks/Strolls	An open house format with visitors arriving and departing at various times during the event period.	None stated if crowds are anticipated to be dispersed throughout the event period and move throughout the park.	Transit Accessible parking at park On-street parking Pre-approved parking at adjacent lots

\*\* Planning estimated capacity to be updated based on final design and construction.

for six to eight people to outdoor classroom type spaces that can accommodate up to twenty students, depending on class type. The Department of Public Lands should apply clearly articulated criteria when reviewing and approving applications for events in the park. Proposed criteria, based on the Reuse Plan include: (MISSING)

The purpose of the maximum attendance criteria is to ensure that the vision of Allen Park as a location of quiet contemplation is preserved for participants of the activity, other visitors, and neighbors.

The following types of activities are not consistent with the Allen Park vision:

- concerts
- parties of more than twenty people
- use of loudspeakers
- organized sports
- activities or events that result in attendance greater than twenty or use speakers

**Arts & Sciences Studios**

The Arts & Sciences studios in The Roost, The Mary Rose, The Sally Anne, and the Ethylene are an opportunity to partner with a local arts organization to manage the occupancy and leasing of the twelve studios. The leasable space will be

minimally finished with existing flooring and plywood walls to allow for occupant flexibility. The arts organization partner will be responsible for any lease payment for the 12 studios to the city. Their responsibilities also include identifying artists and scientists to occupy the space. The agreement with the arts organization partner should also address:

- hours of occupancy – restricted to opening hours of the park
- hours of load in/load out – restricted to the first and final hour of park opening hours
- participation in public programming such as art in the park days or educational programs

Salt Lake City Public Lands Department will subcontract management of these facilities to lessees. If the City opts to manage lease agreements internally, the above policies and agreements are recommended for consideration.

**Artwork**

The artwork of Mrs. Ruth Allen is located throughout the park. A professional and accredited art conservator should be identified and contracted to protect the art objects in the park. Salt Lake City Trails and Natural Lands will lead this effort. Art conservation is defined as the maintenance and protection from future damage and deterioration. To the extent possible, all art objects should remain in their current, historic locations. The gateway pillar at the eastern extent of Allen Park Drive will be relocated as near as possible to its current location to accommodate the required fire access hammerhead. Additionally, there are address tiles on several of the buildings identified for demolition. The tiles should be removed and conserved for placement in the future history exhibit in the Allen Lodge.

There are two major art elements that include several objects that have been identified for restoration. Art restoration is defined as the repair and renovation of art objects to something approaching their original undamaged appearance. A professional and accredited art restorer should be identified and contracted to restore the following major art elements within the park:



- Central Roundabout Fountain – restorer to evaluate feasibility of reusing site water to recreate the fountain at this location. If restoring the Roundabout Fountain with water is not feasible, the art element should be restored as a dry art element.
- Swimming Pool – art objects to be restored as dry elements

In addition to the artwork identified for conservation and restoration, the light pillars that line Allen Park Drive are proposed for re-electrification. The art conservator should work with an electrician to evaluate the feasibility of reusing the light pillars as the pedestrian lighting system within the park. The light fixtures are required to be dark sky and wildlife compatible. If the reuse is not infeasible, new light pillars compatible with the CLR should be chosen.

### Interpretive Signage

A system of interpretive signage will be included within the park. There are three “walks” based on topic as seen on pages 48-51. The Art Walk focuses on locations and interpretive signage for art elements and clusters of elements. The History Walk will provide information and guide people through the historical elements of the park. The Nature Walk will educate visitors about stream health, wildlife habitat, and the improvements made to Emigration Creek as part of this project.

Permanent signage for the Art and Nature Walks should be installed when construction of the trails to access the locations is complete. The History Walk signage should be installed at each historic location as rehabilitation and occupancy occurs.

In the interim, the information for each of the signs should be developed working with project partners and made available through a digital tour version. Over the long term, Salt Lake City Trails and Natural Lands will lead maintenance of interpretive signage.

### Fencing

The city should remove the security fencing as the adaptive reuse plant is implemented. Removal of fencing should be accompanied by signage requiring visitors to stay on designated paths or within identified gathering areas. Reconfiguration of the fenced areas should occur throughout the implementation period. The primary purpose of the fencing is to limit access to unsafe structures, preserve vegetated areas, and protect Mrs. Allen’s artwork. The Department of Public Lands should apply the following criteria when reconfiguring the fenced areas:

- Access to areas surrounding buildings – The Reuse Plan identifies short-term strategies to secure and protect the historic buildings in the park. Access to areas surrounding the structures should be allowed when the buildings are secured by ensuring that windows and doors are locked or boarded and that access to unsafe stairs or beneath overhanging areas is limited.
- Access to areas of removed buildings – The Reuse Plan recommends the removal of several buildings. Following removal of the 1387 Duplex and the 1423 Duplex the fencing in these areas can be reconfigured to allow access to these areas of the park pending design and construction of new picnicking and gathering areas at the sites of the two removed buildings.

Following removal of the 1414 Duplex, the 1424 Duplex, and the 1434 Duplex the funding in this area, south of the primary trail can be removed and replaced with signage requiring people to remain on the trail.

- Access to the meadow – The security fencing at the entry can be removed following construction of the secondary trail system in the meadow at the entry to the park.
- Access to the hillside – The security fencing limiting access to the hillside area can be removed following construction of the secondary trail system on the hillside.

The Department of Public Lands should inspect and maintain

the remaining fencing on a regular basis.

### Janitorial

Trash and recycling cans should be paired and kept together at key locations within the park including each entrance, at the restroom, and evenly spaced between these locations. Trash and recycling cans should be emptied daily at a minimum and more frequently during the summer if demand is high.

Parks janitorial staff should clean the public restrooms and Allen Lodge as well as wipe down and straighten tables and chairs in the public gathering areas daily.

Occupants of the Arts & Sciences studios are responsible for the cleaning and maintenance of their space with the expectation that they will place their trash in the publicly available trash and recycling cans.

### Repairs and Maintenance

Furnishings and other items should be checked frequently and identified for repair or replacement as quickly as possible to avoid potential injury or liability concerns.

During the period prior to rehabilitation of the structures, windows and doors should be checked for security on a monthly basis by Department of Public Lands staff. In the event of damage, repair or boarding should be completed as soon as possible to prevent public access to potentially unsafe structures.

Light bulbs in the buildings and in the pedestrian lighting system should be addressed on a regular basis by janitorial staff under the direction of Parks Operations.





## Key Management Stakeholders and Contact Information

- Salt Lake County Flood Control  
<https://slco.org/flood-control/>  
2001 S State St N3-120, Salt Lake City, UT 84190  
Phone: (385) 468-6600
- Salt Lake County Fish & Game  
<https://slcfga.org/>  
1177 Bullion St. Murray, UT 84123  
Phone: (801) 539-3517
- State Office of Historic Preservation  
<https://ushpo.utah.gov>  
300 South Rio Grande, Salt Lake City, Utah 84101  
Phone: (801) 245-7263
- Utah Department of Wildlife Services  
<http://wjlidlfe.utah.gov>  
1594 W. North Temple, Salt Lake City, UT 84116  
Phone: (801) 538-4700
- Utah Department of Natural Resources  
<http://naturalresources.utah.gov>  
1594 W. North Temple, Salt Lake City, UT 84115  
Phone: (801) 538-7200

## Programming Budget and Staffing

To support the vision of Allen Park as a place of quiet contemplation with opportunities to enjoy gathering, art, and the history of the place parks programming should focus on these elements. The work of programming partners will need to be coordinated by Department of Public Lands.

Programming within the Allen Lodge, including the history exhibit and oral histories recording area will require staffing and maintenance. A Park Ranger or similar level of park employee will be required to oversee this area during exhibit opening hours which are not required to coincide with park opening hours.

Ongoing maintenance of Allen Park balances the priorities for the park including protection of the environment and wildlife habitat, creating an enjoyable environment for visitors, and providing insight into the history of the site.

Table 6-4 Programming & Activation Budget Recommended Minimum

DEDICATED STAFFING COSTS	YEAR 1	
Park Rangers	\$25,000	20 hrs/wk year round, \$18.03 hourly wage including 25% fully loaded
Park attendants	\$18,200	16 hrs/wk year round, \$17.50 hourly wage including 25% fully loaded
Overtime allowance	\$10,800	May also be used for discretionary bonuses
Administration/insurance	\$0	Assumes covered by City policies
Urban Forestry	\$0	Assumes covered within existing budgets
Equipment/supplies	\$10,000	Laptop for manager, smartphones/tablets for attendant use, general supplies
Dedicated staffing subtotal	\$64,000	
HYPOTHETICAL DIRECT PROGRAMMING COSTS	YEAR 1	
Oral History recording and listing equipment	\$20,000	Allowance for computer and microphone for recording of histories, digital storage and replay equipment
Digital tour development and recording	\$10,000	Allowance for development and recording of content for three interpretive walks
Festivals	\$60,000	Allowance for self-produced events
Direct programming subtotal	\$55,000	



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# 07

## Next Steps

**ALLEN**  
PARK  
Adaptive Reuse and Management Plan



**Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf



# Chapter 7 - NEXT STEPS

## Historic Preservation & Listing

The Allen Park Adaptive Reuse and Management Plan was developed based on the results of the CLR completed in 2022 and extensive public input. The CLR formed the foundation of many of the considerations and recommendations incorporated into the concept for the future. One of the key considerations in the plan was the potential for an application on the local, state, and federal level to achieve Cultural Landscape and Historic Site status.

Based on a review of the Adaptive Reuse Concept, pursuit of status as an arts landscape, like Paradise Garden, Pasaquan, and Watts Towers, is recommended for Allen Park. This recommendation requires an update to the CLR to add information regarding Mrs. Ruth Allen as an artist as well as a more complete description of the recommended treatment methodologies. When the update to the CLR is complete, it will serve as the justification for listing required in the application process to the National Park Service. The support and aid of the State Historic Preservation Office, particularly the Office of the State Cultural Site Stewardship Manager can support

this process. In addition, the Allen Lodge is recommended for listing as an historic structure. The planned rehabilitation of the building is consistent with National Park Service requirements and listing the structure will serve to draw attention to the site and may result in additional funding opportunities. The State Historic Preservation Office can also support this activity.

## Partnerships

Current visitors to Allen Park enjoy walking on Allen Park Drive. Other areas of the park are off-limits to preserve the vegetation and control access to the buildings. Implementation of the Adaptive Reuse Concept will open more of the park to visitors in each of the phases.

The planning process identified several opportunities for partnerships to contribute to improvements, programming, and operations. Partnerships should inform the final design and long-term programming of the Park.

- Arts Organizations – The Allen Park Adaptive Reuse vision acknowledges the importance of Mrs. Allen’s art to both

the history and the future of the park. The creation of studio spaces for artists and scientists will encourage collaboration. Such collaboration can highlight the intersection of these two aspects of Allen Park. Focusing on arts and sciences also provides an opportunity to partner with area arts organizations. Partnerships can identify docents for guided tours of the Park and opportunities for arts workshops and discussions. Partnerships established in Phase One will inform and support subsequent implementation phases when many of the remaining buildings are converted to studio spaces.

- Educational Organizations – The park has two educational institutions as immediate neighbors. Representatives of both Westminster University and The Elizabeth Academy at Garfield School, a secondary private education facility, participated in the planning process. The University and the Academy have both indicated their interest in using the park as an outdoor classroom. Representatives from both institutions should be part of the design process to identify the design and programming needs of small group discussions and learning environments in the new

gathering spaces within the park. Other opportunities for collaboration with the Westminster and Elizabeth Academy include wellness, environmental, and leadership programs using Allen Park as part of the curriculum. The nearby University of Utah is also another source of educational and programming collaboration.

- Community Organizations – Several community organizations were active participants in the adaptive reuse planning process. The Friends of Allen Park has been a proactive advocate for the future of the park and was instrumental in Salt Lake City acquiring the property. Another community organization with an interest in the future of the park is the Seven Canyons Trust. Seven Canyons Trust advocates for stream health and the future of the seven creeks that flow out of the canyons that border Salt Lake County to the Jordan River. Emigration Creek, as it flows through Allen Park, is an opportunity to implement part of Seven Canyon Trust’s vision for the waterway Tree Utah, Tracy Aviary, Utah Open Lands, Preservation Utah and the Visual Arts Institute all



participated in the planning process and are advocates for implementation of the plan. They are sources of information about possible grant-based funding sources, and future programming support.

- City, County, and State Government Partners – In addition to representatives of Salt Lake City’s Parks, Natural Lands, Urban Forestry, and Trails Advisory Board, and Salt Lake City’s Department of Public Lands, many other City departments and divisions participated in the adaptive reuse planning process. Representatives from City agencies provided technical assistance as part of the planning process. In addition, the members of the committees identified key considerations and potential future funding sources.

The State Office of Historic Preservation participated on the Community Advisory Committee providing input and guidance relating to preservation of the structures as well as considerations relating to the CLR.

- Utah Transit Authority - There is a bus stop near the 1300

East entrance to the park. Allen Park should be added to UTA’s trip planning software as a destination for this stop. the Salt Lake City Department of Public Lands should also discuss the possibility of “branding” this stop for Allen Park.

**Permitting**

Implementation of the adaptive reuse plan will occur over several years. Phase One is proposed to include the following:

- Emigration Creek and Riparian Zone Improvements
- building demolition
- primary trail reconstruction
- gathering area design and construction

Permits required for Phase One work include:

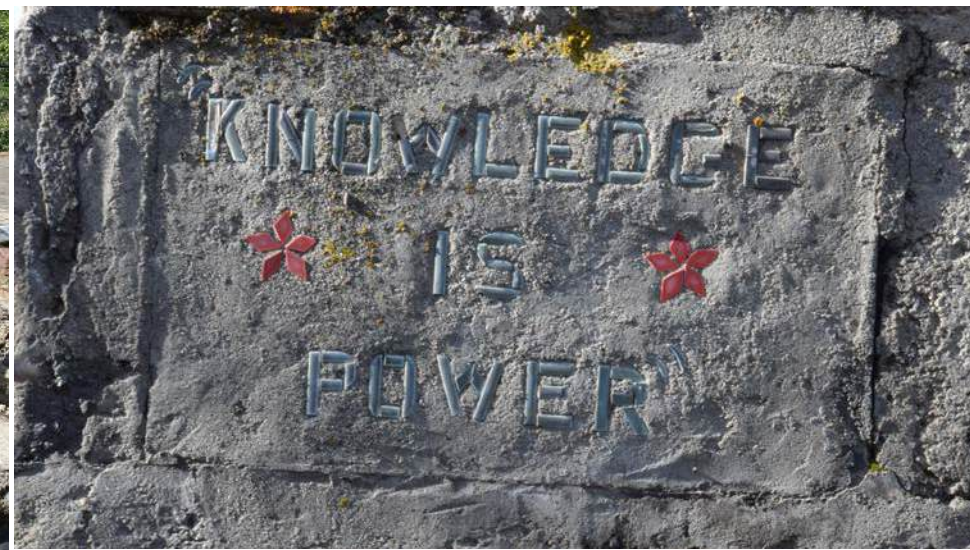
- Emigration Creek and Riparian Zone Improvements
  - Riparian zone permits under Section 21A.34.130, Salt

Lake City Code

- Flood Control permits per Title 17 of the Salt Lake County Code of Ordinances
- Stream Alteration authorization under Section 73-3-29 of the Utah Code
- others as identified during the design process
- Building Demolition
  - demolition permit through Salt Lake City Building Services
  - excavation and grading permits to rehabilitate building site
- Primary Trail reconstruction
  - excavation and grading permits
- gathering area design and construction
  - excavation and grading permits

Implementation of the Allen Park Reuse Plan is a multi-year effort that will provide new opportunities for the community

to enjoy this oasis in the city for years to come.



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# Appendix

**ALLEN**  
PARK  
Adaptive Reuse and Management Plan



**Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf





# Appendix

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# Appendix A:

## Existing Conditions Report / Facilities Condition Report



# Draft Facilities Condition Report

For

Allen Park Buildings

February 22, 2023

Prepared by:

**GSBS Architects  
&  
ARW Engineers**

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Project Name: Allen Park Facilities Condition Report

## GENERAL INFORMATION

Dates of Investigation: Thursday, January 19, 2023

Present at Investigation: Travis Sheppard, AIA & Troy Dye, SE

Testing Performed: None

## AUTHORIZATION AND PURPOSE

The consulting team, GSBS Architects & ARW Engineers, was tasked to evaluate the fifteen buildings at Allen Park at the referenced address to determine the architectural and structural deficiencies based on observations.

## SCOPE OF INVESTIGATION

GSBS Architects and ARW Engineers reviewed received information and conducted a visual evaluation of the following Allen Park buildings.

- #1 Allen House
- #2 The Roost
- #3 Thomas Boam House 1343-1345
- #4 Aviary
- #5 Ye Olde George Albert 1373-1375
- #6 Duplex 1384-1386
- #7 Duplex 1387-1389
- #8 The Mary Rose
- #9 The Roberta
- #10 Duplex 1414
- #11 The Sally Ann 1417-1419
- #12 Duplex 1423-1425
- #13 Duplex 1424-1426
- #14 Ethylene 1431
- #15 Duplex 1434-1436

## RECEIVED INFORMATION

The opinions presented in this report may be based in part on the following information received by our office:

- Allen Park Site Map*
- Allen Park Main Building Structural Evaluation Report*
  - *Dated: 08/30/2022*
  - *Prepared by: BHB Consulting Engineers, PC*



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### ARCHITECTURAL AND STRUCTURAL DEFICIENCIES AND RECOMMENDED REPAIRS

FIGURE	EXISTING CONDITION RATING	CONDITION
#1 Allen House		POOR
#2 The Roost		FAIR
#3 Thomas Boam House 1343-1345		POOR
#4 Aviary		POOR
#5 Ye Olde George Albert 1373-1375		FAIR
#6 Duplex 1384-1386		FAIR
#7 Duplex 1387-1389		FAIR
#8 The Mary Rose		FAIR
#9 The Roberta		GOOD
#10 Duplex 1414		FAIR
#11 The Sally Ann 1417-1419		FAIR
#12 Duplex 1423-1425		FAIR
#13 Duplex 1424-1426		FAIR
#14 Ethylene 1431		POOR
#15 Duplex 1434-1436		POOR

#### #1 ALLEN HOUSE

- Two-story stacked log structure
- Stone and unreinforced masonry foundation
- Straight roof and floor sheathing
- Overall rating - Poor



Figure 1: Allen House

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Project Name: Allen Park Facilities Condition Report

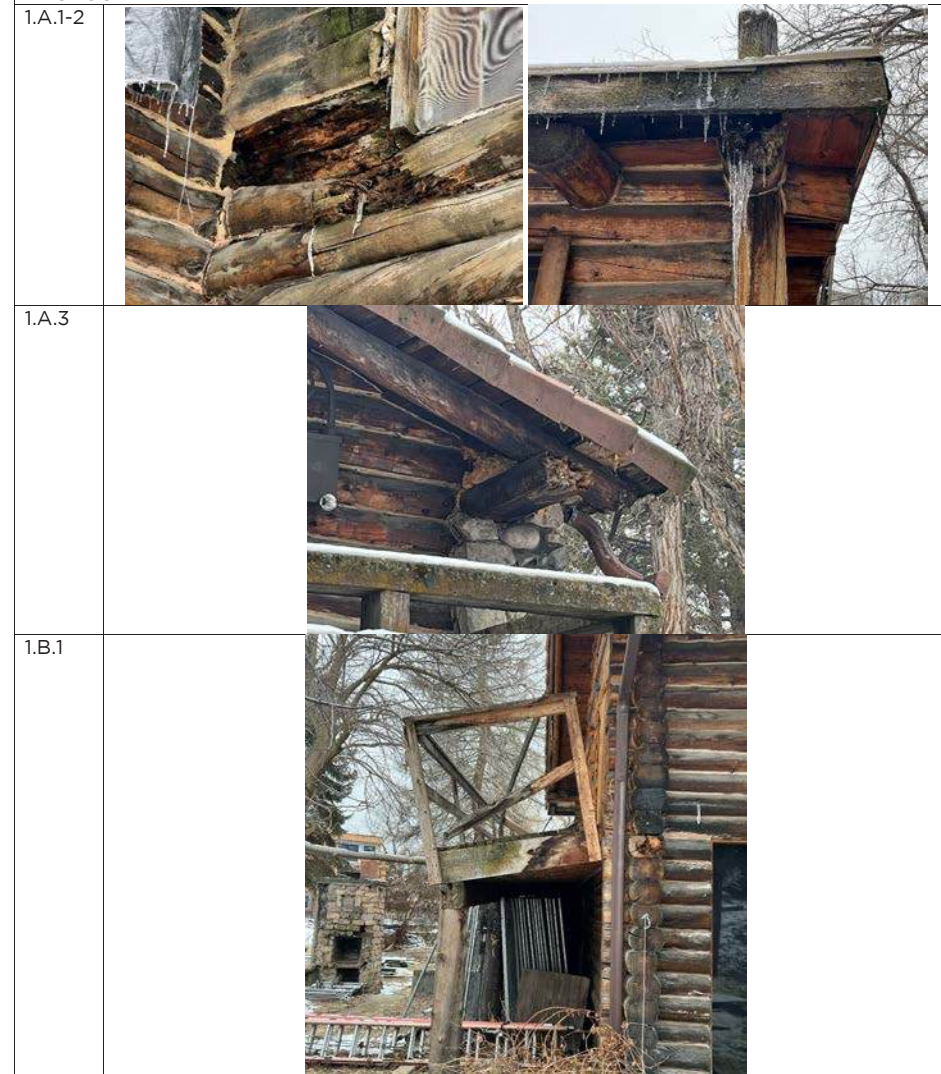
ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 Years)	LONG-TERM REPAIRS (25 Years)
1.A	Deteriorating logs at walls and roof eaves	1.A.1-3	Cover hole with EPDM membrane. Secure to sound logs.	Remove and replace deteriorating logs
1.B	Sagging balcony at south side	1.B.1	Restrict access to balcony	Shore with new footings and posts
1.C	Holes in roof allowing rain and snow to enter building	1.C.1-2	Remove and salvage concrete roof tiles. Install 1/2" plywood sheathing on roof and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Replace damaged sheathing. Install roof underlayment and ice and water shield. Replicate missing concrete tiles and reinstall roof tiles.
1.D	At east exterior stair, stringers not attached to landing	1.D.1	Restrict access to stairs	Positively attach stringers to landing framing
1.E	Wood floor joists cut and inadequately spliced below northeast bathroom	1.E.1-2	Restrict access to northeast bathroom	Sister new floor joists at existing spliced joists
1.F	Posts and beams not positively attached to each other	1.F.1-2	N/A	Positively attach
1.G	At basement stair, termite damage in walls	1.G.1	Investigation by an exterminator of the Allen house and all structures on the property for termites. Extermination of termites in the Allen House	Remove and replace termite damaged wood
1.H	Roof collapsed at north addition	1.H.1	Restrict access to north addition	Remove and re-build collapsed roof with proper drainage
1.I	Top wall logs thrust off wall	1.I.1	Use tie rods to pull top wall logs back in line with log below	Add collar ties to roof purlins
1.J	Beam over southeast window is discontinuous, loading the glass and window frame	1.J.1	N/A	Install new structural header and posts above window
1.K	Settlement at east wing near stone chimneys	1.K.1	N/A	Shore stone chimneys and walls using micropiles or helical piers
1.L	Roof sagging at doorways on either side of chimney where roof purlins		N/A	Install new structural headers

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	were cut and have no support			
1.M	Skim coat of concrete applied to masonry foundations	1.M.1	N/A	Install structural reinforced shotcrete wall at unreinforced masonry walls

PHOTOS



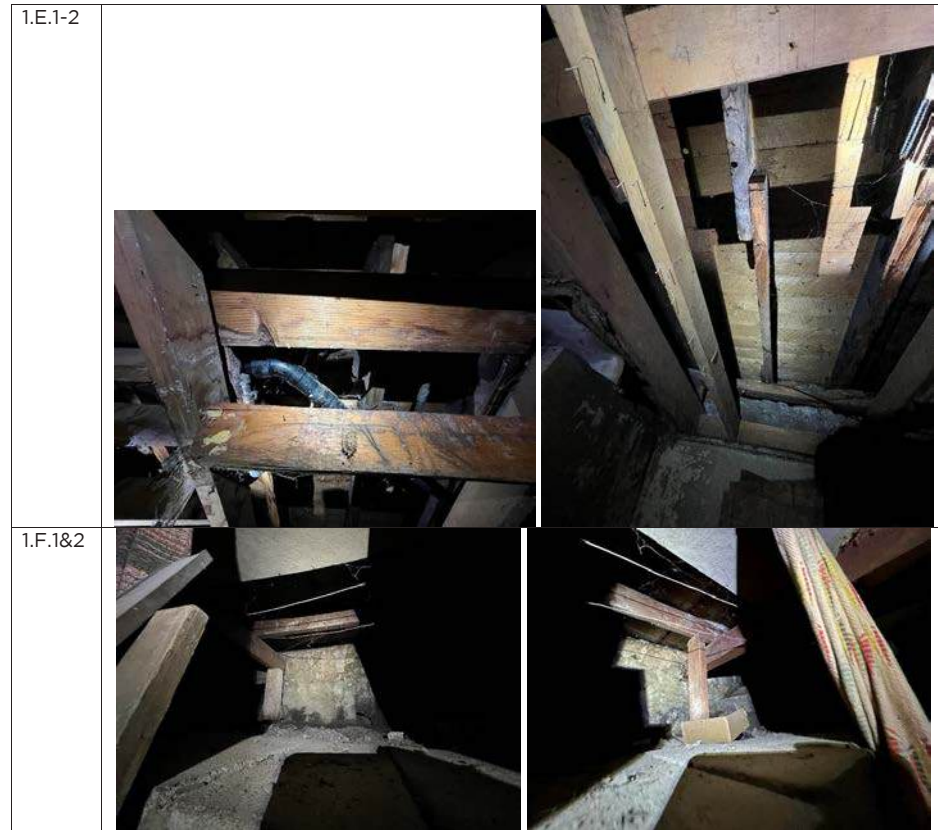
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1.I.1			
1.J.1			

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1.K.1			
1.M.1			

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**#2 THE ROOST**

- Two-story wood framed structure with log siding
- Stone foundation
- Straight roof and floor sheathing
- Overall rating - Fair



Figure 2: The Roost

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
2.A	Deteriorating framing at balcony	2.A.1-3	Restrict access to balcony	Remove and replace deteriorating framing members
2.B	Stairs posts are buried in the soil	2.B.1	N/A	Remove soil around posts and bear posts on concrete footing
2.C	Stone foundation walls	2.C.1-2	N/A	Install structural reinforced shotcrete wall at stone walls
2.D	Fire damage at west wall	2.D.1-2	N/A	Remove and replace fire damaged framing
2.E	Roof shingles are damaged and exceed their life span	2.E.1-2	Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles

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**PHOTOS**



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2.C.1-2

2.D.1-2

2.E.1-2

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**#3 THOMAS BOAM HOUSE 1343-1345**

- Two-story stacked log structure
- Concrete foundation
- Straight roof and floor sheathing
- Overall rating - Poor



Figure 3: Thomas Boam House

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
3.A	Deteriorating post at canopy	3.A.1-2	N/A	Remove and replace deteriorating post. Remove soil around posts and bear posts on concrete footing
3.B	Logs bowing toward inside of building at north wall	3.B.1	Install temporary wood strong backs and attach each log to strongback	Align logs on top of each other and install tie rods through logs
3.C	Roof shingles are damaged and exceed their life span		Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles



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**PHOTOS**

3.A.1-2



3.A.1-2



3.B.1



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**#4 Aviary**

- Single-story wood framed structure
- Wood post foundation
- Straight roof sheathing
- Overall rating - Poor



Figure 4: Aviary

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
4.A	Roof collapsed		Restrict access	Demo and rebuild if desired
4.B	Loss of building support in ravine		Restrict access	Demo and rebuild if desired

**PHOTOS**

4.A.1



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4.A.2



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**#5 Ye Olde George Albert 1373-1375**

- Two-story stacked log structure
- Concrete foundation
- Straight roof and floor sheathing
- Overall rating - Fair



Figure 5: Ye Olde George Albert

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
5.A	Stairs posts are buried in the soil	5.A.1-2	N/A	Remove soil around posts and bear posts on concrete footing
5.B	West balcony is not adequately attached back to main structure	5.A.2	N/A	Positively attached balcony to main structure
5.C	Deteriorating logs at south and north wall	5.C.1-3	N/A	Remove and replace deteriorating wall log
5.D	Roof sagging at eaves.	5.D.1	N/A	Sister new joist to existing joist
5.E	Deteriorating framing at east stair landing	5.E.1	Restrict access to stairs	Remove and replace deteriorating framing
5.F	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles

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PHOTOS

5.A.1-2



5.C.1-2



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5.C.3



5.D.1



5.E.1



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**#6 Duplex 1384-1386**

- Single-story wood framed structure
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 6: Duplex 1384-1386

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
6.A	Ceiling collapsed in some areas	6.A.1-4	N/A	Remove and replace water damaged ceiling framing
6.B	Deteriorating roof fascia boards and truss tails	6.B.1-2	N/A	Remove and replace deteriorating fascia boards and truss tails
6.C	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
6.D	Unreinforced masonry foundation walls		N/A	Install structural reinforced shotcrete wall at unreinforced masonry foundation walls

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**PHOTOS**

6.A.1-2



6.A.3-4



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6.B.1-2



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**#7 Duplex 1387-1389**

- Single-story wood framed structure.
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 7: Duplex 1387-1389

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
7.A	Deteriorating at balcony framing and posts	7.A.1	Restrict access to south side of balcony	Remove and replace deteriorating framing and posts
7.B	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
7.C	Deteriorating roof fascia boards and truss tails	7.C.1-4	N/A	Remove and replace deteriorating fascia boards and truss tails
7.D	Roof shingles are damaged and exceed their life span		Install 1/2" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
7.E	Unreinforced masonry foundation walls		N/A	Install structural reinforced shotcrete wall at unreinforced masonry foundation walls

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**PHOTOS**

7.A.1



7.C.1-2



7.C.3-4



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Project Name: Allen Park Facilities Condition Report

**#8 The Mary Rose**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair





Figure 8: The Mary Rose

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
8.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
8.B	Deterioration of siding near chimney	8.B.1	N/A	Remove and replace deteriorating siding and wall framing
8.C	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles

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PHOTOS	
8.B.1	
8.C.1	

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**#9 The Roberta**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Good



Figure 9: The Roberta

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
9.A	Deteriorating roof fascia boards	9.B.1	N/A	Remove and replace deteriorating fascia boards

PHOTOS	
9.A.1	

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**#10 Duplex 1414**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair




Figure 10: Duplex 1414

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
10.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
10.B	Deteriorating roof fascia boards	10.B.1	N/A	Remove and replace deteriorating fascia boards
10.C	Roof shingles are damaged and exceed their life span	10.C.1	Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
10.D	Foundation settlement		N/A	Shore foundation walls using micropiles or helical piers

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**PHOTOS**

10.B.1	
10.C.1	
10.D.1	



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**#11 The Sally Ann 1417-1419**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 11: The Sally Ann

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
11.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
11.B	Deteriorating roof fascia boards	11.B.1	N/A	Remove and replace deteriorating fascia boards
11.C	Roof shingles are damaged and exceed their life span	11.C.1	Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
11.D	Canopy framing is pulling away from main structure	11.D.1	N/A	Positively attach canopy framing to main structure

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PHOTOS	
11.B.1	
11.C.1	
11.D.1	

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**#12 Duplex 1423-1425**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 12: Duplex 1423-1425

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
12.A	Ceiling collapsed in some areas	12.A.1-2	N/A	Remove and replace water damaged ceiling framing
12.B	Deteriorating roof fascia boards	12.B.1	N/A	Remove and replace deteriorating fascia boards
12.C	Roof shingles are damaged and exceed their life span	12.C.1	Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
12.D	Deterioration at canopy framing	12.D.1-2	N/A	Remove and replace deteriorating canopy framing
12.E	Settlement at canopy stone columns	12.E.1	N/A	Shore and straighten stone columns

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**PHOTOS**



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12.E.1



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**#13 Duplex 1424-1426**

- Single-story wood framed structure
- Concrete foundation
- Straight roof sheathing
- Overall rating - Fair



Figure 13: Duplex 1424-1426

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
13.A	Ceiling collapsed in some areas		N/A	Remove and replace water damaged ceiling framing
13.B	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
13.C	Foundation settlement	13.C.1	N/A	Shore foundation walls using micropiles or helical piers
13.D	Canopy framing is pulling away from main structure	13.D.1	N/A	Positively attach canopy framing to main structure

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**PHOTOS**  
13.C.1



13.D.1



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**#14 Ethylene 1431**

- Single-story wood framed structure
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Poor



Figure 14: Ethylene




ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
14.A	Holes in roof allowing rain and snow to enter building	14.A.1	Cover holes to prevent water penetration	Remove and replace damaged wood sheathing and roof tiles
14.B	Ceiling collapsed in some areas	14.B.1	N/A	Remove and replace water damaged ceiling framing
14.C	Roof shingles are damaged and exceed their life span		Install ½" plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
14.D	Deteriorating roof fascia boards	14.D.1-2	N/A	Remove and replace deteriorating fascia boards
14.E	Tree growing against canopy framing	14.E.1	N/A	Remove tree
14.F	Unreinforced masonry foundation walls	14.F.1	N/A	Install structural reinforced shotcrete wall at

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				unreinforced masonry foundation walls
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PHOTOS

14.A.1	
14.B.1-2	
14.D.1-2	

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14.E.1	
14.F.1	

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**#15 Duplex 1434-1436**

- Single-story wood framed structure
- Unreinforced masonry foundation
- Straight roof sheathing
- Overall rating - Poor



Figure 15: Duplex 1434-1436

ITEM	DEFICIENCIES	PHOTOS	SHORT-TERM REPAIRS (0-5 YEARS)	LONG-TERM REPAIRS (25 YEARS)
15.A	Ceiling collapsed in some areas	15.A.1	N/A	Remove and replace water damaged ceiling framing
15.B	Deteriorating roof truss tails	15.B.1	N/A	Remove and replace deteriorating truss tails
15.C	Roof shingles are damaged and exceed their life span		Install ½” plywood sheathing over existing shingles and SBS self-adhering granule-surfaced modified-bitumen rolled roofing membrane	Install plywood sheathing, underlayment, ice and water shield and historically appropriate shingles
15.D	Foundation settlement	15.D.1	N/A	Shore foundation walls using micropiles or helical piers
15.E	Canopy framing is pulling away from main structure	15.E.1	N/A	Positively attach canopy framing to main structure
15.F	Unreinforced masonry foundation walls	15.F.1	N/A	Install structural reinforced shotcrete wall at unreinforced masonry foundation walls

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**PHOTOS**

15.A.1	
15.B.1	
15.D.1	

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15.E.1	
15.F.1	

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### LIMITATIONS

The items observed and documented in this report are intended to be representative of conditions at the building. No attempt has been made to document the condition of every structural and nonstructural element. Only visible items were observed and documented. Destructive testing was not performed by GSBS or ARW Engineers.

This document is the rendering of a professional service, the essence of which is the provision of advice, judgment, opinion, or professional skill.

This report was prepared in order to document distress observed at the building. The opinions presented herein are based on site observations, field information and measurements taken, written and verbal information, and experience, where applicable. No complete review of this building's conformance to current or previously applicable hangar codes was performed. However, specific items that may be at issue with the applicable building code requirements may be noted.

This report should not be construed as an assessment of total damages to the building at the time of site observation. In addition to the observed and documented items of distress, hidden defects may exist that were not readily visible. Also, some damaged areas may have been previously repaired and, unless otherwise noted, were not visible at the time of observation. However, these areas may experience future distress. No representation, guarantee, or warranty as to the future performance of this hangar is made, intended, or implied.

This report has been prepared as a basis for an opinion of probable construction cost of repair. Additional construction documents prepared by a design professional may be required and are beyond the scope of this assignment. This report shall not be used for construction, regulatory, or permitting purposes.

In the event that additional information becomes available that could affect the conclusions reached in this investigation, GSBS and ARW Engineers reserves the right to review, and, if required, change the opinions presented herein.

This report has been prepared for exclusive use of the client and its representatives. No unauthorized re-use or reproduction of this report, in part or whole, shall be permitted without prior written consent.

Alteration of this document in any way by anyone other than the professionals whose seals appear on the document, in either hard copy or electronic form, is strictly prohibited and may constitute a violation of state and/or federal laws.

## Appendix B:

# RIPARIAN CORRIDOR & ENVIRONMENTAL RECOMMENDATIONS

## Section 1: Existing Conditions Report







## EXISTING CONDITIONS REPORT

*Riparian Corridor & Environmental Baseline*  
 Bowen Collins & Associates  
 July, 2023

### Introduction and Background:

Allen Park acts as an environmental safe harbor within the urban setting of Salt Lake City, particularly due to the riparian tree corridor that grows along Emigration Creek and the various bird species that call Allen Park home. While there are many naturally occurring plants and animals, some species have been added as part of the bird sanctuary Dr. Allen created. Our team of qualified biologists, botanists, and engineers have conducted site visits and reviewed hydrology to determine the existing conditions of the riparian corridor and the habitat in the park.

### Site Visits & Methodology:

#### Hydraulic Analysis and Preliminary Floodplain

A preliminary hydraulic analysis of the Emigration Creek was completed as part of this study to map the approximate floodplain in Allen Park (see Figure 1, Appendix A). A HEC-RAS model of the creek was developed based on topographic data from the Utah Geographic Reference Center (UGRC) website. The flow rate for the floodplain is 188 cfs which is the 100-year flow rate identified in a previous study completed by Hansen Allen Luse. The HEC-RAS model does not include the culvert or bridge in Allen Park. Additional analysis will be required to estimate the capacity of the bridge and culvert. BC&A also recommends that the HEC-RAS model be refined in the future to more accurately represent existing conditions.

#### Habitat

Ecological surveys were conducted during the first week of June 2023 to determine the biological diversity at Allen Park by biologist Elena Galo to identify wildlife and botanist Dr. Bruce Glisson to identify vegetation. Bird identification was accomplished with a combination of sight and sound identification. Plant identification was accomplished with site identification, as well as a combination of Welsh's Flora of Utah, 4th Edition, Intermountain Flora (Holmgren, et al.), and online resources as needed. The findings are discussed in more detail below.

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### Vegetation

Plant species were divided into lifeforms and classified as native, introduced, or cultivated. Introduced species may have been introduced historically and have since naturalized in the area. A complete list of species is available in Appendix B. Below they will be discussed according to the four plant communities found at the site including riparian, hillside shrubland, natural uplands, and landscaped areas (see Plant Community Figure, Appendix B).

#### Riparian

Along Emigration Creek, the riparian corridor is primarily comprised of taller trees such as Boxelder maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Siberian Elm (*Ulmus pumila*), and Tree-of-Heaven (*Ailanthus altissima*). Salt Lake County removed some trees, both live and dead, from the riparian corridor in the spring of 2023 to prevent flooding during the high runoff.

#### Forested Hillside

The south border of the property is a shady slope that provides habitat to a forested hillside plant community. Its dominant vegetation species generally include the following:

- Black Locust – *Robinia pseudoacacia*
- Chokecherry – *Prunus virginiana*
- Gambel Oak – *Quercus gambellii*
- Grave-Myrtle – *Vinca major*
- Houndstongue – *Cynoglossum officinale*
- Prickly Lettuce – *Lactuca seriola*
- Virginia Creeper – *Parthenocissus quinquefolia*

#### Naturally Reclaimed Areas

Many of the vegetation areas that were previously managed by the Allens do not currently contain cultivated species and have over time been allowed to return to natural vegetation. Areas that have been disturbed in the past are more susceptible to invasion by weedy species so many places are currently overgrown with weeds. These areas may be returned to a manicured state or managed for healthy upland species. Many of the existing tree species in the area are desirable. Additional desirable, native understory species include:

- Blue Wildrye – *Elymus glaucus*
- Common Snowberry – *Symphoricarpos oreophilus*
- Common Sunflower – *Helianthus annuus*
- Oregon Grape – *Mahonia repens*
- Stellate smilacina – *Smilacina stellata*
- Woods' Rose – *Rosa woodsii*

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Landscaped Areas

Yards around the historic homes include many cultivated plants reminiscent of the original landscaping put in by the Allens. Over time they have mixed with weedy upland species. In general, the cultivated species include, but are not limited to:

- Common Lilac – *Syringa vulgaris*
- Common Tulip – *Tulipa gesneriana*
- English Ivy – *Hedera helix*
- English Violet – *Viola odorata*
- Iris – *Iris germanica*
- Multiflora Rose – *Rosa multiflora*
- Oriental Poppy – *Papaver orientale*
- Silver Lace-vine – *Polygonum baldschanicum*
- Tatarian Honeysuckle – *Lonicera tatarica*

**Wildlife**

Allen Park provides a refuge for various species of wildlife within the city. The park was surveyed on June 1<sup>st</sup> and 7<sup>th</sup>, 2023 for birds and other species of wildlife. Other wildlife may be present during different seasons, but general conditions were observed to better understand the way that the wildlife interacts with the park and to look for potential habitat for species of concern. Site findings are discussed below.

Birds

Thirteen bird species were identified at the site. The dominant species observed during June surveys include the following:

- American Robin – *Turdus migratorius*
- Black-capped Chickadee – *Poecile atricapillus*
- Cedar Waxwing – *Bombycilla cedrorum*
- Hummingbird species (likely Black-chinned Hummingbird – *Archilochus alexandri*)
- Warbling Vireo – *Vireo gilvus*



Nesting Warbling Vireo at Allen Park

The species found within Allen Park were distinctive from species observed in the nearby urban areas. The specific species of hummingbird was not identifiable due to lighting and other factors, but Black-chinned Hummingbirds are most commonly reported in the park. A list of all species observed during site visits is included in Table 1 on the next page.

**Table 1: Bird Species Seen at Allen Park**

June 7th Site Visit				
	Common Name	Scientific Name	Count	Dominant
1	Cedar Waxwing	<i>Bombycilla cedrorum</i>	6	Yes
2	Warbling Vireo	<i>Vireo gilvus</i>	6	Yes
3	American Robin	<i>Turdus migratorius</i>	5	Yes
4	Black-capped Chickadee	<i>Poecile atricapillus</i>	4	Yes
5	Indian Peafowl*	<i>Pavo cristatus*</i>	2	
6	Hummingbird	Species unidentified	1	Yes
7	Western Wood-Pewee	<i>Contopus sordidulus</i>	1	
8	California Quail	<i>Callipepla californica</i>	1	
9	Song Sparrow	<i>Melospiza melodia</i>	1	
10	Sharp shinned Hawk	<i>Accipiter striatus</i>	1	
11	Mourning Dove	<i>Zenaida macroura</i>	1	
12	Mallard	<i>Anas platyrhynchos</i>	1	
June 1st Site Visit				
	Common Name	Scientific Name	Count	Dominant
1	Warbling Vireo	<i>Vireo gilvus</i>	7	Yes
2	American Robin	<i>Turdus migratorius</i>	6	Yes
3	Hummingbirds	Species unidentified	4	Yes
4	Indian Peafowl*	<i>Pavo cristatus*</i>	3	
5	Mourning Dove	<i>Zenaida macroura</i>	1	
6	Downy Woodpecker	<i>Dryobates pubescens</i>	1	
7	Black-capped Chickadee	<i>Poecile atricapillus</i>	1	Yes
8	Song Sparrow	<i>Melospiza melodia</i>	1	
9	Western Wood-Pewee	<i>Contopus sordidulus</i>	1	

\*Indicates intentionally introduced species

The species may fluctuate throughout the year, and species composition may change in the evenings. For a more comprehensive understanding of the area, a list of birds reported in the Allen Park area from January 2022 to June 2023 was retrieved from eBird, an online public bird survey. They are included in Table 2 on the next page.





**Table 2: Species Reported in eBird 2022-2023**

	Common Name	Scientific Name	Last Seen
1	Mourning Dove	<i>Zenaida macroura</i>	11-Jun-23
2	Black-chinned Hummingbird	<i>Archilochus alexandri</i>	11-Jun-23
3	Warbling Vireo	<i>Vireo gilvus</i>	11-Jun-23
4	Black-capped Chickadee	<i>Poecile atricapillus</i>	11-Jun-23
5	Tree Swallow	<i>Tachycineta bicolor</i>	11-Jun-23
6	American Robin	<i>Turdus migratorius</i>	11-Jun-23
7	House Sparrow	<i>Passer domesticus</i>	11-Jun-23
8	House Finch	<i>Haemorhous mexicanus</i>	11-Jun-23
9	Lesser Goldfinch	<i>Spinus psaltria</i>	11-Jun-23
10	Song Sparrow	<i>Melospiza melodia</i>	11-Jun-23
11	Yellow-rumped Warbler	<i>Setophaga coronata</i>	11-Jun-23
12	Mallard	<i>Anas platyrhynchos</i>	7-Jun-23
13	California Quail	<i>Callipepla californica</i>	7-Jun-23
14	Rock Pigeon	<i>Columba livia</i>	7-Jun-23
15	Eurasian Collared-Dove	<i>Streptopelia decaocto</i>	7-Jun-23
16	Western Wood-Pewee	<i>Contopus sordidulus</i>	7-Jun-23
17	European Starling	<i>Sturnus vulgaris</i>	7-Jun-23
18	Cedar Waxwing	<i>Bombycilla cedrorum</i>	7-Jun-23
19	Downy Woodpecker	<i>Dryobates pubescens</i>	1-Jun-23
20	Spotted Towhee	<i>Pipilo maculatus</i>	29-May-23
21	Dark-eyed Junco	<i>Junco hyemalis</i>	8-Apr-23
22	Wild Turkey	<i>Meleagris gallopavo</i>	13-Mar-23
23	Northern Flicker	<i>Colaptes auratus</i>	13-Mar-23
24	Woodhouse's Scrub-Jay	<i>Aphelocoma woodhouseii</i>	13-Mar-23
25	American Crow	<i>Corvus brachyrhynchos</i>	2-Mar-23
26	Cooper's Hawk	<i>Accipiter cooperii</i>	17-Dec-22
27	Hermit Thrush	<i>Catharus guttatus</i>	17-Dec-22
28	American Goldfinch	<i>Spinus tristis</i>	17-Dec-22
29	Common Nighthawk	<i>Chordeiles minor</i>	17-Sep-22
30	Olive-sided Flycatcher	<i>Contopus cooperi</i>	16-Aug-22
31	Yellow Warbler	<i>Setophaga petechia</i>	26-May-22
32	Common Raven	<i>Corvus corax</i>	14-Feb-22
33	Ruby-crowned Kinglet	<i>Corthylio calendula</i>	25-Jan-22

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Mammals

A few different mammal species actively use the habitat in Allen Park (see Table 3 below). Squirrels, a house cat, and deer scat were observed. The domestic cat was wandering around and based on appearance may belong to a nearby neighborhood. Deer scat was noted throughout the site. The form of the scat suggested that the deer were primarily eating succulent vegetation likely found near the creek. Locals have also reported seeing raccoons and coyotes in the park.

**Table 3: Mammal Species Seen at Allen Park**

	Common Name	Scientific Name	Dominant
1	Rock Squirrel	<i>Otospermophilus variegatus</i>	
2	Red Squirrel	<i>Tamiasciurus hudsonicus</i>	
3	Fox Squirrel	<i>Sciurus niger</i>	Yes
4	Mule Deer	<i>Odocoileus hemionus</i>	
5	Domestic cat	<i>Felis catus</i>	

Three different species of squirrels were observed during the wildlife surveys as seen in Table 3 above. While red squirrels and rock squirrels are native to Utah, fox squirrels are native to the eastern United States. They are rapidly increasing in number along the Wasatch Front and compete with native squirrels for habitat and food resources. They have been known to eat bark on trees when food is scarce in the winter which damages and may kill the tree (Frey, 2020). At Allen Park, they were observed eating the feed set out for the peacocks which might encourage their presence. With two desirable species present, targeting the fox squirrels for removal will be difficult.

Species of Concern

Threatened and endangered species data was retrieved from the Utah Natural Heritage Program (UNHP), a program run by the Utah Department of Wildlife Resources (see Appendix C). No species of special status or concern were reported within half a mile of the park, but Western Yellow-billed Cuckoo (*Coccyzus americanus occidentalis*), a threatened species, was observed somewhere within two miles of the park in 1992.

**Other Animals**

The Allens originally kept peacocks on the property. In an effort to keep the park aligned with Allens' original intentions, three male peacocks are kept on the premises. They are allowed free range and wander out of the park at times. Some of the fencing has been fitted with tree branches to increase perching opportunities for the birds, but they also roost under the eaves of the buildings. They are fed grain daily.

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Peacocks have been known to compete with native species for food, destroy native bird habitat, increase erosion on hillsides by removing vegetation that holds soils in place, and may be nuisances in urban environments (Wright, 2003). Peacocks roost in trees and prefer areas with some cover to hide from things they view as predators, but they also like open areas to forage for food (Rajeshkumar, 2011). Allen Park provides many roosting opportunities due to the variety of buildings and tree species available. Some of the fences have been fitted with tree branches to provide the peacocks with perching opportunities.

While the peacocks at the park are fed, they are opportunistic omnivores. They primarily eat grain, but peacocks also eat leaves, seeds, fruits, flowers, insects, and other bugs (Rajeshkumar, 2011). The peacocks at Allen Park likely meet some of their nutritional needs with the grain provided to them. However, competition with the fox squirrels may be pushing the peacocks to do more foraging for other food sources, such as insects, in the park or encouraging them to leave the park to find more food. This may compete with native foragers explaining why locals haven't seen quail or other avian ground feeders in the park.

**Conclusion**

Hydraulic Analysis and Preliminary Floodplain

As stated earlier in the report, a preliminary floodplain was developed as part of this study. The preliminary floodplain is shown on Figure 1 (see Appendix A). As can be seen from Figure 1, the floodplain appears to be contained in the channel through Allen Park. BC&A would recommend that improvements to Allen Park are offset a minimum of 35 feet on either side of the centerline of the creek. The offset will include 15 feet for the channel bottom width, 5 feet for side slopes, and 15 feet for an access maintenance road on each side of the channel. In areas where the existing channel is more than 40 feet wide (20 feet on each side of the centerline), consideration should be given to leaving the channel in place and constructing a maintenance road at the top of the current bank. It is recommended that the survey be collected and the model be updated to refine the analysis.

Habitat

Allen Park offers a unique refuge from nearby city life. The wildlife here is distinct from those found in urban areas immediately surrounding the park. This is in part due to the four unique plant communities found here. While many native species grow in the area, there are large patches where weeds have invaded.

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**References**

Frey, N., & Tegt, J., 2020. Identifying Fox Squirrels and Their Damage in Your Yard, Department of Wildland Resources, Jack H. Berryman Institute, Utah State University Wildlife Extension.

Rajeshkumar, N., & Balasubramanian, P., 2011. Habitat use and food habits of Indian Peafowl *Pavo cristatus* in Anaikatty Hills, Western Ghats. *Indian BIRDS* 7 (5): 125-127

Wright, S. (2003, April 23). Scientist Helps Solve Peacock Problems. UC Davis. <https://www.ucdavis.edu/news/scientist-helps-solve-peacock-problems#:~:text=%22They%20hurt%20native%20birds%20by,on%20hillsides%20to%20prevent%20erosion.>

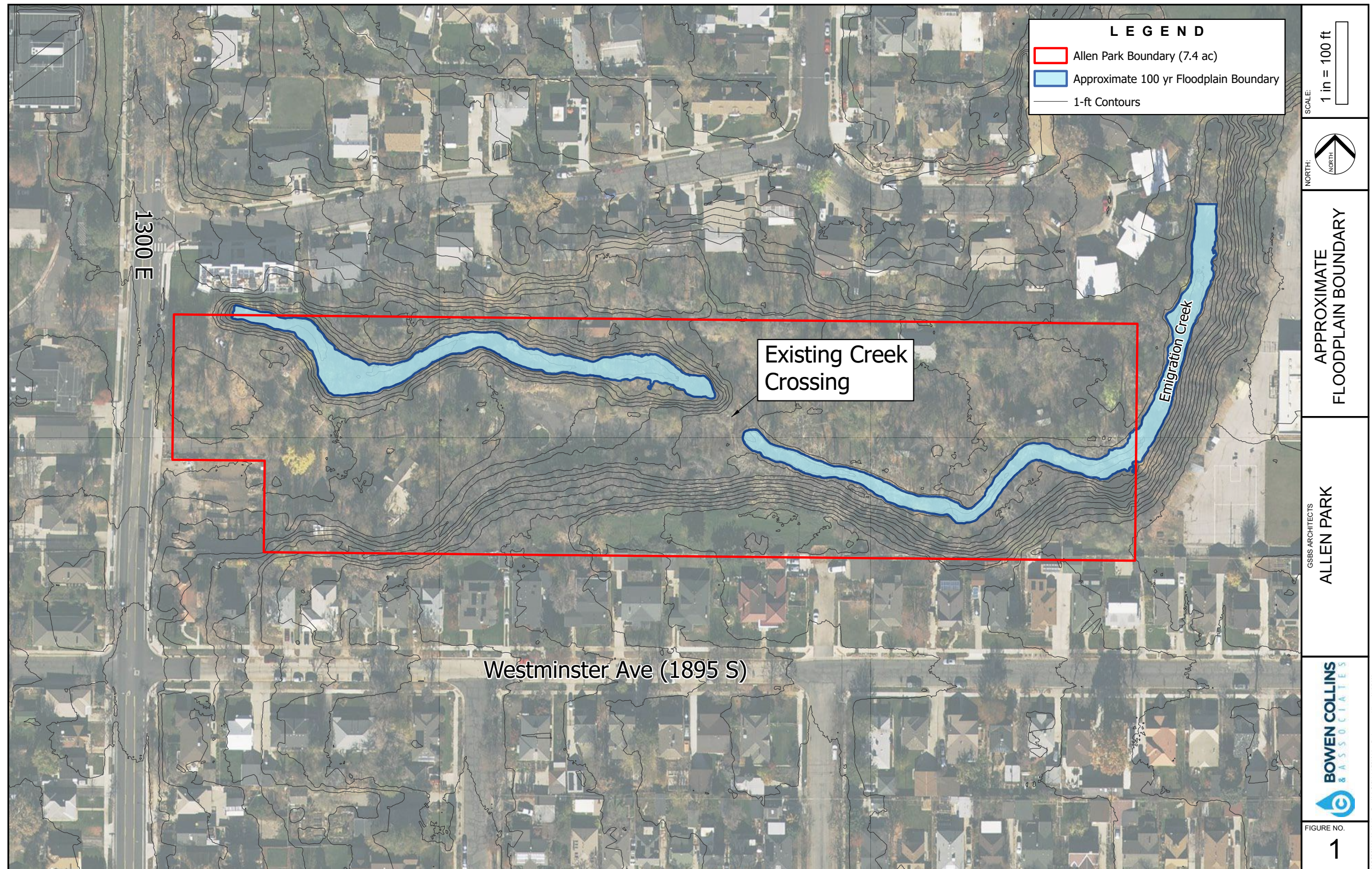
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# Appendix B: RIPARIAN CORRIDOR & ENVIRONMENTAL RECOMMENDATIONS

## Section 2: Approximate Floodplain Boundary





# Appendix B: RIPARIAN CORRIDOR & ENVIRONMENTAL RECOMMENDATIONS

## Section 3: Plant Community Figure and Plant Species List









**Tree Species**

Scientific Name	Common Name	Dominance	Native	Weedy/ Invasive
<i>Prunus avium</i>	Sweet cherry	occasional	c	
<i>Acer grandidentatum</i>	Big-tooth maple	sparse	n	
<i>Acer negundo</i>	Boxelder maple	dominant	n	
<i>Acer platanoides</i>	Norway maple	abundant	c	
<i>Aesculus hippocastanum</i>	Common horsechestnut	sparse	c	
<i>Ailanthus altissima</i>	Tree-of-heaven	dominant	c	yes
<i>Catalpa bignonioides</i>	Common catalpa	sparse	c	
<i>Crataegus monogyna</i>	One -seeded hawthorn	occasional	c	
<i>Fraxinus pennsylvanica</i>	Green ash	occasional	c	
<i>Ginkgo biloba</i>	Ginkgo or Maidenhair tree	sparse	c	
<i>Gleditsia triacanthos</i>	Honey locust	occasional	c	
<i>Juglans regia</i>	English walnut	sparse	c	
<i>Juniperous scopulorum</i>	Rocky Mountain juniper	occasional	n	
<i>Morus alba</i>	White mulberry	occasional	i	
<i>Picea pungens</i>	Blue spruce	occasional	n	
<i>Pinus ponderosa</i>	Ponderosa pine	occasional	n	
<i>Populus fremontii</i>	Fremont cottonwood	occasional	n	
<i>Populus x intercurrentis</i>	Lanceleaf cottonwood	occasional	n	
<i>Quercus gambellii</i>	Gambel's oak	dominant	n	
<i>Quercus robur</i>	English oak	sparse	i	
<i>Robinia pseudoacacia</i>	Black locust	dominant	c	
<i>Salix fragilis</i>	Crack willow	occasional	c	
<i>Tilia americana</i>	American linden	sparse	c	
<i>Ulmus minor</i>	Smoothleaf elm	occasional	c	
<i>Ulmus pumila</i>	Siberian elm	dominant	i	

Native Code	
c	Cultivar
n	Native
i	Introduced





### Shrub Species

Scientific Name	Common Name	Dominance	Native	Weedy/ Invasive
<i>Caragana arborescens</i>	Pea-tree	sparse	c	
<i>Cornus sanguinea</i>	Bloodtwig dogwood	occasional	c	
<i>Cotoneaster acutifloia</i>	Sharpleaf cotoneaster	sparse	c	
<i>Juniperus chinensis</i>	Chinese juniper or Pfitzer juniper	sparse	c	
<i>Juniperus communis</i>	Common juniper	sparse	n	
<i>Juniperus sabina</i>	Savin	sparse	c	
<i>Lonicera etrusca</i>	Etruscan honeysuckle	sparse	c	
<i>Lonicera tatarica</i>	Tatarian honeysuckle	abundant	c	
<i>Mahonia aquifolium</i>	Shining mahonia	occasional	c	
<i>Mahonia repens</i>	Oregon grape	occasional	n	
<i>Philadelphus coronarius</i>	Crown mockorange	sparse	c	
<i>Prunus virginiana</i>	Chokecherry	abundant	n	
<i>Rosa multiflora</i>	Multiflora rose	abundant	c	
<i>Rosa woodsii</i>	Wood's rose	sparse	n	
<i>Symphoricarpos oreophilus</i>	Common snowberry	occasional	n	
<i>Syringa vulgaris</i>	Common lilac	abundant	c	

Native Code	
c	Cultivar
n	Native
i	Introduced

### Vine Species

Scientific Name	Common Name	Dominance	Native	Weedy/ Invasive
<i>Hedera helix</i>	English ivy	occasional	c	
<i>Parthenocissus quinquefolia</i>	Virginia creeper	dominant	c	
<i>Polygonum baldschanicum</i>	Silver lace-vine	abundant	c	
<i>Solanum dulcamara</i>	European bitterweet	sparse	i	
<i>Vinca major</i>	Grave-myrtle	dominant	c	
<i>Vitis aestivalis</i>	Summer grape	sparse	c	

Native Code	
c	Cultivar
n	Native
i	Introduced





**Forb Species**

Scientific Name	Common Name	Dominance	Native	Weedy/ Invasive
<i>Alcea rosea</i>	Hollyhock	sparse	c	
<i>Alliaria petiolata</i>	Garlic mustard	sparse	i	yes
<i>Allium gigantum</i>	Giant allium	occasional	c	
<i>Anthriscus cerefolium</i>	Chervil	sparse	c	
<i>Arctium minus</i>	Burdock	abundant	i	yes
<i>Asparagus officinales</i>	Asparagus	sparse	i	
<i>Asperugo procumbens</i>	Catchweed	dominant	i	yes
<i>Cardaria draba</i>	Whitetop	dominant	i	yes
<i>Chenopodium album</i>	Lambsquarter	sparse	i	
<i>Cirsium neomexicanum</i>	New Mexico thistle	sparse	n	
<i>Convolvulus arvensis</i>	Bindweed	occasional	i	yes
<i>Cynoglossom officinale</i>	Houndstongue	abundant	i	yes
<i>Falcaria vulgaris</i>	Sickleweed	sparse	c	
<i>Fumaria officinale</i>	Common fumitory	sparse	i	
<i>Galium aparine</i>	Cleavers	sparse	n	
<i>Geum urbanum</i>	City avens	dominant	i	yes
<i>Heiracium scouleri</i>	Houndstongue hawkweed	sparse	n	
<i>Helianthus annuus</i>	Common sunflower	sparse	n	
<i>Hesperis matronalis</i>	Dame's rocket	sparse	c	
<i>Hyacinthus orientalis</i>	Common hyacinth	sparse	c	
<i>Iris germanica</i>	Iris	occasional	c	
<i>Lactuca seriola</i>	Prickly lettuce	abundant	i	
<i>Leonurus cardiaca</i>	Motherwort	sparse	i	
<i>Lunaria annua</i>	Honesty or moonwort	abundant	c	
<i>Malva neglecta</i>	Mallow	occasional	i	
<i>Melissa officinalis</i>	Lemon balm	sparse	c	
<i>Melilotus sp</i>	Sweetclover	sparse	i	
<i>Muscari botryoides</i>	Grape hyacinth	sparse	c	
<i>Nepeta cataria</i>	Catnip	sparse	i	

Native Code	
c	Cultivar
n	Native
i	Introduced





**Forb Species (Continued)**

Scientific Name	Common Name	Dominance	Native	Weedy/ Invasive
<i>Onopordum acanthium</i>	Scotch thistle	sparse	i	yes
<i>Papaver orientale</i>	Oriental poppy	abundant	c	
<i>Rubus idaeus</i>	Raspberry	sparse	n	
<i>Rumex crispus</i>	Curly dock	occasional	n	
<i>Rumex occidentalis</i>	Western dock	sparse	n	
<i>Salvia sp.</i>	Sage	sparse	c	
<i>Saponaria officinalis</i>	Soapwort or Bouncing bet	occasional	c	
<i>Smilacina stellata</i>	Stellate smilacina	occasional	n	
<i>Stachys byzantina</i>	Wooly betony	occasional	c	
<i>Tanacetum parthenium</i>	Feverfew	occasional	c	
<i>Taraxacum officinale</i>	Dandelion	occasional	i	
<i>Tulipa gesneriana</i>	Common tulip	occasional	c	
<i>Verbascum thapsus</i>	Wooly mullein	sparse	i	yes
<i>Viola odorata</i>	English violet	abundant	c	

Native Code	
c	Cultivar
n	Native
i	Introduced

**Grass Species**

Scientific Name	Common Name	Dominance	Native	weedy/ Invasive
<i>Bromus rigidus</i>	Ripgut brome	abundant	i	
<i>Dactylis glomerata</i>	Orchard grass	occasional	i	
<i>Elymus glaucus</i>	Blue wildrye	sparse	n	
<i>Festuca pratensis</i>	Meadow fescue	sparse	i	
<i>Hordeum pusillum</i>	Little barley	occasional	n	
<i>Poa bulbosa</i>	Bulbous bluegrass	abundant	i	
<i>Poa pratensis</i>	Kentucky bluegrass	occasional	i	
<i>Secale cereale</i>	Rye	occasional	i	

Native Code	
c	Cultivar
n	Native
i	Introduced



# Appendix B: RIPARIAN CORRIDOR & ENVIRONMENTAL RECOMMENDATIONS

## Section 4: Utah Natural Heritage Program (UNHP) Report



5/31/23, 8:43 AM Utah Natural Heritage Search Report

Report Number: 14406  
May 31, 2023

Utah Division of Wildlife Resources  
Utah Natural Heritage Program  
1594 W. North Temple  
PO Box 146301  
Salt Lake City, UT 84116

## Utah Natural Heritage Program Online Species Search Report

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### Project Information

**Project Name**  
Allen Park

**Project Description**  
Allen Park Adaptive Reuse and Management Plan

**Location Description**  
Allen Park, SLC, UT

May 31, 2023

#### Animals within a 1/2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

#### Plants within a 1/2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

<https://dwrapps.utah.gov/HeritageDataRequest/Reports?id=14406> 1/3

5/31/23, 8:43 AM Utah Natural Heritage Search Report

### Animals within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
Band-tailed Pigeon	Patagioenas fasciata	SGCN		1855
Black Rosy-finch	Leucosticte atrata	SGCN		2022
Bonneville Cutthroat Trout	Oncorhynchus clarkii utah	SGCN		2007
Columbia Spotted Frog	Rana luteiventris	SGCN		1931
Green River Pebblesnail	Fluminicola coloradoensis	SGCN		1939
Lewis's Woodpecker	Melanerpes lewis	SGCN		1932
Northern Leopard Frog	Lithobates pipiens	SGCN		1979
Western Yellow-billed Cuckoo	Coccyzus americanus occidentalis	SGCN	LT	1992

### Plants within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
No Species Found				

### Definitions

**State Status**

SGCN	Species of greatest conservation need listed in the <a href="#">Utah Wildlife Action Plan</a>
------	---

**U.S. Endangered Species Act**

LE	A taxon that is listed by the U.S. Fish and Wildlife Service as "endangered" with the probability of worldwide extinction
LT	A taxon that is listed by the U.S. Fish and Wildlife Service as "threatened" with becoming endangered
LEXN	An "endangered" taxon that is considered by the U.S. Fish and Wildlife Service to be "experimental and nonessential" in its designated use areas in Utah
C	A taxon for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threats to justify it being a "candidate" for listing as endangered or threatened
PT/PE	A taxon "proposed" to be listed as "endangered" or "threatened" by the U.S. Fish and Wildlife Service

### Disclaimer

The information provided in this report is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, any given response is only appropriate for its respective request.

The UDWR provides no warranty, nor accepts any liability, occurring from any incorrect, incomplete, or misleading data, or from any incorrect, incomplete, or misleading use of these data.

The results are a query of species tracked by the Utah Natural Heritage Program, which includes all species listed under the U.S. Endangered Species Act and species on the Utah Wildlife Action Plan. Other significant wildlife values might also be present on the designated site. Please [contact](#) UDWR's regional habitat manager if you have any questions.

For additional information about species listed under the Endangered Species Act and their Critical Habitats that may be affected by activities in this area or for information about Section 7 consultation under the Endangered Species Act, please visit <https://ecos.fws.gov/ipac/> or contact the [U.S. Fish and Wildlife Service Utah Ecological Services Field Office](#) at (801) 975-3330 or [utahfieldoffice\\_esa@fws.gov](mailto:utahfieldoffice_esa@fws.gov).

Please contact our office at (801) 538-4759 or [habitat@utah.gov](mailto:habitat@utah.gov) if you require further assistance.

Your project is located in the following UDWR region(s): Central region

<https://dwrapps.utah.gov/HeritageDataRequest/Reports?id=14406> 2/3



5/31/23, 8:43 AM

Utah Natural Heritage Search Report

**Report generated for:**

Merissa Davis  
Bowen Collins & Associates  
154 East 14075 South  
Draper, UT 84020  
(801) 495-2224  
mdavis@bowencollins.com



<https://dwrapps.utah.gov/HeritageDataRequest/Reports?id=14406>

3/3



# Appendix C: BEST PRACTICES





## Gilgal Gardens

Salt Lake City Utah

### Overview

Gilgal Gardens is a sculpture garden located in Salt Lake City and designated as a City park. The park features 12 sculptures and over 70 engraved stones, the work of Thomas Battersby Child, III. The garden reflects his vision to “create a sanctuary or atmosphere . . . that will shut out fear and keep one’s mind young and alert to the last, no matter how perilous the times.”<sup>4</sup>

Gilgal is Utah’s only identified Visionary Art Environment. Visionary Art Environments typically include works of art fabricated from found materials by people without formal artistic training to express a personal moral or religious conviction.

The garden includes a formal entrance, retaining wall, security fencing, a restored bowery, and a seating area.

The garden is a Salt Lake City park as a result of the work of a local non-profit, The Friends of Gilgal Garden (FOGG), organized in 1997 to prevent development of the site and preserve the location for public enjoyment.

### Comparison to Allen Park

Gilgal is a precedent for Allen Park based on its location within Salt Lake City and its focus on the works of a local artist that are integrated into the landscape. Gilgal differs from Allen Park based on its size as well as its more isolated location. Allen Park includes Emigration Creek as well as opportunities to connect trails within the park to the city-wide trail system.

The work of FOGG has helped to restore the garden’s original atmosphere as well as enhanced the visitor’s and understanding the art. Artisans have been employed over the years to restore, preserve, and maintain the sculptures and stones.

### Treatment

A variety of projects have been completed to stabilize and improve the garden, including creating a formal entrance, installing security fencing, constructing a 110-foot long retaining wall, restoring the bowery in the northeast corner of the garden, and creating an attractive new seating area.

The garden’s sculptures and engraved stones have also been restored. Over the years, weather, unchecked plant growth, and vandalism have damaged most of the art in the garden. Based on the recommendations of professional conservators, expert craftspeople have repaired the stones and replaced missing elements of the art.

### Management

Through a contract with Salt Lake City Public Lands, FOGG now serves as the curator of Gilgal Garden and is responsible for conserving Gilgal’s art and enhancing the garden. The Salt Lake County Master Gardener Association is another non-profit organization involved at Gilgal Gardens. Beginning in 2001, beginning in 2001 Master Gardener members have donated thousands of hours of labor clearing out overgrown areas, tilling in new mulch, and planting new flowers and shrubs.

### Operations

The park is in the middle of a city block behind houses and businesses. The roughly one-acre lot is bordered by a new multi-family development to the west, a restaurant parking lot to the north, low-density housing and a church property to the east and south. There are public parking spaces available for visitors to the park on-street at the entrance on both sides of 500 South as well as additional public on street parking available on 800 East and 700 East streets. There is no dedicated handicap accessible parking at the park although there are on-street handicap designated parking spaces. The park itself is fully accessible.

The park is open seven days a week with seasonal hours. Small



special events are allowed in the park through a permit from Salt Lake City Public Lands. Large groups with food and drink are not allowed due to limited facilities.

### Key Takeaways

- Partnering with the Friends of Allen Park community group for clearly defined activities can enhance the overall visitor experience
- Integrating management and operations of Allen Park into Salt Lake City’s overall system will ensure implementation of the vision
- Focusing on the art of an individual as the basis for a public space attracts visitors and interest in Salt Lake City
- Identifying opportunities for public parking near the park enhances visitor experience

<sup>4</sup><https://gilgalgarden.org/about-gilgal-sculpture-garden/>





## Fairstead & Green Hill National Historic Site

Brookline, Massachusetts

### Overview

Fairstead and the adjacent Green Hill area are located in Brookline Massachusetts. The properties were the home office, and laboratory of Frederick Law Olmsted, the pre-eminent designer of landscapes in late 19th Century America. His notable projects include Central Park in New York City and the U.S. Capitol Grounds in Washington D.C., among others.

Fairstead and Greenhill are examples of a cultural landscape that emphasize the importance of thoughtful spatial organization, including sub spaces, and the use of building placement and tree canopies to influence site character.

### Comparison to Allen Park

The Fairstead and Green Hill site is similar to Allen Park as a cultural landscape that uses a unique and historic organization of structures and spaces, including subspaces, to contribute to the site's character.

The sites are also similar based on the use of topography to add interest to the area, the importance of vegetation to the experience of the site and the use of buildings, vistas, and small scale features to create an overall visitor experience.

### Treatment

The treatment plan is divided into two phases based on budget constraints and task sequencing. Phase 1 focuses on the removal of woody plant material inconsistent with the identified reference period. Phase 2 includes the replacement

of missing features and modifications to existing elements such as driveway realignment, removal of non-historic paths, and the replacement of ailing historic trees.

### Management

Fairstead and Greenhill are a National Historic Site managed by the National Park Service based on a "Foundation Document" that identifies, integrates, and coordinates various types and levels of planning based on a single, shared understanding of what is most important about the park. Management of the park focuses on the following elements:

- Interpretive Themes – These are the key stories or concepts that visitors should understand after visiting the park. Themes are an organizational tool that reveal and clarify meaning, concepts, contexts and values.
- Dynamic Components – These are the special considerations, rules, concepts, and administrative commitments that affect the planning and needs of the site. They are dynamic because they may change over time.

### Operations

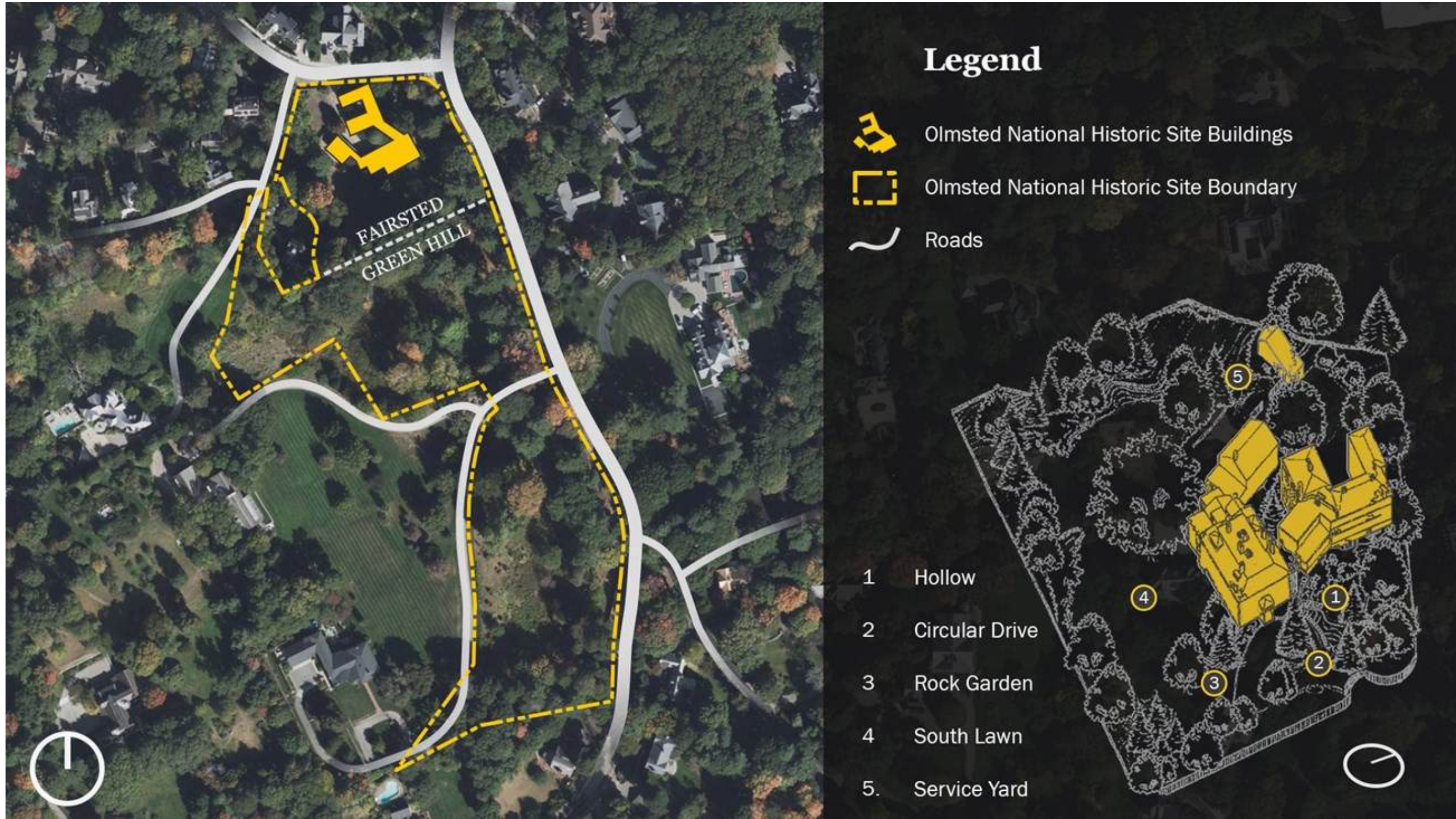
Operational decisions are made based on the CLR and the Management Foundation document. For example, investments have been made in restoring the system of drives and roadways to their configuration and alignment during the period of significance in order to protect the site's historical significance. This has been an ongoing project since its listing in 1991 and has required consistent implementation of the original treatment recommendations from the CLR.

Another example is more recent investment in new technology to enhance the visitor experience and alter archives research. This investment has been made in response to management priorities found in the Foundation Document.

### Key Takeaways

- Thoughtful phasing of the replacement of invasive species within various zones at Allen Park will maintain the overall visitor experience while improving ecosystem health.
- Clearly identifying the purpose and strategy for deviating from historical plantings can be incorporated into the treatment plan.
- Opportunities to update and improve the visitor experience at Allen Park can be incorporated into the treatment plan, management, and operations as new technology or best practices emerge.







## Michigan Island Lighthouse

LaPointe, Wisconsin

### Overview

The Michigan Island Lighthouse was a critical component of navigation on Lake Superior as the first light station in the archipelago. The designated cultural landscape is 152 acres, with most historic features clustered in approximately 1.5 acres on the south side of the island. The purpose of the Michigan Island Light Station Reservation is primarily to provide a window into the role of light stations as navigation features in the Apostle Islands.

The CLR states that most features have been well-preserved and primarily focuses on rehabilitation of the site to continue to tell the story of lighthouse keeping on Lake Superior and to protect natural systems in the Reservation.

### Comparison to Allen Park

The Michigan Lighthouse site is similar to Allen Park as a cultural landscape that highlights the natural systems that contribute and to impact the site's character.

The site is also similar based on the combination of natural and cultivated vegetation within the site and the use of clustering of buildings, and spaces to create an overall visitor experience.

### Treatment

Various adjustments to vegetation are recommended to provide a clearer picture of life on the island when lighthouse keepers lived on the site to operate and maintain the lighthouse. Recommendations for small features generally suggest preservation of remains of non-extant features, although it is recommended that the tram be rehabilitated. Biostabilization of the shore around a non-historic boat dock

is recommended, along with careful management of the shore to provide views while preventing deterioration.

Extensive evaluation of the structures is listed with recommendations to replace various architectural components "in-kind." Certain structures are recommended for updates and rehabilitation (such as the Keepers Quarters) to provide living space for park staff, rather than be perfectly preserved in their historic state.

### Management

The Michigan Island Lighthouse is managed by the National Park Service as part of the Apostle Island National Lakeshore. The National Lakeshore was created in 1970 and the lighthouse itself was added to the National Register of Historic Places in 1977. The NPS has improved the station's grounds and buildings to ensure visitor safety while maintaining the sense of isolation that the keeper and their family would have experienced.

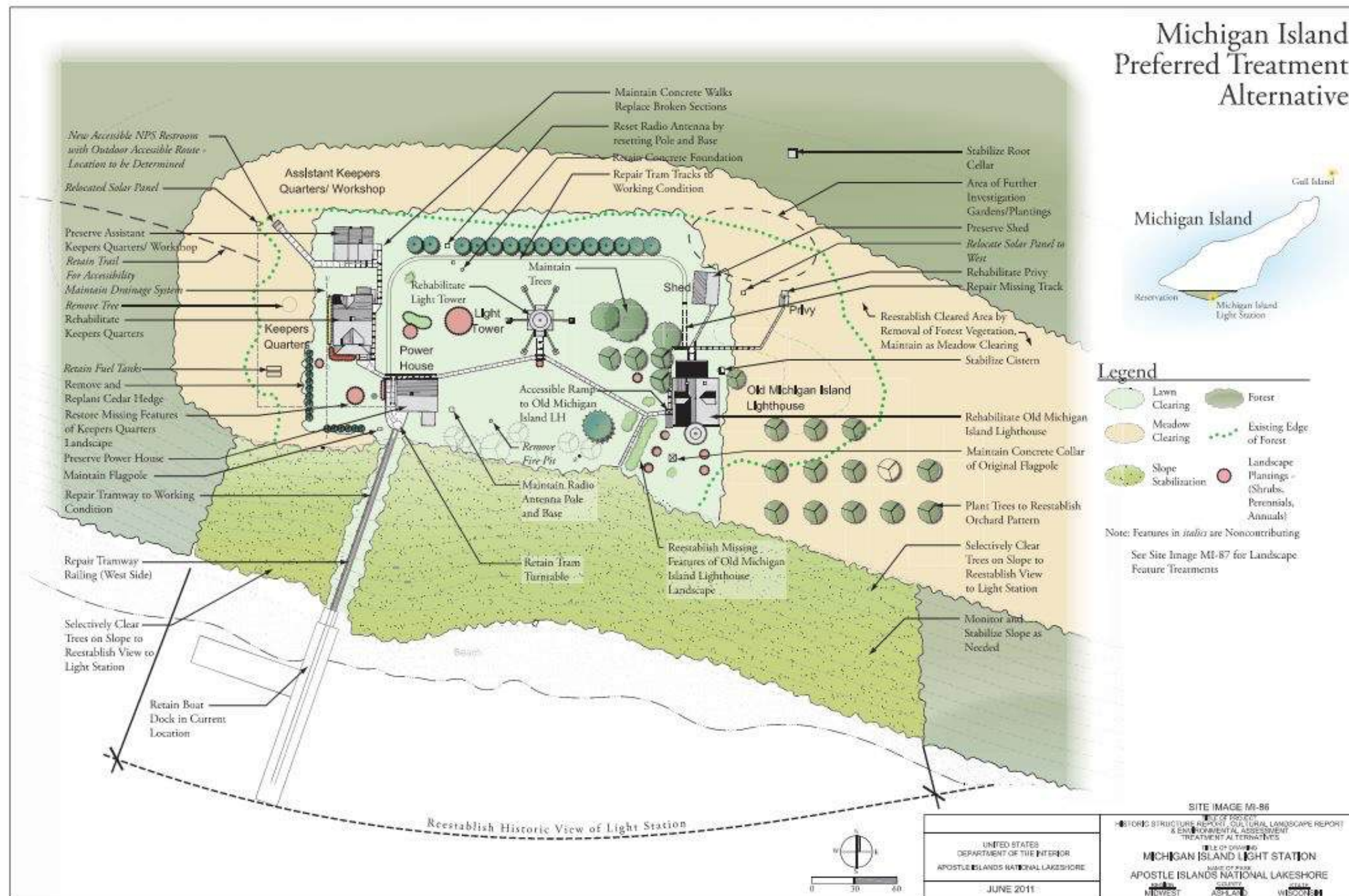
### Operations

Operational decisions are made within the context of the Apostle Island National Lakeshore. As part of the National Recreation site, there are a number of activities and attractions available for visitors, including self-guided tours, volunteer docents, and guided tours for a fee.

### Key Takeaways

- As with Allen Park, the Michigan Lighthouse site tells the story of a particular era within its larger area.
- The park uses several opportunities to tell the story of the site including interpretive signage, a self-guided digital tour, and volunteer docents. All of these methods are appropriate at Allen Park.
- Updating and rehabilitating structures for a use that supports the overall vision of the site rather than comprehensive historic preservation is a viable approach to structures within Allen Park.





## Finster Paradise Garden

Summerville, Georgia

### Overview

Paradise Garden was created by the Reverend Howard Finster, a self-taught artist and visionary. The garden was begun as an opportunity to highlight the inventiveness of human kind with an original vision of collecting one of every invention. The garden is also an expression of the Reverend Finster's visionary prophecies.

Finster is a recognized southern folk artist who also designed album covers for many groups in the 1980s and 1990s.

Today the garden is operated as a visitor attraction that spurs economic activity in Summerville, Georgia and the surrounding Chattooga County.

### Comparison to Allen Park

Paradise Garden is similar to Allen Park as a cultural landscape

that highlights the work of a visionary artist. As with Gilgal Gardens and Allen Park, the work of the Reverend Finster is incorporated into the overall landscape to communicate his vision.

Because the site has undergone several changes since Finster's passing, preservation activities at the site focus on capturing the spirit of Finster's work.

### Management

Paradise Garden is owned by Chattooga County, Georgia and operated by the non-profit Paradise Garden Foundation, Inc.

Chattooga County purchased and promotes the Garden as a cultural tourism destination and has received grants and donations from economic development and arts organizations.

To add to the garden's regional draw, the Foundation and

County have added an outdoor entertainment area in downtown Summerville Georgia which is a second location that showcases Finster's art.

### Operations

Programming and operations at the garden enhance and support the vision and mission to serve as a social, cultural, educational, and artistic nexus for the region.

Paradise Garden hosts several arts-based programs including artist in residence opportunities, a summer camp for 2nd through 6th graders, an annual two-day arts festival and on-demand online arts education lesson plans.

Funding for the programming and operations is generated through a gift shop, annual arts festival sales, restaurant, and lodging on site.

### Key Takeaways

- Programming, similar to Allen Park, should reflect the overall vision for the site, including opportunities

for artists and scientists in residence and educational programming.

- Utilizing various approaches, including on-site and on-line tools, broadens the impact of the arts landscape.
- Careful curation of the site and experiences can balance economic development and historical preservation goals.
- Ensure that the spirit of Mrs. Ruth Allen's artwork is highlighted in the cultural landscape.



## Watts Towers

South Central Los Angeles, California

### Overview

Watts Towers consists of seventeen major sculptural structures built by Italian immigrant Sabato Rodia in Los Angeles from approximately 1921-1954. The towers are steel and concrete with decoration consisting of various pieces of broken glass and ceramic products such as beverage bottles and tile. Programming and operations at the garden enhance and support the vision and mission to serve as a social, cultural, educational, and artistic nexus for the region.

The Towers are listed on the National Register of Historic Places, are a National Historic Landmark, a State of California Historic Monument, a State of California Historic Park and are designated as a Los Angeles Cultural Heritage Monument. The Towers were deeded to the City of Los Angeles Municipal Arts Department in 1975.

### Comparison to Allen Park

Watts Towers is similar to Allen Park based on its role as an important neighborhood landmark. It also shares a history of grassroots organization to preserve the vision of a single artist expressed within the landscape.

### Treatment

Long-term preservation and stabilization of the Towers was challenging due to Rodia's use of found objects and the effects of weather and erosion. A major conservation effort was completed in 2022 that removed cracked mortar, repaired or replaced corroded sections of the metal structure, and then covered the restoration work with a polymer-modified mortar to match the original texture and color used by Rodia.

### Management

The site is owned by Los Angeles City. The Watts Towers Arts Center manages and oversees the site with support from Los Angeles City Municipal Arts as well as conservation support

from the Los Angeles County Museum of Arts. The Towers themselves are part of a broader arts campus that provides education, exhibits, tours and events for all types of arts within the Watts neighborhood.

### Operations

Day-to-day operations, including tours, exhibits, and special events are managed by the Watts Towers Arts Center. Funding for conservation of the Towers as well as the Arts Center and programs is provided from a number of public and private sources including community action partnerships, school-based partnerships, and similar initiatives.

### Key Takeaways

- Cultural landscapes are important to neighborhood identity as seen in the number of stories collected about Allen Park.
- Creation of an organization to oversee the

implementation of community-based programs and initiatives can identify and pursue funding for the programs and for preservation of the asset.



## Pasaquan

Buena Vista, Georgia

### Overview

Pasaquan is a small compound that was both a piece of visionary art and residence of Eddie Owens Martin, a folk artist in southwestern Georgia. Martin worked on the art environment for 30 years, creating six major structures, mandala murals and more than 900 feet of elaborately painted masonry walls. The art fuses African, pre-Columbian Mexican, and Native American symbols and designs.

The site is currently owned and operated by Columbus State University (CSU), with support from the Partnership for Public Spaces (PPS). The Kohler Foundation, Inc. donated the site to CSU.

### Comparison to Allen Park

Pasaquan is similar to Allen Park as a cultural landscape that highlights the work of a visionary artist. As with Gilgal Gardens, Paradise Garden, and Allen Park, the work of Eddie Owens Martin is incorporated into the overall landscape as an expression of his personal views and vision.

### Treatment

The preservation and conservation activities by CSU and their partners have been guided by the archives of the PPS. Restoration activities have focused on restoring Martin's vision.

The art objects were stabilized including filling cracks and areas of loss. Structural concerns and functionality were addressed in the six buildings as well as dealing with a wide range of issues including heavy termite damage, failing foundations, and structural and safety concerns.

Some art objects were removed from the site to protect them from further deterioration. The objects are now part of the CSU collection.

### Management

The Kohler Foundation purchased the site in 2014 and funded the restoration activities led by CSU and supported by the PPS. Following completion of the restoration process, the Kohler Foundation gifted the site to CSU's foundation.

CSU faculty, staff, students, and alumni have documented the art and structures of Pasaquan, organized the archives and assisted with the conservation process. CSU's mission for the site is to give visitors a unique insight into the intuitive artistic process by engaging them through diverse programming, interdisciplinary workshops, lectures, seminars, retreats and performances.

### Operations

To fulfill the mission, CSU offers curricula that centers on Pasaquan, partners with community organizations for outreach and service learning, and provides workshops and seminars that are culturally enriching, engender respect for visionary art and creative differences, promote self-exploration, and deepens visitor understanding of creativity.

### Key Takeaways

- Partnerships with local and national interests provide opportunities to implement programming that supports the vision and mission and Allen Park
- The cultural landscape can be a tool for enriching and educating about social and cultural priorities as well as arts and creativity.
- Stabilization and protection of the art work is a critical to the vision and purpose of preserving Martin's art.






# Appendix D:


## PUBLIC ENGAGEMENT MATERIALS & COMMENTS

### Section 1: Collateral Materials





# HELP PLAN THE FUTURE OF ALLEN PARK



To learn more about the adaptive reuse plan and public engagement opportunities, scan the QR code to visit the website.



# AYUDE A PLANIFICAR EL FUTURO DE ALLEN PARK



Para obtener más información sobre el plan de reutilización adaptativa y las oportunidades de participación pública, escanee el código QR para visitar el sitio web.

## ADAPTIVE REUSE AND MANAGEMENT PLAN




### HELP PLAN THE FUTURE OF ALLEN PARK

Purchased by Salt Lake City in early 2020, Allen Park is one of the City's newest and most unusual public spaces. Determining how best to adapt the culturally and environmentally important site into a public park is the next step in the process.

That's where you come in. We want to hear from you. What are your thoughts about potential future uses of this unique 7-acre site? How can it best serve all City residents in ways compatible with the constrained site along a forested, two-block stretch of Emigration Creek?

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**Multiple ways of sharing your opinions about the future of Allen Park are available over the spring and summer months:**

-  Website (information, survey, comments on map-based idea wall) [allenparkslc.org](http://allenparkslc.org)
-  Community open houses in June, September, and December
-  SLC Public Lands booth at community festivals and events

### FUN FACT

*Generations of local teenagers referred to Allen Park as "Hobbitville" and they dared each to drive or walk to the end of Allen Park Drive at night. Tenants would gather, just out of sight of the road, making menacing noises and popping out of the shadows to terrify the interlopers.*

---

### ALLEN PARK HISTORY

*George and Ruth Allen purchased the property known as Allen Park in 1931. For decades it has been a beloved cultural icon in Salt Lake City.*



*To learn more about its history, scan the QR code.*




## ADAPTIVE REUSE AND MANAGEMENT PLAN

### PROJECT PURPOSE AND SCOPE

Preparing an Adaptive Reuse and Management Plan for Allen Park was prioritized in the City's Public Lands Master Plan, approved in 2021. A General Obligation Bond to fund parts of the Citywide master plan was approved by voters in 2022, with \$4.5 million identified for Allen Park improvements.

With public support, the City desires Allen Park to be an open, public pedestrian park that highlights the site's unique history, preserves and enhances ecological features, repairs the artistic expressions scattered throughout the site, and restores the main house and other structures.

To reach this goal, Salt Lake City Public Lands is following recommendations in the Allen Park Cultural Landscape Report, completed in 2022, and seeking public input through robust online and in-person public engagement to determine preferred uses for the site.

### PROJECT BENEFITS

The Plan will identify strategies and recommended improvement projects to help accomplish the following objectives:

- > Preserve the stories and historic character of Allen Park as created over 50 years by the namesake Allen family
- > Enhance forested area and restores the natural habitat areas and native vegetation
- > Make improvements to Emigration Creek's floodplain
- > Preserve, repair and adapt the most historically and most architecturally significant structures on the property
- > Promote pedestrian access and trail connectivity
- > Preserve and protect the unique artwork on site

### PROJECT SCHEDULE

Technical evaluations with consultants and experts

Late 2022/Early 2023

Preliminary planning and research

Early 2023

Phase 1 of Engagement: Identify community values and vision for the park


Jun-Sep 2023

Phase 2 of Engagement: Develop concept plans and seek community feedback

Fall 2023

Review community feedback and develop final adaptive reuse plan

Late Fall/Winter 2023



### LEARN MORE

To learn more about the adaptive reuse study and public engagement opportunities, scan the QR code to visit the website.



## PLAN DE GESTIÓN Y REUTILIZACIÓN ADAPTATIVA




### AYUDE A PLANIFICAR EL FUTURO DE ALLEN PARK

Adquirido por Salt Lake City a principios de 2020, Allen Park es uno de los espacios públicos más nuevos e inusuales de la ciudad. Determinar la mejor manera de adaptar este sitio cultural y ambientalmente importante a un parque público es el próximo paso en el proceso.

Ahí es donde entra usted. Queremos saber su opinión. ¿Qué piensa sobre los posibles usos futuros de este sitio único de 7 acres? ¿Cómo puede satisfacer mejor a todos los residentes de la Ciudad de manera compatible con el sitio restringido a lo largo de un tramo boscoso de dos cuerdas de Emigration Creek?

**Varias formas de compartir sus opiniones sobre el futuro de Allen Park están disponibles durante los meses de primavera y verano:**

-  Sitio web (información, encuesta, comentarios en el muro de ideas basado en un mapa) [allensparks.org](http://allensparks.org)
-  Sesiones abiertas a la comunidad en junio, septiembre y diciembre
-  Puesto de SLC Public Lands (Terrenos Públicos de SLC) en festivales y eventos comunitarios

**DATO CURIOSO**

*Generaciones de adolescentes locales se referían a Allen Park como "Hobbitville" y se atrevían a conducir o caminar hasta el final de Allen Park Drive por la noche. Los inquilinos se reunían, justo fuera de la vista de la carretera, emitían ruidos amenazadores y salían de las sombras para aterrorizar a los intrusos.*

**HISTORIA DE ALLEN PARK**

*George y Ruth Allen compraron la propiedad conocida como Allen Park en 1931. Durante décadas ha sido un ícono culturalpreciado en Salt Lake City. Para conocer más sobre su historia, escanee el código QR.*





**ALLEN PARK**  
Adaptive Reuse and Management Plan



**Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf

## PLAN DE GESTIÓN Y REUTILIZACIÓN ADAPTATIVA

**PROPOSITO Y ALCANCE DEL PROYECTO**

La preparación de un Plan de Gestión y Reutilización Adaptativa para Allen Park fue una prioridad en el Plan Maestro de Terrenos Públicos de la Ciudad, aprobado en 2021. Los votantes aprobaron un Bono de Obligación General para financiar partes del plan maestro de toda la Ciudad en 2022, con \$4.5 millones identificados para las mejoras de Allen Park.

Con el apoyo del público, la ciudad desea que Allen Park sea un parque peatonal público abierto que destaque la historia única del sitio, conserve y mejore las características ecológicas, repare las expresiones artísticas dispersas por todo el sitio y restaure la casa principal y otras estructuras.

Para alcanzar este objetivo, Salt Lake City Public Lands (Terrenos Públicos de Salt Lake City) sigue las recomendaciones del Informe del Paisaje Cultural de Allen Park, completado en 2022, y busca la opinión del público a través de una sólida participación pública en línea y en persona para determinar los usos preferidos para el sitio.

**BENEFICIOS DEL PROYECTO**

El Plan identificará estrategias y recomendará proyectos de mejora para contribuir a alcanzar los siguientes objetivos:

- > Conserva las historias y el carácter histórico de Allen Park creado durante 50 años por la familia homónima Allen
- > Mejora el área boscosa y restaura las áreas de hábitat natural y la vegetación nativa
- > Realiza mejoras en la llanura aluvial de Emigration Creek
- > Conserva, repara y adapta las estructuras histórica y arquitectónicamente más significativas de la propiedad
- > Promueve el acceso peatonal y la conectividad de senderos
- > Conserva y protege el arte único en el sitio

**CRONOGRAMA DEL PROYECTO**



The timeline consists of five main stages:
 

- Finales de 2022/principios de 2023:** Planificación e investigación preliminares.
- Principios de 2023:** Evaluaciones técnicas con consultores y expertos.
- Jun-Sep 2023:** Fase 1 de la participación: identificar los valores de la comunidad y la visión del parque.
- Otoño de 2023:** Fase 2 de la participación: desarrollar planes conceptuales basados en los aportes de la comunidad.
- Finales de otoño/invierno de 2023:** Revisar los comentarios de la comunidad y desarrollar un plan final de reutilización adaptativa.



**ONOZCA MÁS**

Para obtener más información sobre el estudio de reutilización adaptativa y las oportunidades de participación pública, escanee el código QR para visitar el sitio web.



**ALLEN PARK**  
Adaptive Reuse and Management Plan



**Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf



# HELP PLAN THE FUTURE OF ALLEN PARK

Learn more about the adaptive reuse plan and share your ideas and feedback.



SCAN ME! or visit [allenparkslc.org](http://allenparkslc.org)

**ALLEN PARK**  
Adaptive Reuse and Management Plan

 **Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf

# AYUDE A PLANIFICAR EL FUTURO DE ALLEN PARK

Aprenda más sobre el plan de reutilización adaptativa y comparta sus ideas y comentarios.



ESCANEAME! o visitar [allenparkslc.org](http://allenparkslc.org)

**ALLEN PARK**  
Adaptive Reuse and Management Plan

 **Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf



## VIRTUAL OPEN HOUSE FOR ALLEN PARK



### JOIN US!

Salt Lake City will unveil the final recommended concept for the future use of one of the city's most unique public spaces, Allen Park, at an upcoming virtual open house.

**Register Here:**  
[gobondparks.com/AllenPark](http://gobondparks.com/AllenPark)

 : December 11, 2023

 : Zoom

 : 5:30-7:30 pm







### ADAPTIVE REUSE AND MANAGEMENT PLAN

**Help Shape the Future of Allen Park by Joining Us for an Open-Air Open House**

## ALLEN PARK OPEN HOUSE

**Tuesday, June 13, 2023 • 5:30 - 7:30pm • Allen Park**  
 1300 East & Allen Park Drive (approx. 1850 South)

Salt Lake City purchased the Allen Park property in 2020 to protect it from development. City voters in 2022 approved a General Obligation Bond that includes \$4.5 million to create an improved park accessible to all City residents and visitors.

To identify potential future uses for Allen Park, the Public Lands Department is developing an Adaptive Reuse and Management Plan. The planning process continues throughout 2023, with multiple opportunities for public input.



**LEARN MORE**

To learn more about the adaptive reuse study and public engagement opportunities, scan the QR code to visit the website.

***What are your ideas for Allen Park?***

***What opportunities do you see? What challenges?***

***How can Allen Park best serve all residents of Salt Lake City?***

**WE WANT TO KNOW!**

 **Enjoy a snow cone while you share your thoughts!**

*Please note that no public parking is available at Allen Park. Please walk, bike, ride the bus or share a ride. Limited public parking is available on neighboring streets; please respect parking regulations.*



# Help Plan the Future of Allen Park



**Thursday, September 7**  
**12:00–1:15 PM**  
**Gore Auditorium 112**



# Appendix D: Public Engagement Materials & Comments

## Section 2: Press Materials





FOR IMMEDIATE RELEASE DRAFT  
 June 10, 2023  
 Media Contact: Brian Wilkinson  
[brian@wfandco.com](mailto:brian@wfandco.com), 801-673-5615

## Salt Lake City Asks Public to Help Plan Allen Park’s Future

*Community Input Sought for Eclectic Art Park Once Known as “Hobbitville”*

Salt Lake City has started a public engagement effort to seek ideas and comments from residents and community members about future uses of Allen Park, one of the City’s newest and most unique public spaces. Longtime residents may know Allen Park as “Hobbitville,” a local legend that began in the 1960s.

The campaign was launched A video featuring Mayor Erin Mendenhall encouraging residents to learn about the Park and share their thoughts about how it can best meet the public needs.

The public engagement period runs from June 10 through the end of September. Residents have several options to learn about the Park and provide input. The project website – [allenparkslc.org](http://allenparkslc.org) – is the hub for information about Allen Park and public engagement opportunities, including:

- Video, narrative, and story map detailing the 30-year creation of the Park by the Allen family.
- Survey with questions about what people value about the Park and want to see in the future.
- Map-based comment function
- Idea Wall to share thoughts on key Project issues
- Information about project meetings, open houses, and community events at which Public Lands will have a booth

Since purchasing the seven-acre property in 2020 in Sugar House, Salt Lake City has been working with the public and community organizations to establish Allen Park as an open, pedestrian park that highlights the site’s unique history, enhances ecological features, conserves the artistic monuments throughout the site and repairs the main house and other structures.

To reach this goal and determine the best futures uses for the park, Salt Lake City’s Public Lands Department is following the recommendations in the recently completed [Allen Park Cultural Landscape Report](#), and is seeking public input through online and in-person engagement opportunities throughout the summer to develop an Adaptive Reuse and Management Plan for Allen Park by the end of 2023.

# # #

FOR IMMEDIATE RELEASE  
 December 6, 2023  
 Media Contact: Hilary Robertson  
[hilary@wfandco.com](mailto:hilary@wfandco.com), 801-349-5890

## Salt Lake City Unveils Final Recommended Concept for Allen Park

Virtual Open House scheduled for December 11 to present concept and collect public feedback.

**WHAT:** Salt Lake City will unveil the final recommended concept for the future use of one of the city’s most unique public spaces, Allen Park, at an upcoming virtual open house.

After a six-month public engagement process that included online surveys, open houses, tabling at public events and work done by Community and Technical Advisory Committees, the city has developed a recommended concept for the park that includes:

- Preservation and rehabilitation of several of the most historically significant buildings with recommended reuse as daytime art and science studios.
- Conversion of the main Allen House as a park office and museum.
- Addition of parking for the park, including ADA stalls.
- Addition of public amenities including picnic and activity areas, enhanced trail system and a restroom facility to be added in one of the converted structures.

Residents will have the opportunity to review and ask questions about the draft concept at an upcoming virtual open house and on the project website, [allenparkslc.org](http://allenparkslc.org), until January 7, 2024. A recording of the virtual open house will be available to view on the website following the meeting. After this period of public comment and community review, the plan will be finalized.

**WHEN & WHERE:** Monday, December 11, 5:30 – 7:30 p.m.  
 VIRTUAL EVENT (Registration Required)  
 Register for the Zoom meeting at:  
<https://us02web.zoom.us/join/zoom/register/tZlodOGgqjppGdaL2J5vPHqg3z8kTSC0c8c8>

**WHO:** Representatives from Salt Lake City’s Public Lands Department and the project team will be joined by Salt Lake City residents and visitors to review and provide feedback on the recommended concept for Allen Park.

**BACKGROUND:** Since purchasing the property in 2020, Salt Lake City has been working with the public and community organizations to establish Allen Park as an open, pedestrian park that highlights the site’s unique history, enhances ecological features, conserves the artistic monuments throughout the site and repairs the main house and other structures.

To reach this goal and determine the best futures uses for the park, Salt Lake City’s Public Lands Department is following the recommendations in the recently completed [Allen Park Cultural Landscape Report](#), and is seeking public input through online and in-person engagement opportunities to develop an Adaptive Reuse and Management Plan for Allen Park by the beginning of 2024.

FOR IMMEDIATE RELEASE  
 September 5, 2023  
 Media Contact: Hilary Robertson  
[hilary@wfandco.com](mailto:hilary@wfandco.com), 801-349-5890

## There’s Still Time to Help Plan the Future of Allen Park (aka “Hobbitville”)

Online Survey Open Through September;  
 Open House Set for Sept. 20<sup>th</sup> to Present Potential Concepts

**WHAT:**

Salt Lake City residents and others with an interest in the future of the folk art-filled Allen Park (also known as “Hobbitville”) are invited to share their thoughts and ideas for its redevelopment at an upcoming public open house as well as on the project’s website, [www.allenparkslc.org](http://www.allenparkslc.org).

The project website includes a survey and “Idea Wall” where the community can share specific ideas. The survey remains open until September 15 after which Salt Lake City will review the community’s feedback and input from a Community Advisory Committee comprised of residents, business owners, educators, and bird, wildlife, and environmental experts to develop potential concepts for the park.

Preliminary design concepts for the park will then be presented to the public at an open house. At the open house, attendees will have a chance to review the concepts and provide feedback that will be used to develop an Adaptive Reuse and Management Plan.

Additional public feedback opportunities will be available on the project website this fall.

**WHEN & WHERE:**

Public Survey live at [www.allenparkslc.org](http://www.allenparkslc.org) from June 10 – **September 15, 2023**

Community Open House  
**Thursday, September 20**  
 5:30 – 7 p.m.  
 Allen Park (approx.. 1820 S 1300 E)

**BACKGROUND:**

Since purchasing the property in 2020, Salt Lake City has been working with the public and community organizations to establish Allen Park as an open, pedestrian park that highlights the site’s unique history, enhances ecological features, conserves the artistic monuments throughout the site and repairs the main house and other structures.

To reach this goal and to determine future uses, Salt Lake City Public Lands is following recommendations in the [Allen Park Cultural Landscape Report](#) and seeking public input online and through in-person engagement opportunities during the summer to inform the Adaptive Reuse and Management Plan that is expected to be complete by the end of 2023 and will serve as a blueprint for how the City could repurpose Allen Park.



# Appendix D: Public Engagement Materials & Comments

## Section 3: Public Enggament Comments & Ranger Photos



# Allen Park Adaptive Resue and Management Plan

Community Engagement Report

June 10, 2023 – January 16, 2024

## Introduction

In the summer of 2023, Salt Lake City Public Lands, with the assistance of consultants at Wilkinson Ferrari & Co. and GSBS Consulting embarked on a six-month public engagement process to seek input on future uses for Allen Park. The planning team engaged the public through a variety of in-person and online engagement opportunities that were promoted throughout the city. The information collected through these efforts informed the development of the final recommended concept and Adaptive Reuse and Management Plan. The following report outlines these activities and the results of these efforts.

## Goals

The goals for the public engagement process were to:

- Build awareness of the Adaptive Reuse and Management planning process
- Understand community priorities and desires for Allen Park's future
- Solicit input from diverse audiences throughout the city

## Execution

Throughout the six-month engagement period the planning team executed a variety of outreach opportunities including:

- Tabling at community events
- Distribution of information via Public Lands, SLC and other partner social media platforms and email newsletters
- Presentations to community groups including community councils, the Sugar House Chamber of Commerce, Friends of Allen Park and Westminster College students
- Distribution of media releases and advisories related to planning progress and community events
- Three open houses; two in-person at Allen Park and one virtually through Zoom
- Project website with engagement tools including an Idea Wall, Project Map with pinpoint idea tools, two online surveys and a contact form for general questions and comments
- A variety of materials were created in English and Spanish to encourage participation in the process and share information including:
  - Yard signs



- Fact sheets
- Fence banners

## Community Engagement Touchpoints

### Online Survey Responses

- Survey #1 – 304
- Survey #2 - 143

### Website Visitation and Engagement (June 10, 2023 – January 16, 2024)

- 2,757 unique visitors
- 4,026 total visits

### Open House Attendees

- Open House #1 – 67 (June 13, 2023)
- Open House #2 – 42 (September 20, 2023)
- Open House #3 – 40 (December 11, 2023)

### Comments Submitted

- Written comments/questions
  - Open House #1 – 26
  - Open House #2 – 11
  - Open House #3 – 33
- Project Map – 46 (online and open house)
- Online Idea Wall – 37

### 9 Stakeholder Interviews

- Friends of Allen Park
- Utah Open Lands
- Tracy Aviary
- Tree Utah
- Seven Canyons Trust
- Westminster University (administration and faculty)
- Elizabeth Academy/Garfield School



## Phase One – Visioning

### Community Engagement Top Themes

- Desire to keep some or all structures on site
- Want to activate the park by using spaces for community activities and programs
- Keep the landscape natural/use native plants
- Desire to see the fountain restored
- Want to preserve as many art installations as possible
- Dislike the idea of building anything new at the park
- Don't want cars allowed in the park
- Would like to see the park used for some type of residential purposes (such as artist in residency)

### Online Survey Results

#### Respondent Profile

- Primarily identify as white/Caucasian women who own their home
- Live in the neighborhood surrounding the project
- Even distribution of ages between 25-65 years or above
- Lowest responding audiences were students, younger than 24 years old
- Occasionally visit Allen Park
- Typically travel to the park by walking/jogging or driving
- Visit the park with adult family members or friends/co-workers
- Typically come to the park to explore the art pieces, look at Emigration Creek, exercise or bird watch

#### Topline Findings

- Respondents favorite things about Allen Park (in order of highest)
  - History
  - Unique quirky atmosphere
  - Art/quotes
  - Variety of wildlife/birds
- Highest-rated visionary goals (as provided by SLC)
  - Preserve one of the few remaining open spaces on the eastside
  - Preserve as cultural resource and for historic value



- Protect and enhance Emigration Creek and riparian corridor
- Most agreed-to long-term goals
  - Preserve/maintain habitat for birds and other wildlife
  - Minimize vehicular access; use for walking and biking
  - Ensure robust forest canopy for generations
  - Preserve/restore natural and drought-tolerant vegetation
- Top changes for encouraging frequent visitation
  - Connecting park trails to area trail network
  - More benches and seating areas
- Improvement to make it easier to get to the park
  - Identify nearby parking off-site
  - Add entrance(s) on east side of the park
- Ways to make the park better overall
  - Renovating one or more historic structure(s) to allow visitors
  - Add comfort amenities (restrooms, drinking water, shade, seating)
  - Cleanliness and maintenance

## Phase Two – Concept Testing

### Community Engagement Top Themes

- Majority preferred Concept #1; combination of Concept #1 and Concept #2 was mentioned frequently
  - Preferred minimal additions/changes – keep as natural as possible
  - Preservation of most historically significant, particularly Allen Lodge
- Strong support for an additional east side entrance; some support for south side entrance
- Some concerns about the availability of funding to renovate structures and provide ongoing maintenance
- Like the idea of connecting trails system for walking/biking

### Online Survey Results

- Respondent profile mirror survey #1

### Topline Findings

- Overall, respondents felt that Concept 1 best reflected the values and plan considerations.
  - Strongest focus on landscapes/maintaining the tree canopy



- Most cost-effective option
- Doesn't add new structures
- Many would like to see a combination of Concept 1 and Concept 2
  - Liked the balances of open space/greenery
  - Preservation of the most historically significant buildings
  - Adding a small parking area to facilitate more inclusive use of the park spaces
- While respondents appreciated preserving the buildings in Concept 3, most felt it was too far removed from the original vision for the park.
- Strong desire, regardless of concept, to keep the landscape as natural as possible and limit or not incorporate lawn/grassy areas
- Mixed feelings about incorporating studios for artists
- Majority like the incorporation of trail connections

### Phase Three – Planning

#### Community Engagement Top Themes

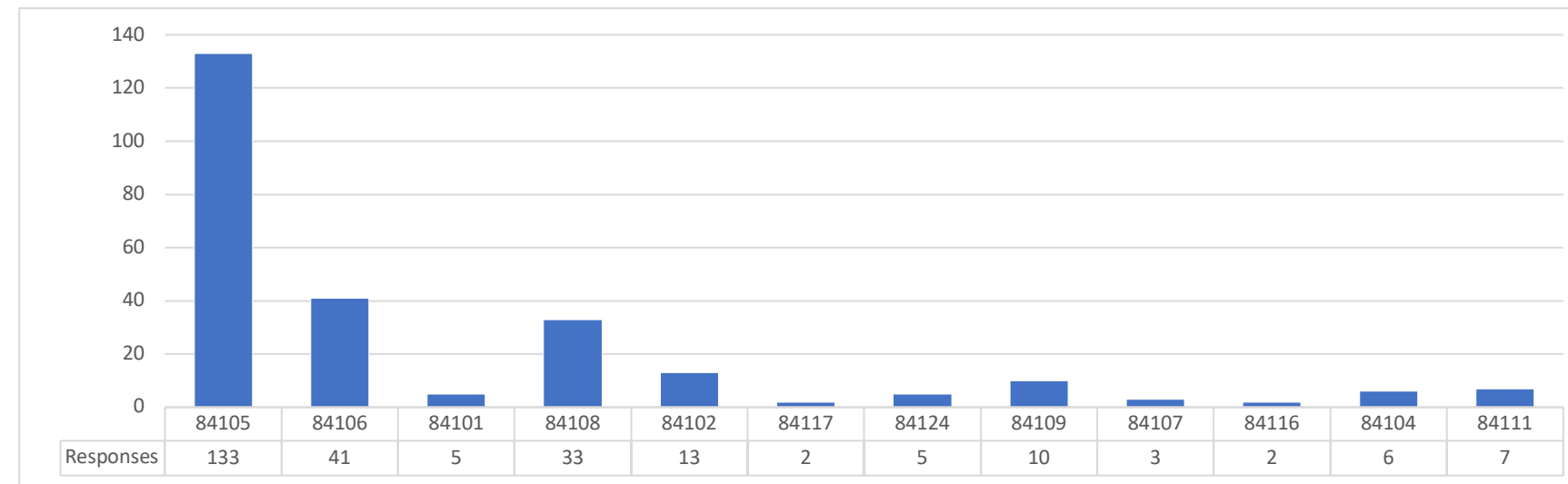
- Support for concept overall, with the exception of the southside parking lot
- Concerns about the addition of small parking lot on south side at 1400 E
  - Disruptive to nearby neighborhood
  - Increase criminal activity (vandalism, camping, etc.)
  - Disturb wildlife population that utilize area (i.e. deer)
  - Increase fire risk by bringing people to vegetated (often dry) area with often deferred maintenance
  - Prefer parking to be strictly for ADA access



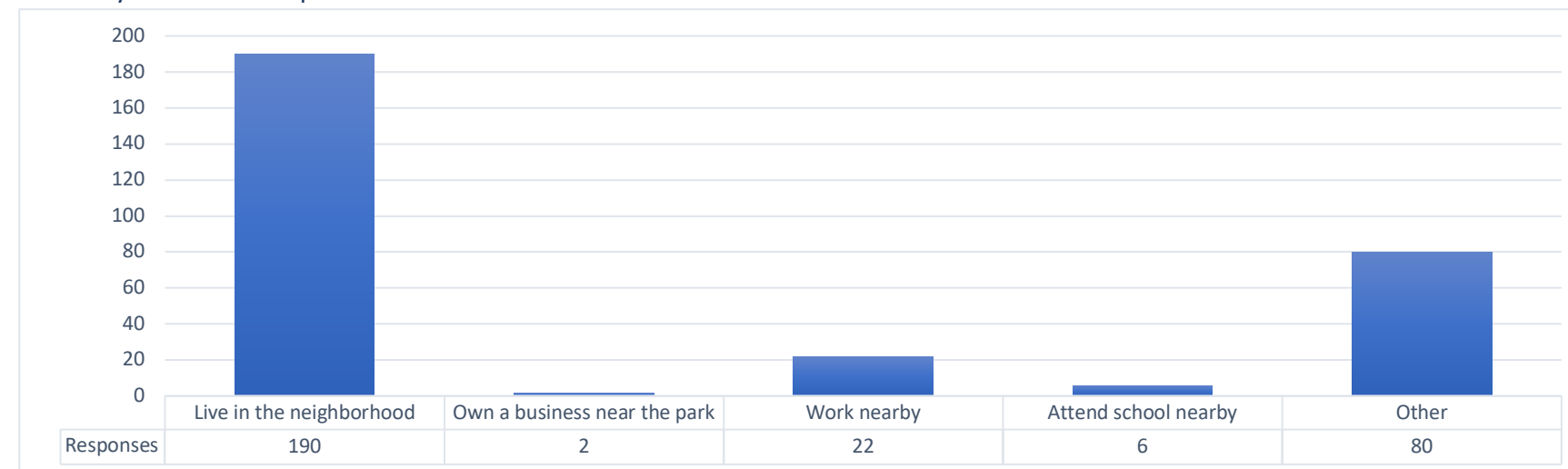
## Appendix

### Survey #1 Results

What is your ZIP code?

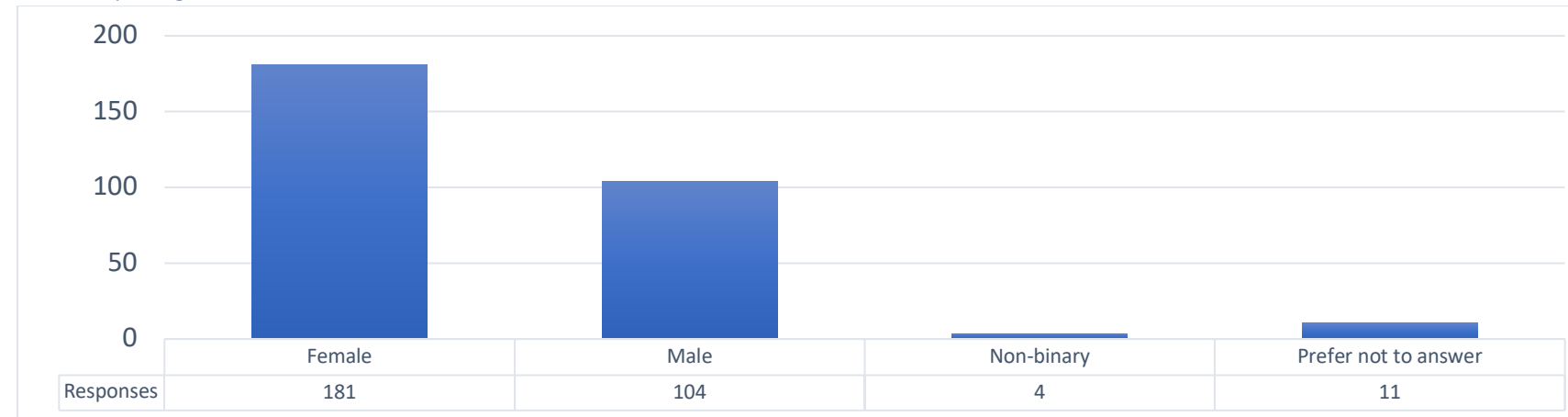


What is your relationship to Allen Park?

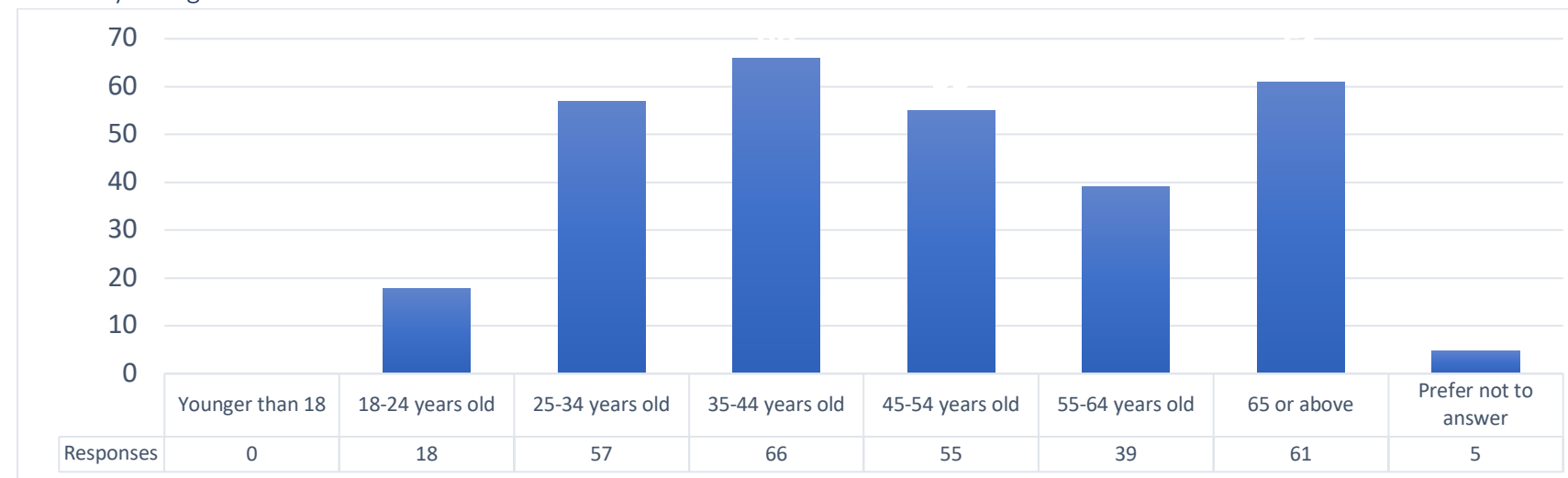




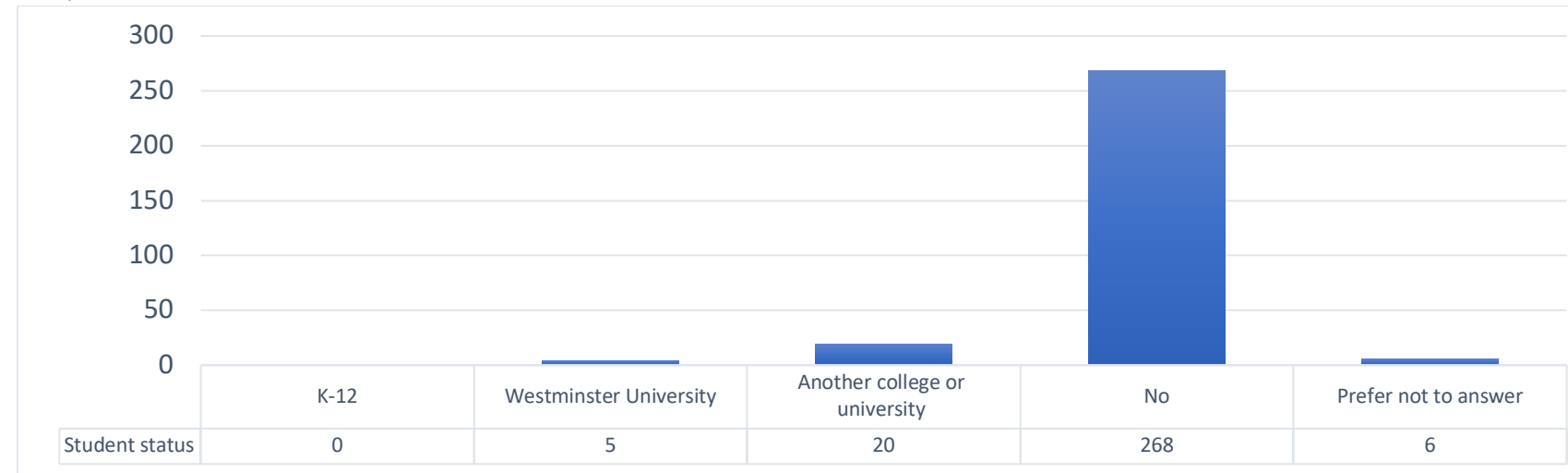
What is your gender?



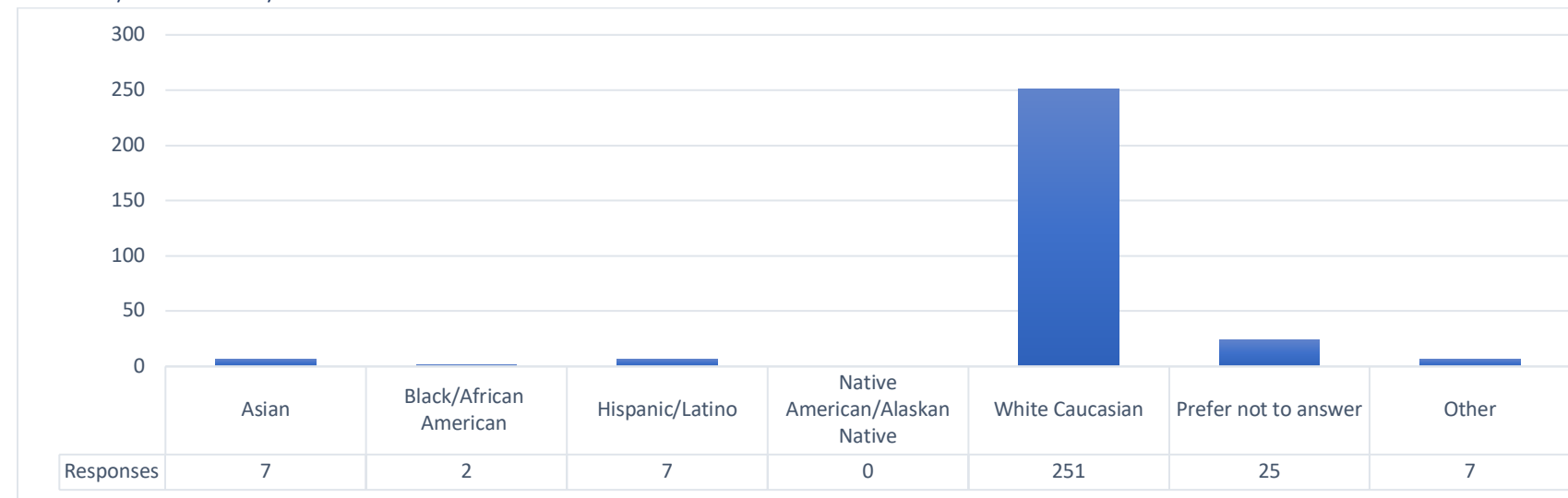
What is your age?



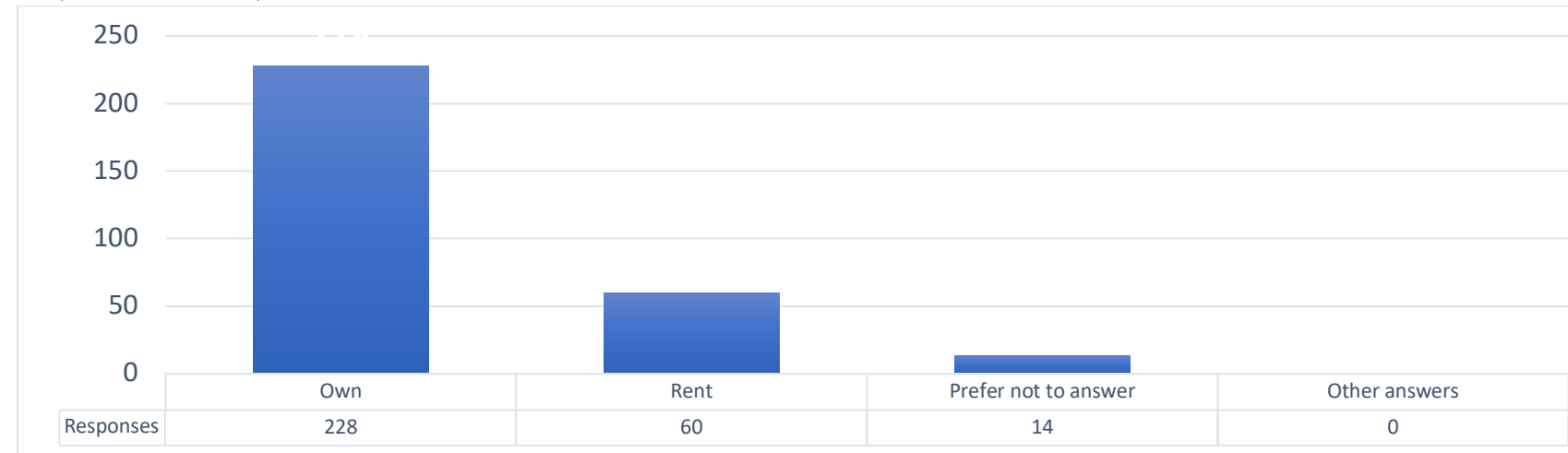
Are you a student?



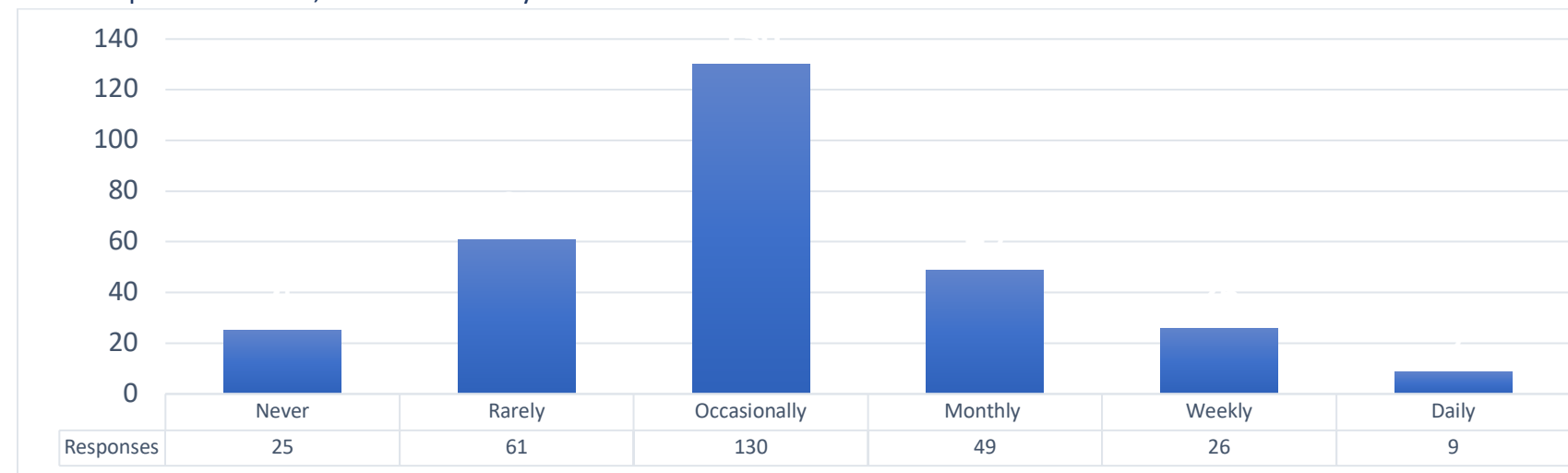
What is your ethnicity?



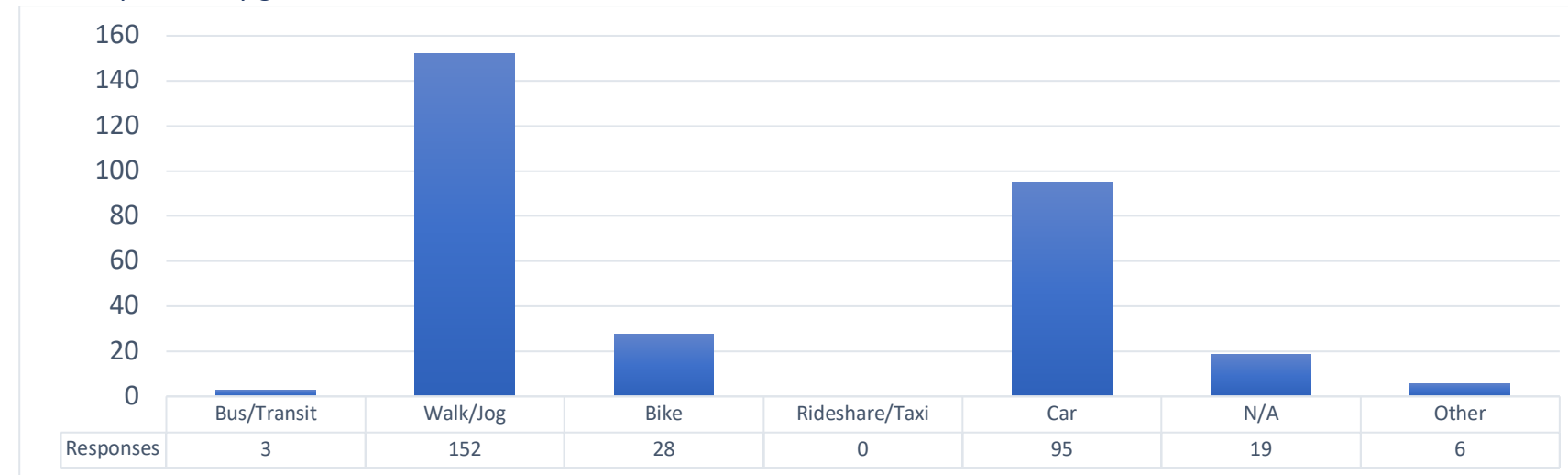
Do you own or rent your home?



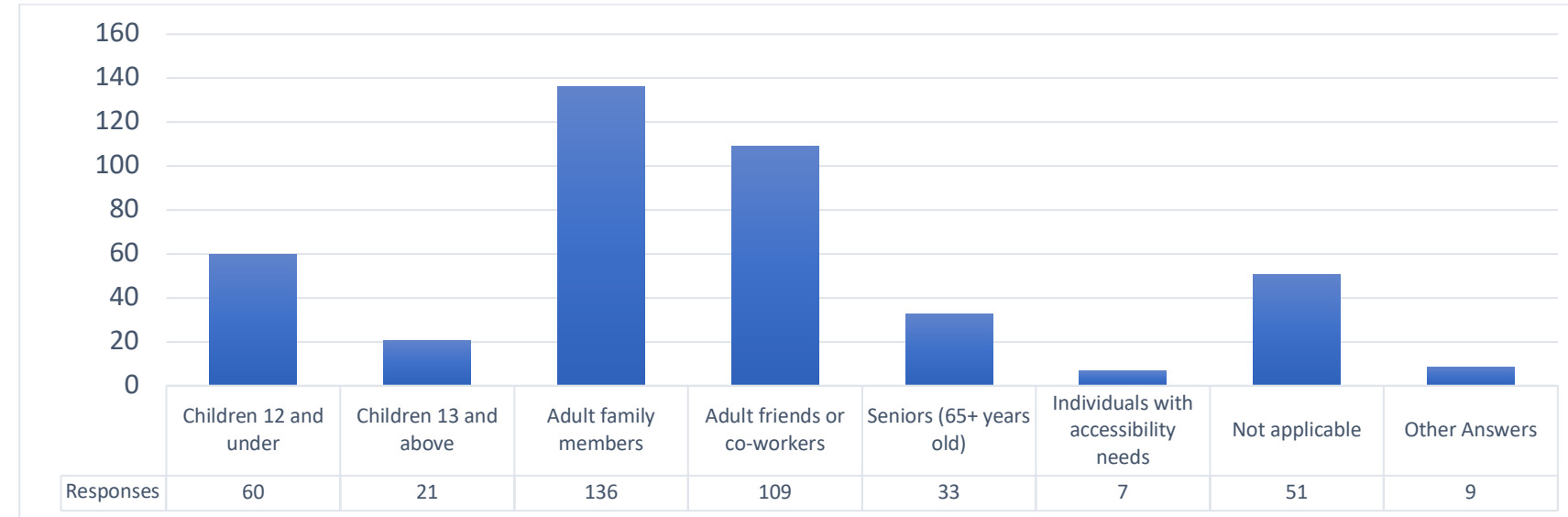
Over the past 12 months, how often have you visited Allen Park?



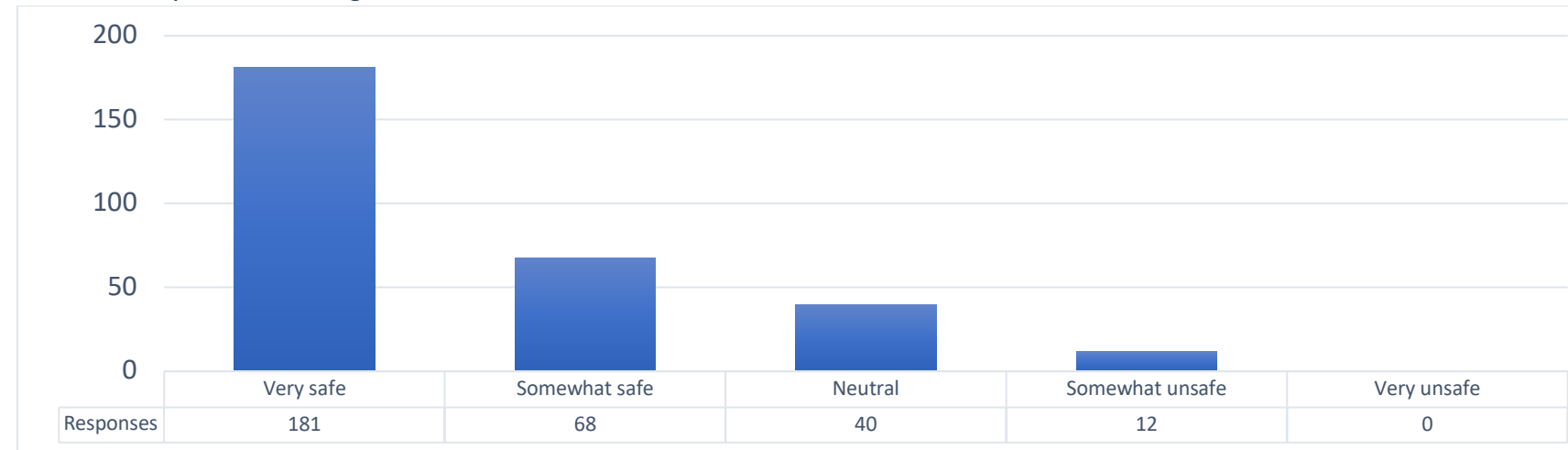
How do you usually get to the Park?



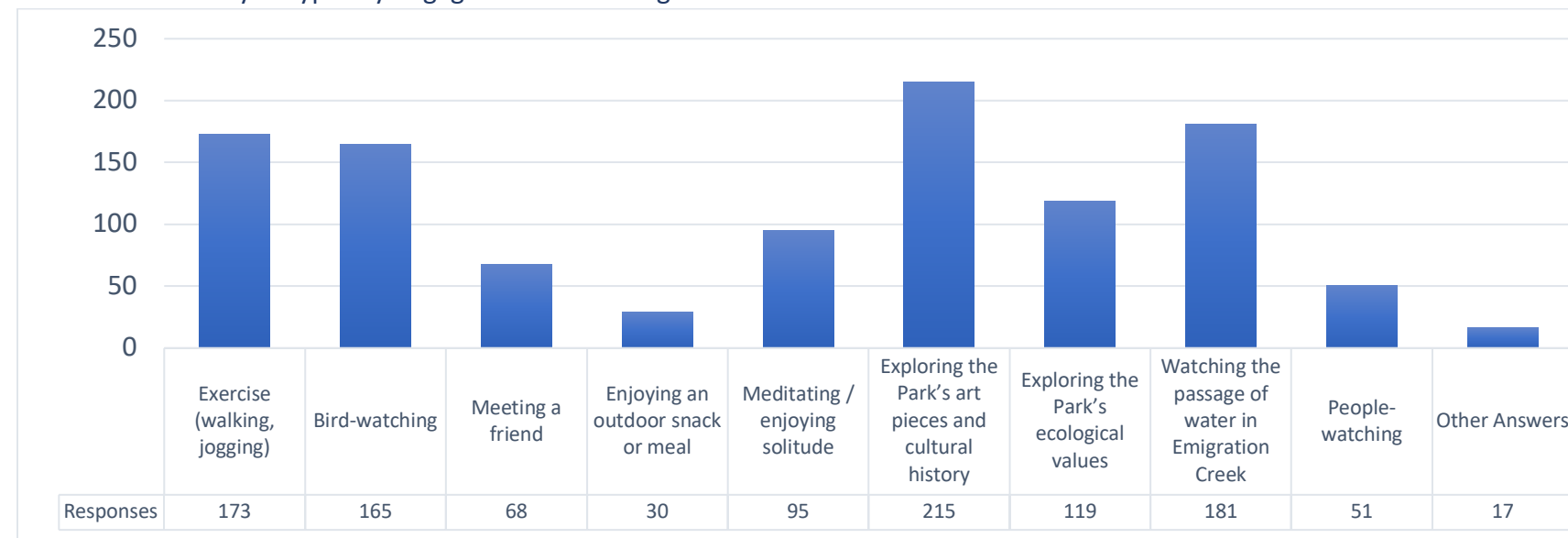
When you visit the Park, with whom do you usually come other than yourself?



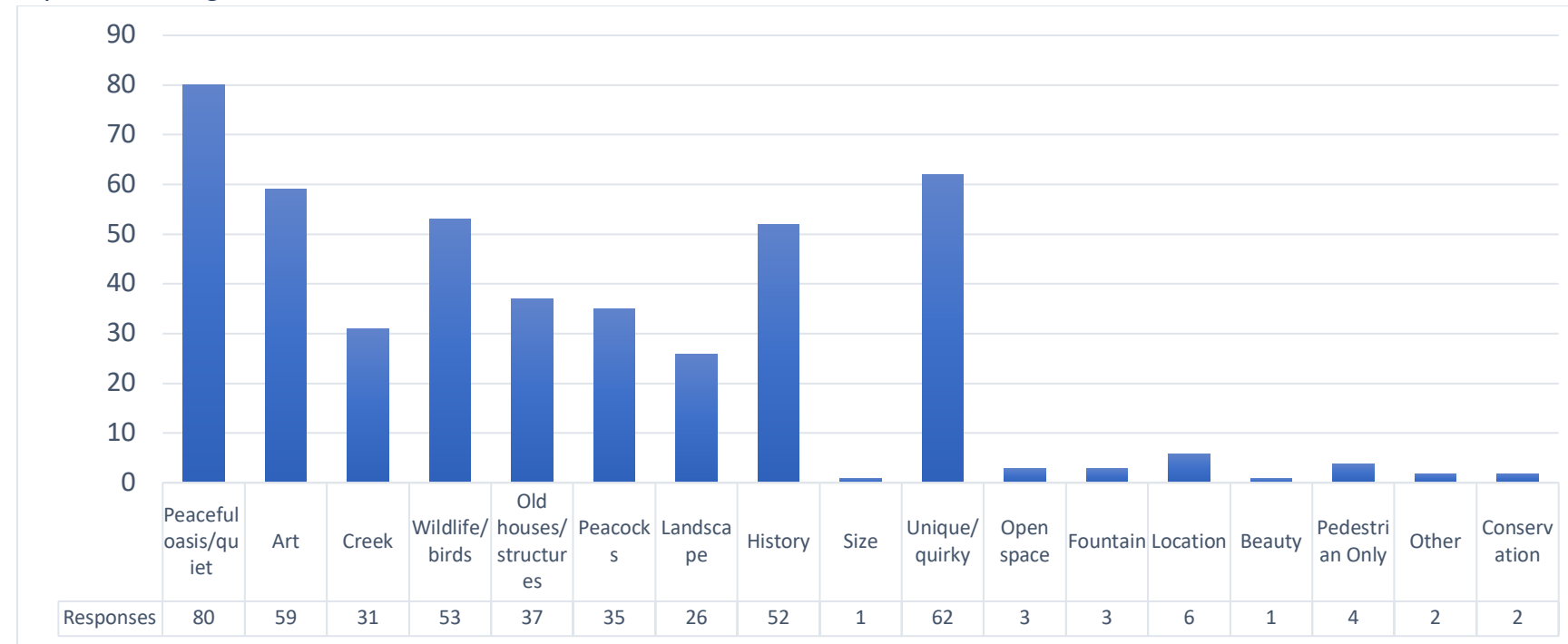
How safe do you feel walking alone in Allen Park?



What activities do you typically engage in when visiting Allen Park?



My favorite thing about Allen Park is:



Verbatim open-ended responses to “My favorite thing about Allen Park is:”

How peaceful it can be.
The art in a beautiful piece of nature that is quiet and not crowded.
Emigration Creek
How quiet it is!
The wildlife
The quirky bits of art and foliage
The peaceful atmosphere
Old houses, peacocks and creek.
Peacocks 🦚
The wildlife!
A space for nature, birds
The trees!
The peacocks



It's history
The history.
how you don't even feel like you are in the city
Historical structures, natural setting
Its naturalness in the midst of the city.
The art and the size of it
historic character and a park
A quiet place in the city.
The cabin in the center of the park! The architecture is amazing
the birds
treasured remaining urban open space
Community service history of George Allen in aviary and circus veterinary work.
A fun and different spot.
None
The historic buildings
The vision of Dr. Allen to create a unique and needed sanctuary within the confines of what has become a bustling city. Plus, it's one of the few remaining places that the noise of the city is drowned out by silence, bird chirps, squirrels rustling through trees, and as of late, a torrential Emigration Creek.
The quiet, natural spaces that are hard to find elsewhere in the city
The tranquility and natural space
Peacocks
The old buildings and little houses
It has a unique arts background!
peacocks, mosaics and other art pieces, creek, quiet
It hasn't been overcome with condominiums.
the trees
hobbit houses
Historically interesting
The quirky buildings
The birds, trees, and sounds of the river
There's no other place like it. You feel like you're entering another world.
river
The birds and animals
The peacocks
The oasis of nature.
The mix of history within a more forested section of the city, wildlife viewing opportunities (not the peacocks), and the stream.
The birds
It's quirkiness.
The artwork and statues
It's cultural history, it's natural setting and it's place in my heart and life
The buildings that have not fallen apart yet plus the nature trying to take everything back.



Folklore
saving the trees
Cool old buildings, art, stream/nature
The natural beauty hidden within the bustling city
The stream, nature, mosaics, sayings, peaceful
It has soft edges. It's quiet. It reminds me of my time living there.
Love to walk through it, see the mosaics, nature, stream and peacocks
I think the history is interesting and the art is unique. It's also amazing to have a bit of nature preserves in the city.
It's history.
The birds, the peacocks are amazing
The interesting buildings
The shade, the creek, and the peacocks
The quirkiness
Recalling parties and socializing with friends in the past
its separateness from the city proper
The ravine down to the water
The monuments
The old buildings
It's eerie
It's unique History
The 'historic' artwork distributed throughout.
The art
How close it is to have such a quite sanctuary to our house
The unique structures.
Peacocks and lack of development
Unique history of development, unique character, unique location, solitude within a busy city setting.
The peacocks and just being in nature
The peacocks
Historical buildings
Wildlife
The peacocks? I don't really like much about Allen Park.
its long history there and the preservation of the creek
The historic buildings and structures
Solitude
Peaceful, the birds and wildlife
It's a green space in a busy neighborhood
Solitude and trees
The unique architecture
The historic buildings and the peacocks
The uniqueness, the natural beauty, the animals, the art, and the history.





Stroll
The potential to be an artist asset to the community.
Weird piece of the city
The buildings
History
Peacocks and the water fountain
N/A
It's curious history, it's atmosphere ( bring a little strange), and the outdoor environment of peace amid the city
Quarkiness, history
A car-free space just off 13th
Peacocks
The Peacocks and historic buildings
It's a local gem
Reading quotes stone mosaics. Looking at the surroundings
The buildings and artwork.
History
Its magical energy. Allen park is such a peaceful refuge from the city. You can tell that it's full of history and charm. I love the peacocks and mosaics also!
The uniqueness of the place and history, but also the oasis of quiet and cool.
The historic buildings/artwork/etc.
It's uniqueness.
The tree grove
The wooded greenspace
Natural landscape
The quotes, rivers and peacefulness in nature. I like what Allen had envisioned
It's curiosities
Emigration Creek
It's weirdness
Wildlife, the creek, quiet, shady
Peacocks
The history
Peacocks
The mosaic poetry
The history!
The history and art pieces
The mosaic signs, the birds, the fountains,
All the unique art structures!
It's beautiful and seeing the old buildings is fun
The unique history, buildings, mosaics, wildlife
The art
Interesting architecture and remnants of previous owners



The poems
The creek. All the buildings & creepy artwork need to go!
Peacocks!!
Peacocks!
The delightful blend of art and nature.
It's location
The history behind it.
It's so unique and full of green space and vegetation.
Open space with creek views and sounds, wildlife.
The fun buildings and curiosity inspiring atmosphere
The oasis in the City, the quirky Ness and history and link to conservation.
The unique structures and history
Location/environment
The peacocks!
Peacocks
art pieces and birds
Secluded.
It's a quiet natural refuge
The pedestrian only space with a focus on art and poetry
I love the serenity of the park.
Uniqueness in a world of cookie cutter structures
quirky and somewhat creepy buildings and art
its unique history
Oddness
It's proximity to the city but still isolated. Forest within The city.
It's mysterious vibes and quietness
it's a little oasis in Sugarhouse!
how you don't feel like you are in the city at all...
Its peaceful setting on a little-disturbed Emigration Creek. And the exotic birds.
Oasis of calm very close to the chaos of 1300 East and 2100 South.
The creek corridor and the log buildings.
It's history and it's natural beauty. I lived there for six years (1981-1986). I favor preserving both the history and the natural beauty by restoring the historic buildings (including the cabins) and protecting the stream, trees and wildlife.
Uniqueness of the space
The historic cottages and pathways in between. It's such a special place and you'd never know it was inside SLC.
The nature!!! So many birds, plants, sounds, and sights to behold!!
I love the history, the small houses, the memories from when we called it "hobbitville", the birds.
The feeling of peace so close to the city, and its uniqueness. I lived there in the 70's.
It has been kept in its original condition



The magic. There is a palpable energy that pulses through the property. The rush of city life is quenched from the moment I hit the end of the first enclosure on the right. Solitude and sanctuary is what sets this park apart from all the others. There aren't cars or dogs or pavilions full of picnics; it is serene solitude that somehow exists inside one of the busiest parts of Salt Lake City. It is a portal to peace. It is a haven for creativity and connection. The art, wildlife, nature, and winding path all work together to take each traveler on a peaceful walking meditation that is what the Japanese call a nature bath. Nothing like it exists anywhere else in our city. It is a unique feature that should be considered as sacred and protected as any of our other natural wonders and state parks.
The beauty of nature and the history of the park
The quirkiness of it
Unique historical elements mixed with nature
It's a wonderful, slightly magical space tucked into a busy town.
quirky charm
the weird buildings, all the trees. Would be cool to get closer to the buildings and have more interactive activities
The fact that it has endured through the decades and affords us an opportunity to save a real gem. I was introduced to Allen Park on a "drive-through" by a friend introducing me to SLC and its hidden gems on a visit prior to moving here—1975.
A little gem and open space in a neighborhood with access to nature and plants and history
It would be great bird habitat
The trees
The peacocks
That Allen Park is a natural space within the confines of a major city - like a wonderful secret to be enjoyed if you know it's there.
The combination of the mosaics and the feeling being isolated in nature even in an urban area creates a calming and grounding effect. The space has a special feeling to it and stands as a preservation of a different time and allows you to imagine what SLC was like prior to large scale development.
It's natural environment.
Peaceful place that feels far from city although it is close. Historic buildings and artwork.
Open space in Sugarhouse that is a great spot for birdwatching and enjoying some solitude by Emigration Creek.
how unique it is, small haven in a busy area
The possibility that road fixed, picnic tables, beaches and to have the peacocks removed or caged will make the experience more peaceful!
The wildlife and quiet
There are not a lot of people there every time I have been there. My children like to collect the Peacock feathers. It is a very relaxing, quiet place.
Stream and trees
Its naturalistic quality, the art, looking at the plants, the peacocks.
The unique quality of the park, the historical / cultural parts, the fact it is in the middle of residential areas. It is just one of a kind
That it is being preserved!! We need to keep green space in our city.
The sanctuary-like setting provides provides a unique place to walk, watch birds and explore nature. I remember visiting friends who lived there so it is reminiscent of a bygone era. I love seeing the peacocks roam too!
Is the buildings and the nature, along with the Peacocks
The peacocks
The uniqueness of it !!
The history & uniqueness of the property in the middle of an overcrowded growing city
It is a priceless gem in the middle of Sugarhouse. Needs to be kept that way.
Quiet, relatively few people, I appreciate the security as I live on the other side of the Allen park fence (Allen is my back yard!)
The structures, sculptures, fountains, mosaics and the unique history of this hidden gem.
The preservation of emigration creek



Quirky history
Ive lived in salt lake all my 52 years and something's staying like they were is nice
The unique setting, nature and artwork.
The art!
The peafowl!
The peacocks and other wildlife I have spotted there.
The quiet. As close as it is to the city and 1300 E, the park is very serene and feels like a unique place of peace in the city.
The unique artwork integrated into the outdoor space
The peace and quiet of such a special zone amid subtopian sprawl.
Such an iconic and somewhat mysterious area (as it was closed to the public for years) - I love having a such a quiet place in the middle of the City.
A quiet space in the city
Quiet place in a busy overcrowded city
Solitude in the city
The variety of artwork, the history, and the variety of birds and wildlife
Tall trees, creek, proximity to where i live
A serene space in the city
The history and the uniqueness.
The art and the peacocks
Walking
Watching all the animals that use the area (deer, peacocks, birds)
Low crowds, close to my house, uniqueness
I like how it feels like a little nature oasis in the center of a busy neighborhood
The history
the quirky art pieces and cultural history
getting away from the city
The incredible unreal feeling that I am in some mystical garden that's caught in a time warp.
Finding hidden curiosities around every bend and in every niche.
Getting to photograph weird old buildings without trespassing
The historical elements and art installations
Historical uniqueness.
Its history.
The water and the quiet in the middle of my neighborhood that gives me easy access to walk to sugarhouse park
This is truly a unique park and historical site. History, plants, animals, buildings, art and nature in a city setting.
The wildlife
Nature, quote stones, birds and the river
its uniqueness and history
The old, modest housing that was made available to many people
Exploring the history of it. My kids and I have lots of question about it We heard it was called 'Hobitville' and expected to find miniature houses, but the structures looked normal size
All the trees and the creek



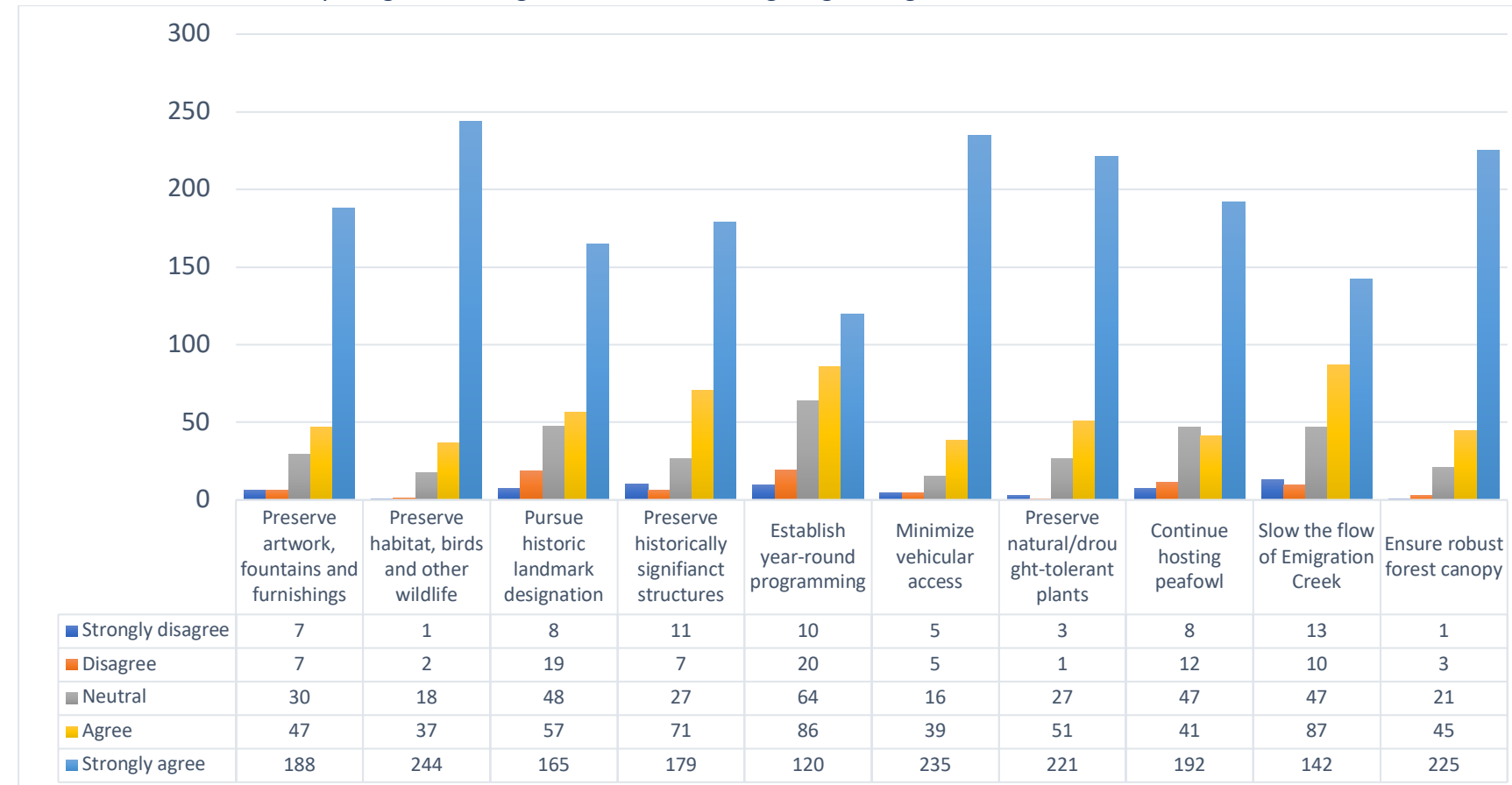
Mosaic poetry artwork
It's a forest retreat in the middle of the busy city.
The solitude and closeness to nature and history
Birdwatching in a stream habitat
location is close to our house
That it's this semi-hidden green space in the middle of a city.
The peacocks
It's like a little oasis of nature in the heart of the city.
Nothing. The land should be developed into affordable housing with a small linear park connecting 1300 East to 1500 East, similar to the S-Line or Jordan River trail.
The quietness, complete absence of cars, and the birds.
How quiet it is once you get back into it. You can easily forget you're in the middle of sugarhouse and enjoy being immersed in a little bit of nature
The solitude within annie am setting and it's uniqueness
It's uniqueness. There is no place like it in the rest of the city. It not open to cars which would be a threat to the animals and birds that live and visit there. It is an oasis of nature in a big city.
It's potential
The serenity



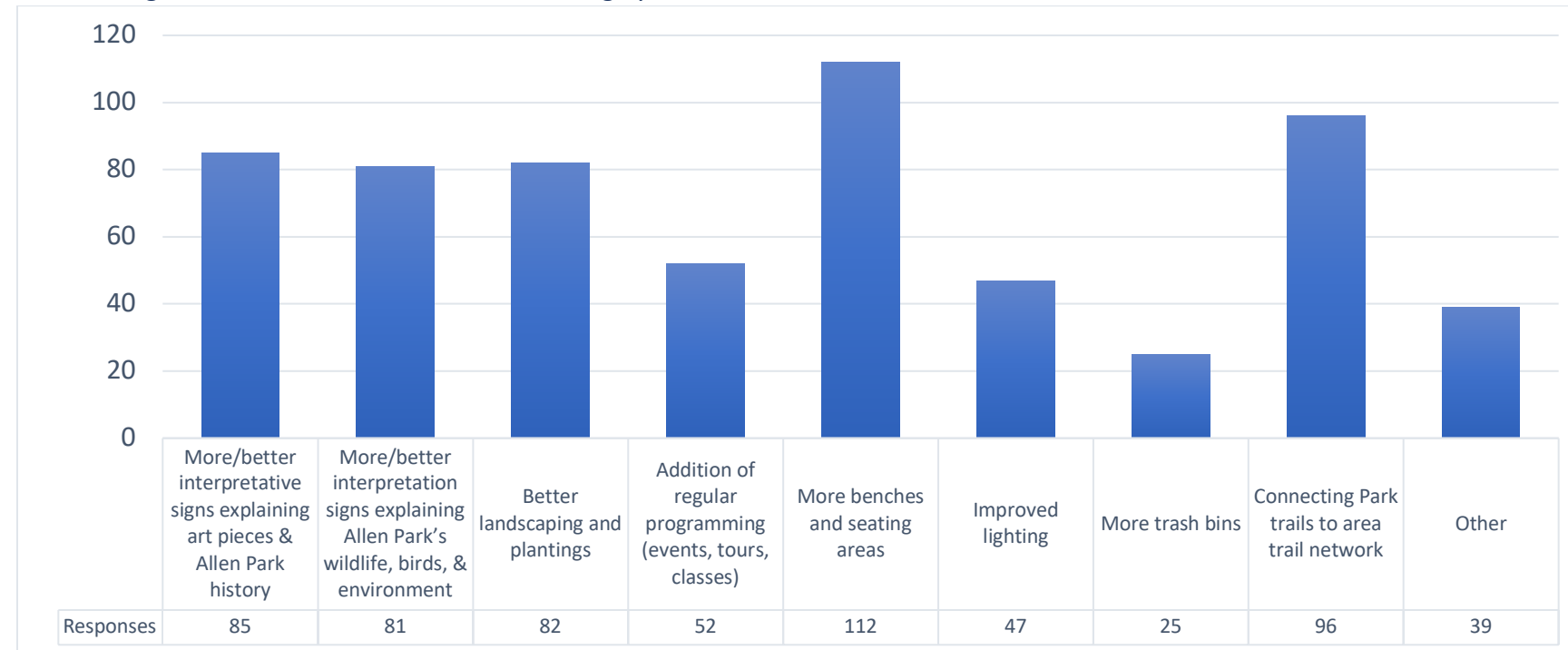
Salt Lake City Public Lands has identified six visionary goals for Allen Park. Please place the following statements in the order that best expresses your priorities:



Please indicate how much you agree or disagree with the following long-term goals for Allen Park:



What changes could be made that would encourage you to visit the Park more often?



Verbatim open-ended responses to “What changes could be made that would encourage you to visit the Park more often?”

An artist in residence program. I feel it is important to have programming that keeps the number of people low that are in the park at once .
Play area for kids
To renovate old buildings and give access to the renewal houses for people
Right now it feels like the park is being held hostage as a private backyard for those that live around it. If it is indeed a park for all, then it needs to be developed as such. Leave the aviary work to the professionals at Tracy Aviary. Don't split those resources.
Use of video security
The fencing is oppressive.
address restroom issues
More direct transit
Figure out how to let people walking their dogs use the park. Yes, I know it could be disruptive to the existing wildlife, but wondering if there's a way to accommodate.
Parking on the outer edges with accessible paths to the interior of the park
interactive play areas, climbing, interactive activities for both kids and adults. Not like rides but physical activity oriented
More places to park.



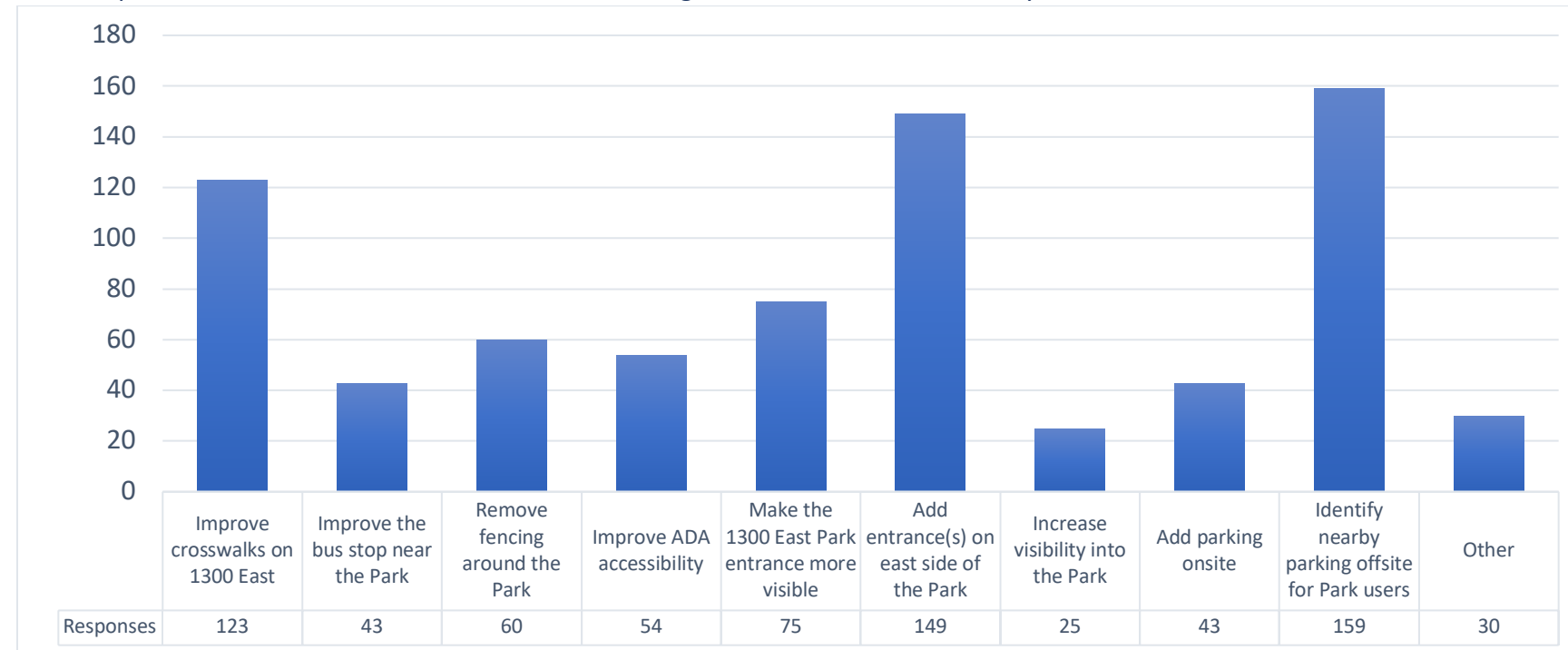
In a previous post, I said I wanted parking. I have very limited mobility, and would like to be able to drive through the park, as I have in the past, and to be able to park and sit on a bench. However, I realize that could be somewhat selfish, as cars and the increased traffic (due to it being public rather than private space), could lead to the destruction of its inherently secluded nature. Even if I won't be able to visit due to limited drive-through or parking access, I will sacrifice that to preserve the tranquil nature of the space. I think it is important to cater to adults in this space. Love kids, but they have other play areas. For children, I see this mostly as a "teaching" space, to be visited with adults who can help them understand what there is to be seen.
Parking
Parking
I agree with all above and removing the peacocks or caging them, so the park is more inviting to all!
Fixing what is there so it is usable again.
Making sure the homeless are kept out
Allow kids to ride their bikes through the park.
better parking somewhere near
Keep it simple with vegetation and walkability to be able to enjoy nature.
Better parking arrangements
Don't screw it up! Sugarhouse, and the City have already "benefitted" from the city's intervention on every inch of land. Stop while you are ahead and do the responsible thing. Don't re-invent this wheel - just polish the existing park and make it welcoming and calming.
Nearby parking
Swings
Less concrete and old buildings. Some should be removed in favor of entertainment spaces (grass fields, picnic tables, pickleball courts, etc.)
Allow dogs on leash
It would be cool if the eastern edge could be opened up for cyclists and pedestrians so the park could be accessed from 1500 E.
Things for kids to do, like play structures or natural areas.
Better pavement!
Nothing will stop me from visiting Allen park unless, of course it disappears.
Connecting to the bicycle network would be 10/10
Would love to see water features and homes restored eventually so people could enjoy the interiors but realize that these are both not as important as other goals mentioned.
Remove the fences and add more ares for picnics and exploring
Better foot paths
A space for kids to play (playground, bike trails, etc.)
Parking for up to 8 vehicles
Revitalize the existing historic structure including all of the cottages.
Sitting spots are the reason I would dream to go-- making it feel like you're way out of the city in a wild place
having park open gates have been locked
Get rid of the asphalt and dilapidated structures. Remove fencing. Open the entire park for public access.
Parking
Open the buildings to the public, maybe turn them into artist studios and the big one could be a permanent gallery space
Museum with allen park and local history
Until you figure out how to keep homeless from camping out in this area and building shanty's back there - who is ever going to feel safe. I walk back there daily and every day homeless people camp and leave horrible messes - feces, shower with soap in the creek. Until you figure out how to stop them - what kind of habitat do you really believe you are going to sustain?



Could possibly refurbish some of the art, but would also love more signs detailing the Allen history. I learned interesting stuff in the park but there's a lot of information online or on this website that would be nice to incorporate into the park.
I will be visiting to watch all of the master plan improvements.
Working water fountains
Small skateboard area
Creating walkways, inviting areas for picnics, kids outdoor exploration activities
Even during the daytime, I thought about safety with the park being tucked away and signs asking for visitors to be quiet. Vegetation is good, including canopy but open makes me feel safer. Im not sure if connecting it to something else would make it safer or less safe I wouldn't want solo college age people jogging/walking through there alone.
Paved road and walk way to make easier for people with wheelchairs, walkers,ect.
Create an access point from the east side, with an easement, and perhaps even parking, thru the Garfield School parking lot. This lot is currently underutilized (I walk by it every day), and the city should negotiate with the current owners of Garfield school to use the parking on the north side of the lot for Allen Park, creating a walk-in access point from the NW corner of the parking lot.
More peafowl :)
Remove the ugly fencing put in by Salt Lake City. It's intrusive, unwelcoming and u attractive.
No connection to other traffic inputs or flows, be it foot, pedal, or other. Allen Park is and should continue to be a sanctuary with restored buildings, pathways, gas lights, etc. Less human noise, more contemplative peace.
It wold be wonderful if catch and release fishing could be instituted. The fencing taken down and the roads taken out and walking trails put in.
I think more signs indicating where Allen Park is would be helpful. I didn't know it was here until today!
Active park uses. (skatepark, pickleball, basketball, etc...)
Preserving historic structures including the cabins and put them to use for classes, interpretation and exhibits.
Access to grass for picnics



What improvements could be made to make it easier to get to Allen Park from where you live?



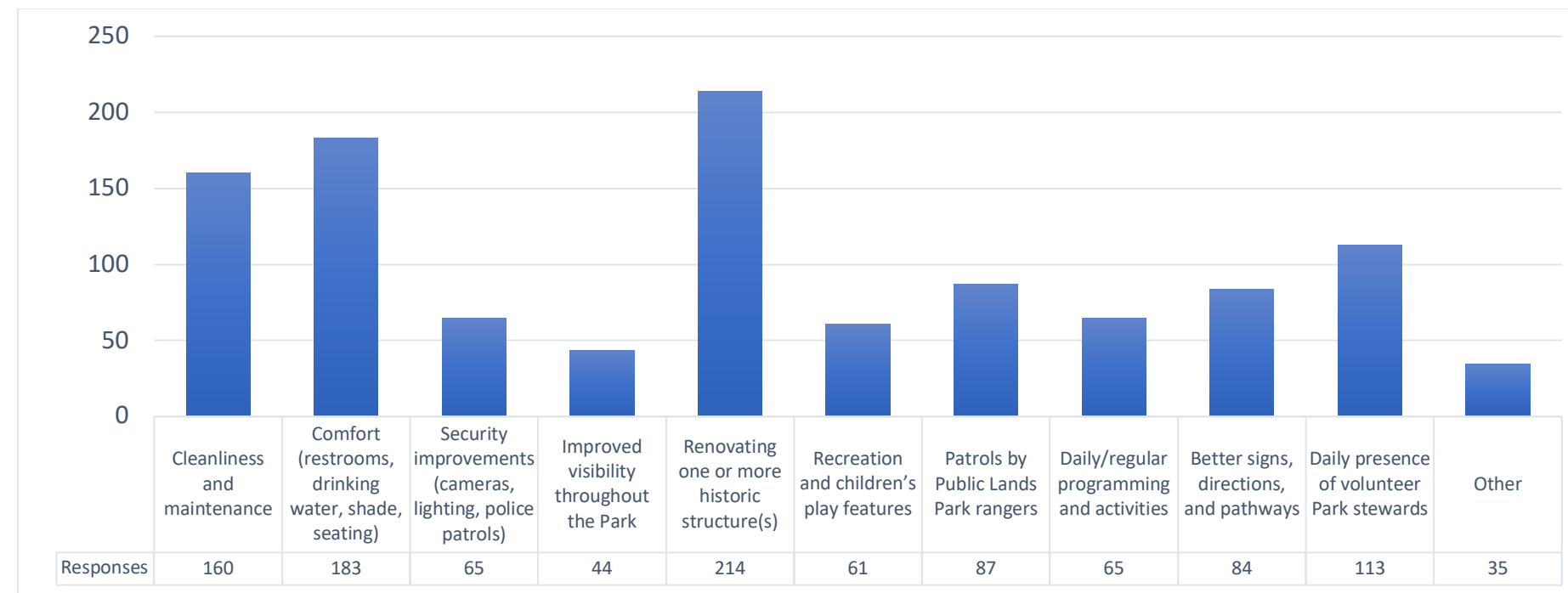
Verbatim open-ended responses to “What improvements could be made to make it easier to get to Allen park from where you live?”

All your options suck as they are your options and not ours
I live in Midvale none of these apply
Partner with Westminster for parking and also outdoor classroom for Westminster and local county schools for field trips.
An entrance from the 14th East dead end.
Parking onsite might make it easier for those who don't live nearby. However, I wonder how much is really possible and if it ultimately detract from the charm of the park.
Widening the roads.
Make it safe so visitors can enjoy it. Its hidden nature might encourage crime
Improve non-driving access to the park (better nearby bike lanes, bus stops, and less busy pedestrian roads).
Bike parking at the front of the park
Do not add entrances on the East Side of the Park
I have no problem getting to the park I live next door.
No real issue for accessibility from where I live because I live close
It would be nice to be able to go through the park as a pedestrian corridor. It would be nice to get to Wasatch Hollow Park by going through the park.

"NO ""onsite"" parking.
Partner with Westminster and put public parking there. It won't kill the well-endowed liberal college to accommodate some vehicles from time to time."
Add a crosswalk at Westminster drive.
connecting to City bike lanes to allow convenient bicycle access
Allow the park to be accessible 24/7
More bike parking
I walk here from a few streets away. I don't have a problem accessing it. I think if the parking lot were to be introduced, it would take away from the park
There are already 8 parking spots for every car in North America we do not need more parking for this park. People can park nearby if they want to drive.
Bike parking inside the park
Keep homeless campers out!
Clear signage for the park and entrance
Bike path into the park from Sugarhouse park.
I would hate to see any of the open space sacrificed for parking, but, as mentioned in a previous response, the city might negotiate to lease or buy the northern half of the old Garfield school parking lot from its current owners.
Improve everything about 1300 east, but leave the park entrance as a single entry that is nestled
Keep the fencing around the perimeter of the park, but remove the interior fencing.
the VERY last thing I would DO and only in a DIRE LAST LAST thing is add entrances on the East Side of the park, Amy Allen Price would come back and haunt you to your grave if this were done!!
The idea of adding an east side entrance is interesting, but I'm not sure where that would be or if the neighborhood would want people parking there.



What would make the park better overall?



Verbatim open-ended responses to “What would make the Park better overall?”

Programming, but not daily or even weekly. I like the quiet, reflective atmosphere.
Public lands should stay far way from Allen Park unless it's to maintain it! The community is going to run Allen Park, not the entitled!
Field trips from local schools
How do I get there?
Allowing dogs to be walked
Leave it be
Adding police makes it much less safe and completely defeats the purpose of it being a safe, reflective, space. Cameras are similar, people do not want to feel criminalized and surveilled when they are trying to commune with nature.
Keeping it wild to help increase avian habitat. Environmental Center in main cabin within a walking tour guide exploring flora and fauna of the area. Nature Center on site!
It's really all about the parking, but I wouldn't want on-site parking added.
Removing some of the old buildings and fences. Access to the creek in one place for children to play in/near the water. Access to the park from the park's east side, i.e. an entrance on the east side.
Make homeless people not welcome
Allow bicycles

Residents! It was a community of residents for many, many years,. Why not again?
"Restrooms would be nice - men and women's - don't use tax money to put in special facilities for every bent gender - the not so old adage, ""suck it up, Buttercup"" can apply here. Deal with it.
Benches would be awesome in this type of venue but benches also invite homeless/unhoused and along with that entity comes trash and crime. How are you going to handle that? What is the difference between a ""Public Lands Park Ranger"" and ""volunteer Park Stewards""? Obviously one is paid, the other is not. Beyond that difference. Would the ""Rangers"" be assigned solely to Allen Park, or would they have to mosey over to Sugarhouse Park/Liberty Park/Sunnyside Park and on and on? How much thought has been put into the topic of crime prevention? Sadly, a remote place such as Allen Park will become an invitation to those who choose to commit crimes of opportunity and drugs. Certainly the police don't have the manpower to dedicate personnel to this park.
Who gets to choose which historic structure(s) get renovated? Will people still be living in Allen Park?
You've come up with a batch of good ideas, but don't mess this place up like has happened to so much of Salt Lake City under this administrations stewardship.
WHO is the City going to partner with to accomplish some of these ideas? I hope it's not some altruistic ""developer"" who will end up wanting to destroy the wildness of this area and justify it by calling it some sort of neighborhood cottage site - ""affordable"", of course."
Feed the birds
Fresh pavement.
Nothing, in my opinion the park as perfect as is
Maybe renovate one of the buildings for a children's play area/house?
In addition to repairing all existing historic buildings (which could be repurposed as education facilities, workshop/art space, etc.), improve the landscaping and riparian areas.
Just letting there be a park without using it to organize events for the park -- organized leagues and community events would spike traffic all the time and I think this park would be the best place around because it isn't always having imposing events. I want a place where I can trust it'll be an escape and not just walking to the next big top
Identify important plant species throughout the park with signs.
Make it a resident art and community space. Offer a year around farmers market. Have a year round outdoor forest school non profit. Have a community gardens have the community engaged in making it safe and actively and naturally habituated. Allow nonprofits to restore, activate and engage with the space. Have a food forest and walking paths along the river. Restore building, and original artwork.
Create a grassy area where people can sit and picnic with their families and friends.
Restore, not renovate the historic structures!
More native plants and landscaping to encourage more birds. Allen park has the potential to be a birding/birder sanctuary!
Get the fountains working
Small skateboard areas
Keep it the same
I understand the reasons for banning dogs with unruly citizens who don't control their dogs, but on leash controlled dogs should be allowed
Seating added, bird identification signage, plant identification signage, remove some of the old buildings so the ugly fencing can go away.
"Please do not change the nature of this park; Sugarhouse Park is huge, very close, and serves the active functions very well.
This park needs to be a counter-balance where other peaceful pursuits can flourish. How about yoga in the park, or Tai Kwon Do. A garden around the pond. Peaceful pursuits without bicyclists, boarders, and kids adding more noise to already overly area full of cars."
I wish the city had bought the two properties directly adjacent to the park entrance before they were developed, in order to get integrate the park into 1300 E and also preserve a bit more of Emigration Creek. It sucks a little bit that now there are two tall developments looming over the park entrance a bit.
Improvement of the existing paved areas, but no new pavement!
Replacing pavement. Culling the resident deer herd, which are denuding the vegetation.
Information about Allen Park and stories in different places.



Open-ended Final Comments: Is there anything else you'd like to share about how you'd like to experience Allen park in the future?  
(top themes)

- Strong desire for the park to remain a peaceful, natural place that pays homage to its historic vision as an art and wildlife-focused collaborative community.
- Respondents would like to see thoughtful programming that encourages light activation and mirrors the setting (e.g. art classes, writing workshops, acoustic concerts, yoga, etc.).
- Desire to restore as many of the buildings as possible and make them accessible to visitors.
- Many suggested utilizing the park for art programming (galleries, classes, etc.) or for an artist in residency program.
- Some respondents expressed a desire to keep the park as natural as possible (e.g. limiting or not building new structures, unpaved trails, maintenance and enhancement of trees and other flora).



Verbatim Open-Ended Comments:

So happy the city bought the land!
I would like to see an artist in residence program that engages visitors.
Allen Park is a beautiful addition to the city. The road is in disrepair and I've had an ankle injury falling into a pothole there. It's also unfortunate that it is inaccessible in the winter. Small changes like replacing the road with gravel or repaving the road altogether would drastically enhance the area. Also removing the fencing around the non-structure areas and providing more areas for play would be exciting. Looking forward to seeing the future of this park!
I am a yoga instructor and would love to teach some yoga in the park :) a shaded, flat area is perfect for such things
Thank you for opportunity to share my opinion
More nature, less concrete
Thanks for the opportunity to comment.
I would like to see some of the houses refurbished for use by artists. Perhaps small quiet music performances
I'd love to see some of the existing buildings be restored in some fashion, to ensure that they can last
bike friendly
I'd look at "This is the Place" state park and what they did to maintain the past, but in a way that's made economically viable. I think there's a similar opportunity here.
I like the quaintness that the park has. I think opening access through additional entrances or trail connectors could harm the peaceful, magical essence of the park. Upgrading benches, structures, creating programs (writing clubs, kids story time, nature walks, drawing/painting classes) would provide unique park access and activities that don't exist elsewhere. There are 2 large playgrounds down the road at Sugarhouse park, we don't need another in Allen.
I think it would make an awesome community for artists.
Make it a birding paradise
A couple small picnic areas would be very nice.
Don't allow cars within the park!
Preserving the vision of the original owners through the expansion of this space for wildlife habitation, especially birds, would be so special and would be a sentiment that I believe would be easier to sell the public on.
Preserve much of the peace that one can experience while visiting now. It's so cool to view different wildlife that come in; I worry they won't if we seek to constantly activate it. Please keep dogs out!
No cars in the park would be best. There are already too many cars in Salt Lake City's parks. Thank you for taking public input.
Allow bicycles. Repave road or make it into a trail.
Focus on the wildlife habitat and the trees please! So few places left in this city for that.
Thanks for doing this and good luck on a challenging project
It'd and animal refuge
Please no car inside the park. It's a wonderful and sage place for children
no cars, no parking, no scooters, add a bike lockup
I would love to see the homes be preserved as a piece of our history and used
I like that it is not a well-known attraction and prefer that it be left as obscure as possible. Too many visitors at one time would conflict with the atmosphere and features that attract me to the site.
Maybe some maintenance of shrubs and trees on the periphery of the park- particularly those that surround the border / neighboring houses
A tranquil natural area oasis within a busy city; a place of solitude and refuge for animals and people alike.
Allen park doesn't have much to offer. A much better use of the land be housing, and a linear path similar to the Jordan River Trail or the S-Line.





I love the peacocks but it's a bummer that dogs are no longer allowed. I would walk through the park far far more regularly if I could do so on my daily dog walk. She is always leashed!
Bike path through the park
Alan park's history of Dr Allen aviary
Keep it wild please
I love the park as it is.
I'd like to see it primarily as a pedestrian park with areas for resting or watching the flora and fauna. No playgrounds. We've got those at Sugarhouse park. It would be great if there was a bike/pedestrian route that connected the park to 1500S and the McClelland trail.
Repave the walking areas
Excited to see preservation and new amenities for this park
Please keep motorized vehicles out of Allen Park!
How wonderful would it be to see this park as it was in the '30s and '40s! Bring some class and intrigue back to our city! Something unique that sets us apart. Let's be a city that values peace AND play equally.
Keep the park as natural as possible. Children's play features would disturb the wildlife. If kids want to play they can go to Sugarhouse Park. Make Allen Park a place where people can enjoy nature and wildlife.
Adding bike access and more entrances significantly decreases the likelihood we will keep coming to the park. Let's not have bikes flying through and boarders jumping all the walks and rails. Let's have a drive for a walking park only. There are so many parks close for those who want to do those things. No need to ruin this one.
Maintain the property's unique status as a natural oasis.
Keep it a little wild and if there is programming - dont let it interfere with the quiet activities that are happening.
A Ranger station in a restored building would be awesome!
Yes, make this process transparent, share the entire survey and we want to see Public Lands maintains park while community runs park.
I hope to feel integrated back into a native Utah riparian space, especially in such proximity to an ever urbanizing sugarhouse
This is such a special and unique property. It must be protected.
Remove the buildings that are not going to be restored. Explore picnic pavilions in their place.Remove as much fencing as possible. Keep it a quiet place; don't try to fill it up with every activity you can think of.
Keep it a quiet place to enjoy nature and learn.
I'm still so appreciative that the City bought this land and is taking on the project. We're so excited to see what develops!
(1) Several or a few of the WW2 era buildings could be renovated and used as classrooms to meet a variety of community interests. (2) If there is enough support from the Master Gardeners or others, upgrading the flora of the area would be nice.
I think it would be really cool to do something similar in Allen Park like they did to Crystal Cove in Newport Beach California. They renovated all of these old cabins and made it a state park and you can rent the cabins. Basically I think it would be cool to renovate the spaces at Allen park and have them function as airbnbs and perhaps one could be a restaurant or something and clean up the grounds and make it more of a destination.
Maybe by renovating one or more of the historic buildings, you could make a place that could be rented for weddings, parties, etc, similar to Memory Grove and use them as a revenue source for the upkeep of Allen Park.
We would like strict but permitted dog access (on leash)
I enjoy talking with park stewards and visiting the peacocks. I would like to see the park maintained and improved. I noticed many trees have died in the past few years. I think keeping one entrance ensures the safety of the patrons and birds. This is a unique property that cannot be compared to other parks in the city. It is a historical site. Thanks!
Would love to see the buildings fixed up and available as viewing - either styled like a museum with period-appropriate furnishings, or adapted to be used as community spaces, art studios, education centers. I'd love to see some picnic areas and additional seating, and addition of restrooms and water fountains.



<p>We have other parks nearby that provide access and a variety of activities. I would like to see Allen Park remain as an oasis of tranquility in the middle of the city. I wouldn't be opposed to small, well-regulated tours or the occasional class, but please! not a big churn of traffic. Since I respected the fact that it was private property, I never got out of my car and went exploring in the park.</p>
<p>More use of the architecture.</p>
<p>We share our property line with Allen Park on the South edge so we have a unique experiential opportunity by nature of location. I would like to make aware that this stretch of Allen Park can be easily overlooked as far as vegetation maintenance is concerned. Grasses can get very high, for example, and with recent drought conditions, quite dangerous (fire) if not routinely mowed/watered, etc. Just wanted to remind on the survey that most think of Allen Park using the central corridor and may not consider the entire footprint of the land. Thanks.</p>
<p>Some of the buildings, that are beyond saving, need to be razed. Also, the resident deer herd needs to be kept to a sustainable number.</p>
<p>I'd like to see outdoor education / event spaces for all ages. While programming is important, I believe if you over program Allen Park, you risk sacrificing what makes it so special.</p>
<p>I would like to see the focus be on all aspects of environmental educational for the general public. There are opportunities for the park to partner other with Tracy Aviary and Westminster to use the open space as a tool to teach the community about the environmental significance of this place. Local public schools could visit to learn about habitat and history.</p>
<p>A small playground would be great- especially if shaded. I say small because it would also be nice to preserve how the park is so quiet and peaceful. Also, I'd love to learn more about the history other than just what I've picked up from Google. Even a QR code linking to a city website with accurate information/map/points of interest would be really nice to have.</p>
<p>I'd love to see it developed as an art park, as well, with installations, story walks from the City Library perhaps, beautifully and creatively lit... The site is so special and has such great potential as a local attraction.</p>
<p>All of the above!</p>
<p>I understand there is some historical value to the structures and artwork in the park but I would prefer a focus on the natural ecology with better trails and creek access and additional entrances to the park so you can ride or walk through the park from end to end</p>
<p>Many thanks to the Mayor for purchasing Allen Park and saving it from developers. Save as many of the historic buildings, including the mining cabins and the former gas station, as possible. Perhaps use some of the buildings for exhibits and nature centers for classes and day camps. Keep it pedestrian friendly. Preserve the art and culture.</p>
<p>If not saving building they need to go as they are falling apart. Nature will take back in time but might want to help nature. One cabin is gone for sure others I am afraid are so let's remove them.</p>
<p>I don't think it is worth it to renovate most of the buildings. A few for community activities or classes but not offices for ngo's or clubs. Spaces for community use, Bird info and birdwatching events. teach about backyard birding. Informal quiet concerts. bike racks, drinking fountains, dogs ?? no or must be on leash but they can go places which are hot so bird friendly.</p>
<p>I'd like the satisfaction of knowing that the Park is being well used and respected. This'll only happen if people actually live there. Otherwise, it's just a pointless museum piece.</p>
<p>It would be really nice to see inside the houses and learn more history.</p>
<p>I want it open, accessible and safe. I hope it doesn't become overused, over trafficked. Could it house some homeless, without becoming unattractive?</p>
<p>I think that all the structures should be restored and kept as a walk through area no cars and protect the peacocks they belong to that property it is their home for many years. Don't tear down or ruin anything that has so many memories. Protect what we have there it is truly a gem. Let people know all the good about the history of the park.</p>
<p>The refurbished structures should be used as art studios for local artists in keeping with the history of the park. It would be great to have art classes (and other classes) for the public too.</p>
<p>Interactive way to share observations with other visitors. Entry kiosks with prompts to encourage seasonal birds, plants, other natural observations.</p>
<p>More info about the homes on the property</p>
<p>Parking is an issue, but don't want parking in Allen Park itself! Parking becomes an issue for surrounding streets though. A difficult situation. More people would visit if there was a designated parking area close. Have no idea how to solve this problem.</p>



<p>This is a great opportunity to preserve some of Salt Lake's built environment, which is being demolished at a rapid rate. I would like to see some of the structures preserved, particularly the large main house and restoration and/or repair of the fountains, mosaics, plaques, and statues throughout the park. Creating more lighting, signs, parking, etc. is not necessary and will destroy the park's unique character and cause it to be "loved to death".</p>
<p>Thank you preserving this open space!</p>
<p>It is a relatively quiet and contemplative placae and has been for at least 50 years or more. Making it a highly featured location offering activities that could be done better at larger public parks like nearby Sugar House just makes sense. Keep it quiet, well preserved and lower key. the way it has been primarily for a long, long time. It is not Hogel Zoo it is a once semi-private and relatively well cared for neighbor hood preserve. Keep it that way.</p>
<p>Maybe the park could earn revenue by first fixing up the structures, and then renting them (similar to Crystal Cove in California)</p>
<p>I have noticed a decline in the maintenance and trees - I think maintaining the current plantlife is important. Also, keeping the birds and historic tiles. Sugarhouse is know for these things removing these items would contribute to the loss of character in the area.</p>
<p>Thanks!</p>
<p>I love Allen Park and think it's unique historical nature and it's location make a a true gem in SLC and it should be preserved and only slightly improved. Gutting it and turning it into something entirely different would be an affront to it.</p>
<p>The uniqueness and serenity of the park should be tampered with as little as possible. Minimal improvements to comfort and utility (water fountains, benches, lighting for nighttime, etc.) should be considered, but larger projects (restrooms, large facilities, parking, etc.) should be avoided if at all possible. Restoration/preservation of the historic buildings and art sounds wonderful, as does preserving the wildlife and foliage native to the park.</p>
<p>My partner and I visit this park almost every day. It is one of the reasons we moved to the area. So much of the inter-mountain west is dictated by needing a vehicle to access outdoor spaces. This is one of the few areas we can access that feels like a natural environment that we can walk to. Please, don't get rid of it.</p>
<p>Would like to be able to go across the bridge some day. Also it's kind of hard to see the creek so perhaps some sort of fencing modification or stairs down into the canyon? Please don't install children's playground equipment here, there are lots of other places for that and lots of great things for kids to experience here already.</p>
<p>I've visited the park several times and am frankly not that impressed with or interested in the historic structures other than the quotes and tile art.</p>
<p>I love Allen Park. I would love for more people to discover this gem without changing the personality of this space too much.</p>
<p>Keep it as natural as possible.</p>
<p>Allen Park was a unique community. It brought together professors, students, eclectic business owners and many others in a space that offered true community. Salt Lake has the opportunity to recreate a version of this by renovating the historic structure as education spaces, art galleries, workshops and more.</p>
<p>I believe artists have put forth a plan to have the buildings retro fitted and engage in a residency program for artists to stay on-site in Allen Park. Having walked through this weekend the debris on the road is a huge factor as the general maintenance of the buildings slowly falling into disrepair. If nothing is done soon, all of the buildings will be uninhabitable. I've had friends live in Allen Park when it was thriving and it's a tragedy to see all of the houses slowly decaying while plans are made. Let the community know there are some preservation plans moving forward instead of just a security guard in place.</p>
<p>It was pretty run down when we visited. Security guard kind of spoils the experience. I hope the park is restored in the spirit I which it was built - by someone who "gets" local history. It's be great to have more local art there though maybe not another rainbow whale.</p>
<p>Just letting there be a park without using it to organize events for the park -- organized leagues and community events would spike traffic all the time and I think this park would be the best place around because it isn't always having imposing events. I want a place where I can trust it'll be an escape and not just walking to the next big top... this park could be the most unique piece of hidden history, so advertising events and everything will just make it like everywhere else-- diversifying the kind of parks and their appeals can be distracting. If we look at the market research for who wants more of then we are catering to anyone who wants to visit a park rather than those that are going to it because they want to go *to Allen Park!* If you look at the Sugarhouse community, you can tell a lot of us love the outdoors. Right now we drive to the mountains to get the "outside" we need. If we had that right next to us it would be invaluable to the neighborhood... we would love it so much. It would be such a gift to both us and Allen park to make sure it truly focused on restoration, flood management, but also respect the cultural and artistic history. Some parks, like our wonderful Sugarhouse Park!, serve the community by offering space to gather, so, being so close to Sugarhouse park, Allen Park doesn't need to serve the community in that way. We love community events in Sugarhouse. It's part of what makes it the neighborhood it is. Sugarhouse Park treats us well though!! I think Allen park is an excellent and rare opportunity to set the tone of a brand new piece of beauty that is a park. When people live in Sugarhouse, they'll make sure to mention Allen Park because of how different it is from any other park in the</p>



<p>valley. Give us a hideaway. I went to Westminster College, and as a student I would always use hidden, peaceful places where I could. Can you imagine how positive the impact it would have on the students in the community? Allen park is a part of the Westminster story. Some people talked about it like a legend. Having a get away and getting to walk through a legendary park? Sounds incredible. --I love this community and I love everyone who contributes to our parks. I am so thankful that I can trust you all to do your best :)</p>
<p>More information on how to become a park Steward and habitat restoration volunteer</p>
<p>It lends itself to some fun holiday activities (haunted forest/house?) and nature conservation and education center vibes.</p>
<p>Would love to see an educational example of a food forest, which could go along with event and educational programming.</p>
<p>Some of the properties are historic, others are dilapidated. Consider restoring some and tearing down others. Remove fencing and open the land to all. Repair the asphalt.</p>
<p>I would love to see this space be kept as a peaceful, meditative area. Focus on restoring what it is rather than adding too much to it. No need for children's areas since there are many other parks nearby, such as Fairmont and Sugarhouse park</p>
<p>It's a really unique place that does not become a cookie cutter park like all the others. A focus on its unique history and architecture, with updates to safety and maintenance would enable it to be a special place for me and my family to use in the future.</p>
<p>As many of the structures should be preserved as possible; housing could be repurposed or used for an artist/scientist/etc in residence program.</p>
<p>I loved these old buildings and almost lived here. The old structures should be used for something, maybe including some housing.</p>
<p>Preserve the and activate Allen's idea of a natural community space.</p>
<p>Have one or more of the structures made into quaint restaurants tea houses with adequate outdoor seating and tables, umbrellas ect. Make it like an European Park with seating musical entertaining. Celebrate the availability of bird watching, shops with local artists works to purchase. Including natural artist galleries!</p>
<p>Restore the cottages and use them for artist residency spaces! Work with UDAM to create seasonal residencies for local SLC artists who can use the cottages as art studios and gallery spaces. Gallery strolls could be hosted throughout the park. Another idea: put in a biergarten! I was super impressed by this particular biergarten in Berlin; it was in the middle of a large park, surrounded by forest and on the shore of a lake. Lovely setting, and a refreshing place to stop while biking! Someday I hope SLC will be that awesome...</p>
<p>I would love to see the buildings reused for use by resident artists, musicians, etc for exhibitions and as concert venues. Some could be used as onsite cafes and meeting places. This needs to be a usefully community space.</p>
<p>Restoring some of the buildings &amp; allowing public access. Remove fences throughout the park - allow people to stroll up to the buildings, sit on benches, go near the creek's edge, etc.</p>
<p>I love this area and lots of people love it. But it is being surrendered to homeless camping and until you plan to stop it and prevent it in the future by patrolling, whatever work you think you are going to do - they are going to ruin it for everyone</p>
<p>It would be cool to see some of the art pieces refurbished, specifically ones that have lost tiles so that it's easier to read- but still keeping historical components. Would also love to see more signage about the property, its story, and the Allen's and their contribution to Salt Lake and the surrounding areas. Has potential to feel like a nature preserve, birding area, and outdoor museum all in one.</p>
<p>If park is able to be cleaned up, some of buildings restored(that can be), &amp; programs/activities begun I feel this would help increase visitation greatly. Thank you!</p>
<p>Small skateboard area - a mini ramp or something</p>
<p>Access to more areas of the park</p>
<p>Would love to see preservation of historic buildings but also use of smaller structures</p>
<p>Don't change it. Don't touch it, it's perfect.</p>
<p>I would like to see the original cottages rebuilt to house seniors and/or students with limited use of cars. It could provide housing as well as a peaceful place without becoming a park, much like the entrant to Memory Grove.</p>
<p>Please make the space useable instead of just trying to preserve all the crumbling art work and sad buildings. It is such a disappointing place to visit right now. We would love it if it offered something for kids. A splash pad would be really neat since there aren't any in the area.</p>
<p>If there is a small kid's area, I thought a bird theme would be so cute and fitting with new sculptures that kids can play on, etc.</p>

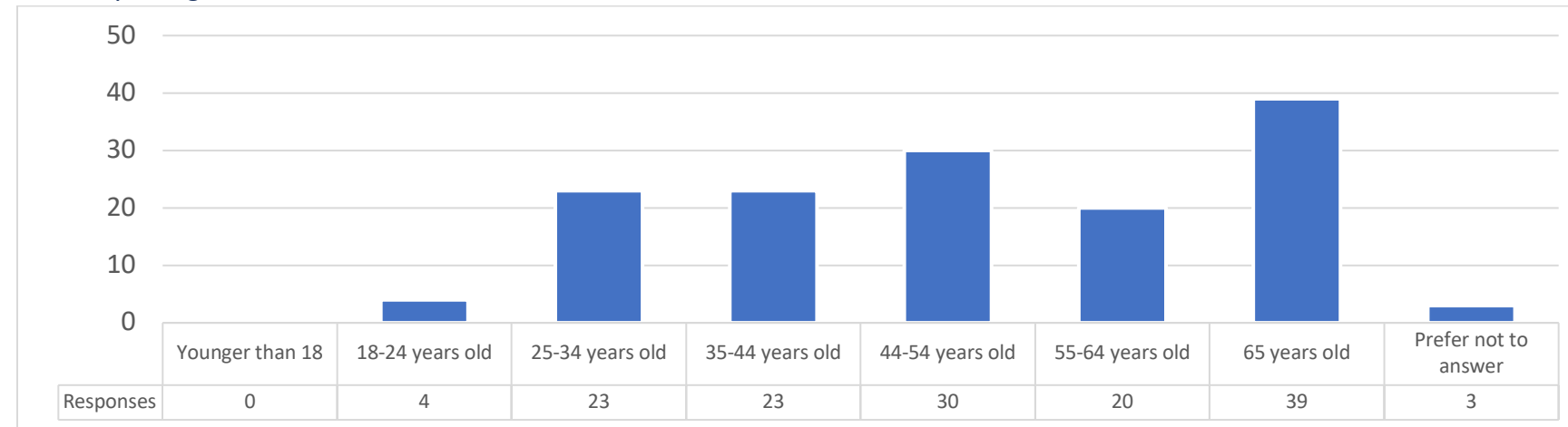


<p>It seems that one of SLC's most expensive park acquisitions of all time should be activated to provide an ongoing draw to a diversity of people from all across the City. Especially with renovation of one or more structures, Allen Park would be well-suited to programming and activities that would keep people coming again and again. Otherwise it will be more like Gilgal Garden - beautiful and interesting, but most visitors see it once and don't need to return.</p>
<p>I would love to see active arts programming. Artist residencies could be amazing.</p>
<p>I would love to see one or more of the larger historic structures renovated and used for art space, music performances, or the like. I'd even support making them available for weddings or other appropriate gatherings. Maybe even a seasonal cafe?</p>
<p>My experience of Allen Park so far has been as a place of unique solitude and sanctuary. I hope that doesn't change with these upcoming adaptations, but I would love more opportunities to engage with the park—especially education about the park's ecosystem and how the park benefits the SLC environment. I would also, as a westminster Student, love to see the Westminster community engaging with the park more. Perhaps the dance program could partner with the park to do a performance, or their annual screen dance festival "Glint" there.</p>
<p>I absolutely love the idea of everything on page 3, it was like reading my mind. I would encourage it not to cater to young children and leave it a quiet refuge to birdwatch and observe wildlife, difficult to do with screaming children. I think cultivating a nature's cathedral type environment, a place of quiet.</p>
<p>Please dont provide parking, Sugar House Park is close, open, and has attracted people in cars from far away that cause trouble. Keep it small, quiet, natural. NOT EVERY PATH SHOULD BE PAVED ( exDimple Dell park in Sandy Ut). Planners so often make it over developed, prefer natural please.</p>
<p>Maintain the wild character! Something more like wasatch hollow and less like Sugarhouse park</p>
<p>I think the park should not be overly commercialized - not too much traffic, paths, etc</p>
<p>It would be great to use the park for artist residencies, events, and tours.</p>
<p>it's not fun. Make it fun.</p>
<p>I think it should be easier to learn the history of the park and how it got to where it is today.</p>
<p>I love the emphasis on history and nature here. Parks with playgrounds and parking areas are nice, but that's what Sugarhouse Park is for. Let this fill a different niche!</p>
<p>I think the purchase and preservation of Allen Park is honestly a huge triumph, and I still can't believe that the city was able to acquire it before a developer. I think that this is a unique opportunity to restore some native species and existing ecosystems to the park, and also connect it to surrounding neighborhoods, so that it's not just accessible from one entrance. I'm really looking forward to what's in store!</p>
<p>Keep it a quiet place to enjoy nature and learn.</p>
<p>Pleas keep vehicles out completely. No parking. It is much nicer to have a park that people walked, biked, or took transit to.</p>
<p>I hope it is not "over scheduled" so that it can remain a place of quiet reflexion.</p>
<p>Add a jogging path</p>
<p>quiet acoustical concerts, poetry readings, space for artists to work</p>
<p>I want to enjoy this park for many years.</p>



Survey #2

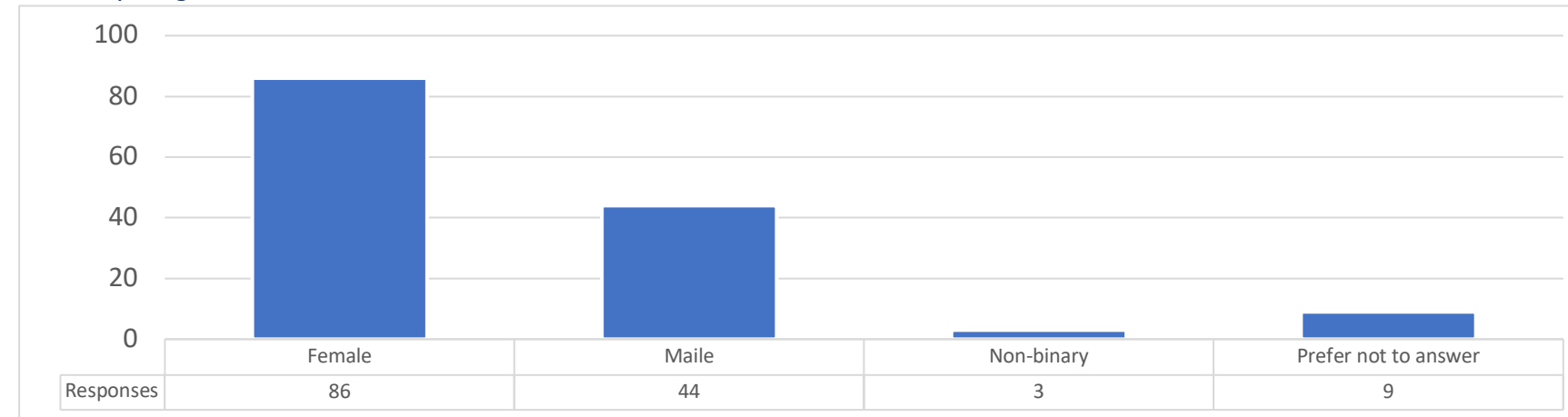
What is your age?



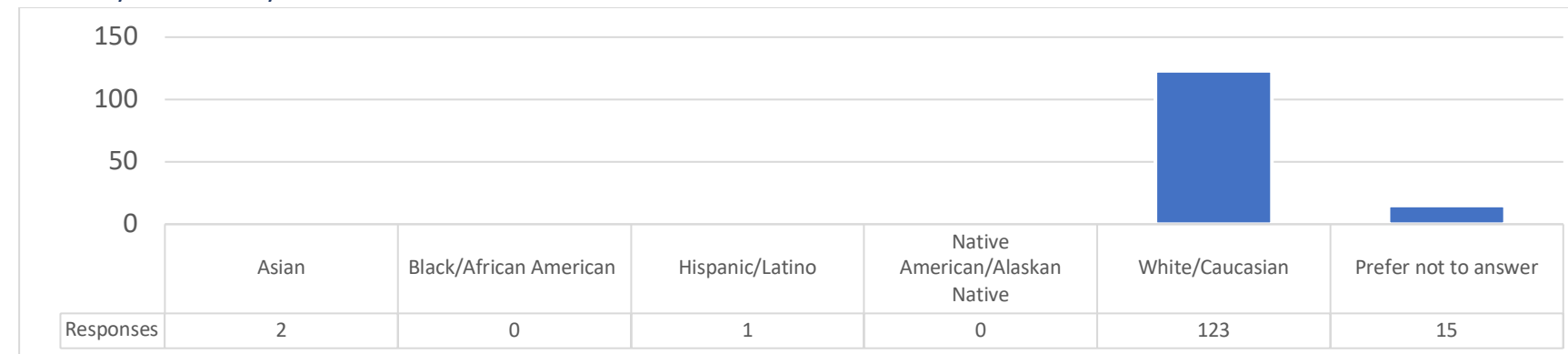
Are you a student?



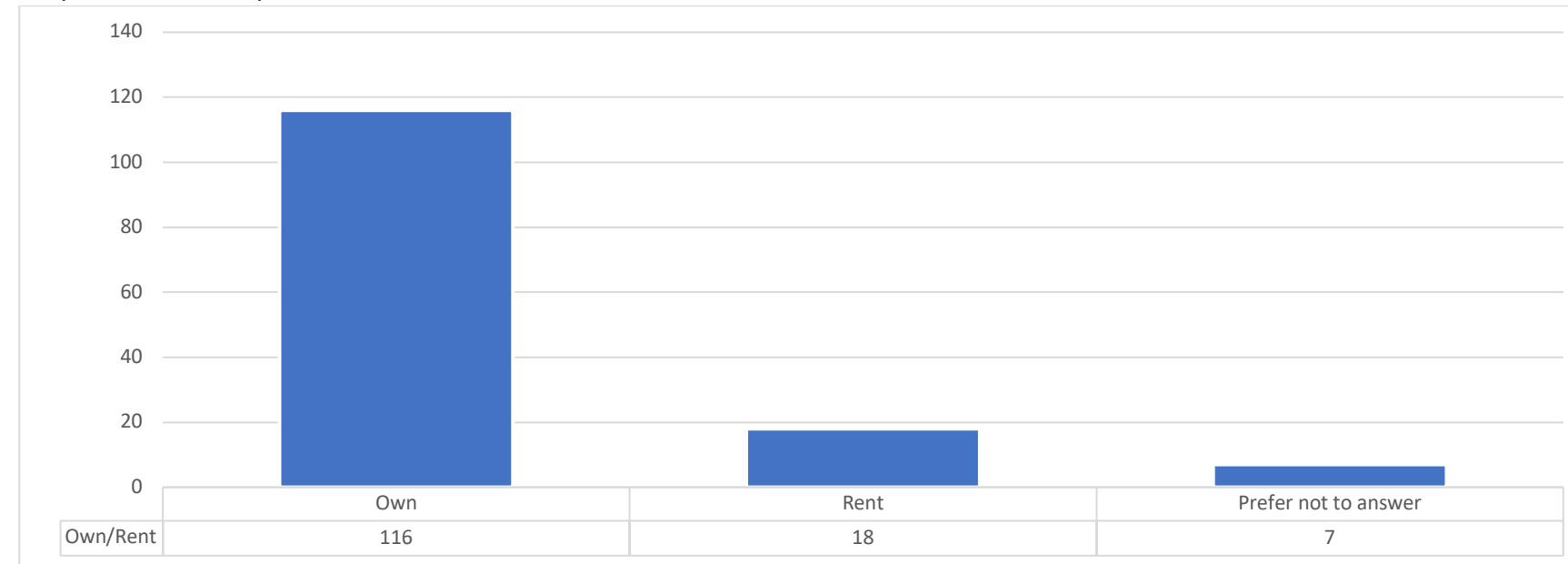
What is your gender?



What is your ethnicity?

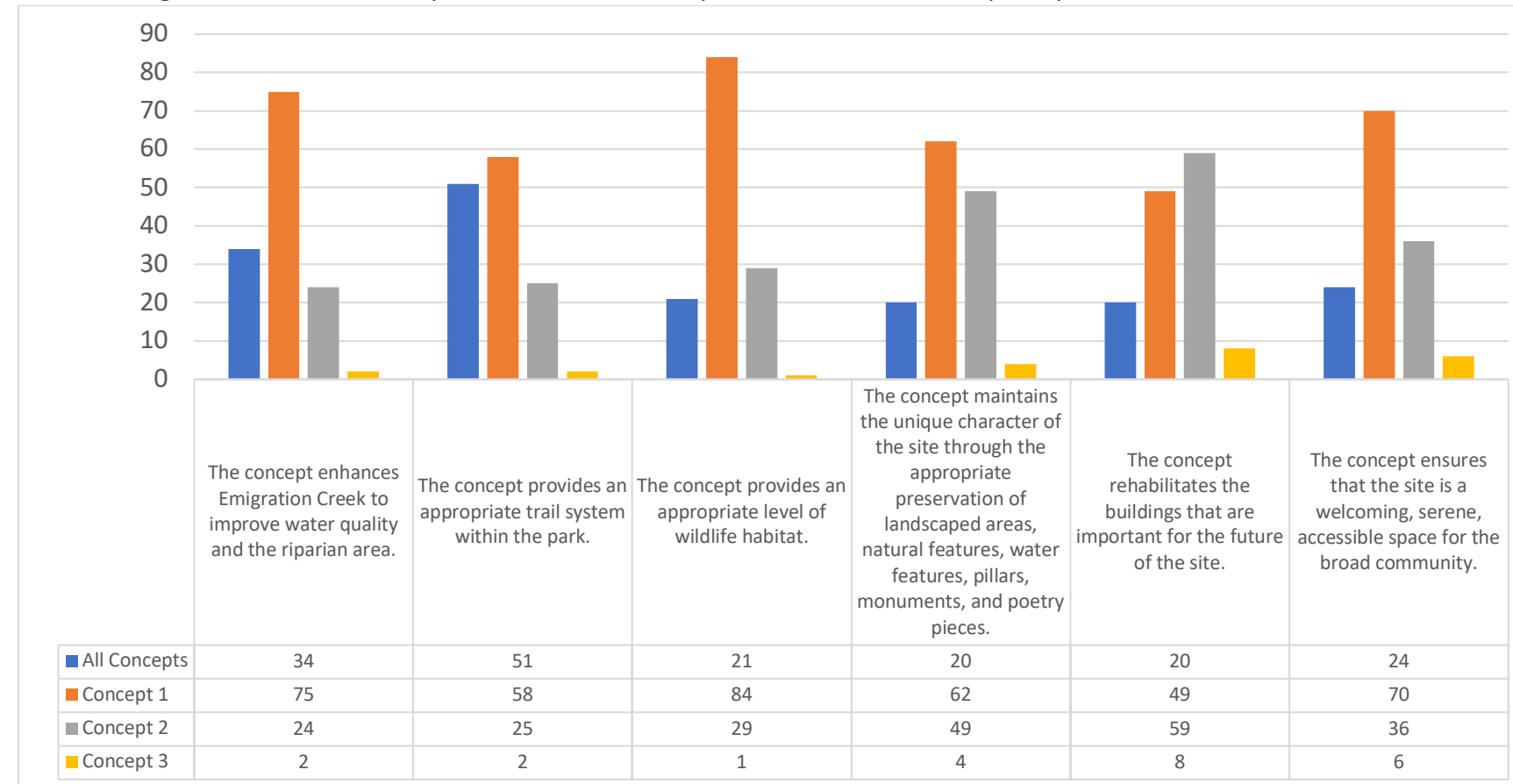


Do you own or rent your home?

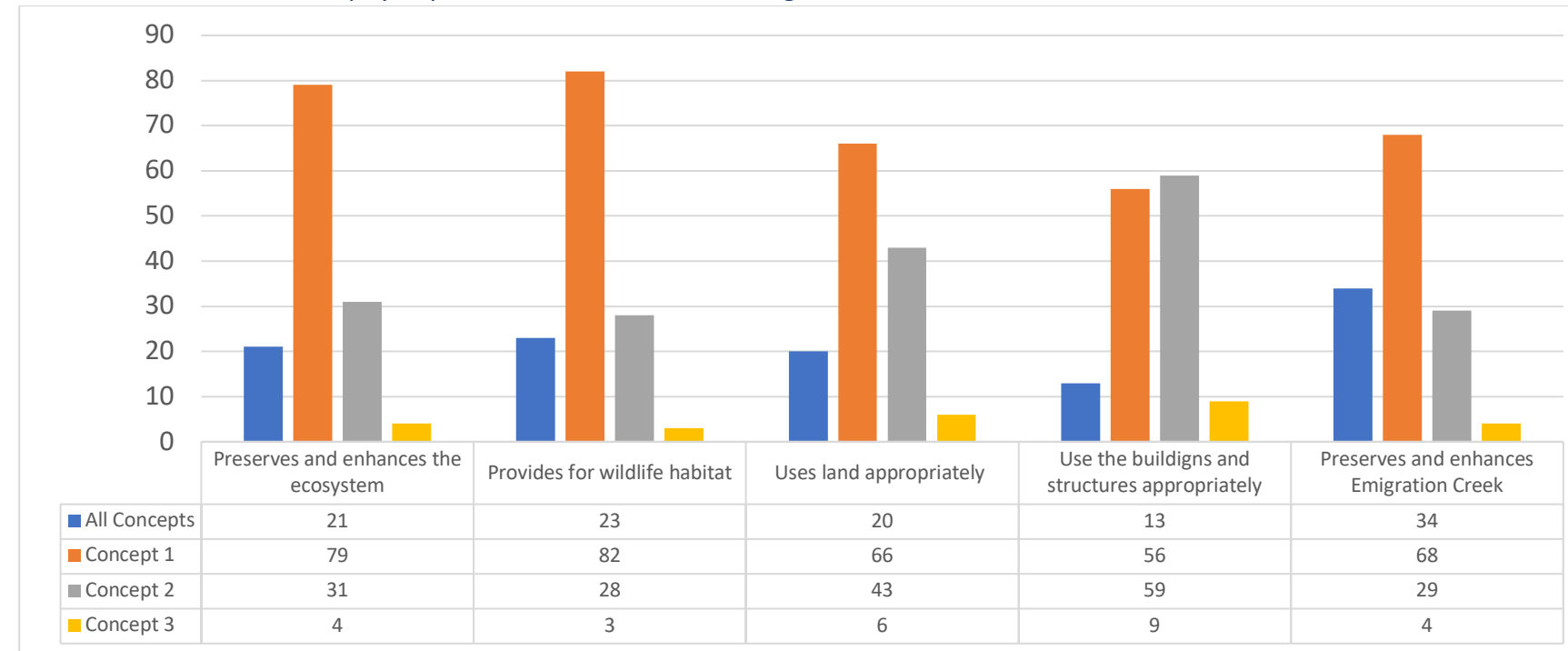




The following values are based on input from the community. Please indicate which option you believe best fulfills the value:



Please indicate which concept you prefer for each of the following considerations for the future of Allen Park:



Verbatim Open-Ended Comments:

Really love the idea of seeing all the natural areas connected. How fast can we make that happen?
Concept 1, I believe all structures should be preserved the best they can without demolishing to add new structures. Adding more usable outdoor space for visitors would be the best option
Wonderful to include replacing culvert with a bridge and Emigration Creek restoration on all concepts!
Would prefer no Southern parking lot
In all concepts, at the east end, you have a split in the road. Why? Please remove the final/east end split in the road to expand the flood/water/zone. We don't need a dual road there. Also, consider making the road or part of the road gravel to slow bikes that people take with them through the park.
Let's go surfin now. Everybody's learning how. Come on a safari with me.
I am a local artist who cannot afford rent in a traditional studio space. Having somewhere affordable that prioritizes community and events just a few blocks from my home would be an amazing dream come true!!!
I like Concept 3 as it seems most inclusive of community interaction while preserving the environment.
I'm concerned about actually building new structures because contractors have a way of turning a molehill into a mountain.
I like option 1 because it seems to preserve the most open space and public use
"Studios"? Yuk. Maybe do writers or artist in residence type programs in one, but renting them to a select few feels quite offensive. Restore those buildings so people can use them for a variety of purposes. Bet businesses would like to have spots for meetings/retreats. I'm old enough to have known people who lived there, so I DO Remember When. I didn't answer some of your questions where I didn't like any of the answers.
Yes to the connecting trail, yes to as much natural area as possible. Yes to making the main house an office, but it also should be useable by the public. Sure, use one of the houses close to the entrance as a restroom. Yes to repairing all the funky art works and fountains. Yes to keeping the crazy peacocks ! ( let the aviary rotate a few birds thru there ? It's where it started, of course) . Thanks for asking for input: please seriously consider it "
I would like the 2 back buildings to stay in option 2. I realize they may be falling apart but they are part of the history.
I think it's really important to preserve the history (not tear down existing buildings but preserve them and make them usable) and embrace the natural aspects of the park. The founder was a lover of nature and wildlife and I think the park should embody that
I don't really like any of these but Concept 1 is the best. I don't think taxpayer dollars should be used on delapidated structures. I think all money should be spent on making it safe, pretty, making it safe / nice for the wildlife, restoring the art, and restoring the fountains. If people are going to pay rent to live here, that is the money that should be used to restore the shanty's.
They are all bad. The park should be redeveloped into affordable housing with a small linear park near the creek, similar to the S-Line or Jordan River Trails.
No options addresses parking situation? No parking on 1300E and limited parking on neighboring Downington Avenue. It would be nice if any of the options could include a small playground or play area for children.
"First an observation. It would be beneficial to be able to actually see the maps in a legible format. (Make them larger).
Specific questions based on the dialogue ""you"" have attached to the maps. These questions are relevant to each of the idea.
What is the ""lower"" and ""upper"" Again, if there is a line of delineation on the maps, it can't be seen.
How will ""artists"" et al, be selected to use this property? For what period of time will they be allowed to use said property?
Define ""gathering place"" - it is open space or structures?
Define a ""simple structure"". Will it have utilities and bathroom for that structure?
Define ""passive use"".
What type of ""cultural organizations"" will be allowed to use this property?
Who makes that decision and what qualifications will be applied?
What specifically would be the ""least amount of usable natural areas in the park""?
What city department will be in charge of maintaining the park, selecting artists and approving ""public use""?



<p>Once those questions are answered, and maps enlarged, it would be appropriate to resend this survey for better input for ""you"" to use and for ""us"" to know the details to make a more informed decision.</p>
<p>Please preserve it as much as possible. Please don't make it a place that the peacocks will leave .</p>
<p>I recommend a trail system and use approach that restores the native riparian ecosystem a closely as possible. I do not support maintaining ANY structures and would recommend you minimize any effort to do so. Allen park is not a beacon of cultural heritage but is critical to restoring out native land. Most of the structures are poorly executed and shoddy and not worth the tax dollar investment required to restore them.</p>
<p>"Hi there! I did the immersive play in Allen Park some years ago. The show was a hit and people have been asking me to bring it back. To maintain appropriate traffic levels, we limited tickets to 30 per show. Adding gathering spaces would allow us to increase that number and give the public a closer look at the historic buildings.</p>
<p>In addition, I am a writer and love the idea of studio space and residencies for artists in the park. Bookstores, galleries, and Museams could really enrich the area in a way I'm sure Dr. Allen would approve. "</p>
<p>Keeping the place more natural is not done by building more structures. Remove most of them as in concept 1 making it a more natural, a park, not an artist colony. while the concept of art colony is nice in theory it will reduce the amount of natural space and i fear a connected few will move in and never leave. also I am tired of developers getting all the breaks. Remove some buildingings and restore a few for an exhibit space. Will there be a community meeting space in the main building? that would be nice except there is no parking and this community loves its cars, in winter at least. I am very much in favor of the trail connection to Hidden Hollow.</p>
<p>Allen Park is a unique resource. Rehabbing the existing structures as art, science and education space best honors the history of the Park, the Allens and the many residents who shared the space over the years while spending countless hours discussing everything from philosophy to economic policy. Allen Park was (and should be again) more than just another public park.</p>
<p>Torn between 1 and 2. I don't think adding more buildings as in option 3 is good. 1 and 2 provide some space to just sit and enjoy the creek and wildlife. I'm most interested in just enjoying the scenery and perhaps seeing what art and science projects people are working on.</p>
<p>"Kudos to Salt Lake City public lands. I think you have done a great job honoring the fundamental goals for the site in each of the concepts for consideration.</p>
<p>I believe the "art in the wild concept" may benefit the immediate neighbors but is a poor choice for the city as a whole. I do not think it will sufficiently activate the park, and what will be left will be seldom-visited exhibits in the front of the park (think Chase Home Museum), and an isolated set of picnic spaces behind, which are redundant with the sort of park space that is already present nearby at Sugarhouse Park, Wasatch Hollow and other parks.</p>
<p>I believe the Allen Arts and Sciences Collective and the Cultural Village Concepts will be a more appropriate choice to allow the whole city to really benefit from this one-of-a-kind space. The Cultural Village I think would best bring the property to life with exciting new art, ideas and vibrancy, creating something totally new for Salt Lake City and quite unique even nationally. I think adding additional studios to the property and moving things around a bit does not violate the spirit of Allen Park but truly honors George Allen's legacy by bringing back a space that is alive with ideas, that gives space for the artists in our community to create, and gives everyone in SLC a space to commune with nature and a place to find and make community.</p>
<p>Lastly, it should be said: I think it is key that this property be a real boon to our WHOLE CITY, and not just Sugarhouse or the immediate neighborhood, because regardless of which concept is selected, this is going to be an expensive endeavor by the time it is complete. The more people who believe Allen Park is a city-wide institution, perhaps the greater the chance that it will eventually achieve financial independence from the city and not be a perpetual drain on the budget?</p>
<p>Mary Rose was named for Allen's daughter... PRESERVE IT! With it's outdoor fireplace, it is unique among the smaller structures. PRESERVE IT! Even if you don't have a plan for it right away... it can always be removed at a later date, but once gone, it can NEVER be replaced. Plan 3 mentions an "amphitheater" in one of the structure notes... an amphitheater would be a great addition, but Plan 3 adds too many new buildings at the expense of open space and wildlife habitat. Open space and wildlife habitat should be prioritized over buidings (but SAVE MARY ROSE!). Spaces for picnics and family use are great, but NO PLAYGROUNDS! Playgrounds and quiet green space are not a good mix!</p>
<p>Really great options, I feel#2 would be the best for our community.</p>
<p>There are 2 bu Buildings that should be removed that but up against the property that I own on Downington Avenue, they are in blight condition and are a safety concern to me. I don't want them replaced with restrooms because that's not what I want to look at after 25 years of ownership.</p>
<p>I prefer Concept 1 because it minimizes the permanent human presence in Allen Park while affording some space for art studios. There are more appropriate places for development of additional art studios and science labs. Increasing the permanent human presence will limit wildlife use of the area and create greater parking impacts that will deter visitor use and likely cause conflict with surrounding residential areas.</p>



I like limiting picnic area to reduce trash
I see this as a park. Parking is the biggest issue. I am not artistic. If the city/community leadership feels that option 2 and 3 are better then i am totally ok with that. I am out of that loop. Thanks for planning
I enjoy the old building and would like to see as many of them as possible preserved.
Preserving and enhancing wild spaces is a priority for the development of this park.
Please make a trail that goes all the way through Alan park.
Concept one seems the most unobtrusive and cost effective. It may be worth considering adding additional parking to concept one similar to those in concept two and three. It will be important to preserve a few of the structures in order to still have places for artists and group activities (writing workshops, poetry, readings, art shows)
I like concept 1
I would prefer something between Option 1 and 2. Option 1 needs parking for the artists, etc. and other visitors. Option 2 preserves maybe more of the white houses than necessary. The main lodge seems way bigger than needed for an office - the public should be able to visit the main interior room and see the rustic details, balcony, etc.
I don't like concepts 3 and 2. Preserving a lot of the old buildings will be very expensive and I think will be a pain for the city to maintain them. I also would rather the park be more "park like" instead of having a lot of buildings like it does now. I'm very glad that you have an option to make a trail connection to Wasatch Hollow or the Blaine natural area. Please make this improvement now instead of in the future. I think it would greatly help Allen Park get more use than it currently does. Even if there was a footpath connection to the neighborhood above the park that would be a tremendous improvement. It is not pleasant to access the park as a pedestrian from the busy 13th East street side.
Since Concept 3 removes trees and adds buildings, this is not consistent with the goals for wildlife habitat or natural areas at all. More buildings are not what's needed there. More trees are what's needed, and a focus on art and science in a natural setting. A compromise of Concepts 1 and 2 would be best - don't remove all the buildings so that there is space for artists and scientists' studios, but remove some of them to allow for more trees and native plants/natural areas, as well as gathering spaces for the community.
All options are bad. They are all the same with minimal variation. We need something more unique than just a "studio". What about food options? Music venue?
Concept 1, most of the people visiting the park appreciate and want to keep the peaceful, quiet park
Clearly, concept one fulfills the mandate to keep Allen Park the way the Allen's intended. This concept preserves an unique piece of history and allows for some artistic endeavors while inviting small groups of people to enjoy the wild and the animals (birds especially) right in the heart of the city. It creates a peaceful and calm atmosphere in nature and invites the pedestrian to enjoy a moment of solitude in the midst of a busy day.
I would love to keep the space as a place to wander through like a bit of a fairytale! It is so unique and quiet and I would love to visit more often!
Remove almost all buildings as old buildings will be maintenance black holes. Build appropriate new buildings as demand requires. Minimize or avoid grass. Plant natives. Remove most the most noxious invasives. Install play structures. Keep dog free so kids can roam without fear, very few dog free spaces exist. Use hillslope to make worldclass slides. Connect to wasatch hollow
Much prefer option 1
I definitely do not want to add more buildings , as in concept 3. That doesn't make sense. I want it to be welcoming to those just wanting to use the outdoor space.
Making the park accessible and use friendly and preventing the forest for birds to habitate.
WQ is not improved with any of the concepts but river access opportunities are valuable for education, relaxation, meditation, and inclusion. As a WQ professional and hydrologist, why not add meanders and pedestrian access THROUGHOUT the park? If possible, save the monuments, save the buildings, the history and ambience is valuable. The reason that I love this area is the unique habitats and buildings right in the neighborhood. Habitat increases just by doing what you are doing, great job! Furthermore a couple more points. Please make the roadway engineered gravel rather than asphalt for infiltration, reducing erosion, increasing visualization, but still providing fire access. Limit the parking, less driving and fulfilling the serenity and habitat goal, pushing biking and walking. The more parking spots, the more short-term, less care use. Add curves to the river (many straight lines), which aids in flood interaction, infiltration, public access, riparian growth, habitat development, etc. Add more interaction (access) with the stream, SLC folks love to be able to see, touch, and learn from the river and the riparian area. I love what you are doing and they are all viable but these suggestions are given to optimize these opportunities.



Absolutely no picnic areas that would attract large groups of people to congregate (little parking available and large groups create too much potential trash and noise that affects wildlife). In addition, firepits and grassy areas would attract homeless camps. No bikes. Keep the trail as narrow as possible. There is little parking so large groups should not be able to reserve spaces in the park. It should be kept as a natural area as much as possible. Don't disturb the vegetation that has developed there by construction on the road to widen it.
"Please use only a small portion of the Allen House as offices; the interior is unique and very interesting and should be available to the public, most likely as a venue for special exhibits.
I would prefer to see the existing roadways narrowed to the minimum required for emergency vehicle access, with minimal paving supplemented by some kind of green scape beyond that that will allow emergency vehicles to use the east turnaround.
Trail connections to the east should be pursued vigorously."
Concept 2 and 3 preserve the historical buildings and create day use spaces for artists which I like. I suggest adding an environmental nature center type focus for children - schools could visit and children could learn about the local environment, water and ecology.
It is absolutely vital to preserve, protect, and reuse the existing buildings and tree life. It would be a major disservice to Salt Lake and our community to remove any of the rich history here. Please do not remove the trees or buildings. This could be an amazing artistic center.
Concept 1 ignores the history too much and doesn't honor the Allen Park vision. Concept 2 and 3 are both pretty fair options. I like moving the gas station building to preserve the tree. I support saving as many of the old trees as possible and planting native plants etc.
My primary concerns are for the well-being of the wildlife in the park and the preservation of Emigration Creek. Making more of the park accessible will be nice with those two concerns taken into account.
It would be nice to partner with neighboring Universities for fellowships of the park. I'm a faculty at UU.
allow dogs
Just so happy that the city purchased it and desires to keep and maintain for the community to use. I hope to be able to walk the trails and enjoy nature within the city. Hope that all ages and abilities will be able to enjoy it.
"I like #1 for adding trees and #2 for the structures saved.
Why does the old gas station have to be moved to renovate it into restrooms? "
What really is most important is to have a the place to be meditative and nourishing for visitors. In order to do this the natural qualities need to be protected. It should not be just a place for certain people that have the opportunity to come here but open to the public. By the way, this is not somebody's front porch in the neighborhood. It's tasteless and backward to have Halloween decorations in place it really was meant to be meditative and serene
You have failed to provide the option of none of the concepts. I think there are parts of each that I like and others I don't but you don't allow me to provide that.
I prefer if the city didn't own it as there are plenty of parks in this area and not enough parking for visitors
Preservation of the natural flora and fauna is extremely important, especially given the impact changes to Allen Park will have on local wildlife and the residents of this area. The wide variety of animals and plant life is a significant draw and should remain as undisturbed as possible.
How about a none of the above concept? They all seem the same with the buildings moved around to different places. I don't feel this is a well thought out plan.
The best option is to keep it mostly wild. Preserve the most unique buildings , fountains, and forested areas as is. Do not allow dogs and bikes in the whole park. They tend to over run things! Another Tanner Park is not needed! A quiet wild space that can be simply walked thru and enjoyed is all that is needed . Too much development and change ruins the simple beauty that is already there. No big developed groomed park needed! Not another Sugar House or Tanner Park please. These are great but this is a serene quiet little area and hopefully is kept as such. Thank you!
I really wish the park would be preserved before more trees and vegetation are lost. The space is not set up for heavy traffic or handicapped individuals. There is no parking and the neighborhood is at capacity. Why not just keep it a park where the wildlife and plantlife can thrive. Remove the completely dilapidated structures and continue the vision of Dr Allen.
Restore, preserve, and provide access to the public. This is a historical park and slice of local history that can never be replicated or replaced.
This may be the lamest survey I've ever participated in. That is the manner in which the questions are asked, seems pretty clumsy to me. Not that I'm that person that complains about all....I just truly feel like this survey is awkward at best.



Concept 1
Any possibility for a small quaint park restaurant ? Would love to see the studios selling artisan pottery, stained glass, woodworking, crafts, unique homemade gift ideas. Do not want general commercial offices for anything else!
I don't like the idea of removing the historical buildings even if they are falling apart and not well built in the first place. The housing for workers is an important part of the park's history. I think that concept 2 is a bit of a compromise on community use but it's the most authentic. And being the middle of the road for the community uses feels like a good compromise to preserve the history most accurately
I'm worried about parking. I love that accesible spaces will be available at the site. Will all others be expected to park on neighborhood streets?
Ideally, I would like to see a combination of one and two; somewhere in between the two of them. I do not like concept three at all. I see it as much too destructive of this beautiful space. Having to choose one, my preference is for, retaining the most greenery habitat, and adding trees – Concept One. , however, I would love to see the addition of a very small parking space (as in concepts two and three) so as to enhance the availability for more people to enjoy this beautiful space.
Allen Park is a unique place and the buildings there are a significant part of the charm. Concepts 2 and 3 seem to recognize this and would be a good use of this area. I understand the buildings are in tough shape but could be rehabilitated. Concept 2 is my first choice with concept 3 being second. I do not favor concept #1
Please do not tear down these historic buildings or change the landscape.
I lived in Allen Park from 1982-1988. The Allen's had a rich history giving so much to Salt Lake City and all that they created in Allen Park should be preserved as it was as much as possible. I believe option #2 best maintains the original essence of what they intended this special place to be.
Would like to see the picnic areas and public restrooms with any of the options. Would like to see hiking trails and no vehicles that means bikes too in the park.
Love Allen Park and believe Concept 2 preserves the most features and provides the most space for visitors to enjoy this special place.
Not worth investing in rennovating the other outlying buildings. Use the money to restore the natural features and connect to park to east.
This survey is poorly designed—the questions asked are not addressed in the concept descriptions, i.e. the creek, wildlife!
Restore existing buildings!! Leave it natural and accessible



Stakeholder Comment Tracker (personal information has been omitted; see reference # for verbatim comment)

Ref. #	Date of Contact	City, State, Zip	Touchpoint	Comment/Notes
1	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
2	June 13, 2023	Salt Lake City, UT 84106	Open House Sign-In Sheet	
3	June 13, 2023	Salt Lake City, UT 84158	Open House Sign-In Sheet	
4	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
5	June 13, 2023	Salt Lake City, UT 84111	Open House Sign-In Sheet	
6	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
7	June 13, 2023	Cottonwood Heights, UT 84121	Open House Sign-In Sheet	
8	June 13, 2023	Midvale, UT 84047	Open House Sign-In Sheet	
9	June 13, 2023	Midvale, UT 84047	Open House Sign-In Sheet	
10	June 13, 2023		Open House Sign-In Sheet	
11	June 13, 2023		Open House Sign-In Sheet	
12	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Residential art, writer, craft retreat Building rehabbed for residential
12	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
13	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
14	June 13, 2023		Open House Sign-In Sheet	
15	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
16	June 13, 2023		Open House Comment Card	Keep natural with cleanup structure for historic observation. A natural preserve for birds and other wildlife - a place to quietly connect.





				<p>No major destruction like sewer or water lines.                  Parking can be on the streets around the park - no additional asphalt.                  Natural trees and stream provide oxygen, carbon uptake and riparian balance - a benefit to all humans and animals.                  Avoid clean up during spring nesting season - noise prevents hatching.                  Keep park quiet, not artificial lighting - human and nature are connected.</p>
16	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
17	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
18	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
19	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
20	June 13, 2023	Salt Lake City, UT 84108	Open House Sign-In Sheet	
21	June 13, 2023	Salt Lake City, UT 84108	Open House Sign-In Sheet	
22			Community Advisory Committee	
22	June 13, 2023		Open House Comment Card	<p>Save the history/art installations                  Save the main house                  Save some of the other houses                  Access to the stream - benches and cantilever road to sit and enjoy the areas beauty</p>
22	June 13, 2023	Salt Lake City, UT 84106	Open House Sign-In Sheet	
23	June 13, 2023	Salt Lake City, UT 84108	Open House Comment Card	<p>Make "Friends of Allen Park a 501C                  Consider private funds for work on homes.</p>



				Prioritized study of cast for renovating each structure
23	June 13, 2023	Salt Lake City, UT 84108	Open House Sign-In Sheet	
24	June 13, 2023	Salt Lake City, UT 84108	Open House Sign-In Sheet	
25	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
26	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
27	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Keep as natural as possible. Make it an easy/comfortable park for all citizens of Salt Lake County to visit. Not allowing people to live in the park is important - will only invite problems with the neighbors and integrity of the park
27	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
28	June 13, 2023		Open House Sign-In Sheet	
29	June 13, 2023	Salt Lake City, UT 84102	Open House Sign-In Sheet	
30	June 13, 2023	Salt Lake City, UT 84102	Open House Sign-In Sheet	
31	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
32	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
33	June 13, 2023	Salt Lake City, UT 84103	Open House Comment Card	Large building - reconstruction and rehab for event venue Small cafe/snack area Smaller buildings - rotating artists and museum residential
33	June 13, 2023		Open House Comment Card	Tower on top of hill with sundial at base Central gazebo pavillion to host summer concerts/dances Zip line and kayak in stream
33	June 13, 2023	Salt Lake City, UT 84124	Open House Sign-In Sheet	



34	June 13, 2023	Salt Lake City, UT 84108	Open House Sign-In Sheet	
35	June 13, 2023		Open House Comment Card	Interpretive signage based on current conditions, and past throughout the park as a planning device
35	June 13, 2023	Salt Lake City, UT 84108	Open House Sign-In Sheet	
36	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
37	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
38	June 13, 2023		Open House Comment Card	Less concerned with the history and hop a balance between moving forward with the ideas of the past (art, peace, etc.) do not require too much resurrection of inferior buildings. Create loop path along the edges of the flat region of park, perhaps with new bridges. Some structure could be reimagined as footprints for picnic sites. Can we remove the road? Access to east would make it less of destination and more integrated with neighborhoods
38	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
39	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
40	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
41	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
42	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
43	June 13, 2023	Millcreek, UT 84109	Open House Sign-In Sheet	
44	June 13, 2023	Salt Lake City, UT 84106	Open House Sign-In Sheet	
45	June 13, 2023	Salt Lake City, UT 84106	Open House Sign-In Sheet	
46	June 13, 2023		Open House Comment Card	Keep simple - public park with nature education signs, main building/interpretive history museum, maybe a senior writing and art center No parking lot - public transportation only



46	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
47	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
48	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
49	June 13, 2023	Salt Lake City, UT 84106	Open House Sign-In Sheet	
50	June 13, 2023	Salt Lake City, UT 84106	Open House Sign-In Sheet	
51			Community Advisory Committee	
51	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
52	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
53	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
54	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Community herb garden (perennials), Focus on landscaping/adding more native plants
54	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
55	June 13, 2023		Open House Conversation with Merissa Davis	Will people be living in these residences?
55	June 13, 2023		Open House Sign-In Sheet	
56	June 13, 2023	Draper, UT 84020	Open House Sign-In Sheet	
57	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Endorse the city's stated values. Shared personal story of living in Allen Park and setting up NPR Rocky Mountain desk, potential historic significance



57	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
58	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
59	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
60	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
61	June 13, 2023		Open House Comment Card	Conserve history while finding modern uses. Prioritize parking and restoration of fountain
61	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
62	June 13, 2023		Open House Comment Card	Expanded access to park by allowing 24/7 access and dedicated parking. Create loop around park for skating/walking
62	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
63	June 13, 2023	Salt Lake City, UT 84106	Open House Sign-In Sheet	
64	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
65	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Clean up landscaping. New pavement. Add lights to make useable in winter Parking is biggest issues - shame to lose the peace and ease of walking with cars and parking
65	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
66	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Remove dead from Bark Beetle Pine Trees, make a local destination for elementary, middle school field trips
66	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
67	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
68	June 13, 2023		Open House Sign-In Sheet	
69	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	
70	June 13, 2023	Salt Lake City, UT 84105	Open House Sign-In Sheet	



71	June 13, 2023		Open House Conversation	Wondering if SLC will do some maintenance and weed control along property boundaries. They used to have to request that from the Allens for fire hazard control/maintenance and do see a need for it.
72	June 13, 2023		Open House Comment Card	Keep Hobbitville
73	June 13, 2023		Open House Conversation	Likes the idea of trail connectivity and kids camps
74	June 13, 2023		Open House Conversation	Overnight residences would need to be well-vetted. Maybe that would help with security. Hates the idea of a wedding venue. This place is small and a venue for large events doesn't align with Allen's natural oasis. Suggests plaques on houses with memories of former residents.
75	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Keep the peacocks Keep the poppies and roses Love open grass space to sit on Theatre or community activity space and events Maybe a monthly/weekly farmers or craft market
76	June 13, 2023		Open House Conversation	Will plants and wildlife be protected during major demolition and construction projects? Loves the idea of using the space as a potential wedding venue (he is a caterer) like Aviary mill building. Parking seems like it will be a big issue but it may be easier in summer when Westminster isn't in session.
77	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Open all parts for public to walk and see in buildings even if falling apart. Make an artist community and sale point. Restaurant in cabin Have ski resorts help store and use in winter Work to raise funds faster
78	June 13, 2023		Open House Comment Card	Cut weeds in field on south side of upper park to mitigate fire risk
79	June 13, 2023		Open House Conversation	Creek looks like it could erode onto private property on northwest corner. Add bank protection.
80	June 13, 2023		Open House Conversation with Merissa Davis	Would be nice to see a list of former residents. Collect memories and photos.



81	June 13, 2023		Open House Comment Card	Keep the cabin, fix asphalt, plant flowers, landscaping, benches, ecological preservation
82	June 13, 2023	Salt Lake City, UT 84105	Open House Comment Card	Glass conservatory that hosts artistic events, location for personal/corporate events and retail with small coffee shop
83	June 13, 2023		Open House Comment Card	Re-pave pathway
84	June 13, 2023		Open House Comment Card	Walkway access from 1500 East and 1300 East
85	June 13, 2023		Open House Conversation	What about exponential growth of squirrels. They are noisy and a prey species inviting other perhaps unwanted wildlife down the corridor of the creek. What wildlife use this area due to connectivity? Would those numbers expand? Is that a good thing?
86	June 13, 2023		Open House Conversation	They would prefer to get rid of the peacocks, and they feel most of the nearby residents feel the same. Only a few want them. Safety concern for kids. More people means more agitated birds. Peacocks also wander off the property so would they be secured if they stayed? Wildlife they have observed: squirrels, deer, raccoons, coyotes (suggested reading an article in the paper or Reddit about the coyotes here) Would love to see artist studios and educational programs for kids. Bike path connectivity from upper end would be nice. Parking is a big concern for adjacent residents especially during events. A shuttle would be useful.
87	June 13, 2023		Open House Conversation	Peacocks are such a rich part of the history, but they are omnivores which is likely why we don't see quail and other ground birds. Can we repurpose any of the buildings being removed so it's not just pure demolition? Maybe repurpose the materials on site. Nesting cycle this year majorly disturbed by tree removal. Should add birdhouses/kestrel houses to make up for that. Would love to do bird shows here.
88	June 16, 2023	Davis, CA 95616	Email to <a href="mailto:info@allensparks.org">info@allensparks.org</a>	Lived in Allen Park for almost 10 years. Valued it for its historical place in development of Salt Lake



				<p>City, richness and beauty of the lives of the Allen family, fabulous folk art, the story of his physician arrangement with the mining companies. All reflected in the situation in the park of the small cabins and his main house. Beauty of the park not only its natural setting and biodiversity, but the community created.</p> <p>Hope SLC will keep that mind when determining use and name of the park.</p> <p>Use main house as rental space for cultural events. Renovate cabins to use for short-term rentals for vacation (similar to Chautauqua in Boulder) Rental of cabins would help fund the maintenance of the biodiversity.</p> <p>Makes sad seeing fences keeping people from interacting with houses. Would like to see it managed like Lake Chautauqua.</p>
89	April 23, 2023		Email to Brian Wilkinson	<p>Heard through the grapevine that Westminster wants to build some giant building on 1300 East in front of Allen Park and wipe out (5) affordable/historic homes they use for student/professor housing.</p> <p>Question about where Westminster will get money for this? How this will tie into Allen Park? Is the City involved?</p>
89	March 28, 2023		One on one with Brian Wilkinson	See transcripts
90			Community Advisory Committee	
90	April 19, 2023		Interview with Brian Wilkinson	See transcripts
91			Community Advisory Committee	
91	April 18, 2023		Interview with Brian Wilkinson	See transcripts





92			Community Advisory Committee	
93			Community Advisory Committee	
93	May 16, 2022		Interview with Brian Wilkinson	See transcripts
94			Community Advisory Committee	
95			Community Advisory Committee	
96			Community Advisory Committee	
97			Community Advisory Committee	
98			Community Advisory Committee	
99			Community Advisory Committee	
99	May 23, 2023		Interview with Brian Wilkinson	See transcripts
100	June 13, 2023		Open House Comment Card	Glad this isn't apartments
101	June 13, 2023		Open House Comment Card	Glad city bought Allen Park
102	June 13, 2023		Open House Conversation	Lifelong resident. "This place looks like crap" since Allens left
103	June 21, 2023		Friends of Allen Park Meeting	Suggested putting a large sign with QR code at park entrance
103	June 21, 2023		Friends of Allen Park Meeting	Requested a business card with QR code to pass out to people in the park
103	June 21, 2023		Friends of Allen Park Meeting	Stated that the Allens hated that the park was referred to as "Hobitville" and asked that the project team drop the references in our materials Also mentioned that KUED (?)filed and aired a documentary about Allen Park inthe late 1980s/early 1990s



103	June 21, 2023		Friends of Allen Park Meeting	Stated that the surrounding neighborhood aren't fans of trail connectivity through Allen Park. Cited safety and security concerns
104	June 29, 2023		Comments sent by Yda Smith on behalf of Cat Cates to Kat Maus	Would like to save parts of the bird house/aviary building to be used to someday reconstruct the building or at very least save a few pieces
105	June 26, 2023		Email sent to Brian Wilkinson	Survey is disingenuous, non-transparent; city asked obtuse and cheeky questions to fulfill their narrative. Does not like the idea of opening the back of the park, having public lands run the park, having Westminster involved, modifying or relocating peacocks, development of fences behind neighborhoods homes in park, installation of anyone or programming that is not the local community. Doesn't want city staff running the park. Threatened legal action if City does any of the above.
106	July 31, 2023		Called SLC Public Lands	Is disappointed with the state of the park, but was excited to hear about all that is happening behind the scenes. Interested in joining FOAP
107	April 8, 2023		Online Idea Wall	I would like to see the peaceful and quiet space continue. A lot of people walk through the park and let me know that they are attracted to the park because it is a break from the noise of the city. Some quiet use of a few of buildings seems appropriate but cars driving in and out all day could be a huge disruption to what is so attractive about the space now. Perhaps activities could be limited to just a few days a week.
107	April 10, 2023		Online Idea Wall	Shared Howard Berke's story from the Friends of Allen Park Facebook Page: I lived in Allen Park from January 1981 to August 1986. Lived (and worked) at 1413, which was both my home and office/"studio" for NPR's Rocky Mountain Desk. I was NPR's reporter for the Rocky Mtn states for the first 20 years of my NPR career. I reported, assembled or filed parts of award-winning stories from that little duplex cabin, including the 1986 story that was the first to reveal how Morton Thiokol engineers tried to stop the fatal launch of the Space Shuttle Challenger. I filed one story about the 1983 flooding using the roaring sound of



				the Allen Park waterfall. I knew Ruth (Mrs Allen) who grilled me for hours before deciding to let me live there Ruth would have someone driver her up and down Allen Park Drive so she could check on things. I had a garden out front and used straw for mulch. Ruth made me take out the straw because she worried about fire. I scoffed but a year or so later we had a flash wildfire in dry brush across the road. Ruth also was out on patrol one day when a group of med students living in Allen Park were sunbathing nude in front of the cabin east of mine. You never saw flesh move so fast.
107	June 3, 2023		Online Idea Wall	Attempting to ride my bike down Allen Park Drive in the early 2000's, I noticed a rather unhappy women staring at me. With her arms folded, scowling look, forward leaning stance, it was her silent way of yelling, "turn around and leave!"
107	June 3, 2023		Online Idea Wall	I would like to see a quiet riparian area, with a bike/walking path through it, with picnic spots along the way. I'd like a space focused on nature, but not closed off from community engagement. A playground in one spot would be nice.
107	June 11, 2023		Online Idea Wall	As a volunteer for Allen Park, what I hear people say over and over again is that what they love about the park is how quiet, peaceful, and funky it is. They see it as a relief from the madness of traffic and development in Sugar House. I feel the same way. I would like to see small scale activity in a few of the buildings but virtually no cars going in and out and minimal noise.
107	June 11, 2023		Online Idea Wall	My favorite feature is the fountain in front of the main house. The main house, the Rooster House, and the George Albert are a must-save. The Ethylene is another one but the artwork is the most precious to me. I don't like the idea of building anything new, even a playground structure. That would disrupt the sense of history that this place captures.
107	June 14, 2023		Online Idea Wall	Personally, I think it would be so fun to have a carved pumpkin walk there in October. It is the perfect setting for one. It could be used as a



				fundraiser for park enhancements or some other great effort.
107	June 14, 2023		Online Idea Wall	<p>This place is so imaginative to me. I could envision some kind of fun children’s story-telling programming, where kids would gather round in a small corner of the park to hear great classic stories.</p> <p>As a kid this space would be dreamy for me. My imagination would go wild.</p> <p>I also like the idea of the history walks for grown-ups.</p>
107	June 14, 2023		Online Idea Wall	<p>A mini-scavenger hunt inside the park for park art would be fun for kids too. They could try to spot different pieces of art, the peacocks or other notables in the park.</p> <p>Or a walking tour you could do from an app and earphones on your phone- that talked about the art, the buildings and the history of the park. People could do it at their leisure on their own.</p> <p>For those with hearing challenges, scheduled walking tours with sign-language interpreters telling the stories.</p>
107	June 14, 2023		Online Idea Wall	<p>What is so charming about this historic park is the quiet, peacefulness. Bicycles would add chaos. It should remain a walking area, wheelchair access would be fine.</p> <p>I agree with others that a playground would cheapen the area. Children can learn and appreciate the history of the park by other means, i.e. scavenger hunt.</p>
107	June 14, 2023		Online Idea Wall	Keep it as a park - definitely don't develop into residential or commercial. But make required updates to make it safe to recreate in.
107	June 14, 2023		Online Idea Wall	Retain the structures/history/fountains. Just tidy it up/make it safe.
107	June 14, 2023		Online Idea Wall	I attended an interactive play in the park where the audience could wander around and follow different characters to see different aspects of the



				play. It was absolutely brilliant. I would love to see the park be open to the public most days but also be available as a space for art and music. Let's also preserve and restore as much as possible of this beautiful space.
107	June 14, 2023		Online Idea Wall	It would be great to turn the houses into multi-use areas that could be used for different events. The length of the area makes for a great stroll and would work well for farmers markets, food truck events, art shows, etc. The houses could be modified (assuming they are worth saving) to open up for events and be closed during off hours so the area does not become a nuisance. Lastly, the area could benefit from some parking or access from Garfield school; I feel it will be underutilized without.
107	June 14, 2023		Online Idea Wall	I know some folks are attached to this area, but most of us are not. Most of us were not allowed to enter this area due to the signs. I guess you would need to be 100 years old if you were ever welcome there. It doesn't have parking, so it is a park for people who live close by. It is a fenced park, with costly repairs. I think it is terrible use of tax dollars. Maybe selling off some of it, if not all, would benefit the tax payers and help with the housing crisis. I just shake my head....
107	June 14, 2023		Online Idea Wall	I think the answer is not to sell the land, but make it accessible to all SLC residents, not just those who live the next street over. I see this as a more wooded Memory Grove Park--not full of crazy amenities but a great place to have a picnic or get respite from the hot days
107	June 14, 2023		Online Idea Wall	Leave like it is let it be natural
107	June 15, 2023		Online Idea Wall	Since George Allen created housing for students and professors and artists on the property I think it would be great to continue his legacy and create an artist residency program for the city. Something like they have in Alaska and Ireland. Perhaps a year long artist in residence, July to July to make it easier to move.



				Definitely needs to be improvements in a parking arrangements because its very difficult to visit the park if you don't live nearby. Having weddings there would be cool.
107	June 15, 2023		Online Idea Wall	Keep historic and artistic characteristics. Repair structures and open to public.
107	June 15, 2023		Online Idea Wall	Restore much of the original art/architecture as makes sense! No additional structures/development. Make it a nature park with natural trails (dirt) and native plants. No playgrounds needed! No grass fields. Keep it natural! I love the idea of an artists in residency. Restore structures to support the program. Host nature educational series / art training etc...
107	June 15, 2023		Online Idea Wall	This would be great as an artist market area similar to what they have in Sundance. Have resident artists, classes. Could also partner with local wildlife preservation orgs to provide information, classes, awareness, conservation. Could you partner with Westminster for some more parking?
107	June 15, 2023		Online Idea Wall	No oversized building structures, restore older structures, and landscape with native plants. Have an area specifically for the peacocks because they are a classic and through the decades I have enjoyed seeing them there. Keep the trees around for a nice groove feel.
107	June 16, 2023		Online Idea Wall	Use the existing structures as learning centers, museum of the surrounding area and culture of SLC.
107	June 16, 2023		Online Idea Wall	Keep it as it was intended- as a bird sanctuary. Have plaques for the various birds inhabitants.
107	June 16, 2023		Online Idea Wall	I used to work in Allen Park and became very familiar and fond of this park. I think installing more sprinklers etc to reduce fire risks is very important, leave the native plants and only remove invasive. Restoring some of the fountains would be nice and providing visitor access to the bridge over the creek. Maybe hold classes for people to learn about plants, the history, and do some bird watching etc. As it is a bird sanctuary. Allow guided tours of the main cabin if possible.



107	June 17, 2023		Online Idea Wall	It would be fun to have a Halloween parade/trick or treating for children and also a Christmas parade for them. Simple but seasonal, festive and fun decorations, nothing that disrupts the natural park setting/ Easter egg hunt, but of course!
107	June 27, 2023		Online Idea Wall	I would like to establish a program to have Allen Park be a sight where actors can present classic literature to school age children as well as adults. The idea is to adapt literature for actors to memorize and then the people who purchase tickets walk from point to point around the park where the actors will present the adapted story from beginning to end. This has been done in other parks and would be an EXCELLENT fit for Allen Parks unique and artistic heritage.
107	June 29, 2023		Online Idea Wall	I didn't know the Allens, but knew both Amy Price and her daughter, Ruth. Amy had great stories about her dad taking in circus animals – even an elephant, for which the pond was built – and return them to the circus the next year after nursing them to health. Amy herself had a white standard poodle she once dyed blue to accompany her in her new blue convertible. The interior of the main house has dozens of aphorisms, similar to those in the hardscape. I hope someone catalogs it all into a book.
107	June 30, 2023		Online Idea Wall	I would like strict but permitted dog access. We enjoy walking our dog through that region and would love to be able to walk through the park as well.
107	July 5, 2023		Online Idea Wall	I lived in the Park for 10 years in the '70s & '80s. I think it's important to have people living there. If Allen Park has no residents then it just becomes a dreary 'living museum'. Sure, you could hold "art events" and seasonal events but that's not something that makes a vibrant community. People do, living there all the time. You know, neighbors. An ideal use would be a halfway house. The Big House is the gathering area and the cabins house the people. Community!



107	July 6, 2023		Online Idea Wall	Good idea about using the space for classes! Nonprofit groups like Clever Octopus, Osher, and children's summer camps should be allowed to use the space for classes of all sorts.
107	July 6, 2023		Online Idea Wall	Accessibility is the park's most important feature. It can't be enjoyed if people can't get to it. How about following the Sugar House Park model of a one-way road with parking on one side, looping through the park? There is not much space for a parking lot.
107	July 6, 2023		Online Idea Wall	Connecting to the old Garfield school parking lot would be a perfect parking solution! If a bridge were built across the east end of Allen Park and a ramp up to the parking lot, it would be an excellent compatible-use arrangement. There is a church there too that likely only fills their lot on Sundays. Allen Park would likely get the most use after school hours and on weekends. It would be a very neighborly arrangement. Please make sure the access is a ramp and not just stairs, so all may enjoy.
107	August 19, 2023		Online Idea Wall	Agree mostly, but definitely not a playground. That would contradict the sound and peace of nature and the goal of the park. I think community engagement could be done in other ways other than a playground
107	August 21, 2023		Online Idea Wall	Peacock rhymes with Tony hawk who skateboards on a half pipe which is like a big version of the mini ramp that belongs in the park somewhere!
107	August 19, 2023		Online Idea Wall	As another commented, keep Allen park as it was intended! A bird sanctuary!(wild bird sanctuary by planting native plants, and creating/maintaining a landscape for native birds). Allen park has the potential to be a nature preserve, birding area, and outdoor museum all in one. I enjoy the houses, though I also think there could be maintenance to preserve and list the history. Maybe even choosing one to let visitors enter. Would also love to see more signage about the Allen's and their contribution
107	August 23, 2023		Online Idea Wall	If the white houses were converted into picnic pavilions, or just open areas under the trees, that





				could be beautiful. As a model for parking, I suggest the picnic areas in Millcreek Canyon where there are one or two spaces for each site. The main parking lot could hold a few cars as well. If the quiet nature is preserved, keeping cars to a minimum is desirable, but it seems only fair to allow some parking for those who travel to the park. Please no playgrounds, and not so much fencing!
108	June 16, 2023		Online Map	An educational aviary sanctuary in one building/area that is open to the public inspired by Allan's original passion would be beautiful and unique.
108	June 10, 2023		Open House Map	Historic building markers to indicate what was here before
108	June 10, 2023		Open House Map	I would sacrifice some bird area on 1300 for parking if perhaps the rest of the road was removed
108	June 10, 2023		Open House Map	Bike lock station
108	June 10, 2023		Open House Map	Habitat, buildings and pavement need improvement
108	June 10, 2023		Open House Map	Community involvement
108	June 10, 2023		Open House Map	Pedestrian traffic, no parking. Public transportation only. Senior art/writing center. Nature preserve
108	June 10, 2023		Open House Map	Nature/environmental center to utilize space/building
108	June 10, 2023		Open House Map	Pavement needs to be repaved
108	June 10, 2023		Open House Map	Preserve cabins if possible
108	June 10, 2023		Open House Map	Keep the Main Allen Lodge
108	June 10, 2023		Open House Map	Transportation demand management plan with access (parking) Westminster?
108	June 10, 2023		Open House Map	Could be used as a wedding/event venue
108	June 10, 2023		Open House Map	Would love to walk the park each day if pavement smooth. Please fix.
108	June 10, 2023		Open House Map	No vehicle use
108	June 10, 2023		Open House Map	Picnic area? Preserve art/sculptures



108	June 10, 2023		Open House Map	Coyote Gultch-type with art studio and stores along a walking path
108	June 10, 2023		Open House Map	Improve wildlife habitat and stream. Keep the peacocks.
108	June 10, 2023		Open House Map	Restore as many buildings as possible. Uses: art studios, art classes, summer markets
108	June 10, 2023		Open House Map	Housing needs paint and upkeep but no major renovations. Keep it historical.
108	June 10, 2023		Open House Map	I'm not a huge fan of buildings, but maybe keep the concept as a footprint for gazebos or picnics. Floor layout themes.
108	June 10, 2023		Open House Map	Keep natural trees & stream. Need oxygen & birds & natural
108	June 10, 2023		Open House Map	Historic building marker to indicate NPR Rocky Mountain bureau origins in Roberta building.
108	June 10, 2023		Open House Map	Do not clean out in spring when birds are nesting. Remember we also need dead trees for animals and birds
108	June 10, 2023		Open House Map	It makes no sense to have potentially habitable structures empty. Forget "artist colony" - why not traditional housing of some sort
108	June 10, 2023		Open House Map	Keep as much housing as possible.
108	June 10, 2023		Open House Map	Create parking where some houses need to be torn down.
108	June 10, 2023		Open House Map	Parking takes up scarce room on adjoining streets
108	June 10, 2023		Open House Map	Could have sculpture park element. Partnership with Tracy Aviary.
108	June 10, 2023		Open House Map	Housing for park rangers? but expensive to fix.
108	June 10, 2023		Open House Map	Perfect street for summer markets.
108	June 10, 2023		Open House Map	Uses for 2 log structures: library, gallery
108	June 10, 2023		Open House Map	If the buildings are restored to historical standards, display information and photos of former residents of the park and have at least one building open
108	June 10, 2023		Open House Map	Temporary shack/shelter for security so they are not running their vehicles 24/7
108	June 10, 2023		Open house Map	Walking path/bridge to connect to 1500 East.
108	June 10, 2023		Open House Map	Open access through Garfield parking lot Narrow or eliminate the road Eliminate most fencing



				Dirt paths Minimal changes
108	June 10, 2023		Open House Map	Fear opening other end invites too much use
108	June 10, 2023		Open House Map	Disagree, reduces focus on one end which has inadequate access
108	June 10, 2023		Open House Map	A bird cam and owl nesting box. Maybe bird feeders/activities. Coordinate with Tracy Aviary
108	June 10, 2023		Open House Map	Arrange parking with Garfield School and make an entrance at back – together we could use the park more
108	June 10, 2023		Open House Map	Maybe turn one of the big lodges into a coffee shop/visitors center
108	June 10, 2023		Open House Map	Visitors center for all parks
108	June 10, 2023		Open House Map	I would love loop patch, figure 8, around flat are. Access to east as well as west
108	June 10, 2023		Open House Map	A passive use probably priority with occasional special events
108	June 10, 2023		Open House Map	Wedding venue Small labyrinth Picnic tables Repave
108	June 26, 2023		Open House Map	I think the park should be turned into school for arts and crafts much like Arrowmont in Tennessee or Haystack in Maine. Some of the buildings can be turned into dormitories for artists in residency. They can host workshops/events for all ages in the community. Some spaces could possibly still be rented out for other events like weddings and parties. It could be a space that brings in artists around the globe, and also provides community and resources for SLC residents.
109	September 5, 2023		Email to Brian Wilkinson	Requested input from the Parks, Open Space and Trails subcommittee of the Sugar House Community Council and their responses to the evaluation criteria were: - Maintain an entrance to the park from the east side near the school - Provide an ongoing budget for security for the park - Lock the park at night



110	September 7, 2023		Westminster University presentation	Worked for Westminster for 16 years and hadn't been to Allen Park until today. Interested in the oral histories and suggested discussing a partnership with the University. He's particularly interested in the "Hobbitville"/JRR Tolkein connection (assuming there is one). An oral history of Allen Park would be terrific addition to the written info in the CLR. Could be a programming idea that fits into any scenario. Maybe a way in the renovated park for people to share their Allen Park story and hear/see stories from other people
110	September 7, 2023		Westminster University presentation	Questions from presentation: - Will any of the buildings be renovated to residential standards allowing overnight stays, say for visiting faculty or artists-in-residences? - Will there be spaces for events of various sizes? - Could there be spaces for art studios? - What can be done to slow traffic on 1300 East and make it easier to cross the street from Westminster to the Park? - A long-term idea, but how about building a pedestrian/bike tunnel under 1300 East if/when the stream culvert is replaced?
111	September 7, 2023		Westminster University presentation	Westminster supports having a ped/bike trail connection through Allen Park.
112	September 20, 2023	Salt Lake City, UT 84116	Open House #2 Comment	Enjoy the various wildlife and the peaceful interaction due to the seclusion. Think Allen Park is fascinating to kids and young adults. Allen Park was a great catalyst in my life for artistic expression and imagination. Would love to contribute music or work to this place
112	September 20, 2023	Salt Lake City, UT 84105	Open House #2 Comment	Based on the survey, 77% of people wanted to minimize vehicle access. Seem like a condemnation of the parking lot in concept 2 and 3. Great if lodge had some kind of public use, like work or meeting space. Integrating public transit with a really nice stop that has a shelter in theme with the park would be great.
112	September 20, 2023		Open House #2 Comment	Concept #3 is cool, but lacks sufficient parking to work



112	September 20, 2023		Open House #2 Comment	I like concept #1. We need to keep things simple and natural while preserving the lovely main buildings. The more people can visit and enjoy the natural environment, the better the park wil work. Don't over-do it.
112	September 20, 2023		Open House #2 Comment	Minimizing extra buidings and maximizing natural spaces. Money for artist in residence would be well spent in helping to reduce security needs, incorporating culture, and maintaining an ecological balance (deer!). Honestly, the deer are out of control and any resources dumped into vegetation restoration will be useless if deer are not controlled. Less is more when it comes to keeping this space natural and magical.
112	September 20, 2023	Salt Lake City	Open House #2 Comment	If the asphalt must remain, Allen Park makes most sense as a cultural village or the art and science collective. Perhaps the paving can be replaced with a paved track with grass in the middle or build it out of a more natural looking landscape
112	September 20, 2023		Open House #2 Comment	Really appreciate the careful intention to maintain the park as contemplative quite park not given over to major recreation uses. Like the idea of one picnic/gathering area and one studio cluster. There will not be enough money to restore all the buildings in concept 3 or 2. Critical for interst and cultural value to prioritize the Lower Village buldings and Ethylene and 1384 for restroom/storage. Trail access and any parking on south side must be very carefully considered re: noise, safety, wild bike riders. Don't over-civilize the creek! Not tacky rock wall like at 3 creeks.
112	September 20, 2023	Salt Lake City, UT 84106	Open House #2 Comment	When I think of Allen Park, I think of the people who lived there. Yes, nature was important to them, but it was a place where people got to have a home and a community that they may otherwise never have had. For that reason, concept #3 is probably what attracts me most. I also like moving ethylene and preserving the tree there.
112	September 20, 2023		Open House #2 Comment	Plan park as part of network of Sugar House Parks (Sugar House, Fairmont, etc.). Plan park as part of a netwrok of bird-related facilities (Miller, Allen, Tracy Aviary, etc.) Work with Sugar House parks to



				build network of green bike stations within the parks. Sugar House Park is working on this. All concepts are appealing. Consider striping 1300 East, remove center turn lane for some distance, to provide short term (2 hour max) street parking to some park. Is it possible to work out a shared parking sceanio with LDS chruch and Garfield School to provide parking access to the park. Is it possible to do something similar with Westminster University.
112	September 20, 2023	Salt Lake City, UT 84115	Open House #2 Comment	If you add another entry I would suggest to keep security. They've been great to take care of the park and I would like to see them stay.
112	September 20, 2023	Salt Lake City, UT 84106	Open House #2 Comment	I fully support the connectivity to 1500 East through the park of the park.
113	September 20, 2023	Salt Lake City, UT 84105	Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023	Stockton, UT 84071	Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City, UT 84102	Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City	Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
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113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City, UT 84106	Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City, UT 84106	Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
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113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City, UT 84111	Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City, UT 84111	Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
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113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City, UT 84106	Open House #2 Sign-In Sheet	



113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
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113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023	Salt Lake City, UT 84121	Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023		Open House #2 Sign-In Sheet	
113	September 20, 2023			
114	September 18, 2023		Email sent to Hannah Barton	Suggested commissioning a Thomas Dambo troll for Allen Park and included two photos of two trolls they saw in Washington State. Stated that the artist intends to build trolls in every state
115	September 19, 2023		Email sent to Brian Wilkinson and Tyler Murdock	Email requesting Purpose and Need statement.
115	September 20, 2023		Email sent to Brian Wilkinson	Email with questions about the public input proces with 2nd request for a purpose and objective statement.
116	September 26, 2023	Salt Lake City, UT 84105	Email sent to Hilary Robertson	Likes the idea of an exit on south and east. Appreciate effort the city's effort to renovate water stream, road and bridge. Less enthusiastic about the renovation and use of various structures due to initial and ongoing funding and management.
117	October 2, 2023		In-person conversation and email with Brian Wilkinson	Expressed interest in the plans for the park and timeline to provide details to potential buyers for the condos near the South side of the park. Brian shared public input opportunities including





				website and survey. Rick responded and expressed interest in replacing black screening near the condos with trees
<b>118</b>	December 23, 2023		Website Contact Form Submission	1400 E parking lot would disrupt neighborhood. Concerned about security of parking lot and it bringing crime. Suggested finding a non-profit to manage park
<b>119</b>	December 27, 2023		Website Contact Form Submission	Prefers Art in the Wild concept because views as least intrusive to wildlife. New access and parking lot off of 1400 East is where deer sleep. Grade down from parking lot is too steep for walking/biking. Area behind Westminster Ave has been difficult for City to maintain - overgrown and very dry. Adding pedestrians to area could increase fire risk. Only access should be off 1300 East. Second entrance on East would provide important community connection. Prefers not to see active uses in the park.
<b>120</b>	December 27, 2023		Website Contact Form Submission	Prefers Concept #1 "Art in the Wild" but would like to see more focus on bird sanctuary/preservation of canopy and plants for birds and bees.
<b>121</b>	December 28, 2023		Website Contact Form Submission	Don't extend parking lot or baseball fields. Ruin Garden Hills neighborhood
<b>122</b>	December 29, 2023		Website Contact Form Submission	Likes that City purchased property. Concerned about parking lot on 1400 E due to impact to animal habitat and residents who back the property
<b>123</b>	December 30, 2023		Website Contact Form Submission	Opposes building parking lot at 1400 East. Concerned about monitoring for student parking, vandalism, homeless camps. Question about fencing providing adequate security.
<b>124</b>	December 30, 2023		Website Contact Form Submission	Dislikes proposed parking lot at 1400 E. Stated will submit full comment later
<b>125</b>	December 30, 2023		Website Contact Form Submission	Question about why parking lot was added to Concept 1 "Art in the Wild." Concerned about impact of parking lot on deer population that sleep in the area and ability for City to regularly maintain the area (fire concerns). Suggested allowing nearby residents the option to purchase this land and maintain it. Concerned about steep grad near parking lot and would prefer one entrance/exit to the park



<b>124</b>	December 30, 2023		Follow up to contact form submission	Land for proposed parking lot does not meet standards for streets and would need to be improved. Cost would be significant especially to contain runoff. Concerned about area being used by deer population, steep grade and impact to nearby residents, potential for nuisance behaviors. Dislikes size of parking lot feels not big enough for events and could be better served by transit instead.
<b>126</b>	January 3, 2024		Website Contact Form Submission	Loves the final recommended concept
<b>127</b>	January 3, 2024		Website Contact Form Submission	Dislikes parking unless strictly for ADA. Riparian connection design not adequate. River should be winding rather than straight and offer many access points.
<b>128</b>	December 31, 2023		Website Contact Form Submission	Dislikes addition of parking lot to Concept #1 "Art in the Wild" Concerned about maintenance of landscaping along trail



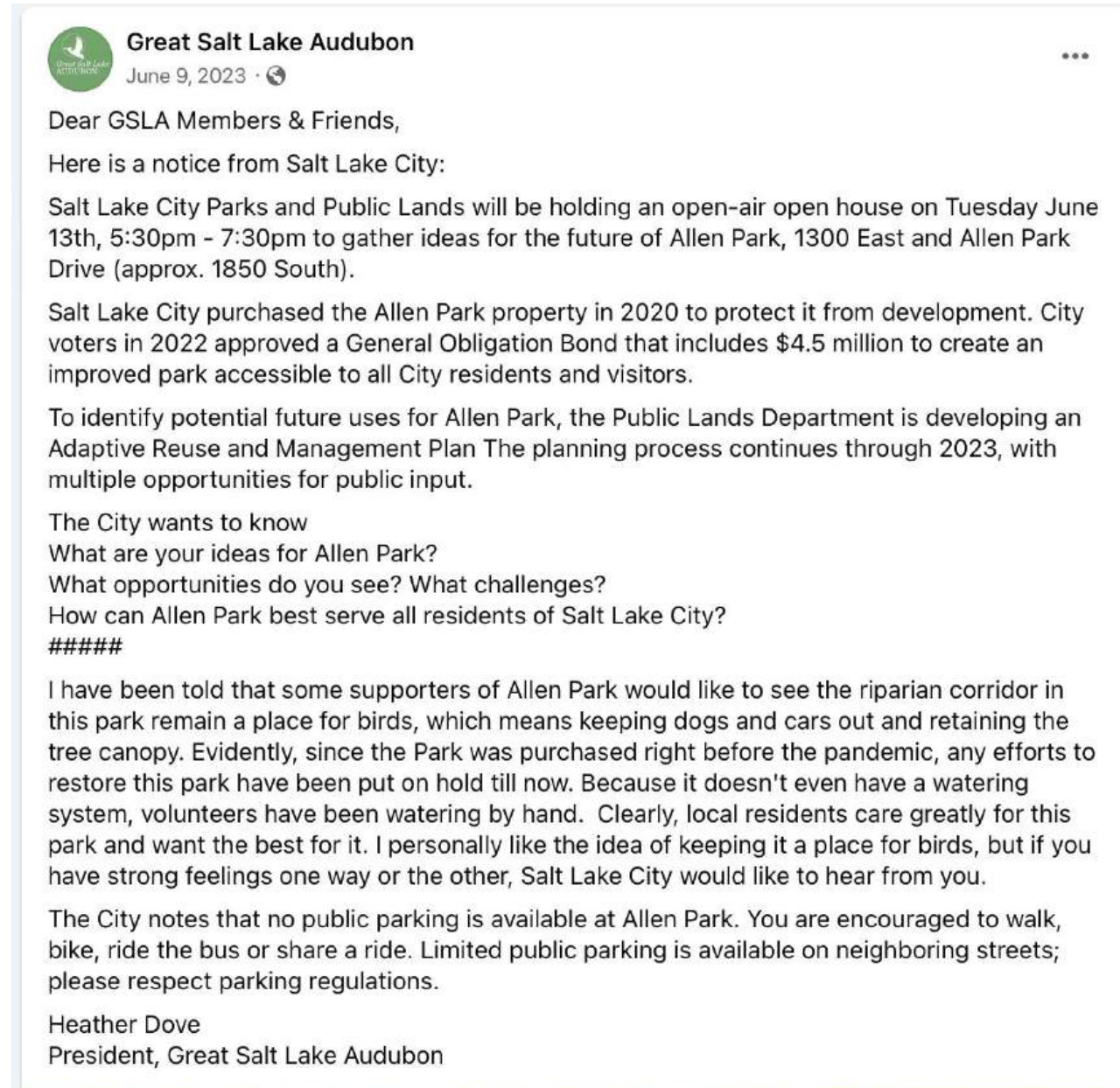
Social Media Posts


 **Salt Lake City Public Lands** ✓  
June 2, 2023 · 🌐

Salt Lake City Public Lands is pleased to announce the start of the public engagement process to plan for future uses of one of the City's newest and most-unique public spaces -- Allen Park!

Enjoy a snow cone as you share your thoughts for the park on Tuesday, June 13th, from 5.30pm to 7.30pm at Allen Park (1300 East & Allen Park Drive).








**East Liberty Park Community Organization (ELPCO)**

June 11, 2023 · 🌐

⋮

Salt Lake City Public Lands is announcing the start of the public engagement process to plan for future uses of one of the City's newest and most-unique public spaces -- Allen Park. Located just south of East Liberty Park Community Organization (ELPCO)'s south boundary and east of Westminster College, the former Allen family homestead, is rich with cultural significance and ecological value. It promises to offer residents from throughout the City a one-of-a-kind place to refl... [See more](#)

**ALLEN**  
PARK



**Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf

ADAPTIVE REUSE AND MANAGEMENT PLAN

**Help Shape the Future of Allen Park by Joining Us  
for an Open-Air Open House**

## ALLEN PARK OPEN HOUSE

**Tuesday, June 13, 2023 • 5:30 - 7:30pm • Allen Park**  
1300 East & Allen Park Drive (approx. 1850 South)

Salt Lake City purchased the Allen Park property in 2020 to protect it from development. City voters in 2022 approved a General Obligation Bond that includes \$4.5 million to create an improved park accessible to all City residents and visitors.


To identify potential future uses for Allen Park, the Public Lands Department is developing an Adaptive Reuse and Management Plan. The planning process continues throughout 2023, with multiple opportunities for public input.


**What are your ideas for Allen Park?**

**What opportunities do you see? What challenges?**

**How can Allen Park best serve all residents of Salt Lake City?**

WE WANT TO KNOW!

 Enjoy a snow cone while you share your thoughts!



LEARN MORE

To learn more about the adaptive reuse study and public engagement opportunities, scan the QR code to visit the website.

*Please note that no public parking is available at Allen Park. Please walk, bike, ride the bus or share a ride. Limited public parking is available on neighboring streets; please respect parking regulations.*


A decorative horizontal line featuring various colorful birds (red, green, blue, yellow) perched on a branch with leaves. On the right side, there are logos for 'ALLEN PARK Adaptive Reuse and Management Plan' and 'Public Lands Parks | Trails & Natural Lands | Urban Forestry | Golf'.



**Seven Canyons Trust** · Follow

October 2, 2023 · 🌐


Design concepts for Allen Park present three approaches for the future of the site. Share your feedback with [Salt Lake City Public Lands](#) to guide the balance between the unique artworks, historic buildings, and natural space:



SEVENCANYONSTRUST.ORG

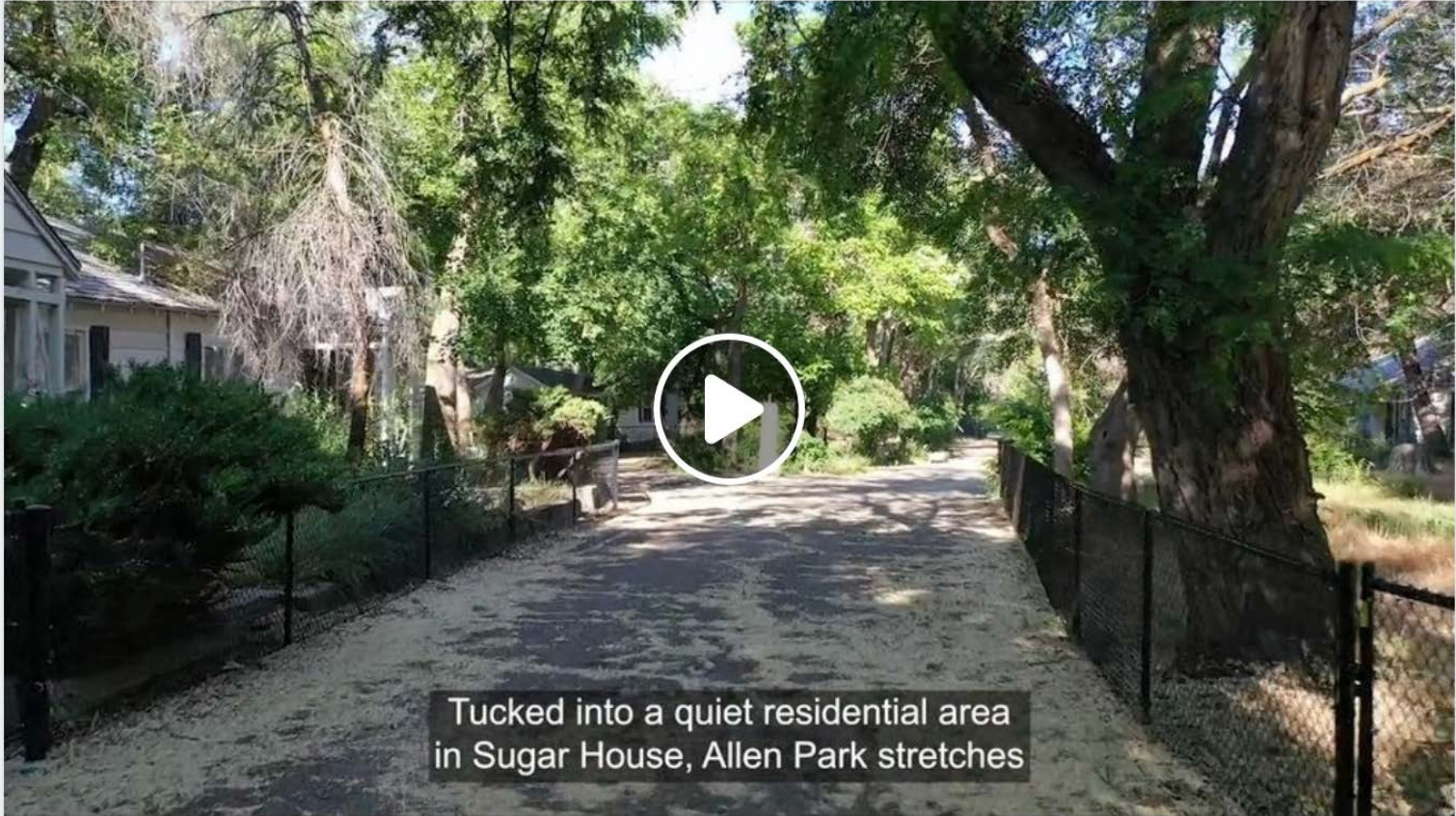
**Three concepts for the future of Allen Park | Seven Canyons Trust**

Design concepts for Allen Park present three approaches for the future of the site. Share y...

 **Salt Lake City Mayor Erin Mendenhall** ✓  
June 13, 2023 · 🌐

Join [Salt Lake City Public Lands](#) for an open house from 5:30-7:30 p.m. June 13 at Allen Park as we seek input from Salt Lake City residents about the potential future uses of the park that serve all City residents.

Learn more: <https://www.allenparkslc.org/>



Tucked into a quiet residential area in Sugar House, Allen Park stretches





 **KSL.com** · Follow  
June 14, 2023 ·

Salt Lake City planners are beginning to collect feedback on what residents and visitors want from historic Allen Park — affectionately known by residents as "Hobbitville" — as they plan for the park's future.



KSL.COM  
**Salt Lake City begins to plan for future of unique 'Hobbitville.' Here's how to help**

 **7News - WHDH Boston** · [Follow](#)  
June 14, 2023 · 

Katherine Maus acknowledges that Allen Park is very different than the other parks she's worked on.



WHDH.COM 

**Salt Lake City begins to plan for future of unique 'Hobbitville' - Boston News, Weather, Sports | WHDH 7News**

 **ABC4 Utah** · Follow  
June 15, 2023 ·

A hidden gem in the heart of Sugar House, Allen Park, or “Hobbitville” as it’s known to the community, will have its shape and identity for the future decided by public input.



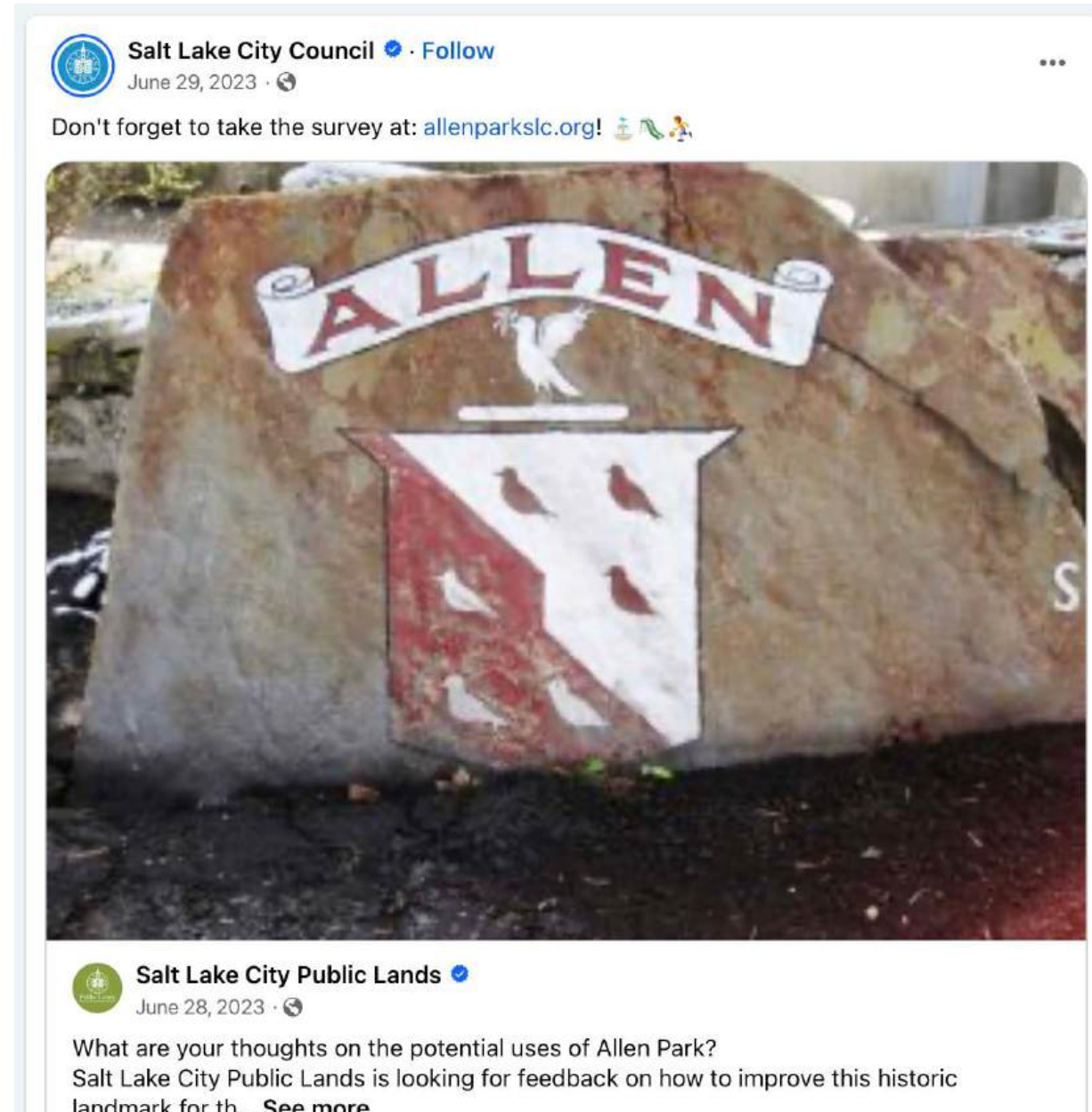
ABC4.COM  
**Salt Lake City’s historic and unique ‘Hobbitville’ park will be shaped by public input**

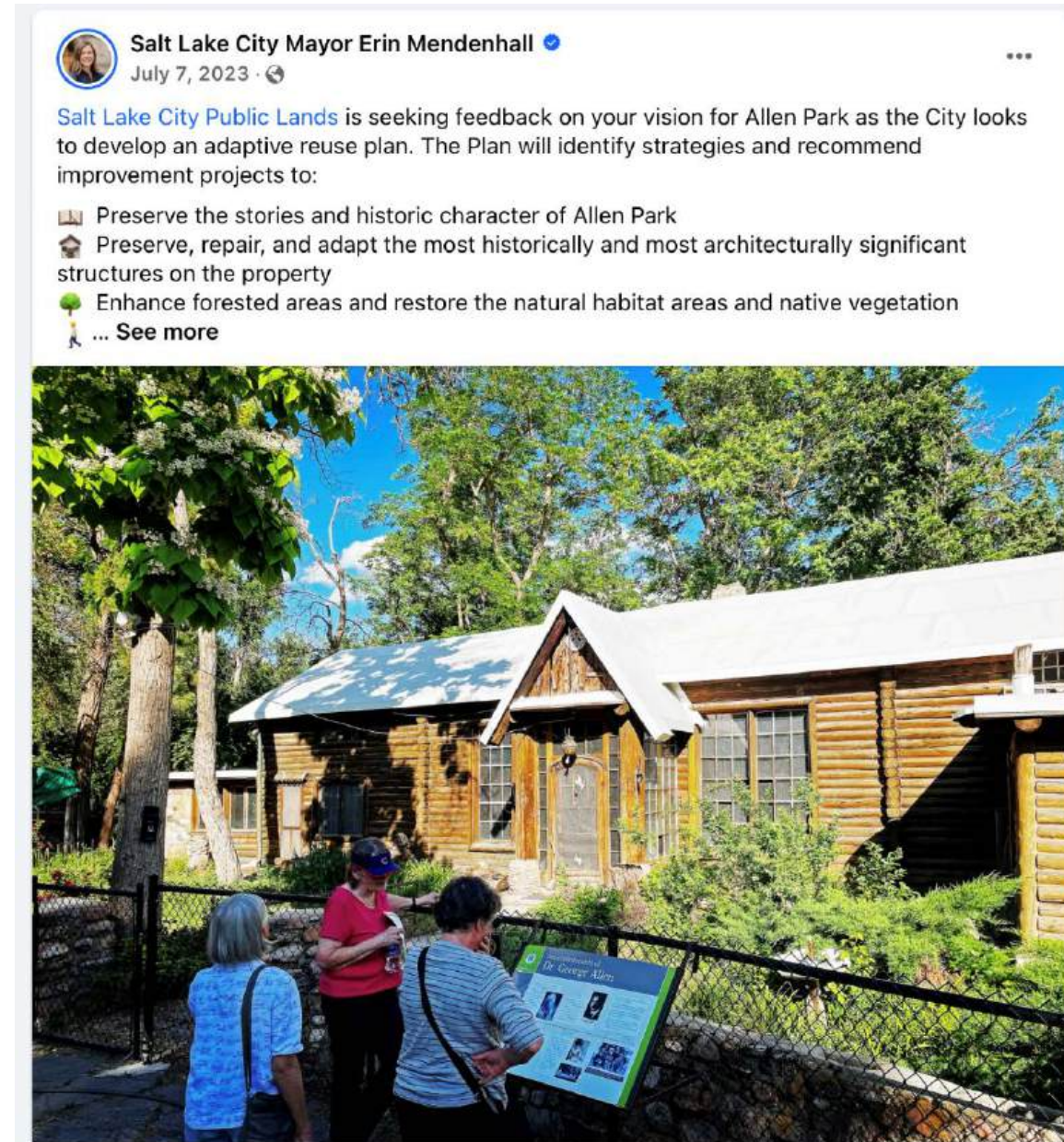
 **Richard Louis**  
June 18, 2023 · 🌐

Salt Lake City planners are beginning to collect feedback on what residents and visitors want from historic Allen Park — affectionately known by residents as "Hobbitville" — as they plan for the park's future.











**Salt Lake City Public Lands** 

August 15, 2023 · 

We want to hear from YOU! Tell us how you would like to see Allen Park adapted and managed in the future. Your voice matters and we are committed to making this park accessible and enjoyable. Click on the link and fill out the survey today. Let's shape the future of our public lands together!

<https://bit.ly/3OFDcFa>



 **Preservation Utah** · Follow  
August 27, 2023 · 🌐

A public open house at Allen Park will be held on Wednesday, September 20, from 5:30 p.m. to 7:00 p.m. During this open house, preliminary design concepts will be presented to the public for feedback on utilizing this important space.



 Public Lands

YOUTUBE.COM

**Welcome To Allen Park**  
Take a walk through Salt Lake City's newest acquired open space, Allen Park. For more info...




 **Salt Lake City Public Lands**   
September 5, 2023 · 

Join us in restoring and preserving one of Salt Lake City's most unique parks! Allen Park needs our help and we need your people-power! We're looking for highly motivated members of our community to join us for our Allen Park Workdays. We'll be weeding, cleaning, and clearing fallen branches throughout the park. Our first workday is this Thursday, September 7th, from 6-8 p.m.

Sign up to be a part of something great today, link below!


<https://bit.ly/3sMKbni>






 **East Liberty Park Community Organization (ELPCO)** ⋮  
September 19, 2023 · 🌐


Do you want to help shape the future of Allen Park? Anyone who is interested in SLC's original "Hobbitville" is encouraged to share your thoughts and ideas to help shape its future at an upcoming open house on Wednesday, September 20, from 5:30 – 7 p.m. at Allen Park (approx. 1820 S 1300 E).

During the open house, you can preview preliminary design concepts for the park and provide valuable feedback. If you can't make it to the open house, you can still share your opinion o...  
[See more](#)



 **Salt Lake City Public Lands**   
September 25, 2023 · 

Exciting news! The concept designs for Allen Park have been developed based on community input and expert recommendations. Check them out and share your thoughts, link below.  
<https://bit.ly/3OFDcFa>





 **The Daily Utah Chronicle**  
October 1, 2023 · 🌐

Though it gives off the impression that one might see a fairy or hobbit, the actual fauna are comprised of deer, peacocks, turkeys and many other birds.

The 8-acre property that stretches across Emigration Creek was purchased by Dr. Allen and Ruth Larson Allen in 1931 and they originally used it as a habitat for their exotic bird collection.

Dr. Allen passed away in the 1960s and sadly the park fell into disrepair without him and would have deteriorated even further without... [See more](#)

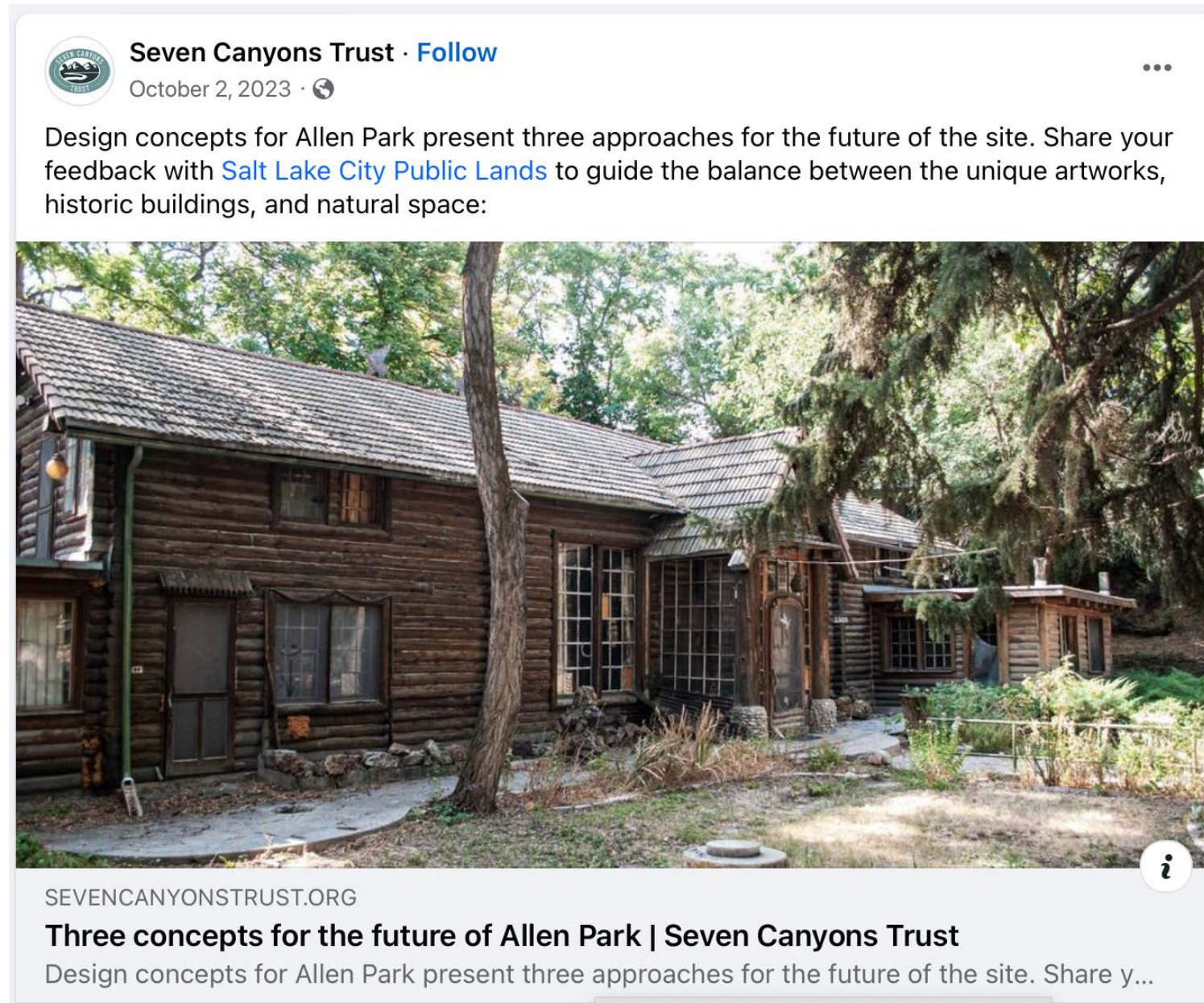



ARTS

Allen Park 'Hobbitville': A Peaceful  
And Historic Respite


By: Andre Montoya  
9/28/2023





 **Seven Canyons Trust** · Follow  
October 2, 2023 · 🌐

Design concepts for Allen Park present three approaches for the future of the site. Share your feedback with [Salt Lake City Public Lands](#) to guide the balance between the unique artworks, historic buildings, and natural space:

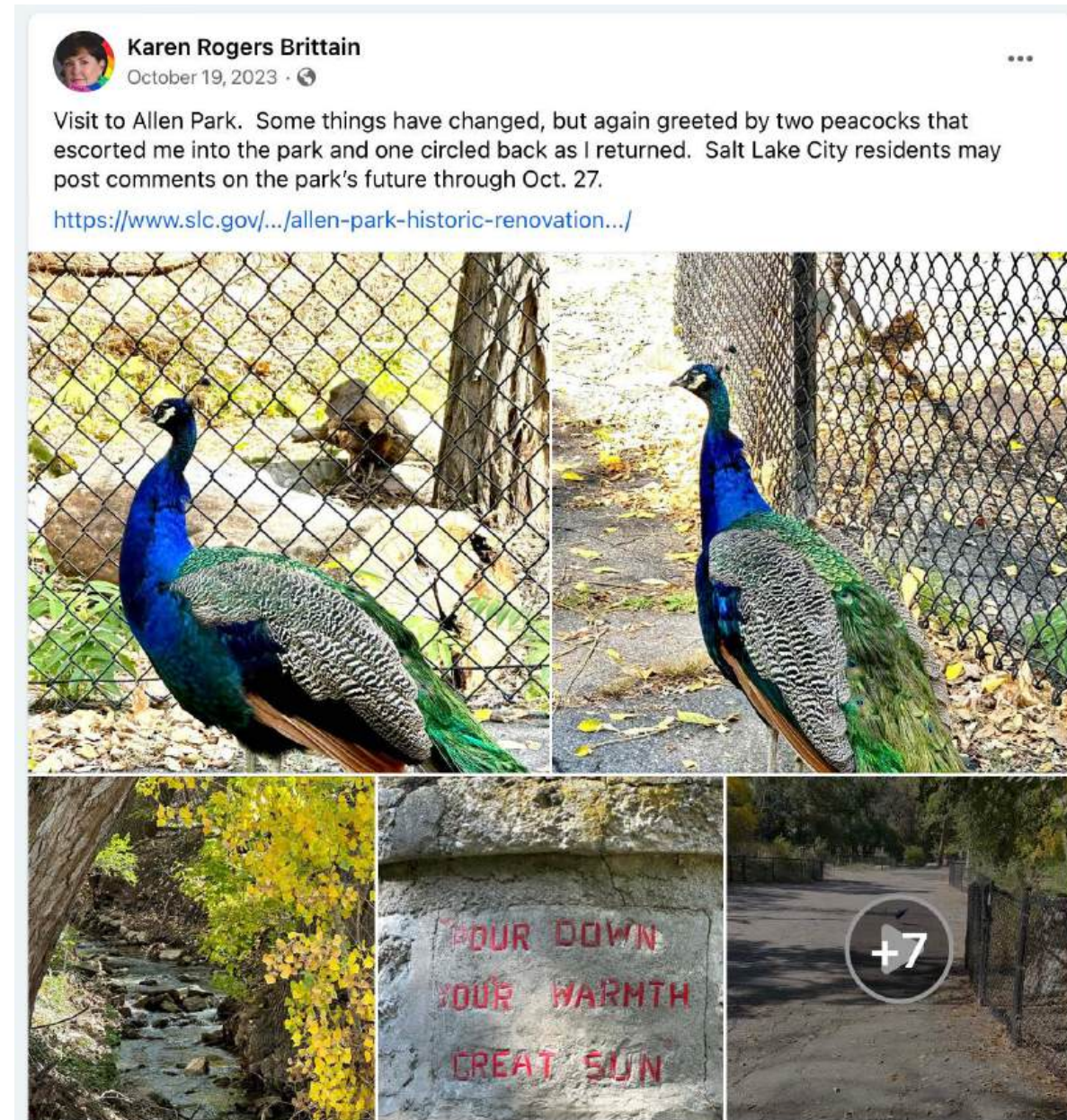


SEVENCANYONSTRUST.ORG

**Three concepts for the future of Allen Park | Seven Canyons Trust**  
Design concepts for Allen Park present three approaches for the future of the site. Share y...









**Salt Lake City Public Lands** ✓

October 27, 2023 · 🌐



Time is running out! Make sure to visit our website and provide your feedback on the concept designs for Allen Park before the survey closes in just 4 days. Your input can make a difference in shaping the future of our community.

<https://bit.ly/3OFDcFa>



 **Salt Lake City Public Lands** ✓  
December 4, 2023 · 🌐

Mark your calendars for the unveiling of the final recommended concept for the future use of Allen Park! 📅 Public Lands will be presenting the concepts at an upcoming virtual open house ✨ Join us by clicking on the link: [gobondparks.com/AllenPark](https://gobondparks.com/AllenPark)

## VIRTUAL OPEN HOUSE FOR ALLEN PARK



**JOIN US!**

Salt Lake City will unveil the final recommended concept for the future use of one of the city's most unique public spaces, Allen Park, at an upcoming virtual open house.

**Register Here:**  
[gobondparks.com/AllenPark](https://gobondparks.com/AllenPark)

📅 : December 11, 2023  
📍 : Zoom  
🕒 : 5:30-7:30 pm



 **Salt Lake City Public Lands** ✓  
December 7, 2023 · 🌐

Mark your calendars for the unveiling of the final recommended concept for the future use of Allen Park! 📅 Public Lands will be presenting the concepts at an upcoming virtual open house ✨ Join us by clicking on the link: [gobondparks.com/AllenPark](https://gobondparks.com/AllenPark)

## VIRTUAL OPEN HOUSE FOR ALLEN PARK



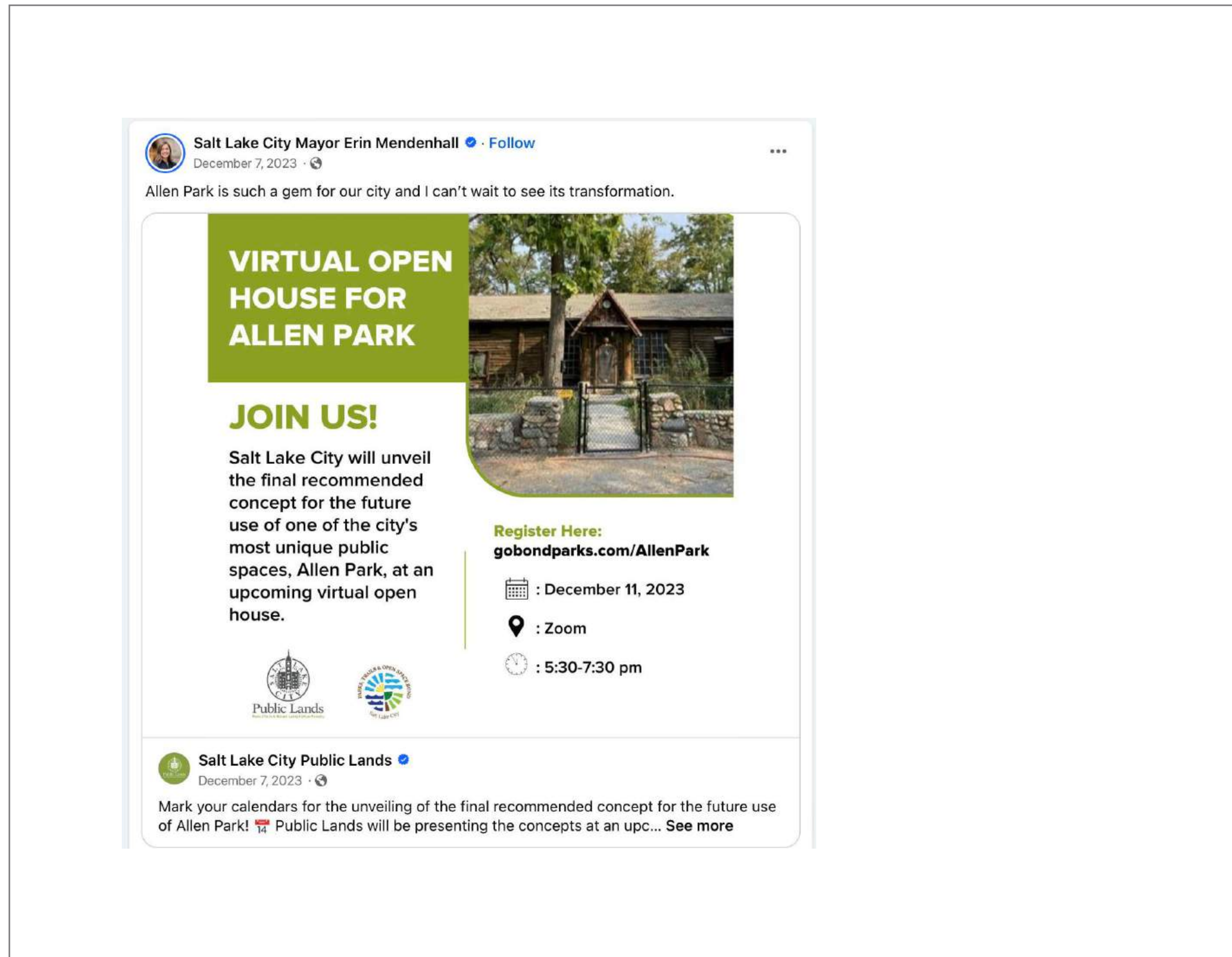
**JOIN US!**

Salt Lake City will unveil the final recommended concept for the future use of one of the city's most unique public spaces, Allen Park, at an upcoming virtual open house.

**Register Here:**  
[gobondparks.com/AllenPark](https://gobondparks.com/AllenPark)

📅 : December 11, 2023  
📍 : Zoom  
🕒 : 5:30-7:30 pm



 **East Liberty Park Community Organization (ELPCO)**  
December 7, 2023 · 🌐

If you are following the concept development at Allen Park, mark your calendars for the unveiling of the final recommended concept for the future use! Salt Lake City Public Lands will be presenting the concepts at an upcoming virtual open house. Join by clicking on the link: [gobondparks.com/AllenPark](https://gobondparks.com/AllenPark)

## VIRTUAL OPEN HOUSE FOR ALLEN PARK



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Salt Lake City will unveil the final recommended concept for the future use of one of the city's most unique public spaces, Allen Park, at an upcoming virtual open house.

**Register Here:**  
[gobondparks.com/AllenPark](https://gobondparks.com/AllenPark)

 : December 11, 2023

 : Zoom

 : 5:30-7:30 pm

 **Salt Lake City Government** ✓  
December 8, 2023 · 🌐

Salt Lake City Public Lands will unveil the final recommended concept for the future use of one of the city's most unique public spaces, Allen Park, at an upcoming virtual open house. After a six-month public engagement process that included online surveys, open houses, tabling at public events and work done by Community and Technical Advisory Committees, the City has developed a recommended concept for the park.

Residents can review and provide feedback on the concept at a... [See more](#)

## VIRTUAL OPEN HOUSE FOR ALLEN PARK

### JOIN US!

Salt Lake City will unveil the final recommended concept for the future use of one of the city's most unique public spaces, Allen Park, at an upcoming virtual open house.

**Register Here:**  
[gobondparks.com/AllenPark](http://gobondparks.com/AllenPark)

📅 : December 11, 2023

📍 : Zoom


🕒 : 5:30-7:30 pm








 **KSL 5 TV** · Follow  
December 12, 2023 at 1:10 PM · 🌐







Allen Park, a 92-year-old space that Salt Lake City acquired and made a public park in 2020, will remain a unique blend of "art and sciences in the wild" for generations to come.



**Allen Park**  
Est. 1931

Public Lands  
Trails & Natural Lands

Gates open during daylight hours

-  Dogs must be on a short, fixed leash to enter.
-  Please clean up after your pet.
-  Photos are fine, but please do not touch fountains, lamp-posts or other historic features.
-  Do not feed, harass, or disturb the animals and other birds.
-  No alcohol.
-  No smoking.

These rules aren't just good citizenship, they're the law per Salt Lake City code. For more information on this and other Salt Lake City parks and open spaces, visit [www.kcparks.com](http://www.kcparks.com)

KSLTV.COM

**How Salt Lake City plans to keep 'Hobbitville' a unique mix of art and nature**  
Allen Park, a 92-year-old space that Salt Lake City acquired and made a public park in 202...



Collateral Materials

Lawn Signs

**HELP PLAN  
THE FUTURE  
OF ALLEN PARK**

**Learn more about the  
adaptive reuse plan  
and share your ideas  
and feedback.**



SCAN ME! or visit  
[allenparkslc.org](http://allenparkslc.org)

**AYUDE A PLANIFICAR  
EL FUTURO DE  
ALLEN PARK**

**Aprenda más sobre el  
plan de reutilización  
adaptativa y comparta  
sus ideas y comentarios.**



ESCANÉAME! o visitar  
[allenparkslc.org](http://allenparkslc.org)



Contact Card



ALLEN PARK | Public Lands  
The City of Allen  
Adaptive Reuse and Management Plan

**HELP PLAN THE FUTURE OF ALLEN PARK**

 To learn more about the adaptive reuse plan and public engagement opportunities, scan the QR code to visit the website.




ALLEN PARK | Public Lands  
The City of Allen  
Adaptive Reuse and Management Plan

**AYUDE A PLANIFICAR EL FUTURO DE ALLEN PARK**

 Para obtener más información sobre el plan de reutilización adaptativa y las oportunidades de participación pública, escanee el código QR para visitar el sitio web.

Fact Sheets

**ADAPTIVE REUSE AND MANAGEMENT PLAN**



**HELP PLAN THE FUTURE OF ALLEN PARK**

Purchased by Salt Lake City in early 2020, Allen Park is one of the City's newest and most unusual public spaces. Determining how best to adapt the culturally and environmentally important site into a public park is the next step in the process. That's where you come in. We want to hear from you. What are your thoughts about potential future uses of this unique historic site? How can it best serve all City residents in ways compatible with the constrained site along a forested one-block stretch of Emigration Creek?

**FUN FACT**

Generations of local teenagers referred to Allen Park as "Whittleville" and they'd sneak to drive or walk to the end of Allen Park Drive at night. Tenants would gather just out of sight of the road, making marijuana sales and popping out of the shadows to terrify the interlopers.

**ALLEN PARK HISTORY**

George and Ruth Allen purchased the property known as Allen Park in 1914. For decades it has been a beloved cultural icon in Salt Lake City.

To learn more about its history, scan the QR code.

Multiple ways of sharing your opinions about the future of Allen Park are available over the spring and summer months:

- Website (information, survey, comments on map-based idea wall) [allenpark.org](http://allenpark.org)
- Community open houses in June, September, and December
- S-LC Public Lands booth at community festivals and events

**ALLEN PARK**  
Adaptive Reuse and Management Plan

**Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf

**ADAPTIVE REUSE AND MANAGEMENT PLAN**

**PROJECT PURPOSE AND SCOPE**

Preparing an Adaptive Reuse and Management Plan for Allen Park was prioritized in the City's Public Lands Master Plan, approved in 2021. A General Obligation Bond to fund parts of the Glynde master plan was approved by voters in 2022, with \$1.5 million identified for Allen Park improvements.

With public support, the City desires Allen Park to be an open, public pedestrian park that highlights the site's unique history, preserves and enhances ecological features, repairs the artistic expressions scattered throughout the site, and restores the main house and other structures.

To reach this goal, Salt Lake City Public Lands is following recommendations in the Allen Park Cultural Landscape Report, completed in 2022, and seeking public input through robust online and in-person public engagement to determine preferred uses for the site.

**PROJECT BENEFITS**

The Plan will identify strategies and recommended improvement projects to help accomplish the following objectives:

- Preserve the stories and historic character of Allen Park as created over 50 years by the namesake Allen family
- Increase forested area and restores the natural habitat areas and native vegetation
- Make improvements to Emigration Creek's floodplain
- Preserve, repair and adapt the most historically and most architecturally significant structures on the property
- Promote pedestrian access and trail connectivity
- Preserve and protect the unique artwork on the site

**PROJECT SCHEDULE**




**LEARN MORE**

To learn more about the adaptive reuse study and public engagement opportunities, scan the QR code to visit the website.



### PLAN DE GESTIÓN Y REUTILIZACIÓN ADAPTATIVA



#### AYUDE A PLANIFICAR EL FUTURO DE ALLEN PARK

Adquirido por Salt Lake City a principios de 2020, Allen Park es uno de los espacios públicos más nuevos e inusuales de la ciudad. Determinar la mejor manera de adaptar este sitio cultural y ambientalmente importante a un parque público es el próximo paso en el proceso.

Allí es donde entra usted. Queremos saber su opinión. ¿Qué piensa sobre los posibles usos futuros de este sitio único de 7 acres? ¿Cómo puede satisfacer mejor a todos los residentes de la Ciudad de manera compatible con el sitio restringido a lo largo de un tramo boscoso de dos cuartos de milla del Emigration Creek?

**Varias formas de compartir sus opiniones sobre el futuro de Allen Park están disponibles durante los meses de primavera y verano:**

- Sitio web (información, encuesta, comentarios en el mar de ideas basado en un mapa) [slcparkslc.org](http://slcparkslc.org)
- Sesiones abiertas a la comunidad en junio, septiembre y diciembre
- Puesto de SLU Public Lands (Terrenos Públicos de SLU) en festivales y eventos comunitarios

**ALLEN PARK**  
Adaptive Route and Management Plan


**Public Lands**  
Parks | Trails & Natural Lands | Urban Forestry | Golf

#### DATO CURIOSO

Generaciones de adolescentes locales se referían a Allen Park como "Hubberville" y se atraían a menudo a caminar hacia el final de Allen Park Drive por la noche. Los inquietos se reunían, justo fuera de la vista de la carretera, entre las ruidosas amenazas y salidas de las sombras para acercarse a los ídolos.

#### HISTORIA DE ALLEN PARK

George y Ruth Allen compraron la propiedad convertida como Allen Park en 1931. Durante décadas, el sitio se convirtió en un punto de encuentro para Salt Lake City. Para conocer más sobre su historia, escanee el código QR.



### PLAN DE GESTIÓN Y REUTILIZACIÓN ADAPTATIVA

#### PROPOSITO Y ALCANCE DEL PROYECTO

La preparación de un Plan de Gestión y Reutilización Adaptativa para Allen Park fue una prioridad en el Plan Maestro de Terrenos Públicos de la Ciudad, aprobado en 2021. Los votantes aprobaron un ítem de Obligación General para financiar partes del plan maestro de toda la Ciudad en 2022, con \$4.5 millones identificados para las mejoras de Allen Park.

Con el apoyo del público, la ciudad desea que Allen Park sea un parque peatonal público abierto que destaque la historia única del sitio, conserve y mejore las características ecológicas, repare las expresiones artísticas dispersas por todo el sitio y restaure la casa principal y otras estructuras.

Para alcanzar ese objetivo, Salt Lake City Public Lands (Terrenos Públicos de Salt Lake City) sigue las recomendaciones del Informe del Paisaje Cultural de Allen Park, completado en 2022, y busca la opinión del público a través de una sólida participación pública en línea y en persona para determinar los usos preferidos para el sitio.

#### BENEFICIOS DEL PROYECTO

El Plan identificará estrategias y recomendará proyectos de mejora para contribuir a alcanzar los siguientes objetivos:

- Conserva las historias y el carácter histórico de Allen Park creado durante 50 años por la familia homónima Allen
- Mejora el área boscosa y restaura las áreas de hábitat natural y la vegetación nativa
- Realiza mejoras en la llanura aluvial de Emigration Creek
- Conserva, repara y adapta las estructuras históricas y arquitectónicamente más significativas de la propiedad
- Promueve el acceso peatonal y la conectividad de senderos
- Conserva y protege el arte único en el sitio

#### CRONOGRAMA DEL PROYECTO



**Proceso de desarrollo del plan:**

- Primer trimestre de 2020: Planificación e investigación preliminar
- Principios de 2023: Evaluaciones técnicas con consultores y expertos
- Jun-Sep 2023: Fase 1 de la participación: identificar los valores de la comunidad y la misión del parque
- Otoño de 2023: Fase 2 de la participación: desarrollar planes conceptuales basados en los aportes de la comunidad
- Primer trimestre de 2024: Revisar los comentarios de la comunidad y desarrollar un plan final de reutilización adaptativa

#### ONOCZA MÁS

Para obtener más información sobre el proceso de reutilización adaptativa y las oportunidades de participación pública, escanee el código QR para visitar el sitio web.



Open House Notice



**Help Shape the Future of Allen Park by Joining Us  
for an Open-Air Open House**

# ALLEN PARK OPEN HOUSE

**Tuesday, June 13, 2023 • 5:30 - 7:30pm • Allen Park**

1300 East & Allen Park Drive (approx. 1850 South)

Salt Lake City purchased the Allen Park property in 2020 to protect it from development. City voters in 2022 approved a General Obligation Bond that includes \$4.5 million to create an improved park accessible to all City residents and visitors.

To identify potential future uses for Allen Park, the Public Lands Department is developing an Adaptive Reuse and Management Plan. The planning process continues throughout 2023, with multiple opportunities for public input.



### LEARN MORE

To learn more about the adaptive reuse study and public engagement opportunities, scan the QR code to visit the website.

***What are your ideas for Allen Park?***

***What opportunities do you see? What challenges?***

***How can Allen Park best serve all residents of Salt Lake City?***

### WE WANT TO KNOW!



Enjoy a snow cone while you share your thoughts!

*Please note that no public parking is available at Allen Park. Please walk, bike, ride the bus or share a ride. Limited public parking is available on neighboring streets; please respect parking regulations.*



Westminster Presentation Invite

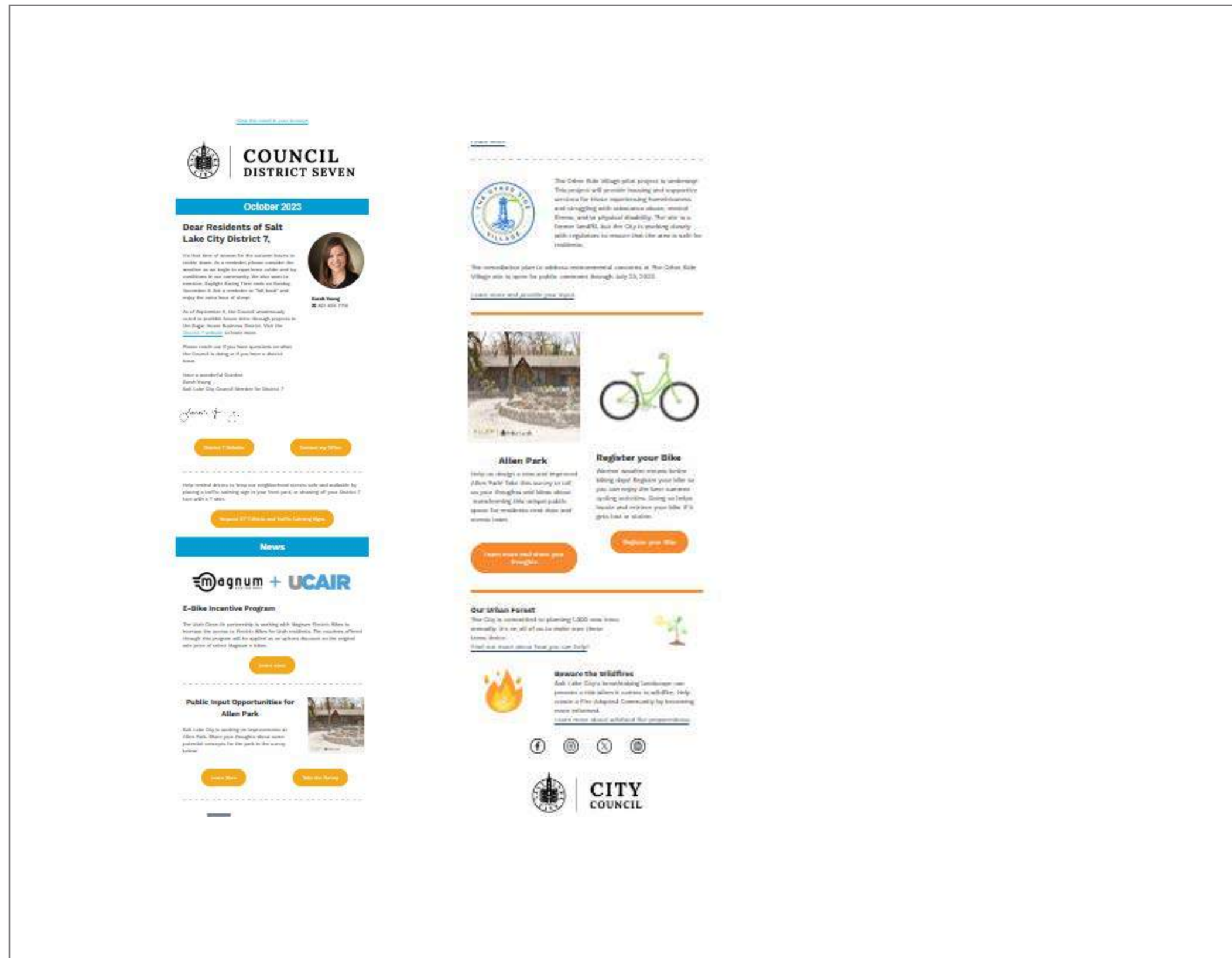
# Help Plan the Future of Allen Park



**Thursday, September 7**  
**12:00–1:15 PM**  
**Gore Auditorium 112**







### Allen Park Open Houses

If you would like to participate in the conversation about development plans for Allen Park, attend the community open house where concept plans will be presented for the community for review. Once established, the October open house will post to the calendar in the link below.

[More Information](#)





Website | Street Book | Contact Book

January 2024

Hello, District 7!

Wishing everyone in our wonderful Sugar House community a happy New Year!

Over the holidays, from last month's Council Meetings included the City Council voting to support the affordable housing initiative, voting changes to encourage affordable housing, create better zoning for our City, and the creation of a new form-based code and applied to our Fair Bank, the City's former elementary school.

My 2024 list filled with happiness and health. I encourage you to reach out with any concerns, thoughts, or suggestions. Finally, thank you all for allowing me to continue representing our community. I am excited to work with the Council while being District 7's voice.

With gratitude,

Sarah Young  
602-436-1776

News

Allan Park

Allen City Council approved a final conceptual plan for the future use of Allan Park as a central open space on November 11. The City is working to establish Allan Park as an open recreation park that highlights its unique history, culture, ecological features, recreation, artistic installations, and respects the main house and other old structures.



Watch the Open House

Learn more and share your comments

October 2023 Newsletter Content

WELCOME TO THE FINCH LANE GALLERY | GRANT OPPORTUNITIES | REPORT

FINCH LANE GALLERY

2023 Photo and Video Project Call to Public  
For the 10th year, the Allen City Arts Council Photo and Video Project is seeking art gallery spaces for video art, photography, and video art projects.



Public Art in the City of Allen

Allen City Arts Council Photo and Video Project Call to Public  
The City of Allen is seeking public art projects for the city. The project is seeking art gallery spaces for video art, photography, and video art projects.

City Reception: October 2, 4pm  
City Reception: October 17, 4pm

TWILIGHT CONCERT SERIES



The 8th Annual Twilight Concert Series  
The 8th Annual Twilight Concert Series is a series of outdoor concerts held in the city of Allen. The series is held in the city of Allen and is a series of outdoor concerts held in the city of Allen.

GRANT OPPORTUNITIES



2023 Project Support Grant  
The City of Allen is seeking grant applications for the 2023 Project Support Grant. The grant is for the 2023 Project Support Grant and is for the 2023 Project Support Grant.

OTHER UPDATES AND NEWS



Concept Design for the Allen Park and Public Works  
The City of Allen is seeking concept design for the Allen Park and Public Works. The design is for the Allen Park and Public Works and is for the Allen Park and Public Works.



Ranger Pop-Up Engagement



Press Materials

FOR IMMEDIATE RELEASE  
 June 10, 2023  
 Media Contact: Brian Wilkinson  
[brian@wlandco.com](mailto:brian@wlandco.com), 801-673-5615

DRAFT

## Salt Lake City Asks Public to Help Plan Allen Park’s Future

*Community Input Sought for Eclectic Art Park Once Known as “Hobbitville”*

Salt Lake City has started a public engagement effort to seek ideas and comments from residents and community members about future uses of Allen Park, one of the City’s newest and most unique public spaces. Longtime residents may know Allen Park as “Hobbitville,” a local legend that began in the 1960s.

The campaign was launched A video featuring Mayor Erin Mendenhall encouraging residents to learn about the Park and share their thoughts about how it can best meet the public needs.

The public engagement period runs from June 10 through the end of September. Residents have several options to learn about the Park and provide input. The project website – [allenparksic.org](http://allenparksic.org) – is the hub for information about Allen Park and public engagement opportunities, including:

- Video, narrative, and story map detailing the 30-year creation of the Park by the Allen family.
- Survey with questions about what people value about the Park and want to see in the future.
- Map-based comment function
- Idea Wall to share thoughts on key Project issues
- Information about project meetings, open houses, and community events at which Public Lands will have a booth

Since purchasing the seven-acre property in 2020 in Sugar House, Salt Lake City has been working with the public and community organizations to establish Allen Park as an open, pedestrian park that highlights the site’s unique history, enhances ecological features, conserves the artistic monuments throughout the site and repairs the main house and other structures.

To reach this goal and determine the best futures uses for the park, Salt Lake City’s Public Lands Department is following the recommendations in the recently completed [Allen Park Cultural Landscape Report](#), and is seeking public input through online and in-person engagement opportunities throughout the summer to develop an Adaptive Reuse and Management Plan for Allen Park by the end of 2023.

# # #



FOR IMMEDIATE RELEASE  
 December 6, 2023  
 Media Contact: Hilary Robertson  
[hilary@wlandco.com](mailto:hilary@wlandco.com), 801-349-5890

### Salt Lake City Unveils Final Recommended Concept for Allen Park

Virtual Open House scheduled for December 11 to present concept and collect public feedback.

**WHAT:** Salt Lake City will unveil the final recommended concept for the future use of one of the city's most unique public spaces, Allen Park, at an upcoming virtual open house.

After a six-month public engagement process that included online surveys, open houses, tabling at public events and work done by Community and Technical Advisory Committees, the city has developed a recommended concept for the park that includes:

- Preservation and rehabilitation of several of the most historically significant buildings with recommended reuse as daytime art and science studios.
- Conversion of the main Allen House as a park office and museum.
- Addition of parking for the park, including ADA stalls.
- Addition of public amenities including picnic and activity areas, enhanced trail system and a restroom facility to be added in one of the converted structures.

Residents will have the opportunity to review and ask questions about the draft concept at an upcoming virtual open house and on the project website, [allenparkslc.org](http://allenparkslc.org), until January 7, 2024. A recording of the virtual open house will be available to view on the website following the meeting. After this period of public comment and community review, the plan will be finalized.

**WHEN & WHERE:** Monday, December 11, 5:30 – 7:30 p.m.  
 VIRTUAL EVENT (Registration Required)  
 Register for the Zoom meeting at:  
<https://us02web.zoom.us/join/register/tZlodOGgqjgGdaL2J5vPHqq3z8kTSC0c&c8>

**WHO:** Representatives from Salt Lake City's Public Lands Department and the project team will be joined by Salt Lake City residents and visitors to review and provide feedback on the recommended concept for Allen Park.

**BACKGROUND:** Since purchasing the property in 2020, Salt Lake City has been working with the public and community organizations to establish Allen Park as an open, pedestrian park that highlights the site's unique history, enhances ecological features, conserves the artistic monuments throughout the site and repairs the main house and other structures.

To reach this goal and determine the best futures uses for the park, Salt Lake City's Public Lands Department is following the recommendations in the recently completed [Allen Park Cultural Landscape Report](#), and is seeking public input through online and in-person engagement opportunities to develop an Adaptive Reuse and Management Plan for Allen Park by the beginning of 2024.



FOR IMMEDIATE RELEASE  
 September 5, 2023  
 Media Contact: Hilary Robertson  
[hilary@wvandco.com](mailto:hilary@wvandco.com), 801-349-5890

## There's Still Time to Help Plan the Future of Allen Park (aka "Hobbitville")

Online Survey Open Through September;  
 Open House Set for Sept. 20<sup>th</sup> to Present Potential Concepts

### WHAT:

Salt Lake City residents and others with an interest in the future of the folk art-filled Allen Park (also known as "Hobbitville") are invited to share their thoughts and ideas for its redevelopment at an upcoming public open house as well as on the project's website, [www.allenparkslc.org](http://www.allenparkslc.org).

The project website includes a survey and "Idea Wall" where the community can share specific ideas. The survey remains open until September 15 after which Salt Lake City will review the community's feedback and input from a Community Advisory Committee comprised of residents, business owners, educators, and bird, wildlife, and environmental experts to develop potential concepts for the park.

Preliminary design concepts for the park will then be presented to the public at an open house. At the open house, attendees will have a chance to review the concepts and provide feedback that will be used to develop an Adaptive Reuse and Management Plan.

Additional public feedback opportunities will be available on the project website this fall.

### WHEN & WHERE:

Public Survey live at [www.allenparkslc.org](http://www.allenparkslc.org) from June 10 – September 15, 2023

Community Open House  
**Thursday, September 20**  
 5:30 – 7 p.m.  
 Allen Park (approx.. 1820 S 1300 E)

### BACKGROUND:


Since purchasing the property in 2020, Salt Lake City has been working with the public and community organizations to establish Allen Park as an open, pedestrian park that highlights the site's unique history, enhances ecological features, conserves the artistic monuments throughout the site and repairs the main house and other structures.

To reach this goal and to determine future uses, Salt Lake City Public Lands is following recommendations in the [Allen Park Cultural Landscape Report](#) and seeking public input online and through in-person engagement opportunities during the summer to inform the Adaptive Reuse and Management Plan that is expected to be complete by the end of 2023 and will serve as a blueprint for how the City could repurpose Allen Park.



# Allen Park

News coverage resulting from the Adaptive Reuse and Management Planning Process including the Concepts Open House on September 20, 2023



Wilkinson Ferrari & Co.

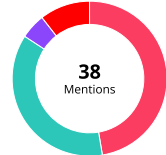
Sections

- Digital/Print News Coverage (2)
- Television News Coverage (0)

## Mention Analytics

Mentions by Media Type


38 Mentions



- TV
- Online News
- Radio
- YouTube

Audience by Media Type


2816993 Audience



- TV
- Online News
- Radio
- YouTube

Publicity by Media Type


\$125800 Publicity



- TV
- Online News
- Radio
- YouTube

Total National TV Audience 152,862	Total National TV Publicity USD \$90,565	Total Local TV Audience 152,862	Total Local TV Publicity USD \$90,565
Total Online + Print Audience 2,383,831		Total Online + Print Publicity USD \$28,226	
Total Social Followers 280,300		Total Social Publicity USD \$7,009	

Total Number of Clips 38




**FOX13 News: Good Day Utah 9AM**

Time Sep 21, 2023 11:37 AM EDT  
Local Broadcast Time 9:37 AM MDT  
Category News  
Call Sign KSTU (Fox)  
Market DMA: 29 Salt Lake City, UT  
Language English

Est. National Audience 9,952  
Est. National Publicity Value USD \$3,910

Est. Local Audience 9,952  
Est. Local Publicity Value USD \$3,910

seeing the progress, you're buyers that really rewarding. >> phase of the project is expected to last through 2028. >> so lake residents met allen park to hear updates about the city from the city about plans for the pedestrian park in its history following the allen park cultural landscape report. the city asked the community for input. survey closed on september. 15th last night, preliminary design concepts were presented. the neighbors. >> has been working with the g fbs architects. and if use of consultants to create what we're calling an adaptive reuse. a management plan for the fight that is basically based on the kind of history and culture, cultural information we have on the site and then a period of really robust public engagement that will determine the future uses for the space. >> 3 concepts springing from the community. input include art in the wild in art and science is




**FOX13 News: Good Day Utah 6AM**

Time Sep 21, 2023 8:46 AM EDT  
Local Broadcast Time 6:46 AM MDT  
Category News  
Call Sign KSTU (Fox)  
Market DMA: 29 Salt Lake City, UT  
Language English

Est. National Audience 6,873  
Est. National Publicity Value USD \$5,200

Est. Local Audience 6,873  
Est. Local Publicity Value USD \$5,200

year has been really rewarding. >> phase of the project is expected to last through 2028. >> salt lake residents met allen park to hear updates from the city about plans for the pedestrian park in its history following the allen park cultural landscape report. the city asked the community for input. the survey closed on september 15th last night. preliminary design concepts were presented. neighbors. >> the city has been working with the g fbs architect and a few so consultant to create your calling an adaptive reuse. a management plan for the site that is basically based on the kind of history and culture, cultural information we have on the site and then a period of really robust public engagement that will determine the future uses for the space. >> 3 concepts springing from the community. input include art in the wild in art and science is collective in a



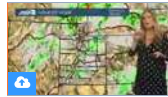
**FOX13 News: Good Day Utah 5:30AM**

Time Sep 21, 2023 7:41 AM EDT  
Local Broadcast Time 5:41 AM MDT  
Category News  
Call Sign KSTU (Fox)  
Market DMA: 29 Salt Lake City, UT  
Language English

Est. National Audience 2,606  
Est. National Publicity Value USD \$2,802

Est. Local Audience 2,606  
Est. Local Publicity Value USD \$2,802

their security protocols in response to the tests. >> in more local news, salt lake residents met in allen park to hear updates from the city about plans for the pedestrian park and its history following the allen park cultural landscape report. the city asked the community for input. a survey closed on september 15th and last night, preliminary design concepts were presented to neighbors. the city has been working with the g fbs architects. and if use of consultants. >> to create what we're calling an adaptive reuse. a management plan for the fight that is basically based on the kind of history and culture, cultural information we have on the site and then a period of really robust public engagement that will determine the future uses for the space. >> 3 concepts springing from the community input included art in the wild in art and science is collective




**FOX13 News at Nine**

Time Sep 21, 2023 3:14 AM EDT  
Local Broadcast Time 1:14 AM MDT  
Category News  
Call Sign KSTU (Fox)  
Market DMA: 29 Salt Lake City, UT  
Language English

Est. National Audience 1,456  
Est. National Publicity Value USD \$2,346

Est. Local Audience 1,456  
Est. Local Publicity Value USD \$2,346

utah for thursday and friday where we could see some more snow coming up. >> and thanks so much. so lake residents met tonight at allen park to hear updates from the city about plans for the pedestrian park and its history following the allen park cultural landscape report. the city asked the community for input. a survey closed on september 15th tonight, preliminary design concepts were presented to the neighbors. >> the city has been working with the g fbs architects. and if use of consultants to create what we're calling an adaptive reuse. a management plan for the fight that is basically a based on the kind of history and culture, cultural information we have on the site and then a period of really robust public engagement that will determine the future uses for the space. >> 3 concepts springing from the community. input include art in the wild and arts and sciences collective and



**FOX13 News at Nine**

Time Sep 20, 2023 11:10 PM EDT  
Local Broadcast Time 9:10 PM MDT  
Category News  
Call Sign KSTU (Fox)  
Market DMA: 29 Salt Lake City, UT  
Language English

Est. National Audience 29,264  
Est. National Publicity Value USD \$34,182

Est. Local Audience 29,264  
Est. Local Publicity Value USD \$34,182

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**ABC4 News at 4:30pm**

Time Sep 6, 2023 6:43 PM EDT  
Local Broadcast Time 4:43 PM MDT  
Category News  
Call Sign KTVX (ABC)  
Market DMA: 29 Salt Lake City, UT  
Language English

Est. National Audience 3,423  
Est. National Publicity Value USD \$922

Est. Local Audience 3,423  
Est. Local Publicity Value USD \$922





the big Cottonwood trail per is within local music fest called Tomato Jam. Well, there's nothing like looking if you want to find something. >> Especially if you're looking for ideas to redevelop. Aneesh, landmark in **Salt Lake City, Allen Park**, also known as Hobbit hill is going to hold an open house. Now residents are encouraged to share their thoughts on the idea wall surveys as to what residents want to see in the mythical land are open until the 15th of this month. And **Salt Lake City** officials will also review the community's feedback as well as listen to a board



**How Salt Lake City plans to keep 'Hobbitville' a unique mix of art and nature** 7

**Date Collected** Dec 12, 2023 2:32 PM EST  
**Category** Digital News  
**Source** [KSLTV.com](https://www.ksl.com)  
**Est. Audience** 32,063  
**Est. Publicity Value** USD \$228  
**Market** Salt Lake City, UT  
**Language** English

**SALT LAKE CITY** — **Allen Park**, a 92-year-old space that **Salt Lake City** acquired and made a public park in 2020, will remain a unique blend of "art and sciences in the wild" for generations to come, park planners said Monday.

**Salt Lake City Public Lands** Department officials unveiled their proposed final draft of an adaptive ... house where the draft was released.

The draft will go through another public comment period before it's sent through the city approval process. **Salt Lake City** Council members, who will likely vote on the measure next year, have the final say on what the final plan will look like.

**Repairing Allen Park**

The park dates back to when George Allen, a one-time president of a Utah zoological society, started building a home on the land in 1931. He used a good portion of the land for his exotic bird collection, while also erecting multiple art pieces with eclectic literary quotes written on them.

He ... , but it remained mostly closed off the to public after Allen died in the 1960s.

The park is home to many native creatures, including birds and mule deer, yet it's perhaps most known for the handful of peacocks that continue to roam freely on the land.

A peacock eats seed as it roams around **Allen Park** in **Salt Lake City** on Dec. 2. The park is home to a few peacocks. (Photo: Carter Williams, KSL.com)

The space reopened to the public as a park for the first time in the fall of 2020, months after **Salt Lake City** acquired the property by using \$7.5 million in impact fees to spare the Sugar ... House property from being redeveloped. Taking over **Allen Park** has been a major undertaking because of its history, explains Katherine Andra, planner for **Salt Lake City's public lands** department.

"This is a very unique park," she said. "We don't have any other park that has the level of infrastructure as **Allen Park**, the number of ... structures in combination with the historic nature."

This led to the reuse and management plan, which was launched this summer to figure out what residents wanted to see the park become in the future.

**The future of Allen Park**

As it turns out, most people said they want **Allen Park** to remain close to what it is today.

Andra said keeping the natural landscape and keeping some or all of the park's structures were two of the top themes that emerged from the public comment period. Repairs to the buildings to make them useable and improving the existing infrastructure were the ...



**How Salt Lake City plans to keep 'Hobbitville' a unique mix of art and nature** 8

**Date Collected** Dec 12, 2023 11:07 AM EST  
**Category** Digital News  
**Source** [KSL-TV](https://www.ksl.com)  
**Author** Carter Williams, KSL.com  
**Est. Audience** 652,120  
**Est. Publicity Value** USD \$4,551  
**Market** Salt Lake City, UT  
**Language** English

Estimated read time: 5-6 minutes

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**How Salt Lake City plans to keep 'Hobbitville' a unique mix of art and nature Allen Park is slated to remain a unique mixture of art, nature and history moving forward, according to an adaptive reuse and management plan final draft released on Monday.** 9

**Date Collected** Dec 12, 2023 10:11 AM EST  
**Category** Digital News  
**Source** [KSL-TV](https://www.ksl.com)  
**Author** Carter Williams, KSL.com  
**Est. Audience** 652,120  
**Est. Publicity Value** USD \$4,551  
**Market** Salt Lake City, UT  
**Language** English

Estimated read time: 5-6 minutes

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**ABC4 News at 10pm** 10

**Time** Dec 12, 2023 3:12 AM EST  
**Local Broadcast Time** 1:12 AM MST  
**Category** News  
**Call Sign** KTVX (ABC)  
**Market** DMA: 29 Salt Lake City, UT  
**Language** English  
**Est. National Audience** 411  
**Est. National Publicity Value** USD \$368  
**Est. Local Audience** 411  
**Est. Local Publicity Value** USD \$368

phase one of the current plan to address traffic, expanding a service at the canyon. This is the second lawsuit challenging the gondola plan after



environmental groups filed a similar suit last week. >> **Salt Lake City** showing off some possible plans to revamp **Allen Park**. The city bought the historic green space back in 2020 to preserve it for the public. Well, they've been



**ABC4 News at 10pm**

**Time** Dec 12, 2023 12:04 AM EST  
**Local Broadcast Time** 10:04 PM MST  
**Category** News  
**Call Sign** KTVX (ABC)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 15,566  
**Est. National Publicity Value** USD \$9,246  
**Est. Local Audience** 15,566  
**Est. Local Publicity Value** USD \$9,246

over its plans to build the world's longest gondola office. Little Cottonwood Canyon. The new suit wants to see a new review of the impact, the gondola and other projects up the canyon could have on the area's natural resources, particularly the water. **Salt Lake City** leaders say Little Cottonwood Creek is one of the most important sources of drinking water for the 1 million people living in the Salt Lake Valley. >> Is that Waterman Canyon? And, you know, we can call it the up to one July and someone to join to less than 24 hours away. >> Now you dot tells us they can't comment on the specifics of the lawsuit just yet, but they plan to keep working on phase one of the current plan to address traffic, expanding a service at the canyon. This is the second lawsuit challenging the gondola plan after environmental groups filed a similar suit last week. >> **Salt Lake City** showing off some possible plans to revamp **Allen Park**. The city bought the historic green space back in 2020 to preserve it for the public. Well, they've been



**KSL 5 News at 6p**

**Time** Dec 11, 2023 8:15 PM EST  
**Local Broadcast Time** 6:15 PM MST  
**Category** News  
**Call Sign** KSL (NBC)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 33,425  
**Est. National Publicity Value** USD \$8,777  
**Est. Local Audience** 33,425  
**Est. Local Publicity Value** USD \$8,777

protecting others. She says the couple who targeted her - knew exactly what they were doing. 2:11-ish "I'm sure i wasn't their first time." : We've reached out to Riverton Police to find out if this was an isolated theft or if they've seen a rash of 3 these thefts, as soon as we hear back from them we'll update this story. In Riverton, Shara Park, ksl 5 News, Shara, thanks... Happening tonight -- **Salt Lake City** leaders will unveil the final concept.. for the future of **Allen Park**. This follows six months of public forums and surveys. The city's plan.. aims to highlight the site's history. That's said to include the conversion of the main Allen House.. into



**KSL 5 News at 4p**

**Time** Dec 11, 2023 6:03 PM EST  
**Local Broadcast Time** 4:03 PM MST  
**Category** News  
**Call Sign** KSL (NBC)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 12,369  
**Est. National Publicity Value** USD \$3,715  
**Est. Local Audience** 12,369  
**Est. Local Publicity Value** USD \$3,715

for flu and for covid that could also save your life." 3 Happening Happening tonight -- **Salt Lake City** leaders will unveil the final concept.. for the future of **Allen Park**. This follows six months of public forums and surveys. The city's plan.. aims to



**KSL 5 News at Noon**

**Time** Dec 11, 2023 2:14 PM EST  
**Local Broadcast Time** 12:14 PM MST  
**Category** News  
**Call Sign** KSL (NBC)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 9,357  
**Est. National Publicity Value** USD \$3,433  
**Est. Local Audience** 9,357  
**Est. Local Publicity Value** USD \$3,433

in **salt lake city** - leaders will unveil the final concept for the future of **allen park** - at an open house tonight. the city says it has come to a final recommendation after six months of public forums and surveys. it hopes to establish **allen park** as something that highlights the site's history. the event starts at 5:30 - but you can submit feedback on the new plan until january 7th. 3 casey scott is out at jordanelle state park today. they've got holiday lights, sleigh rides and everything you need to enjoy the holidays.



**KSL 5 News Today**

**Time** Dec 11, 2023 8:38 AM EST  
**Local Broadcast Time** 6:38 AM MST  
**Category** News  
**Call Sign** KSL (NBC)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 4,675  
**Est. National Publicity Value** USD \$3,674  
**Est. Local Audience** 4,675  
**Est. Local Publicity Value** USD \$3,674

"music and the spoken word for the past 34-years. in **salt lake city** - leaders will unveil the final concept for the future of **allen park** - at an open house tonight. the city says it has come to a final recommendation after six months of public forums and surveys. it hopes to establish **allen park** as something that highlights the site's history. the event starts 5:30 - but you can submit feedback on the new plan until january 7th. Chris, i don't like. Neither do i, but these guys are hypothermic. looking out for the good and celebrating heroic action - body cam video out of minnesota.. shows a deputy risking his life after two people and their dog fell into a lake. the deputy crawled his way across thin ice -- without protective cold water gear. he says he jumped into action.. because the men were showing signs of hypothermia. S/Deputy Chris Fjeld :20:25 "i recognized the signs o hypothermia." "I don't thi they had a lot longer to wait so i had to act." S/Deputy Cur Grabmeier :25:28"he sai



**KSL 5 News Today at 5:30am**

**Time** Dec 11, 2023 7:38 AM EST  
**Local Broadcast Time** 5:38 AM MST  
**Category** News  
**Call Sign** KSL (NBC)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 1,359  
**Est. National Publicity Value** USD \$1,410  
**Est. Local Audience** 1,359  
**Est. Local Publicity Value** USD \$1,410

months of public forums and surveys. It hopes to establish **allen park** as something that highlights the site's history. the event starts 5:30 - but you can submit feedback on the new plan until january 7th. looking out for the good this morning - a local denny's doing it's part to help out one of it's employees after she was hit by a truck. moments before she was hit - the 19-year-old tossed her younger brother out of harms way. we first told you about viktorija tibbitts and her family last week. viktorija is dealing with severe head trauma after the accident. but on sunday - the denny's where she works decided to hold a fundraiser. 20 percent of it's sales went to the tibbitts family. the family says they are thankful for the overwhelming support. it's really amazing there's been a lot of people here in the morning, and i know there's going to be a lot of people at night, someone donated a bike to my little brother i got to talk to him, he was really sweet! have been in tears all day we have had



**KSL 5 News Today at 5:30am**

**Time** Dec 11, 2023 7:37 AM EST  
**Local Broadcast Time** 5:37 AM MST  
**Category** News  
**Call Sign** KSL (NBC)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 1,359  
**Est. National Publicity Value** USD \$1,410  
**Est. Local Audience** 1,359  
**Est. Local Publicity Value** USD \$1,410

re-dedicated the st. george temple. president holland was born and raised in st. george. church members say it was a special experience to have him re-dedicate the temple they love because he's not only a church leader - but their friend. he made so many references of him being home this is elder holland's temple of him being sealed here and happened with his family in this temple and it was so great to have him and his personality here the temple was first dedicated in 1877. president holland says the renewal represents the temple building era of the church. lloyd newell- host of the tabernacle choir's "music an the spoken word," announced h is departing from the program next year. he says he and his wife will serve a mission for the church of jesus christ of latter-day saints. no word on where they'll be going. newell has been host of "music and the spoken word for the past 34-years. in **salt lake city** - leaders will unveil the final concept for the future of **allen park** - at an open house tonight. the city says it has final recommendation after six



**KUER**

**Time** Nov 11, 2023 1:44 PM EST  
**Local Broadcast Time** 11:44 AM MST  
**Call Sign** KUER (NPR)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

because you lose a lot of room to maneuver in that in that pandemic period but you know there's been some stuff like the glendale regional park they're redoing the green loop i mentioned before the open streets initiative the **allen park** which was saving habit town by westminster you know these are minor things right but there's also this sort of ramping up of road construction trail design and things like that and that's causing a lot of people a lot of heartburn right now but there was this feeling is like that you know that's important that's what mascara yes and i think regardless of who wins looking ahead to the next term there's going to be a lot of runway for which whoever ends up holding that office to really do a lot of things that they want to do because there's a lot of infrastructure money that came in from the federal government there's going to be presumably it looks like a pretty stable robust economy and then you're going to have this olympic announcement presumably where i think we're kind of counting on that



**KUER**



**Time** Nov 9, 2023 11:44 AM EST  
**Local Broadcast Time** 9:44 AM MST  
**Call Sign** KUER (NPR)  
**Market DMA:** 29 Salt Lake City, UT  
**Language** English

because you lose a lot of room to maneuver in that pandemic period but you know there's been some stuff like the glendale regional park they're redoing the green loop i mentioned before the open streets initiative the **allen park** which was saving hobbiton by westminster you know these are minor things right but there's there's also this sort of ramping up of road construction trail design and things like that and that's causing a lot of people a lot of heartburn right now but there was this feeling bottles like that you know that's important that's what mascara yes and i think regardless of who wins looking ahead to the next term there's going to be a lot of runway for which whoever ends up holding that office to really do a lot of things that they want to do because there's a lot of infrastructure money that came in from the federal government there's going to be presumably it looks like a pretty stable robust economy and then you're going to have this olympic announcement presumably where i think we're kind of counting on that

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**Molly Jones Change is coming fast, Salt Lake City. This is our chance to get it right.** 20

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**Date Collected** Nov 7, 2023 3:14 PM EST  
**Category** Print  
**Source** [The Salt Lake Tribune](#)  
**Author** Molly Jones | For The Salt Lake Tribune  
**Est. Audience** 36,000  
**Est. Publicity Value** USD \$351  
**Market** Salt Lake City, UT  
**Language** English

... city by every meaningful metric, and it's growing fast.

I left my corporate job to run for this office because District 7 deserves someone who is attending to the district full-time. Our major thoroughfares are constantly under construction, new buildings keep popping up in our business district, **Allen Park** is being reborn and so much more. Change is coming fast, and we only really have one chance to get it right.

Residents deserve someone who can dedicate her full attention to managing this tumultuous period. Someone who will take your calls, answer your emails, attend local meetings and truly ...

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**Molly Jones: Change is coming fast, Salt Lake City. This is our chance to get it right.** 21

**Date Collected** Nov 7, 2023 8:14 AM EST  
**Category** Digital News  
**Source** [Salt Lake Tribune](#)  
**Author** Molly Jones  
**Est. Audience** 163,030  
**Est. Publicity Value** USD \$1,482  
**Market** Salt Lake City, UT  
**Language** English

... city by every meaningful metric, and it's growing fast.

I left my corporate job to run for this office because District 7 deserves someone who is attending to the district full-time. Our major thoroughfares are constantly under construction, new buildings keep popping up in our business district, **Allen Park** is being reborn and so much more. Change is coming fast, and we only really have one chance to get it right.

Residents deserve someone who can dedicate her full attention to managing this tumultuous period. Someone who will take your calls, answer your emails, attend local meetings and truly ...

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**Fact or fiction? Exploring the rumors and myths of Hobbitville** 22

**Date Collected** Oct 20, 2023 5:58 PM EDT  
**Category** Digital News  
**Source** [KSLTV.com](#)  
**Author** ELIZA PACE  
**Est. Audience** 32,063  
**Est. Publicity Value** USD \$130  
**Market** Salt Lake City, UT  
**Language** English

**SALT LAKE CITY** — Utah natives may have heard of "Hobbitville." A mythical place full of mystical creatures and strangely protective little people who hated trespassers.

Hobbitville, a title given to **Allen Park**, sits almost directly across from Westminster College, along bustling 1300 East. Although the park lies at the heart of Sugar House, it feels a world apart from the busy world outside its gates. Park-goers enter a winding walkway into a nature solace with small homes and public art.

The park has ... intermingled throughout the whole site, there are like light posts that are really artistic but definitely give this air and mystique to the site, so probably a lot of that lends itself to some of those mysterious ideas," Maus said.

The other possible explanation is the size of the buildings in **Allen Park**. The architecture of the homes and other buildings is small when compared to modern-day structures.

"I guess my perception as a high school student was just that it was a mysterious place and not being able to access it freely kind of made it a more exciting atmosphere," Maus said.

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Another ... , tons of cool birds."  
 Fact or Fiction?  
 It's unclear where the name "Hobbitville" originated or what exactly prompted the urban legend.

In order to understand, it's helpful to know a bit about the original creators and owners. Here's some of the facts:

The Allen Family owned **Allen Park** it was a private residence. Dr. George A. Allen was a doctor in SLC and lived there with his wife and his children.

Allen was very passionate about zoology and helped to start the Hogle Zoo.

"There is a rumor that he walked a tiger down Main Street to promote folks going to Hogle Zoo," Maus ... had a lot of super exotic animals on the property, also rumored there was a hippo there at one point, he had tons of exotic birds, lots of weird animals and things like that."

Allen's wife, Ruth Larson Allen, was an artist and a writer. Together, they published a gazette on zoology and created **Allen Park**.

"He also built like kind of these cottages that you can still find there today as kind of communal living space. He was a professor at the University of Utah and so ...he offered discounted rent or free room and board for students of his or those studying medicine at the University of Utah," Maus ... evolved from the name "hippieville" because of the transient people that lived there.

A newspaper clipping from 2005 mentions Hobbitville.

"What I've heard is we opened a survey right when we purchased the property, and we actually made a lot of connections with folks that used to live in **Allen Park**," Maus said. "The story about having little people there was not the case...it was just regular people, anybody could live there."

No evidence of little people in Hobbitville, so at least that portion is fiction.

"I also think because it was private property there was not a lot of information ...

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**What's the Plan? A Q&A With SLC Mayor Erin Mendenhall and Candidate Rocky Anderson** 23

**Date Collected** Oct 16, 2023 1:02 PM EDT  
**Category** Digital News  
**Source** [Salt Lake Magazine](#)  
**Author** Christie Porter  
**Est. Audience** 3,478  
**Est. Publicity Value** USD \$10  
**Market** Salt Lake City, UT  
**Language** English

... injuries).

What's the plan to increase access to open spaces, city parks, trails, etc?

Mendenhall: As our city grows more dense with new residents, our access to open spaces and quality parks is becoming more important than ever. We bought the "Hobbitville" property and are turning it into **Allen Park**. Voters also overwhelmingly approved my plan for the largest single investment in our city's parks and green spaces. We've already begun building the awesome new 17-acre Glendale Regional Park, are re-imagining seven neighborhood parks, making significant improvements along the Jordan River, ...

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**Allen Park looking for redevelopment ideas** 24

**Date Collected** Sep 6, 2023 7:17 PM EDT  
**Category** News & Politics  
**Source** [ABC4 Utah](#)  
**Est. Audience** 70,600  
**Est. Publicity Value** USD \$1,765  
**Language** English

Surveys are open for residents to give ideas on how to redevelop **Allen Park**, aka Hobbitville.

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<https://www.instagram.com/abc4utah/?hl=...>

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**Video: The Legend of #hobbitville. Part 1 is on #KSL #news #youtube channel.** 25

**Date Collected** Jul 8, 2023 11:00 PM EDT  
**Category** Digital News  
**Source** [KSLTV.com](#)  
**Author** KSL TV VIDEO  
**Est. Audience** 32,063  
**Est. Publicity Value** USD \$5,474  
**Market** Salt Lake City, UT  
**Language** English

Hobbitville, actually named **Allen Park**, has long since been an urban legend for Utahns. It might not have actual hobbits, but the history of the park certainly feels like something out of a book.


Stay tuned, episode 2 is coming July 21!

Share

Page 8 of 13

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**The Legend of #hobbitville. Part 1 is on #KSL #news #youtube channel.** 26

**Date Collected** Jul 8, 2023 9:50 PM EDT | **Est. Audience** 74,700  
**Category** News & Politics | **Est. Publicity Value** USD \$1,868  
**Source** [KSL News](#) | **Language** English

Hobbitville, actually named **Allen Park**, has long since been an urban legend for Utahns. It might not have actual hobbits, but the history of the park certainly feels like something out of a book.

Stay tuned, episode 2 is coming July 21!




**Video: The legend of Hobbitville** 27

**Date Collected** Jul 7, 2023 5:12 PM EDT | **Est. Audience** 32,063  
**Category** Digital News | **Est. Publicity Value** USD \$4,775  
**Source** [KSLTV.com](#) | **Market** Salt Lake City, UT  
**Author** KSL TV VIDEO | **Language** English

Hobbitville, actually named **Allen Park**, has long since been an urban legend for Utahns. It might not have actual hobbits, but the history of the park certainly feels like something out of a book.

Learn more about the unique park: <https://kslnewsradio.com/2013939/unpacking-hobbitville-and-its-long-history/>

Stay tuned, episode 2 is ...




**The legend of Hobbitville** 28

**Date Collected** Jul 7, 2023 4:19 PM EDT | **Est. Audience** 74,700  
**Category** News & Politics | **Est. Publicity Value** USD \$1,868  
**Source** [KSL News](#) | **Language** English

Hobbitville, actually named **Allen Park**, has long since been an urban legend for Utahns. It might not have actual hobbits, but the history of the park certainly feels like something out of a book.

Learn more about the unique park: <https://kslnewsradio.com/2013939/unpacking-hobbitville-and-its-long-history/>

Stay tuned, episode 2 is ...



**Salt Lake City's historic and unique 'Hobbitville' park will be shaped by public input** 29

**Date Collected** Jun 15, 2023 3:40 PM EDT | **Est. Audience** 32,606  
**Category** Digital News | **Est. Publicity Value** USD \$467  
**Source** [ABC 4](#) | **Market** Salt Lake City, UT  
**Author** Derrick Fox | **Language** English

**SALT LAKE CITY** (ABC4) — A hidden gem in the heart of Sugar House, **Allen Park**, or "Hobbitville" as it's known to the community, will have its shape and identity for the future decided by public input.


Today, the park is a quiet, serene oasis tucked away along Emigration Creek, hidden away from the hustle and bustle of **Salt Lake City**. Local officials have no intention of ... not many others have," said Maus. "I think the really unique natural environment is often overlooked because of the cool, unique, quirky structures."

In 2020, the park was under threat of development. It was planned to be turned into dozens of single and multifamily homes. Public outcry to "Save **Allen Park**" pushed **Salt Lake City** into purchasing the park to the tune of \$7.5 million. Since then, it has been a public park with officials planning to make it an open pedestrian park that celebrates the site's unique history.

Maus told ABC4 that the city is working to adapt some of the important structures ... , residents, and visitors. The city is following plans from a report that highlights the site's historical and cultural significance. Being a public park, project planners also want to hear from the community.

"We're hearing a lot about people who knew folks that lived here [or] had experiences in **Allen Park**, and so we're hoping to incorporate that into the future of the site," said Maus.

City officials have started an "Idea Wall," a public online forum where residents can post their ideas, engage with other residents and help shape what the future of the park could look like. The project's website ...



**City officials seek input on unique 'Hobbitville' Park** 30

**Date Collected** Jun 15, 2023 3:32 PM EDT | **Est. Audience** 32,606  
**Category** Digital News | **Est. Publicity Value** USD \$467  
**Source** [ABC 4](#) | **Market** Salt Lake City, UT  
**Author** Derrick Fox | **Language** English

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**Officials asking for suggestions for the future of Allen Park** 31

**Date Collected** Jun 15, 2023 12:32 PM EDT | **Est. Audience** 60,300  
**Category** News & Politics | **Est. Publicity Value** USD \$1,508  
**Source** [ABC4 Utah](#) | **Language** English

**Salt Lake City** is inviting the community to share their suggestions on the future uses of **Allen Park**.



**Salt Lake City begins to plan for future of unique 'Hobbitville.' Here's how to help** 32

**Date Collected** Jun 14, 2023 10:05 AM EDT | **Est. Audience** 652,120  
**Category** Digital News | **Est. Publicity Value** USD \$5,480  
**Source** [KSL-TV](#) | **Market** Salt Lake City, UT  
**Author** Carter Williams, KSL.com | **Language** English

Estimated read time: 4-5 minutes

**SALT LAKE CITY** — Katherine Maus acknowledges that **Allen Park** is very different than the other parks she's worked on.

The 92-year-old private residence turned public park, affectionately known by **Salt Lake City** residents as "Hobbitville," is a quiet sanctuary, almost hidden away from the city's fast-growing Sugar House neighborhood. Its large trees tower ... a place to stay near Westminster Park decades ago.

The land is also filled with aging statues and artwork with some of Allen's favorite literary quotes printed on them. Visitors also can find wildlife milling through the open land as they wander through all of these different components that make **Allen Park** unique.

"We have a lot (of parks) that are culturally rich but this is definitely at the top of the list for parks with unique histories and rich cultures," said Maus, a planner for **Salt Lake City's** public lands department, moments before a peacock plopped on the ground about 30 feet from her and ... planners are working to figure out the park's future, which could include finding a new use for the park's main lodge among other things. The city started by compiling a cultural landscape report, which documents all of the park's assets and history.

One of the many literature sculptures found at **Allen Park** on Tuesday, **Salt Lake City** planners are beginning to collect feedback on what residents and visitors want from historic **Allen Park** as they plan for the park's future. (Photo: Carter Williams, KSL.com)

**Salt Lake City** planners are also compiling an adaptive reuse and management ... plan for the park, which will better detail what's in store for **Allen Park**. City planners launched a public feedback campaign tied to the project Tuesday, beginning with an open house at the park.


Residents and park-goers who weren't able to attend will still be able to submit their feedback through public comment and an online survey over the next few months, as the ... city seeks to figure out what residents want the future of **Allen Park** to look like. **Salt Lake City** Mayor Erin Mendenhall said, in a video posted Monday, that the city wants to hear from a "broad cross-section of city residents and visitors" as the plan is



compiled.

Maus told KSL.com Tuesday that early feedback so far indicates residents view retaining artistic ...

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**ABC4 News at 10pm** 33

**Time** Jun 14, 2023 3:29 AM EDT  
**Local Broadcast Time** 1:29 AM MDT  
**Category** News  
**Call Sign** KTVX (ABC)  
**Market** DMA: 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 548  
**Est. National Publicity Value** USD \$325  
**Est. Local Audience** 548  
**Est. Local Publicity Value** USD \$325

tomorrow in the upper 70's and 60's Saint George. 7 Day forecast bringing the potential for an isolated storm on Thursday flag days tomorrow. We also Father's Day weekend with some winds picking up in the temps in the 90's in southern Utah, Wasatch Front scattered storms to isolated storms to dry conditions for Friday and Saturday. Enjoy that breeze or because the unsettled pattern comes back on Dad's day. The chance of storms returns for the beginning of your work it's never boring in the weather center and that's what we love about it. Plan. Emily, over to you. Thanks so much. Live in **Salt Lake City** inviting the community to share their suggestions on the future uses of **Allen Park** since purchasing the property in 2020. The city has been working with the public and community organizations to establish **Allen Park** as an open pedestrian park. Officials. >> Recently completing a landscape report for the site that highlights the historical and cultural integrity of the park.

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**ABC4 News at 10pm** 34

**Time** Jun 14, 2023 12:22 AM EDT  
**Local Broadcast Time** 10:22 PM MDT  
**Category** News  
**Call Sign** KTVX (ABC)  
**Market** DMA: 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 6,019  
**Est. National Publicity Value** USD \$3,472  
**Est. Local Audience** 6,019  
**Est. Local Publicity Value** USD \$3,472

2020. The city has been working with the public and community organizations to establish **Allen Park** as an open pedestrian park. Officials. >> Recently completing a landscape report for the site that highlights the historical and cultural integrity of the park. >> We're kind of working now to adapt some of the really important structures in the landscape something really unique that can be accessed by the public city residents and visitors. >> It was a private residence before it was purchased. Developers plan to maintain the unique natural environment of the park while working on it. >> All right. Let's head over for a check of sports letter. Wesley, who wants to do that? We are smack dab in the middle of some major celebrations. That stuff going on in Iran now and make their party in Las Vegas more so than usual. We'll show you why. >> And this week marks the 50 year anniversary of Johnny Miller's historic round at the

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**ABC4 News at 10pm** 35

**Time** Jun 14, 2023 12:21 AM EDT  
**Local Broadcast Time** 10:21 PM MDT  
**Category** News  
**Call Sign** KTVX (ABC)  
**Market** DMA: 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 6,019  
**Est. National Publicity Value** USD \$3,472  
**Est. Local Audience** 6,019  
**Est. Local Publicity Value** USD \$3,472

Saturday. If you've outdoor plants warning that those are the best days and other than that, you've got to keep your eyes to the skies that ridge of high pressure sets up. But it doesn't stay 50's and 60's 40's for those overnight lows. 16 Saint George daytime highs tomorrow in the upper 70's 78 in Salt Lake. 93 in southern Utah's. They make that run for the 90's, Wasatch Front and back. You can remain stormy with 70's and 60's Saint George. 7 Day forecast bringing the potential for an isolated storm on Thursday flag days tomorrow. We also Father's Day weekend with some winds picking up in the temps in the 90's in southern Utah, Wasatch Front scattered storms to isolated storms to dry conditions for Friday and Saturday. Enjoy that breeze or because the unsettled pattern comes back on Dad's day. The chance of storms returns for the beginning of your work it's never boring in the weather center and that's what we love about it. Plan. Emily, over to you. Thanks so much. Live in **Salt Lake City** inviting the community to share their suggestions on the future uses of **Allen Park** since purchasing the property in

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**ABC4 News at 6pm** 36

**Time** Jun 13, 2023 8:07 PM EDT  
**Local Broadcast Time** 6:07 PM MDT  
**Category** News  
**Call Sign** KTVX (ABC)  
**Market** DMA: 29 Salt Lake City, UT  
**Language** English

**Est. National Audience** 8,181  
**Est. National Publicity Value** USD \$1,901  
**Est. Local Audience** 8,181  
**Est. Local Publicity Value** USD \$1,901


Erin Mendenhall and members of the **Allen Park** adaptive reuse and management plan team are hosting a community open house today to discuss the park's future and the city bought that part back in 2020 and ever since they've been working with the community to make **Allen Park** and open pedestrian park. >> That highlights the park's unique history. That part just east of Westminster College on 13th East. The team calling on the **public lands** department to follow the recommendations laid out in a recent landscaping report. And we do have a live look at the park and that event right now. There you go. The development team looking for the public's input through online and public comments. They're accepting ideas throughout the summer to develop an adaptive reuse and management plan by the end of this year open house you're seeing right now is a drop-in meeting, offering those attending information about the park's ecosystem that history and what opportunities are available to help preserve the area's art

and structures. If you'd like to voice your opinion, visit the website you

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**Digital/Print News Coverage** Mentions 2 Publicity USD \$260

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**The Daily Utah Chronicle** 37

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**Date Collected** Sep 28, 2023 3:30 PM EDT  
**Category** Print  
**Source** [The Daily Utah Chronicle: University of Utah](#)  
**Author** Andre Montoya

**Est. Audience** 19,000  
**Est. Publicity Value** USD \$165  
**Market** Salt Lake City, UT  
**Language** English

Seminal **Salt Lake City** residents come and go with time but their contributions continue to live on in the **city**. Avid bird enthusiast and surgeon, Dr. George A. Allen was one such resident having helped found Tracy Aviary and Hogle Zoo, **Allen Park** is the latest contribution to enter the **public** space.

Located on 1300 East Northbound and just across the street from ... Westminster College, **Allen Park** (colloquially known as Hobbittville), was bought by the **city** for \$7.5 million and opened to the **public** in Oct. 2020. It is now managed by the **city's** Trails and Natural **Lands** Division.

Today anyone can enjoy **Allen Park** and it is a long time coming considering its long history.

A peacock perched atop a fence in **Allen Park** on September 13th, 2023. (Photo by Andre Montoya | The Daily Utah Chronicle)

Out Of A Storybook

Outside of ... its hills was propagated by high school students.

A large unused fountain outside of an old cabin on September 13th, 2023. (Photo by Andre Montoya | The Daily Utah Chronicle)

The homes were not built until the 1940s and are mainly comprised of houses that were built elsewhere and transported to **Allen Park**. One home is named Mary Rose, in honor of Allen's daughter.

Allen passed away in the 1960s and sadly the park fell into disrepair without him and would have deteriorated even further without the intervention of the volunteer group, Friends of **Allen Park**. One of the larger homes ... on the property, "Allan Lodge" was fully repaired thanks to their efforts. Before opening to the **public**, **Allen Park** remained a privately owned community, only open to visitors on Sundays.


In November 2022, **Salt Lake City** Residents passed a \$85 million bond proposed by Mayor Erin Mendenhall to fund trails, parks and other **public-use lands** in **Salt Lake City**, \$4.5 million of which was allocated to the further improvement of ... **Allen Park**.

**Salt Lake City's Public Lands** Department partnered with GSBS Architecture to plan out the future of **Allen Park** earlier this year in the Spring. The goal in mind is to make it more useable but retain its unique character. Feedback from the **public** is still open and will likely remain that way throughout September.

Funding already received and potential future funding are expected to pay for ...

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**Unpacking "Hobbittville" and its long history** 38

**Date Collected** Jul 7, 2023 4:24 PM EDT  
**Category** Digital News  
**Source** [KSL NewsRadio](#)  
**Author** SAMANTHA HERRERA

**Est. Audience** 12,499  
**Est. Publicity Value** USD \$95  
**Market** Salt Lake City, UT  
**Language** English

**SALT LAKE CITY** — Most Utahns have probably heard of Hobbittville. It's an urban legend born from the rich and unusual history of **Allen Park** and its namesake, Dr. George Allen.

Among the trees and houses that line 1300 East in Sugar House is an easily overlooked sign, marking the entrance to **Allen Park**.

The name conjures an image of your typical park, with grass and basketball courts and playgrounds.

Instead, ... walking into **Allen Park**, you're immediately met by the sight of a large wooden cabin. It looks like it should be in the Cottonwoods, not in the middle of **Salt Lake City**. To either side of you are large stones, engraved with lines like, "Too low they build, who build beneath the stars."

That's just the beginning.

Park beginnings

In 1931, Dr. George Allen and his wife Ruth purchased a property in Sugar House at 1328 **Allen Park** Dr. The park spans ... almost two blocks and sits across from Westminster College.



Allen was an animal lover, with a passion for exotic birds. As Allen added cages and roosts, the park became a bird sanctuary.

**Allen Park** also reportedly housed other exotic animals like a chimp, elephant and reindeer. With that in mind, it shouldn't come as a surprise that Dr. Allen helped establish both the Tracy Aviary and Utah's Hogle Zoo, both of which are still open today.

The exotic birds that captured Allen's heart are gone ... the "Mary Rose" after Allen's daughter, has a large stone fireplace on the outside.

Another house has green shutters that stand out against the white building. Bright, orange flowers cover the front of the house.

As the area around it was developed, the park remained tucked away. Eventually, **Allen Park** became a private community.

On Sundays, the park opened up to the **public**. A sign placed at the entrance read, "Visitors welcome."

Visitors could tour the park's unconventional layout and enjoy the natural beauty including Emigration Creek, which cuts through the property.

And ... out of a fantasy.

With the colorful, unique buildings, the poetry engraved in stone, and the birds, it's no wonder this unique enclave was given the moniker "Hobbitville."

Local legend said hobbit-like creatures lived in the Hobbitville homes, happily smoking their pipes within the confines of **Allen Park**.

**Allen Park** and Hobbitville today

Dr. George Allen died in 1961, and by the 70s his birds were gone. The park and Hobbitville fell into disrepair, but still, the community remained.

Ruth died in 1985 and her granddaughter took over. After her granddaughter's death, the park went ...

### Television News Coverage

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# Appendix E: ADAPTING FOR ACCESS



# ADAPTING FOR ACCESS

## ADA COMPLIANCE IN HISTORIC STRUCTURES

There are many challenges involved in using and reusing historic buildings; satisfying current codes and laws is one of them. This brochure is intended to dispel myths and show that it is possible and reasonable to comply with the Americans with Disabilities Act (ADA) while remaining in your historic structure and retaining its historic significance. *The goal is to achieve the highest level of accessibility with the lowest amount of impact on the historic structure.*

### Quick Summary

The ADA is about removing and preventing barriers in new, existing, or altered facilities (historic or non-historic) used by people with physical or mental limitations.

In general, the ADA gives qualified historic buildings more options for compliance and special provisions in some cases. Depending on the use of the building, the standards for compliance vary slightly. *Qualified historic structures* are not exempt and must comply with the ADA. If it is determined that full compliance will *threaten or destroy* the historic significance of the structure, then *minimum standards* may be used. This decision must be made in conjunction with the State Historic Preservation Office (SHPO). If even the minimum standards will threaten or destroy the historic significance of the structure, then *alternate methods of access* may be used. This option is considered a last resort and is only applicable in rare situations.

When *alterations* are involved, all structures must comply with the ADA design guidelines. For projects using federal money or licensing, then a *Section 106 Review* must occur. For sensitive repair solutions and help rating accessibility solutions, refer to The Secretary of the Interior's Standards for Rehabilitation. Contact SHPO at the address below for additional information.



First Methodist Church, Salt Lake City, Utah

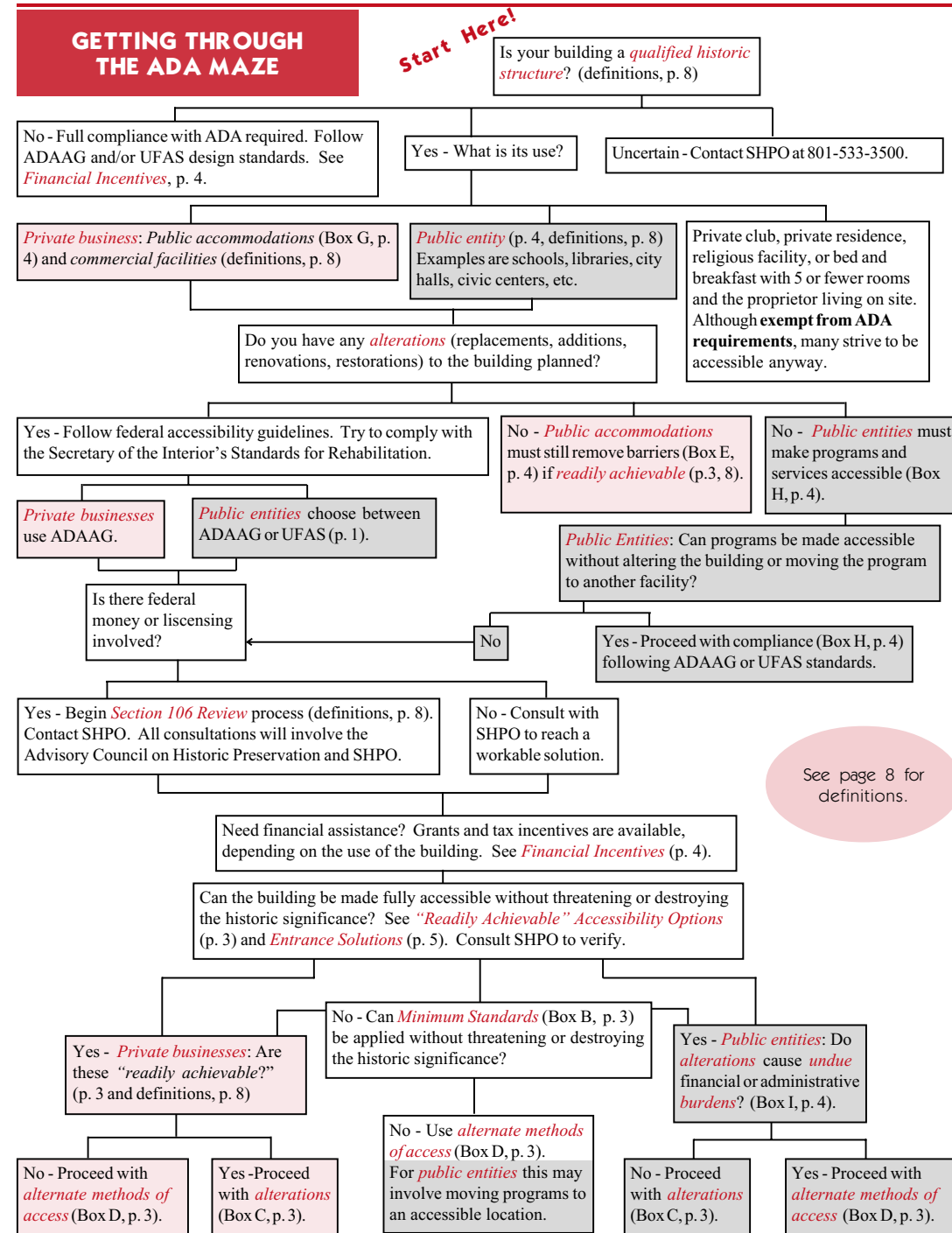
### What is the Americans with Disabilities Act?

The ADA is a civil rights act passed in 1990 to ensure that persons with disabilities are not discriminated against at work (Title I), by state or local governments (Title II), by private businesses (Title III), or in communication (Title IV). Titles II and III have the most impact on historic structures, because compliance often involves altering buildings physically. The intent of the law is to allow people with disabilities to engage in everyday activities such as eating at a restaurant, registering their car or buying an item at the store. Because the ADA is a civil rights law, it is enforced through civil court cases rather than police action.

In addition to the regulations of the act, there are design guidelines to help with compliance. These are the Standards for Accessible Design, often known as the ADA Accessibility Guidelines (ADAAG)\* and the Uniform Federal Accessibility Standards (UFAS). The information in this brochure is a general summary of the guidelines included in both the Standards for Accessible Design and UFAS. For more specific assistance, both of these can be ordered from the Department of Justice (resources, p. 8).

*\*These design standards are under revision and may not be referred to as ADAAG in the future.*

Utah State Historic Preservation Office (SHPO) / Utah Division of State History, 300 Rio Grande, Salt Lake City, Utah 84101-1182 / 801-533-3500





### ALL QUALIFIED HISTORIC STRUCTURES

It is important to remember that the information given here refers only to *qualified historic structures*. All facilities that are being altered and are not qualified as historic must abide by the standard design guidelines which are only mentioned briefly here. To order copies of the ADAAG and UFAS guidelines see *resources* ( p. 8).

**A** **Priorities**

1. Get everyone through the door.
2. Make goods and services accessible.
3. Make restrooms accessible.
4. Remove any remaining barriers.

**C** **Alterations**

- Private business must meet the standards set forth for historic buildings in ADAAG.
- State and local governments must follow the standards for historic buildings in either ADAAG or UFAS to the maximum extent feasible.
- \*Alterations trigger the requirement that the *path of travel* (p. 8) to an alteration be accessible. 20% of the cost of the original alteration must be used to make the path of travel accessible unless the cost of making it fully accessible is less than 20%. No more than 20% is required to be spent. However, if the path is not fully accessible, *alternate methods of access* need to be used (Box D).




*\* For Public Accommodation alterations, ADAAG required.*

**B** **Minimum Standards for Historic Structures**

- Only one accessible route is required to one accessible entrance. Ramps may be steeper than is normally permitted (1:6 for a run of 2ft. vs. 1:8 to 1:10).
- The accessible entrance need not be the primary entrance. It must be unlocked and indicated by signage at the primary entrance.
- Only one accessible restroom is required, and it may be unisex.
- Accessible routes are only required on the level of the accessible entrance, with access to other levels added when practical.
- Exhibits and displays should be visible from a seated position.

**D** **Alternate Methods of Access**

- Move services to an accessible floor.
- Have staff available for assistance.
- Take service or goods to the person's home. (This is only a sample of solutions.)

"READILY ACHIEVABLE" ACCESSIBILITY OPTIONS		
The Site	Entrances	Interior
<ul style="list-style-type: none"> <li>Have convenient parking.</li> <li>Add accessible parking spaces by repainting lines.</li> <li>Mark stalls with signs.</li> <li>Create an accessible route from the parking area to the building.</li> <li>Make curb cuts in sidewalks and entrances.</li> <li>Install ramps.</li> <li>Install handrails.</li> </ul> 	<p>(See p. 5 for further details.)</p> <ul style="list-style-type: none"> <li>Regrade.</li> <li>Install ramps.</li> <li>Install wheelchair lifts.</li> <li>Adapt door hardware, i.e. lever handles.</li> <li>Adjust door closer tension.</li> <li>Level door thresholds.</li> <li>Install offset hinges to widen door openings.</li> <li>Install automatic door openers.</li> </ul> 	<ul style="list-style-type: none"> <li>Install ramps, wheelchair lifts.</li> <li>Upgrade restrooms.</li> <li>Remove thick, soft carpeting.</li> <li>Install offset hinges to widen door openings.</li> <li>Install lever door handles.</li> <li>Modify stairs.</li> <li>Install flashing alarm lights.</li> <li>Reposition telephones and shelves.</li> <li>Rearrange furniture and displays.</li> </ul> 

### PRIVATE BUSINESSES

Private businesses include *public accommodations* (Box G), *commercial facilities* (p. 8), and private educational facilities. These are covered by the ADA under Title III. There are differences between the requirements for public entities and private businesses which make the process a bit simpler for private businesses.

**E** **Basic Requirements**

Remove structural architectural and communication barriers where "*readily achievable*" (p. 3 and definitions p. 8). Use the *priorities* (Box A) to aid in decision making.

**F** **Elevator Exemption**

Buildings that are less than 3 stories tall or have less than 3000 sq ft per story are *not required to have an elevator* unless the building is a shopping center, shopping mall, the professional office of a health care provider, or any other facility specifically designated by the Attorney General.

**G** **Public Accommodations**

- Lodgings
- Food and drink establishments
- Places of exhibition and entertainment
- Public gathering spaces
- Retail or sales establishments
- Service establishments (includes banks, offices of doctors, and lawyers, etc.)
- Public transportation facilities
- Places of public display or collection
- Places of recreation
- Places of education
- Social service center establishments
- Places of exercise or recreation

### PUBLIC ENTITIES

The activities, programs, and services provided by state and local governments (public entities) are covered by Title II of the ADA. There are differences between the requirements for public entities and private businesses. For public entities, an important part of the accessibility process is the creation of a *transition plan*, something which may already be done. This plan involves evaluating the accessibility of the programs in their entirety and then developing plans for making them accessible through alternate means or building alteration.

**H** **Basic Requirements**

Make your programs, services, and activities accessible by providing the service in some alternative method or by removing barriers to access. In meeting the accessibility requirement, you are not required to take any action that would fundamentally alter the nature of your service, program, or activity or cause an *undue financial or administrative burden* (Box I).

**I** **Undue Burdens**

If you decide that an action would cause an *undue financial or administrative burden* or would fundamentally alter the nature of your program, service or activity, you must document the reason in writing. You then must take an action that would not cause an undue burden, but would still render your program, service or activity accessible.

**J** **Elevators**

Although the elevator exemption does not apply to public entities, this need not be a worry. There are solutions, such as exterior wheelchair lifts (p. 5), that can access all floors and may not threaten or destroy the historic significance of the building. If it would be an *undue financial burden* to install an elevator or a lift, then use *alternate methods of access* (Box D).

### FINANCIAL INCENTIVES\*

	Small Businesses	Any Business	Local Governments
<b>Incentive Type</b>	Tax Credit	Tax Deduction	Community Development Block Grant
<b>Eligible Expenses</b>	Removing architectural, communication, physical or transportation barriers. Providing other similar services, modifications, materials or equipment.	Removing architectural or transportation barriers. Eligible barriers include: grading, walks, parking lots, ramps, entrances, doors and doorways, stairs, floors, toilet rooms, water fountains, public telephones and elevators.	Accessibility purposes such as installation of ramps, curb cuts, wider doorways, wider parking spaces, and elevators.
<b>Amount</b>	50% of expenses over \$250 and less than \$10,250 for a maximum of \$5,000 per year.	Maximum deduction of \$15,000 per year.	Varies.
<b>Available Through</b>	Title 26, Internal Revenue Code, Section 44	Title 26, Internal Revenue Code, Section 190	U.S. Department of Housing and Urban Development

\* There may also be funds available for restoration work on historic buildings through Certified Local Government (CLG) grants, Main Street grants and Federal or State tax credits. Accessibility adaptations may qualify for these additional financial benefits. Contact SHPO for details.




ENTRANCE SOLUTIONS	ADVANTAGES	DISADVANTAGES
<b>RAMPS</b> \$\$    🛠️🦽🦿🦼🦾		
<b>Suggestions</b> <ul style="list-style-type: none"> <li>Design to fit with style of building; use appropriate materials.</li> <li>Make reversible, able to be removed without damaging the building.</li> <li>Locate at public entrance whenever feasible.</li> <li>Do not make slopes steeper than 1:12 unless doing so would destroy or threaten the historic significance.</li> <li>Use handrails in keeping with historic character.</li> </ul>	<ul style="list-style-type: none"> <li>Can be portable, if used with only a few steps.</li> <li>Can be temporary.</li> <li>Users can all use same entrance.</li> <li>Range of costs of installation; cost varies with height of entrance.</li> <li>Below-grade entrances may preserve the historic appearance.</li> <li>Does not require staff assistance.</li> <li>Low maintenance and maintenance cost.</li> <li>Can be used indoors or out.</li> </ul>	<ul style="list-style-type: none"> <li>Long ramps can be tiring for manual wheelchair users.</li> <li>Wet ramps are slippery and dangerous.</li> <li>Uncovered ramps are a hazard in cold climates with snow and ice.</li> <li>Portable ramps tend not to fit in with historic properties.</li> <li>Often not acceptable historically on primary entrance, as it requires a lot of space.</li> </ul>
<b>CHAIR LIFTS</b> \$\$    🛠️🦽🦿🦼🦾		
<b>Suggestions</b> <ul style="list-style-type: none"> <li>Have a person with a disability involved when choosing a lift.</li> <li>Are regulated by the State of Utah Safety Division of the Labor Commission and must be inspected annually.</li> <li>Use one that can be independently operated.</li> </ul>	<ul style="list-style-type: none"> <li>Two types are available: vertical and inclined, which follows the steps.</li> <li>Some retract into the ground when not in use.</li> <li>Can be enclosed to be weather tight.</li> <li>Takes up little space.</li> <li>Is a reversible solution.</li> <li>May be used inside or outside.</li> </ul>	<ul style="list-style-type: none"> <li>Initial cost is high.</li> <li>Involves maintenance costs.</li> <li>Inclined stair lifts tend to be visually intrusive.</li> <li>User may need assistance to operate.</li> </ul>
<b>REGRAIDING</b> \$\$    🛠️🦽🦿🦼🦾		
<b>Suggestions</b> <ul style="list-style-type: none"> <li>Landscape appropriately.</li> <li>Move steps out from the building and regrade behind.</li> </ul>	<ul style="list-style-type: none"> <li>Easier snow removal than with steps.</li> <li>Low cost, less expensive if low slope.</li> <li>Everyone uses the same entrance.</li> <li>May not affect historical appearance.</li> <li>Requires no staff assistance.</li> </ul>	<ul style="list-style-type: none"> <li>May threaten historic integrity.</li> <li>Can only be used for one or two steps.</li> <li>Requires a great deal of space.</li> </ul>
<b>ALTERING DOORS</b> \$    🛠️🦽🦿🦼🦾		
<b>Suggestions</b> <ul style="list-style-type: none"> <li>Use offset hinges to widen clear door openings.</li> <li>Use automatic door openers on heavy, hard-to-open doors.</li> <li>Bevel thresholds that are too high.</li> <li>Adjust door closer on heavy or fast-closing doors.</li> <li>Replace knobs with or add lever handles.</li> </ul>	<ul style="list-style-type: none"> <li>Low cost.</li> <li>Several readily achievable solutions are available (see suggestions).</li> <li>Helps a variety of disability types.</li> <li>Most adaptations will not affect historic significance.</li> </ul>	<ul style="list-style-type: none"> <li>Widening the door frame may destroy the historic significance, especially if on a primary elevation. It is also irreversible.</li> </ul>
<b>ELEVATORS</b> \$\$\$    🛠️🦽🦿🦼🦾		
<b>Suggestions</b> <ul style="list-style-type: none"> <li>Exterior additions should meet the Secretary of the Interior's Standards for Rehabilitation.</li> <li>Try to place in an existing shaft in the building.</li> <li>Locate where least alteration to building structure is required.</li> </ul>	<ul style="list-style-type: none"> <li>Can access most floors.</li> <li>Is weather-safe.</li> <li>Can be internal or added externally. Is less expensive than building a new accessible structure.</li> <li>External elevators do not affect structural members of the building.</li> <li>Interior elevator shafts can add seismic strengthening to buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Expensive.</li> <li>May require an addition.</li> <li>Requires regular maintenance and safety inspections.</li> <li>Not easily reversible.</li> <li>Placing on a primary elevation often will damage the historic significance.</li> </ul>

Cost: \$-low cost, \$\$-moderate cost, \$\$\$-high cost  
 Installation: 🛠️-easy to install, 🛠️🦽-may require professional installation, 🛠️🦽🦿-requires professional installation  
 Accessibility: 🦽-mildly accessible, 🦽🦿-moderately accessible, but requires assistance, 🦽🦿🦼-highly accessible  
 Compatibility: 🦽-difficult to meet the Secretary's Standards, 🦽🦿-easily meets the Secretary's Standards, 🦽🦿🦼-almost always meets the Secretary's Standards

**WHAT'S BEEN DONE?**

**Case Study #1**  
**Washington County Courthouse**  
 (Old Pioneer Courthouse)  
 97 East St. George Blvd., St. George, UT

**Current Use:** Public Accommodation (Title III)  
**Owner:** St. George City  
**Contact:** Five County Association of Governments, P.O. Box 1550, St. George, UT 84771, 435-673-3548  
**Contractor:** Arnell West  
**Architect:** JHCH-Architects, St. George P.C., 750 Ridgeview Dr., St. George, UT 84770, 435-628-5969  
**Cost:** \$60,000 (approximately) for chair lift  
**Funded by:** Community Development Block Grant Program  
**Built:** 1866-1876 through community labor.



Old Pioneer Courthouse, St. George, Utah

**Case Study #2**  
**Clotworthy/McMillan House**  
 261 S. Main St., Heber City, UT

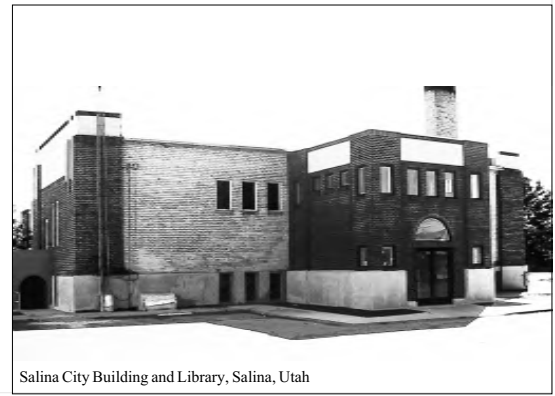
**Current Use:** Interior design firm (Title III)  
**Owner:** Gordon D. Spencer  
**Contact:** Sharon A. Spencer, 405 East 200 South, Heber City, UT 84032  
**Designer:** George Bennett  
**Cost:** \$10,000 (estimated cost of ramp)  
**Funded By:** Private investment and federal tax credits.  
**Built:** c. 1874 by local rancher and early settler of the Heber Valley, Thomas Clotworthy.

**Alterations Made**

- Railings added to front steps.
- Ramp added to rear entrance with modification of rear addition.
- Addition put on rear of house.

**Case Study #3**  
**Salina Municipal Building**  
 90 West Main St.

**Current Use:** City hall, library, police office (Title II)  
**Owner:** Salina City  
**Contact:** Salina City Corporation, 435-529-7304  
**Contractor:** Bryant E. Mickelson, Redmond, UT  
**Architect:** Paul David Brown, Salt Lake City, UT, 801-359-2145  
**Cost:** \$300,000 (Total building rehabilitation)  
**Funded by:** Grants from Permanent Community Impact Board and the State Energy Department  
**Built:** 1936-37 with money from the WPA; Architect: Carson F. Wells, Jr., SLC.



Salina City Building and Library, Salina, Utah



**HOW DID THEY DO IT?**

**Alterations Made:**

- Thresholds leveled.
- Signage adapted.
- Miscellaneous site work.
- Repainted parking lot striping.
- Added curb cuts between parking lot and sidewalk.
- Vertical platform lift installed on secondary (rear) elevation.
- Lift located between stairs and building in architecturally compatible enclosure.
- Existing exterior stairs removed for relocation.
- Steps removed.
- Unobtrusive ramp to lower level on front elevation.
- Restrooms adapted.

**Positive Aspects:**

- Lift is in same place as existing non-historic stairway.
- Attachment to building is soft, meaning it can be removed without damaging the historic fabric of the building.
- Ramp is in location of existing shallow stairwell.
- Lift is on secondary elevation of structure.
- All floors are accessible.
- Lift is enclosed in glass, therefore usable in all weather conditions.
- Accessible entries are close to parking.
- Accessible entries are the same entries as used by the rest of the public.
- No modifications were made to the historic structure.



Clotworthy / McMillan House, Heber City, Utah

**Positive Aspects**

- Accessible entrance is close to parking.
- Accessible entrance is used by most of the public.
- Handrails aid those who are not in wheel chairs.
- Ramp is on secondary facade and does not destroy the significance of the building.

**Alterations Made:**

- New doors added on the interior.
- Restroom added on the second level.
- Offices rearranged for accessibility and ease of function for the public.
- Wheelchair lift installed on north elevation.
- Addition made to secondary (rear) elevation.
- Council chambers moved to the first level for more public interaction.
- Courtroom and public meeting facilities also added.

**Positive Aspects:**

- Lift is located on the secondary elevation of the building.
- Lift is enclosed in a historically sensitive addition.
- All floors are accessible.
- Accessible entrance is close to parking.
- Accessible entrance is the same entry as used by most of the public.
- Traffic flow improvements impact the general public as well as the disabled.

**DEFINITIONS**

*ADAAG* is the current acronym for the design standards set forth in the ADA. These standards are under revision and may not use the same acronym in the future.

An *alteration* is replacement, renovation, or addition to a space of a facility. Historic restoration is considered an alteration.

*Architectural barriers* are physical features that prevent or limit people with disabilities from obtaining the goods or services that are offered. Examples include narrow doors, closely arranged furniture or display racks, and steps.

*Commercial facilities* are nonresidential facilities, including office buildings, factories, and warehouses, that affect commerce.

The *path of travel* is the route from an accessible entrance to the part of the building that is being altered and to the restrooms servicing the alteration.

*Private businesses* for the purpose of this publication include public accommodations and commercial facilities.

*Public accommodations* are defined in Box G, p. 4.

*Public entities* are state and local governments and their branches. Examples include libraries, city halls, civic centers, courthouses, and schools.

*Qualified historic structures* are those that are on or are eligible for the National Register of Historic Places, or are locally designated as historic. Contact SHPO to determine eligibility.

*Readily achievable* means that it can be easily accomplished and is able to be carried out without much difficulty or expense. This is evaluated on a case by case basis and should be reevaluated every year.

*Secretary's Standards* refers to the Secretary of the Interior's Standards for Rehabilitation.

*Section 106 Review* is the required process used when federal projects impact historic properties.

*SHPO* is the State Historic Preservation Office. The Utah SHPO can be reached at 801-533-3500.

*UFAS* alternate design guidelines for use by public entities. These may be merged with ADAAG in the future.

**RESOURCES**

(Most publications are available for public use at the Utah Division of State History - 300 Rio Grande, Salt Lake City, Utah 84101-1182, 801-533-3500.)

**Agencies**

Architectural and Transportation Barriers Compliance Board. Offers technical assistance on the ADAAG, 800-872-2253 (voice), 800-993-2822 (TDD), 202-272-5448 (electronic bulletin board), [www.access-board.gov/](http://www.access-board.gov/) (internet address).

Governor's Council for People with Disabilities, 555 East 300 South, Suite 201, Salt Lake City, UT 84102, 801-533-4128.

Rocky Mountain Disability & Business Technical Assistance Center, 3630 Sinton Road, Suite 103, Colorado Springs, CO 80907, 800-949-4232.

U.S. Department of Justice, Civil Rights Division, Office of the Americans with Disabilities Act, P.O. Box 66118, Washington, D.C. 20035-6118, 800-514-0301 (voice), 800-514-0383 (TDD), 202-514-6193 (electronic bulletin board), [www.usdoj.gov/crt/ada/adahom1.htm](http://www.usdoj.gov/crt/ada/adahom1.htm) (internet address), ADA Hotline - 800-526-7234 (voice/TDD).

Assistance Centers.

"Making Historic Properties Accessible." Preservation Briefs No. 32, U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance.

National Park Service publications, including Preservation Briefs, Tech Notes, and the "Secretary of the Interior's Standards for Rehabilitation." These resources present a variety of sensitive repair solutions for historic features and materials.

"Preserving the Past and Making it Accessible to Everyone: How Easy a Task?" *CRM* Supplement, 1991. U.S. Department of the Interior, National Park Service, Cultural Resources.

Standards for Accessible Design: ADA Accessibility Guidelines (ADAAG), U.S. Department of Justice, 1991.

"The Impact of the Americans with Disabilities Act on Historic Structures." Information Series No. 55, 1991, National Trust for Historic Preservation.

UFAS Retrofit Manual, available from the Architectural and Transportation Barriers Compliance Board.

**Publications**

ADA Guide for Small Businesses from the U.S. Department of Justice, Civil Rights Division, Disability Rights Section.

ADA Title II Action Guide for State and Local Governments, by the Adaptive Environments Center, Inc. with a grant from the National Institute on Disability and Rehabilitation Research, LRP Publications, Horsham, Pennsylvania.

Available from the Disability and Business Technical

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**ALLEN**  
— P A R K —  
Adaptive Reuse and Management Plan

 **Public Lands**  
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