

Allen Park Virtual Open House

Mon. Dec 11, 2023

Please note: This transcript is computer-generated and may contain inaccuracies.

6:50 - Kat Andra

Hey everyone, thanks for coming. We're just getting everyone admitted quickly, and then we will dive in. Awesome. I'm going to go for it. Hello, welcome everyone and thank you all so much for being here tonight to hear about the plans in play for Allen Park. My name is Kat Andra I'm a public lands planner for Salt Lake City, and I'm joined today by the rest of our planning team, I'm just going to introduce them really quickly we have GSBS architects, who is the consultant working on the team, Christine is here.

7:35 - Kat Andra

Assisted by Wilkinson Ferrari and Co with public engagement. We have Hillary Robertson and Brian Wilkinson will be joining us shortly. And then we have a few other members of our Salt Lake City team, Minerva in charge of public engagement and Kira Johnson, another public lands planner. So over the past year, this team, among a few others, have been working with the public and behind the scenes to develop what we're calling an Adaptive Reuse and Management Plan for Allen Park, which will guide future improvements and programming at Allen Park.

8:07 - Kat Andra

And now we're at the exciting point where we would like to share our final draft concept with you all and gather some feedback as we get it finalized. Perfect. We'll take a small portion of this time today Sorry back one Christine. A small portion of the time today for this presentation and then the rest will be questions and answers from you all. This will be recorded and posted on our website if you want to re-watch it or encourage others to take a look. So here is kind of what we have planned for the next couple of hours.

8:40 - Kat Andra

We'll do a brief overview of the planning process, We'll take a look at three potential concepts for the park that the team created and vetted in our last round of public engagement. We'll look at the final recommended concepts that we would like your input on. And then finally, we'll talk about next steps for putting the plan into action. And given the time constraints, we're going to skip the big history component of the park. Please feel free to visit our project website for more historical information.

9:09 - Kat Andra

We have a very in-depth cultural landscape report that is fascinating and the basis for this future planning process. So I encourage you to go check it out, Allen Park, Slc, Dot org, and then all answers to questions will happen at the end during a Q&A. But if you have questions throughout the presentation, feel free to drop them in the chat and we'll address them after the brief presentation. Next slide, please. So just as a reminder before we dive in, here's a snapshot of why Salt Lake City purchased Allen Park in the first place to create a really a publicly accessible open space for the enjoyment of visitors and residents alike.

9:50 - Kat Andra

We wanted to save a large natural open space from development, preserve this highly cultural and historical resource. Protect and enhance and restore Immigration Creek, preserve and potentially connect trails through the park to our regional citywide trail network, create the city's newest public park with an active community use. And so these are kind of the reasons that the city purchased the park and became the foundation of the goals for this planning process and the park moving forward as well, which I will touch on shortly.

10:24 - Kat Andra

Next slide, please. So here's just a brief look at the planning process and timeline for this whole plan. As I mentioned, we kind of began research and preliminary planning late 2022, early 2023. We worked with technical experts to complete evaluations of the site, consultations, and conduct a series of site assessments. We initiated a public engagement process in early June with our first big open house to solicit big ideas, hopes, dreams, and values from the community. And then using those inputs, the team developed three concept plans, which we shared with the public earlier this fall and collected feedback.

11:09 - Kat Andra

And we'll share all those with you in a moment. And so now we have our final recommended plan for public review, which we're hoping to finalize in early 2023, and then immediately begin implementation. Next slide, please. Thank you so throughout the planning process we use a variety of different tactics to gather feedback on both our process and the direction for the park. We created a community advisory committee, see if you'd be here tonight thank you so much to help guide the city and the team.

11:43 - Kat Andra

Throughout this process. We had multiple ways for the broad community to engage online and in person. We hosted and tabled at various events and presented at community meetings. And then we had a lot of other avenues of community engagement as well, all summarized on our website. And so here are some of the common themes that we heard kind of throughout the planning process. Let's see. Sorry, I gotta switch my screen. We heard that we wanted to keep some or all of the structures on the site that they were very important to activate the park by using the open space for community activities and programs.

12:22 - Kat Andra

Keep the landscaped areas really natural and use native plants. The central fountain, see that restored. A desire to see as many of the art installations preserved as possible. Kind of a dislike towards building anything new at the park to honor the original intent to prohibit automotive vehicles in the park and to see the park used for some type of regular purpose or activity. And then

with that, I will go ahead and turn it over to Christine from our consulting team to go over a little bit more of the planning process.

13:01 - Christine Richman

Thanks, Kat. So as many of you have already seen and have given us some feedback on some of the concepts we came up with, and just as a reminder, the concepts that the planning team came up with and put out for public review, sort of built on each other and tested out some concepts of the right balance between natural areas and the buildings and the uses that are associated with that. So there was the all concepts map that identified what would happen in all options. And then the next one was art in the wild, that removed several buildings and replaced it with some green space, some opportunities for community gathering and people to use the park in a more passive way.

13:54 - Christine Richman

And then concept two retained more of the buildings, all of the buildings, except two that are on the very end and in the floodplain. And then concept three actually added new buildings. And so as we went through the, to fall and we got feedback from the Community Advisory Committee and the overall community. Several themes really popped up. Most people preferred the direction of art in the wild, that idea of preserving the tree canopy, making it an area for quiet use of the community, maybe small gatherings, We also heard that perhaps retaining a couple additional buildings would be worthwhile, which for us made sense in terms of retaining sort of that clustering of the different buildings that was identified in the cultural landscape report, which was done prior to this process starting.

15:01 - Christine Richman

And so we heard all of that feedback and we have now put together a, hang on, something just popped up on my screen. Put together a revised consolidated concept that begins with art in the wild. So it starts with everything that was in the all concepts, including reducing the width of Allen Park Drive and using it as a pedestrian trail. It will be used for emergency vehicles So we have to keep it 26 feet wide for the fire truck. Remove the pulver and replace it with a bridge to free the creek flow.

15:44 - Christine Richman

Slow the flow of the creek for stream health. And we'll show you where we do that on the concept. Restores the riparian zone to make sure it's a healthy wildlife habitat area and preserves in place all of the art objects, which was something else we heard from the community, how important it was to retain the art objects that are there. So it begins with arts and sciences in the wild, but as I said it retains a couple of additional buildings so that that eastern cluster arrangement can be maintained and that includes the Mary Rose and the Sally Ann and also preserves the ethylene.

16:23 - Christine Richman

The option increases opportunities for passive and small group use of the park and removes protective fencing where and when it's appropriate. We have the primary entrance on 13th East. We have the entrance meadow that has the Peacock Gazebo, art pieces, poppies, and that entry sequence that is identified in the CLR. And it preserves and rehabilitates the following buildings as future funding is available. The Allen Lodge House, the Thomas Baum House, Yule, George, and the Roost, which are the more Western cluster of buildings.

17:05 - Christine Richman

Converts the 1384 duplex to be a public restroom. So we have some facilities in the park, which is something we also heard would be nice. And then the Eastern cluster would be the Mary Rose, the Roberta, the Sally Ann, and possibly the Ethylene if we preserve it in place. So newly unpaved areas adjacent to Allen Park, Allen Park Drive will be converted to natural areas. For community use. So that increases the amount of green space in the area, and we'll use native plants to landscape those areas.

17:44 - Christine Richman

Areas where existing buildings are removed will be converted to natural community activity areas, and we retain the option for future trail connectivity to that We've also identified an opportunity for a looping trail that goes along the hillside, and it includes small parking areas, bicycle parking areas at all entrances, accessible parking at the southern 1300 East entrance, and a proposed new lot at the dead end of 14th East that's on the upper part of the park. So this is the concept.

18:26 - Christine Richman

So you can see, this is the current alignment of Allen Park Drive, but it's been narrowed significantly. And replaced with green spaces that will be available for people to use for picnic areas, for gathering, for sitting and reading a book. The main entrance remains here along 1300 East, and this will all be accessible for people at all user levels. We also have identified lighting, pedestrian level lighting, And you can see that the stream is identified to be improved the repairing corridor, and I have some precedent images for some of the plantings that we're considering in those areas as well.

19:20 - Christine Richman

The Allen Lodge is, the Allen Lodge has which Um, we have identified for, um, rehabilitation and use is a park office as well as a location for a small history museum. And, uh, that can also be used for some public meetings. Each of the, these orange buildings, um, and the Brian buildings are the buildings that will be retained on the site. And identified for adaptive reuse. As I said, the Allen Lodge House would be used as the park offices. This brown building we've identified as the public restroom.

20:04 - Christine Richman

And then the Roberta up here is already being used by the city as a maintenance and storage facility. The orange buildings that will be retained have been identified for conversion to arts and sciences and community studios for a community-based use. This is the small new parking lot I mentioned at the dead end of 1400 East with a looping trail that provides access to the main part of the park through there. These are the areas where we will be putting in weirs and other interventions to help slow the flow of the creek.

20:44 - Christine Richman

Some of you may have noticed there's been some undercutting already of the banks there. We've also got some plantings that are along the edge of the park here and also up here to buffer this new small parking lot. So these are some concept precedents. This is an example of some of the conversation areas that could be created where we've removed buildings and in other unprogrammed areas of the park that would allow people to come in, use it either as a small group or as an individual.

21:24 - Christine Richman

This is a precedent image of how a small studio could be used in the, or could be retrofit into some of the duplex buildings or some of the buildings that are retained. As I mentioned, the option identifies opportunities to improve the creek. So this is a drawing of how the creek banks could be laid back and protected, including some slope retention elements, as well as possibly a creekside trail. Laying back the slopes so that we don't get undercutting or sloughing into the area, and the additional plantings to help retain those slopes.

22:21 - Christine Richman

This is a drawing of some of the opportunities to slow the flow of the creek using weirs and pooling. And this is a photograph of what that would look like in the areas where those types of interventions are installed along the creek. These are some examples of some of the vegetation that would be considered for the riparian zone in particular. These are areas where we have had some infiltration of non-native plants. And so to help restore the native habitat in those areas, we're going to put together a plan to replace those, not rip them all out at once, but replace them strategically over time so that the native plants can come back within the riparian zone and the wildlife habitat area.

23:23 - Christine Richman

So these are some additional examples of some of the plants that could be used in those areas. This is also a photograph of how The willows can be restored along the stream bank that provides habitat for wildlife, also helps to retain the banks and is healthy for the creek. So we are talking about wildlife habitat. A lot of the wildlife that is there that I'm sure many of you have seen and

enjoy are birds. And so helping to enhance the wildlife habitat within the park, including improving the shrub understory with a lot of the plants that I just showed you on the other two slides, as well as making sure we have feeding and nesting opportunities for the birds in that area.

24:21 - Christine Richman

Some of the species in the park that we want to make sure we're paying attention to and providing the right habitat include the black-chinned hummingbird, the California quail, warbling vireo and a yellow warbler. These are some of the species that are in the park, as well as many of you already know, the mule deer that like to make the park home. So that is a brief overview of the concept as we put it together.

24:56 - Kat Andra

So, sorry I have a cough drop in if you hear some jabbling, but we would love your comments on this final design. The concept period on this will last until, it says December 31st, we are looking at potentially extending that due to the holidays, so likely sometime in January. The team will consider all of the feedback we receive. And make final design recommendations. We'll work on finalizing the entire plan document sometime in mid-January. The final report will be available to the public in late January.

25:33 - Kat Andra

City Council will also receive a draft of the final plan along with all of the comments gathered and the feedback provided before the document is finalized. So the final report should be available, as I mentioned, to the public by the end of January. And for more information on this project, the process, to leave us a comment on the final plan, please visit [Allen Park Slc dot org](http://AllenParkSlc.org). This QR code will also take you there. And then as I mentioned, this presentation will be posted on our website for folks that want to check it out.

26:04 - Kat Andra

Also, all of my contact information is available on the website. If anyone has thoughts or wants to reach out that way, you can absolutely do so. Next slide, Christine, please. So that kind of leads us into some Q&A. First of all, I just wanted to say thank you so much again for being here and engaging in this process. It is really important to make sure that we get this as right as possible for the community. But now we've intentionally saved quite a bit of time to answer all of your questions.

26:34 - Kat Andra

So how this is going to work is feel free to drop your questions in the chat. And Hilary is going to read them aloud and members of the project team. We'll go ahead and answer those. There may be some questions that come up multiple times, so we'll kind of summarize them and lump them into one question and respond accordingly. So your questions will go directly to Hilary. We'll work her

way down the list, and we'll go ahead and provide answers. And then anything that we either don't get to or you don't get to ask today, please feel free to reach out to myself and we can address those.

27:05 - Kat Andra

So yeah, thank you so much. Christine, I'm curious if we could maybe hold the slide that is the final concept design just so people can kind of mull it over while we take some questions. Perfect, thank you so much. You Right, Hilary, whenever you're ready.

27:33 - Hilary Robertson

Thank you. Sorry. First question from Kirk Huffaker. Will the pool itself or the pool area be retained?

27:44 - Kat Andra

Great question. I can take a stab at that. The pool area will absolutely be retained. I think all of everything that once had water in We'll, during the design process, we'll kind of conduct feasibility studies to see what the feasibility is of getting water back into some of those features, but the fountain and the central pool will all be retained and the artwork will be rehabilitated. The big question is kind of whether or not we'll be able to get water back in there, but the pieces themselves will be there.

28:14 - Kat Andra

Christine, feel free to jump in too if I miss stuff here and there, or anybody else on the project team.

28:19 - Hilary Robertson

And Skylar asks, do we anticipate there to be still no dogs allowed or a still no dog allowed policy.

28:28 - Kat Andra

Yes. So currently. Dogs are not allowed in Allen Park, and that has not changed throughout this planning process. Identifying the site's needs, balancing varied public interests is a part of this planning process. And we've received numerous comments about whether dogs should be allowed in the park. So while the final plan will outline strategies to support the recommended future uses and activities in the park, determining whether to ultimately allow dogs in Allen Park is more of a policy decision that's kind of made outside of this planning process.

29:01 - Kat Andra

Suffice it to say that dogs will continue to be prohibited at Allen Park until further notice. And I think there are some very compelling reasons why dogs likely will not be allowed back in the park. But that is a policy decision that will be made ultimately outside of this planning process.

29:20 - Hilary Robertson

Thank you. We have another question about widening the creek somewhere to make a little pond area, and if that's ever been considered.

29:32 - Kat Andra

Christine, you want to take this one?

29:33 - Christine Richman

I would be happy to take this one. We have considered that and we have been looking at opportunities. Keep in mind this is the plan, the master plan for this and the next step in this process, we'll actually step in and start to do the design. And so as we go through the design, whoever does that design will look for those opportunities. Our goal in this process is to identify that that's a priority that we would like to see happen as part of the process. By slowing the creek down, that improves our opportunities to take a look at that and make that happen.

30:25 - Hilary Robertson

Awesome. Next question I have is from Dodie. Who or what city department will be handling the park maintenance?

30:34 - Kat Andra

Great question. That will be the Department of Public Lands, and within the department, as it's maintained currently, the Division of Trails and Natural Lands is the one managing it, and they will continue, as opposed to our developed park teams. They have some nuanced knowledge and experience in handling natural landscapes, and so that's kind of exactly what we're going for in this landscape, so they will continue that. In terms of I did, that kind of brought me to another point about maintenance that I'd love to address.

31:10 - Kat Andra

So in the city, we've heard throughout the planning process that maintenance has been, a lot of questions have come up about how the site has been maintained. So when the city acquired Allen Park in 2020, Public Lands requested funding to maintain the site as it existed. Until a long term

plan for the park could be developed. So without a plan for the future landscaping or structures, the city didn't want to invest taxpayer dollars in money or assets that would not persist into the future.

31:39 - Kat Andra

So as we begin the detailed design of the improvements outlined in the final plan, public lands will request full maintenance budget for all of the proposed elements kind of in time with as they come online within the park. And then In addition, the site has limited utilities and infrastructure currently to support a lot of the maintenance, including irrigation. So Public Lands has been working on projects to install some of that infrastructure in the meantime to improve these maintenance needs.

32:08 - Kat Andra

So work on these projects. Installation of a waterline for irrigation, et cetera, will begin early 2024. And we'll provide you more information as those kind of come online. But long-winded way of saying Public Lands is maintaining the

32:25 - Hilary Robertson

Site. Thank you, Kat. Skylar would like to know if there are any updates on the peacocks.

32:35 - Kat Andra

Yes, I can take that one too. So peacocks came to the forefront of a lot of the comments that we heard throughout all phases of the planning process. For the time being, there are three peacocks currently living in and around the park, and they will remain as they are now and will continue to be cared for by the Friends of Allen Park. They're a city's registered community organization, and they've been really stewarding and caring for the peafowl, Since the city acquired the property and they've been so instrumental in in that care.

33:11 - Kat Andra

So, as of now, they will remain on the permanent long term decision of the peacocks is kind of supersedes this planning process as well and it will be ultimately discussed later on. It's a pretty unique situation and the city is still studying implications of the continued stewardship of non-native bird species at Allen Park or elsewhere in the city. And as I mentioned throughout the planning process we heard a lot about this and the planning team has assessed and will make recommendations for potential management strategies of the PFAO in the context of other wildlife and park visitors but this will ultimately be kind of a policy level decision at a higher level.

33:52 - Kat Andra

The PFAL and other wildlife are really unique features of the park and were considered throughout the whole public engagement and planning processes in the final design. And then I just want to note that construction on some of the maintenance projects and as these start coming online that will begin affecting the park in early 2024 will kind of address specifically with the Friends of Allen Park how to kind of mitigate impacts to the peafowl that are living on the site and potentially restrict some areas as construction is ongoing.

34:25 - Kat Andra

So we'll work closely with the community to ensure the welfare of those birds during that process.

34:34 - Hilary Robertson

Thanks so much, Kat. So the next question is from Amy, and she asks, are there any plans to decrease the mosquito population?

34:47 - Kat Andra

That's a very interesting question. And I, if anyone has any thoughts or insight on that, I'd be very interested if there are tactics or anything like that, but I think currently actively as part of this plan, as far as I know, that isn't something that has been looked at, but Christine, can you confirm?

35:11 - Christine Richman

I can confirm that we haven't looked at that specifically. What I will say is that we do have riparian zone and wildlife consultants as part of our team and I will check with them on that and we'll have an answer in our next round of what we put out. So I'm sorry that I don't have an answer on that tonight but I'll.

35:36 - Kat Andra

Really good question too and if you have thoughts or ideas or other questions that we can't answer, feel free to also visit that link and drop them in the comments box. That's probably the best way to kind of memorialize some of those things that we might not be able to answer today.

35:57 - Hilary Robertson

Thank you. So Carter has a two part question. So what will the balance be like to preserve nature elements like wildlife habitats while opening space for people to gather and picnic? And will there be any fences in some areas?

36:17 - Kat Andra

Part one, I think, yeah, as Christine kind of went through those natural areas are really what stand out to people as making this park really unique and kind of, we heard the word mystique a lot throughout and I think some of those natural elements are what really bring that mystique into the park and so Throughout the planning process we've been really sensitive to delineate where community gathering spaces are intentionally going to be placed and how those kind of interact with both the creek side and riparian habitat and then other natural areas that will not be open to public access, which kind of leads to the fencing question.

36:55 - Kat Andra

What the full, the city's ultimate goal is to eventually remove all of the black chain link fence that was installed in 2020 to prevent public access to unstable buildings and slopes and potentially some really natural areas that we want to maintain as habitat. So improvements are made. As much of the site as possible will be opened up to the public for these intentional gathering spaces, including the meadow landscaping surrounding some of the structures and larger gathering areas.

37:25 - Kat Andra

And then some of the fencing, though, however, may be required to secure some of the structures as they are being rehabilitated and are currently unsafe, or we want to kind of block out certain areas for wildlife habitat. But the fencing will be replaced if we are keeping it with fencing that is more appropriate for the site in accordance with the cultural landscape report. We are hoping to have no chain link fence remaining in the park by the time the implementation is complete.

37:52 - Kat Andra

And it is likely that the entry gate will remain for safety reasons just due to the structures being on site. And the plan will ultimately have a fencing recommendation to delineate those areas.

38:09 - Christine Richman

I do want to just add to that that these planting areas that are reflected here are not going to be turf or anything like that. That's where we're going to be restoring some of the native plantings. In those areas, particularly where they're closer to the creek. So we are going to identify areas of gathering and use, and the rest of those areas will be riparian and wildlife habitat. So we're trying to get that balance, right?

38:48 - Hilary Robertson

Thank you, Christine and Kat. The next question I have is from Skylar, and they would like us to talk a

little bit more about how we anticipate the art spaces to be used, like who would use them and how would someone get involved in those spaces?

39:06 - Kat Andra

That's a great question and something we kind of talked about with our community advisory group as well. I think most of this plan recommends programming and physical improvements. I think the ideal goal and what we heard from the public for some of these artists in residence studios is to have short-term opportunities for community members, science organizations, and artists in residence groups to have kind of, I wanna say a lease, but it would likely be a below market value kind of agreement with the city.

39:41 - Kat Andra

And the goal here, we really want to encourage integration of these things, these trades, the sciences community groups with the public. So it's likely that part of the agreement to operate within Allen Park would be to share some of that with the community, whether that be kind of in the form of an art walk on a semi-regular basis, to kind of open up those studios to the public, science classes or lessons held on the site. So I think a lot of those really specific things have to be flushed out kind of more as these come online.

40:18 - Kat Andra

But we're looking at short-term agreements with the city to allow for some of those really valuable community organizations, tradesmen, craftsmen, scientists to come and have a place to really, yeah. Share in the space. And I guess just to touch on that a little bit, like our community gardens are kind of an example that I've been using to share how those work. The below market value rental spaces with an agreement with the city, sometimes managed by a third party, Wasatch Community Gardens, that just kind of opens up those areas for public use.

41:02 - Hilary Robertson

So our next couple of questions are actually around the same topic. So people would like a clarification on what's happening with ethylene and the 1384 duplex, just a little bit more detail on those.

41:17 - Christine Richman

I would be happy to. Ethylene is the last remaining example of a particular type of building in the state of Utah. It was a rural gas station in the one thousand nine hundred thirty seconds it was relocated here and so there's a lot that we really want to retain that building. We're considering relocating the building, and perhaps replacing the 1384 duplex with the ethylene and then

retrofitting the ethylene to serve as the public restroom That's something that we'll have to address during the design process.

41:58 - Christine Richman

We know that many of the buildings are going to require some pretty extensive rehabilitation work to stabilize them and stop the deterioration and we'll need to make an informed decision about what's the most cost-effective way to preserve the ethylene. So unfortunately I don't have a hard and fast answer for you tonight. We continue to look at that and it will be an ongoing process. But there is a lot, there is a confirmed intent to retain the ethylene whether it's in its current location or is relocated.

42:42 - Kat Andra

Just to kind of add to that for context, the buildings that were selected to be retained are based on findings in the cultural landscape report that prioritizes how much each structure contributes to the history of the site. So that's kind of how some of these have been prioritized for retaining. Ethylene was very high on that list. So we definitely want to do our best to retain her on site. And then that's kind of the rationale for some of the other structures that you see being removed.

43:12 - Kat Andra

We also did an existing conditions report that outlined the conditions of all of the structures and what it would take to kind of get it up to short-term and long-term rehabilitation standards. And those also really contributed to some of those decisions. And both the cultural landscape report and the existing conditions report are available on the website if you're interested in diving into that a little more.

43:40 - Hilary Robertson

Thank you. Our next question is related to security. Sally would like to know what the plans are for security at the park, especially at night. She's worried about vandalism to the art pieces, the bathrooms, and people accessing the buildings.

43:56 - Kat Andra

Yes, I can take that as well. I'll start by saying this is a very unique park to the city and public lands. 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. So this is very unique. And I'm very sorry to keep answering questions like this, but the security question is also kind of a policy question that supersedes this planning process. We will definitely make recommendations based on how we think that the fencing might look into the future and things like that, and maintenance and operations plan.

44:35 - Kat Andra

Within the final adaptive reuse and management plan, but it will ultimately long-term be kind of a policy decision that the city has to make. For the short-term, CBI will remain on the site to kind of, during open hours, kind of monitor the site. We also have a park ranger program. Currently, they are not any type of security. They're more of like an educational group. They don't have any enforcement. Capabilities, but that program could be expanded into the future. So we could kind of explore them adding some eyes to the park on a more regular basis.

45:12 - Kat Andra

But yeah, we are definitely exploring security measures, particularly with, if we're adding another entrance on the East side and on 14th East, looking at how will that contribute to access to the site and what it might look like to lock the park at night and or have security. So those are all questions that we will recommend planning for in the plan, but will ultimately be made kind of at a later date as some of these elements come on.

45:43 - Hilary Robertson

And related to the entrance on 14th, Penny would like us to clarify a little bit more about what that parking lot entrance will be like,

45:54 - Christine Richman

Well, as I said, this is a... Oh, sorry, Kat. Do you want me to... Go ahead. This is a planning concept. So a number of these questions specifically related to gates and things like that will be resolved later. The idea is this would be a relatively small parking lot that would fit about 12 cars to support kind of daily use in the park. One of those would be accessible. And so it would be here at the top with a trail access down into the core of the park. And it would,

46:40 - Kat Andra

And then. I was.

46:41 - Christine Richman

Sorry, go ahead. Just going to add that it would be buffered with a hedge.

46:50 - Kat Andra

I'll just talk a little bit about that as well. The lack of parking was one of the main constraints that

folks brought up to allowing broader enjoyment of the park. And we recognize there is a large burden on the neighborhood currently. And I think that will only increase as we start bringing additional uses online. And so we want to be really mindful of that. And it definitely was a need that came up that needed to be addressed. So the parking plan that you'll see here is based on a few factors.

47:23 - Kat Andra

One, it's the amount of space that's available within the park to accommodate parking that doesn't impact any of the contributing historic features or the artwork. Two, the number, the amount of parking needed for daily park use, which is determined by a parking assessment. So not special events, just like your regular day in the park. Three, the size of events and gatherings that were desired by the community. So in general, design spaces based on the public engagement to accommodate groups of 15 to 20 people at the most.

47:56 - Kat Andra

And so that is what this is designed for. Parking for special events will require an additional assessment probably on a case-by-case basis. And we have been working with the Garfield School and Westminster to kind of determine potential solutions for some of those large special events. And then for the number of accessible parking stalls required to meet ADA requirements. So there's one up on the parking lot on 14th East for people with disabilities that don't necessarily have mobility issues, and then additional ADA parking on the Southern Drive for folks with mobility issues.

48:31 - Kat Andra

So that's where our kind of parking ratios come from Yeah, so this is our technical recommendation. Based on the need and the level of service. We're planning on providing with the park improvements.

48:49 - Hilary Robertson

Thank you. Uh so the next question comes from wider and she would like to know what water will be available in the art spaces.

49:00 - Kat Andra

Another great question. So in terms of utilities in these studios or the spaces, there will not be any utilities. The previous uses these as houses. They were all on septic and none of them meet code. So it would be pretty significant to bring utilities into all of these structures. We have some precedent locations for artists and residence studios that we've been studying, and none of which

provide utilities. So we're just hoping to have that restroom be kind of the primary area for folks to get water.

49:40 - Kat Andra

We are installing quick couplers and spigots throughout the park that will allow for non-culinary water for use if needed. And then all the culinary water will be accessible through the restroom in that.

49:55 - Kat Andra

Duplex on the south side. Of the Of the river.

49:56 - Christine Richman

Said. There were no.

49:58 - Kat Andra

Do you want to add anything, Chris.

49:59 - Christine Richman

Water or sewer.

50:01 - Christine Richman

There will be power to the studio so that don't have to paint by candlelight or whatever. And I will say that the idea is to have an area in the central restroom for them to use that has big utility sinks. That's what we've seen in some of these other artist-in-residence facilities where people they have two or three big sinks where they can go and do what they need to do, rather than putting that sort of thing in each building. Questions.

50:47 - Hilary Robertson

So the next two questions are related to the trails and the path can connections. So, um, honey would like to know how a path will connect to Wasatch Hollow and what that might look like, And Skylar would like to know what the status of the conversation with the continuation of McClellan trail, including the outlet on the east end, how that's coming along.

51:15 - Kat Andra

I can touch on the connection through the eastern end of the park. Additional connections past this I think are kind of outside the scope of this project, but hopefully this will give a little bit of information. So when the city purchased the park, one of the main goals was to have Allen Park be like kind of a regional connector for some of the trails to the east, including to Wasatch Hollow and McClelland. Currently, the city has an access easement that goes basically from the eastern end of Allen Park.

51:53 - Kat Andra

It kind of wraps around just north of Garfield School and connects with 15th East. And so the recommendation is to utilize that access easement to provide that regional trail connection to 15th East. From then, I think feasibility would have to be explored. How that would directly connect to some of those trails. But we have looked at it as part of the plan. I will say to be very upfront, feasibility of this trail will be really difficult to really nail down. I think we're in some conversations with multiple groups to see how we could potentially make this a little bit easier.

52:30 - Kat Andra

But currently some of the issues that we're facing are the slope is pretty steep. So we'll have to accommodate for that and mitigate that somehow. And we will build another, an additional bridge over Immigration Creek. While feasibility is a little bit in question right now is a very high priority for the city to make this connection happen. So, all is that all that is to say it may be a little bit of time, but it is a high priority to kind of complete that connection. Yeah, I'll leave it at that.

53:02 - Kat Andra

I'll stop talking.

53:06 - Hilary Robertson

So our next question comes from Carter and Carter would like to know what the cost is and the timeline is to complete the project.

53:15 - Kat Andra

Great questions. So, the adaptive and the adaptive reuse and management plan will be right will recommend potential capital improvements and future programming at Allen Park. So, huge thanks to voter support. The \$85 million citywide parks trails and open space general obligations bond was approved in November, twenty twenty two and four point five million of that is available for exclusively available for capital improvements at Allen Park. So the current planning and public engagement process will within this plan.

53:52 - Kat Andra

Will result in recommendations for specific improvements to be made with that \$4.5 million. It is clear already that that \$4.5 million will not be adequate to complete all of the recommended improvements. But the plan will also outline strategies for future funding. We are working with multiple stakeholder groups, internal and external to the city, to pursue other public and private funding sources to continue to fulfill the vision for the park. Primarily, improvements to Immigration Creek is a really good candidate for some external funding sources.

54:30 - Kat Andra

And then new to public lands, I think we're exploring a lot of structural grants and historical grants that could apply to some of the structures. And we're also exploring what it would look like to have all or a portion of Allen Park be registered on as a national landmark, either local or national. So we've been working with our consulting team and some internal stakeholders to kind of explore what that would look like, And that could also potentially open us up for some additional funding.

55:01 - Kat Andra

And I did just want to kind of note here that the improvements with the \$4.5 million from the bond are really focused on opening up some of those additional landscape areas for the public the investment required to open up some of those structures and get the programming going right away is pretty significant. And so we want immediate improvements to really benefit the broad public. So you can expect to see some native plantings, habitat restoration, a lot of those community gathering spaces opening up, restoration of the art on site, and hopefully quite a bit of removal of the chain link fences.

55:41 - Hilary Robertson

Our next question has just a little bit of clarification on the building reuse. So Samantha would like to know what's happening with Roberta and then what the purpose of the re-envisioned roost is.

55:57 - Christine Richman

You want me to take that, ca? Right now, the Roberta is being used as a maintenance storage facility by the city to.

56:07 - Christine Richman

For some of the equipment and things that they need in the park, and it's anticipated that it will continue to serve that purpose, a need that they have. For the time being, the intent for the roost is

for it to be artists or scientists studios like the rest of the buildings that have been identified for retention.

56:47 - Hilary Robertson

Okay, so our last question so far comes from Rick, and he would like to know, he has some units, some condo units that are on 1871 South and 1300 East, so kind of the corner of the project, and he says that on previous plans we've indicated that the property is screened off from Allen Park, and he would like to know what the plan is with those and why that property is being screened.

57:16 - Kat Andra

Yeah, I can take that one. And then if anyone wants to add anything, um, as we kind of mentioned earlier in the presentation, that keeping the park as natural as possible is a really high priority for a lot of the public. And it came up as a very high value multiple times. So we're really just trying to maximize native planting and vegetation anywhere we can in the park. And additionally, a lot of the view sheds in Allen Park are historically significant in the Cultural Landscape Report, so not specific to that area, but a lot of the vegetative plantings that we're recommending are either historical species, species that were previously found within the park, species that serve a particular purpose.

58:04 - Kat Andra

So I guess for an example, the Allen Lodge you'll see in front is the only area in the entire park with turf because that is a historical, an area that is historical and that vegetation turf contributes to the historical integrity of the park. So really the purpose for all of our plantings is to align the future plan with the cultural landscape report and kind of pick species that are true to the history of the park and just kind of maximize that natural feel that is very clear in our public engagement that folks really value in the space.

58:49 - Hilary Robertson

Rick has followed up just stating that Chinese elms are not an ideal tree and that gecko trees are great. So just regarding that statement.

59:02 - Kat Andra

That ginkgo is amazing. But I will also take this opportunity to talk about, and I might lean on Christine a little bit, we do have a plan. We're calling it successional planning. For plants. There are quite a few invasive species in the park that are not historic. And so as part of the adaptive reuse and management plan, we are making recommendations to successional phase out those trees and plants. They do provide a lot of benefit. So we don't want to just blanketly remove everything at once and kind of remove those benefits.

59:36 - Kat Andra

We do want to kind of plan to phase those out and integrate more.

59:39 - Christine Richman

A little bit, one of the things we heard from people. The park and what they like about the park is the importance of the tree canopy.

59:41 - Kat Andra

And historical plants in the in the park.

59:48 - Christine Richman

And so as we go through the process, particularly of removing non-native and invasive species of trees. We want to make sure that we have maturing replacement trees so that we can maintain that tree canopy within the park.

1:00:14 - Hilary Robertson

Another quick follow-up. Will there be any evergreens, any other evergreens added to the landscaping?

1:00:26 - Kat Andra

Christine, do you know that off the top of your head?

1:00:29 - Christine Richman

I don't know it off the top of my head. What I do know are the target species for the riparian zone. As I said before, this is the plan to direct future design. The selection of the specific species and location of those species will come at a later phase.

1:00:52 - Hilary Robertson

Our next question is about the pathways and replacing the pathways about whether or not the asphalt will remain on the pathways.

1:01:04 - Kat Andra

Great question. We are doing everything in our power to minimize the developed look of Allen Park Drive. Some of the requirements that we don't have any wiggle room on are the fire code. We have to have, because there are structures in the park, we have to have a width of 26 feet. And there is a weight limit that the road has to be able to support emergency vehicles of a certain weight. Asphalt is one of the only materials that is going to be able to do this for us. We are kind of exploring treatments that would make the road look less like just an asphalt road, potentially colored concrete, colored asphalt to make it look a little bit more trail-esque since it will be a pedestrian trail.

1:01:57 - Kat Andra

And then we are kind of looking at potential opportunities to narrow other areas that do not need this emergency and fire access. The circulation, I will note, is historic. So some of these looped paths that you see and kind of like the eyes that you see cut out are some of those alignments are historic.

1:02:18 - Kat Andra

So we want to definitely keep those in place.

1:02:21 - Kat Andra

But we're going. Try and narrow and naturalize as much as possible. Anything to add there, Christine?

1:02:21 - Christine Richman

To. And you'll see that the cost estimate for. Park drive replacement is for colored asphalt.

1:02:31 - Christine Richman

I think, yeah, many of us have been to the national parks where you see that sort of reddish brown. That they use, that's sort of the color that we were thinking of, but that's open to discussion as we go through the process.

1:02:53 - Hilary Robertson

Our next question comes from Penny. She would like to know if there are any thoughts about helping the deer during the winter, meaning providing types of vegetation for them to access during the winter months.

1:03:17 - Kat Andra

Yes, I'm guessing, and I might put Christine on the spot again, since the one in columns is one of her teammates that's working on this. But I would guess that we would plan vegetation around that. I think as a city, we try to minimally intervene with wildlife, I think, aside from planning native plants for them to use as habitat and food. So that's probably the extent. But maybe, Christine, do you know if we're We have any specific plans for. So.

1:03:48 - Christine Richman

That? What we have are their habitat restoration priorities. So the plantings and things like that. If the question is focused on a supplemental feeding program for the deer, I don't think that's being contemplated. What's being contemplated is that their natural habitat would be there in the park as opposed to something supplemental. I'm not sure if that's what was meant by the question.

1:04:26 - Hilary Robertson

Awesome, thank you. And then Samantha, I think she joined a little bit later than Can we just reiterate what's going to happen with the old swimming pool and the spaces that previously held water?

1:04:38 - Kat Andra

Yeah, absolutely. So we are going to restore and retain the artwork. And the infrastructure basically in the places that once held water, the pond area, the fountains. I think based on initial assessment, in order to get water back into some of those features, it would be a significant investment. And the city is also kind of moving away from ornamental water features just because of our changing climate. So we will explore the feasibility of integrating water back into these sites.

1:05:12 - Kat Andra

I can't say for sure whether or not we will do that yet, but I can say for sure that we will restore those features to be either repurposed or adapted as artworks that will remain in the park.

1:05:29 - Hilary Robertson

So that is the end of the question. Questions that we have submitted so far. I'm trying to get a little bit of clarification from Rick on this question, but maybe we can. His question is about the property lines and if there are any plans to mitigate any improper fencing that's put on property lines with regards to the restoration of the main house.

1:05:59 - Kat Andra

So in order for the city to undergo any capital improvement project, an official survey has to be conducted. We generally will we have a city surveyor on site or within the city, or we have a number of consultants that we utilize. And so, in order to make any improvements during the detailed design process and getting a building permit we're required to do to do that. As improvements move forward, we'll ensure that all those property line issues are either documented or are not impacted by the capital improvement projects that are going on within the park.

1:06:35 - Kat Andra

And if that didn't answer your question, feel free to pop more in the chat.

1:06:40 - Hilary Robertson

Glo. Awesome. If anyone else has any other questions, we are at the end of the questions that we have submitted so far.

1:06:51 - Kat Andra

If we want to give folks a couple more time, a little bit more time, I have a couple of FAQs. That have come up that I can kind of address. There is also an FAQ on our website that addresses most of these as well,

1:07:05 - Kat Andra

So feel free to check those out. But I might just address a couple of those really quick as we see if any striving.

1:07:11 - Hilary Robertson

We did get a new one before we move on to those FAQs, so Carter would like to know if the park will be open in the winter in the future. Continue to be open in the winter.

1:07:24 - Kat Andra

Yes, I think only times the park would would ever close. I think depending on the programming and what it would look like to operate maybe an artist or community studio out of the park there are certain elements that may be weather dependent but I think as an open public park it would be open regular park hours every season with the exception of Yeah, no, it'll be open.

1:07:53 - Christine Richman

I was just going to say, if there's flooding again we might have to consider that but that would not be a regularly scheduled thing. I. Hope.

1:08:01 - Kat Andra

Say. Construction or like, yeah, mitigation work, things like that, but hm.

1:08:09 - Hilary Robertson

Great. So I think we can move on to some of the FAQs that you have, Kat, and then I'll keep an eye on the chat.

1:08:17 - Kat Andra

I just have a couple. One of them that came up consistently, I think, was how the artwork will be conserved. We do have an intent to preserve all of the artwork on site. Making it a high priority to keep it where it is because their locations are also significant. But the adaptive reuse and management plan will recommend keeping and rehabilitating all artwork during the period of architectural significance, which is, for fun, nineteen thirty one to nineteen sixty one and that's in the Cultural Landscape Report.

1:08:51 - Kat Andra

Artwork will be retained in place to the greatest extent possible. Some pieces may need to be moved a bit to conserve them more appropriately. And then Public Lands has some limited funding right now for rehabilitation and is starting to work on some in the most critical condition. We are pretty sensitive to the contractors that we are employing. There are really only a few that have experience in this level of kind of historic masonry and art. And the backlog for those is quite long, just to be transparent.

1:09:25 - Kat Andra

So we are getting on their radar now, hoping to take off some of these projects that are really high critical needs sooner than later. But we are planning on retaining everything on the site. And then Hilary, has anything else come in? Hey, I have one more. I think a lot of the key ones were asked, which is awesome. But another thing that came up a little bit was the cyclists through the park, particularly if we add this eastern connection. So the final plan will include recommendations for how cyclists and pedestrians will be accommodated within the park.

1:10:07 - Kat Andra

A lot of considerations go into this decision, We look at the wildlife and the habitat within the park and those impacts, the user experience and potential user conflicts, and then the potential for the potential for this key regional trail connection through the park. So as we kind of touched on this, but Allen Park can eventually provide a key route in the city's east-west trail connections for cyclists and pedestrians, both of whom we are encouraging to use the park. We recognize and respect the unique concentration of wildlife that this park has as well, and know that it will require sure measures to mitigate potential conflicts.

1:10:47 - Kat Andra

So we've heard a bunch of ideas from folks walking bikes through the park to kind of speed gates into the park to kind of mitigate some of that. We do want to maintain that quiet contemplative mystique throughout the park, and we also want to encourage that regional trail connection. So the plan will address kind of recommendations as to how we can balance all of these needs. My last kind of tie up, unless you have another question, Hilary, did anything come in?

1:11:25 - Kat Andra

We do have a comment period open right now, and I just kind of wanted to touch on how your comments will be used. The planning process involved pretty robust, multifaceted community engagement. We had a great time doing the public engagement, so to everyone who participated, thank you so much. But we are hopeful that this final design is pretty reflective of that process. However, comments do always arise that were not previously considered, so we will definitely take those into consideration.

1:11:52 - Kat Andra

So, yeah, we're encouraging you to please make comment, and the final design would potentially differ from what we're sharing today based on those comments. If there are comments that arise that do not affect the final design. We will document all of them and we will pass them along to city council. We're planning on presenting this plan to them. Requesting a presentation, they will receive the final plan, and then they'll be able to provide some input based on the comments, based on the community engagement, and kind of the whole planning process and document.

1:12:22 - Kat Andra

So we're hoping that'll happen in January sometime, so stay tuned, and we'll post all that information on our website.

1:12:32 - Hilary Robertson

Great. We did get one more question who would like to know how quickly improvements will start.

1:12:41 - Kat Andra

Great question. So thanks to the Parks, Trails and Open Space General Obligation Bond, we have \$4.5 million in hand. We can start making improvements. So pretty much as soon as this plan is kind of finalized and up on our website, we will immediately start on design for those improvements. The plan will include a specific implementation plan for that 4.5 million and we can start design right away. Generally, with city timelines, it takes six to eight months to do a detailed design process, especially for a project of this scale.

1:13:21 - Kat Andra

So we'd probably anticipate closing out 2024 with that detailed design and then kind of start construction in 2025. Will likely phase some of the construction depending on what the improvements are in order to mitigate impacts to user experience, wildlife habitat, the PFAL on site. So it may take a little bit longer because we kind of want to phase that implementation, but we're hoping to, yeah, begin immediately as soon as this plan is finalized.

1:13:50 - Hilary Robertson

So that's the last question we have. Not seeing any more come through the chat.

1:13:58 - Kat Andra

Cool. Yeah, I thank you all again so much for being here. Um, yeah, as I mentioned this public engagement process has been super rewarding, and we're just like really excited to be here and finally share this design feels like a long time coming since 2020 so thank you all. Please feel free to reach out. My contact information is on the website if any questions come up. And the best way to get your comments memorialized and incorporated in the final plan, passed along to city council, is to visit our website and use this QR.

1:14:34 - Kat Andra

QR. Code to provide your comments. So if anything else comes up, I'd encourage you all to do that as well. Um. With. That. Christine, any final words? Thank you all so much.

1:14:34 - Christine Richman

The hard. Work. Things, and I. Hope we captured. It, So thank you very.

1:14:55 - Hilary Robertson

And kat and Christine, since we're, uh. An open house. Um even though we don't have any other questions, we will stay on until 7 30, just in case some people drop in later getting off work.

1:15:12 - Kat Andra

Sounds perfect,

1:15:13 - Hilary Robertson

Which is good because we do have one more question. Uh so regarding the trail that appears to skirt the south end of the park, how close to the backyard on Westminster Avenue will the trail go? And does it go all the way up the hill?

1:15:29 - Kat Andra

I might let Christine answer specifics, but there is a current kind of rogue social trail that follows an alignment that's pretty similar to that. So it would be definitely within the property lines and I'm guessing follow a similar configuration with potentially some improvements to mitigate steep slope areas.

1:15:52 - Christine Richman

Trail the way it's drawn here follows the natural curvature of the of the hillside there. And just probably about 20 feet here just to give you a sense of scale. So it is set back from that property line. And actually, since the goal is to go all the way down to the core of the park, it will be dropping down below the crest of the Um, you know, there.

1:16:26 - Kat Andra

And I would say to, to, we definitely wanna. As to the greatest extent possible,

1:16:29 - Christine Richman

True on my map.

1:16:32 - Kat Andra

Impacts to the neighbors. We would maintain, I think, quite a healthy bit of vegetation that kind of blocks the trail from those yard areas. And then I guess I'll just keep talking. The nature of this trail, it will be probably the most narrow in the park exclusively for pedestrian access. We are anticipating bicycles being able to access this trail. It will mostly just be, yeah, a dirt, very minimal pedestrian trail to get you down into the heart of the park.

1:17:18 - Hilary Robertson

We're, again, at the bottom of our list. We'll just hang out and see if anybody comes on. And if anybody has new questions, I'll let you know if new individuals join the meeting. We do have a lot of people dropping off.

1:17:39 - Kat Andra

Sounds good. You'll put a plug in quick for cultural landscape report. If anyone's looking for some not so light reading, it is a very interesting document, but it's a little dense, but it is really the basis for where we started this whole process. It's kind of our baseline. Like we know we have to start here. What can we explore with community engagement? And that's kind of where we came to this final concept, but the basis for Kind of everything started with that cultural landscape report.

1:18:20 - Kat Andra

It's very interesting. So if you're interested, it's on the website.

1:18:33 - Hilary Robertson

So why I would like to know if we could talk more about the native plantings that are being recommended. Sorry, recommended. Um, since we have Apple time, she says, Um, so.

1:18:45 - Christine Richman

Could you clarify why? I mean,

1:18:53 - Yda Smith

Yes. Yeah, so uh, yeah, So I, the, I was interested in the slides of what is already being suggested or gotten rid of But I was all going by quickly, which was fine. But yeah, so these ones are precedents, meaning this is stuff that's recommended. To.

1:19:12 - Christine Richman

Is the These are native plantings. That are recommended both for the mountain brush hillside area and more specifically for the riparian zone area.

1:19:25 - Yda Smith

Okay, okay, cool. And then how, like, I guess, how does that go about happening? Or I mean, I'm interested in like volunteering to help, you know, plant things one day or whatever, like, what, how does what is the structure of that? For it? These things? Yeah.

1:19:46 - Kat Andra

That's a great question. And I think Alan Park, I mean, why don't you've been a key member from the beginning, has been home to a lot of volunteer events. I think they've been really successful and there's a lot of community interest in the site. And so I think we would love to continue doing, yeah, planting events. Generally, I will say this is a general rule of thumb, anything by water is a little bit scary for volunteer events. So some of those in-stream riparian work, some of the bank stabilization work likely will have to happen via a contractor, but I think a lot of the upland and hillside plantings could absolutely be volunteer efforts.

1:20:33 - Kat Andra

A lot of our, a lot of these species, not specific to Allen Park, but are grown in house by our trails and natural lands team. And every year they're always looking for volunteers to help plant. And I'm sure that as soon as we start seeing projects at Allen Park come online and these restoration efforts, there'll be plenty of opportunities for some of those. Yeah, I think I would be interested in exploring some riparian stuff as well, but I'm not, depending on the slopes and the creek flow, it may have to be specifically seasonal, or I don't know what the regulations for that is, but yeah, we'd love to involve volunteers.

1:21:14 - Yda Smith

And then if there's plantings in their early stages that are, say, up on the banks or something, then I'm wondering, would they need to be watered until they get bigger, or yeah, so how all that would work?

1:21:28 - Kat Andra

Yeah, great question. Yes, they would have to be watered. I think ideally with the, so I guess for other folks online, we are, we will be constructing in early 2024 a water line that goes through Allen Park Drive. It won't impact any of the artwork or the vegetative areas. It's just going straight under the road. And so we're putting that in for a fire suppression line and a landscaping water line will go clear to the end of the park. And then a culinary water line will go to the current culvert soon to be hopefully bridge for potential sewer in the future for that restroom site.

1:22:10 - Kat Andra

And so as a part of that, we're installing quick couplers that are basically attachments for potential

future irrigation. So we could, I'm guessing we would look at some temporary irrigation that connects to one of those quick couplers in areas where we would need to establish some plant areas. I think also if there's volunteer interest, we could definitely look at that. But we're very excited to get landscaping water in because we have not had irrigation on the site since we purchased it.

1:22:42 - Kat Andra

Another huge shout out to all of the folks that have helped us out in watering Friends of Allen Park, the stewards, it's been amazing. But we're hoping that we don't have any more seasons of the hand watering. We can use some of our irrigation. And then, Hilary, are there any more questions?

1:23:04 - Hilary Robertson

Not currently.

1:23:05 - Kat Andra

I was just going to dive into some of the ornamental plantings. We heard that awesome, we heard that loud and clear native plantings, wildlife habitat were really important, so we are maximizing areas where we can see those. There are some areas right in front of some of the houses, the Allen Lodge being one of them, and some species of plants that are culturally and historically significant. And you can find those in the CLR. Some examples of those are the poppies that you might see.

1:23:36 - Kat Andra

They're really stunning. I would definitely check them out if you haven't seen them. But those are kind of contributing historically to the site. And so part of the Adaptive Reuse and Management Plan will also make recommendations on what those ornamental plantings will look like, and kind of designate specific areas for those really intentional plants and plantings.

1:23:56 - Yda Smith

There's also, I. Mean. The

1:23:57 - Kat Andra

To. Retain. Integrity, and then also help maximize where the native plantings can go. And that's all in the CLR.

1:24:03 - Kat Andra

Also.

1:24:05 - Yda Smith

And then and then, And then these crazy yellow roses. And so there's certain things that have been in there a long time. So that's another thing that I'm interested in. Like even in front of the Allen House, plants that it just seems like it would, they used to obviously have those kind of ornamental plants there. You can see the remains of them. And like rose bushes and other things, but to have some planting up there that fits with the 1950s or, you know, sort of historically, you know, dressed up in that way, but somehow in a proper period kind of way, this seems like that would be really nice as well.

1:24:57 - Yda Smith

And then how would that, like who would design that? Who would sort of... So.

1:25:01 - Christine Richman

That's actually what I was going to mention is that Those ornamental plantings are, right now we're identifying the areas where those types of plants would be either replaced or retained depending on their current status. But the actual boundary of all that would be identified during the design of the park. So right now we've identified the area immediately around the Allen Park. Poppies and irises in the meadow as those areas, and to the extent possible to use native plants in those wildlife and riparian areas.

1:25:46 - Christine Richman

So some of the plantings, some of those plants that have self-propagated in other places may end up being removed, but there will be examples of those plants within the park as part of the design. And I'm sorry to do this. I actually ended up double booking myself for another city project that I need to... I'm going to jump off and go to that electronic meeting, but you can reach me. I can pop back over very quickly. A Questions. For. Me.

1:26:22 - Kat Andra

We. Call on. You,

1:26:22 - Hilary Robertson

Yes.

1:26:23 - Kat Andra

Inc.

1:26:24 - Christine Richman

I'm, I'm sorry. I did it to myself. Because I don't know what happened. Anyway, but you can text me. I'll pop back on if a question comes. I apologize.

1:26:37 - Kat Andra

Hilary, do you have the screen?

1:26:39 - Christine Richman

Yes, she does.

1:26:40 - Kat Andra

Perfect. Um, I also wanted to mention that brought up a point, we will have a generally, we have an internal to this landscape architect internals to the city, working on our design projects, as well as a landscape design consultant that's working on our projects. So they'll kind of initiate the design of those spaces. But there are always opportunities for additional public engagement once we start detailed design. So while this plan will generally dictate the future uses and kind of a high-level look at what areas we're looking to develop.

1:27:16 - Kat Andra

Once we get into the nitty-gritty, we'll have additional opportunities for public engagement to kind of on a more granular level get some input on what things look like and feel like and design elements and things like that. So that'll come next as soon as this is finalized.

1:27:43 - Hilary Robertson

Awesome. It's now my favorite part of the meeting, where we all stare at each other for a little while.

1:27:52 - Kat Andra

If we wait like 30 more seconds, I'm sure I'll think of more to say. It didn't even take 30. Folks have questions, feel free to interrupt me, but I did kind of want to touch on the Community Advisory Committee and the Technical Advisory Committee, we kind of breezed over that, but throughout the planning process to kind of keep the planning team in check a little bit, we had a Community

Advisory Committee that was comprised of neighbors to Allen Park, community members that lived and worked nearby, and then some community organizations that had a direct investment with Allen Park.

1:28:33 - Kat Andra

And so we had representatives from a number of different organizations, groups, meet quite often over the multiple project phases. We met four times and they were the first to see all of our progress, our goals for the park. They helped us establish a vision and were really crucial in establishing the three concepts and now providing input on this final one. So that was our community advisory committee. Huge thanks to everyone that was a part of that. It was a huge commitment. And then the technical advisory committee was comprised of city and county officials that provided kind of technical expertise on various parts of the plan.

1:29:21 - Kat Andra

For example, I kind of mentioned public lands is not generally in the business of managing historic structures. So we had our friends over in the planning division, there's a preservation planning team over there that has just been really integral in kind of guiding us in how to adapt the structures, potential funding sources, how to be sensitive to the history. Some folks at public utilities really helping out with the creek improvements, trails, natural lands, facilities, lots of folks that kind of weighed into this final vision.

1:29:53 - Kat Andra

So lots of hands have touched this and eyes have seen it. And yeah, it's very exciting, but just a couple behind the scenes processes that went down.

1:30:05 - Hilary Robertson

We do have another question. So Rick would like to know if the white roof that's on the main house will remain.

1:30:15 - Kat Andra

Great question. Um, no, it will long term. No, it will not remain there. Last year, there was a significant amount of damage being sustained to the interior of the lodge. Due to huge leaks in the roof. So the structural integrity of the Alamaj, which is one of the most historically significant buildings, was being compromised. And so we had some emergency funding that we put towards a very short-term, quick patching of the roof, just to keep the interior and the remainder of the structure, kind of prevent it from sustaining further damage.

1:30:52 - Kat Andra

Without knowing the ultimate use of that structure because we didn't have this adaptive reuse and management plan in place. We wanted to do kind of the, in order to save as much money as possible, kind of the least invasive intervention possible to just keep the Allen Lodge safe. So ultimately we will be replacing all of the tiles on the roof to mimic the old ceramic style that was on it. Originally we have ample precedent images that were taken prior to removal of those. We will do it in a way that mimics that old look.

1:31:29 - Kat Andra

A lot of structural work will likely have to go into the Allen Lodge prior to that happening, but we're very sensitive to the fact that the white is not visually pleasing, so we want to mitigate that as soon as possible.

1:31:47 - Hilary Robertson

I'd snow really well. Another question is asking about if there are any potential partnerships with organizations to develop and run and de develop and run programs. Big at the park.

1:32:03 - Kat Andra

Yes, a lot of members of our community advisory committee have expressed some interest in that. Additionally, this all kind of started, spurred from an idea of an artist in residence program. So having the opportunity for a local artist to come in, do their craft, and then open their doors to the community so they could kind of experience what was going on. We expanded that to science organizations and other community organizations. And I think all three of those areas multiple organizations and folks have come forward and established that there is a need for those.

1:32:38 - Kat Andra

We have a lot of environmental groups, some education groups coming forward. And then just in talking with other folks throughout the city, the Salt Lake Valley, there's a huge need for kind of artists in residence space like we're hoping to provide. So we are kind of pursuing partnerships. I think right off the bat, we're probably looking at partnerships that would be able to utilize the landscape and the creek, some environmental and educational groups, just because it may take a little bit longer to have those structures rehabilitated and start coming online as useful spaces.

1:33:15 - Kat Andra

So we will be working with those community organizations in the near future. And we have a staff member in public lands. His name is Van. He's a community partnerships and community engagement and partnerships coordinator whose job is to kind of facilitate those partnerships. So we've been working closely with him throughout this process.

1:33:37 - Hilary Robertson

Kat has sent an update on the wild turkey. She said that a lot of people or some people have asked what happened to the wild turkey. She says she takes off every spring and hopefully returns in the fall. She showed up two days ago and is looking very healthy. So for all those wondering about the wild turkey, that's where she is.

1:33:58 - Kat Andra

That is an excellent update. Thank you, Kat. That.

1:34:02 - Hilary Robertson

Eric McGill has a comment and then a question. So he says Great work, Kat and all those who worked on this project. I think that we all would like to see the park and the buildings fully preserved in its current state, but understand the cost and difficulty of doing so. Glad to see the most historical assets will be saved. But mentions to remember a big part of George Allen history was keeping birds on site and hopefully that history will continue and be respected. Asks, uh, how will the city involve some of the native people whose history goes much deeper than the last 70 to 80 years?

1:34:43 - Kat Andra

That is a great question. Um, and thanks, Eric. Uh, appreciate your comment. Um, in within the cultural landscape report, uh, we did explore, um, a lot of the timeline of this park prior to the period of significance. Which includes a lot of Indigenous communities. And so we did some engagement throughout this process with Indigenous communities and also presented this to our Parks, Natural Lands Urban Forestry and Trails Advisory Committee within Public Lands. And they made a suggestion to honor some of that history with signage within the park.

1:35:21 - Kat Andra

So we will be implementing a little bit of signage, a signage plan that will be included in this adaptive reuse and management plan. And so looking at ways to incorporate that history and that storytelling into some of those signs. In addition, the Allen Lodge is recommended to be repurposed as kind of a historical museum, and we would definitely hope to be able to tell a lot of those stories and incorporate that history into that as well. Yeah, but great point. Really good question.

1:35:54 - Hilary Robertson

It sounds like has a history with Allen Park, I would like to know if there's a possibility for former

tenants to quickly tour their cabin, their former cabins before they're torn down. She mentions that her husband worked for Ruth Allen in the 70s.

1:36:10 - Kat Andra

That is so cool. Throughout the planning process we've had a lot of former residents come forward and it's just been like so cool and rewarding to hear everyone's stories so please feel free to reach out I would love to hear. Two things on that I think one of the recommendations that will come out of the adaptive reason management plan is a further exploration and documentation of some of the oral history that we kind of came across and would like to continue to explore throughout this process to kind of document some of the experiences that people had on the site.

1:36:42 - Kat Andra

So first of all, that doesn't really answer your question. We would love to do that. And that'll be something that happens in the future. And then second, in their current state, it is not permissible or advisable to allow really anybody in any of the buildings with maybe the exception of one, just because of safety concerns. There is potentially an opportunity to look at opening some of the doors at a point in time. Or if it's a structure that is not going to be torn down, we can definitely look into something like that once stabilization has come a little bit further.

1:37:23 - Kat Andra

So a not so great answer to your question is right now, it wouldn't be allowed just because of safety issues, but down the line, we could definitely explore something, yeah, to see what that might look like, I think as buildings, do become are removed on site, there will be a lot of engagement that goes into that. The Salt Lake City and public lands will make everybody as aware as possible that that is happening and try and mitigate some of the sensitivity there because, yeah, we've heard just so many stories about all the structures and how much they mean to folks and the whole history of the site.

1:38:00 - Kat Andra

And so we definitely want to be mindful of that as we move forward with some of these projects.

1:38:06 - Hilary Robertson

God, he has an enthusiastic thank you.

1:38:13 - Kat Andra

Thank you.

1:38:15 - Hilary Robertson

Yeah, we have really heard some really, really cool stories.

1:38:20 - Kat Andra

I know it's been, I think every in-person event, I've been like blown away at the number of people who either lived there or knew someone there or had a story to tell. It was just, it was so cool. Our first, this is, this predates me at the city, but in 2020, we opened up kind of a comment box that was like, give us everything, like stories, ideas, a vision and things like that. And yeah, the amount of cool stories that we just heard was really remarkable. We saved them all. So that'll be part of our oral history plan.

1:38:56 - Hilary Robertson

Awesome, so we've reached the end of our questions again. So we've got about 20 minutes, 25 minutes left in our open house. So if you do have any other questions and you'd like to pop them in the chat, we'll be here for another 25 minutes or we can just chat about turkeys and plants and reshare the stories we've heard, our favorites. My favorite, stare at each other awkwardly. That's my favorite.

1:39:35 - Kat Andra

I think that's time for all of it.

1:39:38 - Hilary Robertson

Yeah, and there's time for all of it. It. It'll be great. You.

1:40:02 - Kat Andra

I don't want anyone else to feel obligated on the project team, but if anyone else wants to chime in, feel free. But no pressure.

1:40:16 - Hilary Robertson

Samantha would like to know, when do you anticipate the first artist or scientist to take up residency?

1:40:23 - Kat Andra

That is a great question. I think within a structure itself, The timeline is a little bit fuzzy. It will almost certainly be based on how successful we are at obtaining some external funding. Just to reiterate with the GEO bond funding, most if not all of that will have to go towards landscape improvements that kind of opens up more of the park for broad public use. And so that that is what you can expect from the geo bond funding to do significant work on some of the structures will require external funding, which we are pursuing.

1:41:06 - Kat Andra

We're looking at a number of different grants and working with community organizations to both fundraise and kind of look for grants for us to work through potentially. Getting some funding there. The structures are a high priority and the creek is another high priority for us to get some outside funding sooner rather than later. So kind of depends on that. In terms of, I think the Allen Lodge will be probably one of the first to be rehabilitated. It is the most historically significant and the highest priority to kind of get in a place where the public can enter and experience.

1:41:44 - Kat Andra

And then at that point, we would kind of balance the structures that have the highest historical integrity in the CLR with their condition and kind of work our way that way. There are quite a few maintenance projects that the city will engage in with internal funding, excuse me, to kind of get the structures closer to being habitable. I think a lot of the roofing we'll be able to do with funding that we have in-house and a little bit of shoring up, but most of the additional work will have to come from an external grant.

1:42:23 - Hilary Robertson

Thank you, Kat. We have another question. So Eric would like to know if we can address the front field along 13th East. Eric, let me know in the chat if you're talking about the meadow. It seems underutilized and has asked if it's been considered for parking or a dog park.

1:42:40 - Kat Andra

Yes, we have considered that area. Currently, because we, there are a number of reasons, I'm speaking under the assumption that we're talking about this little triangle meadow on the east side, or the west side, so please correct me if I'm wrong. But we've There are a number of reasons why that's currently closed to the public. There are some drop-off areas with concrete that exceed the height that we're able to open up to public access without a fence. Some of those safety issues need to be mitigated.

1:43:18 - Kat Andra

It is also currently where a lot of the peacocks like to hang out. It's their safe spot. Ultimately, we

would like to mitigate those safety concerns and find a solution for the peacocks as well, but we are hoping to open that up. I think because of sensitivity to wildlife and kind of the quiet nature that folks really value in the park, we wouldn't necessarily explore a dog park there just because it wouldn't necessarily be compatible with what we heard in the community engagement.

1:43:58 - Kat Andra

And then we did actually look at that for a parking area and decided against it only because the entry sequence, so the view from 13th East in at the LM Lodge is outlined as historically and culturally significant in the cultural landscape report. And in general, with landscape design, we really try and, this does not always happen, so take this with a grain of salt. We try and minimize parking being the first thing that you experience, especially when going into a natural area. So for those reasons, we elected to kind of offset the parking a little bit.

1:44:30 - Kat Andra

We do have ADA down there, And if and when we decide to open it up, it will be very strategic and will probably be very passive uses that we would explore there and a lot of restoration. That's also where the Ginkgo tree and a couple of other historic trees, excuse me, and kind of sections of vegetation live. So we definitely want to retain those there.

1:45:01 - Hilary Robertson

Wida would like to know if the buildings that are not being kept are going to be removed early on.

1:45:08 - Kat Andra

So part of what we're exploring in the Adaptive Reuse and Management Plan is how to maximize public access and public benefit to the landscape areas. We're a little bit unclear at this point in time whether or not bond funding could be used to demolish structures, and if it could, The only reason we would really demolish them super early is if we could develop those areas to be used by the public. So that's when we would prioritize removal of a structure. There are a couple, though, that are currently sliding into the river and affecting stream health.

1:45:48 - Kat Andra

It could potentially affect stream health and the floodplain. And so if it gets to that point where it could become impactful to Immigration Creek, we would likely look at removing those sooner than later. Specifically, there are the two duplexes on the south side of the road on the western end. Thanks, Hilary. And then. One just.

1:46:09 - Hilary Robertson

The

1:46:10 - Kat Andra

West of the Mary Rose. And that one, the one west of the Mary Rose, that one is not as critical. It's definitely those two on the eastern end that may become a problem sooner than later. So those we would prioritize. Otherwise, it would be structures that we could open up to public use.

1:46:30 - Hilary Robertson

Next question is about the Thomas Boehm house and if it can be saved for use or is it too cost prohibitive?

1:46:39 - Kat Andra

That's a great, great question and something we've definitely thought about a lot. The Thomas Boehm and the ye old George Albert, there are a couple of challenges with those two. First of all, especially the Boehm house is in pretty bad shape. It's in pretty poor condition. And so in order to get it up to where we would need it for occupancy, it would take quite a significant amount of funding. Additionally, the access to those two structures is pretty difficult. There's no longer a bridge that directly crosses the river to the Baumhaus.

1:47:15 - Kat Andra

There's a bridge that crosses to Eol George Albert, and then a minimal trail that kind of goes towards the Baumhaus. We'd have to explore access and the cost that it would take to rehabilitate those. They are, aside from the Alamoj, the two most historically significant buildings. So at the very least, we'd like to retain them in place just to kind of maintain the historic integrity of that viewshed and having those buildings on site. But that all being said, with the access and the condition, they'd probably be towards the bottom of the list in terms of rehabilitation for full adaptive reuse and turning those into studios.

1:48:06 - Hilary Robertson

Thank you, Kat. We are at the end of our question list again.

1:48:15 - Kat Andra

I can ramble on about those two a little bit. If you read the CLR, you'll find that most of the structures on the site were brought in, they were previously like mining houses that were brought in, fully built into Allen Park. And they just sit kind of on concrete blocks. There are no foundations on any of those little cottages, which is super interesting. And one of the reasons why some of them

are sliding a little bit. But the Allen Lodge, the Roost, the Boam House and Ye Olde George Albert were built on site.

1:48:51 - Kat Andra

So that kind of contributes to one of the reasons that they're a little bit more difficult to rehabilitate is they were built on site. It's much more difficult to move. The craftsmanship and just construction of those is very unique and not something that we have kind of seen before. So yeah, it'll be very interesting to rehabilitate, but they're very cool, very, yeah, pretty significant. And eventually, if we're able, we would love to see those rehabilitated, but the plan is to retain them for their historic integrity regardless.

1:49:28 - Kat Andra

And then the Ethylene is cool. We talk about her a lot, but she was an old convenience store that was brought in and it is rumored that she is the only one of its kind, at least in the state of Utah, left. So we're really excited to explore how we are going to be able to keep her on site.

1:49:52 - Hilary Robertson

You obviously have an affection because you refer to Athelene as a her.

1:49:58 - Kat Andra

I realized I was like writing some feedback to the team and I call all of the houses that are named names. I call them she's and I'm like, Oh, I could, I could just call them buildings.

1:50:10 - Hilary Robertson

Okay. They have names. They're like family now.

1:50:15 - Kat Andra

That's special.

1:50:21 - Hilary Robertson

Anybody else who's still on the meeting has any questions, the chat is still open and we'll be here for another 10-ish minutes to answer whatever questions you have or try our best. Okay, so I do have a couple of new questions. So Tyler says, might as well ask a couple questions since we have

time to answer them. Says, the hedge planting at the bottom left looks like it's right against my property. What kind of hedges and how tall are you thinking?

1:51:46 - Kat Andra

Great question. Likely, the planting plan will be based on the cultural landscape report. So Nothing specific has been delineated yet. But yeah, nothing specific's been delineated. It will probably be in line with the cultural landscape report. And then kind of as we mentioned earlier, we do want to maximize the natural feel within the park. So however we can accomplish that. We'll be going into detailed design. I kind of mentioned, hopefully this spring, And depending on what improvements those entail, we'll have a better idea of the specific plantings and things that we'll be looking at at that point.

1:52:31 - Kat Andra

But in general, yeah, anything in line with the cultural landscape report.

1:52:42 - Hilary Robertson

And a follow up question from Tyler. Are the black chain link fences going to be removed? Just reiterate that.

1:52:50 - Kat Andra

Yes, our ultimate goal is to remove all of the black chain link. There will likely be some need for some fencing to remain after that. Anything we do need to be fenced will be replaced with something a little bit more appropriate for the site. Yeah, a little bit less visually intrusive. More in line with what you might have seen during the period of significance. The fence at the front that's not chain link will likely remain the iron rod fence. And it might look something similar to that with what we put in the future.

1:53:26 - Kat Andra

But our main goal is to ultimately remove as much of the fencing as possible to open up a lot of landscaping area for either public use or wildlife habitat.

1:53:41 - Hilary Robertson

Awesome. And then we have a comment that I'll share. And then one last question. So Samantha would just like to shout out to Kat for doing an awesome job. Thank you for the hard work. And she says you're very knowledgeable. So thank you, Samantha. And then Eric would like to know, are

there any cost estimates for the buildings yet? And could you list each one since each one has unique needs and costs?

1:54:05 - Kat Andra

We are looking at high-level planning cost estimates right now. So we do not have any right at this moment. We are anticipating having them within a week or two. And those will be a part of the final planning document. I am going to drop in the chat, though, I believe they're in there. There's an existing conditions report on our website. You can definitely take a look at that. That is more structural-based, short-term and long-term improvements to kind of get the structures to a safer place, basically, for the short-term and the long-term, and those have planning-level cost estimates in them.

1:54:48 - Kat Andra

So you can take a look at those. The full estimates for the Adaptive reuse, building them into artists' studios aren't available yet, but definitely will be in the final planning document. I will drop that plan link in the chat right now.

1:55:11 - Hilary Robertson

So we do have a new person who's joined the call. Steve, do you have any questions or anything we can address in the last few minutes of our meeting today? Okay?

1:55:32 - Kat Andra

Just to kind of recap for everyone, too, we are recording this, and we'll have a transcription available online if you missed any bits of the presentation. We saved about an hour and a half for Q&A. So the last hour and a half of the recording will all be questions that are answered by the planning team. And then Hilary, would you mind popping to the QR code slide? Just for anyone else who didn't get a chance to ask a question or if something else comes up, we are taking comments on the final design on our website through early January.

1:56:06 - Kat Andra

I'll have to update the slide through early January. So feel free to leave us your comments. We will take all feedback and either incorporate it into the final design. We'll definitely look at them all and or pass them along to city council when they get their final presentation on the final plan. And I can't multitask, so I haven't pasted the link yet, but I am doing it right now. Here is the conditions report. Questions.

1:56:37 - Hilary Robertson

Awesome So I think, um. I think if nobody has any questions, it could probably button up just a little bit early. Kat. Do you want to talk about next steps? And we talked about the comment period. What happens after that? And then, um, in terms of the recorded meeting that will be on the website in the next day or two, so. I'll.

1:56:57 - Kat Andra

So. Pretty much next steps. The comment period on this will last until I mentioned early January extended just a little bit. The team will consider all the feedback that we receive and make final design recommendations. For the final plan, which will be available to the public, we're hoping, in late January. City Council will also receive a draft of the final plan along with all of the comments gathered throughout this comment period, and they'll be able to provide feedback before the document is finalized.

1:57:29 - Kat Andra

So this is kind of the last opportunity to provide input after kind of our 2023 year of gathering public engagement. More information on the process and the project and to leave us a comment on this final design is available at this QR code or our website and we'll post this, the slideshow, a transcription of tonight's open house and a recording of the video on our website as well for anyone who's missed it or if you want to pass it along. And then finally my contact information is online so if anything else comes up feel free to either drop it in the comments or reach out to me directly And then as part of this plan, there is a recommend there will be a recommendation for how we are going to spend the \$4.5 million of general obligation bond funding specifically allocated to Allen Park.

1:58:26 - Kat Andra

And so once the plan is finalized, we will just dive right in to get a designer on board to start work on making those improvements in the park.

1:58:38 - Hilary Robertson

Thank you so much, everyone, for coming to our virtual open house and for all of your great questions. We're looking forward to the next steps in this project and to have the completed plan. I'm still following the chat, so thank you so much,

1:58:56 - Kat Andra

And

1:58:57 - Hilary Robertson

Everybody have a great night and a great holiday.

1:58:58 - Kat Andra

We really appreciate it. We'll talk to you soon. You.