

November 2023.



# DAYLIGHTING DESIGN PLAN.

*A Redevelopment Agency of Salt Lake City & Seven Canyons Trust  
Collaboration.*

## Land Acknowledgment.

The stream, colonially known as City Creek, flows through the ancestral lands of the Eastern Shoshone Tribe, Goshute Indian Tribe, Northwestern Band of the Shoshone Nation, Ute Indian Tribe, and Shoshone-Bannock Tribes [01]. The stream's native names include nah-poh-pah (unknown language) and so'ho-gwa (Shoshoni language) [02].

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### Sources:

[01] Seven Canyons Trust, *Land Acknowledgment* (2020).

[02] Stansbury, *Map of the Great Salt Lake and Adjacent Country in the Territory of Utah* (1852); and Chamberlin, *Place and Personal Names of the Gosiute Indians of Utah* (1913).

## Partners & Funders.

Thank you to our partners and funders who made this plan possible, and a special thank you to the many community members who participated in the process and contributed to the document. All photographs and graphics courtesy of the Seven Canyons Trust or CRSA, unless otherwise noted.

- ◊ Redevelopment Agency of Salt Lake City
- ◊ Seven Canyons Trust
- ◊ Crocker Catalyst Foundation
- ◊ Willard L. Eccles Charitable Foundation
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- ◊ Kevin & Alice Steiner
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- ◊ George S. & Dolores Doré Eccles Foundation
- ◊ Rocky Mountain Power
- ◊ Grant Kesler
- ◊ Scandia
- ◊ Snell & Wilmer
- ◊ Zeke Dumke III

## Project Management Team.

- ◊ *Seven Canyons Trust* — Brian Tonetti & Jess Lofland
- ◊ *Redevelopment Agency of Salt Lake City* — Cara Lindsley & Lauren Parisi
- ◊ *CRSA* — Kelly Gillman, Bradley Kraushaar, Kenneth Sanhueza, Laura Smith, & Cooper Parson
- ◊ *Avenue Consultants* — Stacey Adams & Thomas McMurtry
- ◊ *BIO-WEST, Inc.* — Christopher Sands

## Technical Advisory Committee.

- ◊ *Salt Lake City Public Lands* — Tom Millar, Tyler Murdock, & Makaylah Respicio-Evans
- ◊ *Salt Lake City Public Utilities* — Michael Guymon, Jason Draper, & Holly Lopez
- ◊ *Salt Lake City Planning* — Rylee Hall
- ◊ *Salt Lake City Transportation* — Will Becker
- ◊ *Utah State University* — Ryan Dupont
- ◊ *University of Utah* — Jenn Follstad Shah
- ◊ *Residents & Business Owners* — Paulo Aguilera & Victoria Karpos

# TEAM.



# INTRODUCTION.



City Creek on North Temple, circa 1867. Photo credit: Utah State Historical Society.

The *City Creek at Folsom Trail Daylighting Design Plan* is a community-based vision for City Creek and additional improvements along the Folsom Trail between 700 West and 1000 West in the Poplar Grove neighborhood of Salt Lake City.

This plan follows the *City Creek Daylighting Feasibility Study* published in June 2020, which identified two concepts for the daylighting of City Creek along the Folsom Trail. Each originate at a pond to be located on City-owned property at 39 South 800 West. The first concept was deemed most feasible by a collaborative team of Salt Lake City departments, which features an approximately eight-foot-wide partial-flow stream channel.

**daylighting**  
[dey-lahy-ting]

*verb* - The uncovering of a stream previously buried in a pipe or culvert.





### Mission & Vision.

City Creek at Folsom Trail will revitalize a former rail corridor into a thriving ecosystem and community connection to create a beautiful, safe, and welcoming community centerpiece with more access to nature, improved water quality, and mitigated surface area flooding.

The *City Creek at Folsom Trail Daylighting Design Plan* is a collaboration between the Redevelopment Agency of Salt

Lake City and Seven Canyons Trust. CRSA, in partnership with BIO-WEST and Avenue Consultants, were selected to assist with the plan’s creation.

Relevant plans and documents:

- *Open Space Plan* (1992)
- *North Temple Boulevard Plan* (2010)
- *Westside Master Plan* (2014)
- *Pedestrian & Bicycle Master Plan* (2015)
- *City Creek Daylighting Feasibility Study* (2020)

# RAIL TO CREEK & TRAIL.



### Folsom Trail.

The Folsom Trail is an off-street, paved trail located at 50 South (between South Temple and 100 South) from the North Temple FrontRunner Station to the Jordan River Trail in Salt Lake City. West of Interstate-15, it follows a former railroad right-of-way, acquired by Salt Lake City in 2007-2008. The first phase was completed in 2022, which included installation of the trail to 1000 West, lighting, crossings, and some site furniture.

The Salt Lake City Open Space Bond, approved in 2022, allocated approximately \$5 million towards the completion of the Folsom Trail between 1000 West and the Jordan River. Additional property acquisition may be required to make this connection [03]. Remaining funds will be put towards landscaping, amenities, and/or creek daylighting.



Left to right: Folsom Trail looking east at 800 West. Folsom Trail looking west at 800 West. Folsom Trail looking east at 1000 West.



## History.

As Salt Lake City urbanized at the turn of the 20th Century, the Plat of Zion was imposed on the geography of the Wasatch Front. Houses were concentrated along creeks and floodplains for its water source and cooling in the summertime. However, spring brought snowmelt and, with it, flooding. Floodwaters ravaged fields and houses along the banks.

Instead of relocating houses out of the floodplain to prevent damage, creeks were channelized as they entered the broad valley bottom, straightening the previously meandering channels. In 1856, the two branches of City Creek were combined into a 12-foot ditch down the middle of North Temple [04]. This caused banks to steepen and erode, creating



a safety issue for early settlers.

The City's creeks became the early sewer system due to their hydrology, flowing east-west out of the city. Pollution from sewage, agriculture, and industry degraded water quality. Many of the early canals, diversions, and dams left channels devoid of water.

Regarded as a nuisance, this led to the burial of many portions of Salt Lake City's creeks. Completed in 1914, the City Creek aqueduct transports creek water underground from Memory Grove to the Jordan River—spilling out at the Utah



State Fairpark [05].

Even at that time, residents lamented the loss of the creek through downtown. From a 1921 Deseret News article:

“To hide completely the flowing water within a conduit and to make of [North Temple] a stretch of ordinary pavement would be to throw away opportunity for which many cities would gladly pay a million dollars” [06].

Daylighting Salt Lake City's creeks gained traction after the devastating 1983 floods, which saw City Creek flow in



a sandbagged channel down State Street. The 1992 Open Space Plan highlighted a route for City Creek that would flow from Memory Grove, through the downtown core, into what would become The Gateway, and finally through the Folsom rail corridor on its way to the Jordan River [07].

In 1995, the transformation of a surface parking lot into what is now City Creek Park began. A public-private partnership between Salt Lake City and the Church of Jesus Christ of Latter-Day Saints exchanged the ownership of the lot for rights to underground parking.

*Images left to right: City Creek burial on North Temple in 1910. City Creek flooding on State Street in 1983. Grant Tower exchange of Folsom rail-line in 1952. Photo credit: Utah State Historical Society & Richard Kindig.*



**Sources:**

[03] Salt Lake City, *Parks, Trail, and Open Space Bond* (2023).

[04] BIO-WEST, *Riparian Corridor Study: City Creek Management Plan* (2010).

[05] Watson, *The Stream That Built a City* (1995).

[06] Deseret News, *City Creek Should Be Preserved* (1921).

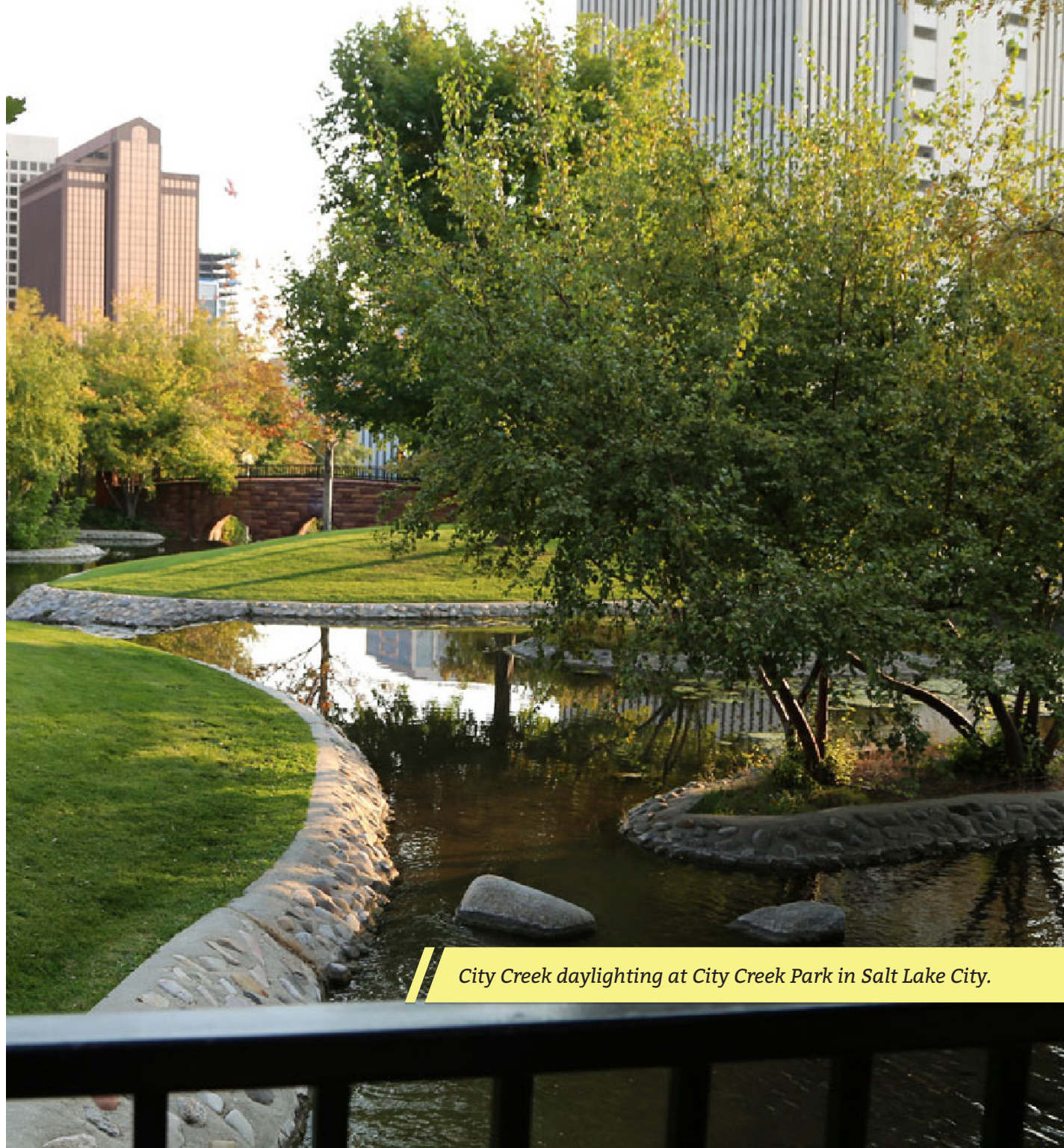
[07] Salt Lake City, *Open Space Plan* (1992).

[08] URS, *Euclid Small Area Master Plan* (2006).

[09] J-U-B, *Folsom Avenue Storm Drain Project* (2011).

Benches, green space, and a stone-lined creek create an oasis in the heart of downtown Salt Lake City. The creek daylighting was extended onto Canyon Road upstream and later downstream onto North Temple adjacent to the Church Conference Center in 2000 [04].

In 2006, the United States Army Corps of Engineers initiated a feasibility study to extend the creek daylighting down the Folsom rail corridor [08]. The Folsom rail line was realigned in 2007 to 2008. And, in 2011, an overflow culvert was placed down the corridor to mitigate flooding [09]. For a variety of reasons, the feasibility study was never approved, and momentum waned. Renewed interest, including a 2020 feasibility study led by Salt Lake City and the design and construction of the Folsom Trail, reinvigorated the project.



City Creek daylighting at City Creek Park in Salt Lake City.





# EXISTING CONDITIONS & TECHNICAL ANALYSIS.



City Creek daylighting on Canyon Road in Salt Lake City.

City Creek is a 15-mile small, mountainous stream that flows from City Creek Canyon, through the Capitol Hill, Greater Avenues, Downtown, Fairpark, and Poplar Grove neighborhoods of Salt Lake City, and into the Jordan River. The creek is characterized by a steep gradient within the canyon and confined and partially confined valley settings. The upper canyon demonstrates natural step-pool morphology with gravel-cobble and occasional boulder stream bed. The creek transitions to steep pool-riffle form in the lower canyon [09].

The banks support a robust riparian ecosystem of native mature trees and shrubs. As the creek flows into the valley, it winds through a series of parks and open spaces, including City Creek Natural Area, Memory Grove, Canyon Road, and City

**cubic feet per second**  
(cfs)

A measurement for flow rate or discharge in a stream equal to one cubic foot of water per second.





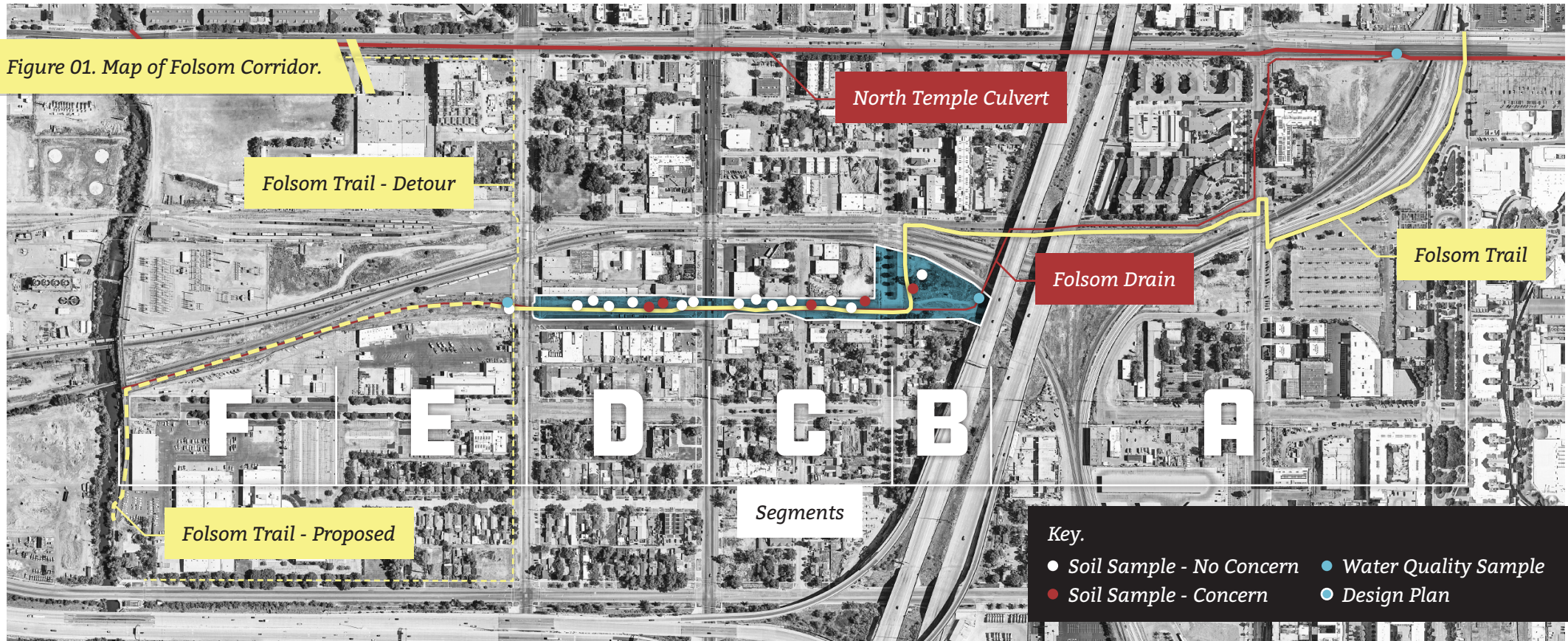
Creek Park, with riparian-associated and ornamental species.

The City Creek watershed drains approximately 24.7 square miles. The flow is snowmelt-driven with peak discharge between May and

June. Average peak flow is 45 cubic feet per second (cfs) and average low flow is three cubic feet per second [10]. The highest recorded flow was 322 cfs in 1983 [09]. Salt Lake County currently measures flow at Memory Grove Park (1961 to 1963 and 1969 to present).

Downstream of West Temple, the creek continues underground beneath North Temple in the North Temple Conduit to the Jordan River. There is a diversion at approximately 600 West that has the ability to split flows between the North Temple

Conduit and the Folsom Drain. The Folsom Drain runs between the Folsom Drain Junction Box, beneath the Folsom Trail, to the Jordan River.





## FEASIBILITY STUDY.



The *City Creek Daylighting Feasibility Study* analyzed daylighting City Creek’s flow within the Folsom corridor. The corridor was divided into six segments (**Figure 01**). Three concepts were recommended:

- Concept 01. Daylight only the base flow in City Creek—approximately two to four cubic feet per second.
- Concept 02. Daylight the full design flow of the four-foot by 12-foot box culvert underneath the corridor, the Folsom Drain, at

approximately 150 cubic feet per second and remove some or all of the culvert.

- Concept 03. Combine 01 and 02 to address property constraints in Segments E and F.

Each concept was determined to be physically feasible. However, the costs ranged significantly, and the resulting channel varied in space needed, utilities impacted, and water conveyed. For the first phase, it was deemed

by a team of Salt Lake City departments to move forward with Concept 01, the partial flow channel, in Segments B, C, and D (approximately 700 West to 1000 West).

Opportunity exists in future phases to extend the creek channel to both upstream and downstream segments on the Folsom corridor. However, grading challenges and private property constraints will require additional design considerations [11].

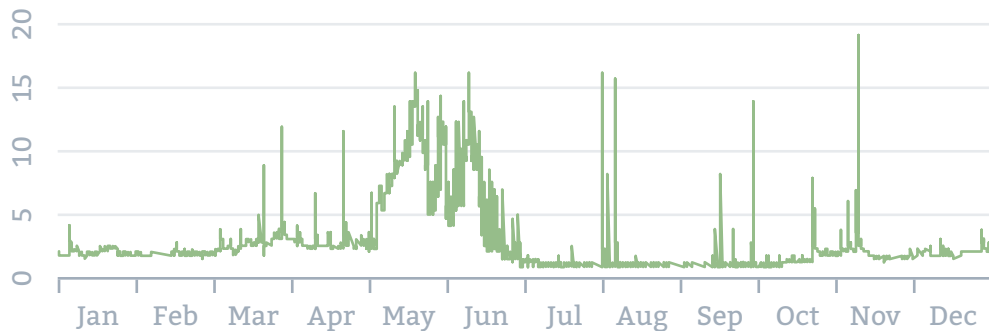
### Data Gap.

The *City Creek Daylighting Feasibility Study* identified additional data was needed to inform this design plan. The data gap included flow and water quality at the North Temple diversion box, the Folsom Drain junction box, the Folsom Drain at 1000 West, and the Jordan River outfall. Additional technical analysis was completed to fill the gap, which is outlined in the following section.

## TECHNICAL ANALYSIS.

As concluded in the *City Creek Daylighting Feasibility Study*, additional technical analysis was needed to fill the data gap and inform the design of the creek channel.

Figure 02. City Creek Flow Rate at Memory Grove in 2022 (cfs).



### Water Quality.

Sampling locations included Memory Grove, North Temple Diversion, Detention Basin Junction, and 1000 West (Figure 01). In 2019, two samples were taken at Memory Grove and North Temple Diversion during snowmelt-driven high flow

(05/02/2019) and summertime low flow (08/08/2019). In 2022, three samples were taken at all four locations in July, September, and October. Based on samples, water quality is typical for an urban stream.

Measurements for pH were within the range established

by the State of Utah (6.5-9.0), falling between 8.1 and 8.8. Turbidity was below the State threshold (10.0) except during spring run-off, which is not unusual. *Escherichia coli* was below the maximum State threshold (668) except downstream of 1000 West where the water is stagnated in the Folsom Drain. Coliform and *E. coli* measurements are of concern but not unusual for this urban context. It is important to keep the creek flowing in the new channel to prevent stagnant conditions.

Upstream, City Creek has two designated uses:

- ◊ Class 2B - Protected for secondary contact recreation (and infrequent primary contact recreation) where there is low bodily contact or likelihood of ingestion, such as paddling, wading, and fishing.
- ◊ Class 3A - Protected for cold-water game fish species and other aquatic life necessary for their lifecycle.

Based on the water quality results, a Class 2B designated use is recommended for the new creek channel. It is recommended that testing continue to quantify potential water quality improvements post-implementation.

### Flow.

The closest continuous flow data is measured at Memory Grove. Additional flow measurements were conducted at the North Temple Diversion, Detention Basin Junction, and 1000 West in July, September, and October in 2022, which was a dry year with a short peak reaching only 16 cubic feet per second (cfs).

Preliminary results suggest significant groundwater inputs between Memory Grove and North Temple diversion, including base flow at Memory Grove and inflow pumped from underground parking downtown. It is estimated flows double at North Temple. However, in one instance, flow



was 14 times bigger at North Temple compared to Memory Grove [12]. Groundwater inputs support continuous flow delivery even in below average drier months, where values may reach below two cfs.

New low-flow diversion baffles were installed at North Temple in October 2022 to better deliver minimum flows. The one measurement conducted after installation shows a delivery of 2.32 cfs to the Detention Basin Junction, which was base flow in Memory Grove at the time [12]. However, more measurements are needed to test baffles and quantify groundwater inputs downstream of Memory Grove.

### Soils.

Properties within and around the project area include multiple Environmental Protection Agency-identified brownfield and Superfund sites, which has resulted in contamination of soils and groundwater. A limited site investigation was previously conducted in July 2011, which identified concentrations of Polycyclic Aromatic Hydrocarbons above the Environmental Protection Agency’s regional screening levels in the several areas of the project area.

A Phase II Environmental Site Assessment was completed

in October 2022 to assess existing soil contamination. The investigation was limited to the first five feet below surface grade based on the understanding that construction will be limited to this area. A total of 39 distinct and four duplicate soil samples were collected from 19 soil borings within the project area—one shallow soil sample less than one foot below surface grade and one deep (one to three feet and/or three to five feet below surface grade). Samples were analyzed for Metals (Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, Selenium, and Silver), Total Recoverable Petroleum Hydrocarbons, Volatile Organic Compounds, Total Petroleum Hydrocarbons – Gasoline Range Organics, Total Petroleum Hydrocarbons – Diesel Range Organics, and Polycyclic Aromatic Hydrocarbons. Recreational screening levels were used to analyze results (**Figure 03**).

Soils less than one foot below surface grade near boings SB-2, SB-3, and SB-12 contain chemical concentrations above the recreational screening level. Soils at three to five feet below surface grade near SB-8 contain chemical concentrations above the industrial screening levels [13]. Any soil excavated in these areas should be properly handled and disposed of at a permitted landfill. Additional sampling and analysis should be completed at three to five feet below surface grade near soil boring SB-16 to determine if arsenic concentrations exceed accepted background levels.

### Sources:

- [09] BIO-WEST, *Salt Lake City Riparian Corridor Study: City Creek Management Plan* (2010).
- [10] Salt Lake County, *Stream Care Guide* (2014).
- [11] Salt Lake City, *City Creek Daylighting Feasibility Study* (2020).
- [12] BIO-WEST, *City Creek Daylighting Project Hydrology Summary* (2023).
- [13] BIO-WEST, *Folsom Trail Soil Contamination Memorandum* (2022).

Figure 03. Environmental Protection Agency Screening Levels.

	Industrial	Recreational	Residential
Frequency	250 days	250 days	350 days
Time	8 hr.	4 hr.	24 hr.
Factors	Adult	Youth & Adult	Youth & Adult



# COMMUNITY ENGAGEMENT.



Folsom Trail Mural Project by Roots Art Collective.

Public and stakeholder engagement provides the structure for the *City Creek at Folsom Trail Daylighting Design Plan*. Creative community engagement strategies were utilized to ensure equity in outreach and gathering the public's thoughts, ideas, and visions for the future City Creek at Folsom Trail.

All materials and engagement opportunities were offered in Spanish and English to accommodate the diverse presence within this community. Targeted social media advertising to zip codes touching the trail (84101, 84103, 84104, and 84116) was successful in reaching the target demographic. Mailers and two rounds of door hangers were sent to 600 properties buffering the corridor. Lawn signs were placed along the trail

## Engagement Quick Facts:

Total Residents Involved:  
1,527

Surveys Collected:  
265

Visual Preference Completed:  
701

Design Feedback Comments:  
65

Activation/Engagement Events:  
13

~300' Mural Completed





and at key neighborhood nodes to engage residents on their own time. Popular community events, like the Fisher Mansion Beer Garden, were utilized to maximize project engagement. Additional fun, creative engagement events, like the design walks and celebration, were hosted to encourage further feedback from residents. Finally, the Folsom Trail Mural Project was implemented with local west-side artists to bring short-term activation to the corridor, while highlighting the daylighting of City Creek and Folsom Trail.

## SURVEY.

The survey was launched September 12, 2022 and was available until September 30, 2022. The survey was distributed online and in-person. Six intercept surveying events engaged participants along the trail, at key community nodes, and during popular community events.

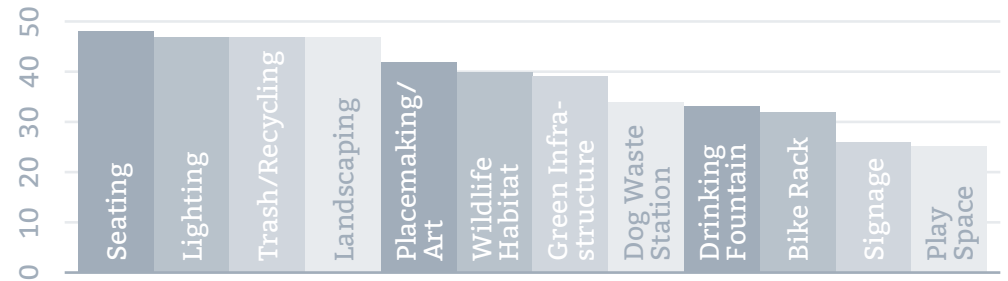
## Results.

Survey participants mostly had never used the trail (46 percent). Interestingly, weekly users were next at 23 percent. Users mostly lived by the trail and/or used it for walking, biking, or rolling (both 48 percent). Some used it to commute (21 percent) or to shop and/or work nearby (both 17 percent). Visiting family or friends nearby was lowest at 9 percent.

Participants prioritized seating areas, lighting, and trash and recycling cans, all of which already exist along the trail. This either underscores the need for additional amenities in this category or shows a lack of use among participants. Playgrounds were the lowest priority. This may underscore the safety concerns for children expressed in the following question.

The main concerns about the project included unsheltered

Figure 04. What would you like to see along the creek and trail? (%)



homelessness, maintenance, and safety (38, 33, and 31 percent, respectively). Gentrification and evaporation, two main concerns identified at the start of the project, were only cited by 1 percent. Seventeen percent of participants were not concerned about the project.

There were 23 comments on the comment map—5 from intercept surveying and 18 online. Nine were concerns, nine amenities, three popular areas, and two uncategorized.



Image left to right: Intercept surveying at 900 West along the Folsom Trail. Visual preference at Fisher Mansion Beer Garden.



## VISUAL PREFERENCE.

The visual preference was launched October 1, 2022 and was available until January 6, 2023. It was distributed online and in-person. The visual preference was also programmed at the two-day Fisher Mansion Beer Garden, which engaged residents in-person during this popular community festival. The Stakeholder Forum was hosted on January 11, 2023.

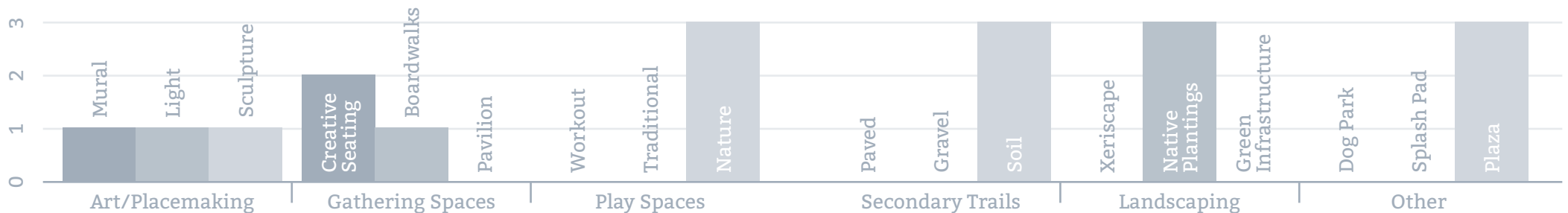
### Results.

The visual preference asked participants to prioritize three elements across six categories: art and placemaking, gathering spaces, play spaces, secondary trails, landscaping, and other. Images were attached to the three elements to give participants a sense of possibilities. Preference points were given to each of the three engagement opportunities: Fisher Mansion Beer Garden Day One, Fisher Mansion Day Two, and Online (**Figure 05**).

### Stakeholder Forum.

Eighteen technical experts, community leaders, and municipal staff joined the Stakeholder Forum at Sugar Space. A presentation introduced attendees to the project, background, existing conditions, community engagement, three characterizations: “Urban Industrial,” “Modern Greenway,” and “Nature Corridor,” and an early conceptual design. They were then split into three categories—Water, Community, and Recreation—for individual conversations prompted by questions about whether the characterizations met project expectations and their preferences. Then, the group came together for a final discussion about the individual conversations collectively.

Figure 05. Visual preference across three engagement opportunities



## DESIGN FEEDBACK.

Design feedback was launched August 14, 2023 and was available until September 15, 2023. It was distributed online and in-person. Two design walks toured the designs with residents. Surveying was also programmed at the two-day Fisher Mansion Beer Garden, which engaged residents in-person during this popular community festival. On September 11, 2023, a separate meeting was held with business owners around the Folsom Trail to gather specific feedback from this stakeholder group.

### Results.

The corridor was split into three distinctive segments based on the user experience of each and amenities provided therein:

- ◊ The Plaza – ~700 to 800 West
- ◊ The Natural – 800 to 900 West

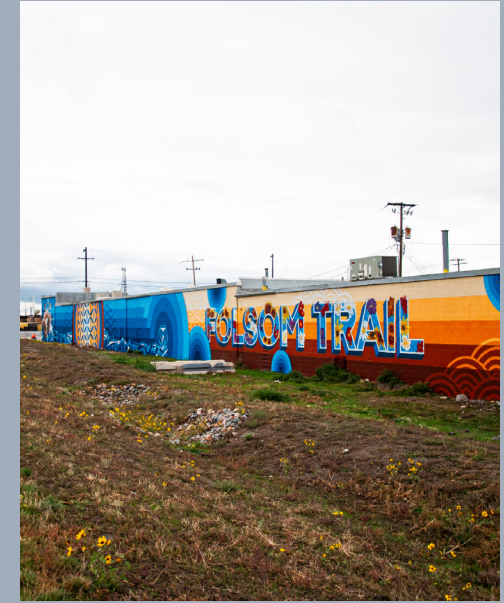
◊ The Active – 900 to 1000 West

Four questions were asked for each segment—what excites you, what do you dislike, what is missing, and do you have concerns. Some feedback was specific for each segment, and some was consistent across the segments. Generally, respondents found City Creek, green/natural space, trees and native vegetation, shade, and seating areas most exciting. They disliked the street crossings. They thought lighting, enforcement, and improved street crossings were missing. Finally, they were most concerned with the design attracting people experiencing homelessness, safety, maintenance, and activation.

Eight business owners joined the business owners feedback

## FOLSOM TRAIL MURAL PROJECT

Roots Art Kollektive, a team of three local Mexican-American artists, were chosen to paint the mural. Completed in September 2023, it fills the nearly 300-foot-long wall at 25 S 1000 W, overlooking the trail. The piece creates immediate activation and beautification—and will stimulate further art and placemaking efforts. The mural compliments larger engagement efforts on the plan by highlighting efforts, generating excitement, and building support.



event on September 11, 2023. This targeted event also led to online comments from business owners not able to attend the in-person meeting.

### Design Walks.

Two design walks were held

on September 30, 2023 to provide in-person tours of the design and solicit feedback. Approximately eight participants joined. In addition, an outreach table was hosted at The Plaza (35 South 800 West), which engaged an additional seven passersby.



# DESIGN.



Example of timber seating proposed at The Plaza.

The design language is inspired by the corridor's previous identity as the Folsom rail-line. Secondary paths, plazas, and plantings find their shape from the interchanges and switches in a rail yard, while plantings, pavers, and seating draw from the stacked and linear boxes of train cars.

## City Creek.

The new channel will begin at a basin to store water for a constant base flow and reduce peak runoff by storing flow during peak periods. Paying homage to the creek's canyon headwaters, a cascade at the inflow will oxygenate the water to prevent stagnation and related water quality issues. Wetland and riparian vegetation will enhance water quality before entering the more confined channel.

## City Creek Quick Facts:

*Native Name:*  
Nah-po-pah,  
so'ho-gwa  
(Goshute) [14]

*Watershed Size:*  
24.7 sq. mi. [15]

*Total Stream Length:*  
14.6 mi.

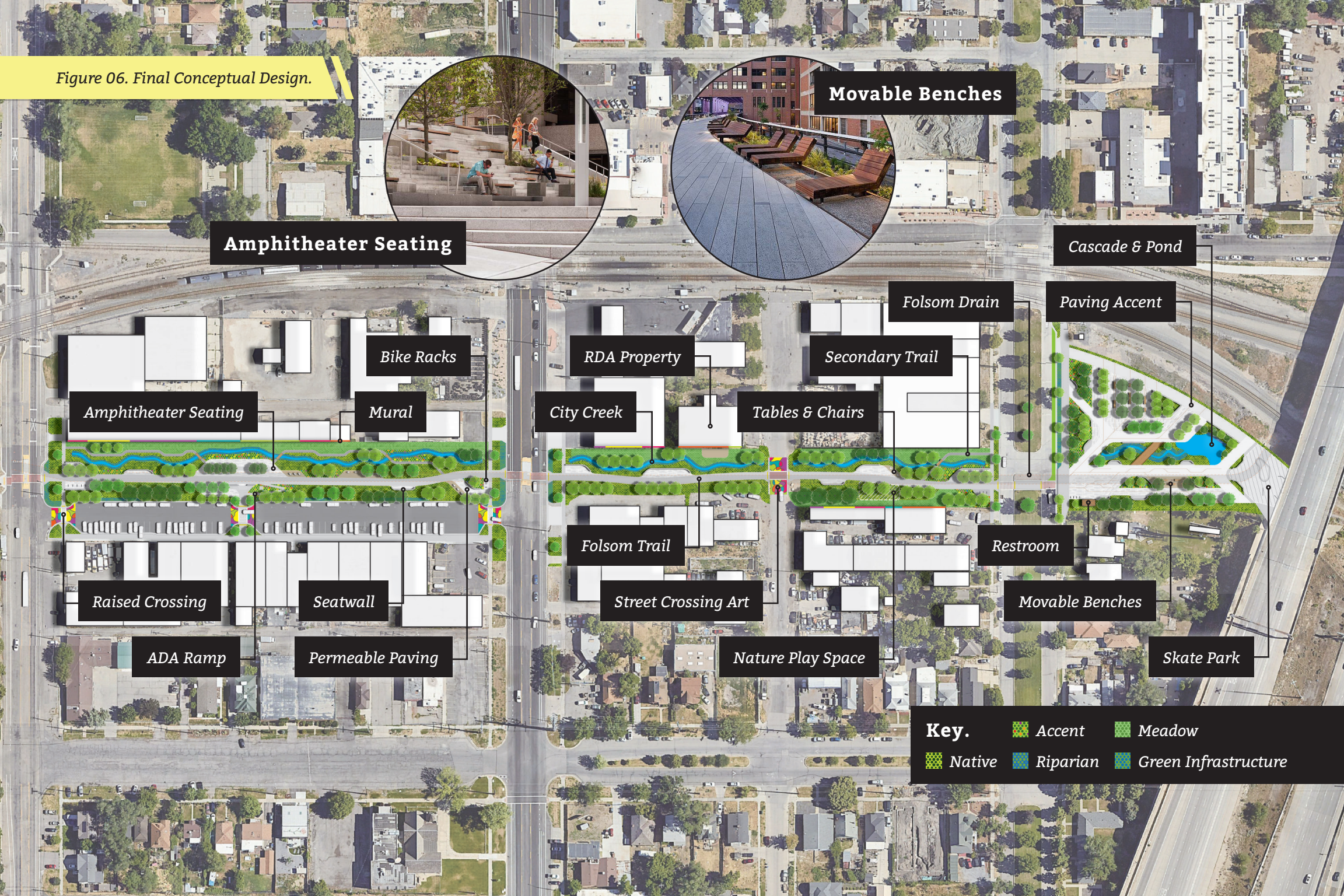
*Buried Length:*  
2.0 mi. [16]

*Average Peak Flow:*  
45 cfs





Figure 06. Final Conceptual Design.



Amphitheater Seating

Movable Benches

Cascade & Pond

Paving Accent

Folsom Drain

Secondary Trail

RDA Property

Tables & Chairs

City Creek

Bike Racks

Mural

Amphitheater Seating

Restroom

Folsom Trail

Movable Benches

Street Crossing Art

Skate Park

Nature Play Space

Seatwall

Raised Crossing

Permeable Paving

ADA Ramp

Key.

Accent

Meadow

Native

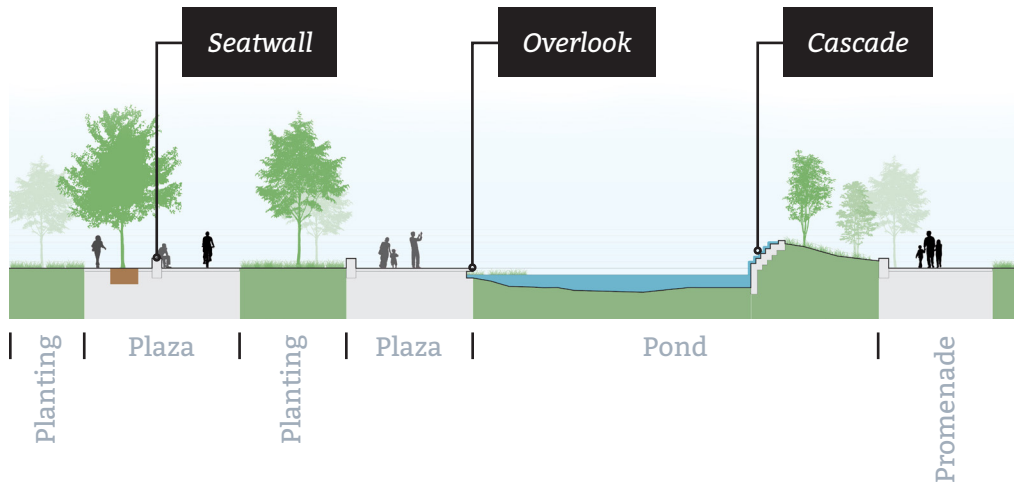
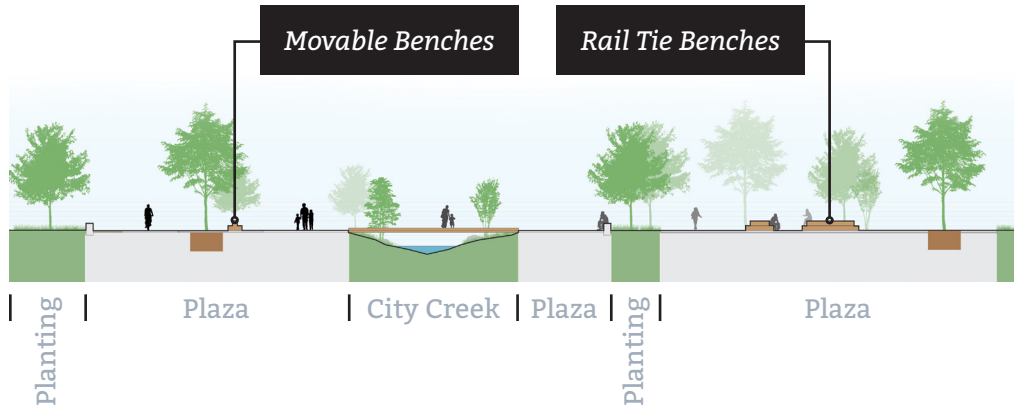
Riparian

Green Infrastructure

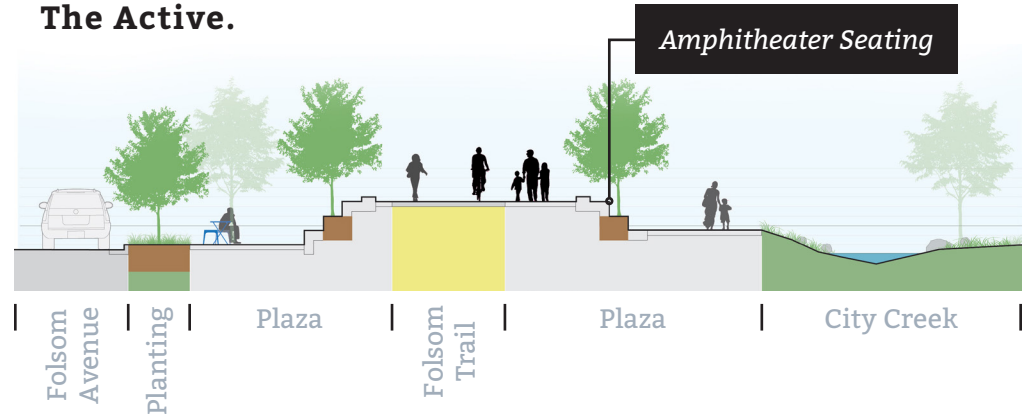


Figure 07. Segment Cross Sections.

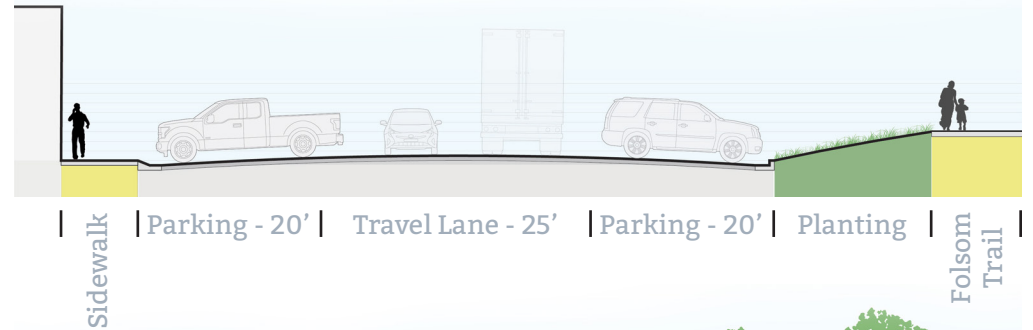
**The Plaza.**



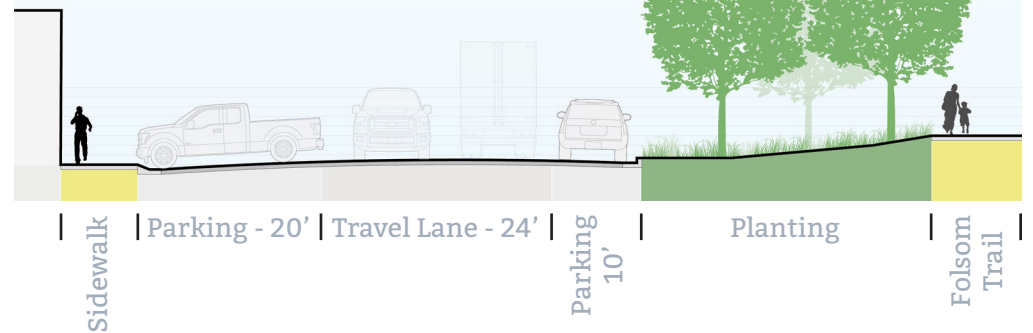
**The Active.**



**Folsom Avenue - Existing.**



**Folsom Avenue - Proposed.**





The creek will then move into a more confined channel with a continuous baseflow of approximately two to four cfs. The bottom of the channel will have coarse gravel and small cobbles with riparian vegetation growing on the banks. The channel will need to cross several existing roadways which will utilize traditional culverts, inverted siphons, or other cost-effective options.

### Development Design Guide.

Trail-oriented development along the Folsom Trail and City Creek will fulfill the desire of residents and businesses to live and locate along streams, trails, and other amenities. They will bring density to corridor and offer additional amenities, such as bicycle storage, workrooms, rentals, and shower/locker facilities, that are not as feasible on public lands. They offer tenants and visitors connection to active transportation, recreational opportunities, and nature from their doorstep, while blurring

the line between the corridor and adjacent properties. When developers integrate goals, they also improve their property values and bottom-line. Ultimately, a balancing of preservation/adaptive reuse and new mixed-use development will protect the character of the neighborhood, while diversifying housing, jobs, and entertainment to create a vibrant, healthy, and thriving neighborhood.

Trail-oriented developments should achieve many, if not all, of the following guidelines for successful integration into the corridor and neighborhood:

- Add indoor and outdoor amenities at development to offer additional facilities to enhance user experience (**Figure 06**).
- Implement ADA-compliant connector trails with wayfinding signage on property to make Folsom Trail connection easy and accessible.
- Orient development, exits/entrances, and active uses

Figure 08. Amenities for developments adjacent to Folsom Trail.

	Low Cost	Medium Cost	High Cost
Indoor	<ul style="list-style-type: none"> <li>◦ Discounts for users</li> <li>◦ Restroom use</li> <li>◦ Water refills</li> </ul>	<ul style="list-style-type: none"> <li>◦ Bicycle storage</li> <li>◦ Bicycle valet</li> <li>◦ Locker/shower facilities</li> </ul>	<ul style="list-style-type: none"> <li>◦ Bicycle rentals</li> <li>◦ Widened hallways</li> <li>◦ Workroom/on-site mechanic</li> </ul>
Outdoor	<ul style="list-style-type: none"> <li>◦ Bicycle pump/tool station</li> <li>◦ Bicycle racks</li> <li>◦ Dog water bowl</li> <li>◦ Drinking water fountain</li> <li>◦ Outdoor furniture</li> <li>◦ Pet waste station</li> <li>◦ Programming</li> <li>◦ Trash/recycling bins</li> </ul>	<ul style="list-style-type: none"> <li>◦ Nature play space</li> <li>◦ Outdoor exercise equipment</li> <li>◦ Pavilion/gazebo</li> <li>◦ Playground</li> <li>◦ Public art</li> <li>◦ Trail access</li> <li>◦ Wayfinding signage</li> </ul>	<ul style="list-style-type: none"> <li>◦ Play field/court</li> <li>◦ Plaza</li> <li>◦ Splash pad</li> <li>◦ Stage/amphitheater</li> </ul>

towards the corridor to create a bustling, lively ground-floor.

- Provide outdoor dining areas, covered patios, and overlooks on property adjacent to the corridor to activate it and increase resident surveillance.
- Put green infrastructure, such as green roofs, rain gardens, and bioswales, on property to mitigate stormwater runoff from roofs, parking lots, and

other impervious surfaces into City Creek.

- Hire local artists to paint murals on blank walls adjacent to the corridor that uplift the diverse cultures on Salt Lake City's west-side and add additional placemaking, sculptural elements, and artistic lighting at development to beautify the neighborhood and create a vibrant area.
- Provide an abundance of

well-designed bike racks on property to accommodate cyclists using trail.

- Ensure adequate, but wildlife-friendly and dark-sky compliant, lighting and design principles that
- provide safety for trail users and tenants alike.

### Equity.

While adaptive reuse, preservation, and new mixed-use developments will certainly improve the livability of the corridor, developers should be mindful of equity, inclusion, and displacement related to gentrification. Equitable development reduces the risk of displacement by ensuring housing is available and affordable, provides jobs and resources that benefit the community, and fosters a sense of pride and ownership in the surrounding neighborhood.

Salt Lake City is developing the *Anti-Displacement Strategy*, which contains a two-year action plan to “identifying

priority actions that the City can take to help people stay and thrive in our community as we grow” [17]. These strategies will go a long way towards addresses challenges related to displacement.

Individual developments along the Folsom Trail can also contribute to equity in substantial ways. Affordable housing options should be included in each new development to ensure impacted residents are not displaced. At minimum, existing affordable housing stock within a half-mile buffer to the corridor should be preserved. Developers should also consider hiring community stewards from the surrounding neighborhood to assist with engagement, programming, and maintenance. They can help build trust between the community and developers to keep residents invested in the improvement of their neighborhood, while creating jobs. Stewards should be multi-lingual and paid a living wage.



### Programming.

Activation is a critical way to improve user safety and experience. More eyes on the trail and creek will lead to community surveillance of the corridor and quicker identification and response to issues. Programs, events, and gatherings will draw more users to the corridor and bring positive activity. Programming can also improve inclusion by expressing community identity, celebrate diverse traditions, promote shared values, and create a sense of place. They can showcase underrepresented voices and be a format for public discourse.

Service-oriented volunteer efforts can get students and residents involved in on-the-ground meaningful activity, while meeting maintenance requirements for municipal departments, such as litter clean-up, noxious weed removal, plantings, seeding, and more. Teachings would develop stewardship around the corridor and a pathway for community members to get involved in their neighborhood improvement. Ultimately, efforts build support for implementation and ongoing investment in these areas as community member learn about and appreciate the value.

*Image left to right: Example of main bridge proposed at The Plaza. Example of skate park and public art proposed at The Plaza.*



# BUDGET.

	The Plaza.		The Natural.		The Active.	
<b>Hardscaping.</b>						
Pavers	\$	1,480,151	\$	212,456	\$	388,216
Concrete	\$	424,559	\$	-	\$	41,351
Crushed Stone	\$	58,028	\$	46,856	\$	95,954
Miscellaneous	\$	111,885	\$	23,144	\$	255,474
<b>\$ 3,138,074</b>	<b>\$</b>	<b>2,074,623</b>	<b>\$</b>	<b>282,456</b>	<b>\$</b>	<b>780,995</b>
<b>Site Structures.</b>						
Bridges	\$	152,750	\$	4,800	\$	14,400
Restroom	\$	24,400	\$	-	\$	-
Rail Tie Benches	\$	132,703	\$	-	\$	-
Tables & Chairs	\$	-	\$	3,000	\$	15,000
Bike Racks	\$	4,000	\$	3,000	\$	3,000
Skate Park	\$	699,675	\$	-	\$	-
Nature Play	\$	-	\$	250,000	\$	-
Area Lighting	\$	92,000	\$	61,500	\$	64,000
<b>\$ 1,524,228</b>	<b>\$</b>	<b>1,105,528</b>	<b>\$</b>	<b>322,300</b>	<b>\$</b>	<b>96,400</b>
<b>Stream &amp; Plantings.</b>						
Pond	\$	257,500	\$	-	\$	-
Stream Channel	\$	56,210	\$	217,717	\$	224,414
Trees	\$	148,660	\$	58,650	\$	109,980
Groundcover	\$	458,542	\$	756,718	\$	769,827
<b>\$ 3,058,218</b>	<b>\$</b>	<b>920,912</b>	<b>\$</b>	<b>1,033,085</b>	<b>\$</b>	<b>1,104,221</b>

	The Plaza.		The Natural.		The Active.	
<b>Public Art.</b>						
Focal Sculpture	\$	103,440	\$	-	\$	-
Street Crossings	\$	2,500	\$	2,500	\$	7,500
Artistic Lighting	\$	5,000	\$	-	\$	-
<b>\$ 120,940</b>	<b>\$</b>	<b>110,940</b>	<b>\$</b>	<b>2,500</b>	<b>\$</b>	<b>7,500</b>
<b>Demolition.</b>						
Landscaping	\$	-	\$	-	\$	45,804
Street & Curb	\$	-	\$	-	\$	3,888
<b>\$ 46,692</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>49,692</b>
<b>Soft Costs.</b>						
Contingency	\$	526,077	\$	526,077	\$	526,077
Overhead	\$	378,775	\$	378,775	\$	378,775
Insurance	\$	70,705	\$	70,705	\$	70,705
Permits & Fees	\$	176,762	\$	176,762	\$	176,762
Engineering	\$	282,819	\$	282,819	\$	282,819
<b>\$ 4,305,411</b>	<b>\$</b>	<b>1,435,137</b>	<b>\$</b>	<b>1,435,137</b>	<b>\$</b>	<b>1,435,137</b>
<b>Market Estimate Totals.</b>						
<b>\$ 12,196,563</b>	<b>\$</b>	<b>5,647,140</b>	<b>\$</b>	<b>3,075,478</b>	<b>\$</b>	<b>3,473,945</b>
<b>Baseline Estimate Comparison.</b>						
<b>\$ 8,554,277</b>	<b>\$</b>	<b>4,477,792</b>	<b>\$</b>	<b>1,862,242</b>	<b>\$</b>	<b>2,214,243</b>

## MAINTENANCE.

	Labor Days.	Contingency.	Budget.
<b>Hardscaping.</b>			
Pavers	26.5	2	\$ -
Concrete	26	4	\$ -
Crushed Stone	12	-	\$ -
Miscellaneous	25	18	\$ -
<b>Site Structures.</b>			
Bridges	8	6	\$ 10,000
Restroom	12	8	\$ 20,000
Rail Tie Benches	1	-	\$ -
Tables & Chairs	1	4	\$ 12,000
Bike Racks	1	-	\$ -
Skate Park	12	4	\$ -
Nature Play	12	4	\$ -
Area Lighting	2	8	\$ 4,000
<b>Stream &amp; Plantings.</b>			
Pond	32	24	\$ -
Stream Channel	32	12	\$ 4,000
Trees	39	8	\$ 12,000
Groundcover	102	24	\$ 67,500
<b>Public Art.</b>			
Focal Sculpture	4	4	\$ 5,000
Street Crossings	6	8	\$ -
Artistic Lighting	1	6	\$ -
<b>Totals.</b>	<b>354.5 Days</b>	<b>144 Days</b>	<b>\$ 134,500</b>

## NEXT STEPS.

### Permitting.

There are no environmental permits needed for the project typically of other stream restoration projects. Expected required permits include:

- Salt Lake City Building Permit;
- Salt Lake City UPDES Storm Water Discharges Permit; and
- State of Utah Storm Water General Permit for Construction Activities.

Additional permits may be needed if the project is within Utah Department of Transportation right-of-way beneath Interstate-15 and a noise permit may be needed when construction begins.

### Implementation.

The *City Creek at Folsom Trail Daylighting Design Plan* brings us to the engineering phase. The next steps are to build momentum and raise the funding to construct the project. To learn more about how you can get involved, visit the project website: [folsomtrail.org](http://folsomtrail.org).

**Sources:**  
 [14] Stansbury, *Map of the Great Salt Lake and Adjacent Country in the Territory of Utah* (1852); and Chamberlin, *Place and Personal Names of the Gosiute Indians of Utah* (1913).  
 [15] Salt Lake County, *Stream Care Guide* (2014).  
 [16] Seven Canyons Trust, *Creek Channel Alignment Data* (2018).  
 [17] Salt Lake City, *Anti-Displacement Strategy* (2023).







*folsomtrail.org*



*City Creek at Folsom Trail Daylighting Design Plan.*