



**NOTICE OF A MEETING OF THE
CITY OF HOLLADAY CITY COUNCIL
THURSDAY, AUGUST 6, 2026**

Holladay Council Chambers - 3330 S 1300 E

5:30 p.m. **Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*

PUBLIC NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a Council meeting on **Thursday, August 6, at 6:00 pm.** Members of the Council may participate electronically if needed. The Council Chambers shall serve as the anchor location.

** Agenda items may be moved in order, sequence and time to meet the needs of the Council*

All documents available to the City Council are accessible on the City's website or in this agenda. Interested parties are encouraged to watch the **live video stream** of the meeting -
[agendas/https://holladayut.gov/government/agendas_and_minutes.php](https://holladayut.gov/government/agendas_and_minutes.php)

To provide a public comment or make a comment during any public hearing, may do so in the following ways:

1. **In-person attendance:** at Holladay City Hall
2. **Email** your comments by 5:00 pm on the date of the meeting to scarlson@holladayut.gov

AGENDA

- I. **Welcome** – *Mayor Fotheringham*
- II. **Pledge of Allegiance**
- III. **Thank you to Michael Anderson**
- IV. **Public Comments**
Any person wishing to comment on any item not otherwise on the agenda may provide their comment via email to the Council before 5:00 p.m. on the day of the meeting to scarlson@holladayut.gov with the subject line: Public Comment. Comments are subject to the Public Comment Policy set forth below
- V. **Consideration of Resolution 2026-23 Granting the Advice and Consent for the Appointment of Members to the Tree Committee**
- VI. **Continued Public Hearing on Proposed Text Amendment to Amend the Permitted Land Use Table of the SDMP to Allow Personal Services**
- VII. **Consideration of Resolution 2026-24 Approving a Text Amendment to add Personal Services as Allowed Use Within the Site Development Master Plan Land Use Table for Holladay Hills**
- VIII. **Consideration of Ordinance 2026-12 Amending the Zoning Map for Property Located at 4901 S Memory Lane from Residential Single Family (R-1-21) to Public (P) (future expansion of abutting cemetery)**

- IX. ***Consideration of Resolution 2026- 25 Adopting Policies Relating to the Use of Bike Lanes and Bike Routes Within the City***
- X. ***City Manager Report – Gina***
- XI. ***Council Report & District Issues***
a. ***Calendar***
Council Meetings – August 20, September 3 & 17, 2026
- XII. ***Recess to Work Meeting***
a. ***Spring Lane Park Discussion***
- Budget
- Proposed Plan
- Procurement
- Naming
- XIII. ***Closed Session For the Purpose(s) Described in U.C.A. 52-4-204 and 205***
- XIV. ***Adjourn***

Public Comment Policy & Procedure: During each regular Council Meeting there will be a Public Comment Time. The purpose of the Public Comment Time is to allow citizen's access to the Council. Citizens requesting to address the Council will be asked to complete a written request form and present it to the City Recorder. In general, the Chairman will allow an individual three minutes to address the Council. A spokesman, recognized as representing a group in attendance, may be allowed up to five minutes. Comments which cannot be made within these time limits should be submitted in writing to the City Recorder prior to noon the day before the meeting so they can be copied and distributed to the Council. At the conclusion of the Citizen Comment time, the Chairman may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all Public Hearings.

CERTIFICATE OF POSTING

I certify that the above agenda notice was posted at Holladay City Hall, the City website www.holladayut.gov, the Utah Public Notice website www.utah.gov/pmn, and the Holladay Library.

DATE POSTED: Monday, August 3, 2026

Stephanie N. Carlson, MMC, City Recorder
City of Holladay

CITY OF HOLLADAY

RESOLUTION NO. 2026-23

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE APPOINTMENT OF MEMBERS TO THE TREE COMMITTEE AS ESTABLISHED IN SECTION 2.08.010G OF THE HOLLADAY CITY CODE.

WHEREAS, the City Manager has the responsibility and authority pursuant to Section 2.08.010B, City of Holladay, Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the City Manager has appointed seven (7) members to serve as members of the Holladay Tree Committee for staggered terms not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.08.010 to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in a regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holladay, Utah as follows:

Section 1. Appointment. The City Council hereby gives advice and its consent to the reappointment and new appointment of the following to the Tree Committee for a term as specified. Said term shall be as follows:

<u>Name</u>	<u>Date Term Begins</u>	<u>Date Term Ends</u>
Lisa Matichak	8-6-2026	Dec. 31, 2028
Kate Conrow	8-6-2026	Dec. 31, 2028

PASSED AND APPROVED this 6th day of August, 2026.

HOLLADAY CITY COUNCIL

By: _____
Paul Fotheringham, Mayor

[SEAL]

VOTING:

David Sumdwall	Yea	Nay ____
Matt Durham	Yea	Nay ____
Natalie Bradley	Yea	Nay ____
Drew Quinn	Yea	Nay ____
Emily Gray	Yea	Nay ____
Paul Fotheringham	Yea	Nay ____

CITY OF HOLLADAY

RESOLUTION NO. 2026-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY APPROVING
AN AMENDMENT TO THE SITE DEVELOPMENT MASTER PLAN FOR THE ROYAL
HOLLADAY HILLS PROJECT RELATING TO THE LAND USE TABLE**

WHEREAS, the City Council of the City of Holladay, in 2008, approved a Site Development Master Plan for the development of property known as the former Cottonwood Mall; and

WHEREAS, the Developer has requested that the City amend the Site Development Master Plan for the Project to modify the Land Use Table to allow for retail businesses in the category of Personal Services; and

WHEREAS, the City Council finds that it is in the interest of the City and will promote the public welfare to approve and adopt the Amended Site Development Master Plan attached hereto in Exhibit A, and incorporated herein by reference;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holladay as follows:

Section 1. Findings. The City Council hereby finds that the Amended Site Development Master Plan meets the intended vision for the R/M-U Zone and addresses the technical items required by the Zone Regulations.

Section 2. Approval. The Amended Site Development Master Plan attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved by the City.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this ____ day of August, 2026.

HOLLADAY CITY COUNCIL

By: _____
Paul Fotheringham, Mayor

[SEAL]

VOTING:

David Sumdwall	Yea	Nay ____
Matt Durham	Yea	Nay ____
Natalie Bradley	Yea	Nay ____
Drew Quinn	Yea	Nay ____
Emily Gray	Yea	Nay ____
Paul Fotheringham	Yea	Nay ____

ATTEST:

Stephanie N. Carlson, MMC
City Recorder

DEPOSITED in the office of the City Recorder this ____ day of August, 2026.

RECORDED this ____ day of August, 2026.

Permitted Land Uses by District and Building Functions

This table sets forth Land Use categories to delegate specific Functions and uses within established Districts

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL			
Attached Housing		■	■
Detached housing	■	■	■
Ancillary Units (only permitted on lots greater than 0.20 acres)	■		
LODGING			
Hotel (no room limit)			■
Inn (up to 12 rooms)			■
Bed and Breakfast (up to 5 rooms)		■	■
School Dormitory			■
COMMERCIAL			
Office		■	■
Live-Work Unit		■	■
Open Market Building			■
Retail Building ***			■
Department Store Building			■
Display Gallery			■
Push Cart (mobile)			■
Restaurant			■
Kiosk (fixed)			■
Liquor Selling Establishment			*****
CIVIC			
Bus Shelter	■	■	■
Assembly Spaces			■
Fountain or Public Art	■	■	■
Library		■	■
Live Theater			■
Movie Theater			■
Museum			■
Outdoor Auditorium			■
Parking Structure			■
Playground	■	■	■
Surface Parking Lot		■	■
Religious Assembly			■
CIVIL SUPPORT			
Police Station			■
Funeral Home			■
Hospital			■
Medical Clinic			■
Postal Office			■
EDUCATION			
College			■
Trade School			■
Elementary School			■
Childcare Center			■

***Retail Building to include Personal Services as allowed uses.

■	Permitted by Right
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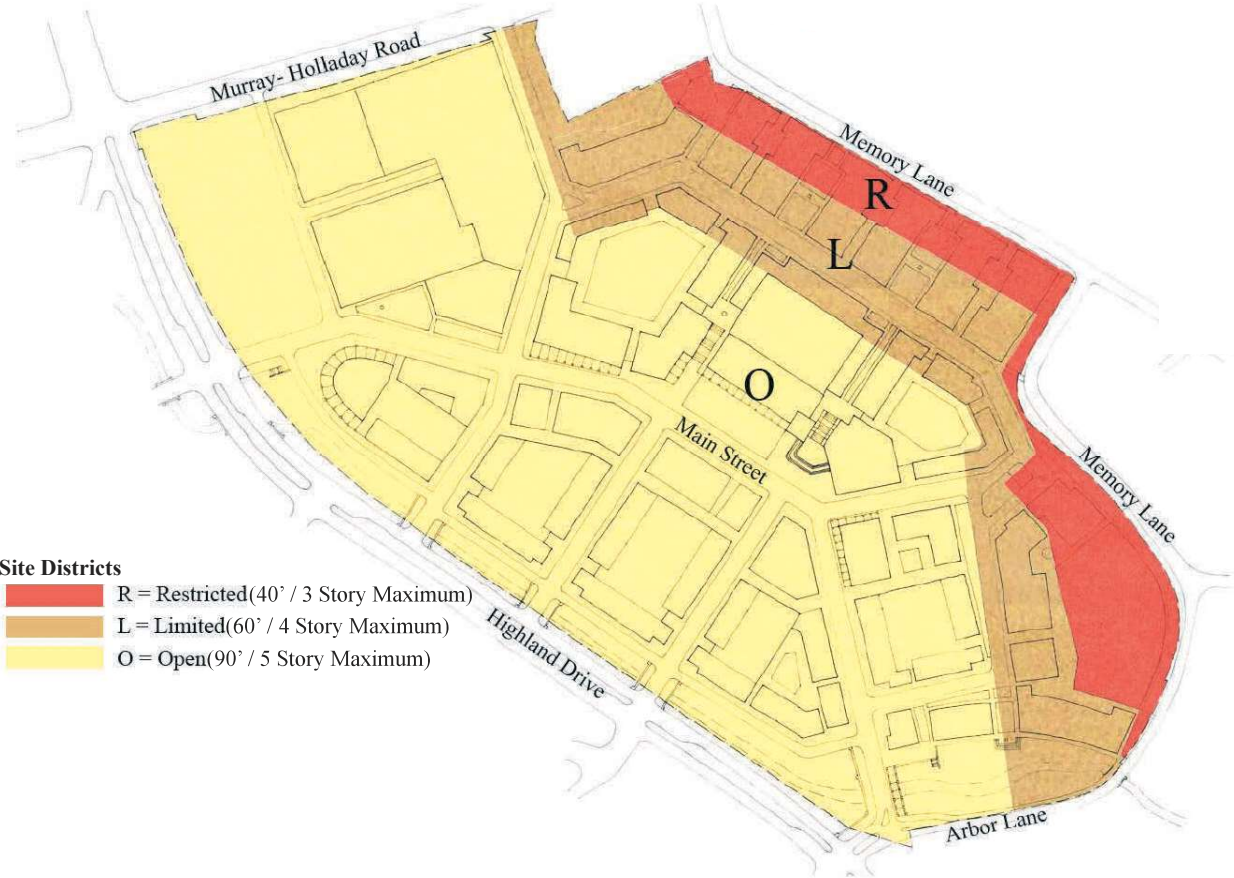
***** Permitted subject to compliance with applicable State of Utah regulation

Note: Live/Work Units are not regulated as home occupational units.

DISTRICT	Open	Limited	Restricted	TOTAL
Area (SF)	1,797,013.00	445,023.87	257,020.98	2,499,057.85
Acres	41.25	10.22	5.90	57.37
Maximum Density (DU/A)	12	9	5	10.70

BUILDING FUNCTIONS

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a principal building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the accessory dwelling shall not exceed 1,000 square feet. Accessory buildings are only permitted on lots greater than 0.20 acres.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 2.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards.
LODGING		Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for dwelling. The lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times.
OFFICE		Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for Office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
RETAIL			Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space.



Site Districts
R = Restricted(40' / 3 Story Maximum)
L = Limited(60' / 4 Story Maximum)
O = Open(90' / 5 Story Maximum)

CITY OF HOLLADAY

ORDINANCE NO. 2026-__

**AN ORDINANCE OF THE CITY OF HOLLADAY REZONING CERTAIN PROPERTY
LOCATED AT 4901 SOUTH MEMORY LANE FROM ITS CURRENT ZONING
DESIGNATION OF RESIDENTIAL SINGLE-FAMILY (R-1-21) TO THE PUBLIC (P) ZONE**

WHEREAS, the City has received a petition from the owner of property located at 4901 South Memory Lane, requesting that the City change the zoning of the property from Residential Single-Family (R-1-21) to Public (P) and

WHEREAS, the Planning Commission has held a public hearing and forwarded a positive recommendation relating to the rezoning of the property to P; and

WHEREAS, the City Council has held a public hearing on the proposal and now desires to rezone the property as requested;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Holladay, Utah as follows:

Section 1. Rezone. That certain property located at 4901 South Memory Lane, and more particularly show on Exhibit A, attached hereto and incorporated herein by reference, is hereby rezoned from its current zoning designation to Public (P).

Section 2. Zoning Map Amendment. The Zoning Map of the City of Holladay is hereby amended to reflect the rezoning referenced in Paragraph 1, above.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Clerical Corrections. The City Recorder, under the supervision of the City Manager and in consultation with the City Manager and City Attorney, is authorized to make non-substantive corrections to any portion of this Ordinance for grammatical, typographical, or numbering errors, or for consistency purposes that do not alter the substance of the Ordinance.

Section 5. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this __ day of August, 2026.

HOLLADAY CITY COUNCIL

By: _____
Paul Fotheringham, Mayor

[SEAL]

VOTING:

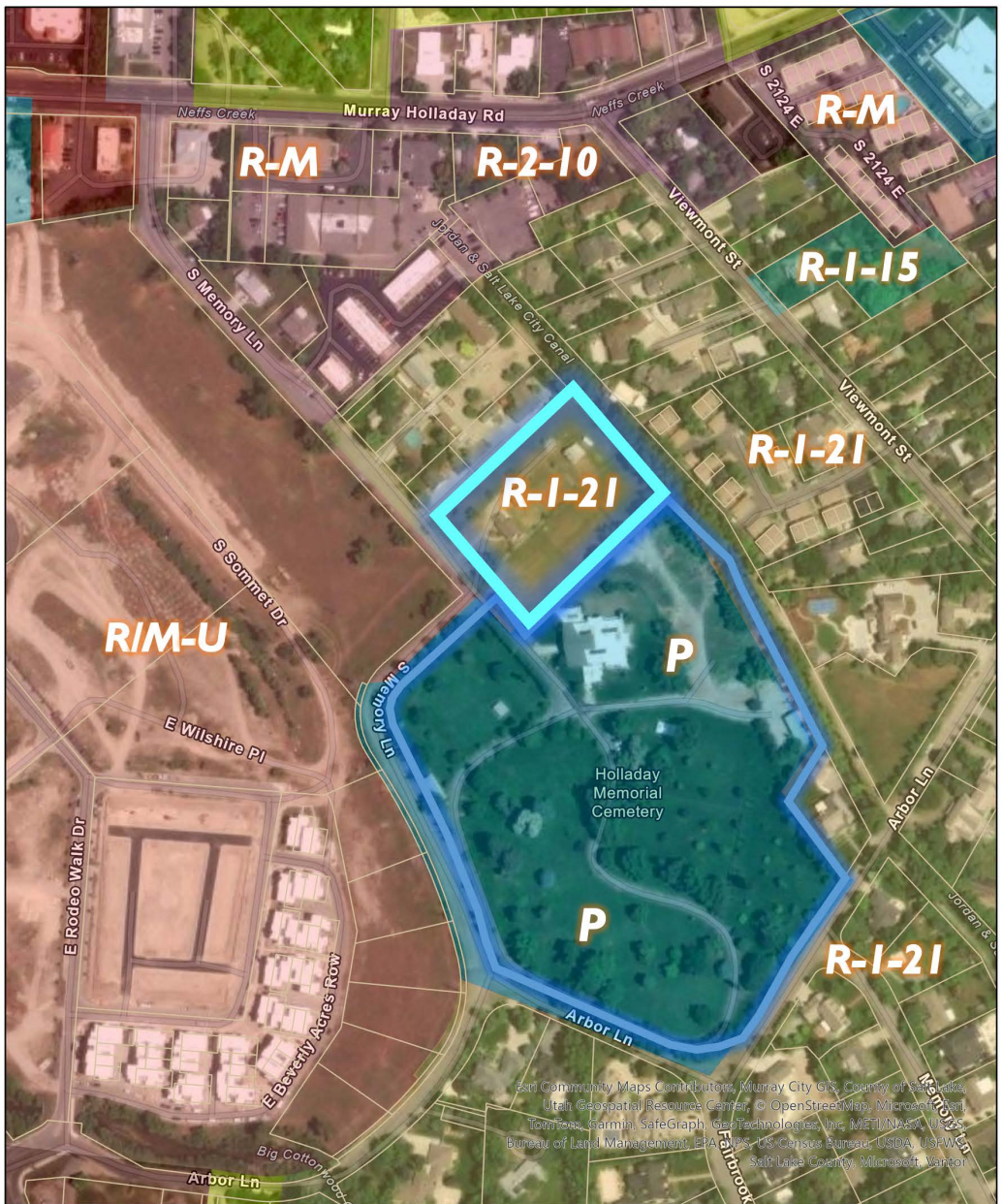
David Sundwall	Yea	Nay ____
Matt Durham	Yea	Nay ____
Natalie Bradley	Yea	Nay ____
Drew Quinn	Yea	Nay ____
Emily Gray	Yea	Nay ____
Paul Fotheringham	Yea	Nay ____

ATTEST:

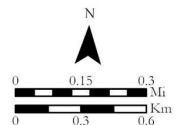
Stephanie N. Carlson, MMC
City Recorder

DEPOSITED in the office of the City Recorder this ____ day of August, 2026.

RECORDED this ____ day of August, 2026.



City of Holladay
4901 SOUTH MEMORY LANE
ZONING AMENDMENT



CITY OF HOLLADAY

RESOLUTION NO. 2026-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLADAY ADOPTING
POLICIES RELATING TO THE USE OF BIKE LANES AND BIKE ROUTES WITHIN THE CITY**

WHEREAS, the City Manager and the Engineer have made a recommendation to the Council that the Council approve and adopt policies relating to the use of bike lanes and bike routes in the City; and

WHEREAS, the City Council has reviewed the proposed policies and finds that they will benefit the general public and will promote health and safety within the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holladay as follows:

Section 1. Approval. The City Council of the City of Holladay hereby adopts the Bike Lane Policies, attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Clerical Corrections. The City Recorder, under the supervision of the City Manager and in consultation with the City Manager and City Attorney, is authorized to make non-substantive corrections to any portion of this Resolution and to the City codes referenced herein, if any, for grammatical, typographical, or numbering errors, or for consistency purposes that do not alter the substance of the Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this ____ day of August, 2026.

HOLLADAY CITY COUNCIL

By: _____
Paul Fotheringham, Mayor

[SEAL]

VOTING:

David Sumdwall	Yea	Nay ____
Matt Durham	Yea	Nay ____
Natalie Bradley	Yea	Nay ____
Drew Quinn	Yea	Nay ____
Emily Gray	Yea	Nay ____
Paul Fotheringham	Yea	Nay ____



City of Holladay Bike Lane & Route Policy

This bike lane and route policy prioritizes signage and striping for different types of bike lanes and routes within Holladay.

Shared Bike Routes

Definition: A Shared Bike Route is a designated roadway where the bicyclists DO NOT have a specific designated area for their travel and therefore may use a shared lane with vehicles or may use the shoulder area where parking may or may not be allowed.

Signage: The recommended spacing for bike route sign is within 50 feet of the start of the bike route or immediately after a signalized intersection.

Signage should be placed every 2 to 3 blocks on streets when no turns are necessary to reassure cyclists they are on the correct path.

If a Bike Route changes direction, then a direction Bike Route sign needs to indicate the turn required on the approach street and a Bike Route Sign on the acceptance street.

Shared Bike Routes should include the sign “Allowed to Use Full Lane” and placed within 50 feet after a signalized intersection and then spaced along the running sections of the road no more than 500 feet.

Striping: The typical striping for Shared Bike Routes, a Shared Lane Marking (SLM) is centered in the travel lane to ensure the driver knows that the bike may use the entire lane.

- The first shared-lane marking downstream from an intersection should be placed no more than 50 feet from the intersection.
- Place Shared Lane Markings no more than 300 feet apart
- The Shared Lane Marking should not be placed on roadways that have a speed limit above 35 mph.
- Shared-lane markings shall not be used in shoulders.
- Green-colored pavement shall not be applied as a background to shared-lane markings

Bike Lanes

Definition: Bike Lanes have a separate striped area specifically designated for bike usage and protected from parked vehicles by “No Parking Signs” The minimum width for a bike lane is generally 4 feet (1.2 m) on roads without a curb and 5 feet (1.5 m) on roads with a curb or adjacent parking.

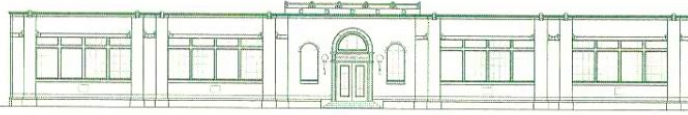
Signage: There must be a Bike Lane Ahead within 50 feet of the start of the bike lane. Place Bike Lane sign with an “Ahead” supplement and a no parking sign at the end of a Bike Lane, a final “Ends” Supplement must be provided.

Bike lane and no parking signs should be visible and legible from the previous sign. Therefore, signs should be placed no more than 500 feet along the route unless vertical or horizontal changes in the roadway require closer spacing so that the signs can be seen from the previous signage.

The first signs should be placed no further than 50 feet downstream of a signalized intersection where there is an existing bike lane.

Striping: Bike Lane Striping provides drivers and bicyclist with a clear indication of where the bicyclists should be located on the asphalt which is NOT within the travel lane as on a shared bike route.

- The first Bike Lane marking downstream from an intersection should be placed no more than 50 feet from the intersection centered within the bike lane. If there is a separate bike lane throughout the approach lane then that should be located within 50 feet of the approach stop bar.
- Bike lane markings should be placed after major driveways and intersections, and at least every 500 feet (150 m) along the lane.
- At signalized intersection, green pavement marking under the Bike Lane Marking should be applied on the approach, transition and departure but this does replace the white striping requirements of the auxiliary lane lines.
- At signalized intersections, the use of green pavement marking may be used to highlight and emphasize the conflict points and be more visible than simple white striping. The use of green pavement marking is optional but should be applied consistently throughout the City at signalized intersections.
- Each intersection must be evaluated for the lane geometry, the route direction, speed limit, etc. The typical application will include highlighting the bike lane symbol on the approach, through any transition where the right turn movement and bicycle conflicts will occur and an emphasis on the acceptance lane bike lane location.



City of Holladay
CITY COUNCIL

CITY OF HOLLADAY COUNCIL STAFF REPORT

MEETING DATE: August 6, 2026

SUBJECT: Spring Lane Park

SUBMITTED BY: Holly Smith, Jon Teerlink, Jared Bunch, Christian Larsen

BACKGROUND: At the Council's July 16 meeting, the Council reviewed the bridging document for constructing a new public park at the site of the former Spring Lane Elementary. The finalized document based on Council feedback and discussion is attached.

In order to move construction of the proposed park forward, staff seeks direction from the City Council on a few issues.

ISSUES FOR CONSIDERATION:

Approval of Park Design Plan

As a proposed park in the Public (P) zone, the Spring Lane park development plan has undergone an acute refining process by the city council; a final design plan is proposed to be approved by the same body. Generally, where development plans, submitted by an owner for city approval, require a procedural review by the designated city authority, the Spring Lane park project is unique. As the city is operating under a long-term ground lease agreement, implementing redevelopment and rehabilitation projects refined by both strict grant funding and public input, the approval authority of the project has been uniquely an exercise of legislative authority rather than an administrative review.

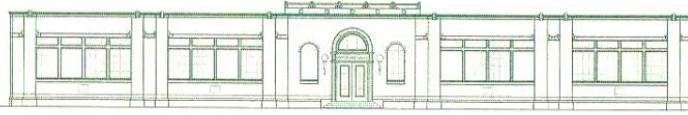
Approval procedure is therefore proposed as follows: 1) adoption of a **Spring Lane Park Design Plan** and 2) adoption of a subsequent General Plan amendment. The park design plan, having predetermined features within a phased timeline and strict budget, will be subject to the policy direction of the City Council. A General Plan amendment to the Future Land Use plan will be adopted during a subsequent meeting. The amendment will provide the long-term placeholder as a public park, directing the community to the adopted design plan and its thoughtfully detailed phasing and use terms.

If the Council wishes to proceed with this direction, staff will prepare a resolution for the Council to consider at its upcoming meeting on August 20.

Budget

The proposed budget amendment, which will be considered as part of a meeting of the Local Building Authority (LBA), will increase the budget for the Spring Lane Park project from \$6.96





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million to \$9.1 million. The FY2027 adopted budget for the Spring Lane Park project was intended to serve as a placeholder, as official cost estimates were not available at the time of budget adoption. The original estimate included in the budget also did not include all park elements and contemplated construction phasing, which is no longer necessary.

This budget increase will not require any additional transfers from the General Fund or Capital Projects Fund. The increase is fully supported by existing funding within the Local Building Authority, primarily due to the City Hall seismic retrofit project being bid at a lower cost than originally estimated.

If the Council wishes to proceed with the bridging document as proposed, plus additional contingency, the trustees of the LBA will consider approving the proposed budget amendment.

Project Delivery Method

There are several project delivery methods available for the design and construction of capital projects. One of the most common is the **design-bid-build** method, in which the City hires a consultant to prepare construction plans and specifications. Once the design is complete, the project is advertised for competitive bids, and a contractor is selected to construct the project. City staff provides project oversight throughout construction.

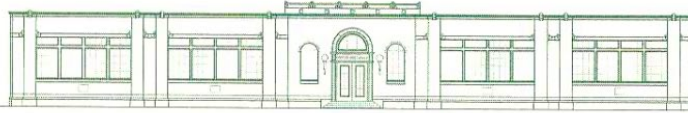
The City has also used the **design-build** method, in which a single entity is responsible for both the design and construction of the project. Under this approach, the contractor works with a design team to complete the design while coordinating construction. Knudsen Park was delivered using this method.

Another project delivery method is **Construction Manager/General Contractor (CM/GC)**. This approach is a hybrid of the design-bid-build and design-build methods. The City hires a consultant to prepare project plans, while a construction manager/general contractor is selected early in the design process to provide input on constructability, scheduling, cost estimating, and value engineering. Once the design is sufficiently complete, the CM/GC typically serves as the general contractor and manages construction, including soliciting bids from subcontractors and coordinating the work.

For the development of this proposed park, staff recommends that the Council consider a modified **Construction Manager/General Contractor (CM/GC)** approach, with City staff performing the construction management role. Department staff has extensive experience delivering capital improvement projects from design through construction and has successfully managed projects of similar complexity.

Staff anticipates that the first step will be selecting a qualified landscape architect to advance the conceptual design prepared by MHTN into final construction documents. The landscape architect





**City of Holladay
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will be responsible for the overall park design, ensuring the final plans remain consistent with the vision and character established during the master planning process. The consultant will be selected through a competitive Request for Proposals (RFP) process by a selection committee.

During construction, the City proposes to supplement its staff with an experienced contract field inspector to provide daily observation of construction activities and verify compliance with the plans and specifications. The landscape architect will provide specialized inspections of the landscape and irrigation systems to ensure they are installed in accordance with the design intent.

Separate design-build contracts are proposed to be used for the pickleball courts, playground, and park structures. This approach allows specialized contractors to design and construct these features while the City coordinates the overall project and maintains consistency with the approved park design.

The primary advantages of this modified CM/GC approach are reduced project costs, a shorter construction schedule, and greater City control over project delivery. By performing the construction management role in-house, the City can eliminate the cost of an outside construction manager, directly coordinate multiple contracts, and make timely decisions throughout design and construction. Staff does not anticipate that using this method will result in reduced service to residents or to other city projects.

Is the Council comfortable moving forward with a modified CM/GC approach using existing city staff to manage this project?

Naming

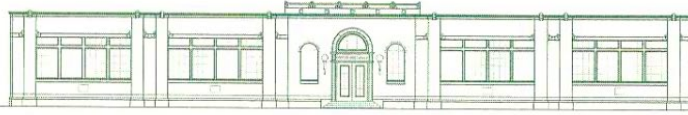
City Council members and staff have informally been referring to the coming park as Spring Lane Park, based both on the name of the elementary school that was previously hosted at the site and its proximity to Spring Lane. During prior City Council discussions, the Council has not definitively chosen a name for the new park.

Does the Council wish to consider options other than Spring Lane Park?

Schedule and Timeline – Holly

The project is anticipated to begin with the selection and contracting of a landscape architecture team in September 2026. Design will progress through preliminary and final phases by December 2026, followed by competitive bidding in January 2027 and contractor selection in February 2027. Permitting and pre-construction activities will occur in March 2027, with construction kicking off in April 2027 and reaching substantial completion by November 2027. Strategic public communications are planned at least 6 times throughout the project to keep residents informed and





City of Holladay
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engaged during major milestones. A community ribbon-cutting event is proposed in the Spring of 2028, however, the park will be open to the public upon construction completion.

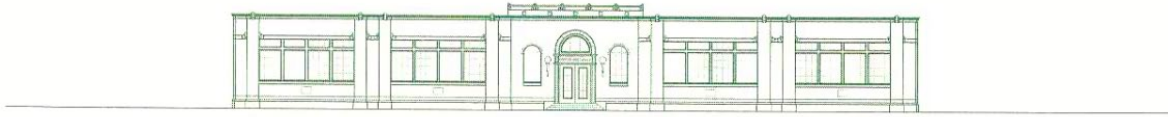
Project Schedule

Milestone	Target Date
Landscape Architecture Services Awarded	September 2026
Professional Services Contract Executed	September 2026
Preliminary Design Complete	November 2026
Final Design and Construction Documents Complete	December 2026
Project Advertised for Bids	January 2027
Construction Contracts Awarded and Executed	February 2027
Permitting and Pre-Construction Activities	March 2027
Construction Begins	April 2027
Construction Substantially Complete	November 2027

Public Messaging and Community Updates

1. September 2026 – Project Launch and Design Kickoff
Announce the pending consultant selection and share the anticipated project schedule.
2. December 2027 – Design Completion Update
Provide final design renderings and preview the construction procurement process.
3. April 2027 – Construction Kickoff
Notify residents of construction commencement, anticipated impacts, access considerations, and project communication channels.
4. July 2027 – Mid-Construction Update
Share photos of construction progress and the schedule outlook for project completion.
5. November 2027 – Project Completion
Announce project completion and highlight key improvements delivered
6. Spring 2028 – Community Celebration
Invite the public to a ribbon-cutting event.





City of Holladay
CITY COUNCIL

ATTACHMENTS:.



CITY OF HOLLADAY

SPRING LANE PARK

BRIDGING DOCUMENT



City of Holladay

JULY 2026

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PROJECT 2024512

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SPRING LANE PARK BRIDGING DOCUMENT

1 - PROJECT OVERVIEW

1.1 - REFINED SITE PLAN

Plan Key & Legend

- ① Updated Parking Lot
- ② Concrete Sidewalk
- ③ Pavilion
- ④ Maintenance & Restroom Structure
- ⑤ Trails
- ⑥ Plaza
- ⑦ Dog Park
- ⑧ All-Ages Playground
- ⑨ Pickleball Courts
- ⑩ Play Fields
- ⑪ Wood Beam Trellis
- ⑫ Truss Bridge Decorative Fence
- Asphalt Pavement
- Concrete Sidewalk
- Decorative Paver
- Colored Concrete
- Aggregate Trail
- Post-Tension Concrete
- Pour-in-Place Surfacing
- Natural Turf
- Landscape Area
- Dog Park Bark Mulch

Note: See the attached scaled site-plan at the end of this Bridging Document for additional details



1.2 - PURPOSE OF THIS DOCUMENT

This Bridging Document has been prepared by the Owner's Design Consultant (MHTN Architects) on behalf of the City of Holladay to convey the design intent, program requirements, and performance criteria for the Spring Lane Park project. It is intended to serve as the basis for potential Design-Build team procurement and shall be used by proposing Design-Build teams to develop final Construction Documents and execute construction.

This document defines what is required and establishes minimum standards. It does not prescribe the only means of achieving the stated outcomes. Design-Build teams are encouraged to meet or exceed all criteria and may propose innovations that satisfy the intent of this document, subject to Owner approval.

1.3 - PROJECT DESCRIPTION

The Spring Lane Park is an approximately 12-acre multi-amenity neighborhood park located in Holladay,

Utah that will be built on the former site of Spring Lane Elementary School (now demolished with some elements anticipated for adaptive reuse having been salvaged and retained). The project involves the comprehensive redesign and construction of a new park facility that will serve residents of all ages and abilities. The park is designed with Mount Olympus as a prominent visual backdrop and shall celebrate that orientation through site layout, pavilion placement, and overall design character and should be designed complimentary to facilities at nearby public parks.

The project scope includes site demolition and grading, new hardscape and landscape improvements, recreational amenities, site structures, irrigation, and related utility work, as described in detail in the sections that follow.

1.4 -PROJECT GOALS

The Design-Build team shall carry the following goals through all phases of final design and construction:

- Create a safe, welcoming, and ADA-accessible park for users of all ages and abilities.

- Preserve and celebrate the educational heritage of the site, including key existing materials through adaptive reuse.
- Provide a range of active and passive recreational opportunities within a cohesive design character.
- Deliver a durable, low-maintenance park facility appropriate for a municipal setting.
- Respect the visual context of the Wasatch Front, with particular attention to views of Mount Olympus.
- Celebrate Utah's native plant heritage and support long-term water conservation through the use of drought-tolerant, and/or native species.



2 - REQUIREMENTS

2.1 - CODES AND STANDARDS

All work shall comply with applicable federal, state, and local codes, standards, and regulations, including but not limited to:

- *Americans with Disabilities Act (ADA) Accessibility Guidelines (ADAAG) and Utah State accessibility requirements*
- *City of Holladay municipal codes and ordinances*
- *Utah State building and construction codes*
- *ASTM standards for materials as specified herein*
- *IPEMA or equivalent certification standards for playground equipment and surfacing*

The Design-Build team is responsible for identifying, obtaining, and complying with all permits required for project completion, including but not limited to building permits, grading permits, and any utility-related permits.

Note: The City will utilize Design-Build or other comparable delivery method.

2.2 - SCOPE OF DESIGN-BUILD WORK

The Design-Build team's scope includes, at minimum:

- *Final engineering and construction documents for all site, structural, civil, irrigation, landscape, and architectural elements described herein*
- *Procurement and installation of all materials, equipment, and plantings*
- *Coordination with the City of Holladay and relevant utility providers*
- *All required testing, inspections, and closeout documentation*

3 - SITE WORK

3.1 - DEMOLITION AND SITE PREPARATION

3.1.1 - Parking Area

The existing parking area shall be fully demolished, repaved, and restriped. The Design-Build team shall assess existing sub-base conditions and provide a pavement section appropriate for the expected loading, consistent with

City of Holladay standards. ADA-compliant accessible parking stalls and access aisles shall be provided in quantities and configurations required by applicable code. Restriping shall include all required signage and pavement markings.

- *EV Electrical Rough-In: Two (2) 30-amp electrical outlets shall be installed within the parking area for electric vehicle use. These are standard 30-amp plug installations only — EV charging units/equipment are not included in this scope. Outlet locations shall be coordinated with and approved by the City of Holladay during design development. The design-build team's electrical engineer shall confirm conduit routing, circuiting, and connection to the park's electrical service as part of the overall site electrical design.*

3.1.2 - Site Regrading and Field Preparation

The site shall be re-graded as needed to support the final park design, provide positive drainage away from structures, and achieve smooth transitions between program elements. All areas disturbed during grading

shall be stabilized and prepared for their intended final use. The Design-Build team's civil engineer shall design grading and drainage systems to meet all applicable stormwater management requirements.

3.2 - HISTORICAL MARKER

A city-provided historical marker shall be installed within the park. The marker will be owner-furnished and contractor-installed (OFCI). Final details, dimensions, and mounting requirements shall be provided by the City of Holladay prior to the design development submittal. The Design-Build team shall coordinate with the Owner to confirm foundation, mounting, and any required site preparation work, and shall include an allowance for installation in their proposal.

3.3 - MAINTENANCE STRUCTURE AND PUBLIC RESTROOM

A Parks and Recreation maintenance structure shall be constructed on site, with an approximate area of

400 square feet. A public restroom facility shall be attached to the maintenance structure. The Design-Build team's architect shall develop final architectural documents for both structures. At minimum, the following requirements apply:

- *Size: The maintenance structure shall be approximately 400 square feet. Final floor plan and layout shall be coordinated with and approved by the City of Holladay during design development.*
- *Structures shall be of durable, vandal-resistant construction appropriate for an outdoor public facility and year-round operation.*
- *The maintenance structure shall include a minimum of one (1) full-width roll-up door and one (1) standard personnel door. Door sizes and locations shall be coordinated with the Owner.*
- *Solar Panel Battery System: The Owner will furnish a solar panel and battery storage system for installation at the maintenance structure. The Design-Build team shall coordinate with the Owner on system specifications, structural loading for panel mounting, and all required electrical rough-in and*

connections to receive and integrate the Owner-furnished equipment. The Design-Build team's electrical engineer shall confirm conduit routing, inverter location, and connection to the building's electrical panel.

- *The public restroom shall be approximately 300 square feet and shall include separate men's and women's sections, each meeting all ADA accessibility requirements including accessible stall dimensions, fixture heights, turning radii, and signage. Fixture counts for each section shall be coordinated with and approved by the City of Holladay during design development.*
- *Restroom finishes shall be low-maintenance and appropriate for exterior conditions in the Salt Lake Valley climate (freeze-thaw cycles, UV exposure).*
- *Utilities (water, sewer, electrical) shall be extended to the structure as needed. The Design-Build team is responsible for coordinating all utility connections.*
- *Final layout and architectural character of both structures shall be coordinated with and approved by the City of Holladay prior to design development submittal.*
- *Restrooms shall feature graffiti-resistant paint and epoxy-coated floors.*



3.4 - PAVILION

A covered pavilion shall be provided with a minimum capacity of 50 users. The pavilion shall be oriented and positioned to provide direct views of Mount Olympus from within the structure. The Design-Build team shall confirm orientation with the Owner during the design development phase.

Performance requirements:

- *Minimum usable covered area: sized to comfortably accommodate 50 users under cover simultaneously.*
- *Structural design shall account for all applicable snow, wind, and seismic loads per Utah code.*
- *Pavilion shall include electrical service, lighting appropriate for evening use, and at minimum two (2) electrical outlet cluster for event use.*
- *Durable, low-maintenance materials consistent with the overall park design character.*
- *ADA-accessible approach and interior circulation.*

3.5 - ADAPTIVE REUSE - TRUSS BRIDGE STRUCTURES

The project intends to include the adaptive reuse of three (3) existing truss bridge structures, each approximately 22 feet long by 11 feet wide. These structures shall be refurbished and/or renovated to be incorporated within the landscape as a decorative planter fence/barrier using the trusses of each bridge along the indicated landscape. These structures shall be re-purposed in a way that celebrates the history of the site, while ensuring public safety through maintaining view lines, and safe material finishes.

3.6 - WOOD TIMBER BEAM TRELLIS STRUCTURES

Two (2) new trellis structures shall be constructed spanning the main promenade entrance to the park, utilizing either salvaged glulam beams retained from previous on-site demolition or new wood timber beams. The exact dimensions of the salvaged glulam beams are not yet confirmed; the Design-Build team shall

inventory and assess the beams early in the design process and coordinate with the Owner prior to finalizing the trellis design. Beams shall be cut down to the dimensions required to fit the trellis design and shall be prepared for outdoor structural use, including any required treatment, hardware, or protective finish suitable for exterior exposure in the Salt Lake Valley climate. The Design-Build team's structural engineer shall provide full engineering for both trellis structures, including all connections, footings, and support elements. The trellis structures shall integrate into the entry promenade design in a manner that creates a meaningful sense of arrival.

3.7 - DOG PARK

A new dog park of approximately 0.75 acres shall be constructed.

Requirements include:

- *Fencing: Minimum 5-foot-tall perimeter vinyl-coated chain-link fence or equivalent as approved by the Owner, fully enclosing the dog park. Fence shall be installed in a concrete mow strip. Post spacing, gauge, and material shall be appropriate for containment of dogs and for long-term durability in a public park setting.*
- *Surfacing: Surface of the dog park shall be playground wood-chips with a minimum average depth of six (6) inches. Final size and color of the bark mulch shall be approved by the Owner.*
- *Entries/Exits: Minimum of two (2) entry/exit points, each designed with a double-gate "air-lock" system to prevent dog escape during entry and exit.*
- *Vehicle Access Gate: A minimum of one (1) vehicle-width access gate shall be provided to allow entry by maintenance equipment. Gate width shall accommodate standard Parks and Recreation maintenance vehicles (minimum 10 feet clear opening). The vehicle gate shall be lockable and*

shall be designed to minimize the risk of dog escape during maintenance operations (e.g., signage, visibility, and locking hardware).

- *Dog Waste Stations: A minimum of four (4) dog waste bag dispenser stations shall be installed within the dog park. Stations shall include a minimum of a bag dispenser mounted on a post in a location that is convenient for park users. Final placement to be coordinated with the Owner during design development.*
- *Interior Path: A concrete walking path shall be installed along the interior perimeter of the dog park for use by dog owners. Path shall meet ADA surface requirements.*
- *Plantings: Dense plantings along the perimeter of the dog park shall be provided for visual buffering and sound mitigation, while maintaining adequate sight lines for safety and security. See Section 5 for planting requirements. Trees and shrubs located within the dog park shall be watered with drip irrigation. See Section 4 for irrigation requirements.*
- *Drainage: The dog park shall be designed to drain effectively. The Design-Build team shall propose an appropriate ground cover and drainage strategy for Owner approval.*
- *Shade Sails: Three (3) triangular shade sails shall be installed within the dog park, each with minimum dimensions of 20 feet x 20 feet x 20 feet. Shade sails shall be constructed of a durable, UV-resistant, permeable fabric appropriate for an outdoor public facility in the Salt Lake Valley climate. Supporting posts, hardware, and footings shall be engineered to accommodate the tension loads of the sail system and all applicable wind and snow loads per Utah code. Final placement, post height, orientation, and color of shade sails shall be coordinated with and approved by the City of Holladay during design development.*
- *Lighting: Lighting within the dog park is not included within the scope of this project.*
- *Dog park shall provide access to a water spigot for pet-owner use.*
- *Automatic sprinklers shall be included within the boundary of the dog park (see section 4: Irrigation for additional details regarding this item).*



3.8 - PICKLEBALL COURTS

Four (4) pickleball courts shall be constructed. Requirements include:

- *Court Dimensions:* Courts shall conform to current USA Pickleball Association (USAPA) official court dimensions.
- *Court Construction:* Courts shall be constructed using post-tension concrete. Final slab thickness, post-tensioning design, and subgrade preparation shall be engineered by the Design-Build team's structural/civil engineer to accommodate site soils conditions and the freeze-thaw environment of the Salt Lake Valley.
- *Striping:* Courts shall be striped per USAPA standards.
- *Fencing:* Courts shall be enclosed with six (6) foot tall vinyl-coated chain-link. Fencing shall include access gates.
- *Orientation:* Court orientation shall minimize sun glare interference during peak play hours. North-south orientation is preferred.
- *Lighting:* Court lighting is not included in this scope.

3.9 - PLAYGROUND

The playground area shall be approximately 14,500 square feet. A play area shall be constructed to serve users of all ages and abilities. Final equipment selection shall be coordinated with and approved by the City of Holladay prior to procurement. Requirements include:

- *Equipment shall include play elements appropriate for multiple age groups (e.g., 2–5 years and 5–12 years minimum) and shall incorporate inclusive/accessible play elements per ADAAG and ASTM F1487.*
- *The Owner recommends the inclusion of climbing wall elements as part of the all-ages play structure(s). The Design-Build team shall incorporate climbing wall features into playground equipment concepts submitted for Owner review.*
- *Accessible routes into and through the play area shall be provided per ADA requirements.*
- *Equipment shall be from a reputable commercial playground manufacturer. The Design-Build team shall provide a minimum of three (3) equipment concepts for Owner review and approval prior to procurement.*
- *Playground equipment to include a minimum five (5) year warranty period from date of substantial completion.*
- *Shade Sails: Three (3) triangular shade sails shall be installed over the playground area, each with minimum dimensions of 30 feet x 30 feet x 30 feet. Shade sails shall be positioned to maximize coverage over play structures and high-use areas. Sails shall be constructed of a durable, UV-resistant, permeable fabric appropriate for an outdoor public facility in the Salt Lake Valley climate. Supporting posts, hardware, and footings shall be engineered to accommodate the tension loads of the sail system and all applicable wind and snow loads per Utah code. Final placement, post height, orientation, and color shall be coordinated with and approved by the City of Holladay during design development, with particular attention to avoiding conflicts with playground equipment fall zones and accessible routes.*

3.9.1 - Playground Surfacing

Playground safety surfacing shall be pour-in-place (PIP) rubber surfacing, or synthetic turf, as appropriate to the final equipment layout, fall-height safety requirements per ASTM F1292, and accessibility needs per ASTM F1951. Areas requiring ADA-accessible surfaces shall receive PIP or equivalent compliant surfacing. All pour-in-place rubber surfacing shall receive a compatible UV-resistant sealer coat upon completion of installation. Sealer shall be applied per the manufacturer's recommended specifications and shall be appropriate for outdoor exposure in the Salt Lake Valley climate, including freeze-thaw cycles and high UV index conditions. Sealing shall be completed prior to final inspection and Owner acceptance of the playground area. The Design-Build team shall specify surfacing type and extent with supporting fall-height calculations and submit for Owner approval.

A designated portion of the surfacing shall be striped and/or colored to delineate 40-yard dash lanes for

athletic use. Lane striping shall be integral to or applied over the PIP surface using a compatible, durable colorant appropriate for outdoor rubber surfacing. The number of lanes, exact dimensions, and color selection shall be coordinated with and approved by the City of Holladay during design development.

3.10 - TRAILS

3.10.1 - Perimeter Concrete Trail

A perimeter concrete walking trail shall be constructed encircling the park, with an approximate total length of 0.5 miles. Requirements:

- *Minimum concrete thickness: 4 inches over a compacted aggregate base course.*
- *Concrete mix design appropriate for exterior conditions including freeze-thaw cycles.*
- *Trail width shall be determined by the Design-Build team's designer based on the final park design and ADA accessible route requirements.*
- *Saw-cut control joints and expansion joints at intervals per ACI standards.*

- *Trail shall connect to all major park destinations and parking areas via ADA-accessible routes.*

3.10.2 - Perimeter Aggregate Trails

Decomposed granite or equivalent aggregate trails shall meander along and through the perimeter of the park, complementing the concrete trail system. Aggregate trails shall have an approximate total length of 0.5 miles.

The aggregate trail system shall be designed with runners and walkers in mind. Clearly legible distance markers shall be installed at regular intervals along the trail to allow users to easily track distance. Marker type, material, interval spacing, and placement shall be coordinated with and approved by the City of Holladay during design development. Markers shall be durable, low-maintenance, and consistent with the overall park design character.

Requirements:

- *Aggregate material shall have a stabilizing binding agent applied to provide a firm, stable, all-weather surface suitable for pedestrian use and long-term durability.*



- Aggregate material type and binding agent product shall be submitted to the Owner for approval prior to installation.
- In all locations where the aggregate trail does not directly abut concrete, the edge shall be contained with metal edging installed to a minimum depth of 6 inches.
- Metal edging shall be of sufficient gauge for long-term performance in an outdoor setting.

3.11 - PLAZA AND HARDSCAPE

The plaza area shall be approximately 13,000 square feet, and draws inspiration from the facade of the former Spring Lane Elementary School. This plaza and the surrounding hardscapes are intended to house future public art pieces to be added later by the Owner. Requirements include:

- *Park Monument Sign:* A monument sign identifying the park as "Spring Lane Park" shall be installed at the primary entrance to the site. The sign shall be of durable, low-maintenance construction appropriate for an outdoor public park setting and shall be designed to complement the

overall park character. Monument sign design, materials, dimensions, and exact placement shall be coordinated with and approved by the City of Holladay during design development.

- *Retaining Walls:* Small retaining walls within or adjacent to the plaza area shall be constructed of Board-formed concrete, approximately 8 inches in thickness (final thickness TBD by the Design-Build team's structural engineer).
- *Paving:* Plaza paving shall consist of an evenly split combination of decorative concrete pavers and integrally pigmented concrete. Surface-applied paint or color coatings are not acceptable. Integral color shall be specified by the Design-Build team and submitted to the Owner for approval.
- *Vehicle-Grade Concrete:* All concrete surfaces in areas subject to maintenance vehicle access shall be a minimum of 6 inches thick. This includes service drives, maintenance access routes, and any other paved surfaces where vehicle loading is anticipated.
- *Other Site Walls:* Cast-in-place concrete. Final wall thicknesses and reinforcing shall be determined by the Design-Build team's structural engineer based on loading conditions and retained heights.

3.12 PARK PERIMETER FENCING

Six-foot (6') tall chain link fencing shall be installed along the perimeter of the park site in all locations where existing fencing is not present or does not sufficiently meet the City of Holladay's security requirements. Requirements include:

- *Fencing Height:* Minimum 6 feet tall throughout.
- *Material:* Galvanized chain link, of a gauge and post spacing appropriate for a public park perimeter in a municipal setting.
- *Existing Fencing Assessment:* The design-build team shall field-verify the condition and extent of all existing perimeter fencing early in the design process and coordinate findings with the City of Holladay to confirm which sections require replacement or supplementation.
- *New fencing shall be installed only in locations where existing fencing is absent or has been determined by the Owner to be insufficient for security purposes.*

3.13 SITE SECURITY LIGHTING

Site security lighting shall be installed throughout the park to meet the City of Holladay's applicable lighting codes and ordinances. Requirements include:

- *Code Compliance: All site lighting shall be designed and installed in accordance with the City of Holladay's municipal lighting requirements, including minimum foot-candle levels at all pedestrian pathways, parking areas, and key park amenities.*
- *Coverage: Security lighting shall be distributed to adequately illuminate the parking area, primary pedestrian pathways, building entries, and other high-use areas of the park. Dark or unlit zones that could present safety or security concerns shall be avoided.*
- *Electrical: The design-build team's electrical engineer shall design the site lighting system, including conduit routing, circuiting, and connections to the electrical service. Load calculations shall account for all site lighting as part of the overall park electrical design.*

- *Poles and Mounting: Light pole heights, materials, and finishes shall be coordinated with the overall park design character and submitted to the Owner for approval during design development.*

3.14 SITE FURNISHINGS

Site furnishings shall be installed throughout the park in quantities and locations as specified below. All furnishings shall be of commercial-grade quality, durable, low-maintenance, and appropriate for an outdoor public park setting in the Salt Lake Valley climate. Furnishing style, color, and material shall be consistent across the park and shall be coordinated with and approved by the City of Holladay prior to procurement.

- *Pavilion Area: Minimum eight (8) picnic tables, four (4) trash receptacles, and one (1) bike rack.*
- *Plaza Area: Minimum six (6) benches and four (4) trash receptacles.*
- *Playground Area: Minimum six (6) benches and four (4) trash receptacles.*
- *Dog Park: Minimum six (6) benches, four (4) trash receptacles, and four (4) dog waste bag dispenser stations.*

- *Perimeter Trails: Minimum eight (8) benches and four (4) trash receptacles, distributed at regular intervals along the trail system.*
- *All trash receptacles shall include secure lids appropriate for an outdoor public park setting.*
- *Final placement of all site furnishings shall be shown on the design-build team's design development drawings and submitted for Owner approval.*
- *All benches throughout the park shall be anchored in concrete footings per manufacturer recommendations and applicable safety standards. Footing size and depth shall be appropriate for the soil conditions and freeze-thaw environment of the Salt Lake Valley.*



4 - IRRIGATION

4.1 - GENERAL

The existing irrigation system shall be adapted to serve the new park landscape design. The Design-Build team shall perform a field investigation of the existing system at the start of the design process and coordinate findings with the Owner before finalizing the irrigation design.

4.2 - MAINLINE

The existing mainline is anticipated to remain usable and in its current alignment. Modifications to the mainline shall not be required unless field investigation reveals otherwise. Any required mainline adjustments shall be submitted for Owner approval.

4.3- LATERAL LINES

Lateral irrigation lines shall be redesigned and reinstalled as needed to serve the new landscape layout. Existing lateral lines in conflict with new construction or the new design shall be cut and capped cleanly.

4.4 - IRRIGATION ZONES BY LANDSCAPE TYPE

- *Turf Areas: Rotor or rotary (rotator) heads, designed to provide head-to-head coverage with precipitation rates appropriate for Kentucky Bluegrass.*
- *Shrub Beds: Inline drip irrigation, providing water directly to root zones and minimizing surface evaporation and overspray onto hardscape.*
- *Native Planting Areas: Rotor irrigation for the establishment period. The Design-Build team shall note that native areas may transition to reduced or supplemental irrigation after establishment; the design shall account for zoning that allows this flexibility.*
- *Dog Park: Landscape planting within the dog park shall have drip-ring irrigation around each plant. A large-spray rotor zone may also be required by the Owner in the bark mulch areas for the purpose of leaching any residual urine (these rotors do not require head-to-head coverage but shall cover the majority of the dog park area).*

4.5 - IRRIGATION CONTROLS

The existing irrigation system is controlled by an existing Hunter ICC2 multi-wire controller, which shall be relocated to the interior of the new maintenance building and be reused as part of the updated irrigation system. The Design-Build team's irrigation designer shall verify that the existing controller has sufficient station capacity to serve the new irrigation design. If additional stations are required beyond the existing controller's capacity, the Design-Build team shall propose an expansion solution for Owner approval. All new irrigation zones shall be programmed and commissioned in coordination with City of Holladay Parks and Recreation staff.

5 - LANDSCAPE

5.1 - GENERAL DESIGN INTENT

The landscape shall reinforce the park's character as a welcoming, multi-generational neighborhood amenity. Plantings shall be selected for adaptability to the Salt Lake Valley climate, drought tolerance, and long-term durability in a high-use public park setting. The design shall comply with the City of Holladay's plant palette preferences. The final plant list shall be submitted for Owner approval prior to procurement.

5.2 - TREES

- Dense shade trees shall be planted along the perimeter of the site to provide a green edge, shade, and wind buffering.
- All trees shall be a minimum of 2-inch caliper (measured 6 inches above grade) at time of installation, balled and burlapped or container-grown.
- Tree species shall be native to the Intermountain West and/or selected for drought tolerance, adaptability to the Salt Lake Valley climate, and

long-term performance in a high-use public park setting.

- The final tree species list shall be submitted to the City of Holladay for review and approval prior to procurement.

5.3 - SHRUBS AND PERENNIALS

- Shrubs in all beds shall be a minimum of 5-gallon container size at time of installation.
- Perennials in all beds shall be a minimum of 1-gallon container size at time of installation.
- All shrub species shall be native to the Intermountain West and/or selected for drought tolerance, low maintenance, and adaptability to the site's sun exposure and soil conditions. The planting palette should celebrate Utah's native plant heritage while contributing to long-term water conservation goals.
- Denser shrub and plant masses shall be provided along the perimeter of the dog park and pickleball courts to reduce sound transmission and provide visual buffer. Species selection shall maintain adequate sight lines into these areas for safety and security purposes.

- The final shrub and perennial species list shall be submitted to the City of Holladay for review and approval prior to procurement.

5.4 - TURF

- New turf areas shall be sodded with a TWCA (Turfgrass Water Conservation Alliance) certified turf grass blend appropriate for sports play and the Salt Lake Valley climate. Sod shall be sourced from a local Utah supplier and submitted to the owner for approval.
- Sod shall be installed on a prepared, graded, and amended soil base. Soil preparation shall include topsoil placement, amendment, and finish grading as needed.
- Final turf areas and their extents shall be coordinated with the irrigation design to ensure complete head-to-head coverage.

5.5 - NATIVE PLANTING AREAS

- Native planting areas shall be designed to support ecological function and reduce long-term irrigation demand.
- Species shall be native or regionally adapted, non-invasive, and appropriate for the site's sun exposure and soil conditions.



6 - SUBMITTALS AND OWNER COORDINATION

The Design-Build team shall submit the following for City of Holladay review and approval at minimum, at stages to be confirmed in the project agreement:

- *Design Development drawings and narrative*
- *Final plant list and planting plan*
- *Playground equipment concepts (minimum three options) with supporting layout and fall-zone documentation*
- *Hardscape and paving color and material samples*
- *Structural engineering calculations for trellis structures, retaining walls, and site walls*
- *Glulam beam assessment report and adaptive reuse plan*
- *Irrigation design and Hunter ICC2 controller station capacity verification*
- *Soil report and grading and drainage plan*
- *Aggregate trail material and binding agent product submittal*

7 - DOCUMENT STATUS AND NO-RELIANCE NOTICE

This Bridging Document represents a refined conceptual level of project definition. It is issued to provide Design-Build proposers with sufficient information to develop an accurate cost estimate and responsive proposal. This document does not constitute complete construction documents and shall not be used as such.

The City of Holladay warrants that this document represents the Owner's design intent to the best of their knowledge at the time of issuance. The Design-Build team is responsible for verifying all existing conditions and dimensions in the field prior to and during final design.

End of Bridging Document

ACKNOWLEDGMENTS

*THE FOLLOWING CONTRIBUTED TO THE
SPRING LANE PARK BRIDGING DOCUMENT*

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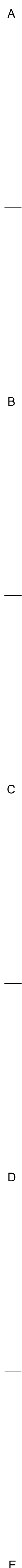
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CONCEPT PLANT SCHEDULE

CONCEPT PLANT SCHEDULE

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SEA1

NOT FOR
CONSTRUCTION

Original drawing is 30 x 42. Do not scale contents of this drawing.

REVISIONS
CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT

CONTRAST TO VIEW: DRAWINGS IN FIELD USE REFLECT
LAST REVISION DATE.

QUEST NUMBER