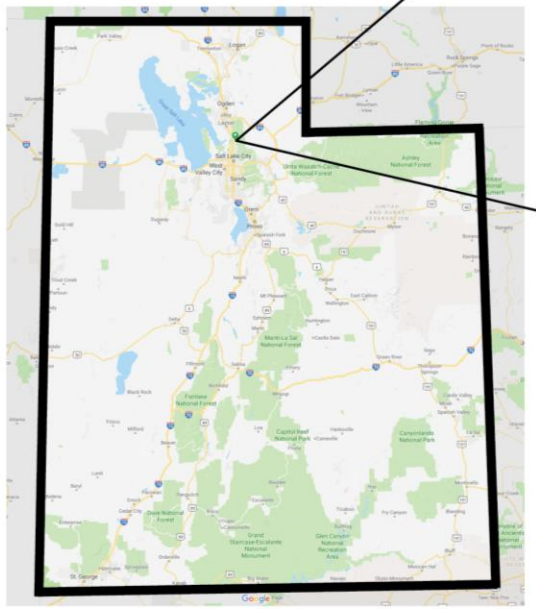
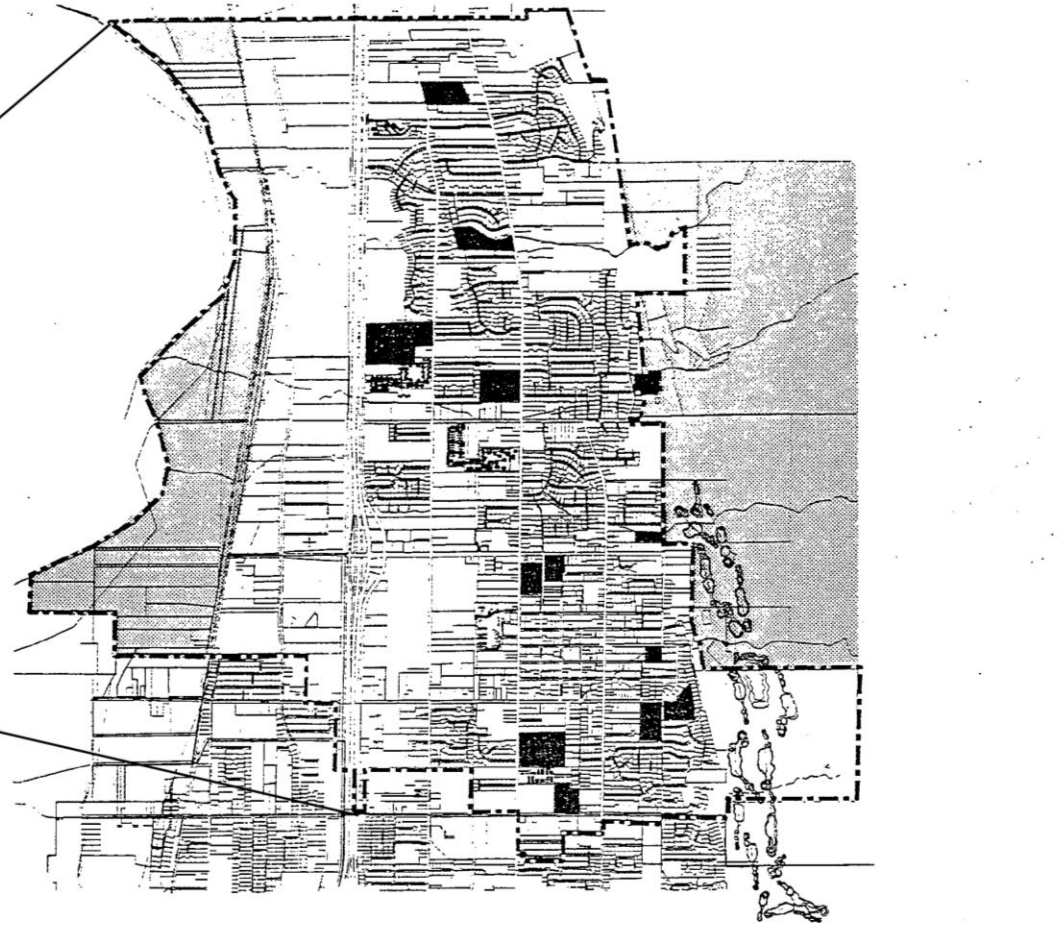
Centerville’s Parks Master Plan

Paul Stead | 2019 | Utah State University

Centerville

- Current masterplan
- last update: 1993
- Unused
- Only 14 pages





Centerville City
Park & Open Space Master Plan Report

Prepared for Centerville City, Utah
by John Swain, Landscape Architect/Planner
Draft 12/93 revised

Background Research

- Masterplans/precedents – Utah: NSL, Washington City, Draper, Lehi, Rio Vista, CA
- History
- Park use
- Trends
- Identity

Inventory and analysis

- How Centerville Compares
- Site Inventory
- Drone Mapping, topography
- Park Proximity Analysis

How Centerville Compares

City Demographics	Residents per park	ParkAcres/1000 Res
National Standards Population # of Parks Total park Acreage	2114	10.1
Centerville City Pop: 17,657 7 Parks 86 Acres	2522	4.9
North Salt Lake Pop: 19,193 7 Parks 148.5 Acres	2742	7.7
Farmington Pop: 24,066 11 Parks 88.1 Acres	2188	4.1
Washington City Pop: 26,405 12 Parks 86 Acres	2200	3.3

Inventory and Analysis

Smoot Park

Smoot Park is centrally located, and has a rich historical background. It is located on the Smoot dairy site. The family donated 10 acres for the park to Centerville City in 1974. The park includes sport fields, tennis courts, a creek running through, as well as a playground, swings and a volleyball court. Smoot park feels intimate, with its mature trees and narrow shape. Even with its proximity to Main Street, you feel like you are off the beaten path.



1. Surfacing is worn and needs to be resurfaced in a few areas. This represents regular maintenance. Mainly an aesthetic issue but lower layers can wear quicker if left worn.



2. Ricks Creek runs through the entire park, becoming quite shallow after running under the street and out through a grate on the west side. This is an opportunity for more amenities.



3. Wood border around swings and volleyball area needs to be replaced or repaired. Consideration could be taken to replace with a more durable material.



4. Swings are older but appear in good condition. Doubles as a sand play area, and its proximity to the playground allows parents to easily keep an eye on their children.



5. Some faded or missing signs in the park. The sign to the right should say 'Smoot Family Park'. Overall the park is in good condition and well cared for.



6. Ricks creek presents an opportunity to for waterplay. Children already love to play in it but has a fairly steep bank and can get deep in sections.



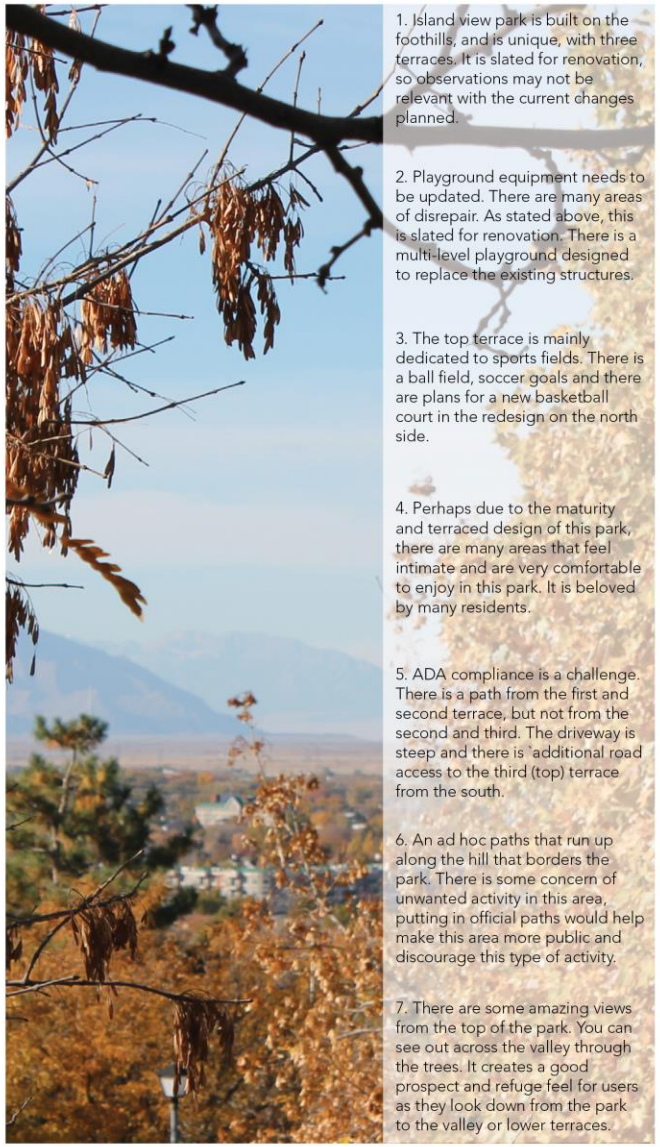
7. The playground is newer, in good condition. Surrounding trees provide shade over the play area. This is a huge benefit to this play area, and factors into the use of this play area.





Inventory and Analysis

Island View Park



1. Island view park is built on the foothills, and is unique, with three terraces. It is slated for renovation, so observations may not be relevant with the current changes planned.



2. Playground equipment needs to be updated. There are many areas of disrepair. As stated above, this is slated for renovation. There is a multi-level playground designed to replace the existing structures.



3. The top terrace is mainly dedicated to sports fields. There is a ball field, soccer goals and there are plans for a new basketball court in the redesign on the north side.



4. Perhaps due to the maturity and terraced design of this park, there are many areas that feel intimate and are very comfortable to enjoy in this park. It is beloved by many residents.



5. ADA compliance is a challenge. There is a path from the first and second terrace, but not from the second and third. The driveway is steep and there is additional road access to the third (top) terrace from the south.



6. An ad hoc paths that run up along the hill that borders the park. There is some concern of unwanted activity in this area, putting in official paths would help make this area more public and discourage this type of activity.

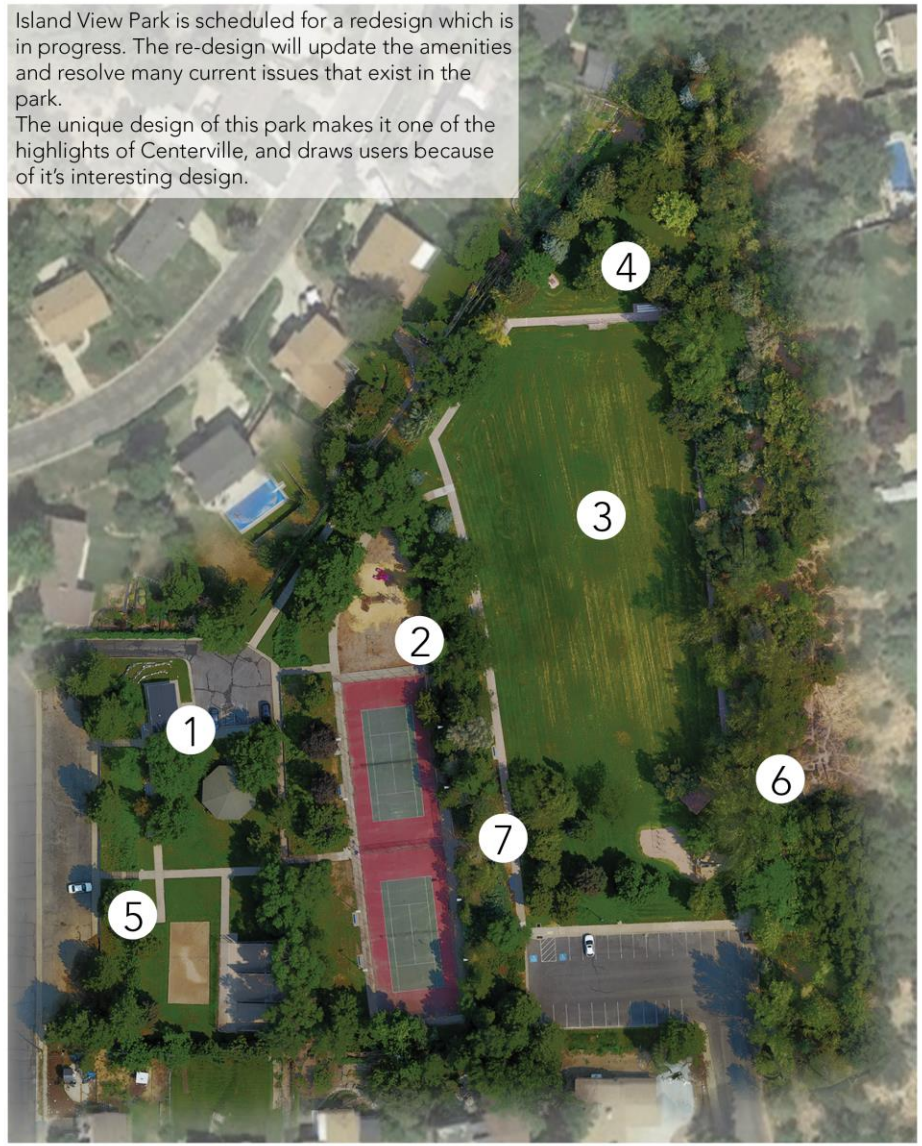


7. There are some amazing views from the top of the park. You can see out across the valley through the trees. It creates a good prospect and refuge feel for users as they look down from the park to the valley or lower terraces.

Inventory and Analysis

Island View Park

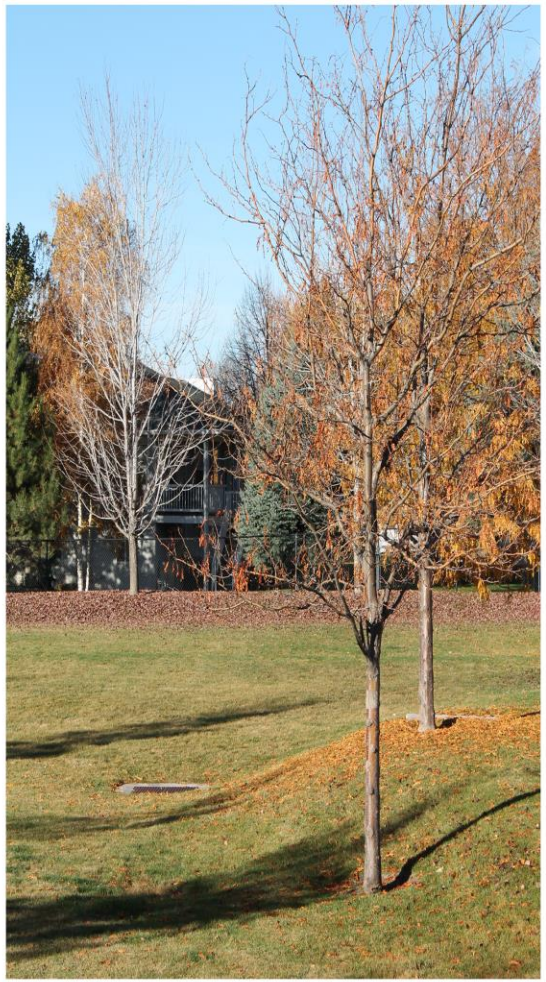
Island View Park is scheduled for a redesign which is in progress. The re-design will update the amenities and resolve many current issues that exist in the park.
The unique design of this park makes it one of the highlights of Centerville, and draws users because of it's interesting design.



Inventory and Analysis

Commons Pocket Park

Commons Pocket Park is located at the south end of Centerville, in a development called Centerville's the Commons. They donated this land to the city for a public park, but it is not well known, not easily visible from the road and lacking signage. This is a great opportunity for a specialized park, such as a dog park. It would be easily fenced in and with proper signage and advertising, easily accessed by residents.



1. With only one small path leading from Centerville Commons Way to 150 East, this park feels like more of a detention basin than a park. Lack of any benches or amenities accentuate this feel and create a space that isn't unwelcoming, but not inviting.



2. Lack of signage makes this area vague, creating ambiguity of whether it is a public space or a private park for the community. The park blends into the adjoining residents lawns. With no visible boundaries, this adds further to the confusion of public vs private space.



3. This would make a perfect space for a dog park. Fencing is already in place on the North and West sides of the park, making it very affordable to finish fencing off the rest of the park. If a dog park is something Centerville residents desire this is a good location. If not, installation of a playground, benches and signage would let people know this is a public space and encourage use.

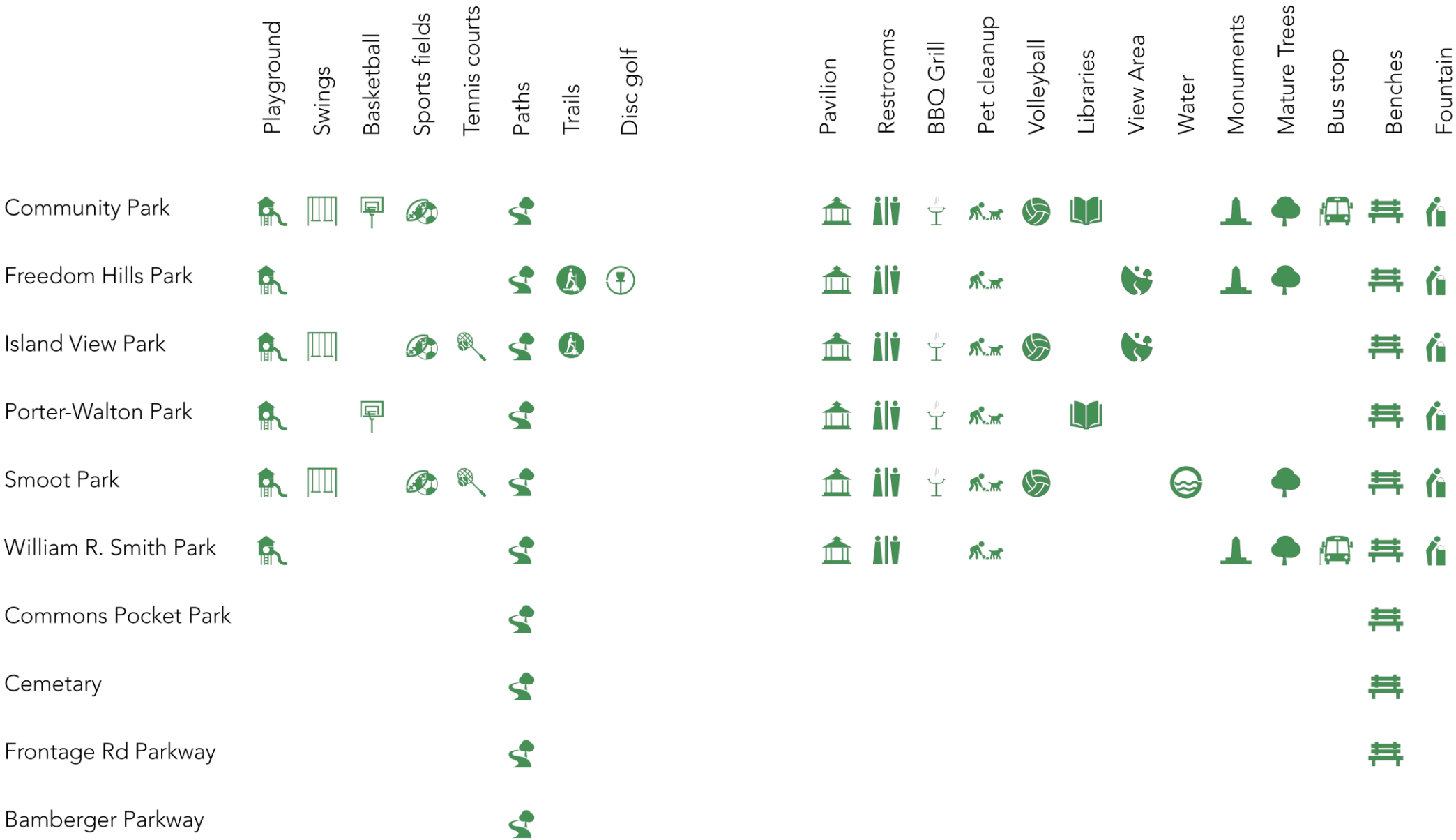
4. Signage is needed on 1600 North and Main Street to help people find the park.

Inventory and Analysis

Commons Pocket Park



Amenities

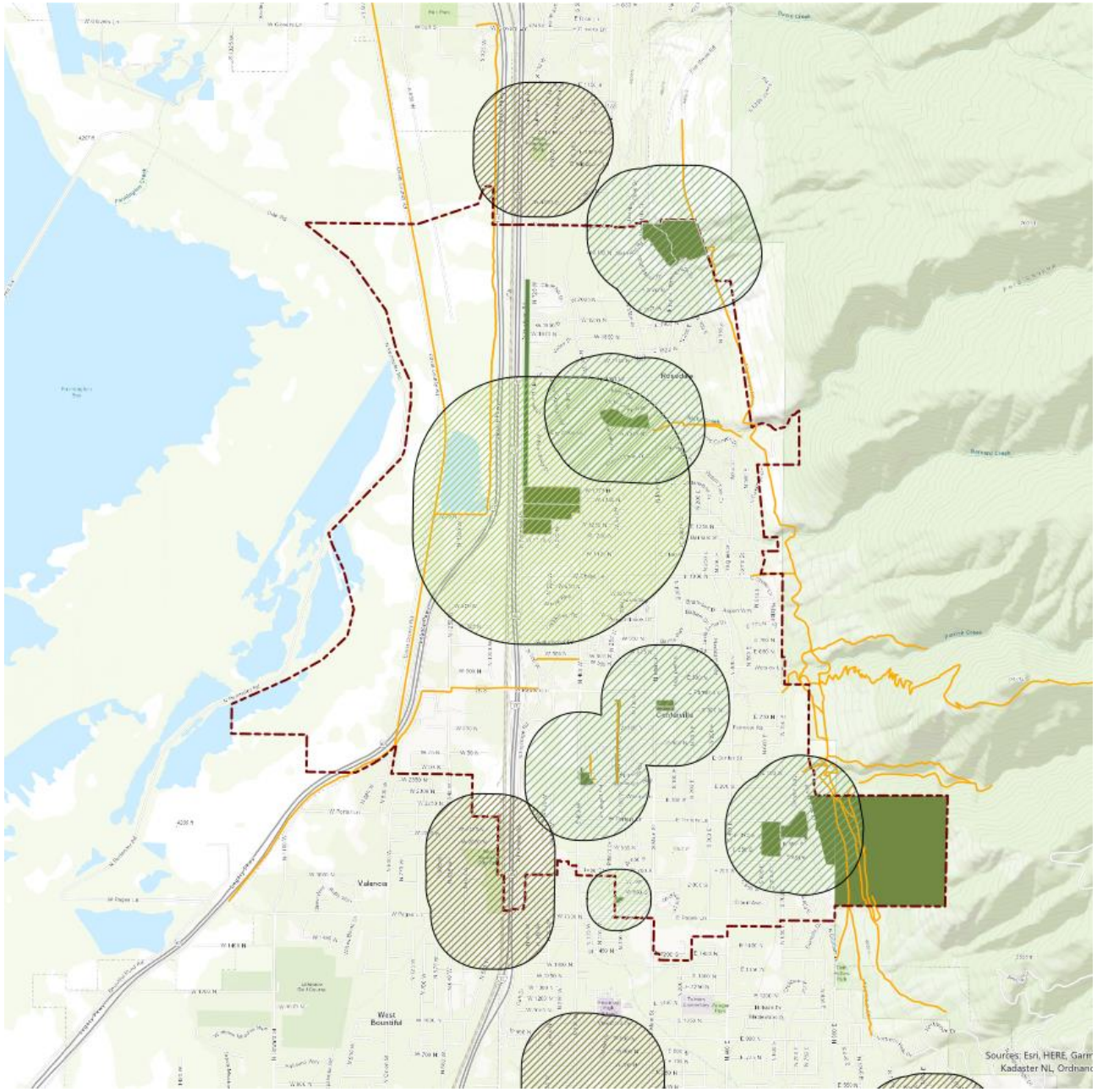

Playground
Swings
Basketball
Sports fields
Tennis courts
Paths
Trails
Disc golf
Pavilion
Restrooms
BBQ Grill
Pet cleanup
Volleyball
Libraries
View Area
Water
Monuments
Mature Trees
Bus stop
Benches
Fountain
Community Park
Freedom Hills Park
Island View Park
Porter-Walton Park
Smoot Park
William R. Smith Park
Commons Pocket Park
Cemetary
Frontage Rd Parkway
Bamberger Parkway

Proximity Analysis

Radius in Miles:

- Community Parks – 1/2
- Neighborhood Parks – 1/4
- Mini Parks – 1/8

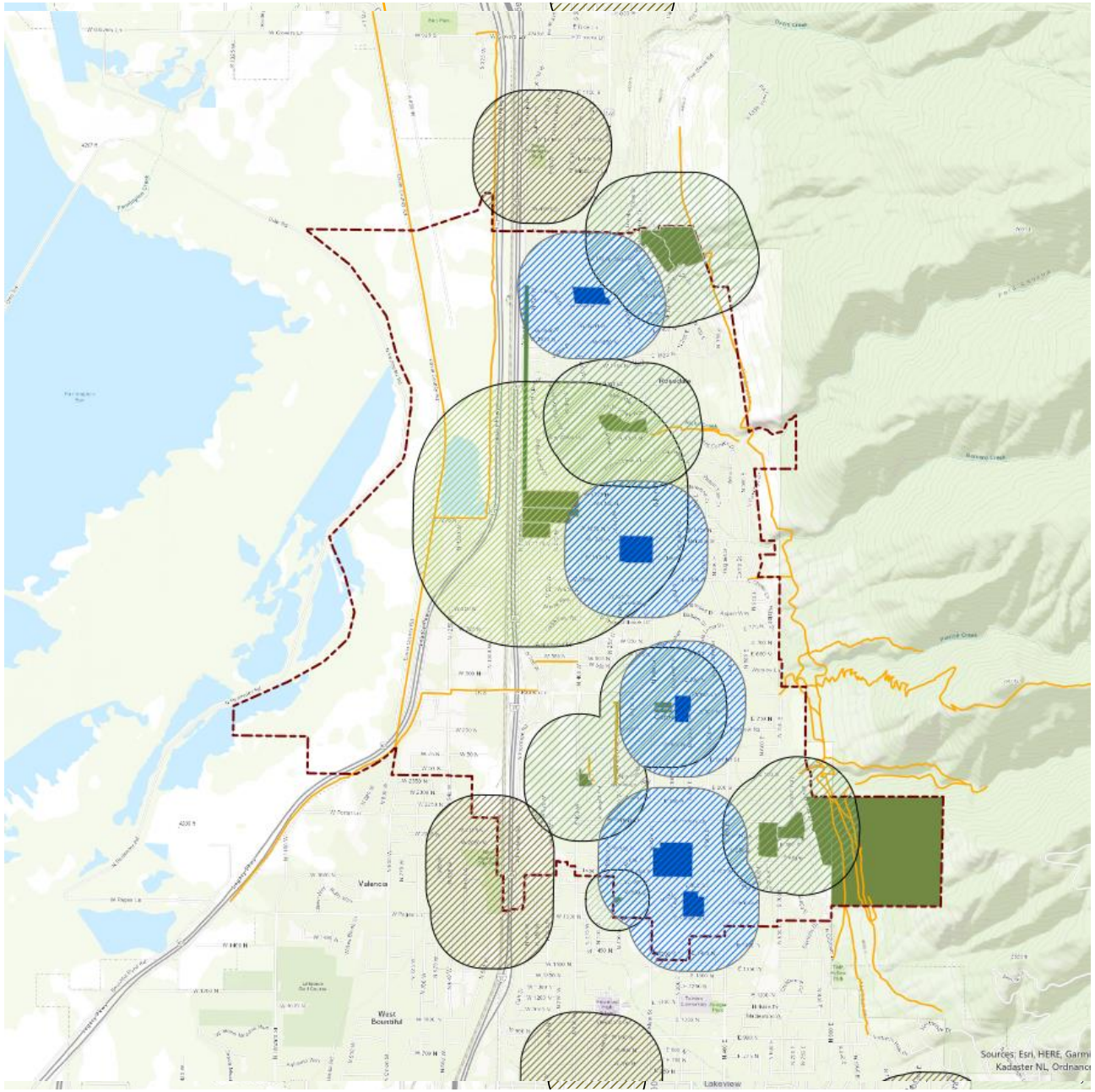
- Parks outside Centerville – 1/2



Proximity Analysis

Schools fill in some of the gaps

(1/2 mile radius)



Proximity Analysis

Gap Analysis

Gaps

75 percent of residents live inside a walkable distance to a park based on the buffers used, and data from the U.S. Census Bureau. This still leaves 25 percent of residents outside a walkable distance to any city park.



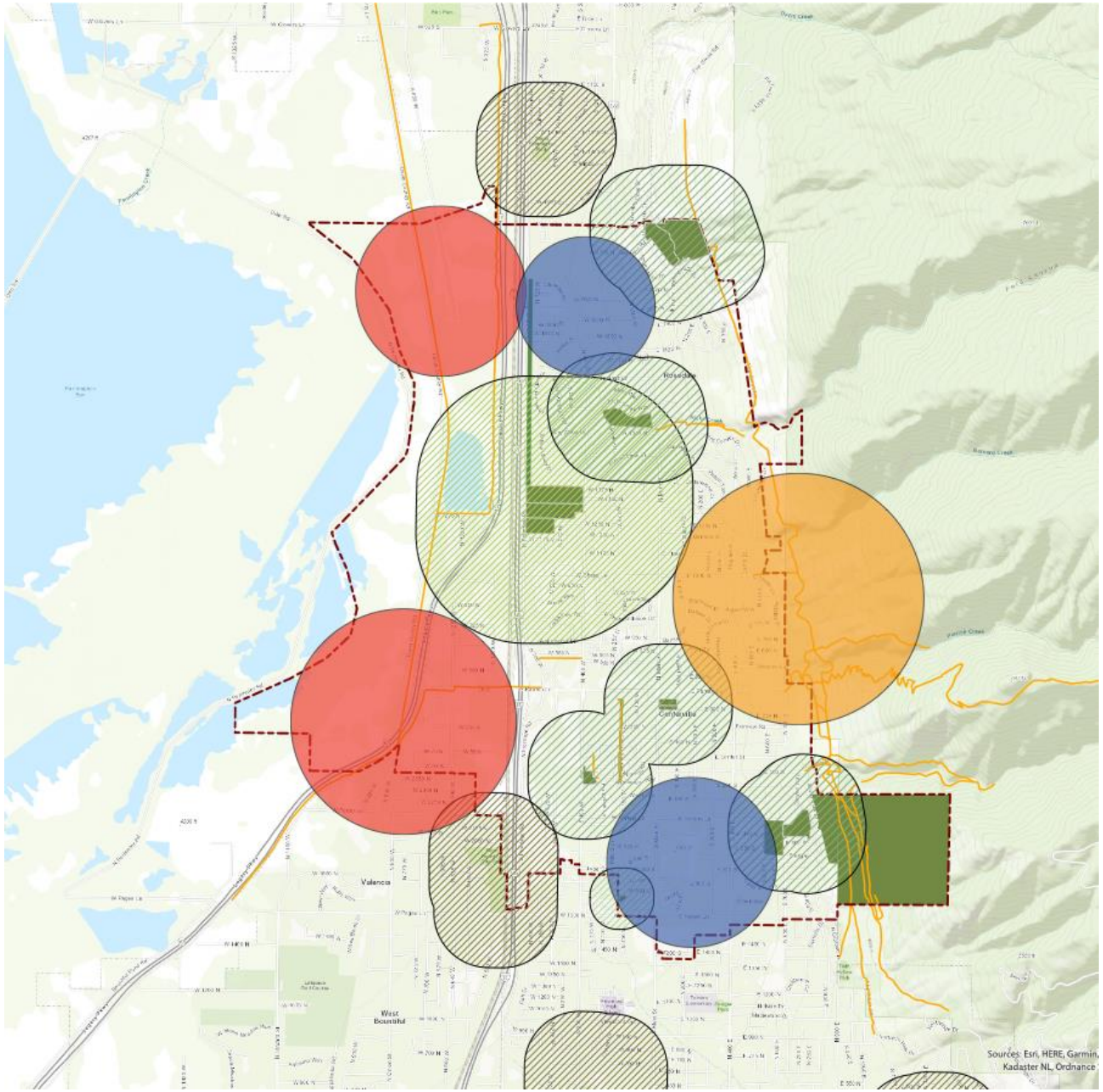
The following page shows a map of gaps in Centerville's Park System:

Area of concern 1a is undeveloped agricultural land, so need is currently low. This could change if development occurs after the West Davis Parkway is implemented (see future growth analysis starting on page 74). The south area of concern, 1b, is mostly commercial, but implementing a park or pocket parks in this area could cause economic growth by encouraging shoppers to stay longer. It would help beautify and define a city center and benefit Centerville as a whole.

Areas of concern 2a and 2b are in park buffer zones, so users could use park space when available, but parks in these areas would be helpful to give users more accessible spaces to recreate.

Area of concern 3a is outside of school and park buffers but is close to open space and trails in the foothills. This is a great asset, but should not be solely relied upon. Not all people may be able or want to use the foothills as recreation, and a park in this area would be beneficial to users living in this and adjacent areas.

Specific areas that could be considered for implementation of park space are explored in the recommendations section, page 76.



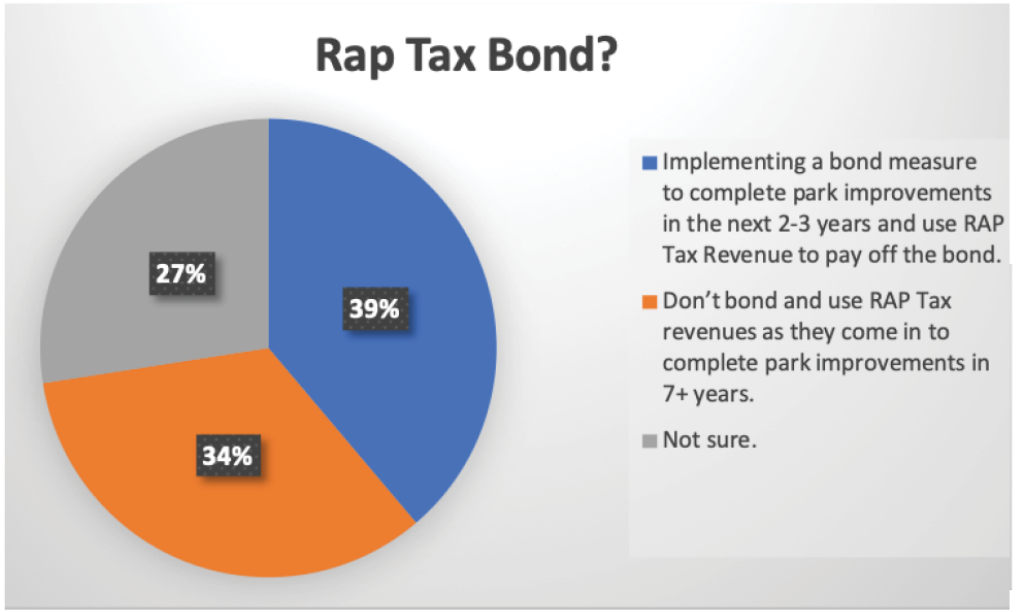
Resident Survey

- Survey Development
- Processing
- Analysis
- Results
- Visualization

Survey Results

Rap Tax

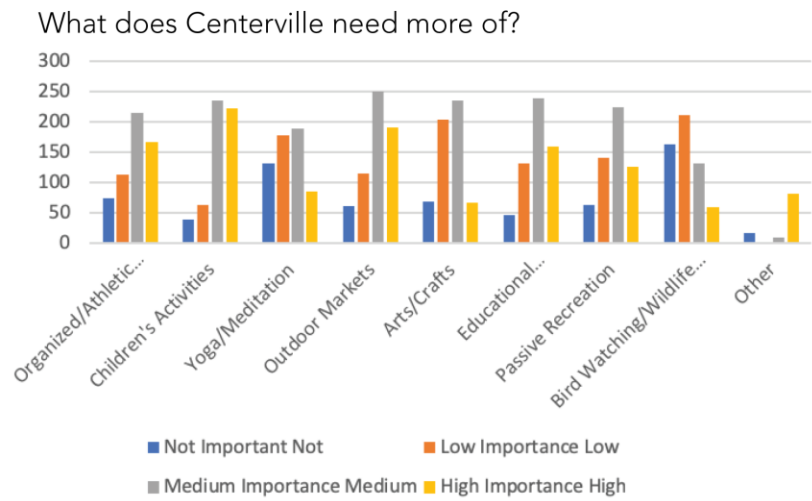
The parks department and city council were interested to see respondents' views on bonding to implement improvements. The majority of respondents were in favor of bonding, but not by a large margin.

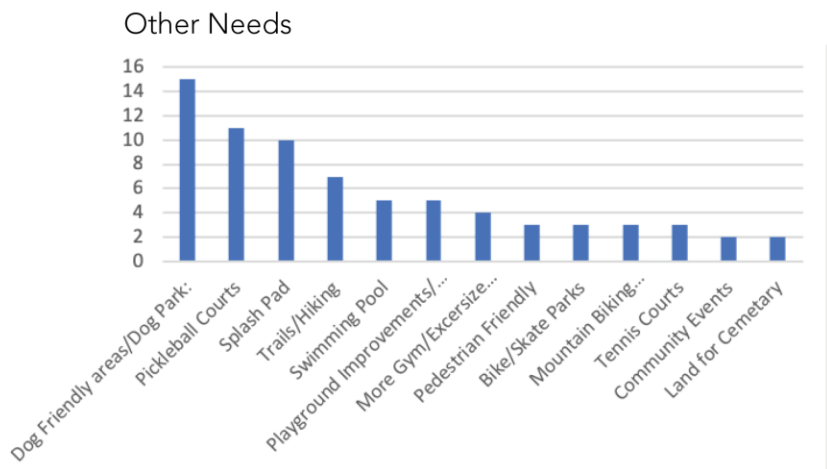


Survey Results

Activity Needs

A question regarding participatory activities was asked to see what residents were interested in. Respondents are highly interested in more activities for children, the highest pick. People are also interested in outdoor markets, with sporting events and educational opportunities coming in close at third. The 'other' chart shows what residents wrote in as important.

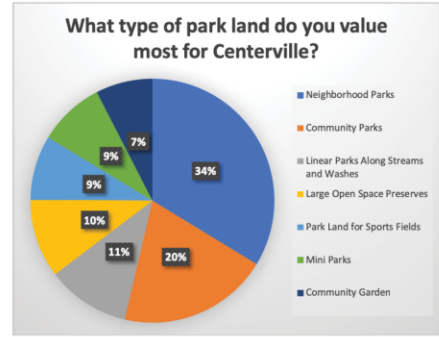




Survey Results

Park Land

The results for the question of what park land is most valuable to residents was answered mostly as expected, with neighborhood parks most important. One result that was unexpected was 'Linear Parks Along Streams and Washes'. This is a type of park that the parks department can pursue knowing it is important to residents, along with 'Large Open Space Preserves'. Centerville has some unique land and opportunities to fulfill this desire. The Parrish Creek Parkway would meet these criteria and be a good addition to the Bamberger and Frontage Parkway.



Additional Facilities

Respondents picked high priority items, then chose their three most important items. This gives us a clear idea of what is most important to them.



If the top three answers are aggregated, they show the highest priority by far is walking and hiking trails. This is in line with the previous responses regarding park use. Second are nature trails and native landscapes, closely related to the first. Waterplay comes next, with a few respondents mentioning Ricks Creek at Smoot Park. This is followed closely by cemetery land. These answers are far above the others in importance and illustrate what Centerville can focus on.

If the first priority is looked at, cemeteries come in first, followed by walking/hiking trails, nature trails and landscapes, splash pad or waterplay, pickleball courts and a dog park or area.

First Priority	
Cemeteries	75
Walking/Hiking trails	73
Splash pad/Waterplay areas	64
Nature Trails/Native Landscapes	62


Waterplay

Cemetery Land



Trails, Paths and Natural Landscape



Recommendations

- Findings from Inventory and Analysis
- Input from Centerville
- Survey Results

Recommendations

Commons Pocket Park

The Commons Pocket Park is underutilized. Its location makes sense for a specialty park. There were enough respondents in the survey vying for a dog park to guide this recommendation. There is adequate parking surrounding the park, and it is already about half fenced.
One main concern would be dog waste mixing with the detention basin. The land may need to be adjusted to avoid any issues, but there should be plenty of space for a small dog park.



Figure 114 - Commons Pocket Park Recommendations

1. Existing fenced area. This will need to be examined to make sure it is secure for a boundary.
2. Complete the fence.
3. Install a double gate, this prevents escapes, and provides an area to remove and replace a leash.
4. Addition of benches for owners while their dogs run.
5. Keep walkway outside of park to allow through access between 150 West and Centerville Commons Way.

Figure 115 - Dog Park Gate

Centerville Community Park

The plan for Centerville Community Park has been followed fairly well. There have been updates and changes as the years progressed that follow the needs and changing climate of users. Pickleball is one sport that has had growing interest recently, with more young people engaging in the sport, and the need for courts is growing. Dog friendly options are also in high demand and growing.



Figure 99 - Centerville Community Park Master Development Plan

1. The baseball field at the southwest expansion will instead be an open field for soccer and lacrosse.
2. The north retention pond has been graded up and will contain a futsal court.
3. A small pavilion is planned near the futsal court with picnic tables.
4. Gym stations around the walking trail have been considered, but there is not sufficient resident interest to make this a priority.
5. The south natural wetland area remains, but additional uses are being considered, such as an off-leash dog area. It would have to be fenced, and the Core of Engineers will need to sign off on this idea before moving forward.
6. Tennis courts at the northeast corner of the park will be replaced by pickleball courts instead. There are already new tennis courts down the street at Smoot Park, and more interest in pickleball than tennis in the current climate.

Recommendations

Centerville Community Park



Figure 100 - Community Park Recommendations

7. There is existing lighting infrastructure and may be space for pickleball courts just east of the west parking lot.
8. There was a lot of interest in updating existing playground equipment. This needs to be a priority.
9. There are plans for a smaller playground for younger children and a restroom near the new pavilion at the southwest area of the park.

Legend

- Wetland Area
- Play Fields
- Playgrounds
- Pickleball Courts
- Pavilions

Porter-Walton Park

Porter-Walton's Master Plan was done by Curtis Tanner Associates and has been followed pretty faithfully. The outdoor reading area (see below) has not been implemented, as well as some of the pavilions on the east side, the bosque of trees, and the perennial planter south of the pavilion. This should be evaluated to see if implementation of these features is in line with resident desires.



Figure 109 - Porter-Walton Master Plan

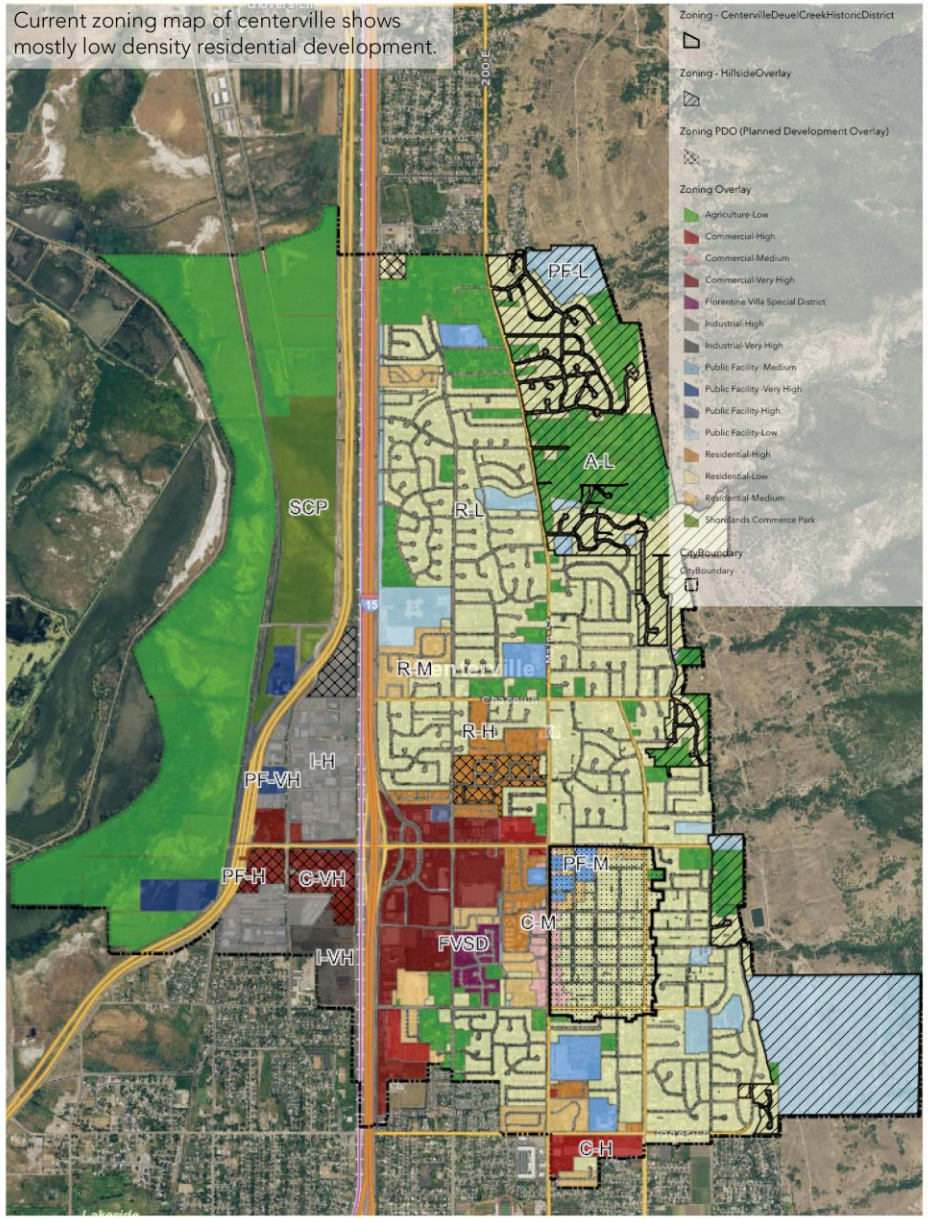
1. Swings are planned to expand the playground just east of the existing equipment.
2. Implementing the pavilion on the east side would give a focal point and an anchor at the east side of the park, and also allow a base for activities on the open lawn area.
3. An outdoor gym was considered here, but a lack of interest from residents and funding has halted the idea.
4. Implementation of the original reading area would tie this to the adjacent library and be a great addition to the park.
5. Emphasis on trail connections would be valuable.

Porter-Walton Park

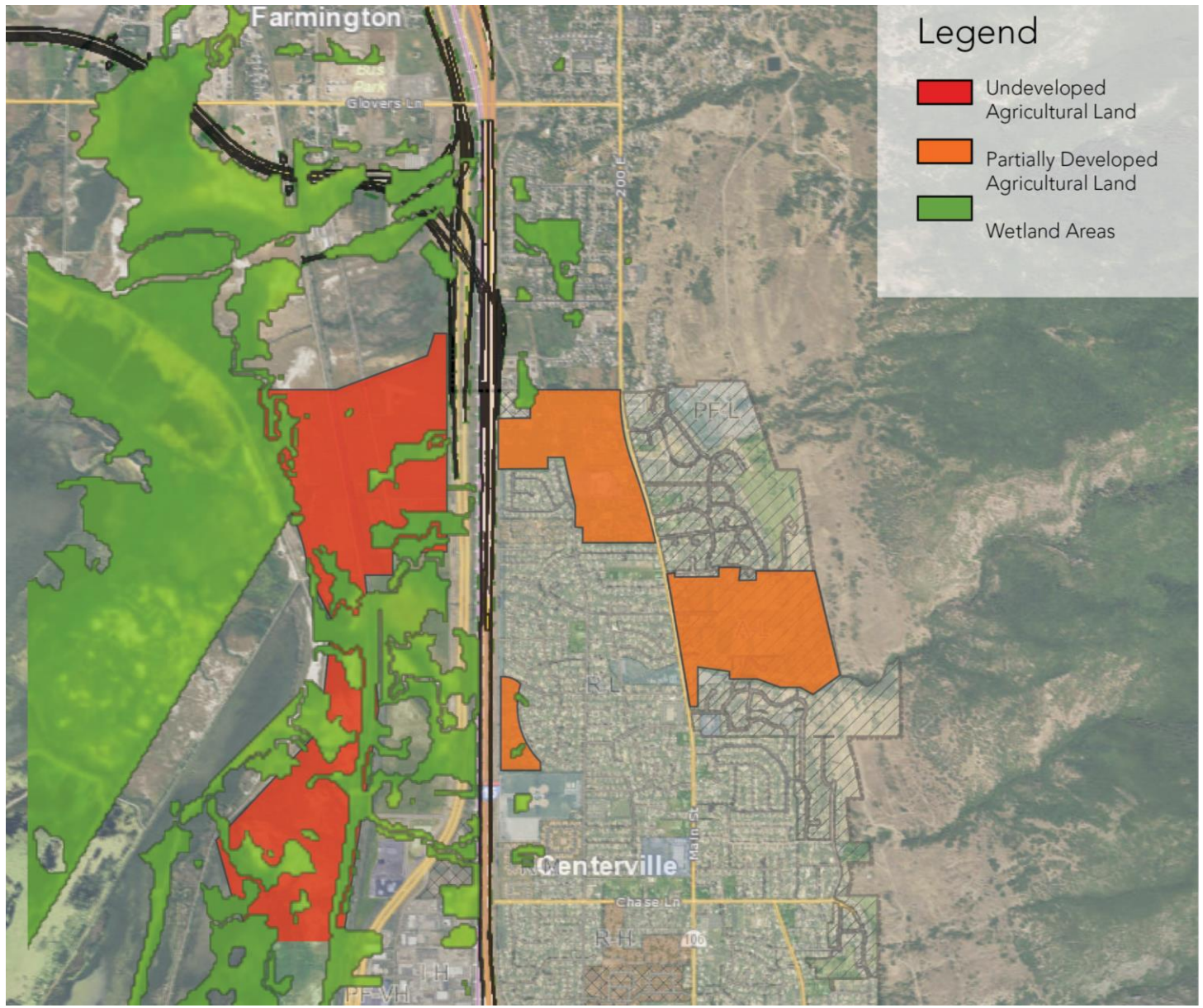


Figure 110 - Porter-Walton Recommendations

Future Growth



(West Davis Corridor)



Filling the Gaps

Centerville may erroneously seem completely built out. However, vacant areas and undeveloped parcels provide opportunities for future development—and future park, green space, and trail development as well. Conditions should be placed on new development in order to strengthen parks.

Recommendations for conditions include:

- Pedestrian connections in between lots (see Freedom Hills Recommendations page 66).
- Connections to other parks and schools
- Current recreation amenities
- Space for recreation programming
- Connections to the Bonneville Shoreline Trail, or other urban or parkway trails

The map to the right has some examples of locations that could be looked at for future parks. These areas are explored below:

1. This is an example of a location that would work for a large open space park or preserve. It is adjacent to Farmington Bay, and currently undeveloped. It may also work as a location for a neighborhood park, if development is allowed to occur following the construction of the West Davis Parkway.

2. Area 2 would fill the gap at the north end of Centerville. There is a school just southeast of this area that could connect, and a connection could also be made with the Frontage Parkway that runs to Centerville Community Park.

3. There are quite a few undeveloped lots in this area that would be great locations for a park. They could strengthen the connection with the Bonneville Shoreline Trail, and could provide connections to Freedom Hills Park, and Smoot Park via the Ford Canyon Trail.

4. This is another area that would work well for a large open space preserve, with a great connection to Farmington Bay. A large portion of this area is wetland and should be considered for ecological preservation. Acquisition of land may be a lengthy process, but with a vision and a plan, funding and opportunity can be found to make this a reality.

5. This area is close to the Rockwood Trail Head, and would fill a need for residents who want access to park space. Parks near trails heads are valuable because they provide for a wider user base, and promote use of both trails and parks by proximity.

6. A park in the commercial district would not only fill a gap in park coverage, it would provide space for shoppers to relax, and for professionals to take their lunches. Greenspace in urban environments is shown to help people relax, and promotes health and wellbeing (Bertram 2015). These spaces are most valuable in close proximity to users so they are easily accessed. Even a small park space would be a valuable asset to the commercial district.

Growth Recommendations

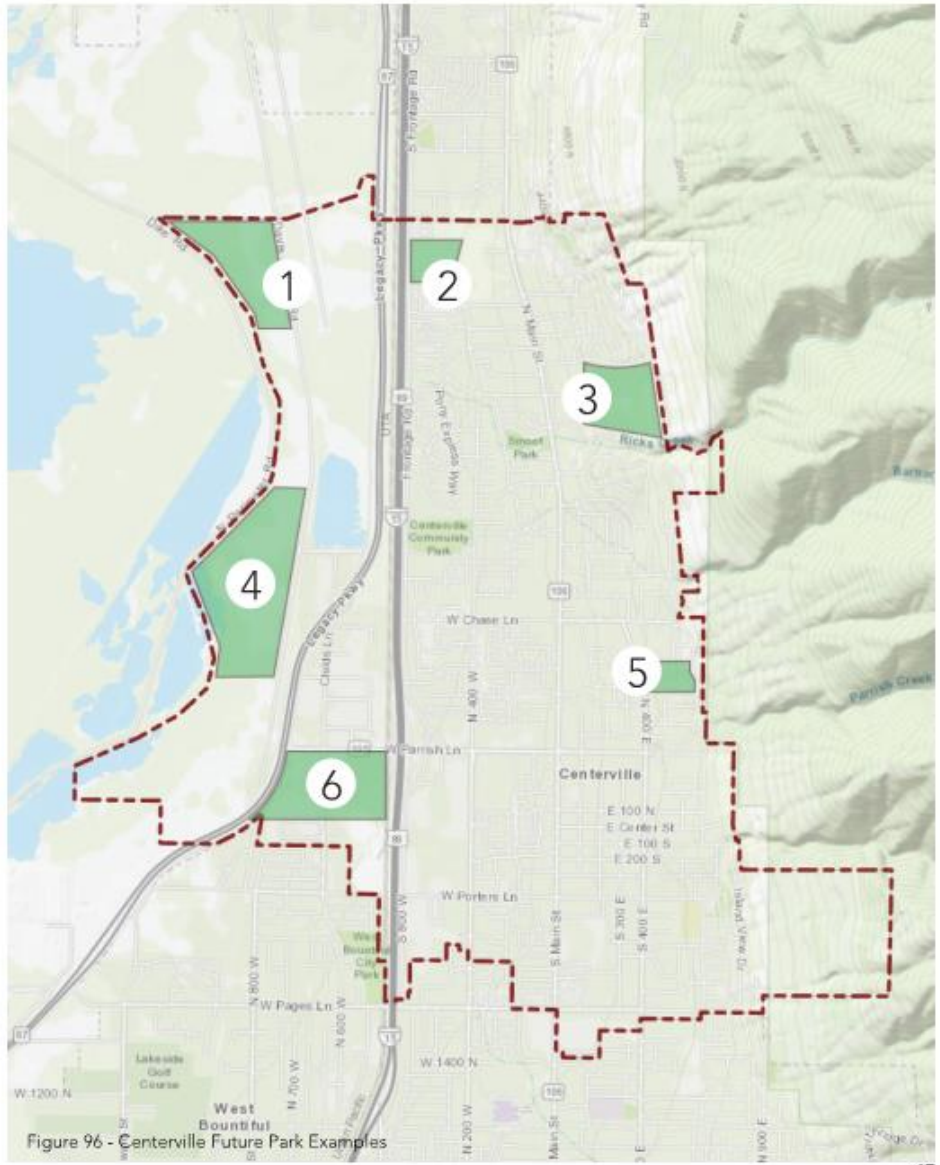


Figure 96 - Centerville Future Park Examples


LIGHT
BLUE!

Parrish Creek Park

Park along stream

Centerville City acquired a lot at the corner of Chase Lane and Frontage rd. in 2005, and a conceptual plan was drawn up for a linear park along Parrish Creek (see below).

Linear parks along streams and washes are third highest on the list of the type of park land that residents value most. Many respondents said they would like to see more parks like this in Centerville.

In light of this feedback, priority should be given to implementing this plan. This also gives use to space that is currently sitting vacant and underutilized. It extends the existing Frontage Road Parkway, and gives users more green space along The Frontage Road. This provides a barrier to traffic noise, fast moving cars while encouraging walkability.

Linear parks are also a valuable way to use and protect spaces that run along waterways.

Parrish Creek Park

Park along stream



Figure 98 - Creek Parkway Example: Logan, Utah

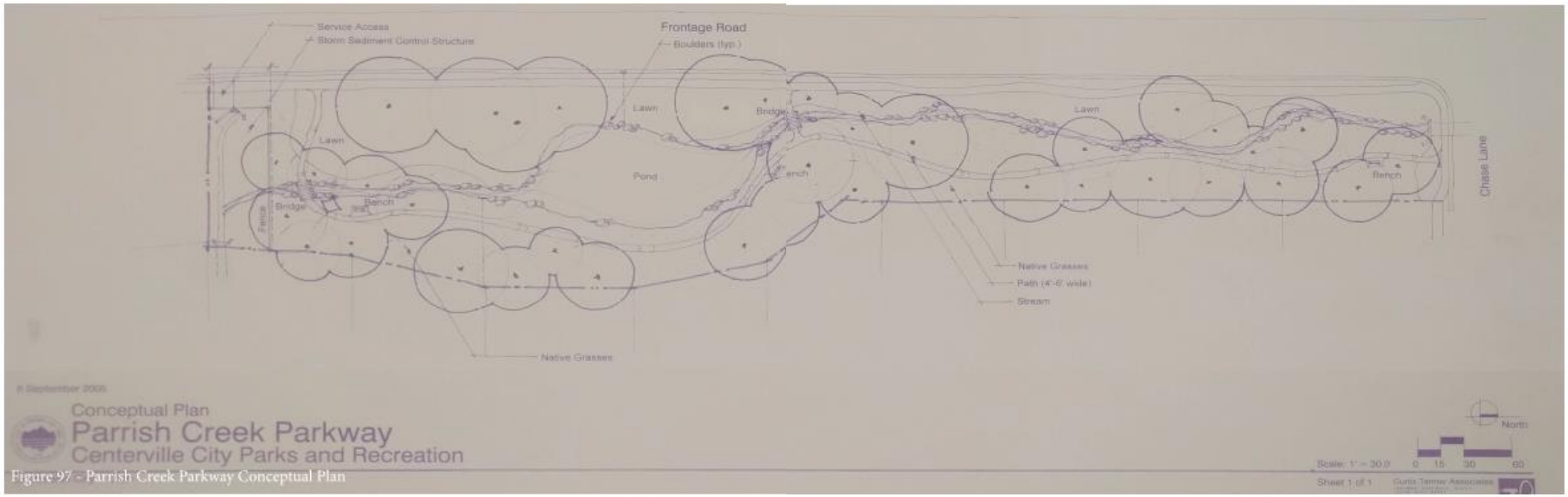


Figure 97 - Parrish Creek Parkway Conceptual Plan


CENTERVILLE
CEMETERY

Action Plan

- Long Term Recommendations
- Short Term Recommendations

Action Plan Recommendations

Long Term, 10-20 years

Broader goals and plans that align with Centerville's values. It is expected that plan will need to be created, or refined, adjustments will be needed as updates are made to the master plan.

Table 38 - Long Term Action Plan

Area	Action
Agricultural lands	Passive boardwalk or nature trails west of I-15 in the in the wetlands and agriculture zoned areas
	Additional parks in place of above-mentioned boardwalk
Brownfield site	Explore brownfield site at southwest edge of town as future park
Centerville Community Park	Off leash dog area at Centerville Community Park, and/or at neighborhood parks
Parkways	Emphasize existing and expand trail connections to parks and existing trails, i.e. Bamberger Parkway, Frontage Road Parkway, etc.
All Parks	Consider additional mid-block access points to City parks (see Freedom Hills as example)
William R Smith Park	Acquisition of residential lots for Smith Park expansion (see Smith Park recommendations)

Short Term, 5 years

Programs, policies and developments that could be implemented soon. These may be lower priority, require additional funding, or are waiting on other projects before action can be taken.

Table 39 - Short Term Action Plan

Area	Action
Centerville Community	Pickleball Courts
	Main Playground Update
Island View Park	Island View Renovation phase 2 (see master plan for details)
Smoot Park	Pickleball Courts
	Waterplay area utilizing Ricks Creek
Freedom Hills Park	Look for pumptrack area
Porter-Walton Park	Pavilion at southeast area of park
	Implementation of reading area from original plan
William R Smith Park	Implement plaza and landscaping behind museum
	Pickleball courts
Commons Pocket Park	Fencing, signage, benches and gates to turn pocket park into dog park
Cemetery	Purchase land identified for cemetery explansion
Other	Parrish Creek Parkway Park implementation

Action Plan

- Immediate Recommendations

Action Plan Recommendations

Immediate, 1-2 years

Programs, policies and developments that could be implemented soon. These may be lower priority, require additional funding, or are waiting on other projects before action can be taken.

Table 40 - Immediate Action Plan

Area	Action
Centerville Community Park	Expansion completion, including open field for soccer and lacrosse, and walking paths
	Futsal park
	Pavilion by futsal court
	Small west playground and restrooms
Island View Park	Island View renovation, phase 1 (see master plan for details
	Recommended to include entire playground in phase 1 if financially feasible
Smoot Park	Swing and volleyball border repair
Freedom Hills Park	Pickleball courts
Porter-Walton Park	Swings east of playground
William R Smith Park	Appropriation of land for park expansion
Commons Pocket Park	Finalize plans for pocket park, either creation of a dog park, addition of playground, or re-acquisition by Centerville Commons
Cemetery	Identify land for cemetery expansion

Recommended Updates

This Parks Master Plan should be updated regularly, ideally every 5 years. Updates should include evaluations and refinement based on the vision of Centerville City.

