

City of Saratoga Springs Marina Park Master Plan



February 2011

LANDMARK
DESIGN
INTEGRATED



CITY OF
SARATOGA SPRINGS



Introduction/Background

The *City of Saratoga Springs Marina Park Master Plan* was completed by the Landmark Design Team in October 2010, and was adopted by the City of Saratoga Springs on February 1, 2011 as a guiding document to help establish a unified vision for this popular and unique open space on the shores of Utah Lake. The Landmark Design Team is composed of Salt Lake City firms Landmark Design, Inc. (*Project Lead/Project Manager, Urban Planners/Urban Designers and Landscape Architects*) and Lewis, Young, Robertson & Burningham, Inc. (*Economic Planners and Market Consultants*).

The existing 3-acre Marina Park and the adjacent 8.5 acres of undeveloped city property have the potential to become a shining centerpiece of Saratoga Springs. Located on the southern edge of the city along the shores of Utah Lake, the park is nestled approximately 800 feet east of Redwood Road, which is the primary access road to the site. The area surrounding the existing 3-acre park is either developed or planned for low-density residential uses, with the exception of an adjacent 8.5 acre city-owned parcel. Mature stands of attractive evergreen and deciduous trees mark the entrance into the park.

The current use of the developed marina is focused on water activities, the shoreline, and the activities they support. A breakwater/ dike system protects a boat launch and floating docks, facilitating access to the water for a range of water sports and activities. The dikes are slated to be upgraded later this year, which will bring the facility up to standard for the uses it serves.

Marina Park is a popular destination – perhaps too popular for its size. It is heavily used throughout the warm weather seasons, particularly on weekends and in evenings after working hours. The park includes



a handful of pavilions, a restroom, outdoor showers, picnic tables, a fish-cleaning station, walkways and open grass areas. A trail is envisioned to trace the shoreline, linking the park with destinations north and south. At present only a small portion of the trail has been implemented, although it is a highly-supported concept.

The City of Saratoga Springs manages the park, charging use fees. The existing parking lot is full during most warm weather days; potential users are regularly turned away or required to wait until a parking spot becomes available. Due in part to the popularity of the facility, the parking areas are currently being expanded and upgraded.



In addition to the obvious recreational draw of the park, views of the east shoreline and the Wasatch Mountains beyond are spectacular. The City of Saratoga Springs is fortuitous to own the 8.5 acre parcel immediately adjacent to the park, and is cognizant of the opportunity it represents. The city intends to leverage this resource to the best of its ability for the benefit of the community.

Purpose of the Master Plan

The purpose of this Master Plan is to establish a vision and plan that is sustainable, that is responsive to the unique qualities of the site, and which maximizes the benefit of the site as a community and regional destination.

The City of Saratoga Springs hopes to transform Marina Park into a landmark destination; however, City leaders must feel confident that they are making the correct decisions for this one-time opportunity. The Marina Park Master Plan examines the many ideas that have been expressed for the site, describes the highest and best use that was developed under the guidance of a steering committee, and helps guide the location of future uses and development actions necessary to achieve the vision for the marina.

Marina Park Master Plan

The *City of Saratoga Springs Marina Park Master Plan* is the result of a collaborative design process between the Landmark Design Team and a steering committee composed of City Staff, local residents, water sport enthusiasts, and others. A detailed description of the planning and design process is contained in the Appendices found at the end of this document.

After meeting with key City Staff on site and conducting a preliminary site analysis, several characteristics of the site stood out as warranting special consideration in the design of the park:

- A former tree farm located on the west half of the site contains many large specimen trees, primarily evergreen, which are still thickly planted.

- The remnants of a long-abandoned, steeply banked irrigation canal parallel the north half of the waterfront, which is home to a large population of tamarisk, an invasive exotic plant species.
- The existing small beach area is constantly being washed away by strong lake currents and winds from the north.
- Large single-family homes surround the park on three sides.

Key Design Features of the Master Plan

The Marina Park Master Plan is illustrated on pages 4 and 5. The primary elements of the new design include: (1) a new jetty to the north of the existing jetty, (2) extended beach area and non-motorized watercraft launch, (3) a system of boardwalks, (4) a Marina Village, (5) a widened boat launch and small power craft/ emergency boat launch, (6) a community/ educational center, (7) looping trail system with pavilions and passive recreation activities, (8) playground, and (9) native landscape demonstration garden.



New Jetty

(1) A **new jetty** to the north of the existing jetty will expand the protected marina, helping to shield the new beach from strong winds and lake currents from the north. The jetty will feature an ADA accessible boardwalk leading out to a covered fishing pavilion that will allow users to fish within or outside of the marina. The pathway continues as crushed stone to the end of the jetty.

(2) The new jetty also provides protection for an **expanded beach area**. The beach features several small **concrete pads** to accommodate shade structures brought by visitors. Poles should also be provided for visitors to use with their own nets for **beach volleyball**.

The beach is divided by two paths – one is a narrow boardwalk that connects to a **floating dock system** which encloses a new swimming area and **swimming platforms**. The other is a narrow four foot wide **launch** for non-motorized small craft.



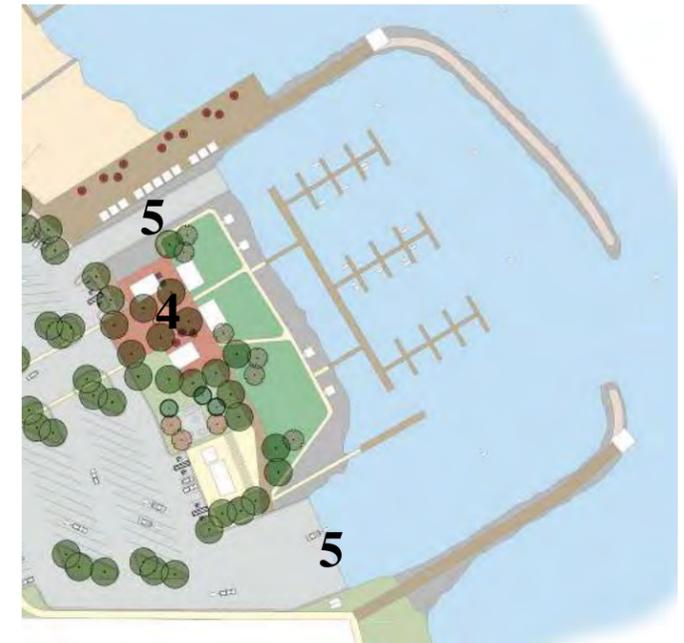
Expanded Beach/Boardwalk/Pier

(3) The beach is flanked on the west by a new 12 foot wide **boardwalk** system, which connects the existing waterfront trail north of the site to the rest of the park. The boardwalk system connects to a wide pier/dock that extends into the lake providing a large, flexible **gathering space** for community events, markets, food vendors, and umbrella seating.

(4) The boardwalk system leads visitors to the **Marina Village**, which is envisioned to become the heart of the marina. Marina Village features two buildings to accommodate uses such as jet ski rentals, bike rentals, bait and tackle sales, food vending, and general store functions.

The village is characterized by special architecture and ground surfacing, sculptural **art** on-axis with the Harbor Parkway entrance road, and umbrella and bench **seating** areas. The view out to the water is framed by an allée of trees and two **large pavilions** at the east end of the plaza, adjacent to the **large lawn areas**.

The existing small pavilions around the perimeter of the lawn areas are maintained, with the exception of the northern-most structure. A new **small power craft/emergency boat launch** is located at the north end of the existing marina to provide additional access and means for getting boats on or off the water in emergency situations. The boardwalk continues south from the plaza, past the existing sewage lift station, which is screened by a new **art fence** (as shown on the Image Board, page 4). The asphalt paving leading to the sewage lift station is replaced with driveable pavers that can be planted with native grasses to help disguise the entrance. The boardwalk connects to a new enhanced entrance to the restroom and fish cleaning station. Wide stairs provide better access and additional seating areas for people visiting this portion of the site.



Marina Village/Reconfigured Marina and Widened Launches

(5) A new marina dock system is proposed based on a design by Saratoga Springs Public Works. The existing **boat launch** has been significantly widened, with the intent that it will also be graded to be less steep. Both jetties around the existing marina also feature additional ADA accessible boardwalk paths leading to covered fishing pavilions. The paths continuing beyond the structures will use crushed stone.

(6) The western portion of the park features a new **community/ educational center**, which may be introduced in phases, perhaps beginning as a simple kiosk with interpretive information. The community/ educational center will eventually feature restrooms for the west end of the park, and is accessed by pedestrians from the southwest and northeast via entry plazas. New parking lots to the north and east of the new building provide **additional parking** for the park as a whole, and for the new community/ educational center.



Community/ Educational Center/ Additional

(7) The community/ educational center is connected to the rest of Marina Park through a **looping trail system**. A wide outer loop, approximately ¼ mile in length, connects the parking areas to new **large and small pavilions, picnic tables** on concrete pads, and an **exercise circuit course**. A narrower inner loop connects the above facilities with passive recreation activities such as **horseshoes and bocce ball**, and winds through the



Playground/ Lawn Areas

existing tree farm forest, which will be thinned and relocated throughout the project site.

(8) A new **playground** connects the more passive recreation of the western portion of the park with the more active waterfront activities, and is surrounded with a new expanse of lawn areas for open play. A new restroom is located nearby to provide access for playground users and users of the northern half of the waterfront.

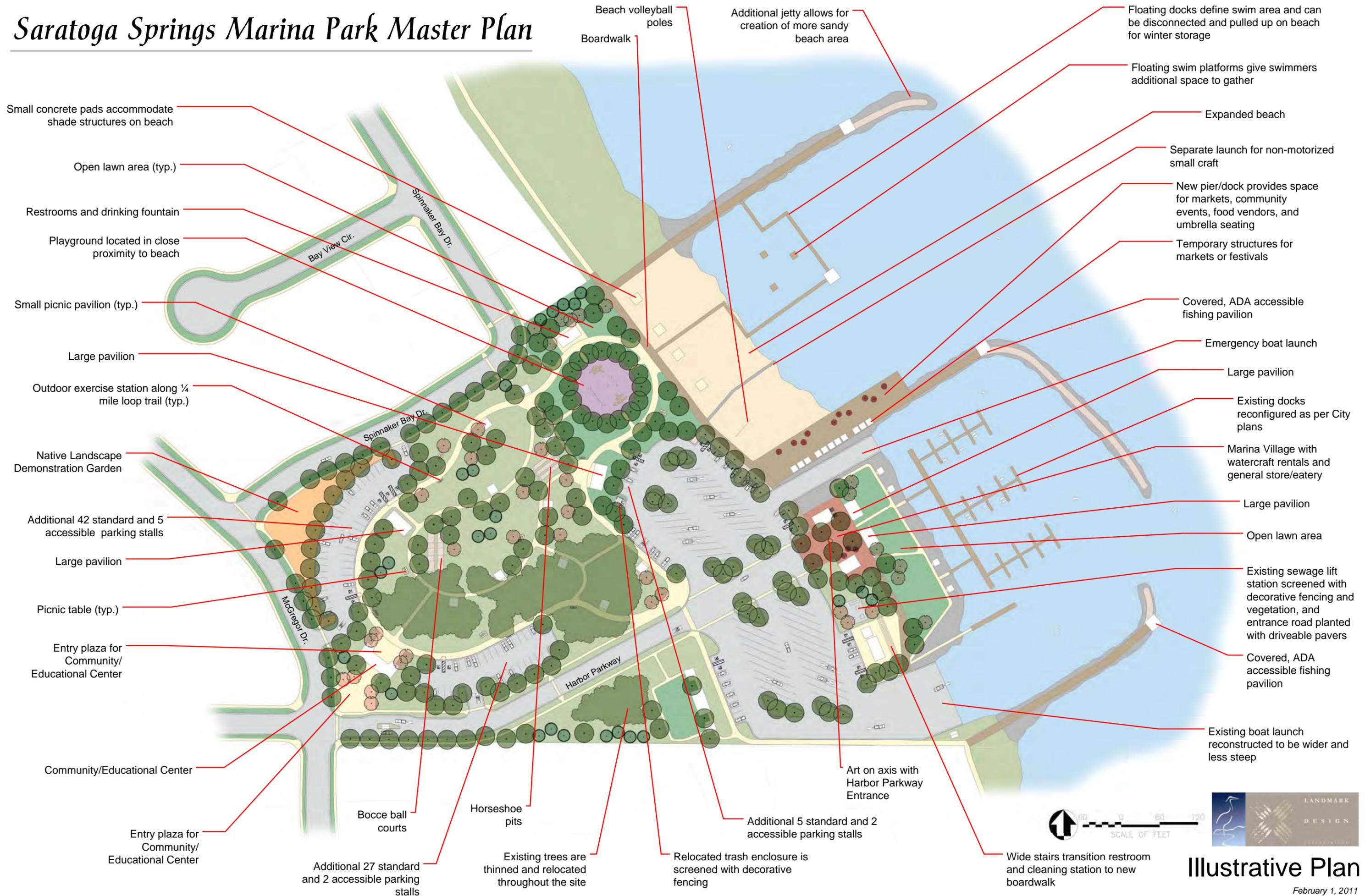
(9) Marina Park presents a soft perimeter to the surrounding neighborhoods through the use of park strips planted in lawn with street trees, blending with surrounding landscapes. The park also features a **native landscape demonstration garden** located in the northwest corner of the park which will provide local and regional residents with examples of attractive, water-wise, regionally appropriate plantings that can be used at the residential scale.

The Master Plan retains a single fee station for all visitors wishing to launch watercraft.



Native Landscape
Demonstration Garden

Saratoga Springs Marina Park Master Plan



Small concrete pads accommodate shade structures on beach

Open lawn area (typ.)

Restrooms and drinking fountain

Playground located in close proximity to beach

Small picnic pavilion (typ.)

Large pavilion

Outdoor exercise station along ¼ mile loop trail (typ.)

Native Landscape Demonstration Garden

Additional 42 standard and 5 accessible parking stalls

Large pavilion

Picnic table (typ.)

Entry plaza for Community/Educational Center

Community/Educational Center

Entry plaza for Community/Educational Center

Additional 27 standard and 2 accessible parking stalls

Bocce ball courts

Horseshoe pits

Existing trees are thinned and relocated throughout the site

Relocated trash enclosure is screened with decorative fencing

Additional 5 standard and 2 accessible parking stalls

Art on axis with Harbor Parkway Entrance

Wide stairs transition restroom and cleaning station to new boardwalk

Boardwalk

Beach volleyball poles

Additional jetty allows for creation of more sandy beach area

Floating docks define swim area and can be disconnected and pulled up on beach for winter storage

Floating swim platforms give swimmers additional space to gather

Expanded beach

Separate launch for non-motorized small craft

New pier/dock provides space for markets, community events, food vendors, and umbrella seating

Temporary structures for markets or festivals

Covered, ADA accessible fishing pavilion

Emergency boat launch

Large pavilion

Existing docks reconfigured as per City plans

Marina Village with watercraft rentals and general store/eatery

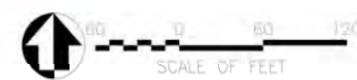
Large pavilion

Open lawn area

Existing sewage lift station screened with decorative fencing and vegetation, and entrance road planted with driveable pavers

Covered, ADA accessible fishing pavilion

Existing boat launch reconstructed to be wider and less steep



Illustrative Plan

February 1, 2011

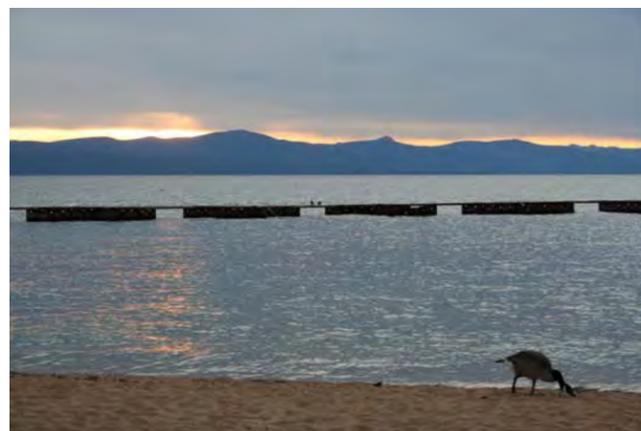
Saratoga Springs Marina Park Master Plan



Temporary structures for markets or festivals



Waterfront themed playground



Swimming beach and floating docks



Boardwalk



Waterfront architecture



Small pavilion



Large Pavilion



Marina-style architecture



Umbrella seating



Jet ski rental



Decorative Fencing



Playground



Horseshoe pits



Floating docks & swimming platforms



Community/Education Center



Beach volleyball tournament



Multi-purpose pathway



Native Utah landscape



Climbing wall



Demonstration Garden



Image Board

February 1, 2011

Appendix A: Planning and Design Process

Work Element 1: Project Familiarization /Identification of Goals /Visioning

Project Familiarization

In order to initiate critical guidance and direction, Landmark Design conducted an initial meeting with key City Staff on July 15, 2010. This was an important step to clarify project goals, objectives and issues. Landmark Design and key City Staff also conducted a joint visit to the site to conclude this meeting, which allowed everyone to directly consider site conditions, opportunities and constraints in real time and greater detail.

Existing mapping was obtained from the City, and was combined with aerial photography to develop as complete a picture as possible of the site and its context.

Marina Park Steering Committee

Landmark Design worked closely with a steering committee which provided advice, direction and input as the Master Plan was developed. (See Appendix B for a list of steering committee members.) The committee was composed of representatives from the Mayor’s office; the Planning Commission/City Council; the public; marina users and recreation interests; nearby neighbors and property owners; City Staff; key agencies and project partners, and other interested parties.

Three steering committee meetings were held between August 5, 2010 and September 27, 2010, encompassing scoping and a visioning/visual preference survey; review of plan alternatives; and review of the preferred alternative. Committee meetings tended to be open and engaging, allowing a free flow of ideas and input to further the design process.

Appendix B: Steering Committee Members and Meeting Notes

Members:

- Shane Bennett, Saratoga Springs City
- Sarah Carroll, Saratoga Springs City
- Mark T. Edwards, Saratoga Springs City
- Ron Edwards, Resident
- Randy Kaufman, Utah Division of Forestry, Fire, and State Lands
- Mia Love, Mayor and Resident
- Matt Madsen, Lake User
- Jim McNulty, Saratoga Springs City
- Frank Morgan, Resident
- Timothy Parker, Former Mayor and Resident
- Clint Poduska, Resident
- Hannah Thiel, Planning Commission and Resident
- Cecil Tuley, City Council and Resident

Steering Committee Meeting 1: Scoping/Visual Preference Survey/Economic Survey

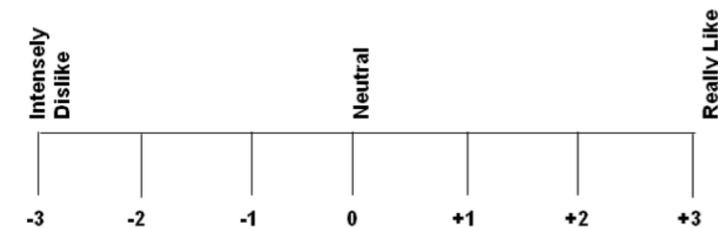
Held August 5, 2010 at 6:30 p.m. in the City of Saratoga Springs City Council Chambers

Visual Preference Survey Summary & Analysis

A *Visual Preference Survey* (VPS) was conducted as part of the Steering Committee meeting. The intent of the survey was to identify what participants would like the Marina Park to look like and what type of amenities it should accommodate.

Survey Process

Seventy-nine images were projected on a screen for approximately ten seconds each. Participants were then given ten seconds to write down a score for the image using a scale, as seen below, from -3 (negative three) to +3 (positive three). A space for short comments or responses to the image was also provided on the score card.



Eight members of the Steering Committee participated in the VPS.

The following pages illustrate the most and least-liked images and a sample of the corresponding comments jotted down by the participants. An analysis of the images helped indicate the types of uses and activities which are supported for the site, as well as those that are not. This information was critical for establishing master plan design concepts and directions.

Most Liked Images

Participants liked the following fifteen images the most (recorded comments are below each image):



1

*Nice use of a marina;
Enjoy the lake in the evening;
Lovely evening ride;
Enjoying the lake*



2

*To rent at lake side;
Part of boating;
That's my wife! Almost;
People having fun*



3

*Need better swim area;
Nice beach area for families;
More beach = Yes!!;
Love the sand*



4

*Loved it a few years back;
Wonderful family activity;
Great celebration center;
Great for civic events;
Love it!*



5

*Competition is good;
Sponsored events good;
Community use and sports*



6

*Need more public swim space;
Fun for all;
Love those platforms!;
Dock for playing and mooring*



7

*Fun to ice fish;
Use for all year's seasons;
Ice fishing tourney!*



*Nice in tree;
Love the wildlife;
Nesting poles in forest;
Animals feel safe and invited.*



8

*Love to do--love to watch;
Part of boating;
I am a boater!!*



9

*Nice;
Nice for jogging & rollerblading;
Walking/biking trail connect;
Great use of challenging terrain;
Pretty--not usable water as I'd like for here*



11

*Have movie night (kill the bugs);
Great for the park;
Great to plan for several uses;
Temporary events ++;
Community, more uses*

Most Liked Images (continued)



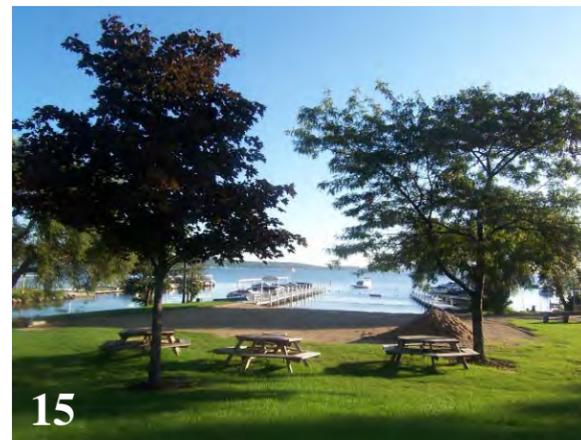
12
Wide range of use--food;
Little mess



13
For better path;
Clean & beautiful;
But lose the rock shore;
Clean, well kept;
Unsure of event



14
Open space is nice;
Open look--view preserved;
Looks too wet



15
Trees and open. Good;
Love it for this location;
More mooring opportunity;
A little lacking

Most Liked Images Summary

Understandably, water activities (boating, water & jet skiing, swimming, ice fishing, etc.) were ranked consistently high by survey participants. Similarly, beach and open space areas were also rated highly. Participants liked the idea of year-round events (e.g. ice fishing in the winter). Activities/uses displayed in the top fifteen images typically involved individuals or small groups (e.g. boating, walking or biking along a trail, or sitting on the beach) with a few community-scale events. Community event images appeared to favor smaller, more intimate events and were typically seasonal or one-time events, such as summer outdoor movies, outdoor eatery, competitive sports events, and a firework show. Additionally, little permanent "development" appeared in the top fifteen images (eatery and small structures in open space areas). One image of wildlife (an eagle in a tree) was also highly rated.

Least Liked Images

The following images were the least liked (ranked 65 through 79) by the participants of the Visual Preference Survey:



65
 Small shops;
 No fit;
 Quaint; Charming



66
 Not large enough;
 Too commercial/small space;
 A little plain and boring; A little too sterile



67
 No overnight; No fit;
 No overnight uses;
 Great sites; Not manicured enough



68
 Not large enough space;
 Too commercial/small space;
 Prestigious; Very resort-like



69
 No way! No zone!; View & special events;
 Block residents eye sore view;
 Pretty lights--how does it look during the day?



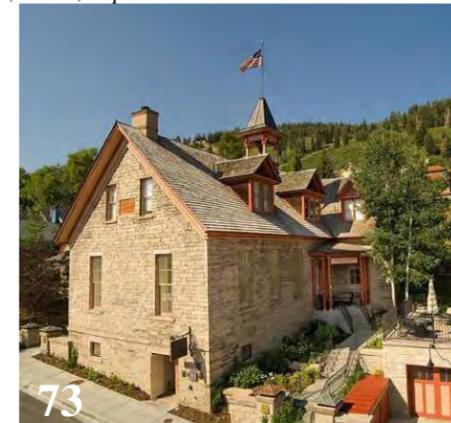
70
 Not very nice; Historical structures;
 Great atmosphere/country



71
 Go to main development;
 Special features, adults; Super cool!



72
 Too remote/too small of a space; No fun park;
 Too gimmicky



73
 Don't need;
 Unique;
 Pretty



74
 Not there; Not for a marina;
 Not at the marina;
 Only temporary; Doesn't fit



75
 Not room for onsite storage;
 Don't want boat storage; No extended storage;
 No long term mooring;
 Little abandoned; Necessary winter storage



76
 Unkept ditch;
 Utah canal-Get it out!;
 Stinky/messy; Muddy--unsanitary?

Least Liked Images (continued)



7
Way too big. No!
Too much
No fit--all temporary launches
Not a real good flow traffic
Good concept--not attractive though



78
No overnight;
No overnight camping;
Too small for that;
Too close and dumpy looking;
Not for here--better for mountains



79
No way. Too bright.
Too much.
Too commercial—neighbors.
Too gimmicky & noisy.

Least Liked Images Summary

Images least liked contained images associated with larger, resort-type development, such as spas, amusement and water parks, or which had a larger-scale, commercial feel (a lot of lights, parking, etc.). Similarly, more permanent structures, uses, and storage were also not favored. Images of overnight camping, RV parking, and on-site boat storage were all rated fairly low. In general, more rural-type features such as petting zoos, historical structures, and open canal systems were seen as unsuitable for the marina area.

Visual Preference Survey Summary

Overall, it appears that small-scale improvements were desired over larger, more resort-scale development. Participants favored improvements which seemed to enhance existing uses, for example improving beaches, providing temporary mooring opportunities, and more useable open space, over more involved development ventures (large structures, shopping areas, and entertainment venues). Most uses that were favored involved small groups that focused on the water/beach. Participants desired facilities that facilitate active uses, such as boating, jet skiing, swimming, etc., as well as more passive or "quiet" activities, such as sitting on the beach, picnicking and enjoying nature/wildlife. Other ranked images (those following the top fifteen images) reinforce these sentiments and include images of non-motorized boating, windsailing, windsurfing and paddle surfing, as well as small lakeside pavilions, simple piers/docking stations, wildlife observation opportunities, and facilities (open gathering areas and a small stage) which support small community functions.

Most of the disliked images did not reflect the small-scale marina feel expressed in the most-liked images. Participants noted that larger, more permanent development didn't feel appropriate for the marina area and would detract from the existing features they enjoy (primarily flexible, day-uses). Other images falling within the lower half of the ranked images also show dislike of large events and crowds, as well as urban or resort-like features. For example, farmer's or street-side markets, urban architecture and elements such as landscape art, highly developed streetscapes and plaza areas, etc all fell within the lower half of the ranked images. Likewise, sleek materials and architecture (e.g. metal shade structures) were generally not liked, while simple wood structures appear in the upper half of the ranked images. Additionally, natural shore treatments (riprap, vegetation, or sand beaches) were preferred to concrete edges.

Economic Survey

Top Five Preferences

Participants were asked to indicate which uses/activities they liked for the marina site. The following five potential opportunities for economic development received the most support, in descending order. Recorded comments are noted below each image:

Winter Activities



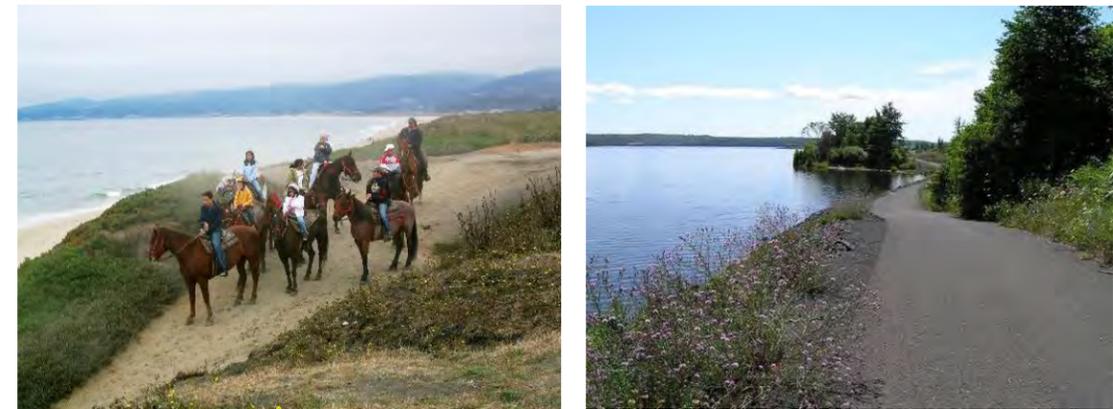
Plan and develop
Would love to see year-round usage
Sponsored

Summer Activities on the Lake



Absolutely
More beach area = more uses
Equipment rental shop ok

Trails



Need more
A must!
Around the property and connect

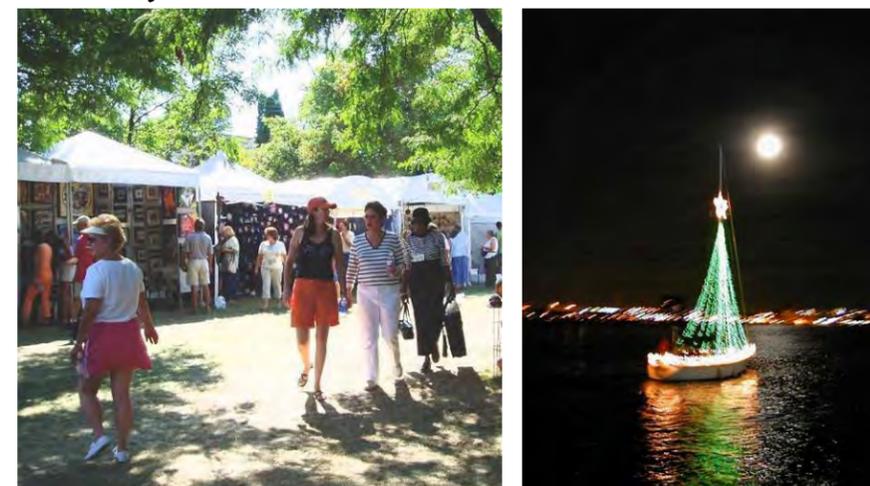
Entertainment – Nighttime Uses



Maybe on the north side
That would be a lot of fun

Community Events
Hours limit and noise restrictions

Community Events



Need more
This is what it is all about
Sponsored year-round
With low impact

Least Preferred

The following five potential opportunities for economic development were the least liked by the participants of the Visual Preference Survey:

Camping



Not here
No fit
I don't see room for it

Entertainment Zone



Not interested in a fair/circus
No, too bright and noisy

Hotels/Lodging



No overnight accommodations
Keep low profile
More appropriate at north end of lake
No fit

Specialty Stores/Arts/Antiques



Not so much
Nice atmosphere
Quaint

Okay if temporary structure
Related retail would be best

Water Park



Not enough room
Like the fountains – slide a little much
Pool for city
Only as accessory activity
For splash zone/park

Role Playing/User Group Analysis

Participants were asked to role-play the needs and desires of eight user groups, as follow:

1. Families and Young Children
2. Teenagers
3. Empty Nesters / Seniors
4. Out of Area Visitors / Tourists
5. Sports and Recreation Enthusiasts
6. Neighbors
7. City / Planners
8. Residents

The following is a list of the resulting uses, needs and activities that each group is likely to want or need.

1. Families and Young Children

- Playgrounds
- Activities
- Beaches
- Splash pad
- Pool
- Good surfaces
- Safety, no concrete steps
- Open Space parks
- Sand boxes
- Picnic locations
- Pavilions
- Petting zoo
- BBQ areas

2. Teenagers

- Diving boards
- Volleyball / sand
- Trails / biking / ramps
- Pools
- Easy access to beach
- Parking issue (single cars)
- Family w/ marina
- Combined can be good
- Site is small
- Not destination as a family park
- Bike trail
- Jet ski – separate uses
- Canoe launch separate w/ swimming beach pontoon boat launch (non-motorized)

- Swim platform w / dock (Sweet, Idaho as an example)
- Lakebed water quality, Division of Forestry Fire and Stale Lands, Army Corp.
- Need to mitigate wetlands if disturbed
- Canal issues
- Social, night movies / concrete gathering places, ice cream vendors
- Special events
- Water slides off platforms
- Dangerous / fun
- Team sports / urban court

3. Empty Nesters / Seniors

- Hammock
- Horseshoes
- Shade
- Families w/ grandchildren – beach
- Smooth mellow grades and surfaces
- Pavilions / picnic
- Larger pavilion
- Evening activities
- Social activities
- Music
- Easy walking w/ interpretation
- Interpretation trails
- Exercise trails
- Animal / bird watching stations / platforms / habitat / blinds
- Canoes for watching animals
- Farmers market
- Shops, boutiques, restaurants
- View w / shade
- Restaurant on dock – floating
- Old riverboat
- Bridge
- Other marina locations? Possibly

4. Out of Area Visitors / Tourists

- Access to lake
- Weather station (conditions) / web cam
- Destination attractions – unique, bigger
- Restaurant
- Sporting events / competitions / triathlon
- Water ski clubs (south side of Provo Bay / courses, Goshen Bay, Members only, courses / docks.)
- Boat racing
- Docks for residence boats to reduce traffic

- Parking off site w / shuttle
- Land acquisition
- Parking structures

5. Sports and Recreation Enthusiasts

- Wakeboarding / water skiing
- Access
- Beach (to small at present)
- Wave runner parking
- Swimming
- Separate uses
- Lot south of the marina is in foreclosure – dock rights (3/4 acre)
- Space limited

6. Neighbors

- More parking
- Less people on streets
- No noise after 10 pm
- Buffers / privacy
- Running path around park
- Trail head ends
- Saratoga Splash – concentrated events (boat parade, races (runs), etc)
- Events in July
- Fire and water like Jordanelle, off jetty (4th and 24th fireworks)
- Nature lovers etc.

7. City / Planners

- Needs to fit w / legal
- Small shop / restaurants, small scale
- Some concerns
- No blocking view w / shops too close
- Single story
- Tree – lined walkway
- Weed buffer
- Rentals – small scale (off site rentals)
- High architectural standards – quaint architecture
- Destination coming across on boat
- Structures to lease, seasonal uses, cottage industries
- Specific events – leased, spaces for leasing
- Ice cream / bait / suppliers, etc.
- Restrooms farther north
- Community center

8. Residents

- Multi-seasons
- Year round ice skating inside marina
- Ice fishing and tournaments, sponsored, tie into shops
- Groups with different times
- Steak / fish fry
- Ice sailing / racing
- Curling tournament
- Destination for cold activities
- Cross country skiing, snowshoe rentals, hit or miss snowfall
- Out of town ski, ATV activities
- Check out other lakeside marinas including Flathead Lake, Montana; Big Fork, Traverse City; Charlevoix, Michigan

General Scoping

The session was concluded with a general scoping session to help determine key issues, needs and desires for the project. The following are the verbatim results:

- Access
- Wait in line / blocking homes, driveways
- Parking (not enough on Sat., Sun., and Friday)
- Holidays = chaos
- Traffic control is a major problem
- Talk w/ Mark to determine the feasibility of using McGregor to organize boat parking on one side = short term solution
- Need better directional signage
- Shops to spinnaker – frontage through park down to lake
- Parking buffer necessary along Harbor Parkway
- State's point of view – contract for boundary settlement, concessions w/ developer
- Trees / wildlife – will get copy of contract to determine how the site can be developed, how much existing vegetation needs to be preserved
- Like trees, although they are too thick. Need to open the tree stands up, transplant around site. **KEEP THE TREES!**
- The higher and more dense/intensive uses are, the more parking that will be required.
- Maybe not the best site for a commercial zone; north side of lake is more accessible and feasible for such uses. Also, commercial uses may not be allowed.
- Different uses at different marinas – this site may be more boating and recreation-oriented, while north side of lake may be more entertainment/commercial/destination-oriented
- Existing golf course restaurant struggles, which is not a good sign for viability of other commercial uses.
- Open space – community events – access: these are the key elements.
- Water less turbid, more wind
- Temporary uses? Might be a good idea to accommodate seasonal and changing events/activities
- Weekend use high – weekday slow

- Weekends = bottle neck traffic
- Fine balance – don't overdo. It is a small site
- Community/recreation - splash pad is desirable
- Vendors – temporary, on weekend/holidays only, should be portable and temporary
- Ballpark –could be a potential use
- Utah Lake Days – need to make sure this and other events are well accommodated
- Provo multi ramps, visitor's center, bathrooms
- Permanent structure, maintenance an issue
- Expand marina by adding another jetty to the north, allow beach
- Separating jetties of small craft/non-motorized/swimming from motorized boat activities
- Wind surfers, etc. blocked from beach
- Go East? Additional docks to the east are needed
- Can add more docks within the existing marina
- Storage may only bring small revenue, \$5 a week, for example
- Canal – it may be wetland – may have to mitigate. May be able to modify, but need to run ideas past Army Corp.
- Beach uses impacts wetlands
- Revegetate by the dock
- Floating wetlands is an interesting idea

Work Element 2: Alternative Master Plan Concepts

Steering Committee Meeting 2: Review of Design Alternatives

Held August 30, 2010 at 6:30 p.m. in the City of Saratoga Springs City Council Chambers

The meeting began with introductions and proceeded with a recap of the previous Steering Committee meeting. At the first Steering Committee meeting, three “surveys” were conducted to help determine potentials and limitations of the site: a Visual Preference Survey, an Economic and Market Visioning, and a Role Playing/User Group Analysis. The results of the Visual and Economic surveys provided surprisingly similar results – the committee ranked waterfront-focused activities and characteristics very high, along with more informal park and trail uses and community events. The lowest ranked activities and characteristics included camping, amusement/water parks, specialty stores and shops, hotels and lodging, larger-scale uses that didn't blend well with the site, and unkempt canals and boat storage areas.

The Role Playing/User Group Analysis provided additional detailed information about activities and features that should be included in the master plan if and where they make sense. A copy of this was sent to committee members prior to the meeting.

A general scoping was conducted after the Role Playing/User Group Analysis to collect any additional input not gathered in the three surveys.

Following this information summary, the three preliminary alternatives were presented to the Steering Committee (see Appendix C – Preliminary Alternatives).

Summary of Preliminary Alternatives

Several changes are common to all three alternatives. A second jetty has been added to the north of the existing marina so that additional beach and a more inviting swimming area can be included. The existing tree farm is thinned by relocating existing trees on site. The existing sewage lift station is screened with some sort of art fence and plantings, and the asphalt paving is replaced with vegetated pavers that can be planted with lawn or other driveable vegetation. The south end of the park on the south side of Harbor Parkway is maintained as-is with the existing pavilions and lawn areas as shown. All options shown can also feature individual picnic tables along the pathways, as well as exercise stations, or interpretive signage.

Concept 1: Waterfront Park

This concept examines the possibility of providing a separate launch for small craft on the north end of the new jetty, with additional parking for vehicles with trailers nearby. Swim platforms and modular floating docks help divide the small craft area from the swim area, and provide swimmers with additional locations to swim to or layout on. A boardwalk connects the existing waterfront trail from the north to a widened concrete trail through the rest of the site, finally connecting with the existing waterfront trail south of the existing boat launch.

Massings of native grasses soften the transition from the beach to the more formal areas of the park. A new playground is located near the boardwalk, and surrounded by open lawn areas that provide space for un-programmed play and community events. Raised berms planted with trees and low vegetation screen the park and playground from the parking lot and provide shade. A wide walking trail provides a

loop system through the park, connecting the beachfront areas and playground to the more informal west end of the park. The west end is maintained in a more natural state, enhanced with attractive, water-wise, native Utah plantings, and the existing tree farm forest is thinned by relocating trees throughout the site.

Two large pavilions and three small pavilions are located along loop trail system at various locations.

The south end of the waterfront remains mostly in its current form, with open lawn areas and small pavilions located near the existing docks.

Concept 2: Marina Village

This concept adds a small craft launch at the northeast end of the parking lot expansion that will be installed this fall. Swim platforms and modular floating docks help divide the small craft area from the swim area, and provide swimmers with additional locations to swim to or layout on. The beach is expanded on the north and south side of this launch. A wide concrete pathway connects the existing waterfront trail at the north end of the site to a new waterfront marina “village”, and to the existing waterfront trail at the south end of the site. The buildings in this village are intended to be flexible and allow for multiple uses throughout the year, depending upon the current events taking place in the park and on the water. This area would feature special paving and plantings to create a pedestrian scale on the waterfront, and a sculpture or art installation would be located in the village plaza on axis with the entry road into the marina.

Massings of native grasses soften the transition from the beach and marina village to the more formal areas of the park. An outdoor amphitheater is located at the north end of the park area, and the stage would be more of an open structure to still allow views out to the water. The seating area for the amphitheater space would be open lawn, divided by wide pathways and or low walls to provide access through the area and help transition the slope of the site. This pathway system connects to a looping trail system at the west end of the park, where the landscape transitions to more native, informal plantings. A small outdoor ice rink/pond is located near the northwest end of the park, with a flexible use building located nearby. The trail continues on to horseshoe pits, located by small pavilions which are scattered through the thinned tree farm forest.

A splash pad and playground are located in the southwest corner of the site, close to the surrounding neighborhoods. Bocce ball courts round out the land-based activities in the west end of the park.

Concept 3: Active Waterfront

In concept 3, the additional jetty to the north of the existing marina is softened with wetland plantings and floating islands, providing wildlife habitat and additional types of user experiences and interpretive/education opportunities. In addition, a small peninsula connected to the jetty is planted with turf and possibly planted with trees to provide a fun place to hang out, and look back at the activity on the waterfront. Several swimming platforms in the new marina provide additional places for people to swim to and layout on.

A boardwalk system connects the existing waterfront trail at the north end of the site to the existing waterfront trail at the south end. A widened boardwalk provides space for umbrella seating and temporary food vending, such as upscale, though affordable, ice cream and food carts. A section of

boardwalk passes through the beach and extends out into the water, ending in a widened dock or platform. On axis with this platform, is a widened pathway that cuts straight across the park to the west. Along this axis, at major intersections with other pathways and site elements, locations for art installations or sculptures are shown. These elements can take the form of sculptural lights, simple sculptures, or more involved sculptures that could become viewing platforms out to the waterfront and into the park.

A sinuous curved pathway intersects this straight axis at several points, and connects the waterfront to a new playground/kids’ fun zone which could include a climbing wall or other features, the bocce ball/horseshoe pit areas, a splash pad and water feature, and a new parking area added at the west end of the site. Additional parking is also provided on the north end of the site.

The curving pathway is loosely paralleled by a symbolic waterway which begins at the splash pad/water feature, changes to a dry stream bed winding through the open lawn areas, and finally transitions to taller ornamental grasses that curve through the kids’ fun zone and down along the east edge of the parking area that will be constructed this fall.

Several small pavilions and one large pavilion are located along the wide strolling pathways, and turfgrass surrounds these features. The existing tree farm is thinned and relocated throughout the site.

The south end of the existing marina is converted into a beach volleyball tournament space with bleachers overlooking three beach volleyball courts, surrounded by open lawn areas for additional seating. The existing small pavilions are retained near the existing docks. Native grass massings transition from the parking areas to the waterfront.

Feedback and Input on Alternatives

The Steering Committee provided the following comments on the three alternatives:

All Alternatives

- Add buoys or extend docks to protect swimmers in the new swimming area
- Add a floating fishing dock that is covered and is ADA accessible
- Small visitor center would be nice. Could have flexible space for rental, could serve as interpretive center, and also cultural center.
- Include canoe rental, bike rental, tackle, convenience store functions
- Keep in mind the fluctuating levels of the lake – uses may be affected during low lake levels
- Should everyone pay? Define who pays.
- Only need 4 feet wide access to launch pontoon.
- Want beach all the way to the boardwalk, no native grasses. Boardwalk divides turf and beach.
- Like structures on the beach – small pavilions close to water.
- Flaming Gorge has good wind/shade shelters. Could use something like this out here.
- Like horseshoes, bocce ball courts, and other land-based activities. Make sense in the more informal western end of the park.
- Keep horseshoes, etc. close to single car parking – will likely be separate from marina users.
- Keep the big pavilion away from the water.

- Existing shoreline trail is 8 feet wide. All trails and paths should be this wide at least.
- Concrete pads out by the beach so people can put up their structures at the back end of the beach and still be close to the water.
- Put the Visitor Center close to the fee station. There's an existing curb cut east of the fee station that could be used for this access.
- Preferred alternative will show the ultimate form of the Visitor Center, but it could come in phases – maybe first with just a kiosk and interpretive signs.
- City wants educational functions served in this park.
- Increase numbers of restrooms throughout the park.
- Lifeguard station and restroom by beach?
- Three sets of restrooms on site would be ideal – one set in permanent Visitor Center Building, one set in the existing location, and one set closer to the playground and beach area.
- Hide the dumpsters like the sewage lift station will be hidden.
- Village has to be accessible for uses to be successful.
- Keep food vendors to the north due to odors from sewage and trash facilities.
- Slight curve on northernmost jetty, and small stub off of existing north jetty.
- Avoid water stagnation – need to provide flow to avoid health concerns with water quality. Can add culverts into new and existing jetties.
- Consider providing spots for vendors to park – such as a taco cart.
- Jordanelle is good example to look at for economic comparisons.
- Contain swimming area – no motorized activity or fishing within the swimming area.

Concept 1

- Access – connect the boardwalk all the way out to the docks across the beach to allow people to wheel coolers and to provide ADA access
- Maintain single fee station – people may start to launch at north end if they don't have to pay
- There are no day use fees right now, only for boats
- Only allow car access at the north, no watercraft, single car parking
- Eliminate slips at the north end off the new jetty
- Consider moving the small craft launch to the south end of the new marina space and keep the swimming at the north end.
- Less swim space, more space for small craft
- More open on the north end, don't curve new jetty around so much.
- Play area close to boardwalk and swim area is good.
- Vegetation attracts bugs – vegetation in plaza would draw more bugs.
- Likes open space shown on this concept with trails and the mix of native vegetation and turf.
- A jogging trail would be a nice option, something like 1/3 of a mile.

Concept 2

- When considering nighttime uses like evening concerts, remember that there are tons of spiders that feed on the lake insects. Nighttime uses are very difficult. Can't spray for the insects, and they are attracted by lights. Midges, mayflies, and mosquitoes start feeding in the evening as the sun goes down.

- Beach volleyball takes away from space for picnicking, etc. Would be in the way of people trying to launch and use docks. Ball would fly into launch area, etc. Move near horseshoe pits or incorporate poles into the new beach area and allow people to bring their own nets.
- Don't need separate ice rink. Can use the new marina space, if the ice is smoothed and cleared of snow.
- Playground is too far from boardwalk and swim area.
- Village space takes up important grass space that gets used a lot.
- Need temporary, flexible buildings, but maybe only 2 or 3. Could serve as food shop; canoe, kayak, or jet ski rentals; bait shop; bike rentals; etc.
- Food uses could be cart style and located further north by swim area, away from sewage lift station stink.
- Visitor Center is more permanent structure.
- Marina configuration in this option is more desirable with swimming to the north and small launch at the south end of the new marina space.
- Randy from UDFSL said that permits are hard to obtain on sovereign lands. The boundary is somewhere near the existing lawn area in the marina. Also facilities located close to the lake edge could be submerged in high water years. State encourages public use of sovereign lands, but tries to discourage a lot of development.
- Put the buildings closer to the parking lot.
- Consider the appearance of buildings when they are not in use – what image does it portray? Comes down to design – part of structure could serve as open pavilion when not in use with something more specific for event – could have just part of the building that is enclosed and can be locked up.

Concept 3

- Like the single use parking in the west end of the park.
- Like the pavilions of all sizes.
- Maybe just the outer row of parking?
- Maybe go with same arrangement, but only develop some of the stalls – maintain the rest in landscaping that can be turned into stalls as they are needed.
- Could line the north side of the park with single car parking. City prefers parking to be interior to facilities with one or two entrances so City doesn't have to plow parking areas.
- Phase one could have 40 stalls in this area, then up to 80 stalls as shown as the need arises.
- Maybe rotate the parking to the north to avoid conflicts with boat traffic as much as possible.

Next Steps

The design team will take the feedback and input received from the committee and develop the preferred alternative, which will be a blend of the three alternatives presented at the meeting with additional ideas provided by the committee members. We will also be doing detailed research into the feasibility of the uses discussed during this meeting, and will merge the physical form with the financial realities at our final committee meeting. The next and final Steering Committee Meeting will be held on Monday, September 27th, at 6:30 to 8:30 pm.

The design team will make the remaining changes to the design and submit the final Saratoga Springs Marina Park Master Plan to the City on Thursday, October 7th.

Work Element 3: Preferred Master Plan

Steering Committee Meeting 3: Review of Preferred Alternative

Held September 27, 2010 at 6:30 p.m. in the City of Saratoga Springs City Council Chambers

The meeting began with a recap of the previous alternatives meeting. The design team then presented the results of the economic and market analysis in a PowerPoint presentation (see Appendix E – Economic and Market Analysis), and presented the preferred alternative design (see Appendix D – Preferred Alternative).

The steering committee then provided feedback on the Preferred Alternative and the Economic and Market Analysis. The following design changes were suggested by the committee:

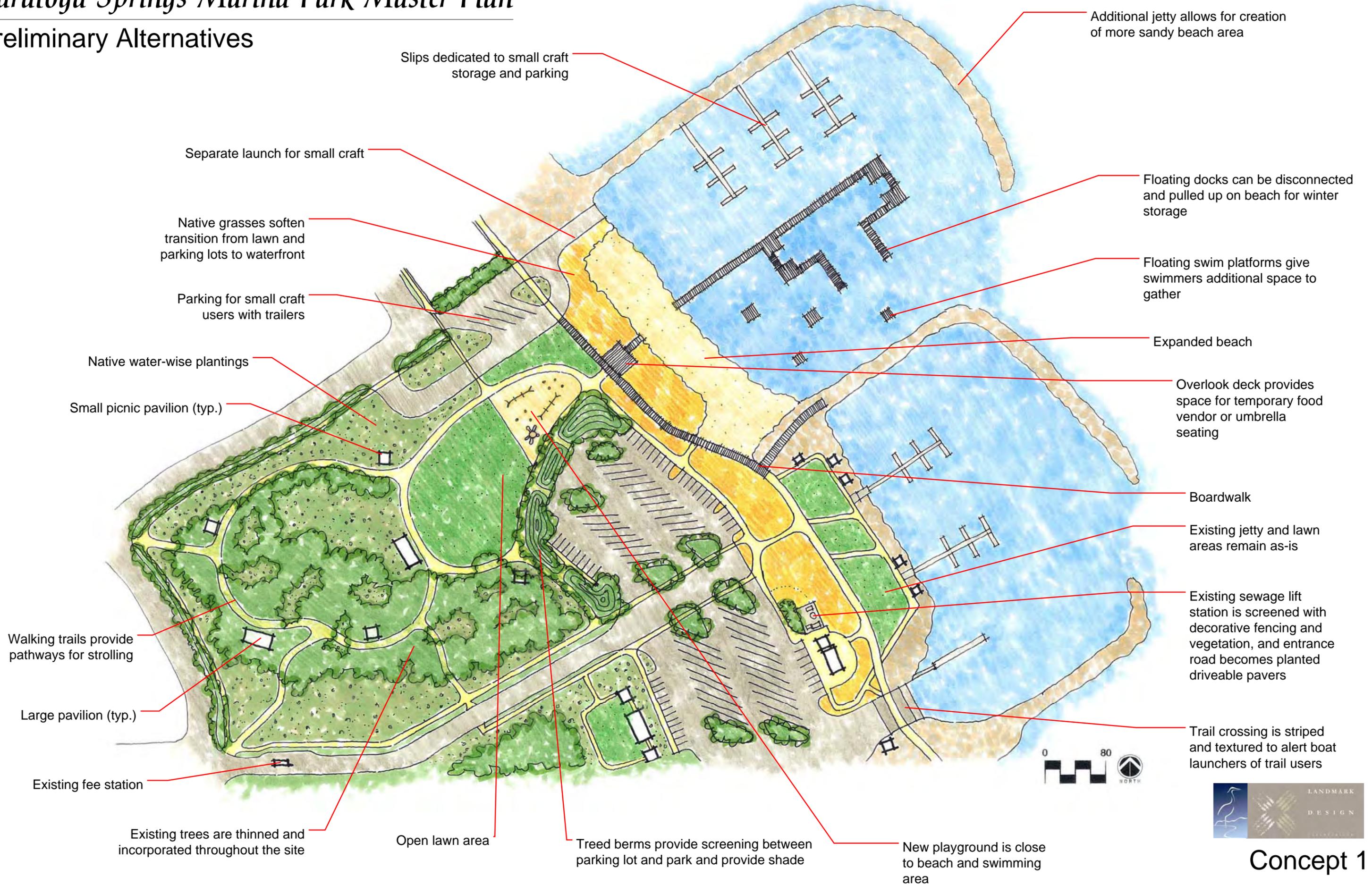
- The City has developed a reconfiguration plan for the existing marina, and would like that design incorporated into the final master plan.
- Like the ADA accessible fishing platforms. Add one to each jetty, and move the proposed structure further out of the jetty.
- Swimming to platforms can be a concern – some people think they can swim that distance and get exhausted before they get there.
- Don't want people diving off of the docks – water is too shallow.
- Can't control which direction people exit off of the docks – may have to add buoys around the outside of the floating docks to keep boats and jet skis out of swimming areas.
- Want to add emergency boat launch at the north end of the existing marina.
- Widen existing boat launch as much as possible and reconstruct to make less steep.
- Don't want to show main trail along boardwalk as currently shown. Show main trail going from boardwalk at north end of site, around the playground, past the west side of the parking lot, down to south end of site. Should be 8' wide, and skirt along existing fence line and connect to existing trail at the south end of the site.
- Like the community/education center where it is shown – leave in this location.
- Open up the view to the demonstration garden – call it the “native landscape demonstration garden”.

Appendix C: Preliminary Design Alternatives

The following three preliminary alternatives and their associated image boards represent a range of approaches and ideas for the site. The preferred alternative (Appendix D) evolved from these original ideas, with modifications suggested by the Steering Committee.

Saratoga Springs Marina Park Master Plan

Preliminary Alternatives



Slips dedicated to small craft storage and parking

Additional jetty allows for creation of more sandy beach area

Separate launch for small craft

Floating docks can be disconnected and pulled up on beach for winter storage

Native grasses soften transition from lawn and parking lots to waterfront

Floating swim platforms give swimmers additional space to gather

Parking for small craft users with trailers

Expanded beach

Native water-wise plantings

Overlook deck provides space for temporary food vendor or umbrella seating

Small picnic pavilion (typ.)

Boardwalk

Existing jetty and lawn areas remain as-is

Walking trails provide pathways for strolling

Existing sewage lift station is screened with decorative fencing and vegetation, and entrance road becomes planted driveable pavers

Large pavilion (typ.)

Trail crossing is striped and textured to alert boat launchers of trail users

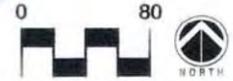
Existing fee station

Existing trees are thinned and incorporated throughout the site

Open lawn area

Treed berms provide screening between parking lot and park and provide shade

New playground is close to beach and swimming area

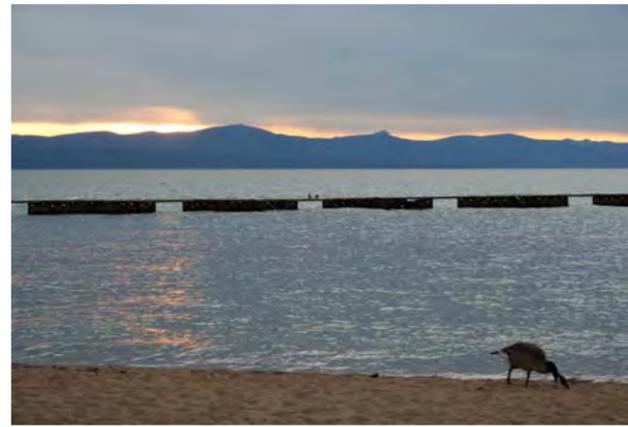


Concept 1

Saratoga Springs Marina Park Master Plan ~ Images for Preliminary Alternatives



Native grass massing



Swimming beach and floating docks



Boardwalk through grasses



Modular floating docks

Native Utah landscape



Outdoor movies



Large Pavilion



Umbrella seating



Nighttime art installation



Small pavilion



Floating docks & swimming platforms



Swimming platform



Art fence as screen



Vegetated pavers



Multi-purpose pathway



Temporary structures for markets or festivals



Waterfront themed playground

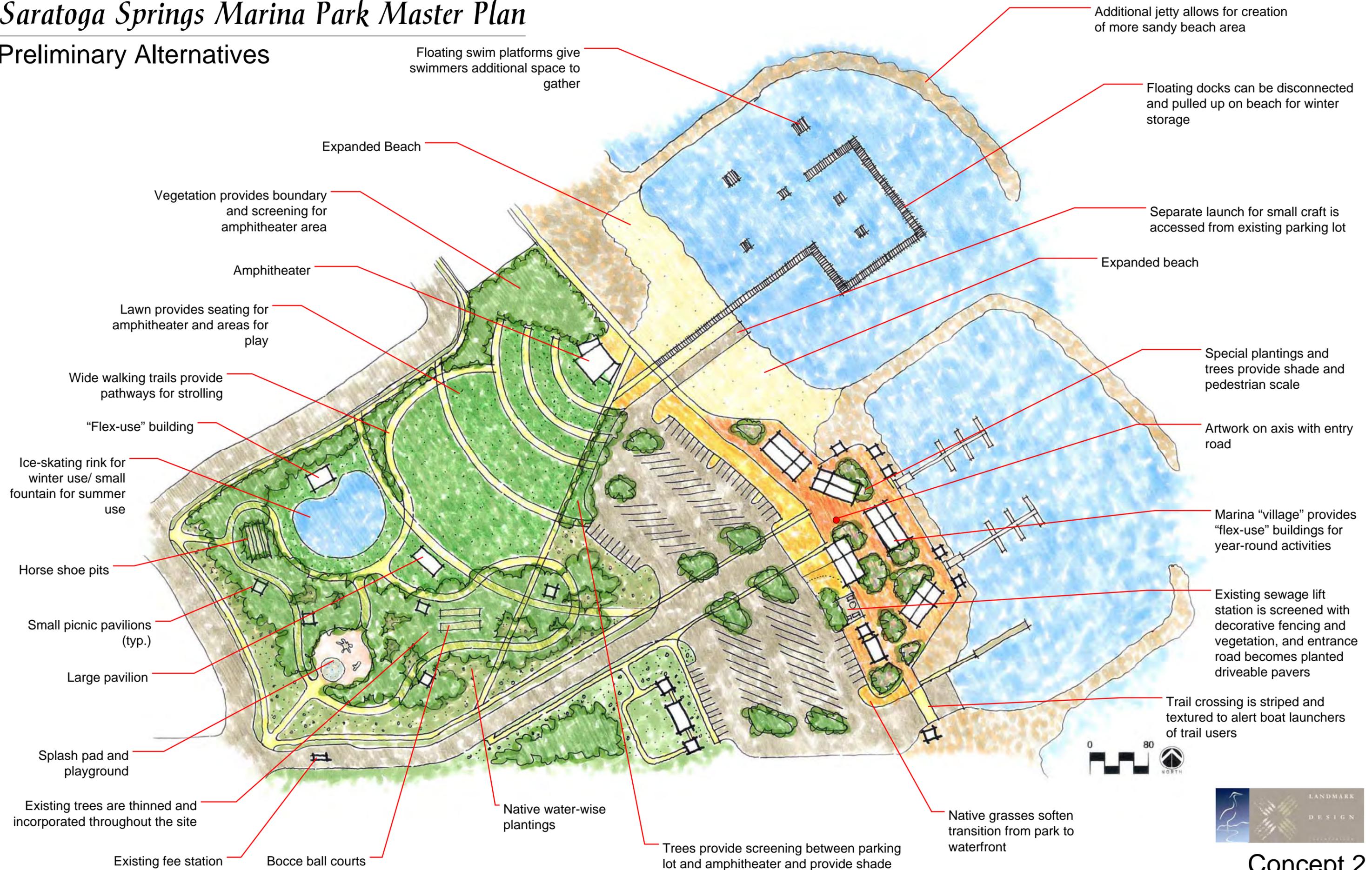
Waterfront
Park



Concept 1

Saratoga Springs Marina Park Master Plan

Preliminary Alternatives



Concept 2

Saratoga Springs Marina Park Master Plan ~ Images for Preliminary Alternatives



Native Utah landscape



Waterfront architecture



Swimming beach and floating docks



Boardwalk through grasses



Modular floating docks



Amphitheater stage



Amphitheater & stage



Waterfront architecture



Small outdoor ice rink



Bocce ball



Floating docks & swimming platforms



Swimming platform



Art fence as screen



Vegetated pavers



Splash pad



Multi-purpose pathway



Waterfront architecture

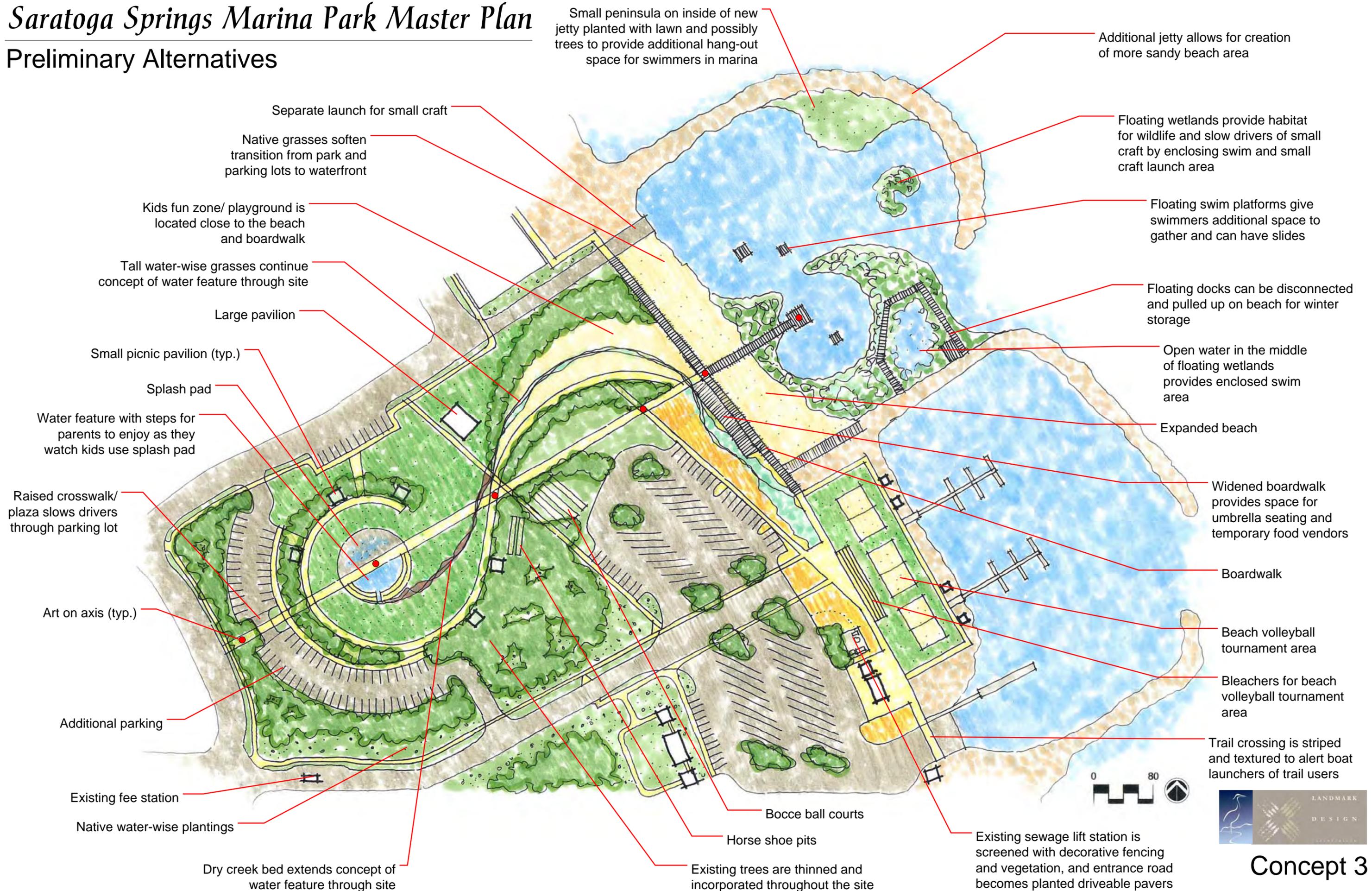
Marina Village



Concept 2

Saratoga Springs Marina Park Master Plan

Preliminary Alternatives



Saratoga Springs Marina Park Master Plan ~ Images for Preliminary Alternatives



Native Utah landscape



Sculptural lights



Swimming beach and floating docks



Boardwalk through grasses



Art installation



Sculpture



Water feature



Interactive sculpture/ water feature



Jet ski rental



Wetland habitat



Playground



Horseshoe pits



Floating wetlands



Beach volleyball tournament



Sculpture at structure



Floating islands



Climbing wall

Active Waterfront



Concept 3

Appendix D: Preferred Alternative

The following design evolved from a combination of the preliminary alternatives (Appendix C). The final *City of Saratoga Springs Marina Park Master Plan* is a refinement of the Preferred Alternative, reflecting modifications and improvements suggested by members of the steering committee.

Saratoga Springs Marina Park Master Plan

Preferred Alternative



Saratoga Springs Marina Park Master Plan

Preferred Alternative



Temporary structures for markets or festivals



Waterfront themed playground



Swimming beach and floating docks



Boardwalk



Waterfront architecture



Small pavilion



Large Pavilion



Marina-style architecture



Umbrella seating



Jet ski rental



Swimming platform



Playground



Horseshoe pits



Floating docks & swimming platforms



Community/Education Center



Beach volleyball tournament



Multi-purpose pathway



Native Utah landscape



Climbing wall



Demonstration Garden

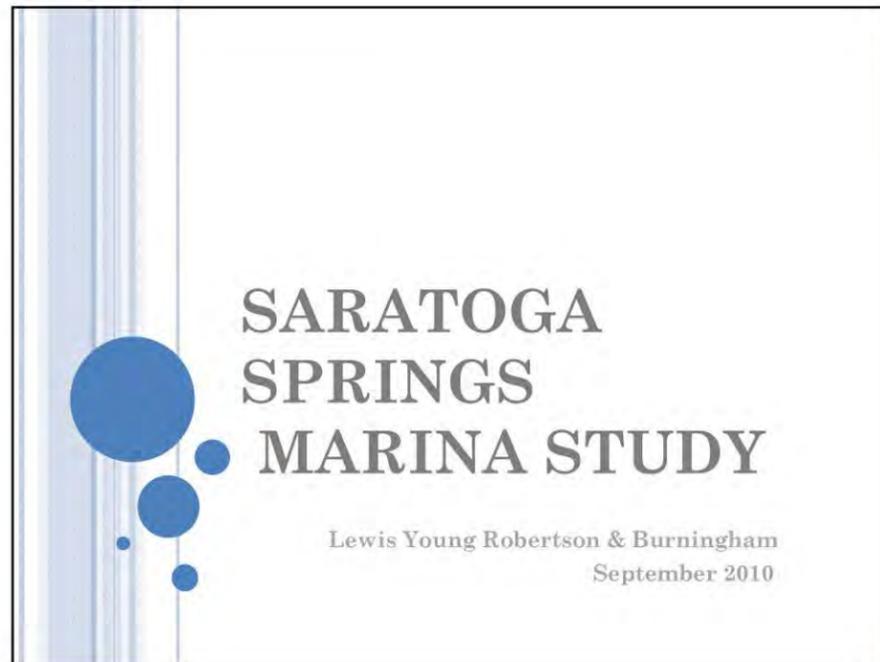


Image Board

September 27, 2010

Appendix E: Economic and Market Analysis

The following is a summary of the results of the Economic and Market Analysis, which was presented at the final steering committee meeting.



MARKET ANALYSIS OVERVIEW

- Comparable/ Competitive Sites
 - Jordanelle State Park
 - Utah Lake State Park
 - Yuba State Park
 - Deer Creek State Park
 - Strawberry Reservoir
 - Lindon Marina



MARKET ANALYSIS OVERVIEW

- Marina-Type Development
 - On-Site Rentals
 - On-Site Restaurant/Food Services
 - On-Site General Store/Retail
 - Boat Ramps/Docks/Slips
 - Recreational Activities
 - Parking
 - Visitors Centers
 - Educational Opportunities
 - Special Events
 - Day-Use Fees
 - Annual Number of Visitors
 - Weather Camera

ON-SITE RENTALS

	Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Strawberry Reservoir
Concessionaire	Lofty Peaks Adventure	Alpine Motor Sports	Island Resort	Sequoia Motor Sports	Marina Owners (John & Paul Phillips)
Types of Rentals*	PW, PB, FB, JB	PW,PB,JB,C,K	PW,JB	PW,JB,FB	FB
Contract Terms	1 yr./5 yr. 6% of gross 8% of gross	5 yr. \$1,000 + 6% of gross	20 yr./5 yr. 5% of gross	5 yr. 3% of gross	NA
Estimated 2010 \$ to Marina	NA	\$3,000	\$10,000	\$750 (1 st yr. at lake)	\$41,000 (rentals only)
Building Type	Permanent	Permanent/ Tuft Shed 16'x12' 8'x10'	Permanent 60'x60'	Permanent	Permanent
Equipment Storage/Winter	On-Site	On-Site	On-Site	Off-Site	NA

*PW - Personal Watercraft; PB - Pontoon Boat; FB - Fishing Boat; JB - Jet Boat; C - Canoe; K - Kayak

Approximate # of rentals at Saratoga Springs: 6-10 personal watercraft & 3-5 boats (including 1 fishing boat)

Note: Utah Lake State Park would like to increase % charged to 10%-15% + \$2,000 - \$4,000 premises fee
Deer Creek State Park would like to increase % charged to 7% - 10%

ON-SITE FOOD SERVICES/GENERAL STORE

	Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Strawberry Reservoir	Lindon Marina
Concessionaire	Lofty Peaks Adventure	Alpine Motor Sports	Island Resort	Sequoia Motor Sports	Marina Owners	NA
Food Services	Hot dogs, pizza, sandwiches, burgers, etc.	Burgers, hotdogs, shaved ice, etc.	Burgers, sandwiches, nicer food for dinner	Breakfast, burgers, shaved ice, sandwiches, etc.	Burgers, sandwiches, nicer food for dinner	2011 Hot dogs, hamburgers, shaved ice, etc.
General Store	Sunglasses, suntan lotion, food, towels, camping supplies, etc.	Flags, life vests, fire extinguishers, etc.	Sunglasses, t-shirts, post cards, fishing supplies, swimsuits, etc.	Sunglasses, life jackets, t-shirts, fishing supplies, ice, etc.	Camping & grocery supplies, bait & tackle, etc.	Snacks, dive shop, tackle, bait, diving instructor
Pro Shop	Clothing, water toys, boat parts, cleaning supplies, equipment, etc.	NA	NA	NA	NA	NA
Building Type	Permanent	Permanent	Permanent	Permanent	Permanent	Permanent
Location	At Rental Site	Not At Rental Site	At Rental Site	At Rental Site	At Rental Site	NA

ESTIMATED BUILDING COSTS

Estimated Building Size	Restaurant (sq. ft. cost)	Restaurant Total Estimated Cost	Rentals/ (sq. ft. cost)	Rentals Total Estimated Cost	General Store (sq. ft. cost)	General Store Total Estimated Cost
24'x35'	\$105 - \$120	\$88,200 - \$100,800				
20'x16'			\$85 - \$100	\$27,200 - \$32,000		
24' x30'					\$85 - \$100	\$61,200 - \$72,000
Core & Shell	\$65 - \$70		\$65 - \$70		\$65 - \$70	
Inside Finishing	\$40 - \$50		\$20 - \$30		\$20 - \$30	

Ownership Options:

- City build/ownership - lease to concessionaire
- Concessionaire build/ownership – lease-hold-surrender agreement

BOAT RAMPS/DOCKS/SLIPS

	Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Strawberry Reservoir	Lindon Marina
Boat Ramps/Size	2 3 lanes/PW	4 same size	2 2 lanes/4 lanes	2 2 lanes each	4 Same size	2 6 lanes (65) 4 lanes (45)
Type of Docks	Trex Pulled on-shore in winter	Old concrete dock Trex deck flotation dock*	Trex Pulled on-shore in winter	Aluminum	Wood Pulled on-shore in winter	4 for boats at launch pad where people can get on and off the boats
Boat Slips	63	47	None	None	400	20
\$ for Boat Slips	\$600-\$1,800	\$80/month 20' slips	NA	NA	\$850-\$1,750 \$20/night \$75/week	\$400 \$80/month
Demand for Slips	Sold out every year	Higher when Strawberry is cold and Great Salt Lake is low	NA	NA	90% filled	Sold out every year
Estimated Annual Revenue	\$40,000	\$25,000	NA	NA	\$270,000	\$8,000

*Purchased with motor boat access grants (cannot rent slips at this dock) – grants to assist with benefit of use – ramps, courtesy docks, parking, etc.

RECREATIONAL ACTIVITIES

	Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Strawberry Reservoir	Lindon Marina
Playground	Old playground		Sand volleyball pit	None	None	None
41 Day-use cabanas (8'table/12'x12' covering)	Approximately 100 picnic tables on cement pads/75% are covered 12x12 or 16x16		Picnic tables	Picnic tables (some on cement pad)	3 wood picnic tables on grass	5-6 cement picnic tables
3 Group-use pavilions	1 Group-use pavilion (if reserved \$50 + \$2pp over 25)			3 Group-use pavilions (\$100/day)		
Elevated boardwalk through Aspen trees at campground; Perimeter trail						

PARKING

	Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Strawberry Reservoir	Lindon Marina
Parking Spaces/Paved	300 at Hailstone	180 truck & trailer spots 220 single use spaces	50 – 60	70	300	225
Overflow Parking		Unpaved overflow	Rainbow Bay			
Parking Demand	Fills up on holidays	Fills up on holidays/ occasionally need to close park due to lack of parking	Fills up on holidays	Fills up on holidays	Fills up on holidays	Sufficient

VISITORS CENTER/ EDUCATIONAL OPPORTUNITIES

	Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Strawberry Reservoir	Lindon Marina
Visitors Center	Converted to events center for additional revenue (3,161 sq. ft.)	Offices, restrooms, small display – historical lake uses, lake ecology, June sucker, etc. (100' x 40')	No	No	Maps of lake, stuffed animals, educational materials, screen/tapes (30' x 25') Offices/restrooms attached	No
Events Center	Weddings, business functions, etc. \$750/day	No	No	No	No	No
Nature Center	Kiosks, film screen, demonstration room, large deck, restrooms	.33 mile self-guided trail (currently closed due to high winds)	No	No	Many trails	No
Educational Opportunities	Field trips (2 nd - 4 th grades), Jr. Ranger, Watershed Festival	Some field trips (4 th grade)	No	No	Field trips when Salmon are spawning, Smokey Bear, animal tracks	No

ESTIMATED BUILDING COSTS

Size	Visitors Center Shell (Sq. Ft. Costs)	Visitors Center Inside Finishing (Sq. Ft. Costs)	Total Estimated Cost
30' x 25'	\$65 - \$70	\$20 - \$30	\$63,750 - \$75,000

SPECIAL EVENTS

	Jordanelle State Park	Yuba State Park
Event	Fire on the Water	Triathlon Wakeboard Competition
Price	\$15/car	
Event Details	Sponsorships pay for fireworks 2pm – 10pm On the water demonstrations, vendors, food, bands, etc. Some out of pocket expenses for shuttle and overtime pay for park rangers	
Attendance 2010	1,700+	

- Additional Ideas for Special Events:
- Fishing tournament and family fun day
 - Free fishing day for 11 yr. olds and younger
 - Donated fishing poles through *Wildlife Resources*
 - Children's story time and craft
 - Farmers market/food and crafts

DAY-USE FEES

Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Strawberry Reservoir	Lindon Marina
\$10 – Hailstone \$7 – Rock Cliff	\$9	\$10	\$7	\$7 (NC if stay at the lodge)	\$5
\$75 Annual Pass				\$125 Annual Pass	\$70 Annual Pass

Pine View Reservoir- \$10 + \$10 per craft launch fee

PARK VISITORS

	Jordanelle State Park	Utah Lake State Park	Deer Creek State Park	Yuba State Park	Lindon Marina	Saratoga Springs Marina
2009	290,326	336,952	295,993	194,947		
2010 YTD	235,970	232,128	302,623	196,236	200 vehicles/ Saturday, 100/Sunday 50/Weekday	185 boaters/wk + season pass holders

WEATHER CAMERA

Company Name	Live Lake View
Services Offered	"In 2006 <i>Live Lake View</i> signed an exclusive agreement with the state of Utah to have public access cameras placed at the Utah Lakes. Those interested in water recreation can now access a live view of the lakes from the internet to determine water conditions, weather, and crowds from their own home or office."
Website	"livelakeview.com" Lake conditions at the marina can be viewed from the livelakeview.com website and the marina's website.
Cost	The webcams are paid for by a monthly sponsor. The sponsor's advertisement is placed on the website. The sponsorship fee for one 365 degree camera is \$295/month. This includes equipment and set-up costs.
Set-Up Requirements	The camera requires access to power. If electrical power is not available, for an additional fee, <i>Live Lake View</i> can set up solar power.

COMPARABLE SITE RECOMMENDATIONS AND NOTES FOR SARATOGA SPRINGS MARINA

1. Build a second full-size boat ramp with a shallower grade than the current boat ramp.
2. Build a small craft boat ramp that launches straight into the lake (not into the harbor).
3. Be wary of floating swimming docks – swimmers think they can swim out to the dock, but are not strong enough swimmers and don't make it to the dock.
4. Rentals, food services and general store should all be in close proximity to each other.
5. With regard to educational programs – do not need to start out by focusing on the building – rather have a nice outdoor space (deck, gazebo, etc.) as a starting point for field trips, etc.
6. There is not a lot of demand for rental fishing poles and fishing boats at other marinas in the State.

**COMPARABLE SITE
RECOMMENDATIONS AND NOTES FOR
SARATOGA SPRINGS MARINA**

7. Install a Vault toilet for winter ice fishermen.
8. Nationwide, Marina's are focusing on increasing the number of special events at the marina- "People want to go where there is always something going on..."
9. Traffic counts on roads immediately surrounding the Saratoga Springs Marina are not currently high enough to support commercial development on bordering parcels.

