

MASTER PLAN

The final master plan includes many proposed improvements to address specific needs and wants of the sport groups, and also proposes general site upgrades to create an attractive regional sport facility. The intent is not only to provide a functional site for the sport users, but an attractive park setting where the sport participants, their families, spectators, and the general public will feel comfortable spending time. The plan anticipates a future recreation centre in the southeast portion of the site and roadways have been planned to accommodate the new use. *Refer to figure 8 – John Fry Park Master Plan (foldout plan at end of section).*

This plan was reviewed with stakeholders in late June of 2007 and received general support.

GRADING and DRAINAGE

A conceptual grading plan has been completed during this study and will be refined by Parks to complete a portion of the required grading in the fall of 2007. The main focus of grading on site is to correct several drainage issues and to remove piles of marginal material and topsoil. The poorly drained low area at the east end of Billy D's driving range cannot be fully addressed while Billy D's is operating on site in their current alignment, but grades can be adjusted to control the amount of flooding.

The rugby fields will be raised slightly to improve drainage in the area and will absorb some of the excess material from the general site grading. A net surplus of approximately 7,000 cubic metres has been estimated from site grading operations. Once all grading work is completed, the excess material will be hauled away.

One new catch basin has been suggested west of the rugby fields as the area is low and poorly drained currently. Another catch basin is proposed to the northwest of the rugby fields to intercept drainage which is currently directed onto the neighbouring property. This CB will require approval from the pipeline companies as the connecting line will cross the pipeline right of way. In the short term the area around the proposed catch basin will be graded to retain the majority of run-off to prevent it reaching the adjacent property, thus allowing it to infiltrate into the soil and groundwater table below. It is anticipated that this area would gradually naturalize over time into a seasonal wetland if left unmown. This may be sufficient to manage the drainage issue without installation of the new catch basin.

The rim elevations of two existing catch basins should be adjusted.

Refer to figure 9 – Conceptual Grading Plan (fold out plan at end of section)

SITE CIRCULATION and PARKING

Refer to figure 8 – John Fry Park Master Plan (foldout plan))

Roadways

When the Transportation Department develops the transit site, access to John Fry Park from 28 Avenue will be removed. A new road is proposed to link the north side of the park with the central parking lot and ultimately to the future recreation centre site. This road is proposed as an 8m width paved road.

Parking

The three existing parking lots will be upgraded and one additional parking lot will be added to the site as follows:

Parking Lot 1 – Existing gravel lot with access from 31 Ave

Proposed upgrades include:

- Expansion to the north
- Fine grading for positive drainage
- Asphalt pavement
- Line painting and concrete curbs

Parking Lot 2 – New parking lot to be developed adjacent to the new amenity building

Proposed development includes:

- Construction of an asphalt paved parking lot
- Line painting and concrete curbs

Parking Lot 3 – Existing paved parking lot with current access from 28 Avenue

Proposed upgrades include:

- Repaint lines for improved parking efficiency
- Add concrete curbs

Parking Lot 4 - Existing Rugby Parking

Proposed upgrades include:

- Fine grading for positive drainage
- Asphalt pavement
- Concrete curbs

Overflow Parking Area 1 – Proposed overflow parking near 31 Ave

Proposed development includes:

- Fine grading for positive drainage
- Reinforcement to prevent over compaction
- Topsoil and seeding

Overflow Parking Area 2 – Proposed overflow parking on pipeline ROW

Proposed development includes:

- Fine grading for positive drainage
- Reinforcement to prevent over compaction
- Topsoil and seeding

Multi-use Trails

A 3m width asphalt trail is proposed to link all areas of the site to serve pedestrians, cyclists, wheelchairs, skateboards, and in-line skaters. Current concrete walks at the west side of the site would remain in place until the end of their life span and then would be replaced with 3m asphalt. Crossing agreements will be required from Altalink and all pipeline companies for trail construction.

SPORT FIELDS

Refer to figure 8 – John Fry Park Master Plan

Ball Diamonds

The proposed redevelopment of ball diamonds on site remains consistent with the layout developed during the concept plan. Four of the existing five diamonds will remain in place, one diamond will be removed for the amenity building, and two new softball diamonds will be constructed. Following is a summary of proposed upgrades to or new development of the six diamonds.

Diamond E1 – Existing Baseball Diamond #1 (Bob White Diamond)

Proposed City Funded Upgrades

- Upgrades planned for future tournaments
- Batter's Eye
- Berming for seating along third base

Possible User Funded Upgrades

- Batting Cages (relocation of existing by user group)
- Bull Pens

Diamond E2 – Existing Diamond #2

Proposed City Funded Upgrades

- Drainage Improvements including topdressing of low areas and crowning of shale
- Drainage improvement around dugout
- Update existing irrigation system, as required
- New Surface Dugouts

Diamond P3 – Existing diamond 3 to be replaced with proposed new diamond

P3 to be developed to same standard as existing diamond #3 (City-Funded)

- 275ft diamond with shale infield
- Irrigation
- Lighting (relocate existing fixtures)
- Bleachers (relocate existing)
- Scoreboard (relocate existing)
- Warning track
- Fencing
- New Surface Dugouts

Diamond E4 – Existing Diamond #4

Proposed City Funded Upgrades

- New Surface Dugouts

Possible User Funded Upgrades

- Removable outfield fencing

Diamond E5 – Existing Diamond #5

Proposed City Funded Upgrades

- Addition of netting to protect adjacent property from fly balls
- New Surface Dugouts

Possible User Funded Upgrades

- Removable outfield fencing

Diamond P6 – Proposed new diamond

Proposed City Funded Upgrades

- 275ft.diamond with shale infield
- Irrigation
- Warning track
- Dugouts (surface type)
- Lighting
- Bleachers
- Fencing
- Scoreboard

Possible User Funded Upgrades

- Temporary pitching mound

Rugby Fields

The Leprechaun Tigers Rugby club is working towards a Home Base Agreement with the City and will undertake many of the proposed upgrades themselves.

Possible Shared Funded Upgrades

- Fine grading and addition or replacement of topsoil and seeding – including minor relocation of fields/posts and expansion of area for practice
- Irrigation

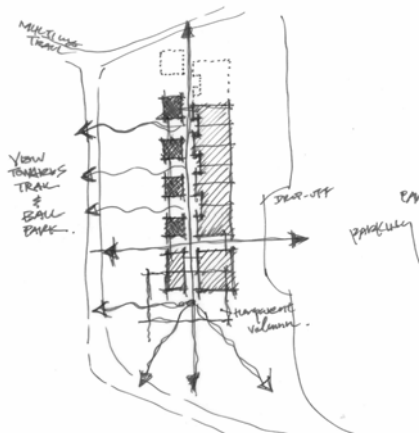
Possible User-Funded Upgrades

- Sodding fields instead of seeding
- Clubhouse expansion
- Storage shed
- Upgrade posts

AMENITY BUILDING

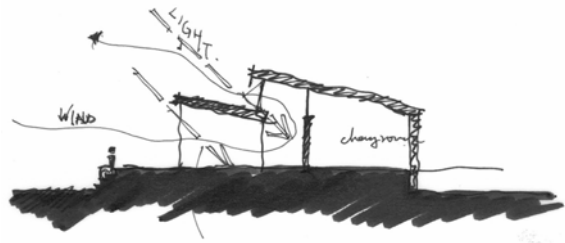
Refer to figure 8 – Master Plan for building location and to figure 10 - Floor Plan (page 20)

A central amenity building is proposed to serve a variety of functions. It will provide public washrooms and is proposed to accommodate several expressed needs from site stakeholders. All stakeholder groups, with the exception of the Leprechaun Tigers Rugby Club, have expressed an interest in partnering with the City for development of the building and all would like to have the ability to book meeting space, change rooms, officials' rooms, and all want private storage space.



The design intent is a community friendly and flexible structure. Community space is located along the sunny south side of the building and is designed with a common meeting area and concession seating which can be combined for larger events. The space has views to the south and to the Bob White diamond to the west; sliding doors allow the space to open to the outdoors. The concession service area is adjacent to the open area with customer access from the inside and the outside.

Public washrooms are provided at the south side of the building with access from the common area. The structure would be designed for a LEEDs silver rating as per the City of Edmonton's Ecovision and would include a high standard for day lighting and natural ventilation. A custom designed building with a striking form and attractive materials is proposed in keeping with the function of the park as a host site for major events.



Six team change rooms share three sets of showers and washrooms. Three storage bays are shown along the west wall with interior access from a hallway separating them from the change rooms. They also have exterior garage door access. Two small team meeting areas are shown on this plan; they could be converted to additional storage bays if demand warranted. Patio space is planned along the south and west sides of the building and an open area grassed to the south could accommodate tents for large events.

These photos illustrate the proposed form and material design palette.



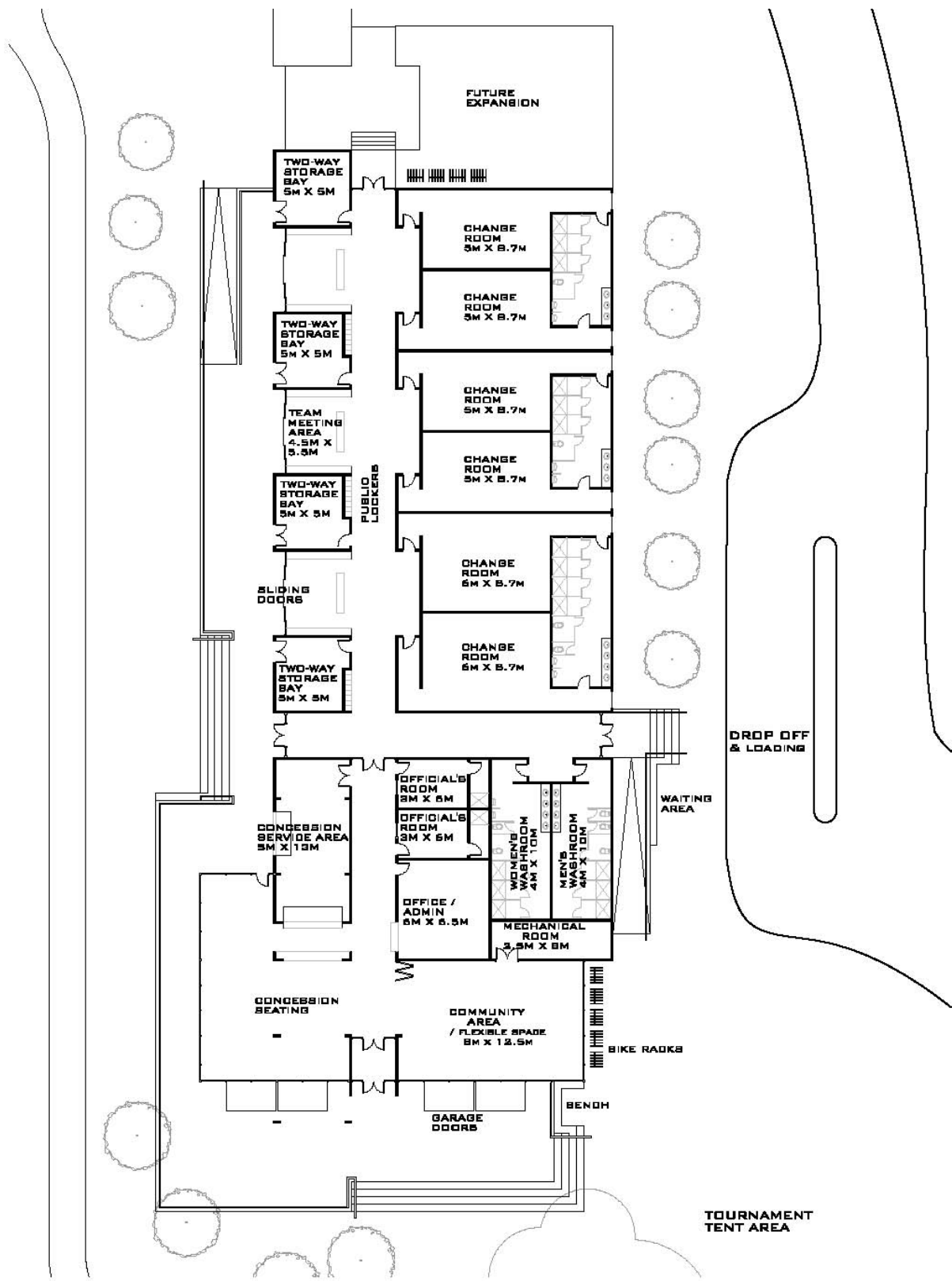


Figure 10 – Amenity Building Floor Plan

A summary of specific building components is listed below:

Proposed City Funded Development

- One set of Washrooms (oversized for capacity)
- Staff Maintenance Room
- Lobby/Common Area
- Patio/BBQ Space

Possible User Funded (Sports Groups) Development

- Change Rooms
- First Aid Room
- Concession Space
- 2 Officials Rooms
- Storage bays of approx. 6m x 6m w/ partitions
- Offices for Community Groups
- Meeting Rooms

Possible User Funded (Operations) Development

- Office Space for 1-2 people
- Equipment Storage (Large Garage space currently 28', need 40')
- Lunch Room / Meeting Room
- Security Lighting (Building and Parking)
- Washrooms (separate if needed by OH&S code)

SERVICE BUILDINGS

Parks operations require a garage for storage of lawn cutting equipment and other maintenance items such as hoses. A 12m by 10m garage has been included in the plan, accessed from the road which links the amenity building with the future recreation facility site.

GENERAL SITE IMPROVEMENTS

The prime function of John Fry Park is the provision of sport fields; however, it also provides passive park space for the sport field users and for area businesses. As such, it should be further developed as an attractive and functional park space. Some basic site improvements will help with the overall functionality at the park such as addressing drainage issues and controlling unauthorized vehicular traffic. Provision of a comprehensive trail system for circulation through the site will encourage walking and cycling between site venues.

The current level of landscaping at the site is below the City standard for parks; additional tree and shrub planting will help delineate different use areas and improve aesthetics. The detailed planting design should include these sustainable design elements:

- stormwater management – the low slope swales and the low area north of the rugby fields should be planted with native, flood tolerant species to slow the rate of run-off and absorb water
- shading – large deciduous shade trees should be planted in islands and along the edges the paved parking lots (particularly the south side) wherever possible to shade the asphalt. They will all intercept rainfall and decrease the amount of run-off from the

parking lot. Deciduous shade trees planted on the south side of the building will also provide some cooling value in the summer but will allow the south sun to shine through in the winter. Heavy planting including evergreen trees on the northwest side of the building will provide some shelter from the cooling northwest winds.

Planting should also be strategically used to help control unauthorized traffic. Planting beds along roads and parking lots will deter most drivers from leaving the designated driving areas and are a much softer approach than the use of extensive bollards or concrete curbs.

Following is a summary of the specific site improvements proposed for the site:

Proposed City Funded Development

- Site grading to improve drainage
- Safety measures to protect power fixtures (i.e. guy wires)
- Perimeter Fencing
- Trail construction
- Increased landscaping to base level (70 trees per plantable ha)
- Signage
- Adventure Play Area (hills)
- Site Furniture – Benches, waste receptacles, bike racks,
- Site Lighting
- Flexible open grassed areas (for baseball/softball warm-up or for events)

Possible User Funded Upgrades

- Power/phone/media outlets
- Power metering

BALL DIAMONDS

DIAMOND E1 - Existing Baseball Diamond #1 (Bob Whyte diamond)Proposed City-Funded Upgrades

- Upgrades planned for future tournaments
- Batter's eye
- Berm seating
- Possible Shared-Funded Upgrades
- Batting Cages (relocation of existing by user group)
- Bull Pens

DIAMOND E2 - Existing Diamond #2Proposed City-Funded Upgrades

- Drainage Improvements including topdressing of low areas and crowing of shale
- Drainage Improvements around dugout
- Upgrade existing irrigation system as required
- New Dugouts
- Possible Shared-Funded Upgrades
- Removable outfield fencing

DIAMOND P3 - Existing Diamond #3 to be replaced with proposed new diamond P3 (developed to same standard) (City Funded)

- 275ft diamond with shale infield
- Irrigation
- Lighting (relocate existing fixtures)
- Bleachers (relocate existing)
- Scoreboard (relocated existing)
- Warning track
- Fencing
- Dugouts (surface type)
- Possible Shared-Funded Upgrades
- Removable outfield fencing

DIAMOND E4 - Existing Diamond #4Proposed City-Funded Upgrades

- New surface Dugouts
- DIAMOND E5** - Existing Diamond #5
- Proposed City-Funded Upgrades
- Netting to protect adjacent property from fly balls
- New Dugouts

DIAMOND P6 - Proposed new diamondProposed City-Funded Upgrades

- 275ft diamond with shale infield
- Irrigation
- Warning track
- Dugouts (surface type)
- Lighting
- Bleachers
- Fencing
- Scoreboard
- Possible Shared-Funded Upgrades
- Temporary pitching mound
- Removable outfield fencing

RUGBY FIELDS (R1 and R2)

Possible Shared-Funded Upgrades

- Fine grading and addition or replacement of topsoil and seeding - including minor relocation of fields/posts and expansion of practice area
- Possible Irrigation
- Possible User-Funded Upgrades
- Sodding fields instead of seeding
- Clubhouse expansion
- Storage Shed
- Upgrade posts

PARKING

(City-Funded)

PL1 - Upgrade existing gravel lot with access from 31 Ave (112 stalls)

- Fine grading for positive drainage
- Asphalt pavement
- Concrete Curbing

PL2 - Proposed New Parking Lot (70 stalls)

- Paved with line painting

PL3 - Existing paved parking lot (current access from 28 Ave) (98 stalls)

- Repaint lines for improved parking efficiency
- Add concrete curbing

PL4 - Rugby Parking (shared-funded 47 stalls)

- Fine grading for positive drainage
- Asphalt pavement
- Concrete Curbing

O1 - Proposed overflow parking near 31 Ave

- Fine grading for positive drainage
- Installation fo grassy pavers or other similar product
- Topsoil and seeding

O2 - Proposed overflow parking on pipeline ROW

- Fine grading for positive drainage
- Installation of grassy pavers or other similar product
- Topsoil and seeding

AMENITIES

AMENITY BUILDING

Proposed City-Funded Development

- Washrooms
- Staff Maintenance Room
- Lobby/Common Area

Possible User-Funded Development (Sports Groups)

- Change Rooms
- First Aid Room
- Concession Space
- Patio / BBQ Space
- 2 Officials Rooms
- 2 Storage Bays
- Offices for Community Groups
- Meeting Rooms
- Possible User-Funded Development (Operations)
- Office space for 1-2 people
- Lunch Room / Meeting Room
- Security Lighting (Building and Parking)
- Washrooms

SERVICE BUILDING

- Garage for maintenance equipment storage
- Shed

LEGEND

- Existing landscaping
- Proposed landscaping

GENERAL SITE IMPROVEMENTS

Proposed City-Funded Development

- Site grading to improve drainage
- Safety measures to protect power fixtures
- Adventure Play Area
- Site Furniture - benches, waste receptacles, bike racks
- Site Lighting
- Areas for Baseball/softball warm-up
- Event Area (i.e. Beer gardens)
- Increase landscaping to base level (70 trees per plantable ha.)
- New entry Sign (31 Avenue)
- Possible Shared-Funded Upgrades
- Power/phone/media outlets
- Power metering

ROADWAY and TRAIL DEVELOPMENT

- Addition of north/south roadway connection through site.
- Addition of 3m east/west asphalt trail with connections to key locations.

- Existing trail
- Proposed trail

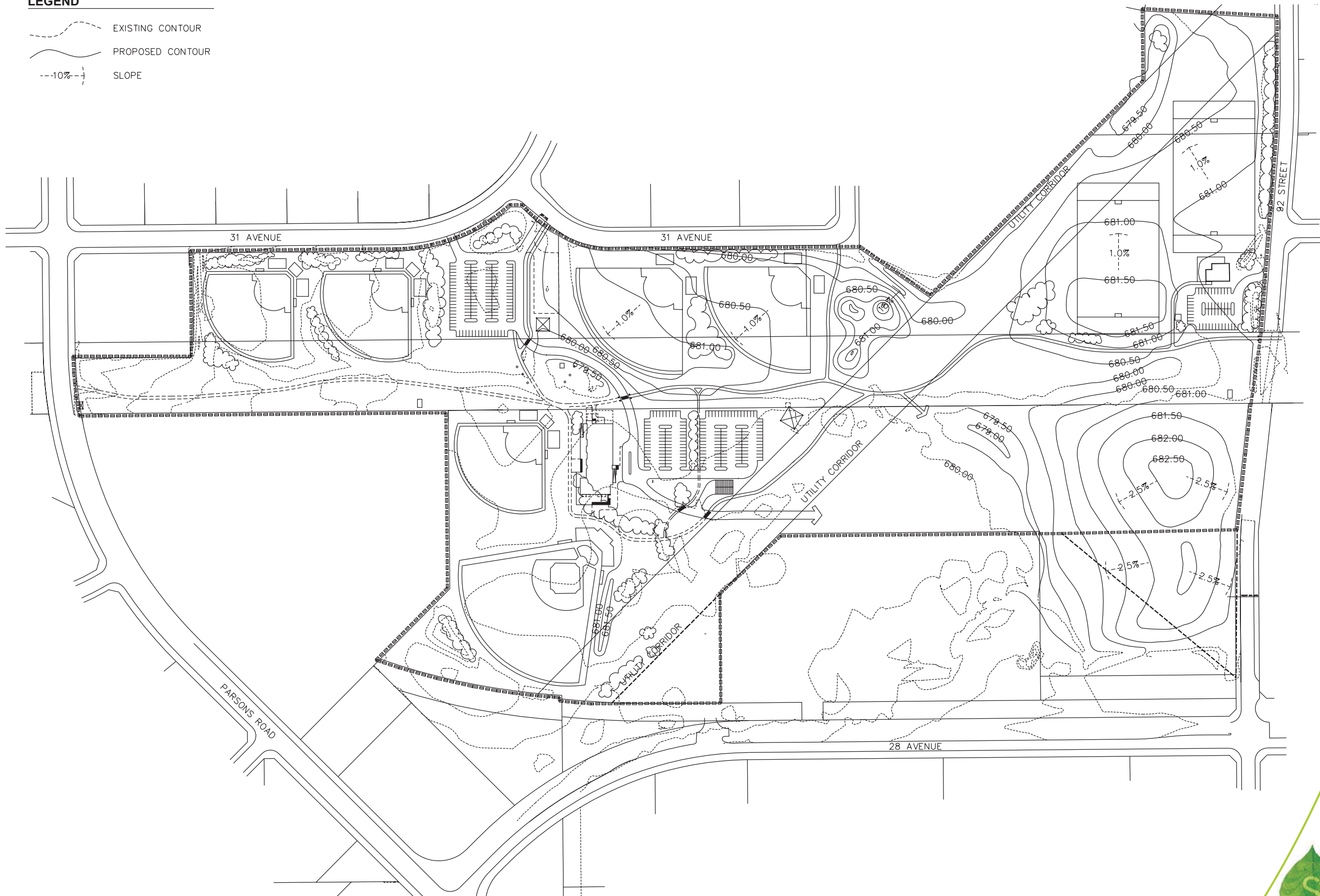


SCALE: 1:1000

FIGURE 8

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 10%--- SLOPE



SCALE: NTS



FIGURE 9

