

EXISTING SITE REVIEW

Based on several site visits and interviews with site stakeholders in the spring and summer of 2007, this section summarizes information about the current conditions at the site. See *figure 3 – Existing Site Conditions (foldout plan at end of section)*

GRADING and DRAINAGE



Drainage at the site is generally very good. The site has a stormwater management facility, as shown in the photo to the left, which serves the surrounding community and also collects the majority of the drainage for the site. The remainder of the drainage is collected in catch basins. Sport fields in the park are generally well drained. Currently four fields have irrigation and another field is slated to have irrigation installed in 2008.

ACCESS and CIRCULATION

The site can be accessed from each of the four sides, and a minor internal road, which is accessed from 28 Avenue and Mill Woods Road, separates the schools and Recreation Centre from the remainder of the park. Six access points into the northwest portion of the site service the schools and Recreation Centre parking lots. Two additional access points are provided from 66 Street at the east side of the park and from 23 Avenue at the south side. All access points are currently all directional except the 23 Avenue access.



There is good pedestrian connectivity in the east half of the site, with well lit concrete walkways as shown in the photo to the left. However, there is no connection from the east side to the schools, the Recreation Centre or the sport fields in the west half of

the site. Desire lines are prevalent; particularly worn paths linking the crosswalk on 23 Avenue to the two schools and Recreation Centre.

UTILITIES

There is one multi pipeline corridor running through the site from the southwest to the northeast. Imperial Oil (formerly Nisku Products) - has 6 pipelines within the R.O.W., three 200mm and three 250mm steel gas lines. They restrict the amount and type of construction within their right of ways allowing only minor grading (fill only) and no shrub or tree planting. Plan approval and crossing permits are required from Imperial Oil before any development can occur on or adjacent to their right of way.

LANDSCAPING and GENERAL SITE AMENITIES



Landscaping of the site was completed with the original sports field development and there are many mature trees on site. The City standard planting requirements for a District Activity Park is 70 trees per plantable hectare, equaling 959 trees for the Mill Woods site. There are approximately 1000 trees on site, which exceeds the minimum requirements; however, this planting is not evenly distributed throughout the park. While the east side is heavily treed, the west and central portion of the site are rather sparsely planted.

Site amenities in the park include picnic sites, seating and rest areas and a water play park. Most amenities are located in the east side of the park in conjunction with the stormwater management pond and the water park.

SITE SAFETY and VANDALISM

Some incidents of vandalism have been reported by user groups and by the Parks Operations group. A "Crime Prevention Through Environmental Design" (CPTED) assessment was conducted to address improving safety, usability and accessibility of the Mill Woods Sport site and is included in Appendix 2.

The basic CPTED principles of Access Control, Natural Surveillance and Territoriality can be implemented to provide a more user friendly environment. Recommendations from this report are as follows and include both physical site improvements and operational improvements. The physical improvements have been incorporated into the final Concept Plan.

- Improve access into and through site through road or trail construction to improve natural passive surveillance and police surveillance.

- Provide signage at entrance points c/w address – numbers clearly visible for emergency responders. Other signage would include information signage, (i.e. site map, 'rules of conduct', phone numbers for reporting problems, and hours of park access.)
- Provide site lighting for all internal trails and the Skateboard Park.
- Adopt a zero tolerance for graffiti, and where possible apply graffiti-off coating to structures for ease of removal if needed.
- Maintain a diligent maintenance program.
- Consider CPTED principles for any proposed new development at the site, including adequate sightlines and access to all new facilities. Clearly define public space, and private space, (i.e. storage facilities.)
- Install an additional blue phone on the site.
- Replace sub grade dugouts with surface dugouts
- Create and maintain Home Base Agreements for all sport groups.