

MASTER PLAN

The Mill Woods Sport Site Master Plan includes many proposed improvements to address specific needs and desires of the sport groups, and also proposes general site upgrades to create an attractive district activity park. The intent is to provide a functional site for the sport users, their families, spectators, and the general public. *See figure 4 – Mill Woods Sport Site Concept Plan (foldout plan).*

Several layout options were explored in the development of the final plan. Alternatives for location (and number) of amenity buildings and for some sport field relocations were reviewed. Three options were presented to the Mill Woods Steering Committee on May 31, one was chosen for refinement and presentation to the stakeholders. A draft plan was reviewed with stakeholders in June and July of 2007 and received general support.

The site layout has not changed significantly in this concept plan. The cost of relocating fields and the resulting loss of at least one season of play for the fields was prohibitive. The plan therefore focuses on minor improvements to existing fields in their current locations and on general site improvements including parking, vehicular and pedestrian circulation, and the addition of an amenity building.

PARKS OPERATIONS

The Parks operations yard is not an approved use in the Mill Woods District Park site and was located at the site as a temporary solution responding to a need for operations space in the southeast area of the City. The fenced yard, the office trailer, and the storage of maintenance materials such as wood chips are not appropriate uses in a District Activity Park and should not occupy the prime central location. Ideally, the staging of regional mowing crews should occur elsewhere, however, until a new location is found by the City, this function will continue to operate out of the park. The Concept Plan proposes a relocation of the yard to an area at the south side of the site, close to 23 Avenue which will free up valuable space at the centre of the park.

The new site for the operations yard will require re-grading and it is proposed that the yard be cut into the existing berm to minimize the visual impact of the yard. The yard should be sized to accommodate all of the required site equipment and should include storage bins for the tidy storage of wood chips, topsoil, and shale.

SITE CIRCULATION and PARKING

Parking at the site was deemed to be insufficient by several user groups and the locations of existing parking lots do not serve all site users equally. The cricket pitch is not served by any convenient parking, and unauthorized parking along the internal school road during busy times creates a safety concern. When vehicles are parked on the road, its width is effectively reduced to one lane of traffic, which could seriously impede the travel of required emergency vehicles.

Additional parking stalls are proposed to increase the total number serving sportfield users from 125 to 377. This will be accomplished through the addition of two new parking lots and the expansion of the existing south central lot. Parking stall allocation will be as follows:

- New north lot – approximately 134 stalls
- New west lot – approximately 80 stalls
- Expanded south lot – approximately 163 stalls

A comprehensive system of 3m width multi use asphalt trails is proposed to link all areas of the site. These trails will also provide vehicular access to emergency responders, to police for regular surveillance, and to Parks maintenance staff. Knock down bollards will be required to limit access to only those groups listed above.

SPORT FIELDS and RECREATION FACILITIES

Two multi use fields will be slightly realigned to accommodate parking lot improvements; the south west field (#4) will move to the south, and the central field (#2) will be relocated eastward. A new field will be developed in the centre of the park in the former Parks Operations yard location thus allowing for warm up space, adaptable sports practice space or even a staging area during major sporting tournaments. Diamond 2 will be rotated to address problems with foul balls and cars parked in the central lot.

The four south tennis courts, which have been decommissioned, will be converted to basketball courts. Some seating will be incorporated into the south side of the proposed basketball court creating a buffer between the adjacent users. Two new tennis courts will be constructed east of the four remaining tennis courts. Lighting will be provided for the skate park by MCARFA and MWPC.

Several minor improvements will be undertaken by the sport groups themselves including:

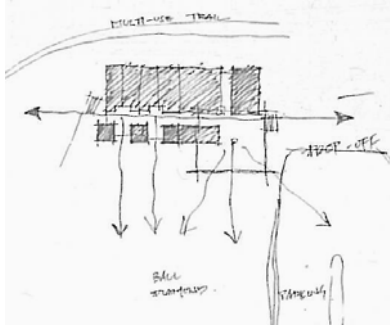
- Lighting and irrigation for the two north central multi-purpose fields
- Dugout improvements (lockable fencing) in the short term to prevent unauthorized use and vandalism and long term replacement with surface style dugouts
- Fencing to alleviate foul ball / parking lot issues and to protect players at adjacent diamonds
- Addition of benches
- Addition of bleachers to the south central multi use field
- Addition of two new tennis courts
- Conversion of 4 existing tennis courts to basketball courts
- Lighting and addition of benches for the skate park

AMENITY BUILDINGS

Due to the large size of Mill Woods Park, two amenity buildings are required to adequately serve the park users. A central location will serve most of the sport groups well, but families with small children use the spray park at the east edge of the site and washroom facilities must be located in very close proximity for them. The proposed upgrading for mill Woods Park includes a small washroom, change facility at the east edge of the site and a larger multi-purpose amenity building in the central area.

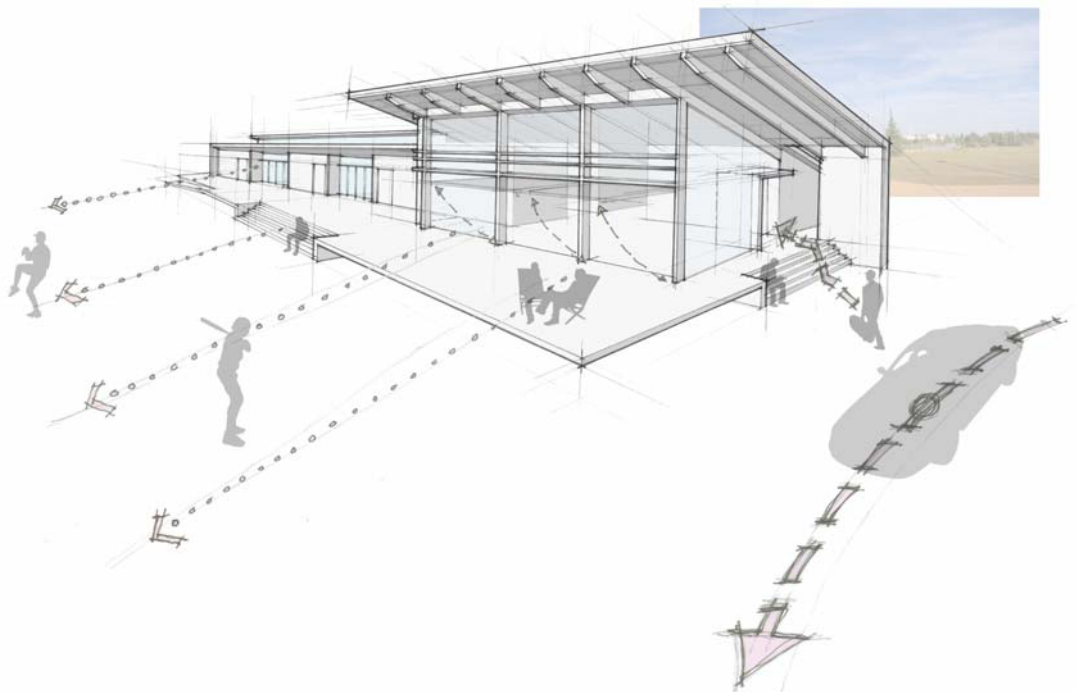
Central Amenity Building

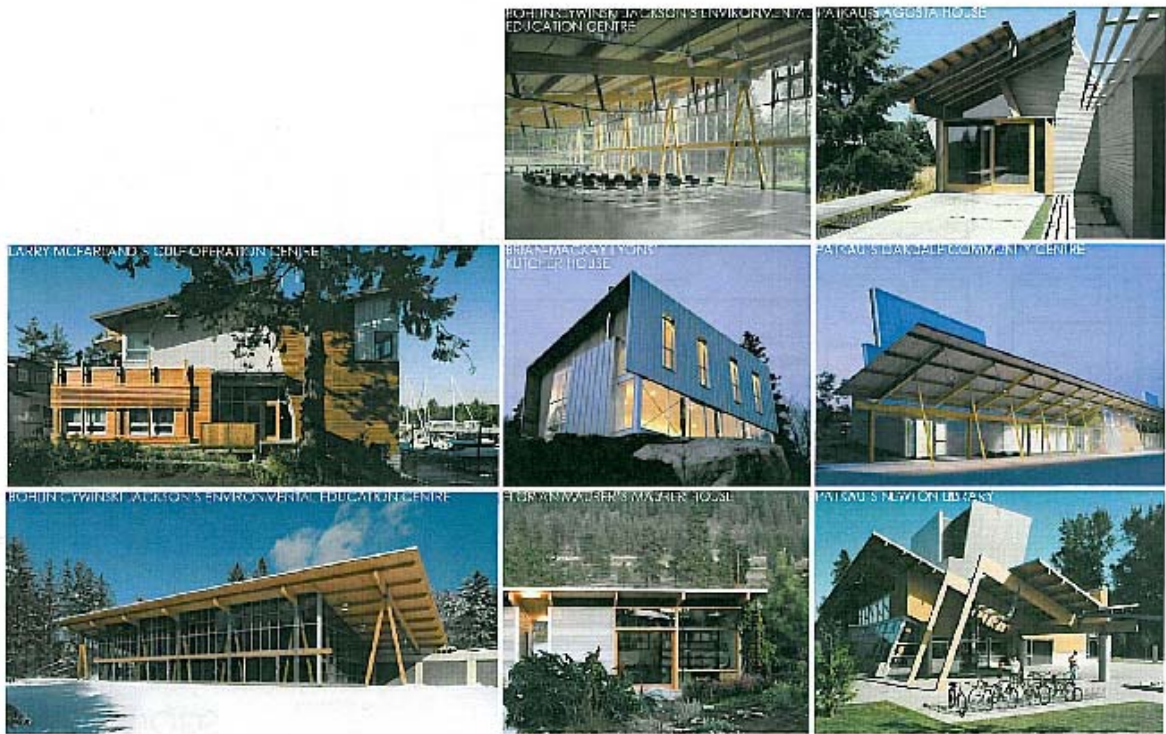
A central amenity building is proposed to serve a variety of functions. It will provide public washrooms and is proposed to accommodate several expressed needs of the site stakeholders. All stakeholder groups, with the exception of the Edmonton and District Cricket League and the Alberta School Cricket Association, have expressed an interest in partnering with the City for development of the building. They would like to have the ability to utilize meeting space, change rooms, and officials' rooms and would like private storage space.



The design intent is a community friendly and flexible structure. Community space is located along the sunny south east 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 diamonds west of the parking lot; 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 northeast side of the building with access from the common area and with convenient access to park users from the multi-use trail north of the building. During detailed design of the building, consideration could be given to the addition of a second floor with visibility in all directions. 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

Four team change rooms share two sets of showers and washrooms. Three storage bays are shown along the south 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 side of the building. The photos on the following page illustrate the proposed form and material design palette.





Architectural Influences

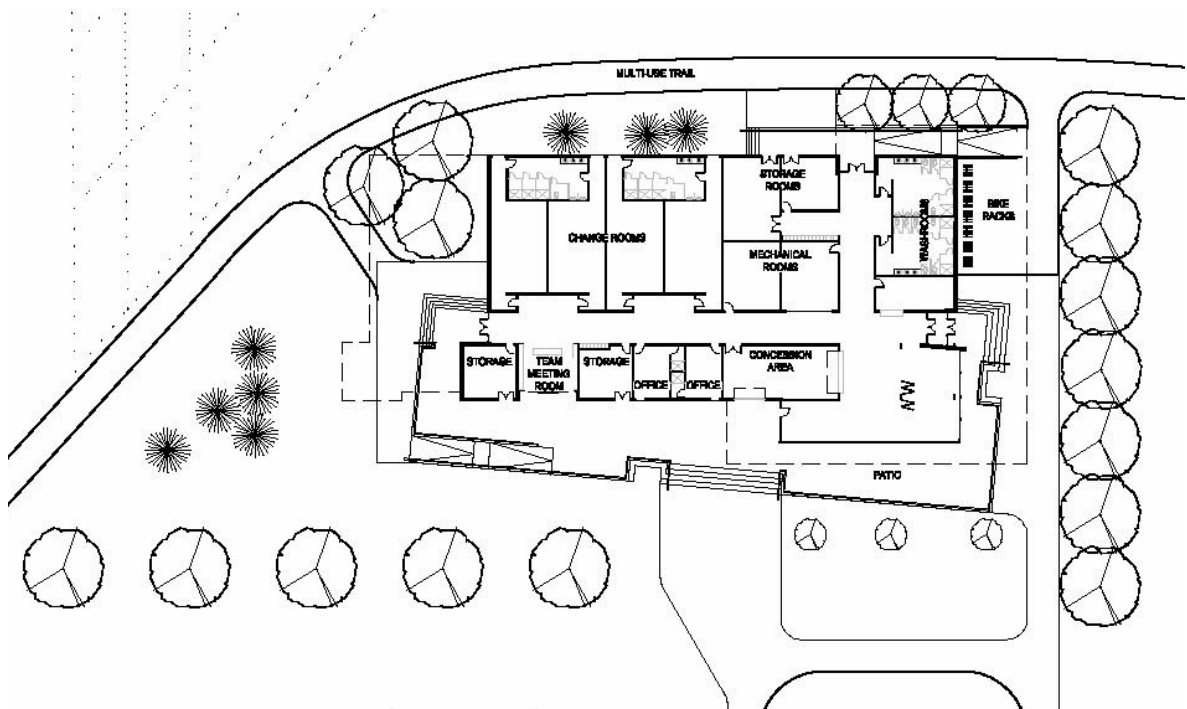


Figure 5 – Central Amenity Building Conceptual Floor Plan

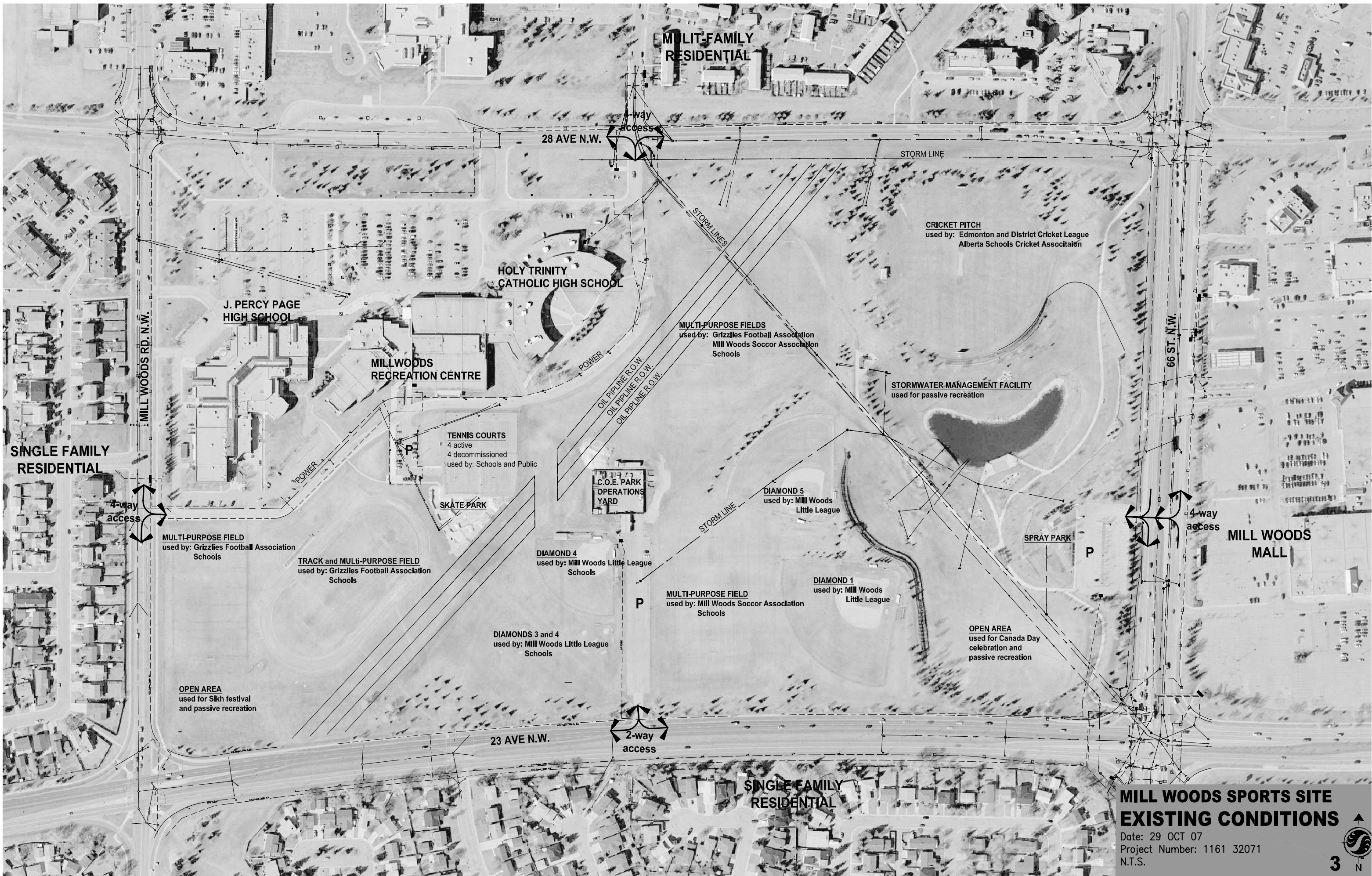
East Amenity Building

This building will serve the public who use the east side of the park including the spray park and picnic areas around the stormwater management facility. It is proposed at the north side of the existing parking lot with views north to the pond. Conceptual designs for this structure are not included in the scope of this project, but the intent is an attractive building that related strongly to the water, perhaps utilizing a cantilevered design to deal with the existing sloped ground. Existing mature trees must be considered in siting the building.

LANDSCAPING and GENERAL SITE IMPROVEMENTS

The addition of the trail system will open the park to more use by the general public. Additional landscaping will be provided in the central and west portions of the site, to ensure a consistent quality throughout the park. Some specific landscape improvements include the planting of a windbreak between the pipeline ROWs and the south central ball diamonds and the relocation of some trees near diamond #5 to provide more warm up space for the players.

Signage will be improved throughout the site including new entrance which will include a site map, and information for visitors (i.e. park hours, regulations and who to contact in an emergency). Directional signs will be installed throughout the park to improve wayfinding.



MULTI-FAMILY RESIDENTIAL

28 AVE N.W.

STORM LINE

CRICKET PITCH
used by: Edmonton and District Cricket League
Alberta Schools Cricket Association

HOLY TRINITY CATHOLIC HIGH SCHOOL

J. PERCY PAGE HIGH SCHOOL

MULTI-PURPOSE FIELDS
used by: Grizzlies Football Association
Mill Woods Soccer Association
Schools

MILLWOODS RECREATION CENTRE

STORMWATER-MANAGEMENT FACILITY
used for passive recreation

SINGLE FAMILY RESIDENTIAL

TENNIS COURTS
4 active
4 decommissioned
used by: Schools and Public

C.O.E. PARK OPERATIONS YARD

DIAMOND 5
used by: Mill Woods Little League

MILL WOODS MALL

MULTI-PURPOSE FIELD
used by: Grizzlies Football Association
Schools

SKATE PARK

DIAMOND 4
used by: Mill Woods Little League
Schools

SPRAY PARK

TRACK and MULTI-PURPOSE FIELD
used by: Grizzlies Football Association
Schools

MULTI-PURPOSE FIELD
used by: Mill Woods Soccer Association
Schools

DIAMOND 1
used by: Mill Woods Little League

DIAMONDS 3 and 4
used by: Mill Woods Little League
Schools

OPEN AREA
used for Canada Day
celebration and
passive recreation

OPEN AREA
used for Sikh festival
and passive recreation

23 AVE N.W.

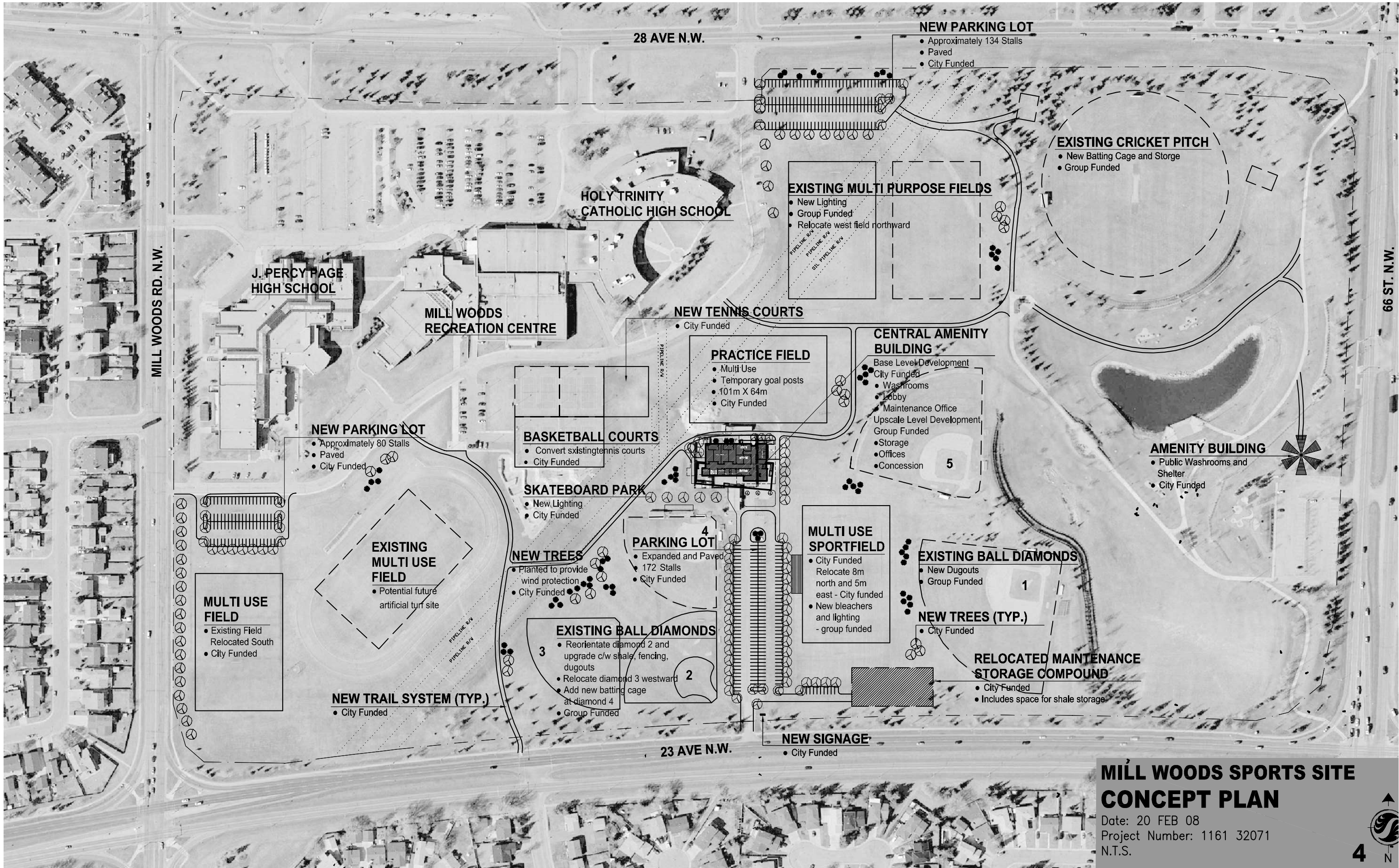
2-way access

SINGLE FAMILY RESIDENTIAL

**MILL WOODS SPORTS SITE
EXISTING CONDITIONS**

Date: 29 OCT 07
Project Number: 1161 32071
N.T.S.





MILL WOODS SPORTS SITE CONCEPT PLAN

Date: 20 FEB 08
Project Number: 1161 32071
N.T.S.