

4.0 Concept Plan Implementation

The following section defines the recommended strategy for the implementation of the Terwillegar Park Concept Plan including park management guidelines, capital costs, development phasing, and specific recommendations related to approvals and next steps.

4.1 Park Management Guidelines

The following are recommended guidelines for the short and long term management of Terwillegar Park. The guidelines have been prepared with consideration of the site and environmental analysis, the defined opportunities and constraints, and the proposed development program. The need for good and consistent management of the Park, particularly with increased amenities and associated use, has been a well documented throughout the public consultation phases of the study. Insufficient management now and in the future is a significant concern of users. Throughout the study, various management requirements, issues and solutions have been identified by stakeholders and the public, and have been evaluated by the Project Team and the Terwillegar Park Citizen's Advisory Committee. The recommended management guidelines are designed to provide basic measures and strategies for managing the Parks natural resources, facilities, amenities, infrastructure and uses. The guidelines do not define specific operational practices or procedures as a majority of these would already be in place through existing approved City policies and documents such as the Urban Parks Management Plan. The management guidelines have been separated into three categories: Management Infrastructure, Resource Management, and Managing Use.

4.1.1 Management Infrastructure

There are a number of park infrastructure elements that must be provided and maintained in support of good park management:

- Trash receptacles – should be located throughout the Park and emptied on a weekly basis, year round. Larger in-ground receptacles near the parking lot and in the picnic area will reduce the requirement for weekly service. Metal receptacles with lids will still be required at intersections along the main walking trails to meet the requirements of dog walkers.
- Dog Bag Dispensers – should be provided at the Park entrance node and at key trail entries into the Park (Eg. Trail bridges, Rooney Crescent). Service check on a monthly basis to ensure that bags are available.
- Recycling Receptacles – should be provided by the main parking lot (2), the program washroom building and in the picnic area. Weekly service will likely be required.
- Access Control – control gates are proposed at the main entrance to the Park (closed nightly), by the maintenance yard to control access to the activity area, at the main parking lot (service, program and emergency access), and at the access to the canoe/kayak launch (seasonal control). These gates will be managed by Parks staff. Post and rail fences, wood bollards and concrete barriers should be provided to restrict vehicle access to roads and parking areas. A turn-around may be required on Rabbit Hill Road at the main entrance to the Park to facilitate the access control.

- Bluphones – to be provided at the main parking lot and at the proposed trail bridges over the North Saskatchewan. These should be checked monthly to ensure that they are in working order
- Trail Signs – small trail signs with maps should be provided at key trail intersections to inform trail users of their location within the Park. Specific locational information that could be used to describe the location to emergency response personnel could also be provided on the signs. Signs to be developed as per City standards.
- Maintenance Garage & Yard – this facility will provide a base for the equipment and personnel for onsite and district parks maintenance. This yard will also provide a location where Park users can report problem activities or resource management needs.
- River access infrastructure – the dock and canoe/kayak launch will provide a suitable location for emergency and service access to the river. This infrastructure will need annual maintenance in the spring as well as monthly checks to ensure that it is functioning in a safe manner and that any potential environmental impacts (eg. Erosion) are properly mitigated.
- Trails – the primary enhanced gravel trail and the regional asphalt trail will serve as an important management and emergency services access and will need to be maintained to ensure spring, summer and fall access. In the winter, the enhanced gravel trail will not be maintained (cleared) as it is part of the cross-country ski trail.

4.1.2 Resource Management

With additional and upgraded amenities in Terwillegar Park, adequate budget, staff and equipment resources will be required to ensure that defined service levels for extensive use (major parks) can be provided.

- Trails – as the key amenity in the Park, good trail maintenance will be important to all users. If the trails are designed and constructed to City standards there should not be significant maintenance requirements. Trails should be inspected once per year to determine the extent and location of required maintenance activities such as vegetation clearing, erosion controls, and surface repairs.
- Trash collection – as defined previously, trash will need to be collected on a weekly basis, year round, but can be reduced through the provision of larger in-ground receptacles at key locations.
- Built amenities – regular maintenance of built amenities such as viewpoints, signage, shelters, buildings, river access infrastructure, drinking fountains and washrooms will require dedicated resources to ensure that the amenities are maintained to a satisfactory standard. Views from viewpoints will be maintained by cutting back of adjacent vegetation on an ongoing basis by City Forestry staff.
- Mowing – as indicated, mowing in the Park will be limited to twice per year or to facilitate special events in the main open field area and along the enhanced walking trails.

- Informal River Access – as recommended in the Opportunities and Constraints Analysis (Appendix A), informal river access locations should be discouraged to prevent erosion and impacts to river's edge habitat. On an annual basis, Parks staff should identify informal access locations (trails) and then implement restoration measures (native planting) and temporary control measures (fence and signs).
- Weed and Pest Control – a major program for controlling nuisance and noxious weeds and restoring areas of the park to native prairie has been identified as part of the development program for the Park. Over the long term, a program for controlling weeds in restoration and landscaped areas of the Park through measures defined in the approved Integrated Pest Management Policy will be important. Since this could require significant resources, it is the type of program that may best be accomplished through organized volunteer activities on an annual basis (Eg. "Weed control Day"). In addition to weed control, wildlife management guidelines will be followed as necessary to manage wildlife pests.
- Restoration Planting/Landscaping – following the maintenance and warranty work of the contractors, maintenance (watering, fertilizing, weed control) of restoration planting and other Park landscaping will be required for up to five years to ensure establishment.
- Partnerships – an important resource for the ongoing management of Terwillegar Park is the user groups themselves. Volunteers from specific users groups such as the dog-walkers or mountain biking community, or an overall "Friends of Terwillegar Park" group could serve as a valuable resource for identifying, coordinating and completing specific aspects of Park maintenance. Through a partnership arrangement the City could provide liaison, equipment and budget resources to support the work of this group(s). If the City is interested in having a designated volunteer group to assist with management of Terwillegar Park, a Terms of Reference would need to be developed to define the structure, role, authority and reporting relationship of the partnership.

4.1.3 Managing Use

As indicated by the public input, Terwillegar Park users want a safe place to recreate while enjoying nature. They want suitable support amenities, and they recognize the importance of following the rules to ensure that the Park can be enjoyed by people (and dogs) doing a range of activities. Part of this expectation is that the Park and the activities of users will be properly managed but they don't want excessive controls or an overabundance of regulatory signage that will impact the natural values of the Park. This will be an important balance that can be achieved best by educating users, having a regular presence of Parks staff in the Park, and through consistent enforcement of the rules. To ensure that the increasing use is properly managed, the City has a number of measures in place that need to be implemented to adequate levels to ensure a safe and comfortable experience for users.

- Bylaws – there are two primary City bylaws which can be enforced to manage use in Terwillegar Park: (1) Parkland Bylaw (2202) which defines rules that apply to all users of parks including members of the public, and anyone controlling, renting or maintaining public park space and recreational facilities; (2) Animal Control Bylaw (13145) which regulates off-leash areas, stray animals etc.

- Local Rules - may be applied in the application of the City Parkland Bylaw to manage or facilitate specific uses in Terwillegar Park. One local rule that will be required is to allow on-leash dogs within the picnic area. Other local rules may be considered on an as needed basis as the use and number of users increases.
- Enforcement - Park Rangers monitor the river valley for safety and can enforce the fines if bylaws are not followed. Park Rangers work between the hours of 0700h-0100h everyday of the year, with additional resources applied to specific areas during special events. The application of bylaws for inappropriate and unsafe uses is limited to the resources of the Parks department and so an increase in the level of staffing related to operations in the Park in the future is recommended which will also assist with providing a presence in the Park that may help to reduce the incidence of unlawful behavior.
- Enforcement – Other agencies - The enforcement of provincial and federal regulations would require monitoring by other agencies such as the Wildlife Officers, or the Edmonton Police Service. Alberta Environment and Alberta Sustainable Resource Development (ASRD) are the primary provincial bodies that monitor, regulate and enforce both provincial and federal legislation with respect to the recreational use of water. Throughout the greater Edmonton area, ASRD has a strong presence and actively patrols the waters of the North Saskatchewan River. These officers are currently the only regulatory body that actively patrols this river segment within the study area.
- Education and Safety – it is recommended that a marketing and education campaign be designed and implemented to raise awareness about the Park and the proposed development and to encourage shared use and enjoyment. This can be an extension of the existing “Parks for Paws” program. From a safety perspective, Crime Prevention Through Environmental Design (CPTED) standards will be applied in the design of the parks facilities and amenities.
- Park Information Signs – primary Park information signs with maps and information on proper use of the park should be provided and maintained at the entrance node and at the regional trail bridges as they enter the Park. These signs will provide orientation and direction for new users and define the various types of use, local rules, specific “rules for use” and important environmental protection information. Signage should be developed based on City signage standards.
- Maintenance building and yard - as indicated, the provision of a staffed building in the Park will assist in managing use by providing a regular presence of Parks staff working in the Park (ie. ‘eyes in the park’).
- River Valley Event Guidelines – managing event use is clearly defined in the City’s River Valley Event Guidelines. Some local rules have already been established for the Park (Eg. Notification signs in neighborhoods)
- Programs – policies for managing City programs are in place and some local rules may need to be established to manage program use in the Park and within the Program/Washroom building. Active programming of the Park by the City will be important for providing access and recreation/environmental education opportunities for families and groups.

4.2 Estimated Capital Costs

The following table provides an estimate of capital costs for each of the recommended program elements. The table includes a description of the items included in the unit rate for each item. The total estimated capital cost of the project in 2008 dollars is \$14.7 million. Estimated capital costs by phase are provided in Section 4.3.

| Item ¹ | Description | Notes | Units | Quantity | Unit Price | Total |
|-------------------|---|--|----------|----------|------------|-------------|
| 1.0 | Regional Trail | Incl. clearing, grading, granular base, asphalt (3.0m wide), signage and edge restoration | Lin.m. | 1450.0 | \$230 | \$333,500 |
| 3.0 | Paved Parking Lot Expansion | Incl. grading, granular base, asphalt, line painting, curb stops, post and rail fence barriers, signage and edge restoration | Lump Sum | 1.0 | \$480,000 | \$480,000 |
| 4.0 | Paved Park Entrance Road | Incl. grading, drainage measures, granular base, asphalt (9.0m wide), line painting, jersey barriers, signage, restoration. New retaining walls not incl. | Lump Sum | 1.0 | \$930,000 | \$930,000 |
| 5.0 | Power and Lighting | Includes power service and transformer to the maintenance garage and program/washroom building and street lights (16 total) along entrance road, secondary road and parking lots | Lump Sum | 1.0 | \$240,000 | \$240,000 |
| 6.0 | Overflow Parking | Includes grading, compaction and seeding of overflow parking area | m2 | 7600.0 | \$14 | \$106,400 |
| 7.0 | Activity Area Access & Parking | Incl. grading, granular base, asphalt, post and rail fence barriers, signage and edge restoration | Lump Sum | 1.0 | \$830,000 | \$830,000 |
| 8.0 | Program / Washroom Building | Approx. 4500 sq. ft concrete building designed to LEED standards. Storage below (walk out to lake) multipurpose open space on main floor. Washrooms accessible to outside | m2 | 420.0 | \$3,400 | \$1,428,000 |
| 9.0 | Remote Toilets | Concrete block, vault-style toilets | Each | 2.0 | \$24,000 | \$48,000 |
| 10.0 | Entrance Node | Prefabricated, open gazebo-style shelter with signage and information boards | Lump Sum | 1.0 | \$22,000 | \$22,000 |
| 11.0 | Enhanced Walking Trail | Incl. grading, drainage/erosion control, granular surface and edge restoration. Trail width 3.0m | Lin.m. | 8610.0 | \$120 | \$1,033,200 |
| 12.0 | Universal Access Trail | Incl. minor clearing, grading, granular base, asphalt (2.0m wide), signage and edge restoration | Lin.m. | 1255.0 | \$170 | \$213,350 |
| 13.0 | Enhanced Mountain Bike Trail | Incl. specific clearing, grading, erosion controls, granular base, signage and edge restoration | Lin.m. | 4660.0 | \$60 | \$279,600 |
| 14.0 | Viewpoint | Incl. piles, substructure and prefabricated or custom designed viewpoint with benches. Average cost covers both open and sheltered viewpoints | Each | 7.0 | \$22,000 | \$154,000 |
| 15.0 | Group Picnic Site | Includes grading, concrete base and prefabricated gazebo plus 10 picnic tables on gravel pads. | Each | 2.0 | \$35,000 | \$70,000 |
| 16.0 | Interpretive Nodes | Includes grading, gravel node area and interpretive sign | Each | 10.0 | \$3,200 | \$32,000 |
| 18.0 | Canoe/Kayak Teaching Area | Includes grading, gravel slope, erosion control measures and boulder edge treatments | Lump Sum | 1.0 | \$44,000 | \$44,000 |

| | | | | | | |
|--|-------------------------------------|---|----------|--------|--|---------------------|
| 19.0 | Individual Picnic Site | Includes picnic table on gravel pad | Each | 24.0 | \$1,400 | \$33,600 |
| 20.0 | Nature Playground | Includes, excavation, grading, log edge treatments, natural play materials and equipment, landscaping | Lump Sum | 1.0 | \$155,000 | \$155,000 |
| 21.0 | Sledding Hill | Placement of excavated material from lake, grading, topsoil and seed. | Lump Sum | 1.0 | \$17,000 | \$17,000 |
| 22.0 | Dock and Canoe/Kayak Launch | Includes excavation, grading, erosion controls, granular base, boulders, prefab floating dock | Lump Sum | 1.0 | \$170,000 | \$170,000 |
| 23.0 | Maintenance Garage and Yard | Approx. 1000 sq. ft concrete building designed to LEED standards. Incl. fenced and graveled yard | Lump Sum | 1.0 | \$1,240,000 | \$1,240,000 |
| 24.0 | Stormwater Infiltration Pond | Includes excavation, hauling and placement of material on site, restoration | Lump Sum | 1.0 | \$44,000 | \$44,000 |
| 26.0 | Control Gates | Supply and installation of steel control gates | Each | 4.0 | \$2,400 | \$9,600 |
| 27.0 | Paddling Lake ² | Includes excavation below river level (approx 13.0m), hauling & placement of material on site, grading, rip rap edge treatments, landscape restoration around lake and on placed material | Lump Sum | 1.0 | \$1,350,000 | \$1,350,000 |
| | Buffer Planting | Allowance for native tree and shrub planting in large beds in parking lot and open areas | Lump Sum | 1.0 | \$450,000 | \$450,000 |
| | Forest Restoration | Allowance for planting of native tree and shrubs along edges to expand existing tree stands | Lump Sum | 1.0 | \$180,000 | \$180,000 |
| | Amenities | Allowance for supply & installation of amenities - Bench, trash, drinking fountain etc. (See Figure 4.4) | Lump Sum | 1.0 | \$140,000 | \$140,000 |
| | Meadow Restoration | Allowance for selective weed control and planting and seeding of native meadow species | Lump Sum | 1.0 | \$80,000 | \$80,000 |
| | Pond Restoration Zone | Allowance for excavation, grading (improve edge slopes) , topsoil, and installation of riparian species | Lump Sum | 1.0 | \$90,000 | \$90,000 |
| | Construction Restoration | Allowance for restoration and landscaping of areas disturbed during construction - topsoil, seed and tree and shrub planting. Split between phases | Lump Sum | 1.0 | \$180,000 | \$180,000 |
| | Signage | Allowance for information & regulatory signs in key locations in Park (Trail signs incl. in trail unit cost) | Lump Sum | 1.0 | \$90,000 | \$90,000 |
| | Trail Restoration | Restoration of trails that are being abandoned. Incl. excavation, topsoil, native plant material and seed | Lin.m. | 2280.0 | \$30 | \$68,400 |
| | Water Service | 150mm waterline - Rooney Cr to maintenance garage and program/washroom building. Incl. all clearing, excavation, restoration and connections | Lin.m. | 740.0 | \$225 | \$166,500 |
| Notes: ¹ Item numbers correspond with Concept Plan legend Figure 3.1. Some items are not numbered or illustrated on the Concept Plan | | | | | Subtotal | \$10,708,150 |
| | | | | | 2.5% Operational Budget³ | \$267,700 |
| | | | | | 35% Contingency & Fees | \$3,747,850 |
| | | | | | PROJECT TOTAL | \$14,723,700 |
| ² Second option for lake construction is shallower excavation (Approx. 5.5 m) and use of 30mm pvc pond liner. Requires drilling of well to fill pond and discharge connection to river. Balance of scope of work the same as above. - Capital Cost \$890,000. | | | | | | |
| ³ An operational budget allowance of 2.5% of the base estimated capital budget (not incl. contingency or fees) has been added to reflect operational cost requirements as development occurs | | | | | | |

4.3 Development Phasing

Based on consultation with the City project team and the Terwillegar Park Citizen's Advisory Committee, it is recommended that the Terwillegar Park concept plan be implemented through three major phases of work over a three year period. If complete budget funding is not available, then the recommended phasing plan may require modification to ensure that some of the public's key priorities (Eg. Paved road and parking) are moved to the earlier phases. All program elements are included except the proposed pedestrian bridges which are identified as part of Alberta's Capital Region River Valley Park (www.rivervalley.ab.ca).

4.3.1 Phase 1: Enhancing Current Use

Phase 1 is designed to focus on enhancing current features of the site to meet the needs of current users. The estimated capital budget for Phase 1 is \$5.80 million. The program elements included in Phase 1 have been selected because they do not require extensive detailed design or significant approvals. The completion of these program elements will also ensure that majority of the construction in the central and west part of the Park can be completed to facilitate ongoing use during the balance of construction. Some of the selected elements also respond to expressed user priorities (eg. Toilets and parking expansion) as well as will put in place important management infrastructure. The following program elements are recommended for Phase 1 implementation:

| Item | Description | Notes | Total |
|-----------------------------------|---|---|---------------------|
| 3.0 | Paved Parking Lot Expansion | Grading, Gravel, barriers only in this phase | \$ 320,000 |
| 5.0 | Power & Lighting | Power service only - for the buildings and site | \$ 80,000 |
| 6.0 | Overflow Parking | Includes grading, compaction and seeding of parking area | \$ 106,400 |
| 7.0 | Activity Area Access & Parking | Grading, granular and barriers to maintenance garage only | \$ 280,000 |
| 9.0 | Remote Toilets | West end of site | \$ 24,000 |
| 10.0 | Entrance Node | Gazebo-style shelter with signage and information boards | \$ 22,000 |
| 11.0 | Enhanced Walking Trail | All enhanced walking trails | \$ 1,033,200 |
| 13.0 | Enhanced Mountain Bike Trail | All enhanced mountain bike trails | \$ 279,600 |
| 14.0 | Viewpoint | Viewpoints along enhanced trails only | \$ 88,000 |
| 23.0 | Maintenance Garage and Yard | Construction of building and yard | \$ 1,240,000 |
| 24.0 | Stormwater Infiltration Pond | Construction and restoration of stormwater dry pond | \$ 44,000 |
| 26.0 | Control Gates | Supply and installation of three steel control gates | \$ 7,200 |
| | Forest Restoration | all forest restoration in phase 1 | \$ 180,000 |
| | Amenities | Furnishings along enhanced trails only | \$ 70,000 |
| | Meadow Restoration | Selective weed control and planting and seeding | \$ 80,000 |
| | Pond Restoration Zone | All pond edge restoration | \$ 90,000 |
| | Signage | Information & regulatory signs in key locations in Park | \$ 90,000 |
| | Trail Restoration | Restoration of trails that are being abandoned in phase 1 | \$ 68,400 |
| | Water Service | 150mm waterline - Rooney Cr to buildings | \$ 166,500 |
| Phase 1 Subtotal | | | \$ 4,269,300 |
| 2.5% Operational Budget | | | \$ 106,790 |
| 35% Contingency & Fees | | | \$ 1,494,255 |
| PHASE 1 TOTAL | | | \$ 5,870,345 |

4.3.2 Phase 2: Paddling Lake and Activity Area

Phase 2 is designed to focus on developing new recreational features in the Park to respond to needs of current and future users. The estimated capital budget for Phase 2 is \$3.84 million. The program elements included in Phase 2 are focused on the Central Activity Area which will be an easily defined and controlled construction area which will allow current uses to proceed with minimal impacts. The following program elements are recommended for Phase 2 implementation:

| Item | Description | Notes | Total |
|-----------------------------------|---|--|---------------------|
| 7.0 | Activity Area Access & Parking | Grading, Gravel & barriers - balance of Activity Area | \$ 275,000 |
| 9.0 | Remote Toilets | In Activity Area | \$ 24,000 |
| 14.0 | Viewpoint | In Activity Area | \$ 66,000 |
| 15.0 | Group Picnic Site | Two group picnic sites and tables in Activity Area | \$ 70,000 |
| 16.0 | Interpretive Nodes | Includes grading, gravel node area and interpretive sign | \$ 32,000 |
| 18.0 | Canoe/Kayak Teaching Area | All grading, gravel, erosion control and edge treatments | \$ 44,000 |
| 19.0 | Individual Picnic Site | Includes picnic table on gravel pad | \$ 33,600 |
| 20.0 | Nature Playground | All construction and materials | \$ 155,000 |
| 21.0 | Sledding Hill | Placement of excavated material and topsoil/seeding | \$ 17,000 |
| 22.0 | Dock & Canoe / Kayak Launch | All grading, shore protection and dock | \$ 170,000 |
| 26.0 | Control Gate | Supply & Install control gate at launch parking | \$ 2,400 |
| 27.0 | Paddling Lake | Excavation, hauling and placement of material, restoration | \$ 1,350,000 |
| | Buffer Planting | Native tree and shrub planting for buffers and screening | \$ 450,000 |
| | Construction Restoration | Restoration of all disturbed area in Activity Area | \$ 90,000 |
| | Amenities | In Activity Area | \$ 70,000 |
| Phase 2 Subtotal | | | \$ 2,849,000 |
| 2.5% Operational Budget | | | \$ 71,160 |
| 35% Contingency & Fees | | | \$ 997,150 |
| PHASE 2 TOTAL | | | \$ 3,917,310 |

(Phase 3 – see next page)

4.3.3 Phase 3: Entrance Road and Program Building

Phase 3 is designed to focus on completing the entrance road, constructing the program/washroom building and completing the final program features and landscaping. The estimated capital budget for Phase 2 is \$4.85 million. The most significant program elements to be completed in Phase 3 is the construction of the main entrance road. Due to the limited work space and the extent of grading and drainage work required, it is very likely that the entrance road will need to be completely closed during construction (approximately 2 months). This closure will have impacts on users and adjacent residents. All of the required paving in the Park has also been grouped in Phase 3 to ensure competitive pricing. It should be noted that the regional trail should not be constructed until the bridges are in place as it is not required for circulation within the Park. The following program elements are recommended for Phase 3 implementation:

| Item | Description | Notes | Total |
|-----------------------------------|---|--|----------------------|
| 1.0 | Regional Trail | All clearing, grading, granular, asphalt, signage, restoration | \$ 333,500 |
| 4.0 | Paved Park Entrance Road | All required road construction | \$ 930,000 |
| 8.0 | Program/Washroom Building | Approx. 4500 sq. ft concrete building | \$ 1,428,000 |
| 12.0 | Universal Access Trail | All clearing, grading, granular, asphalt, signage, restoration | \$ 213,350 |
| 3.0 | Paved Parking Lot Expansion | Paving - incl. line painting, curb stops, signage, restoration | \$ 160,000 |
| 5.0 | Power & Lightng | Lighting - Street lights along all roads and parking | \$ 160,000 |
| 7.0 | Activity Area Access & Parking | Paving of all Activity Area access and parking | \$ 275,000 |
| | Construction Restoration | Allowance for restoration and landscaping of disturbed areas | \$ 90,000 |
| Phase 3 Subtotal | | | \$ 3,589,850 |
| 2.5% Operational Budget | | | \$ 89,750 |
| 35% Contingency & Fees | | | \$ 1,256,445 |
| PHASE 3 TOTAL | | | \$ 4,936,045 |
| PHASE 1 TOTAL | | | \$ 5,870,345 |
| PHASE 2 TOTAL | | | \$ 3,917,310 |
| PHASE 3 TOTAL | | | \$ 4,936,045 |
| PROJECT TOTAL | | | \$ 14,723,700 |

4.4 Summary and Recommendations

4.4.1 Project Summary

The **Terwillegar Park Concept Plan Study** defines an overall conceptual plan, management guidelines, and an implementation plan for the development and management of Terwillegar Park as a “**unique natural park**”. The following is a summary of the key aspects of the study:

- Key Players – the study was completed by a multidisciplinary design team that reported to the City project team. The design team was supported by the Terwillegar Park Citizen’s Advisory Committee who assisted by reviewing findings, suggesting program features, and helping to develop and refine concept options. Stakeholders and the public played a key role in the project by providing their feedback at key points throughout the study
- Study Phases – the study involved two major phases of work: Phase 1 involved analysis and preparation of concept plan options, and Phase 2 involved preparation of a final concept plan and the concept plan report. Public consultation was a key component of each phase plan.
- Site Analysis - the initial work by the design team included background review and field analysis leading to the preparation of three technical reports and the *Opportunities and Constraints Analysis Report* which provided an overview of site conditions, features, uses and issues as a framework for concept plan preparation.
- Program Statement - a facilitated workshop with invited stakeholders led to the preparation of the program statement that described the range of potential program elements that fit with the vision of a “*unique natural park*”.
- Concept Options - initially four concept plan options were prepared by the design team and then reviewed with the City project team and the Terwillegar Park Citizen’s Advisory Committee. The design team revised and refined the four concepts into two concept plan options which were then presented to the public at two open house events in March 2008.
- Draft Final Concept Plan - based on the input received from the public and the Terwillegar Park Citizen’s Advisory Committee, the design team prepared a draft of the Final Concept Plan which was presented to the public for feedback at an open house in May 2008.
- Final Concept Plan and Report - management guidelines and an implementation plan were prepared and refinements were made to the Concept Plan and the design team prepared this report to document the process, findings and recommendations of the Terwillegar Park Concept Plan Study.

4.4.2 Recommendations

The following are the main recommendations of the Study based on public feedback, stakeholder input, discussions with the Terwillegar Park Citizen's Advisory Committee and recommendations of the ISL design team. Overall, it is recommended that the concept plan defined in this report be used by the City of Edmonton to guide the short and long term development and management of Terwillegar Park as a ***“unique natural park”***. The following are the specific recommendations of the Terwillegar Park Concept Plan study:

- It is recommended that the detailed design and development of Terwillegar Park be implemented in a phased approach, with funding approved to facilitate three major phases of work completed over a three year period.
- It is recommended that the management guidelines for Terwillegar Park be implemented as part of the overall Urban Parks Management Plan as well as part of District Operations. Good and consistent management of the Park as it develops and use increases will be critical to the ultimate success of the Park.
- It is recommended that resources be allocated to increase management within the Park in the short term, with annual increases in resources allocated in support of operations and maintenance of the recommended capital improvements as they are implemented.
- It is recommended that the “do nothing” or “leave it alone” approach, not be considered as an acceptable option in the short or long term. With growing population and increased use, the existing infrastructure and the natural environment within the Park will deteriorate over time if a combination of infrastructure upgrades, additional amenities, environmental restoration and Park management are not implemented.
- It is recommended that a marketing and education campaign be designed and implemented to raise awareness about the Park and the proposed development and to encourage shared use and enjoyment.
- It is recommended that the City work to develop partnerships with users to support the implementation of the concept plan. This may involve consultation with individual users groups, and/or the development of an overall “Friends of Terwillegar Park” group the can be used to provide input into detailed plans, and solicit support and volunteers for construction and management.
- It is recommended that the City work with the River Queen ownership group to find a location outside of Terwillegar Park for dry docking.

The Terwillegar Park Concept Plan has been designed as a balanced plan that will ensure the protection and enhancement of the natural resources of the Park, while at the same time providing managed access for the recreation, nature appreciation and education of individuals, families and groups. The concept plan has been designed with careful consideration of the needs and desires of current users and the opportunities that exists for meeting the needs of a growing population in southwest and west Edmonton, as well as a diversity of outdoor enthusiasts from across the City. Finally, the concept plan supports the visions, values, principles and recommendations of previous planning documents such as “A Vision for Terwillegar Park”, the “Ribbon of Green Master Plan” and “A Plan of Action for The Capital Region River Valley Park”.