



ROLLIE MILES ATHLETIC FIELD ENHANCEMENTS

Preliminary Design Report – FINAL|

City of Edmonton

September 2022



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1.0 Project Background

1.1 Project Scope

The overall scope of this project involves advancing the approved 2018 Master Plan¹, through preliminary design of the priority development components. An important part of the scope involved public and stakeholder engagement, ensuring the final project deliverable of a Preliminary Design Report is strongly supported by the City, the community and the users.

It should be noted that the project scope does not include the preliminary design of the potential future recreation facility and associated parking or infrastructure, consideration for removal or modifications to the EFCL building or tennis courts, any other site infrastructure not identified in the Master Plan, or sportsfield/track upgrades. There is also no detailed design or build phases included in this project.

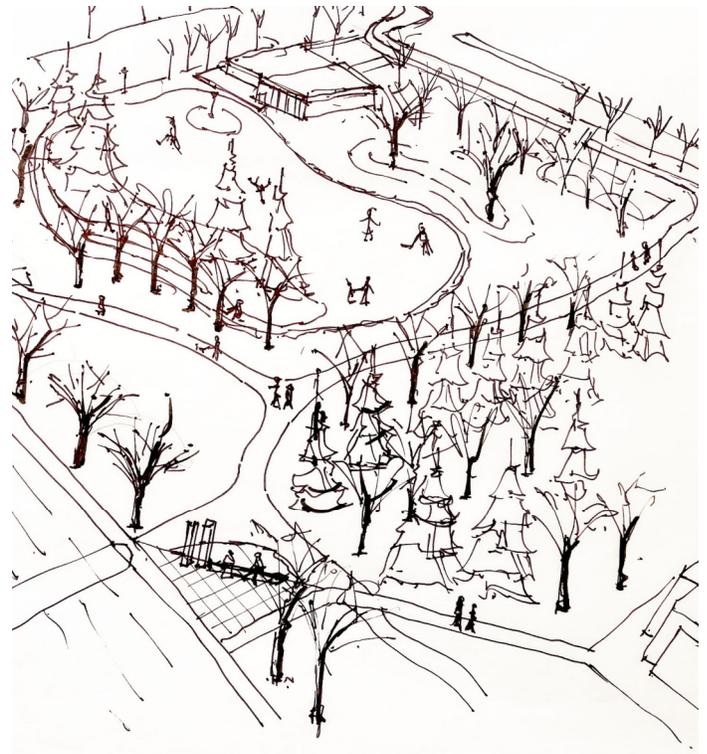
The project involved three phases of work, each with several tasks as defined below.

1.1.1 Background and Site Review

Working from base plans provided by the City and existing analysis completed to date, the project team completed a comprehensive analysis of the park. The analysis documented existing facilities, park features, amenities, infrastructure, environmental sustainability, adjacent development context and noted use patterns. The site review identified opportunities and constraints for the preliminary design development.

1.1.2 Public Engagement and Design Development

Based on the site analysis, review of prior public and stakeholder consultation information, and City objectives and vision, preliminary design options for key development areas were prepared with a focus on the accommodation of the required site program elements. Illustrative plans and renderings of the preliminary design options were prepared for City, stakeholder and public engagement. A public engagement plan (See Section 2.0) was used to guide the engagement of stakeholders and the public throughout the project.



¹ https://www.edmonton.ca/public-files/assets/document?path=rollie_miles_athletic_field_district_park_master_plan_sep2018.pdf

1.1.3 Preliminary Design and Report

In this stage a preferred preliminary plan was prepared based on the project team and City review of the stakeholder and public engagement feedback. Meetings with key stakeholders and a public engagement event were held to present the preferred preliminary plan and gather feedback. Based on community feedback a final preliminary design plan and draft report was prepared and presented to the City.

In addition to the design details for the overall park and each specific development area, the report includes an implementation section that outlines important consideration for the detailed design and build phases to follow, along with a capital cost estimate, and implications for future park operations.

Following review, a final preliminary design report was prepared and submitted for approval. Once approved the plan and report will be used as a guide for the ongoing development of Rollie Miles Athletic Field District Park based on Council approval.

1.2 Rollie Miles Athletic Field District Park

Since 1910, the park at Rollie Miles Athletic Field has been used extensively by the community, schools and sport organizations to support athletes of all ages for training and competition and a variety of recreational activities. The 13.09 ha park (Figure 1.1), is located in the mature neighbourhood of Queen Alexandra and currently supports many important facilities including: Strathcona Composite High School, Queen Alexandra Community League Hall, Edmonton Federation of Community League office, Scona Pool, and George S. Hughes arena.

“Scona” High School is the primary user of Rollie Miles Athletic Field facilities as their school programs use the track and field areas, the football field, the ball diamonds and the open space. Like many district parks that include a high school, the parking lots at Rollie Miles are very congested during the day with school traffic, arena users, swimmers and EFCL staff all competing for spots.

The Athletic Field (track) has long been a focal point of the site occupying a large percentage of the park, and community residents identify the track as the major feature on the site. Most of the residents who use the park considered walking/running/cycling to be the most important activity. One notable surprise coming out of public engagement activities leading up to the 2018 Master Plan, was that many of the participants surveyed failed to realize that the whole site is actually a district park for community use, and a large number of those surveyed had never visited or used the park.

Rollie Miles Athletic Fields is currently lacking the ability to draw the neighbourhood in as a location that promotes overall health, happiness and well-being. Incorporating traditional park features utilizing the existing environment could create many more opportunities for residents. Areas that encourage spontaneous play, connected pathways, quiet gathering spots, or interesting features could all contribute to creating an outdoor place where people would want to visit and enjoy.

Some of the opportunities identified in the Master Plan included improved accessibility and parking, increase lighting, gathering spaces with seating and shelter, upgrades to current amenities and refreshing features that currently exists. Residents also spoke about the importance of the pool and ice rink in the community and were concerned with the aging infrastructure of these two facilities.

Rollie Miles Athletic Field has a long history of being home to athletic achievement and celebration, and certainly the Park has been a place for quiet enjoyment and physical activity by the surrounding community, the Edmonton Federation of Community Leagues and by high schoolers for decades. However, as a District Park, with all the potential benefits described above, this park has not met its full potential for many years. The approved 2018 Master Plan, supported by public engagement going back to 2013, was designed to unlock that potential to create a vibrant, safe and accessible recreation and community hub. This Preliminary Design is the next step in achieving that potential.

1.2.1 Neighbourhood Context

Rollie Miles Athletic Field is situated in Queen Alexandra Community, a mixed residential and commercial neighbourhood in south west Edmonton. The catchment area for Rollie Miles Athletic Field includes eleven communities with the total population of over 51,000 (2016).² The neighborhoods around Rollie Miles Athletic Field have been evolving with the draw from the University of Alberta, the trendy shopping district of Whyte Avenue, and a new pull of citizens looking for walkable communities. The proximity to Whyte Avenue, the University of Alberta (U of A) and the U of A hospital, all major employment centres and significant destinations within the city, has made Queen Alexandra a very convenient neighbourhood in which to live, shop, work and play.

The neighbourhood contains several schools, parks, sports facilities and religious assemblies (Figure 1.2). Residential redevelopment has been a significant component of land use change over the last decade, as single-family homes are replaced with higher density residential forms such as low-rise apartments and condominiums. The neighborhood had its infrastructure upgraded in 2015-16 through the City of Edmonton neighborhood renewal program, and so includes new sidewalks, corner bulbs, signage and lighting.

There are many pockets of green space within these surrounding communities, and in addition to the district park there are three playgrounds and one spray park within a kilometer of each other. There are also several neighborhood scale commercial sites that include stores, coffee shops and other personal services.

1.2.2 Land Use

The park site is currently made up of eight lots which are either zoned as public parks (AP) for active and passive recreational use, or urban services (US) which is zoned for institutional or community service uses (Figure 1.3).

Land use considerations for this project include:

- Opportunity exists for some lot consolidation. The scope and benefits of which are currently being evaluated by the City of Edmonton Real Estate Branch.
- The Queen Alexandra Community League (QACL) holds a Tri-partite license with the City of Edmonton and the EFCL for an envelope of land surrounding their facility on the north side of the park site. This lease boundary was impacted by the proposed preliminary design and the

² Demographics - detailed demographic information on the Rollie Miles catchment area can be found in the Master Plan document.

City and QACL, and through the engagement process an adjusted boundary was agreed to, resulting in a smaller boundary, putting more land back into the district park.

- The EFCL has a lease with the City of Edmonton for use of the office building on the south side of the park. The building will not be impacted by any proposed park development but could be impacted by the long-term development of the proposed Recreation Centre.
- Strathcona High School sits on its own parcel of land, which is owned by the Edmonton Public School Board. There are several proposed development components such as trails, amenity spaces and parking lot renewal adjacent to and even within the lot boundary, and so the School Board and High School representatives were important stakeholders.

1.2.3 Recreation Facilities and Park Amenities

The outdoor recreation facilities within the park include the 400m synthetic track and associated field event facilities, the grandstand, a full-sized combo field for football and soccer, two (overlapping) ball diamonds and four tennis courts. The outdoor facilities host large track and field events, soccer games, football games, community ice skating, dog walking and a great number of spontaneous runners and walkers. Park amenities include benches, a few picnic tables, bike racks, trash receptacles, some lighting and a couple of small berms (for sitting and sliding).

1.2.4 Access and Circulation

Although the park is reasonably well integrated and easily accessible for surrounding residents, for pedestrians and cyclists accessing and/or passing through the park, there is currently no connecting trail or pathway network within the park (Figure 1.4). Those interested in crossing the park must use parking areas, sidewalks and a short path. There are bike lanes on 106 street providing for a well-used north-south active transportation route, but data available through apps such as Strava, still indicate significant pedestrian and cyclist movement through the park, despite the lack of a clear and designated trail route. This is an area that was strongly identified through engagement as needing improvement as the residents considered walking/running/biking the most popular activity in the park. There is opportunity to improve the lighting in the path area by the stands and to complete the “dead end” pathway at the north end of the park.

Access and parking in Rollie Miles have been identified as a concern from adjacent residents and users during previous public consultation activities. The parking on site is very disjointed and the only way to access the site is by traveling through the neighbourhood. The parking lots that support the park, EFCL, arena, pool, high school and track facility total 305 stalls. During the school year, all parking stalls on site are full during the day causing spill over into the adjacent residential streets. This is also the case during the evening events at the school and major events at Rollie Miles track. For approximately eight weeks approaching the end of the school year, there are generally daily track meet events with upwards of 1000 attendees.

Access and circulation considerations for this project include:

- New shared-use paths (SUP) proposed through the center of the site along the 105-street alignment, along 104 street, as well from west to east along the 72-avenue alignment;
- Changes to the road and parking layout have been evaluated in the past, but no changes are proposed at this time as part of the preliminary design;

- An additional new parking lot associated with the proposed recreation facility on the south east corner of the property (104 Street and 71 Avenue) has been proposed and will be evaluated as part of that project.

1.2.5 Servicing and Drainage

A desktop review of the existing park utility services and drainage was completed based on cadastral servicing information provided by the City. As well, a review of EPCORs flood risk mapping was used to understand that the neighbourhoods surrounding Rollie Miles are at a medium to high flood risk level. There is also background information that suggests the importance of minimizing flooding into the combined sewer system to the north of the site and reducing surface flooding around several areas of the site.

As illustrated on Figure 1.5 there is a low-lying area south of Strathcona High School, and near the east property boundary along 104 Street where surface water accumulates. Filling this area is likely not feasible due to the number of mature trees that would be impacted. A connection and extension to an existing storm sewer with catch basins' in the open grass area could be incorporated which would help to drain this part of the park and address the seasonal standing water issues, but would potentially contribute to flood risk downstream of the park. The drainage issues could also be addressed utilizing Low Impact Development (LID) principles and design. Based on the cooperative opportunity available on the site to add amenity through plantings and improve EPCORs drainage system, an investigation of LID measures at key locations throughout the park has been proposed as part of this preliminary design. The specific design requirements for addressing the low-lying area along 104 Street will be addressed as part of the engineering for the future Recreation Centre project.

In terms of utility services, there are a number of watermains and sewers (storm and combined sewers) which cross property boundaries within the study area. There is a significant concentration of services (water, sewer, gas, power, Telus ductline) in the centre of the site at the 'intersection' of 105 street and 72 avenue and along the proposed 105 street alignment which could have some impact on design and construction. An investigation of utility service location is recommended as part of the detailed design phase to confirm potential impacts and relocations that may be required to accommodate new development.

A proper assessment of the lighting on the site is required in support of the proposed development. Through the 2016 CPTED assessment (see Section 1.2.7) and anecdotally through previous engagement, there are locations throughout the park that are considered to be underlit and therefore unsafe. A complete lighting plan has been included in this preliminary design and includes lights along all SUP's in all plaza areas.

1.2.6 Trees and Landscape

The extensive mature tree canopy which covers much of Rollie Miles Athletic Field District Park is a well-recognized and valued feature of the park. There is an inventory of 474 trees on the 13.09 hectares of land and facilities, and with a total green space/park land area of 8.98 hectares, the canopy amounts 52 trees per hectare. The City of Edmonton Urban Parks Management Plan prescribes 45 trees planted per hectare of greenspace on a district park, and so this target is exceeded in the park.

With the expectation that development of new park features, amenities and trails will impact existing trees, City of Edmonton Forestry completed an assessment of the trees in the park in 2021, in relation to the proposed concept plan. Through this process, and with consideration of City of Edmonton Tree Preservation Guidelines, trees that may be impacted by the proposed park development were categorized (and labeled) as follows in the preliminary design drawings:

- FP – Trees to remain and be protected
- FR – Trees that are to be removed because of poor condition or deemed a hazard (ie. not removed to facilitate construction of park features) (7 total)
- CR – Trees identified to be removed to facilitate construction (38 total)
- QR – Trees that may (or may not) be impacted by construction, but were marked for further evaluation during detailed design or pre-construction (11 total)

Tree Removals and Value

The detailed tree inventory map and removals evaluation can be found in Appendix A. For all trees that require removal to facilitate construction of the park enhancements, Forestry has determined an assessed value to the project based on the City of Edmonton Guidelines for the Evaluation of Trees. At this stage of preliminary design, there are an estimated 56 trees that may be impacted by construction that could require removal, with an estimated value to the project of \$166,000.

Tree Protection

To protect all trees that remain but that will be in proximity of construction, a Public Tree Permit will be required. This includes a Tree Protection Plan required by the contractor to prevent tree damage by installing physical protection measures around the trees and their root zones. Tree protection zones (ranging between 1.2-5m from the base of the tree) will be established and maintained through protective fencing. Additionally, for some trees, a Tree Preservation Plan will be required that includes both physical protection plus additional other measures to mitigate the damage and stress of below-ground work adjacent to the tree. This may include actions coordinated through a City of Edmonton Urban Forester to promote tree health prior to, during and after the work activities as well as activities such as air-spading of the rootzone in advance. All mitigation efforts and tree protections must be in place before beginning the project work and throughout the duration of the project.

Landscape

Beyond the trees in the park, other landscape and open space characteristics in Rollie Miles include large areas of open turf (not sportsfield) that would have potential to support a range of passive and active recreation. Although large areas of open space are shaded with mature tree canopy, there are south facing open space areas that receive lots of sunshine that could be enhanced with sitting and gathering options.

The park site is also relatively flat with only a couple of small berms north of the EFCL building. The addition of some small berms would create opportunities for sledding in the winter or passive gathering or activity in the summer. As identified previously, some of the open space area along 104 street and east of the EFCL building is impacted by poor drainage following rain events and in the spring.

Finally, there is not a significant amount of ornamental landscape such as shrub beds or perennial plantings, but there will be opportunities within the design of entry nodes and plaza's to add small areas of plantings for added character, interest and beauty.

1.2.7 Function and Safety

As defined in the master plan, Rollie Miles is primarily known as an athletic park focused around the track facility. The vision and principles (as outlined in Section 1.3) are intended to ensure the park is transformed into an outdoor recreation and community hub that also continues to support the city-wide events. A key to this will be to establish a community identity and add features and amenities that attract active and passive recreational use by adjacent residents, especially families, who currently do not use the park as they may view it as more of a high school property and/or event site.

Another key aspect for the renewal and for increasing community use, will be to address the specific safety concerns that have been identified in order to enhance the sense of safety and comfort in the park for all users. The Edmonton Police Service completed a Crime Prevention through Environmental Design (CPTED) assessment on the Rollie Miles Athletic Field in 2016. Details of the assessment can be found in the 2018 Master Plan. Although the focus of the assessment was on the Athletic Field, the grandstand area, and the land around the Queen Alexandra Community League building, the CPTED principles, findings and recommendation can be applied as design considerations for the rest of the park as well. Some of the key findings from the CPTED assessment are outlined below and considered further in the analysis of each park area:

- A number of CPTED measures are already in place in Rollie Miles including fencing around the athletic field, natural surveillance for some areas of the facility (and park), some lighting and good daily inspection and maintenance.
- Key issues include fences needing repair and some being easy to climb over, uncontrolled openings (needed to support community use), lack of park signage, and lack of lighting in key locations.
- Another key issue is the dense tree and shrub planting and several accessible structures (including the grandstand) that provide screening and hidden locations for illegal and nuisance activities.
- The CPTED report provides a range of recommendations for addressing these key issues that have been considered and addressed in the preliminary design of each area.

1.3 2018 Master Plan

The goal of the 2018 Rollie Miles Athletic Field Master Plan³ was to deliver a long-term strategic approach to renew this district park based on the direction provided in the City of Edmonton District Park Renewal Program⁴. This included renewal targets that considered the physical condition, functionality and demand capacity of the park, recreation needs identified through public and stakeholder consultation and operational requirements to ensure sustainability of the park. The master plan process included an in-depth needs assessment and analysis, and then the development of concept options and priorities which were refined through community and stakeholder feedback.

³ https://www.edmonton.ca/public-files/assets/document?path=rollie_miles_athletic_field_district_park_master_plan_sep2018.pdf

⁴ https://www.edmonton.ca/projects_plans/parks_recreation/rollie-miles-athletic-park-renewal

The development of a preferred concept plan (Figure 1.6) and recommendations which were holistic and included a capital plan, recommendations for program and service delivery, as well as an operating model with details on funding and implementation. The final phase of the master plan involved review and approval, ultimately leading to approval to proceed with implementation of this preliminary design process.

1.3.1 Vision and Principles

The following vision and principles were developed and refined through the efforts of the Community Advisory Committee during the master plan process and then were adopted to guide the design and development of Rollie Miles Athletic Field District Park. The vision and principles continued to guide design decision making as the project advanced through preliminary design.

Vision for Rollie Miles Athletic Field District Park:

A vibrant, safe, and accessible recreation and community hub for south central Edmonton neighbourhoods.

Principles to guide design and development:

1. **Principle 1:** The Park accommodates unique city-wide facilities and events while maintaining its district focus.
2. **Principle 2:** The Park enhances the year-round active and passive outdoor recreational opportunities geared towards both organized and casual use; Passive recreation design including open space and sitting areas are included in the Park; Opportunities for future indoor recreation facility development are maintained.
3. **Principle 3:** The Park has a distinct identity that celebrates community and acts as a hub to bring people together. The Park encourages social “bumping places” that appeal to a growing young demographic as well as mature and senior residents; The Park design incorporates features to enhance the safety and comfort of the park for all users.
4. **Principle 4:** The Park is designed holistically and in the context of surrounding amenities. The Park meets the recreation needs of the community without unnecessarily duplicating other existing community amenities; The different elements of the Park are designed to function together so that the entire Park becomes a cohesive and easily accessible recreation zone.
5. **Principle 5:** The Park design encourages transportation choices that minimize impact to surrounding homes. Public transit and personal motor vehicle access are available while minimizing disturbance to residential areas and green space; Access to the Park through the Queen Alexandra Community is available via active transportation; Travel routes within the Park prioritize pedestrians including vulnerable populations such as children, seniors, and those with mobility aides.
6. **Principle 6:** The Park is environmentally sustainable and maximizes natural elements. Green space which encourages casual and non-organized recreation is maximized through natural elements; The Park is appropriately shielded from the noise and pollution of arterial roads through the use of landscaping.

1.3.2 Preferred Concept Plan

The preferred concept plan (Figure 1.6) in the approved 2018 Master Plan was based on community consultation, site and program analysis, application of the vision and principles, and design development by the City project team with the support and input of Community Advisory Committee and Steering Committee. Based on the proposed development scope, and with consideration of budget, operational requirements and park function in the short and long term, the City determined that the following scope of development should be addressed in the preliminary design:

- **Pathways** – development of multipurpose, shared-use, asphalt paths (with lighting), as well as several narrower pathways or sidewalks, to enhance connectivity within and through the park.
- **Public Spaces** – A range of public spaces were proposed to define park entrances, provide places to meet, encourage gathering, and support community activities, events and celebrations.
- **Sports and Recreation** – Reconfiguration of the ball diamond and development of a new multipurpose sport court.
- **Amenities** – A range of new and enhanced amenities are needed to tie all of the major development elements together and make the entire park a place where the community feels comfortable, safe and supported. Amenities include site furniture and unique seating, lighting, signage, wayfinding and fencing relocations and replacement.
- **Landscaping** – The park is full of majestic mature trees that define spaces and create shade. Some trees (and large shrubs) will need to be removed or pruned to facilitate construction of park enhancements, open views and enhance site safety. New trees and (low) ornamental shrub planting will be added to provide enhance character, beauty and a sense of nature.

2.0 Public and Stakeholder Engagement

2.1 Public Engagement 2013-2018

Public engagement for the Rollie Miles Athletic Field enhancements projects began in 2013 and has included three stages of engagement leading up to the preparation of the 2018 Master Plan:

1. Stage 1 (2013) this stage focused on a community needs assessment that included quantitative and qualitative phone and online surveys and meetings with stakeholder groups to understand how people used the park and to define user needs and priorities for the park;
2. Stage 2 (2014 – 2016): this stage included the formation of a Community Advisory Committee to guide public engagement and adoption of a vision and principles for park planning and development. This stage also included online surveys, community workshops and a public open house to present and test concept options that had been prepared based on the community needs. The engagement during this stage led to the preparation of a preferred concept plan.
3. Stage 3 (2017 – 2018): this stage included meetings with the Community Advisory Committee, online surveys, and a public open house that included a hands-on workshop. The focus of engagement in this stage was to prioritize activities and services (functional program) that would be included in a proposed new community recreation centre in Rollie Miles and to exploring the impact a new facility would have on the park site. The feedback during this stage of engagement contributed to the preparation of the approved 2018 Master Plan.

The detailed results and findings from each stage of engagement for Rollie Miles can be found on the City website⁵.

'What We Heard' – Public Engagement Key Themes (2013-18)

As indicated, the three stages of public engagement have provided the foundation for the development of the approved Master Plan for the park including the establishment of the vision and principles that have provided the direction for plan development to date. As the project shifts into preliminary design and engagement shifts to public feedback on design options (See 1.4.2), it is important for the project team to keep in mind the key themes from the previous engagement. In reviewing the feedback summaries and 'What We Heard' reports some of the key themes related to the community use of Rollie Miles park and the proposed park development include:

- Protect and maximize park green space and mature trees
- Focus on providing recreational amenities that aren't available elsewhere in the community
- Walking, running or biking through the park for exercise is a common community activity as well as community use of the track for informal training and exercise. Dog walking in the park is also a common activity
- There is a lack of seating and other comfort amenities in the park
- Impacts of traffic and parking on neighborhood streets during track events
- Concerns about safety and specifically the lack of lighting on trail behind grandstand

⁵ https://www.edmonton.ca/projects_plans/parks_recreation/rollie-miles-athletic-park-renewal

2.2 Public and Stakeholder Engagement for Preliminary Design

During Preliminary Design the public and stakeholder engagement was focused on gathering feedback on design options for key areas and features of the park, and then review and feedback of the final draft plan prior to development of the preliminary design report. It is also important to note that the engagement will focus on park design only, and not on the proposed recreation facility on the site which is an independent project that will have its own engagement.

A detailed public engagement plan was submitted by the project team (See Appendix B) and approved by City communications in September 2021. The plan included three key engagement activities:

- 1. Stakeholder Engagement** - Key site stakeholders were engaged strategically throughout the preliminary design phase, and in most cases the stakeholders were engaged at more than one point in design development. This was mostly completed through virtual meetings and/or telephone conversations. Notes were taken during the meetings and considered during design development discussions. Stakeholders engaged during preliminary design included:
 - Queen Alexandra Community League (QACL) board – feedback on development around the hall and the lease boundary
 - Edmonton Public Schools representatives – discussion around proposed development adjacent to, along and within school property
 - Strathcona High School staff - discussion around the schools use of all the park land around the school for phys-ed classes, sports team practices and informal uses for classroom and other activities.
 - Residents of 74&75 Avenue – special ‘by invitation’ virtual meeting to review concepts for opening up the ends of the cul-de-sac to provide better visual and physical connection to the park
 - Community Advisory Committee – members that were involved in 2018 Master Plan were invited to two special feedback sessions to provide input on the design development
 - City of Edmonton, Forestry – on-site tour to review proposed design and potential impacts on trees, followed by formal inventory and value assessment
 - City of Edmonton, Sportsfield Bookings – input on proposed premier diamond size and bookings
 - City of Edmonton, Community Recreation Facilities – several meetings with the Rollie Miles operations team leader for input on current use and operations of the athletic fields and input into proposed design development
 - City of Edmonton, Neighbourhood Resources Coordinator
 - EPCOR Drainage – Low-impact Development concepts and design – review and project partner
- 2. Public Engagement Event #1** – In January 2022, a virtual public engagement event was held with concurrent online engagement for about two weeks following the virtual event. The purpose of this engagement was to gather feedback on preliminary design options, gain an understanding of residents and park users questions and concerns, and explore how some of these questions and concerns could be mitigated through the preliminary design. For each of the key areas of the park,

two potential development options were presented, and potential key features were illustrated through plans, notes, example images (precedent photos from similar park developments) and concept sketches. Virtual attendees were able to ask questions that the project team answered. Participants as well as all interested public, provided their feedback through the online survey. A 'What we Heard' report captured and summarized all the feedback (Appendix C) which was then considered by the project team in the development of a 'preferred' preliminary design for each area.

- 3. Public Engagement Event #2** - In May 2022, a virtual public engagement event was held with concurrent online engagement for about two weeks following the virtual event. The purpose of this engagement was to gather feedback on the 'preferred' preliminary design that the project team had developed based on previous public input as well as ongoing stakeholder input. For each of the key areas of the park, the preferred design was presented, and potential key features were illustrated through plans, notes, example images (precedent photos from similar park developments) and concept sketches. Virtual attendees were able to ask questions that the project team answered. Participants as well as all interested public, provided their feedback through the online survey and were asked if the preferred design would meet the needs of users and area residents. In all areas of the park, the survey indicated clear agreement with the proposed design, with input themes continuing to provide ideas for design refinement. A 'What we Heard' report captured and summarized all the feedback (Appendix C) which was then considered by the project team in the development of the final preliminary design for each area.

3.0 Preliminary Design

3.1 Overall Park Design and Features

The focus of the overall preliminary design, is to address the design principles related to establishing an identity for Rollie Miles as a district park and destination, creating easily accessible recreation facilities and park amenities, and for providing good access within and through the Park. The park design has been developed around five distinct park areas that are described in detail in the rest of this section:

- 105A Street Open Space
- Central Hub
- Grandstand
- Athletic Field North
- Athletic Field South / 104 Street



Within each of these areas, the following park features have been used as the key development elements in the preliminary design.

- **Shared-Use Plan (SUP)** – circulation within and through the park will be enhanced primarily by the construction of three SUP's (aligned along 72 avenue, 105 Street and 104 Street). These will be designed to City SUP standards (3.0m wide, asphalt, lighting, signage regular bench nodes) to meet the safety and requirements of all users. Snow clearing requirements for all SUP's is to be considered during detailed design.
- **Entry Nodes** – to address the design principle around creating identity for Rollie Miles, a total of six small entry nodes have been designed at the key locations where visitors will arrive at the park. These nodes will include lighting and park identification/wayfinding signage to create a sense of arrival and to help users get to the facilities and spaces they plan to use.
- **Plazas** – the future park will include three new plazas to address design principles around meeting, gathering, and community. The plazas will bring an urban character to these key locations with decorative concrete paving, multiple seating options, unique forms and landscaping.
- **Seating** – to provide comfort for individual users and support meeting and gathering in the park by families, friends, students and groups, many different forms of seating will be provided in the entry nodes, plaza's, along the SUP and in the open spaces. These will include benches and picnic tables provided by approved vendors and installed to City standards. It will also include custom seat walls with inset wood surfaces, as well as a unique product called Soma stones, which are concrete products designed and fabricated to look and feel like smooth stones. Great for seating or climbing on by young children. Details of the proposed seating products can be found in the Preliminary Design drawings.
- **Landscape** – as defined in Section 1.2.6, construction of the park enhancements will require the removal of some mature trees. City of Edmonton Forestry has done a complete review and assessment of the removals and will provide direction on tree protection and other advance measures to protect all remaining trees. With the extensive tree canopy in lace across the park, the focus of new landscaping will be in and around the three new plazas. A mix of native and ornamental trees and shrubs will be planted in beds to provide shade, colour, some screening and separation between spaces. Silva cells will be installed below concrete plazas to provide improved growing conditions and handle surface drainage in locations where trees are planted in plazas.
- **Low Impact Development (LID)** – in an effort to support improved stormwater management on the edges of the park, the project team worked with EPCOR to design low impact development (LID) measures at four key locations. These small LID features have been designed as bioretention basins - depressions on the surface adjacent to roads with specialized LID soil to collect, detain, and treat storm water runoff before it goes into the ground or into the storm system. These depressed areas will be planted with shrubs and grasses/sedges, seeded with specific seed mixes, or a mix of plantings and seeding depending on the location and size of the LID area.



- Lighting** – in support of improved comfort and safety for uses (CPTED principles), lighting will be included along all SUP's and in all entry nodes and plazas. The lighting design has been based on City standards Transportation Association Canada (TAC) illumination standards for pedestrian lighting with consideration of key design principles such as elimination of over lighting, reducing spill light (light trespass), limiting source brightness, the use of full cutoff optics, and lighting efficiency. For the SUP, 6.1m (20') tall, post top style lights will be used at regular intervals to maintain a consistent light level of 5lux. In the entry nodes and plaza's, a 3.7m (12') tall pole with a modern looking arm mounted LED light will be used at key locations to provide lighting of seating area and signs.

The proposed design features are illustrated conceptually for each park area in the rendered plans on the pages that follow. The more detailed plans are provided in the Preliminary Design drawing package found in Appendix D It is recommended that the reader review the drawing as they read the following sections. Specific drawings illustrating the described development information are referenced by the drawing number (Eg. Dwg LL 1.11).

3.2 105A Street Open Space

The existing open space area between 72 and 73 Avenue, west of 105A Street, is fenced on all sides and contains two overlapping ball diamonds that are not included in the City field booking inventory. The site is currently used by the High School informally for physical education classes and sports team practices, as well as by adjacent residents for informal recreation, off-leash dog activity and some informal and organized sports. To open the park to use by the adjacent community, the school and other users, the preliminary design for this area includes the development of a community gathering space, a single ball diamond, and a shared-use path to connect to the park and high school. In addition, the open space area that is located south of 72 Avenue between 105A Street and the George S. Hughes Arena, was identified as a useable open space and has been designed to be a small, off-leash dog park.



Off-Leash Dog Park

As noted, some adjacent residents have been using the existing fenced open space and ball diamond area as an informal dog park. As this is not an acceptable use, there was input through the public engagement process that an approved fenced dog park would be beneficial to the community and eliminate potential user conflict. The open space on the west side of George S. Hughes Arena was deemed to be a suitable location for a small, fenced dog park designed to City standards.⁶

The proposed dog park (Dwg LL1.20) will be 0.08 hectares in size (44x18m) and fenced on all sides with 1.2m height black vinyl chain link fence. The west emergency exit and street access from the Arena will be maintained and be outside the dog park. A fenced and double gated entry node/vestibule with concrete surfacing will be located at the corner of 72 Avenue and 105A street. Signage will be provided to outline the relevant bylaws, hours of use, code of conduct, and contact information for emergencies. Existing trees are to be maintained with minimal grading required to ensure positive drainage the sod open space. To reduce maintenance and improve durability of the surface, an option for the installation of artificial turf across the entire park will be considered at detailed design.

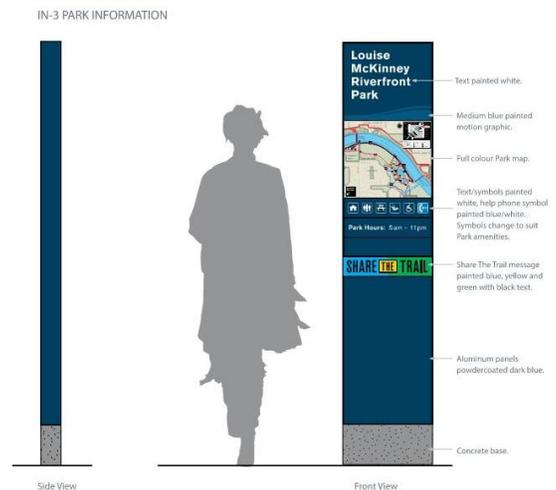


Two SUP level lights will be added to the edges and amenities will include benches and picnic tables on concrete pads. A Molok in-ground garbage container is proposed and a service gate will be provided to facilitate garbage removal and park maintenance. A bioretention basin (#3) will be adjacent to the park but located outside the fence (Dwg LID1.03).

Entry Node 1 and Community Plaza

Entry Node 1 (Dwg LL1.30) will be located at the corner of 105A Street and 72. This node will include a park information sign (IN-3 sign) with a map and directions. The sign would two-sided and could include an interpretive component providing information about the history of the park. On the sign in this entry node, the history of the Allendale Neighborhood could be interpreted. Allendale is named after the Allen family, which owned the farm that was annexed by the City of Strathcona in 1907.

The 105A Street plaza (Dwg LL1.10) will be developed at this entrance to Rollie Miles District Park, and will provide the neighborhood, students and users of the arena a place to gather, rest, or even play. The plaza will feature decorative concrete paving, lighting, colourful steel poles as a feature and play element, games tables, bike rack and litter receptacle. Seating options will include curved seat walls and groups of Soma stones to create conversation spaces. Soma stones also provide an element for small children to climb on and over.



⁶ References: City of Edmonton "Dogs in Open Spaces Implementation Plan" (DOSI) and "Guidelines for Developer Establishment of Off-Leash Areas" (GDEOA). Based on GDEOA the park would be classified as 'Fenced Dog Park.'

The plaza will be defined by ornamental planting, and small berm will provide a buffer from the adjacent diamond, as well as serve as a neighborhood sliding hill for winter activities. A bioretention basin (#4) (Dwg LL1.01) will be located on 72 Avenue adjacent to the plaza and SUP.

Premier Diamond

The two overlapping diamonds in this area will be replaced with one City of Edmonton Premier Diamond with a 225-foot outfield, shale infield, sod outfield, new backstop, baseline fences, and players benches (Dwg LL1.21). The existing backstop, fences and players benches will be removed, and the entire site regraded. The shale infield will include a drainage system that may tie into an existing combined storm line along the east property line. All design and construction to meet Premier Diamond standards. Drainage from the small sliding hill will be addressed so as not to impact the ball diamond drainage. A bioretention basin (#4) (Dwg LL1.01) will be located on 73 Avenue just beyond the first base line.

Shared-Use-Path

A new SUP (Dwg LL1.00) will run east-west along 72 Avenue from 105A street to the Central Hub (See 3.3) as well as north-south adjacent to the school parking lot between 73 and 72 Avenue. New crosswalks, lighting, benches, trash receptacles and trees will be provided to enhance the SUP. The existing (very old) bike racks near 73 Avenue will be removed and new bike racks provided between the SUP and the diamond.

3.3 Central Hub

On a daily basis, the busiest location in Rollie Miles in the drop-off loop for Strathcona High School. The approved Master Plan envisioned the redevelopment of this area as an important central hub for the entire park. When developed, this area will serve a number of key functions, including accommodating the current student and evening event drop-off/pick-up, facilitating movement through and across in all directions, supporting a unique and identifiable gathering space for both students and the community, and physically and visually connecting the two important open space recreation areas of the park.



Existing curb alignments around the island will remain with some replacement and alignments as required. The Island layout will remain the same, and the large elm tree on the island and in the adjacent (future) plaza area will also remain. On the north side of the island the parking islands will be expanded, and proper crosswalks constructed to improve pedestrian movement and safety around the entire hub area.

Central Hub Plaza

The Central Hub (Dwg LL1.10) will be defined by decorative concrete plaza, walk and SUP on all the site areas surrounding the islands. All of this area is currently a mix of grass, trees and a few narrow sidewalks. As a heavily used space for drop-off/pick-up, passing through and gathering, the new concrete plaza will better meet the needs of all users in all seasons. The cross section for the west-east portion (Dwg LL1.41) illustrates the differentiation between parking, SUP, tree/bench zone, sidewalk and drop-off lane. Extensive underground utilities running north south through this part of the site have been noted and consider in the preliminary design.

The main plaza area includes a group of seven unique concrete seating elements ideal for meeting and gathering, and even as an outdoor class space for the school. The plaza space could be a suitable location for future public art. Lighting, bike racks (20 double sided) and trash receptacles will be provided to meet user needs, and a Park Information sign (IN-3) will be located in the plaza. The sign could provide an opportunity for interpretive information on the history of Strathcona High School or the use of the land before the high school was built in 1955.

Some unhealthy/poor condition trees and overgrown shrubs will be removed, and the large Elm and spruce trees will be protected and integrated into mulched beds. New deciduous trees in the plaza will be planted with Silva Cells (or approved equal) below the concrete and tree grates at the surface.



Sport Courts

Two basketball half courts on asphalt sport surface (363m²) with painted lines are to be located between the two rows of existing trees just south of the plaza (Dwg LL1.20). The courts will be for both community and school use, be suitable for basketball or other hard surface activities throughout the year. Four benches on concrete pads will be provided for users. City of Edmonton Forestry to provide advanced remedial measures as required to protect trees. Four benches on concrete pads will be provided for players and spectators.

Entry Node 2 and Sidewalk to Central Hub

A small planting bed with wayfinding signage will define Entry Node 2 (Dwg LL1.30) at 105 Street and 71 Avenue, which is the entrance to the parking lot at the EFCL building. For pedestrians coming from the south, this park information sign (IN-3 sign) will provide the first identification of Rollie Miles park. The sign will contain a park map indicating location and direction of all the park features. As with the sign at Entry Node 1, there is an opportunity to use the other side of the sign to provide

interpretive information, and a suitable storyline at this location could be a brief history or the mandate of the EFCL (Edmonton Federation of Community Leagues).

From Entry Node 2 to the Central Hub plaza a new 2.0 m wide concrete walk will be installed to provide direct and safe pedestrian access to the centre of the park and Strathcona High School. Some existing sidewalk will be replaced or widened, and the walk alignment north-south adjacent to the parking lot will be between two rows of mature trees, and so some tree protection may be required during construction

Shared-Use-Path and Open Space

The SUP will connect the Central Hub to 104 Street and Entry Node 3 (Dwg LL1.01). The SUP will connect to the north along 104 Street, and provision will be made for a connection to the south to the entrance to the future Recreation Centre. Through the existing open space on the south side of the mature tree stand, the SUP will have lighting and bench nodes, and there will also be picnic tables (6) to be placed within open space providing a variety of seating.

There will not be any additional development in the open space area, and it will be maintained as it currently is to support a variety of informal recreation activities for the community and school. The space is suitable for an outdoor snowbank rink and skating loop which was illustrated in the approved master plan associated with the future Recreation Centre. The implementation of this amenity would require operational direction and budget.

3.4 Grandstand

The Rollie Miles Athletic Park Grandstand is an important amenity during the daily track and field events that take place in May and June every year. For the rest of the year, this amenity does not get



used for its intended purpose frequently, however, does get used informally by track clubs during the day, after school and in the evening, and Strathcona High School students use it as a gather place at lunch time.

The landscape around the Grandstand has become overgrown, creating a perceived unsafe space for users of the pathway and athletic grounds. Tree roots have damaged the turf and asphalt paving, fences are overgrown with planting, and lighting is limited. To improve the function of the area during events as well as the daily use for those passing through the park, a wider trail with lighting has been proposed and was well supported through public and stakeholder engagement. In addition, the area south of the grandstand is in need of some enhancements to better support event use, and so a large concrete plaza with a range of seating and gathering options has been proposed.

Celebration Plaza

A decorative concrete plaza area has been provided as a place to support the needs of athletic events and the gathering and meeting needs of athletes, teams, spectators, students and the community. This 'Celebration' plaza (Dwg LL1.11) will be a place to celebrate athletic achievement, and the events for all levels of track and field athlete being hosted at Rollie Miles Athletic Field.

To facilitate plaza development, the existing garbage enclosure will be relocated, and trees and shrub beds removed. The existing chain link fence will be adjusted to provide better access from the school and 104 Street, and a rolled curb will still allow service and emergency vehicle access to the grandstand and field, controlled by bollards and gates.

The plaza will have decorative concrete paving and a wide variety of seating options designed to allow teams and spectators, to meet, place and wait for events. Seating options will include seat walls, picnic tables, Soma Stones and benches. Bikes racks and trash receptacles will also be provided. Ornamental planting beds will provide separation between the SUP and the plaza and large deciduous trees planted in Silva Cells (or approved equal) will provide some shade.

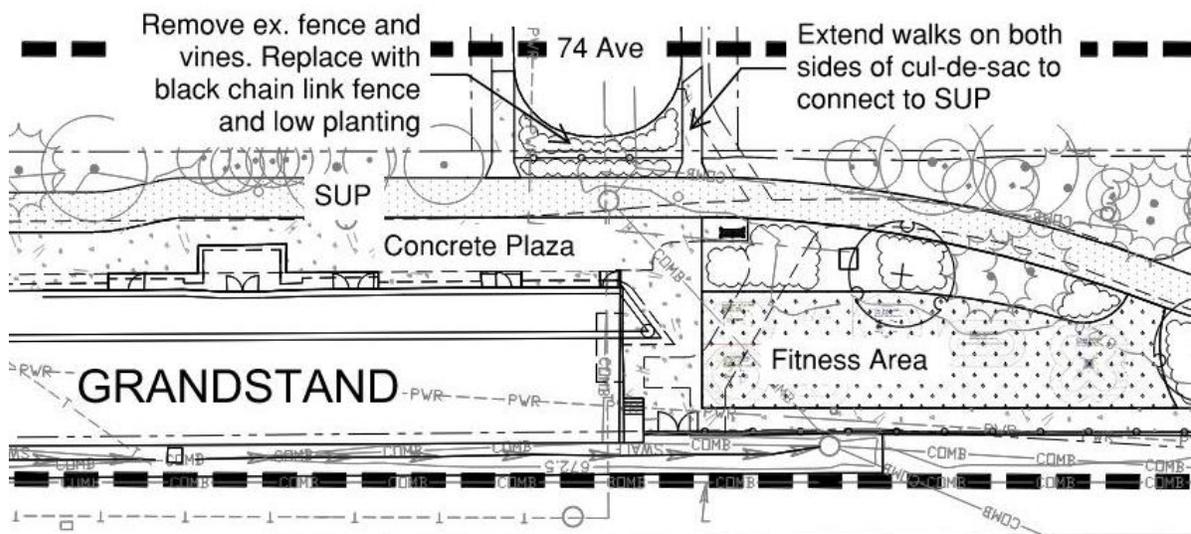
A park information sign (IN-3) will include the map for wayfinding as well as an opportunity for an interpretive story. At this location, there are several potential historical stories that could be interpreted from information on Rollie Miles, to the history of athletic achievement in the park, including Strathcona High Schools record victories in city championships.

Grandstand and Shared-Use Path

To better accommodate the SUP to the west of the grandstand, as well as support gathering during events, all planting, asphalt paving and shale areas in front of Grandstand will be removed and replaced with concrete paving (Dwg LL1.02). The existing trail that runs behind the grandstand from 73 Avenue north to University Avenue will be replaced with a 3.0m wide SUP. Where feasible the path will follow existing alignment, however, will require the removal or pruning of existing trees to create clear sightlines. Lighting will be included along the SUP and through this section behind the grandstand will be located on the west side of the path to ensure no light trespass into adjacent properties. The grandstand has recently been upgraded to include fibre-optic connection for the provision of future CCTV security equipment, which is planned as part of future operational budgets.

74 Avenue Cul-de-sac

As outlined in Section 1.2.7, a CPTED evaluation has been completed for the park and the principles outlined in the assessment have been considered throughout preliminary design. The area behind the grandstand was an area of concern due to how narrow and hidden from view it is, along with the low light conditions at night and limited exit locations from the trail. To address these CPTED concerns, several options were proposed to open up access to the 74 Avenue cul-de-sac both visually and physically, while still maintaining controls to prevent vehicles from accessing the park. These options were presented to a group of invited residents who live on 74 Avenue. Through discussions, residents voiced their concerns regarding pedestrian and vehicle traffic (especially during events), as well as nuisance activities and the homeless population that used the park, and the City identified their objectives regarding improved safety for all users, the following design solution was proposed.



The existing 2.4m high wood/chainlink fence that has vines growing on it would be fully removed for the entire width of the road right-of-way (from residential property line to residential property line). This will also require the removal of some residential landscaping within the road right of way. A short section of concrete sidewalk on the north side of the road that connects at an angle to the existing trail would be removed and the existing sidewalks on both sides of the road would be extended to connect to the proposed SUP. Between the sidewalks, a 1.8m tall, black chain link fence would be installed to prevent vehicle access, and the area between the sidewalks, SUP and curb of the cul-de-sac would be landscaped with low shrubs and/or perennials or grasses. With the lighting of the SUP, the two clear openings in the fence, and the ability to see through the fence into the cul-de-sac, the CPTED issues would be addressed, while maintain controls on vehicle access into the park.

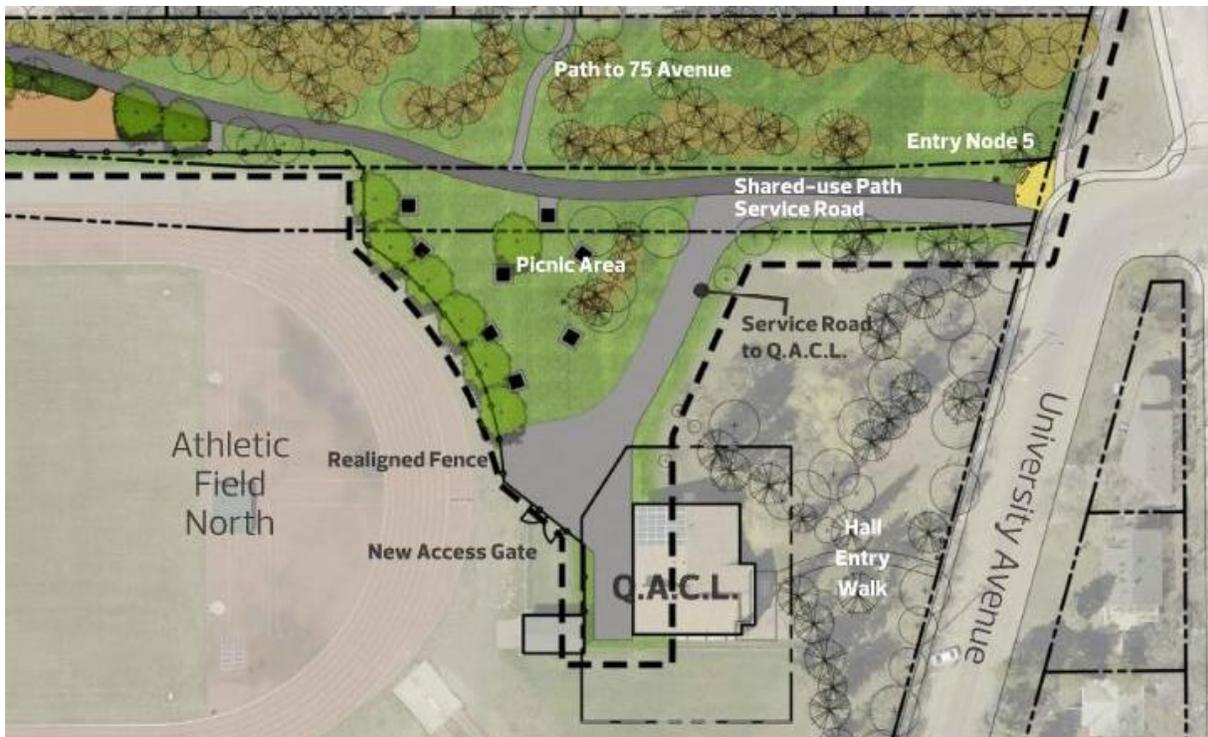
Fitness Area

North of the Grandstand along the SUP, a fitness area will be developed with a range of outdoor equipment designed to support the needs of users of various skills and abilities. This idea was strongly supported during engagement as an additional activity that compliments the use of the track by students, athletic teams, adjacent residents and other park users. The area will have a poured-in-place rubber surface and seven fitness stations (Dwg LL1.20). A sidewalk for along the fence for viewing track activities is also proposed, along with new deciduous trees and low shrubs to provide a buffer to fitness area.



3.5 Athletic Field North

The area north of the athletic field to University Avenue includes some heavily treed open space and the lease lands (and hall) of the Queen Alexandra Community League. A gravel service road provides access to the athletic field as well as to the back of the community hall, and also serves as a walk/trail to connect to the asphalt trail that runs behind the grandstand. The area is divided up by a few fences and gates to control vehicle access. The many mature spruce trees and other deciduous trees create a nice forest-like setting, but is also makes it quite shady during the day and dark at night. A number of very large shrubs and trees with low-hanging branches also restrict sightlines causing a number of CPTED concerns in this area.



To address the safety concerns and make the entire area more functional as park space, a key upgrade proposed for this area involves removing multiple fences and gates and installing new chain

link fence closer to the track (5.0m offset). This will open a large space directly north of the track. A few trees will be removed along with the large shrubs, some maintenance pruning of deciduous trees, and all trees groupings will be placed in mulched beds to reduce mowing. Opening this space will make it a sunny, visible and functional park space.

Picnic and Events Area

The new open space will serve as a permanent picnic area and an events support space where food trucks can park, tents could be set up, and teams or spectators can gather (Dwg LL1.12). Lighting will be provided along with an event power service to support food trucks and events at both the field and QACL hall. Permanent picnic tables (7 - on concrete pads) will be provided along with trash receptacles. A few deciduous trees will be planted along the fence line to provide some shade for track spectators and park users.

Shared-Use-Path and Service Road

Access to the athletic field and back of hall will be provided by the existing service road which will be upgraded to heavy duty asphalt (Dwg LL1.12). A new maintenance access gate will be provided to allow delivery of materials and equipment, along with emergency vehicle access. The 6.0m wide service road will have a double painted line to indicate that part of the asphalt surface will also serve as the 3.0m wide SUP, which will provide pedestrian and bike access from the bike lanes on University Avenue to behind the grandstand and into the rest of the park.

Entry Node 5

Park Entry Node 5 (Dwg LL1.30) will be located 105 Street and University Avenue and consist of small concrete plaza, seating, ornamental planting and two signs – a District Park sign and a Park Information sign. As indicated on the drawings, two optional locations for the entry node are still being evaluated. Option A is proposed adjacent to the SUP/service road entry within the park boundaries, and Option B is proposed in the triangular grass area within the road right-of-way at the intersection and adjacent to the bike lane on University Avenue. (See Appendix F for traffic analysis)

This location is a key park identification location as there is no Rollie Miles Athletic Field signage at this end of the park. A District Park entry sign (SD441a) is proposed with the changeable copy option to allow park events to be advertised along University Avenue. The Park Information sign will provide the wayfinding map as well as an opportunity to present historical interpretive information. At this location, the interpretive storyline could be on the history of the major events held at Rollie Miles.

QACL Hall

In support of the improved use and identity of the Queen Alexandra Community League (QACL) Hall, a new front sidewalk will be constructed as part of this project. This 2.5m wide concrete walk will help define the entry location and access to the building. As described previously, the upgraded asphalt service road will also improve loading and garbage access for the hall, and the outdoor event power will also be a benefit for hall bookings with an outdoor component.

75 Avenue Cul-de-sac

As outlined for the 74 Avenue cul-de-sac, the connection to the park from the adjacent neighborhood for both safety and convenience can be improved by opening the existing fence and extending the sidewalk. At this location, it is recommended that the existing 2.4m high wood/chainlink fence that has

vines growing on it would be fully removed for the entire width of the road right-of-way (from residential property line to residential property line). The existing sidewalk on north side of the road would be extended into the park to connect to the proposed SUP. Between the property lines, large shrubs would be removed, and trees would be pruned up to open views into the park, and the fence would be replaced with wood bollards to keep vehicles from entering.

3.6 Athletic Field South and 104 Street

The Rollie Miles Athletic Field grounds are fenced on all sides with limited access for service vehicles and for pedestrians. Along 104 Street and along the south boundary of the fields, the fence is 3.65m high chain link. Access to the park from the north is limited to a small crawl through opening at the corner of 104 Street and University Avenue. Pedestrians along 104 Street, often high school students, use the narrow concrete sidewalk adjacent to the (busy) road. The ETS and school buses stop on 104 Street near the school for scheduled drop-off and pick-up, making the narrow sidewalks congested and unsafe.

To improve access along 104 Street and into the park, a widened and landscaped corridor is proposed with a 3.0m wide asphalt SUP. The existing fence will be removed and replaced with a new 3.05m high chain link fence, located 10.0m inside the park property. This new enhanced corridor will improve safety for pedestrians, add a landscape buffer for field users, and provide a landscaped edge for the road. A 6.0 m wide buffer zone will remain between the fence and the edge of the soccer field.



Shared-Use-Path

Within the new 10m wide landscaped corridor, the SUP will meander slightly from University Avenue to 72 Avenue/Entry Node 3 (Dwg LL.02). The existing concrete sidewalk along 104 Street will be maintained for approximately 75m north of the school to serve as designated bus drop off zone. SUP lighting, seat walls, benches and trash receptacles will be provided. A bioretention basin (#1) (Dwg LL1.01) will be located at 104 Street south of University Avenue.

Entry Node 3 and 4

Entry Node 3 (Dwg LL1.30) is located at the crosswalk of 104 Street at 72 Avenue, just southeast of the high school. The node is defined by a triangular shaped decorative concrete plaza

with a seat wall, District Park sign, Park Information sign, garbage receptacle and ornamental planting. The District Park sign will provide identity to this southern part of park for those driving along 104 Street. The Park Information sign (IN-3) will provide wayfinding for pedestrians and will also provide an opportunity for historical interpretation. This location would be ideal for telling the story of the park lands prior to the school being built in 1955.

Entry Node 4 is located at 104 Street and University Avenue (Dwg LL1.30) and include a small decorative concrete plaza in front of the existing Rollie Miles Athletic Field sign. There will be a small seat wall for meeting and gathering, a Park Information sign, with lighting from the SUP.

South Sidewalk from 104 Street to the Grandstand

In order to improve access to the grandstand and the athletic field, while trying to reduce the need for school buses to access the parking lots west of the high school, a new 2.0m wide concrete sidewalk will be constructed (Dwg LL1.02). The south fence of the athletic field will be removed and replaced with a new fence approximately 3.5m (where feasible) into the field, to create space between the field and the high school service road. Where the running track is close to the fence, the alignment will remain, and concrete barriers will be used to create space for the walk in the service lane. This sidewalk will have lighting and will allow buses to drop-off and pick-up athletes and teams along 104 Street.

4.0 Implementation

4.1 Design and Build Considerations

This section outlines important considerations and recommendations for both the detailed design and build phases which will follow the approval of this preliminary design of the Rollie Miles Athletic Field District Park Enhancements.

- **Development Priorities** - The preliminary design drawings and probable costs have been organized based on the five park areas as described previously. Moving forward the detailed design drawings will continue to follow this format. The intent is to complete the detailed design drawings for all of the proposed enhancements as a single tender package for future capital budget approval.

Should a phased approach to implementation be preferred for funding approval, then the project could be tendered and constructed in phases. Should this approach to implementation be chosen, it is recommended that the City engage with stakeholders to gather input on development priorities. The project vision and principles as defined in Section 1.3.1 should be used to guide the engagement and decision-making for setting the priorities.

- **Construction Sequencing** – The use of the park area by Strathcona High School (and it's students) in the spring (April-June) and fall (Sept-Oct) and the heavy use of the Rollie Miles athletic field in May/June, will be a challenge and risk to construction sequencing and scheduling. Based on the large proposed scope of work, number of different construction areas, and the requirements for facilitating safe and continuous access to the school and park areas during the defined use periods, it would be expected that construction would take two full seasons, with the park (or at least sections of it) to be fully closed during the summer months. Construction sequencing will need to be carefully planned with a detailed schedule and public/construction access planning and coordination required by the contractor.
- **Forestry** – As defined in Section 1.2.6 and illustrated in the Preliminary Design Package, there will be tree removals and other mitigation measures required by Forestry in support of project implementation. Pre-construction activities will include creating a Tree Preservation Plan for the City Forester approvals, which will be a part of the permitting required noted below. The existing tree assessment will be updated with City Forestry during the detailed design phase to indicate any new trees to impacted by construction. All options to maintain healthy and important trees will be explored. As part of the tree preservation plan the protection measures and construction methods are to be highlighted. This plan and permit will be required prior to any construction onsite.
- **Future Recreation Centre** – The development of the future Rollie Miles Recreation Centre will not be impacted by the construction of the proposed Rollie Miles Park Enhancements. As detailed in this preliminary report and on the drawings the only proposed development that is immediately adjacent to the Recreation Centre site is a sidewalk and entry node on 105 street at the existing entrance to the EFCL building. A future trail connection from the proposed SUP and entrance node on 104 street at 72 Avenue to the future entrance to the Recreation Centre is

also defined but with flexibility in terms of location. This preliminary plan also identifies a location along 104 Avenue where a LID or other stormwater management feature may be located to assist the Recreation Centre in the design and implementation of stormwater measures. This potential work would not be impacted by any of the proposed park enhancements if they are constructed before the Recreation Centre.

- **Permits and Approvals**

- A Development Permit will be required in order to proceed with implementation of the park improvements. This will be applied for early in the Detailed Design stage when the scope of work to proceed to implementation is confirmed.
 - EPCOR Water and Sewer Services - Due to the proposed changes that will occur as part of the park enhancements, a site servicing approval from EPCOR Water and Sewer Services (WASS) and lot grading approval will be required from the City of Edmonton. Both applications and submissions will be administered and coordinated by EPCOR Water and Sewer Services.
 - Public Tree Permit - To protect all trees that remain but that will be in proximity of construction, a Public Tree Permit will be required. This includes a Tree Protection Plan and or a Tree Preservation Plan. A preliminary tree assessment has been completed by the City Forester based on the concept design. The Public Tree Permit would be completed prior to construction and coordinated by the design team. All mitigation efforts and tree protections must be in place before beginning the project work and throughout the duration of the project.
 - Utility Line Assignment - ULA permit is required for the construction of the LID facilities and any changes to the underground infrastructure. Was noted during preliminary design the catch basin leads are currently undersized and will require upgrading.
-
- **Design Investigation** - To reduce risks of unknowns prior to construction it is recommended that a detailed investigation of the utilities on site be completed during the detailed design phase. This would include coordination of both public and private utility servicing locates, survey to confirm utility grades, and in some cases, hydrovacating to expose lines. This scope would also include a review of the Geotechnical Report being prepared by City, consultation with the Geotechnical engineer, and recommendations for additional information that may be required.

4.2 Opinion of Probable Costs

The following provides order-of-magnitude costs associated with the development of all the proposed features defined in the preliminary design drawings. The order-of-magnitude costs have been estimated based on an understanding of the projected scope of the construction and using actual unit costs from similar projects constructed in the past year. A contingency of 20% is factored into the estimated total cost of each area to account for the level of design certainty at this stage of the project. An estimate of future design/engineering and approvals costs is not included.

The total estimated capital cost for all elements of the master plan is approximately \$7.46 million (including contingency, not including GST), in 2022 dollars. The following is a summary of the opinion of probable cost by area. The detailed opinion of probable cost breakdown by area can be found in Appendix E.

Cost Summary		
No.	Name	Amount (incl. 20% cont.)
Part 1	General	\$352,864.54
Part 2	Existing Landscape Removals and Enhancements	\$167,664.00
Part 3	105A Street Open Space	\$1,846,567.56
Part 4	Central Hub	\$1,181,771.28
Part 5	Celebration Plaza and Grandstand	\$1,533,777.45
Part 6	North Athletic Field	\$396,583.35
Part 7	Athletic Field South and 104 Street	\$306,550.97
Part 8	Shared Use Path and Sidewalk	\$493,381.44
Part 9	Park Signage	\$128,400.00
Part 10	Tree Protection & Assessed Value	\$332,048.40
Part 11	Site Electrical and Lighting	\$721,248.00
TOTAL:		\$7,460,856.99

4.3 Operational Implications

All built amenities being proposed for the park have been selected based on current City standards, vendors and products used in other parks and have been selected with consideration of form, function, quality, longevity, maintainability, and lifecycle costs. The following outlines the key operational implications and requirements that City of Edmonton Parks Operations will need to plan and budget for once the Rollie Miles Park enhancements are implemented:

- Trails, Walks, Plaza's – the shared-use paths, concrete sidewalks and concrete plaza areas will be durable and constructed to City standards. They will be able to stand up to years of heavy pedestrian traffic, ice removal and snow plowing. All of these hard surface areas in the park will require snow clearing and sweeping in the spring based on trail and walkway priority. Accommodating snow clearing requirements will be considered when laying out landscape and site furnishings. The preliminary design includes approximately 1,100 m of SUP, 226 m of concrete walk and 2,400 m² of decorative concrete paving in plaza's and entry nodes.
- Premier Ball Diamond - A premier ball diamond is proposed in the 105A street open space and will be constructed to City premier field standards complete with under drains, shale infield and

sod outfield. There is not irrigation proposed. Maintenance requirements during the season will include weekly mowing, trimming along fences 2x per year, and annual sports field turf grass maintenance practices. In addition, shale raking and floating as required and line painting on request.

- Sports Court and Fitness Area – the asphalt sports court and poured-in-place fitness area and equipment will only require spot maintenance as required. The plan includes two basketball standards and 5 to 7 pieces of outdoor fitness equipment.
- Dog Park - Small fenced dog park will include an underground trash container that will require maintenance access.
- Park Amenities - site furnishings will be selected from established manufacturers with product materials that are proven to stand up to heavy use and seasonal challenges as well as vandal and graffiti resistant. Waste removal will be required and scheduled as part of district maintenance schedules. The preliminary design includes 17 backed benches, 7 backless benches, 93 lineal metres wood wall seating, 18 picnic tables, 42 trash receptacles and
- Fences - Chain link fencing at a number of locations within the park will be removed and replaced at appropriate heights and placed to allow for easy pedestrian and vehicle movement. There will be no maintenance requirements on new fencing.
- Signage – sign requirements for safety, wayfinding, park information and historical information will be fully determined during detailed design and will be located, installed and maintained to City standards. The preliminary design includes six directional park style signs and two District Parks signs with changeable copy. Signage for use and safety along the SUP's and in plaza's will be included with detailed design.
- Planting - in addition to ongoing preventative and corrective maintenance of the existing tree canopy in the park, following the standard three year maintenance and warranty period, new planting will require ongoing standard maintenance. The preliminary design includes approximately 101 trees and 1600 sq. m of ornamental planting beds, which will include a range of hardy shrubs, and low maintenance and non-invasive perennials and ornamental grasses.
- Lighting – the preliminary design includes 35 SUP style lights and 10 plaza style lights. All of this lighting will be park lighting and so operated and maintained by City Parks Operations based on standard requirements.

5.0 Summary

The overall scope of this project involved advancing the approved 2018 Master Plan through preliminary design of the proposed development components. An important part of the scope involved public and stakeholder engagement, ensuring the final project deliverable of a Preliminary Design Report is strongly supported by the City, the community and the users.

In support of the design, the project team completed a comprehensive analysis of the existing conditions of the park that identified opportunities and constraints for the preliminary design development. Based on the findings of the analysis, initial community engagement, and City objectives and vision, preliminary design options for key development areas were prepared and presented to the City, stakeholders and the public for feedback. This led to the development of a 'preferred' preliminary design and within each area of the park, potential key features were illustrated through plans, notes, example images and concept sketches. Through a virtual open house, attendees were able to ask questions that the project team answered, and then stakeholders and the public provided feedback on whether the preliminary design would meet the needs of users and area residents. In all areas of the park, the survey indicated clear agreement with the proposed design, with input themes continuing to provide ideas for design refinement.

This final preliminary design report (and drawing package) captures both the overall preliminary design and the design of the five distinct areas within the park:

- 105A Street Open Space
- Central Hub
- Grandstand
- Athletic Field North
- Athletic Field South / 104 Street

The final preliminary design has addressed the original design principals of establishing an identity for Rollie Miles as a district park and destination, creating easily accessible recreation facilities and park amenities, and for providing good and safe access within and through the Park. Within each of the park areas, a range of design features are provided to support the vision including entry nodes, plazas, seating, recreational amenities and landscaping, that are all connected by shared-use-paths, walks, lighting and landscape.

All of the proposed park enhancements have been designed and included with the overall 2018 vision for the park in mind – for Rollie Miles Athletic Field District Park *to become a vibrant, safe, and accessible recreation and community hub* for the surrounding communities, students and for users from across the City. This preliminary design report provides the foundation and direction for the future detailed design and development of this important district park.