

Baturyn Urban Design Analysis

Chapter 3: Develop Options



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Preamble

The Project Team developed the following neighbourhood design options to address opportunities and constraints identified during the **Building a Project Vision Together and Exploring Opportunities** stage. The neighbourhood design options were shared with the community for feedback during the **Exploring Options and Tradeoffs** stage.

Each neighbourhood design option examines the public input that influenced the designs and what the associated benefits and tradeoffs of the designs are.

All designs presented are subject to final approvals and funding. Design decisions consider City Policies and Programs, technical requirements and public input.

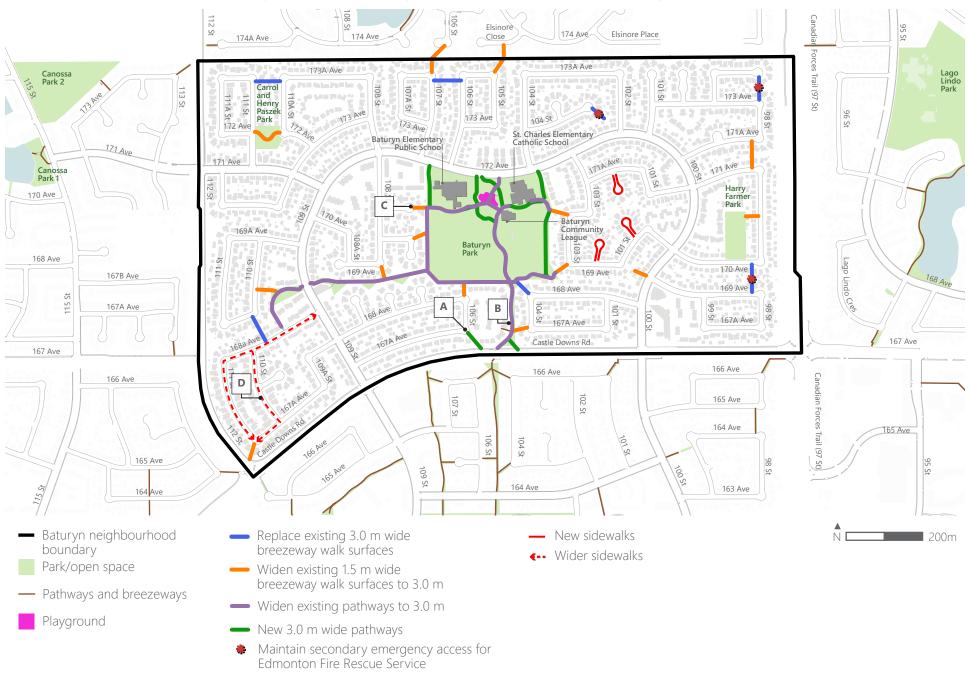
Next steps

The Project Team will review public input from the **Exploring Options and Tradeoffs** stage and make decisions on the neighbourhood design options during the **Community Feedback on Draft Design** stage.



Neighbourhood Design Options

Map 1. Breezeways/pathway and sidewalk upgrades



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1.1 Breezeway* and pathway upgrades

See Map 1 on page 2 for locations of breezeway and pathway upgrades.

What we heard

- + We heard that people in Baturyn would appreciate wider pathways that increase connectivity, as well as lighting to make these pathways safer at night
- + We heard that Baturyn residents frequently enjoy traveling to surrounding communities and would like increased connectedness between these neighbourhoods

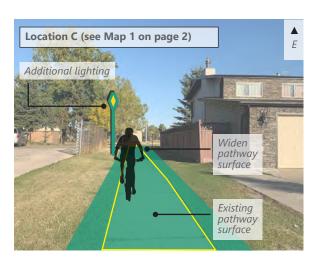


- + Wider pathways make it easier for people who walk and bike to move around the neighbourhood
- + Additional lighting would improve visibility for people who walk and bike after dark
- + New pathways would enhance accessibility and connectivity within the neighbourhood

Tradeoffs

+ Some grassed areas would need to be removed for new or wider pathways







^{*}A breezeway is a public pathway between two private properties. They enhance accessibility and connectivity within the neighbourhood.

1.2 New sidewalks

Key map



See Map 1 on page 2 for locations of new sidewalks.

Potential improvements

+ Add new sidewalks to three cul-de-sac that do not have existing sidewalks

What we heard

- + We heard that missing sidewalk connections should be completed
- + We also heard that connectivity to surrounding neighbourhoods and businesses was important

Benefits

- + New sidewalks enhance accessibility for people of all ages and abilities and in all seasons
- + Sidewalks provide a space separate from traffic which improves safety for people who walk

Tradeoffs

- + Nearby property owners would be responsible for clearing new sidewalks of snow and ice
- + Reduces landscaping along the curblines or potential road narrowing
- + Potential parking impacts

Existing conditions













1.3 Wider sidewalks

Key map



See Map 1 on page 2 for locations of wider sidewalks

What we heard

+ We heard that people who walk in Baturyn would appreciate wider sidewalks that increase connectivity within Baturyn and to surrounding neighbourhoods

Benefits

+ Wider sidewalks enhance accessibility for people of all ages and abilities and provide a more comfortable experience

Tradeoffs

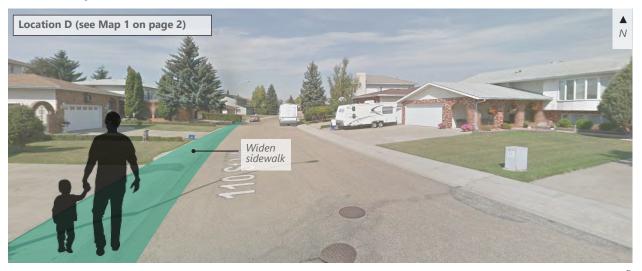
- + Roadway width may have to be narrowed
- + Front yards may be impacted

- + Curbside sidewalks in Baturyn are typically 1.25 m wide. Where feasible, these would be widened (not shown on Map 1).
- + Separated sidewalks, with boulevards, are typically 1.5 m wide. Where feasible, these would be widened to allow people to walk side by side and pass each other easily (not shown on Map 1).
- + Map 1 on page 2 shows two segments of curbside sidewalk along local residential roads that may be widened to 1.8 m. This widening would enhance the walking connection from the neighbourhood pathway system to the Castle Downs Road shared-use path in the southwest.

Existing conditions



Potential improvements



1.4 Crosswalk upgrades

Key map



What we heard

+ We heard that residents value safety when walking around the neighbourhood and to surrounding neighbourhoods and would appreciate better sightlines at crossings

Potential improvements

Curb extensions



Benefits

- + Reduces the crossing distance for people walking
- + Improves visibility for people crossing the road
- + Encourages slower vehicle speeds

Tradeoffs

+ May result in loss of some on-street parking

Raised crosswalk



Benefits

- + Reduces the speed of vehicles
- + Improves the visibility of people walking
- + Easier for people crossing with wheelchairs, strollers or walkers as they don't have to go up and down curb ramps

Tradeoffs

+ No specific tradeoffs

Raised median



Benefits

- + Breaks up the crossing distance and provides a place of refuge for people walking
- + Improves visibility of people walking to people driving
- + Encourages slower vehicle speeds

- + May result in a reduction of on-street parking
- + May affect vehicle turning movements

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1.5 School drop-off upgrades

Key map



Existing conditions





What we heard

+ We heard that before and after school traffic can become congested due to the close proximity of the two elementary schools

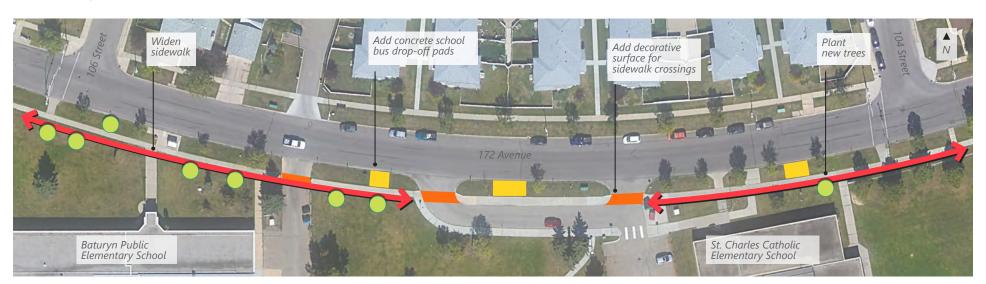
Benefits

- + A wider sidewalk would make it easier for people passing using wheelchairs, strollers and walking side-by-side
- + Concrete school bus drop-off pads would provide students with a hard surface for boarding and increase accessibility
- + Decorative surfaces for sidewalk crossings would increase the awareness of people who drive to the presence of people walking or rolling during hours of traffic congestion
- + New trees would add greenery and habitat/ecological benefit to the neighbourhood and provide shade to people walking in the summer

Tradeoffs

+ Removal of grassed boulevard space for concrete school bus drop-off pads

Potential improvements



1.6 Wayfinding signage

Key map of possible sign locations



Potential improvements

- + Add wayfinding signs at intersections of key pathways in Baturyn
- + Provide directions to destinations within and surrounding Baturyn



Potential destinations

- + Baturyn Park
- + Castle Downs Road shared-use path
- + 167 Avenue shared-use path
- + 97 Street shared-use path
- + Lorelei Park
- + Beaumaris Lake
- + Elsinore Chambery Park



What we heard

+ We heard that residents enjoy walking to surrounding neighbourhoods and would appreciate enhanced connectivity

Benefits

- + Provides directions to destinations within and surrounding Baturyn
- + Increases awareness of connections between neighbourhoods and potential points of interest

Tradeoffs

+ Excessive signage can be seen as visual clutter

City of Edmonton Movement

1.7 Pedestrian-friendly alleys

Key map



Potential improvements

- + Create alleys that are more safe for both people walking and people driving
- + Add sidewalks or shared road surfaces

Existing conditions



Example images



Alley with sidewalk





Shared alley for people walking, biking and driving

What we heard

- + We heard that residents prefer wide paths for ease of walking and biking
- + We heard that residents would appreciate better connections to areas outside of Baturyn, as well as the completion of missing sidewalk links within the neighbourhood

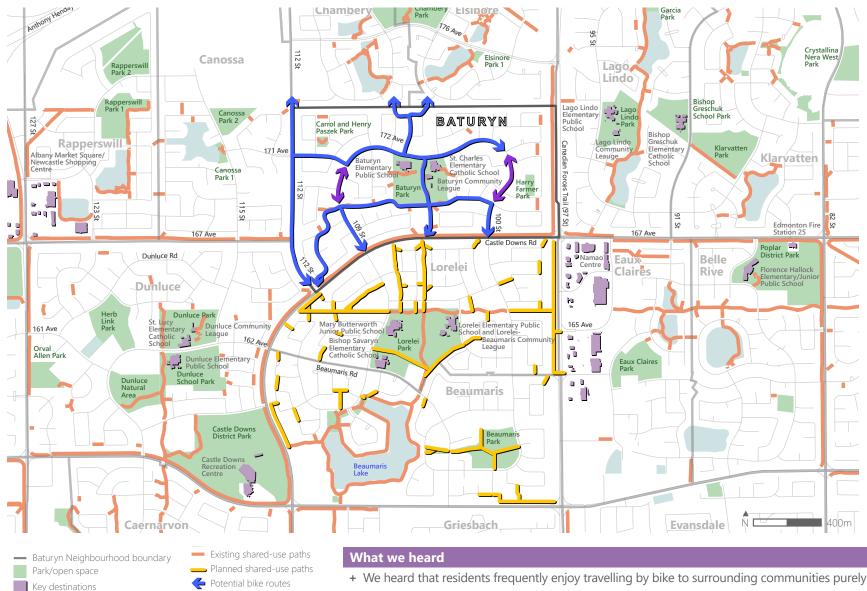
Benefits

- + Enhanced connections that are more safe for people who walk, bike and drive
- + Additional lighting would improve visibility for people walking when it is dark

- + Providing dedicated spaces for people walking, biking and driving may result in narrower widths for both
- + Snow clearing of an alley sidewalk would be the responsibility of the resident
- + Snow clearing for a shared alley may not be prioritized by the City

Optional bike routes

1.8 **Bike routes**



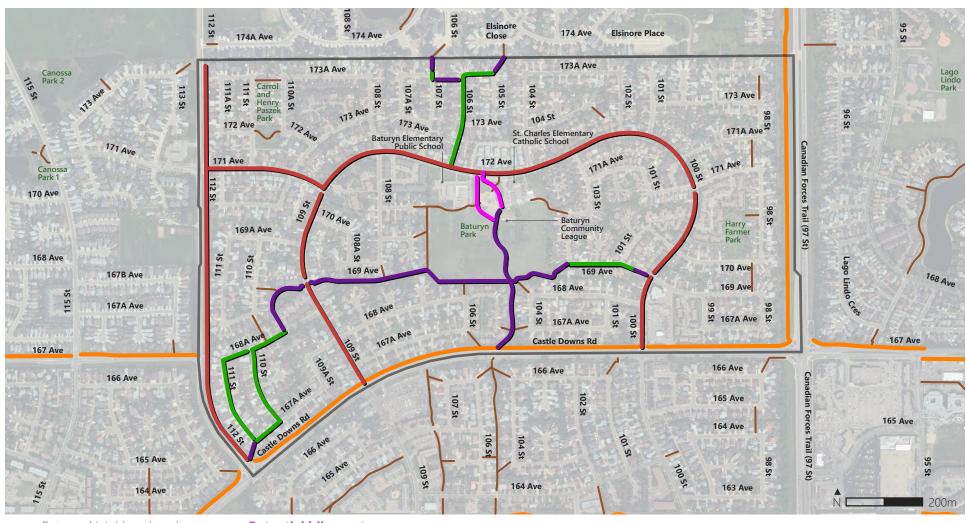
- + We heard that residents frequently enjoy travelling by bike to surrounding communities purely for recreation
- + We also heard that the lack of bike infrastructure in the neighbourhood makes travelling by bicycle more challenging
- + We heard that shared-use paths were desirable for those who bike, but it was recognized that protected lanes would have less user conflicts

Surrounding neighbourhoods

Storm water ponds

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1.8 Bike routes



- Baturyn Neighbourhood boundary
- Existing breezeways
- Existing shared-use paths

Potential bike routes

- → Widen existing breezeway/pathway to a shared-use path
- → New shared-use path options (see Baturyn Park focus area)
- Collector road bike route
- Add a shared road bike route to local residential road

1.8 Bike routes

Potential bike route types

Shared-use path



Shared road with traffic calming





Benefits

- + People who bike are separated from vehicle traffic
- + Existing traffic patterns maintained
- + Little to no impact to existing roadway function
- + Connected to other bike routes such as shared-use paths and bike lanes separated from vehicle traffic

Tradeoffs

- + People who walk and people who bike share the same space which can be a concern in high pedestrian areas
- + People who bike would have a road crossing at each intersection

Applicable locations

- + Green spaces
- + Collector roads (171 Avenue, 109 Street, 172 Avenue and 100 Street)

Benefits

- + Existing parking is maintained
- + Existing traffic patterns are maintained
- + Little to no impact to existing roadway function
- + Signage and pavement markings increases awareness for people driving and biking
- + Connected to other bike routes such as shared-use paths and bike lanes separated from vehicle traffic

Tradeoffs

- + People who bike and people who drive share the road by travelling in single file
- + Some people who bike will still choose to ride on the sidewalk rather than share the road with vehicle traffic
- + Children and any adults biking with them could be separated, with children biking on the sidewalk and adults on the road

Applicable locations

+ Local roads (as per green routes on bike routes map on page 11)

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1.8 Bike routes

Potential bike route types

One-way raised bike lanes



One-way bike lane separated from vehicle traffic



Benefits

- + People walking, biking and driving would have their own separate spaces which promotes safety and comfort for all
- + Bike lanes are prioritized for snow clearing
- + Route type is free from debris and water/ice collecting in gutter

Tradeoffs

+ May result in loss of parking or impacts to landscaping on one side or both sides of the road depending on width of road

Applicable locations

+ Collector roads (171 Avenue, 109 Street, 172 Avenue and 100 Street)

Benefits

- + People walking, biking and driving would have their own separate spaces which promotes safety and comfort for all
- + Bike lanes are prioritized for snow clearing
- + Median provides location for snow storage

Tradeoffs

- + May result in loss of parking or impacts to landscaping on one side or both sides of the road depending on width of street
- + People biking can be impacted by debris and water/ice collecting in the bike lane

Applicable locations

+ Collector roads (171 Avenue, 109 Street, 172 Avenue and 100 Street)

1.9 Redesign of roadway landscape features | 173 Avenue

What we heard

- + We heard that residents love to gather in the neighbourhood and would appreciate additional greenery and plantings to beautify the area
- + We also heard that neighbours would like additional spaces to meet and connect at all times of the year

Option 2



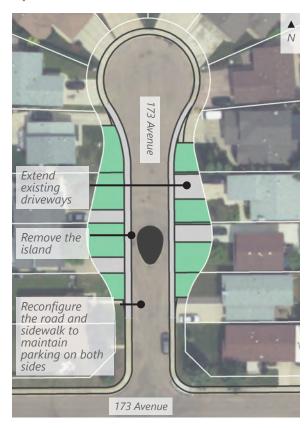
Benefits

+ New shape and plantings would add greenery and beauty to the neighbourhood

Tradeoffs

+ Long-term maintenance responsibility for the City or the Partners In Parks program (resident volunteers)

Option 3



Benefits

- + Additional yard frontage in front of nearby homes
- + Less pavement

- + Narrowed roadway and added lawn maintenance for the impacted residents
- + Longer driveways to maintain

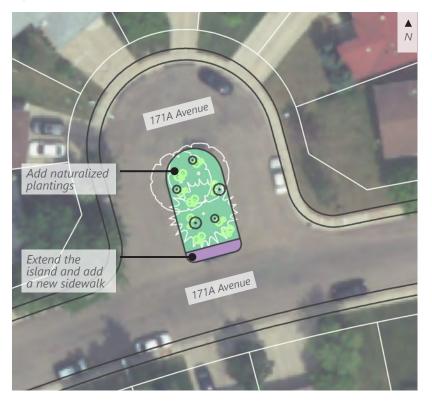
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1.9 Redesign of roadway landscape features | 171A Avenue

What we heard

- + We heard that residents love to gather in the neighbourhood and would appreciate additional greenery and plantings to beautify the area
- + We also heard that neighbours would like additional spaces to meet and connect at all times of the year

Option 2



Benefits

- + New plantings would add greenery and beauty to the neighbourhood
- + New sidewalk shortens the crossing distance for people walking

- + Long-term maintenance responsibility for the City or the Partners In Parks program (resident volunteers)
- + The new sidewalk would likely not be cleared in the winter

1.10 Baturyn Park

New pathway option 1

New pathway option 2

Realign pathway to avoid conflicts with the parking lot

Existing toboggan hill

Existing condition of the basketball court area





- City of Edmonton ownership
- Sports field/court/rink
- Reposition or removal of sports field
- Widen existing pathway
- New pathway
- ← New pathway option 1
- New pathway option 2
- New picnic shelter (community-led project)*
- New seating area
 - Planned playground upgrade (by others)
- Basketball court upgrade
- New tree
- New fruit tree
- * New planting bed

Note: Further review of potential pathways and seating areas on school lands is required

Refer to page 30 for more information on community-led projects Example image of a picnic shelter



What we heard

- + We heard that residents would like to feel safer while using the parks. They suggested additional lighting and trimming trees to keep sightlines open
- + We also heard that residents would appreciate more amenities, such as gathering spaces, benches, bike racks, waste bins and picnic tables, that would encourage neighbourhood gatherings
- + The basketball court and playground were also noted as needing upgrades

Benefits

- + Wider pathways make it easier for people who walk and bike to move around the park and new planting beds would add greenery to the park
- + The realigned pathway behind Baturyn Elementary School would reduce conflicts between people walking and driving
- + Additional lighting would improve visibility for people walking and biking when it is dark and waste bins would help keep the area clean
- + New seating areas would provide a place for people of all ages to gather and to rest
- + New fruit trees would provide an additional amenity for the neighbourhood
- + A new covered picnic shelter would provide an additional recreational amenity*

- Open grassed area would be repurposed to new or widened paths, plantings, gathering spaces and other amenities
- + Sports fields on the east edge of the park may shrink in size to accommodate a new pathway in that area
- + The community would be responsible for funding the community-led picnic shelter*

Parks City of Edmonton

Edible fruit bearing trees and shrubs

Pin Cherry (*Prunus pennsylvanica*)



Source: NetPS Plant Finder

Highbush Cranberry (Viburnum trilobum)



Goodland Apple (*Malus* 'Goodland')



Source: NetPS Plant Finder

Borealis Honeyberry/Haskap (Lonicera caerulea 'Borealis')



Evans Cherry (*Prunus cerasus* 'Evans')



Source: NetPS Plant Finder





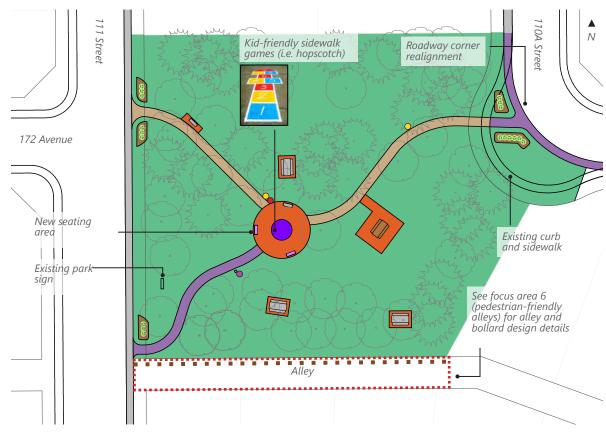
Ure Pear (*Pyrus* 'Ure')



Nanking Cherry (*Prunus tomentosa*)



1.11 Carrol and Henry Paszek Park



Potential improvements

New pathway/sidewalk

Widen existing pathway

New concrete pads for benches and picnic tables

Kid-friendly sidewalk games (i.e. hopscotch)

New planting bed

Maintain existing trees

¹Source: Monochoohcnom, Flickr

- Existing bench
- New bench
- Existing picnic table with replaced concrete pads
- New accessible picnic table
- Additional lighting
- Renew existing lighting
- Relocated existing waste bin

What we heard

- + We heard that amenities such as picnic tables, waste bins, benches, lighting and gathering spaces would be welcome additions to the park space
- + We heard that there is interest in additional outdoor recreational activities for all ages and abilities, at all times of the year

Benefits

- + Wider pathways make it easier for people who walk to move around the park
- + A new diagonal pathway would enhance accessibility and connectivity within the park
- + Additional lighting would increase visibility for people walking when it is dark
- + Benches give people a place to rest and meet
- + A new seating area would provide a place for people of all ages to gather and to rest
- + Waste bins help keep the area clean
- + New concrete pads for existing picnic tables and a new accessible picnic table would provide opportunities for recreation in the park
- + New planting beds would add greenery and beauty to the park
- + The realignment of 110A Street allows for more green space
- + Kid-friendly sidewalk imprints/games provide additional outdoor recreational activities

Tradeoffs

Existing bollards (A bollard is a short post

used to prevent vehicles

from entering an area)

- Open grassed area would be repurposed to new or widened paths, plantings, gathering spaces and other amenities
- + The realignment of 110A Street may result in the loss of some on-street parking in front of the park

Parks City of Edmonton

Potential kid-friendly sidewalk games and imprints

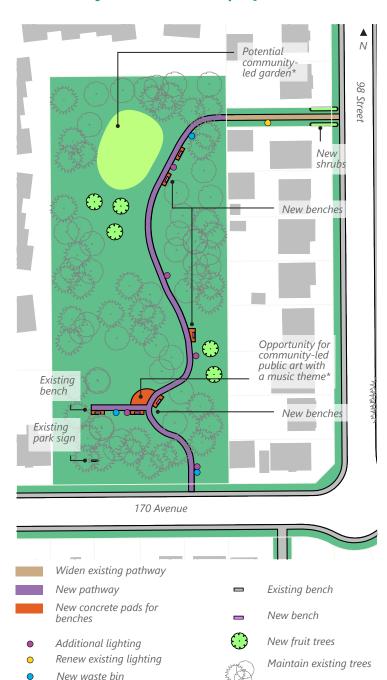








1.12 Harry Farmer Park | Option 1



What we heard

- + We heard that residents would like to see improvements and upgrades to the parks with new amenities, better lighting, tree trimming for sightlines and additional gathering spaces
- + We also heard that there would be interest in community-led projects such as a potential community garden* and fruit bearing plants
- + We heard there is a desire for missing sidewalk connections to be completed

Benefits

- + A potential community-led garden* and new fruit trees would provide additional amenities and gathering places for the neighbourhood
- + New pathways would enhance accessibility and connectivity within the park
- + Additional lighting would improve visibility for people walking when it is dark
- + Benches give people a place to rest and meet
- + A new seating area would provide a place for people of all ages to gather and to rest
- + Waste bins help keep the area clean
- + An opportunity for community-led public art* could enhance the beauty of the park

Tradeoffs

- + Enhancements to this park including new pathways, a seating area, a potential community-led garden* and new fruit trees would result in the loss of open green space which may have been used for informal gatherings and play area
- + A maintenance agreement would need to be looked at for the potential community-led garden boxes* and fruit trees cleanup
- + The community may be responsible for the maintenance of the potential community-led garden*

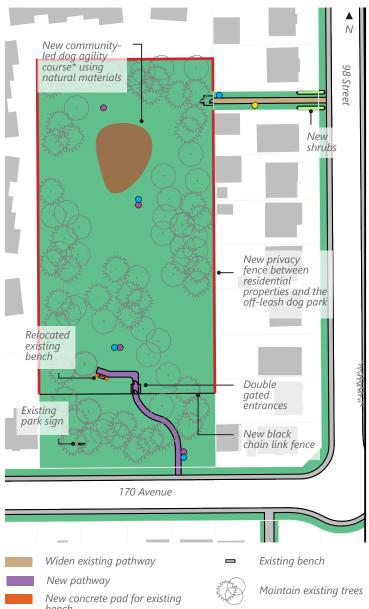
Example image of a community garden



*Refer to page 30 for more information on community-led projects

Parks City of Edmonton

1.12 Harry Farmer Park | Option 2



- Additional lighting
- Renew existing lighting
- New waste bins and dog waste bag station

What we heard

+ We heard that an off-leash dog park would be a welcome addition to the neighbourhood

Benefits

- + A new off-leash dog park would provide an additional amenity for the community
- + New pathways would enhance accessibility and connectivity within the park
- + Additional lighting would improve visibility for people walking when it is dark
- + Waste bins help keep the area clean

Tradeoffs

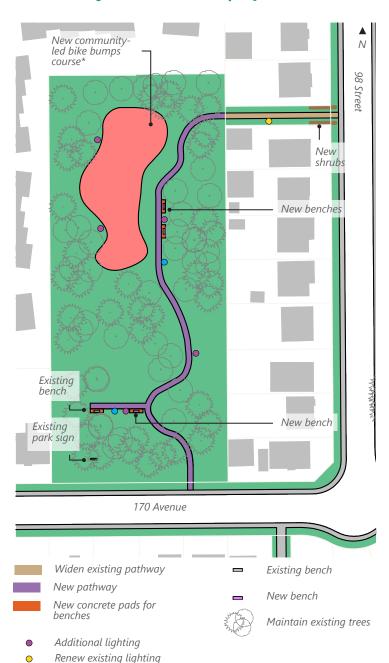
- + Enhancements to this park including a new off-leash dog park would result in the repurposing of open green space which may have been used for gatherings and play area
- + A screened fence would result in the loss of direct access and views for homes backing onto the park
- + The community would be responsible for funding and maintenance of a community-led dog agility area*

Example image of a dog agility course using natural materials



*Refer to page 21 for more information on community-led projects

1.12 Harry Farmer Park | Option 3



What we heard

- + We heard that residents would like to see improvements and upgrades to the parks with new amenities
- + We heard that there is a desire for missing sidewalk connections to be completed
- + We heard that children in the neighbourhood would enjoy the community-led bike bumps course*

Benefits

- + A new pathway would enhance accessibility and connectivity within the park
- + Benches give people a place to rest and meet
- + Additional lighting would improve visibility for people walking when it is dark
- + Waste bins help keep the area clean

Tradeoffs

+ Enhancements to this park including a community-led bike bumps course* would result in the loss of open green space which may have been used for gatherings and play area

Example image of a bike bumps course



*Refer to page 30 for more information on community-led projects

New waste bin

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1.13 Seating areas



Sample images









What we heard

- + We heard that Baturyn lacks community gathering spaces and other amenities that would increase the sense of community
- + We heard that enhanced lighting to prevent dark spaces and waste bins to reduce litter would be welcome additions
- + We heard that there is interest in additional outdoor recreational activities for all ages and abilities, at all times of the year

Benefits

- + New seating areas and benches can create a place for people to rest and connect with their neighbours
- + Community bulletin boards* provide spaces for community messaging
- + Additional lighting would improve visibility for people walking when it is dark
- + Waste bins help keep the area clean
- + New plantings would add greenery and beauty to the area
- + Kid-friendly sidewalk imprints/games provide additional outdoor recreational activities

Tradeoffs

- + To accommodate these improvements, a small amount of grassed space may be removed
- + Long-term maintenance responsibility of community bulletin boards remains with residents

*Refer to page 30 for more information on community-led projects

1.13 Seating areas | Location 1

Key map

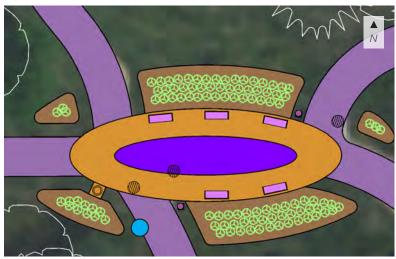


Existing conditions

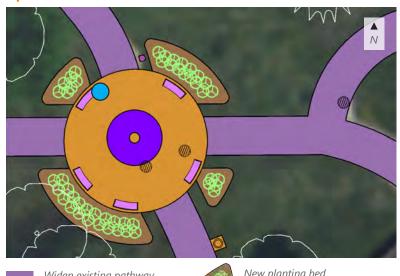




Option 1



Option 2



Widen existing pathway

New concrete pads for benches

New patterned pavers

New waste bin

New bench



New planting bed

Additional lighting

Existing drainage manhole cover

New community-led* bulletin board

Maintain existing trees

^{*}Refer to page 30 for more information on community-led projects

PlacemakingCity of Edmonton

1.13 Seating areas | Locations 2-4

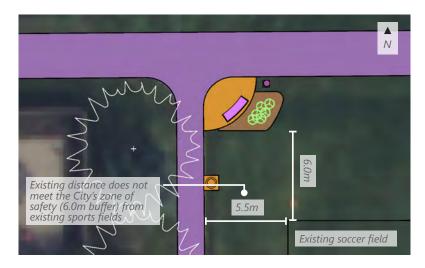
Key map



Existing conditions of locations 3 and 4



Location 3



Widen existing pathway

New concrete pads for benches

New bench

Maintain existing trees

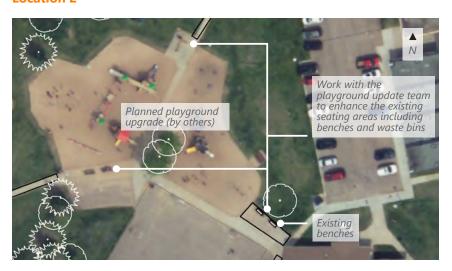
New waste bin



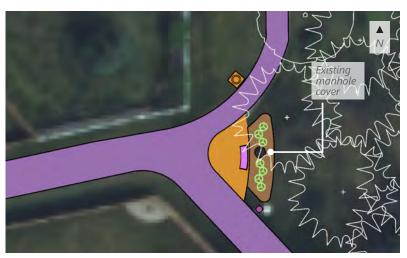
New planting bed



Location 2



Location 4



1.13 Seating areas | Locations 5-8

Key map



Location 5

Refer to focus area 14 'Future Corner Store Program Site' for seating area details

Location 8

Further review needed. The design of the seating area would be influenced by the alignment of the potential north-south pathway

Existing conditions

Location 6

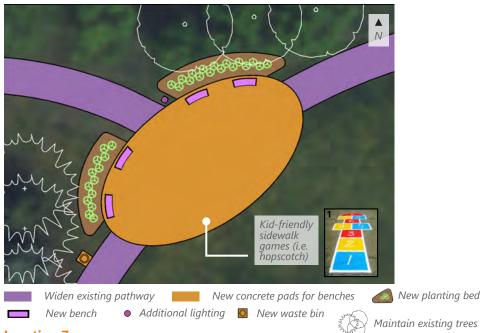


Location 7

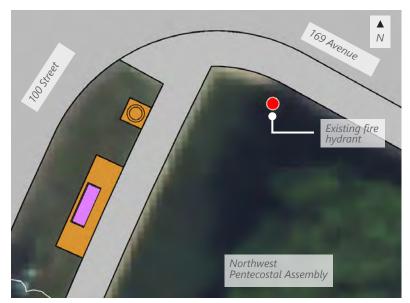




Location 6



Location 7



¹Source: Monochoohcnom, Flickr

PlacemakingCity of Edmonton

1.14 Future Corner Store Program Site | Option 1

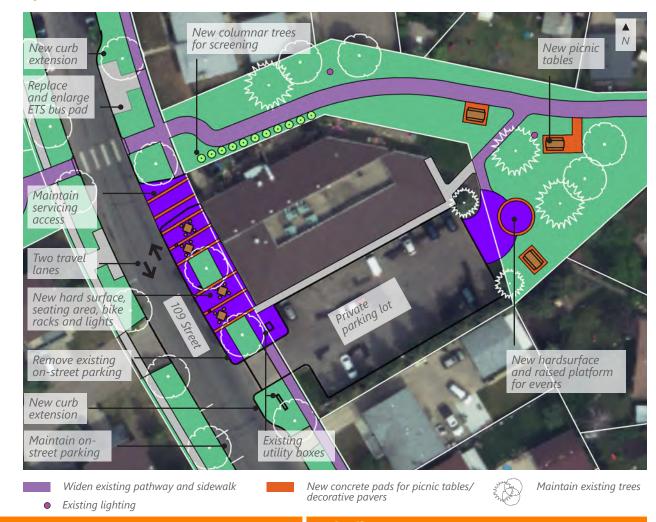
Key map



What we heard

- + We heard that speeding can be an issue
- + Residents who walk would appreciate better connected pathways
- + We also heard that residents were unhappy with parked vehicles around crossings as they can impact sightlines (particularly around the schools) for those who walk and drive
- + We heard that there is interest in additional outdoor recreational activities for all ages and abilities, at all times of the year
- + We heard that new amenities such as waste bins and lighting would be welcome additions
- + Residents shared their interest for better connectivity in the area, as the lack of easy access to shops and businesses was a concern

Option 1



Benefits

- + Curb extensions would encourage slower speeds, shorten the crossing distance for people who walk and improve visibility for people who walk and people who drive
- + New seating areas and picnic tables can create a community space for people to rest and connect with their neighbours
- + Lighting increases visibility for people who walk and bike after dark
- + A new raised platform provides a space for hosting local events

- + Removal of some on-street parking to accommodate curb extensions and wider sidewalk
- + Loss of green space for a raised platform for hosting events

1.14 Future Corner Store Program Site | Option 2

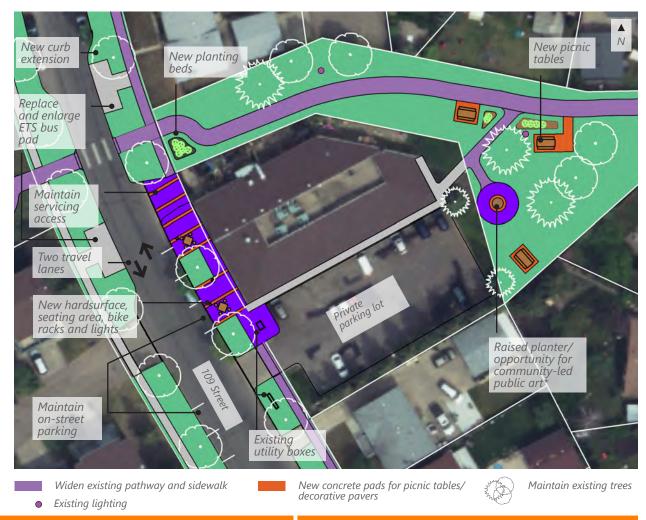
Key map



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- + We heard that speeding can be an issue
- + Residents who walk would appreciate better connected pathways
- + We also heard that residents were unhappy with parked vehicles around crossings as they can impact sightlines (particularly around the schools) for those who walk and drive
- + We heard that there is interest in additional outdoor recreational activities for all ages and abilities, at all times of the year
- + We heard that new amenities such as waste bins and lighting would be welcome additions
- + Residents shared their interest for better connectivity in the area, as the lack of easy access to shops and businesses was a concern

Option 2



Benefits

- + Curb extensions would encourage slower speeds, shorten the crossing distance for people who walk and improve visibility for people who walk and people who drive
- + New seating areas and picnic tables can create a community space for people to rest and connect with their neighbours
- + Community-led public art* can enhance beauty of the area and highlight the community's identity
- + Lighting increases visibility for people who walk and bike after dark

- + Repurposing of grassed area for a raised planter or opportunity for community-led public art*
- *Refer to page 30 for more information on community-led projects

PlacemakingCity of Edmonton

1.15 Public realm improvements

Key map



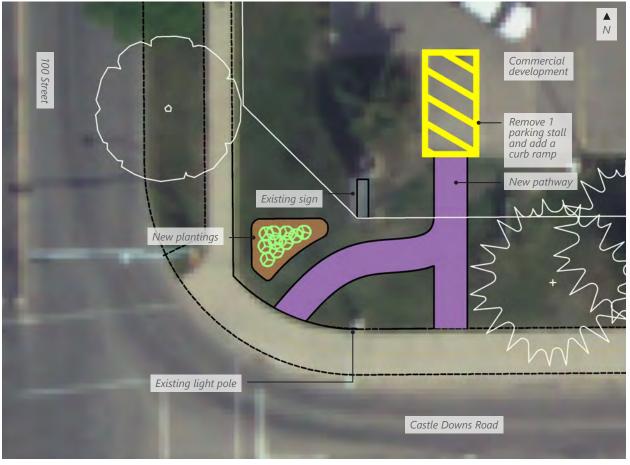
Existing conditions



Potential improvements

- + Add a sidewalk connection from the Castle Downs Road shared-use path to the private parking lot
- + Add new plantings to create visual interest and define site access

Potential improvements





Maintain existing trees

What we heard

+ We heard that the lack of access to shops and businesses was a concern, as indirect routes are the only ways to access these services

Benefits

- + A new pathway would provide a walking connection between the Castle Downs Road shared-use path and the private commercial development parking lot
- + The new pathway would replace an existing worn path through the grass
- + New plantings would add greenery and beauty to the area

Tradeoffs

+ Coordination
would be needed
with the landowner
of the private
commercial
development
to construct the
pathway

Community-led projects

What is a community-led project?

- + A community-led project is carried out by a group of neighbourhood members. This group creates a vision for the project, a schedule and a budget. These projects can occur on or in public or private land and facilities. These projects can lead to programming or infrastructure.
- + City of Edmonton Neighbourhood Resource Coordinators (NRC) support communities through the Park and Facility Development Process on projects such as park enhancements and murals. NRCs can also support the animation of open space parkland by providing Parkland Licenses for events and other activities.

How are community-led projects paid for?

+ Community-led projects are fundraised by the community. The City of Edmonton has a number of grants to help contribute to community projects. Other organizations have grants available for community projects as well, such as the Government of Alberta and Edmonton Community Foundation. Other partnerships with businesses or associations can also fund community projects.

How do we get started in Baturyn?

+ Interested residents can contact their Neighbourhood Resource Coordinator or the Baturyn Neighbourhood Renewal Project Manager by calling 311 or visiting www.edmonton.ca. Together, we can set up a first meeting with Baturyn residents to discuss the process.







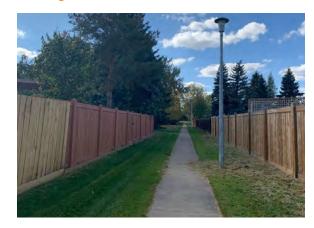
PlacemakingCity of Edmonton

1.16 Community-led fence murals*

Key map



Existing conditions





Potential improvements

- + Community-led murals* along the backs of fences of breezeways from Baturyn Park
- + Possibility to involve students of Baturyn Public Elementary School and St. Charles Catholic Elementary School





What we heard

+ We heard that residents in Baturyn enjoy gathering together and would be interested in activities to increase their sense of community

Benefits

- + Public art can enhance the beauty of the area
- + Possible involvement of students from the two neighbourhood schools

- + Long-term maintenance responsibility/concern
- + Coordination with property owners of the fences

1.17 Community-led Castle Downs sign*

Existing conditions





Key map



Potential improvements

- + Community-led upgrades of the sign*
- + Replace lights

What we heard

+ We heard that Baturyn residents take pride in their connections within the neighbourhood and to other surrounding communities and frequently visit these other communities for recreation

Benefits

+ An updated sign would look clean and fresh, enhance a sense of place and improve the identify of the neighbourhood

Tradeoffs

+ The cost of the sign and long-term maintenance responsibility would fall with the residents

PlacemakingCity of Edmonton

1.18 Community-led utility box public art wraps*

Existing conditions







Potential improvements

+ Wrap existing utility boxes throughout the neighbourhood with community-led public art wraps*







What we heard

+ We heard a desire to create spaces that are attractive in the neighbourhood

Benefits

- + Great opportunity to exhibit public art
- + Adds additional visual appeal to the neighbourhood
- + Possible involvement of students from the two neighbourhood schools
- + Wraps are not permanent and can be replaced

- + Long-term maintenance responsibility/concern
- + Coordination with utility companies



