

# Rollie Miles Athletic Field Master Plan Options

## Recommendation:

That Community and Public Services Committee recommend to City Council:

That the Rollie Miles Athletic Field District Park Master Plan, as outlined in Attachment 1 of the September 12, 2016, Integrated Infrastructure Services report CR\_3378, be approved.

## Report Summary

**This report provides a summary of the development process, program options that were explored, and the recommended Rollie Miles Athletic Field District Park Master Plan.**

## Previous Council/Committee Action

At the June 29, 2015, Community Services Committee meeting, the following motion was passed:

That Administration provide a report with an update on the Rollie Miles Park Master Plan, including options for possible program elements and high level costing.

## Report

### Background

Rollie Miles Athletic Field District Park was identified as a priority for renewal based on a District Park Renewal Program, which identifies a long-term strategic approach to renew parks in mature communities. The development of master plans provides the details required to address community needs, improve accessibility and ageing infrastructure that are informed by condition assessments and consultation.

In the 2015-2018 Capital Budget, City Council approved \$5.3 million for the Rollie Miles Athletic Field District Park Renewal, Capital Profile 15-28-6000, to renew the park infrastructure.

### Current State

Located in the mature neighbourhood of Queen Alexandra community, the 13.09 hectare park resides on the northeast corner of 104 Street and University Avenue. The site is a long narrow rectangular park with aging infrastructure, drainage issues and a lack of cohesiveness, integration and accessibility on the site as a whole.

The district park site currently supports many community activities and opportunities through the amenities on the site including:

- a variety of sports including tennis, soccer, baseball and track and field on the synthetic running track (renewed in 2014)

- informal public use of the open space areas
- community activities through the Queen Alexandra Community League
- indoor ice and concrete surface activities at George S. Hughes Arena
- a variety of aquatic activities at Scona Pool
- public education for grades 10-12 at Strathcona Composite High School
- a central administrative office for the Edmonton Federation of Community Leagues

In 2009, a 5-year review of the Recreation Facility Master Plan was completed. This review included an “Indoor Aquatics Facilities Redevelopment Plan”, which recommended closing Scona Pool at the end of its life cycle. The aquatic centre is nearing the end of its life cycle and will close at some point in the near future when significant investment in the facility is required to remain operational. The pool continues to operate and the City performs routine maintenance to ensure the pool is safe for citizens. Stakeholder meetings and workshops held in both 2015 and 2016 supported the development of one master plan concept for park renewal with a facility placeholder. The project team acknowledged stakeholder interest to include an aquatic program as part of a potential future recreation facility and confirmed their participation would be valued as part of future public engagement.

The 10-Year Arena Capital Development Strategy identifies the closure / repurposing of six arenas including George S. Hughes Arena. A public engagement process will be initiated once a twin replacement facility is completed in South Central Edmonton and will provide an opportunity to explore the possibility of future use of the arena for other indoor recreation activities. The timing of the public engagement process has not yet been identified. The arena continues to operate and the City performs routine maintenance to ensure the facility is safe and operational.

The development of a potential future indoor community facility that could include, but is not limited to, a pool, arena, and multipurpose spaces will be included as part of a future unplanned public engagement process. A placeholder has been provided as part of the district park planning process to retain the flexibility of the site to accommodate these interests.

### Master Plan Considerations

The master plan is based on an assessment of the park’s physical condition, demand capacity, and functionality. Through the master plan process, program options have been explored and park renewal priorities have been identified based on public input identified through ongoing public engagement activities, site and program analysis, strategic alignment, operations and maintenance. The master plan considers infrastructure renewal to improve sustainability, cohesiveness, integration and accessibility of the park.

### Master Plan Reflecting Community Vision

The master plan supports the community vision and principles facilitated by the Rollie Miles Athletic Field Community Advisory Committee. Community principles and concept plan description are identified as follows:

- *The Park accommodates unique city-wide facilities and events while maintaining its district focus.* The concept reflects activities and key features identified by the community, increasing park connections and complementing existing neighbourhood parks while supporting a unique district park experience.
- *The Park enhances the year-round active and passive recreational opportunities.* The concept identifies a variety of activity nodes to support seasonal active and passive recreation opportunities as well as the addition of seating areas, picnic tables, and multi-purpose areas.
- *The Park has a distinct identity that celebrates community and acts as a hub to bring people together.* The concept identifies entry nodes to support art, historical elements, sense of place and wayfinding. The addition of a “hub” near the centre of the park will provide a place to meet.
- *The Park is designed holistically and in the context of surrounding amenities.* The concept supports a pedestrian friendly experience.
- *The Park design encourages transportation choices that minimize impact to surrounding homes.* The concept identifies trails that connect to the greater community i.e. transit and bike lanes, bus and vehicular drop-off areas to improve function of the site. The plan will maintain the number of parking stalls to continue to support the amenities on the site.
- *The Park is environmentally sustainable and maximizes natural elements.* The concept adds landscaping and maintains open space to support flexible and spontaneous multi-use areas.

### Rollie Miles Site Master Plan Recommendation

A summary of the recommended master plan and an outline of the project scope is shown on Attachment 1 and described below:

- Access and Circulation: includes parking lot, pedestrian circulation, and landscaping.
- Sport Field and Spectator Experience: includes sports fixtures, fitness equipment and sports field surface repairs.
- Recreation and Play: Includes community amenity spaces, grading of open spaces, and existing infrastructure repairs.
- Arts Culture and Celebration: Includes gazebos, plazas, and public art.
- Environmentally Sustainable: Includes tree planting, site furnishing, and landscaping.

### Next Steps

- Pending Council approval of the Master Plan, the design work will begin in the fall of 2016 with construction in 2017/2018.
- Community engagement will continue through the design process.
- Citizen Services will prepare a list of prioritized recreation facility investment options with the 2019-2028 Capital Investment Agenda and the 2019-2022 Capital Budget, which will include consideration of an indoor community recreation facility at this location (facility programming to be determined, i.e. aquatic, arena, etc.). Direction on the future indoor community facility will be

sought at that time. The park renewal Master Plan has been developed to accommodate an indoor community facility in the future.

### Risk Assessment

The risk assessment is provided in Attachment 2.

### Metrics, Targets and Outcomes

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|-----------------|--|
| <b>Metrics</b>  | <ol style="list-style-type: none"><li>1. 2015 result 50% - of citizens that agree Edmonton is a well-designed and attractive city (measure type: effectiveness)</li><li>2. 2015 result 58% - city parks and open spaces are built on time (measure type: efficiency)</li><li>3. 2015 result 82% - city parks and open spaces are built on budget (measure type: efficiency)</li></ol>  |
| <b>Targets</b>  | <ol style="list-style-type: none"><li>1. 2016 target 55%</li><li>2. 2016 target 70%</li><li>3. 2016 target 90%</li></ol>   |
| <b>Outcomes</b> | <ol style="list-style-type: none"><li>1. New and redesigned facilities are well designed and attractive.</li><li>2. Capital projects (facilities, parks and open spaces) are developed to reflect community needs and are managed from concept through post-construction to provide citizens with the quality infrastructure.</li><li>3. Capital projects (facilities, parks and open spaces) are developed to reflect community needs and are managed from concept through post-construction to provide citizens with the quality infrastructure.</li></ol> |

### Policy

*The Way We Live*, Edmonton's People Plan:

- 1.1 The City of Edmonton provides opportunities in neighbourhood, community and public spaces to connect people and build vibrant communities.
- 1.2 The City of Edmonton uses its social and physical infrastructure at the neighbourhood, city, regional and global level to create connections.
- 4.1 Edmontonians enjoy safety and security of person, place and community.
- 5.4 The City of Edmonton honours and preserves the unique character and history of all neighbourhoods.
- 6.2 The City of Edmonton is an environmentally sustainable society.

### Corporate Outcomes

- This report contributes to the corporate outcome "The City of Edmonton has sustainable and accessible infrastructure" as it outlines renewal priorities for existing and new infrastructure. The Master Plan identifies repairing site drainage to improve seasonal open space use, adding pathways that will be designed with

- accessibility standards, and increasing park access and connections with lighting to support comfort, security and seasonal use.
- This report contributes to the corporate outcome “Edmontonians are connected to the city which they live, work and play” as it outlines how citizens have been involved in developing the concept to improve park function in the greater context of the community and to provide direction of key activities and features in the park.
- This report contributes to the corporate outcome “Edmontonians use facilities and services that promote healthy living” as it supports the renewal of a district park in a mature neighbourhood and improves function of active and passive gathering spaces to facilitate seasonal use.

### Public Consultation

The public involvement plan was initiated in 2013 with a telephone survey, public open house, online survey, and stakeholder meetings to understand key activities and features which informed the master plan for future park renewal. The project was then put on hold to support further investigation of Scona Pool.

In 2015, Council requested more information on program options including a location for a future indoor community facility as the life cycle of Scona Pool has reached the end of its life cycle.

- In November 2015, Community Services hosted an open house and online survey which was followed by the formation of a Community Advisory Committee to support the public involvement plan. The Advisory Committee developed a vision and principles to guide the development of the master plan.
- In the first quarter of 2016, stakeholder meetings and workshops in conjunction with earlier consultation and technical review supported the development of one master plan concept for park renewal with a facility placeholder. The project team acknowledged stakeholder interest to include an aquatic program as part of a potential future recreation facility and confirmed their participation would be valued as part of future public engagement.
- In June 2016, the master plan concept was presented at a public open house and through an online survey.

### Budget/Financial Implications

- The approved Capital Profile 15-28-6000 Rollie Miles Athletic Field District Park Renewal for \$5.3 million supports renewal of park infrastructure, activities and key features outlined in the master plan. The \$5.3 million includes improvements to lighting, pathways, multi-use trails, decorative and celebration plazas, fitness node, gazebos, basketball court, tennis court refurbishment, parking lot resurfacing, tree planting, landscaping and site furnishings, wayfinding, replacement of fencing and regrading of open space. The current concept phase budget is \$5.03 million; this estimate will continue to be refined through the design phase.

- A placeholder for a future indoor community facility is identified as an opportunity that will be further explored in the updated Recreation Facility Master Plan and 10-Year Capital Investment Agenda.

### **Justification of Recommendation**

The Rollie Miles Athletic Field District Park Master Plan has explored program options, aligned with the community vision and principles and developed a plan that creates opportunities for all season use, active and passive recreation, preserves the natural environment and green spaces, and increases accessibility and connectivity. Approval of the Master Plan will confirm the direction of the \$5.3 million park renewal to meet the needs of the community, citizens and visitors and preserve natural and build infrastructure.

### **Attachments**

1. Rollie Miles Athletic Field District Park Master Plan
2. Risk Assessment - Rollie Miles Athletic Field Master Plan Options

### **Others Reviewing this Report**

- R. Smyth, Deputy City Manager, Citizen Services
- G. Cebryk, Acting Deputy City Manager, City Operations
- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services