

Rollie Miles Athletic Field District Park Master Plan

DRAFT

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EXECUTIVE SUMMARY

District Activity Parks (District Parks) contribute to citizens' quality of life, health and wellness. These parks are an integral part of the City's park system and support a wide variety of facilities, programs and open space opportunities. Edmonton's Urban Parks Management Plan provides strategic direction for the acquisition, design, construction, maintenance, preservation and animation of parks. The Urban Parks Management Plan defines district parks as "busy, active sites that serve a population primarily within a single Area Structure Plan. These parks are the primary sites for adult-sized sports fields, senior high schools and major recreation centres".

District parks need to accommodate a number of community needs identified in City Council approved plans and strategies including the Recreation Facility Master Plan, Outdoor Aquatic Strategy, 10-Year Arena Capital Development Strategy, Bicycle Transportation Plan, etc. There is a requirement to develop, preserve and renew facilities and park amenities and ensure current park and facility development, maintenance and environmental standards are in keeping with The Way Ahead: City of Edmonton Strategic Plan.

Mature neighbourhoods built prior to 1970 face the challenge of keeping communities livable, lively and vibrant when confronted with historical and demographic changes and aging infrastructure. Parks and recreation facilities are valued assets in these communities. Over half of the district parks are in mature neighbourhoods built with infrastructure beyond its expected life cycle. At the same time, some park components such as mature trees have significant value and are important to preserve.

A long-term strategic approach to renew district parks located in mature neighbourhoods is provided through the District Park Renewal Program. The Program provides the renewal priorities for the 10-Year Capital Investment Agenda and 4-Year Capital Budget 2015-2018 based on an assessment and prioritization of these parks. The development of master plans with renewal priorities will provide the details required to address the community needs and aging infrastructure in these parks.

This document serves as the Master Plan for the Rollie Miles Athletic Field site and is supported by visuals and diagrams that paint a picture of the recreational needs identified through public and stakeholder consultation. Further public consultation would take place during the design phase followed by construction and ultimately, the realization of the Rollie Miles Athletic Field Master Plan.

District Activity Parks (District Parks) contribute to citizens' quality of life, health and wellness. The Rollie Miles Athletic Field Renewal project provides a long term strategic approach to renew the district park and identify priorities through a park master plan for a geographic community of over 42,000 people. The development of a park master plan will provide more details required to address community needs and aging infrastructure.

INTRODUCTION

Rollie Miles Athletic Field is a district park that has been dedicated to sport, recreation and fitness for the past century. District parks contribute to citizens' quality of life, health and wellness, artistic, cultural and celebratory activities by supporting a wide variety of facilities, programs and open space opportunities for residents and families. Through an initial park assessment Rollie Miles has been identified as a priority for renewal to better support the intent for district parks in the City of Edmonton.

Background

Parkland Classification System

The parkland classification system from the Urban Parks Management Plan guides the City and its community development partners as they manage these beautiful spaces. This tool ensures that the park system accommodates a variety of recreational needs while integrating parks into a functioning urban environment that consists of residential, commercial, industrial and institutional land users. Each type of park identified in the classification system provides a distinct range of program opportunities and activities.

District Park

The Urban Parks Management Plan states that district parks are busy, active sites that serve a population primarily within a single Area Structure Plan. They are primary sites for adult-sized sports fields, senior high schools and major recreation centres (e.g., arena/pool/fitness centre/gymnasium, etc.). These sites are typically located in the approximate centre of an Area Structure Plan and service a population of 40,000-80,000. District parks are prescribed to be approximately 33-35 hectares in size (depending on the program/function of the park), and located adjacent to major roadways. The sports field component of a district park includes regulation-sized, bookable fields that can be used by all ages. A systematic approach to sports field planning allow rectangular fields to dominate one site and ball fields to dominate a site in a neighbouring Area Structure Plan. This focused development approach helps user groups in delivering specific types of programming (e.g., tournaments, special events, etc.). However, some of both rectangular and ball fields will be provided on each district park.

District Park Renewal Program

Over half of the district parks are in mature neighbourhoods built with infrastructure beyond its expected life cycle. A long-term strategic approach to renew district parks located in mature neighbourhoods is provided through the District Park Renewal Program. The Program provides the renewal priorities for the 10-Year Capital Investment Agenda and 4-Year Capital Budget 2015-2018 based on an assessment and prioritization of these parks. The development of master plans with renewal priorities for the 2015-2018 Capital Budget will provide the details required to address the community needs and aging infrastructure for the following parks: Londonderry Athletic Grounds, Bonnie Doon Campus Park, Rollie Miles Athletics Grounds, Coronation District Park.

Park Master Plan

A Park Master Plan outlines future park uses and development using a 10-20 year vision and anticipates how citizens' needs may evolve over time. A master plan is conceptual in nature and does not provide detailed design, although sets up the framework for when and how improvements may occur. The end result is a plan which strives to increase people's opportunities to experience and enjoy the park while preserving and enhancing the ecological

systems in place.

Overview

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 park is located in the mature neighbourhood of Queen Alexandra.

Rollie Miles Athletic Field currently supports many amenities including: Strathcona Composite High School, Queen Alexandra Community League Hall, Edmonton Federation of Community League office, Strathcona pool, George S. Hughes arena, as well as tennis courts, a 400 metre synthetic running track and several sports fields.

The facilities on this site host swimming lessons, hockey games, slow pitch tournaments, large track and field events, soccer games, community ice skating, music concerts in the community hall, dog walking and a great number of spontaneous runners/walkers.

The catchment area for Rollie Miles Athletic Fields includes 11 communities with the total population of 42,000. There are many pockets of green space within these communities and Queen Alexandra neighbourhood can boast that in addition to the district park there are 3 playgrounds and 1 spray park in their neighbourhood within a kilometer of each other.

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

Rollie Miles Athletic Field is considered a small district park trying to meet many community needs in a limited space. There were several opportunities expressed by stakeholders and community, but each is required much consideration recognizing the need to balance indoor and outdoor recreation and leisure opportunities.

The Track has long been a focal point of the site occupying a large percentage of the park and although the area had been closed recently for two seasons for a major upgrade project, community residents still 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.

Some of the opportunities identified for this site included improve accessibility and parking, increase lighting and incorporate gathering spaces with seating and shelter locations, upgrade to current amenities and refresh the items that are currently there. 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.

To our surprise, many of the participants surveyed failed to realize that the whole site is a district park for community use and a large number of those surveyed have either never been or have not visited the park in the last year.

With many large track events being held at this site and the only access to the park being through the neighborhood, adjacent residents surveyed identified concerns with the noise and congestion of the traffic and parking. There was also a desire to create natural visual barriers between Calgary Trail and the park as the noise currently prevents participation and certain

activities on the site.

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 the residents. Areas that encourage spontaneous play, connected pathways, quiet gathering spots, interesting features such as interactive art could all create a place where people would like to visit for more than running track.

Goal, Objectives and Outcomes

Goal

The goal of the Rollie Miles Athletic Field Master Plan is to deliver a long-term strategic approach to renew this district park based on the direction provided in the District Park Renewal Program. This includes renewal target that consider the physical condition, functionality and demand capacity of the parks, recreation needs identified through public and stakeholder consultation and operational requirements to ensure sustainability of the park.

Objectives

1. Align with The Way Ahead: City of Edmonton Strategic Plan and key supporting documents including Urban Parks Management Plan, Recreation Facility Master Plan, Great Neighbourhood Framework, etc.
2. Develop and implement Master Plans that address the needs of citizens, educational institutions, non-profit sport, recreation and cultural organizations and the community
3. Balance the immediate needs to renew parks with ongoing and preventative maintenance and rehabilitation based on the Risk-based Infrastructure Management System (RIMS)
4. Seek coordinated development opportunities within the Corporation and other partner organizations to maximize investments and minimize disruptions

Outcomes

The park outcomes define what success will look like and are aligned with the City's outcomes:

- Parks are connected to their diverse communities and have pride in their city
- Parks are vibrant, connected, engaging, safe, accessible and welcoming
- Parks support a vibrant, diverse sports sector
- Parks celebrates and promotes healthy living
- Parks support a diverse, creative city with a rich and vibrant arts and cultural community
- Parks are environmentally sustainable

Planning Process

The development of the Rollie Miles Athletic Field Master Plan follows the process outlined in the Recreation Facility Master Plan 2005 - 2015. This process outlines that all new and re-developed parks and facilities require programming and concept planning prior to development, which includes an assessment of needs and consultation. Public consultation with the citizens of Edmonton and key stakeholders is an important component throughout the development of all plans. The Public Involvement Plan is designed to involve the appropriate people at the appropriate times in appropriate ways.

The process includes a variety of techniques including an in-depth needs assessment and analysis, development of priorities and recommendations, consultation and plan approval.

- The needs assessment and analysis include a research program and community input
- The research program includes demographic and participation profiles and forecasts, trends analysis, benchmarking with other municipalities and a review of municipal, provincial and federal strategic policy documents. A site and program analysis is completed to understand all the factors and parameters. The community and key stakeholders are consulted throughout the process
- The development of a concept plan and recommendations are based on the analysis of the needs assessment, site and program analysis. The recommendations are holistic and include the capital plan, recommendations for the program and service delivery, operating model, funding and implementation
- A second round of consultations are held to refine and confirm the Master Plan recommendations to ensure overall support
- Based on the consultation, an implementation and costing plan is developed.
- The final phase of the plan development is review and approval. The approval will initiate the implementation, service delivery and operating model based on funding availability

STRATEGIC ALIGNMENT

City of Edmonton

The Way Ahead, City of Edmonton Strategic Plan 2009 - 2018

The Way Ahead focuses City efforts to deliver the greatest value of services and infrastructure that are most important to Edmontonians while managing the opportunities and challenges of our rapidly growing and changing city.

The Way Ahead guides decisions that will move us towards the achievement of the six 10-year goals and the City vision for Edmonton in 2040. The City has several integrated long-range strategic plans to advance each of these goals. The Master Plan aligns with these plans and supports the 10-year goals and corporate outcomes.

Improve Edmonton's Livability (The Way We Live: Edmonton's People Plan)

- Citizens are connected to their diverse communities and have pride in their city
- Citizens use city infrastructure and participate in services and programs that provide enjoyment and personal health benefits
- Complete collaborative communities that are accessible, strong, and inclusive with access to a full range of services

Transform Edmonton's Urban Form (The Way We Grow: Municipal Development Plan)

- Attractive and compact physical design with diverse neighbourhoods, amenities and public open spaces
- Edmonton has sustainable infrastructure that fosters and supports civic and community needs

Shift Edmonton's Transportation Mode (The Way We Move: Transportation Master Plan)

- Citizens use public transit and active modes of transportation
- The transportation system is integrated, safe and gives citizens many choice to their mode of movement

Preserve & Sustain Edmonton's Environment (The Way we Green: Environmental Plan)

- The impact of City operations on air, land, and water systems is minimized

Ensure Edmonton's Financial Sustainability (The Way We Finance)

- The City has well managed and sustainable assets and services

Diversify Edmonton's Economy (The Way We Prosper: Economic Development Plan)

- The City has a positive and attractive reputation making it competitive nationally and internationally

The Way We Live: Edmonton's People Plan

The Way We Live: Edmonton's People Plan, approved by City Council in 2010, acknowledges the municipal government's role in bringing people together to create a civil, socially sustainable and caring society where people have opportunities to thrive and realize their potential in a safe, attractive city. Throughout the design, development and implementation of people services, the City of Edmonton consults and works with residents and community groups to gain their views.

The Way We Live sets out six overall goals that focus on people services and quality of life issues. Edmontonians look to the City of Edmonton to promote healthy lifestyle and leisure opportunities as a means of building strong, connected communities. Each of these six goals are

linked to the Master Plan Outcomes for district parks:

- Goal One: Edmonton is a vibrant, connected, engaged and welcoming community
- Goal Two: Edmonton celebrates life
- Goal Three: Edmonton is a caring, inclusive, affordable community
- Goal Four: Edmonton is a safe city
- Goal Five: Edmonton is an attractive city
- Goal Six: Edmonton is a sustainable city

The Master Plan is guided by several plans and strategies that support The Way We Live including:

- *Urban Parks Management Plan*
- *Recreation Facility Master Plan 2005 - 2015 and 5-Year Review/Update*
- *10-Year Outdoor Aquatics Strategy*
- *10-Year Arena Capital Development Strategy*
- *Artificial Turf Facility Strategy*
- *Joint Use Agreement and Field Strategy 2005 - 2015*
- *Vision for An Age Friendly Edmonton Action Plan*
- *WinterCity Strategy*
- *Elevate: The Report of Community Sustainability Task Force*
- *Wheeled Recreation Strategy*
- *Child Friendly Strategy*
- *Event Strategy*

Government of Alberta

At the provincial level, the relevant policy is Active Alberta 2011 - 2021. The 10-year policy includes a refocus of government initiatives challenging partners and encouraging Albertans to become more active. This policy sets out a vision for recreation, active living, and sport, which lead to a high quality of life, improved health and wellness, strong communities, economic benefits, and personal fulfillment.

Active Alberta is intended to be an effective policy. Rather than a fixed plan of action, it establishes six key outcomes to be achieved during the next ten years. These will serve as the yardsticks for measuring success in the year 2021:

1. Active Albertans: More Albertans are more active, more often
2. Active Communities: Alberta communities are more active, creative, safe and inclusive
3. Active Outdoors: Albertans are connected to nature and able to explore the outdoors
4. Active Engagement: Albertans are engaged in activity and in their communities
5. Active Coordinated System: All partners involved in providing recreation, active living and sport opportunities to Albertans work together in a coordinated system
6. Pursuit of Excellence: Albertans have opportunities to achieve athletic excellence

Strategic priorities are set out under each of the outcomes, as well as measures of what success will look like in ten years. Implementation of the *Active Alberta Policy 2011 - 2021* will be through a collaborative effort among the three orders of government as well as sport governing bodies.

Government of Canada

The Government of Canada's Canadian Sport Policy 2012 sets a direction for the period of 2012-2022 for all governments, institutions and organizations committed to realizing the positive impacts of sport on individuals, communities and society. The 2012 Policy builds on the success of the 2002 version, which was endorsed by federal, provincial and territorial ministers responsible for sport, physical activity and recreation on June 27, 2012.

A desired outcome of Canadian Sport Policy 2012 is that both the number and diversity of Canadians participating in sport will increase over the time frame of 2012-2022. The Canadian Sport Policy 2012 sets out five broad objectives:

1. Introduction to Sport: Canadians have the fundamental skills, knowledge and attitudes to participate in organized and unorganized sport
2. Recreational Sport: Canadians have the opportunity to participate in sport for fun, health, social interaction and relaxation
3. Competitive Sport: Canadians have the opportunity to systematically improve and measure their performance against others in competition in a safe and ethical manner
4. High Performance Sport: Canadians are systematically achieving world-class results at the highest levels of international competition through fair and ethical means
5. Sport for Development: Sport is used as a tool for social and economic development, and the promotion of positive values at home and abroad

Planning Context: People and Their Interests

Demographics, Trends and Best Practices

Demographics

The Rollie Miles Athletic Field falls within the Mature Neighbourhood Overlay, neighbourhoods built before the 1970's (Map 1). These neighbourhoods, including their recreation facilities and parks, are challenged with keeping its communities liveable, lively and vibrant when confronted with historical and demographic changes and aging infrastructure.

The area around Rollie Miles Athletic Field is constantly changing 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. Rollie Miles Athletic Field is situated in Queen Alexandra Community, a mixed residential and commercial neighbourhood in south west Edmonton.

The northern part of the neighbourhood contains most of the commercial land uses, and Whyte Avenue, which forms the neighbourhood's northern boundary, is a significant city-wide activity node, shopping and entertainment destination. Institutional land uses are prominent throughout Queen Alexandra. The neighbourhood contains several schools, parks, sports facilities and religious assemblies. 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 neighbourhood's 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.

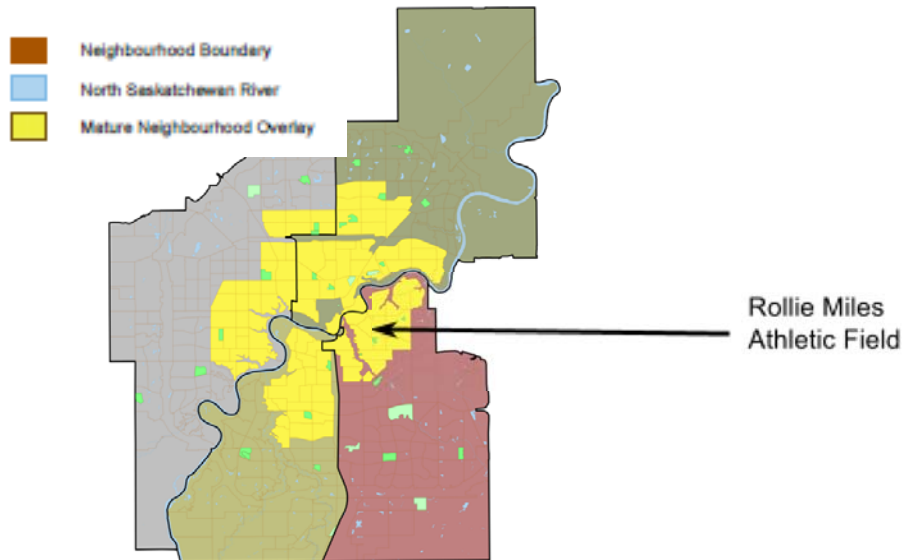
Demographic Data

The 2014 Edmonton Civic Census and Plan Edmonton were used to examine the population trends of the Rollie Miles Athletic Field surrounding neighbourhoods. The statistics for the catchment area provides key information on the social structure of population age characteristics and other key demographic indicators that reveal the diverse composition in this area.

Catchment Area

The catchment area of the Rollie Miles Athletic Field includes the following neighbourhoods identified in Table 1 and Map 2 based on the 2014 Municipal Census. The total population of the Rollie Miles Athletic Field catchment area is currently 46,590.

MAP 1: CITY OF EDMONTON & MATURE NEIGHBOURHOODS



SOURCE: CITY OF EDMONTON, COMMUNITY SERVICES, GEOMEDIA SOFTWARE - MAY 2016

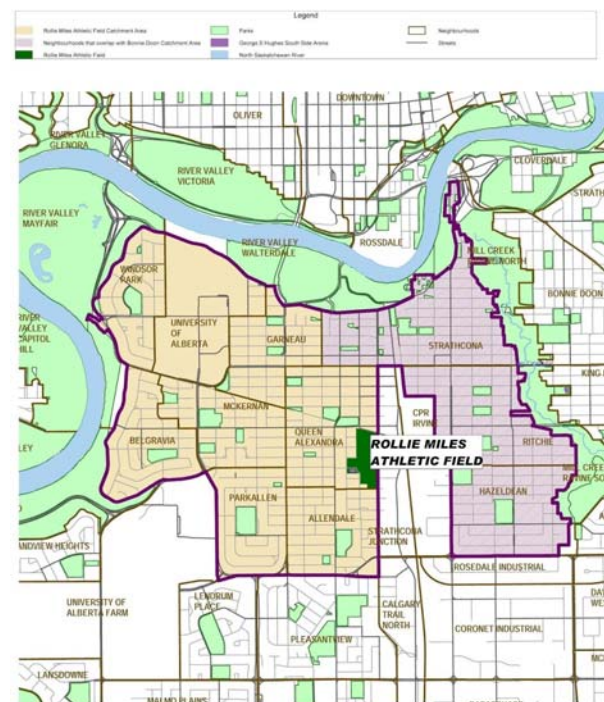
MAP 2: ROLLIE MILES ATHLETIC FIELD CATCHMENT AREA

TABLE 1 - POPULATION

NEIGHBOURHOOD	POPULATION
Allendale	2864
Belgravia	2350
Garneau	9942
Hazeldean	3258
McKernan	2785
Parkallen	2303
Queen Alexandra	5038
Ritchie	4243
Strathcona	9618
Windsor Park	3045
Grandview	1144
Total	46,590

SOURCE: http://www.edmonton.ca/city_government/facts_figures/municipal-census-results.aspx

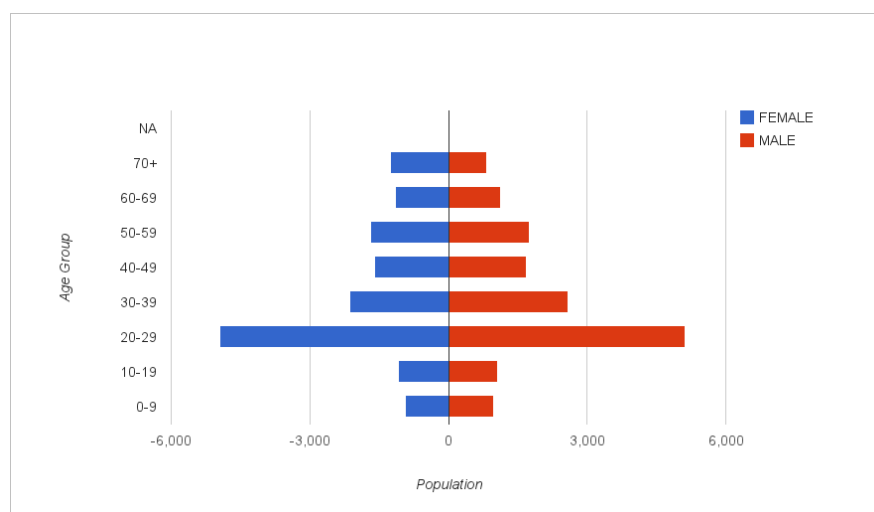
ROLLIE MILES ATHLETIC FIELD
Neighbourhoods in Catchment Area



SOURCE: http://www.edmonton.ca/city_government/facts_figures/municipal-census-results.aspx

SOURCE: CITY OF EDMONTON, COMMUNITY SERVICES, GEOMEDIA SOFTWARE

CHART 1: POPULATION PYRAMID OF THE ROLLIE MILES ATHLETIC FIELD CATCHMENT AREA (2014 MUNICIPAL CENSUS)



Summary of Key Demographic Indicators

Population	There are 46,590 people reported in the identified catchment area in 2014. Almost equal number of Males to Females.
Age (chart 1)	Compared to the City of Edmonton, the Rollie Miles Athletic Field catchment area's pyramid ratio shows: <ul style="list-style-type: none"> • each 10-year cohort from ages 30-70+ are similar in size • slightly more people 10-29 years are in the Rollie Miles catchment area • a decrease in the 0-9 age groups
Ethnicity	The catchment area neighbourhoods have an immigrant population that is 16.5% of the population, significantly lower than the City's 22.9%
Housing	<ul style="list-style-type: none"> • A slightly larger percentage own their dwelling unit (41.23%) than rent (36.38%). • Queen Alexandra renter population is (60.58%) • 61% of the residents in the catchment area reported living in a single-detached dwelling. • 32% of residents report living in their residence for more than five years which is higher than the City's average (41%)
Education	Percentage of people living in the catchment area and attending post secondary education is 15.36%, significantly higher than the City average (5.57%)
Languages	59.11% of Edmontonians within the catchment area speak English only as their household language.
Employment	As can be expected due to the high percentage of post-secondary students in the area (10%), catchment area neighbourhoods have less people employed 30+ hours per week (34.83%) than the City's average (40.21%) The catchment area neighbourhoods have notably fewer retired people (8.34%) than the City's average (10.35%).

Mode of Transport	The percentage of respondents who report using a car/truck/van as their main mode of transportation from home to work in this area (41.27%) was considerable lower than the City average (53.34%). Within the catchment area, 9.68% of the respondents walk to work while 16.12% use public transit.
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Trends and Best Practices

The analysis of trends and best practices is a critical factor in park and recreation facility planning. An understanding of the past and emerging trends helps the City of Edmonton anticipate future demand for parks, recreation facilities and the program needs of both. The values and attitudes that people place on leisure influences participation, the environment, willingness to pay for services and expectations to explore special needs. Trends and best practices have been identified through extensive background research with attention focused on the outcomes identified for district park master plans. A summary of trends and practices shaping park and recreation facility needs includes the following:

Outcome	Trends / Best Practices	Description / Implications
Parks are connected to their diverse communities and a source of pride	Aging population	<ul style="list-style-type: none"> Increasing demand for seniors programming and spaces to accommodate needs, social aspects and scheduled programs important 65+ population in Canada won't peak until 2031 - new seniors quite different than preceding older generations in leisure choices: more active and likely to stay in multi-generational facilities longer
	Ethnicity	<ul style="list-style-type: none"> Growing ethnically diverse population, Edmonton's new Canadian immigration is 5th overall in Canada with increase demand for services that are welcoming, address language barriers, recognize the needs and interests of various cultures
	Economics	<ul style="list-style-type: none"> Edmontonians spend \$4,779/year to support participation in recreation - above national average of \$3,711/year As families incomes and education levels increase so does their likelihood to participate in recreation and sports Growing gap between haves and have nots - more than half the wealth is now owned by people over 50, young families twice as likely to live in poverty
	Partnerships	<ul style="list-style-type: none"> Growing interest in partnerships to support diverse needs including other public sector organizations, private sector developers and a wider range of non profit organization

Parks are vibrant, engaging, connected, safe, accessible and welcoming	Quality of Life	<ul style="list-style-type: none"> Parks and green spaces contribute to citizen's perception of quality of life and benefits to the community Parks provide a sense of place in the community, increase property values and improve the image and livability of a neighbourhood
	Safe and accessible	<ul style="list-style-type: none"> Perceptions of safety in parks and neighbourhoods and lack of opportunities near people's homes are barriers to participation
	Active transportation systems	<ul style="list-style-type: none"> Increasing demand for safe & inviting places to walk and cycle Major contributor to individual and community health
	Recreation Facilities	<ul style="list-style-type: none"> Multi-purpose, multi-generational facilities becoming the standard: generate economies of scale, variety of opportunities, inclusive to all ages, genders, interests and abilities
Parks support a diverse sport sector	Decline in sport participation	<ul style="list-style-type: none"> Overall participation in sport is declining: 45% - 2005; 28% - 2010 Individualized sport and fitness activities are on the rise. In order to achieve personal health objectives, people are opting to fit sport into their busy lives when opportunities arise rather than commit to a regular organized sport
	Current sport participation	<ul style="list-style-type: none"> Top 10 sports by participation for all ages: golf, hockey, soccer, baseball, volleyball, basketball, downhill skiing, cycling, swimming, badminton Top youth sport participation: soccer 42%, swimming 24%, hockey 22% Higher percentage of males and youth (5-12) participate in sport compared to females and older youth, women's participation rates increase with age
	Sport diversity	<ul style="list-style-type: none"> Emerging sports on the rise include cricket, kabaddi, ultimate Youth attracted to challenging activities and extreme sports including skateboarding, BMX, freestyle biking, parkour, snowboarding Artificial turf part of the sports field inventory supporting earlier & later play, minimal weather caused delays
	Sport Opportunities for Disabilities	<ul style="list-style-type: none"> Growth in the number of opportunities for people with disabilities to participate in sport, specifically the Paralympics, Special Olympics and the Deaflympics
Parks celebrate and promote	Importance of being healthy	<ul style="list-style-type: none"> More importance is being placed on recreation and physical activity as part of a healthy lifestyle Government policies promote healthy living and

healthy living		<p>increased physical activity</p> <ul style="list-style-type: none"> Obesity is a problem of epidemic proportions - 58% Edmontonian are overweight and 48% are inactive
	Shifts in participation	<ul style="list-style-type: none"> Clear shift from formal and organized activities to more individual and informal pursuits (individual & small groups, at times of individual's choosing, near to home) Fewer people participate in activities requiring specialized equipment or facilities 61% of Edmontonians state walking/jogging their main activity of active recreation Walking will continue to be a growth activity (low cost, individual & group activity, offers flexibility with schedules and diversity)
	Environment	<ul style="list-style-type: none"> Increased interest in environmental activities with growth in activities: bird watching, camping, gardening and home landscaping Increased interest in interpretative programs and signage to support environmental learning
	Barriers to Participation	<ul style="list-style-type: none"> Lack of time - average Alberta has 5 hours of leisure time/day Lack of desirable programs and activities to attract people Technology - playing computer/video games and watching TV (average Canadian 2.1 hr/day) are on the rise and evidence of the growing need to stay technically connected to peers
	Children and youth participation	<ul style="list-style-type: none"> 45% of children spend 3 hours or less in active play per week 21-40% of children meet Canada's Physical Activity Guidelines Growing disconnect between children and nature, fewer children playing outside several reasons including safety and sedentary screen time) Parental enjoyment of an activity is associated with higher levels of participation by their children Top 5 youth activities: walking, cycling, swimming, running, basketball Most successful youth parks have enough elements to attract a range of youth groups and interests (eg. skateboard park, sport courts, social gathering spaces)
	Adult participation	<ul style="list-style-type: none"> Top 5 favorite adult activities: walking, gardening, home exercise, swimming, cycling Baby boomers (born 1947-1966) shifting preference from activities like tennis and aerobics to less strenuous ones such as walking, cycling, tai chi, yoga and cultural activities
	Winter	<ul style="list-style-type: none"> Top 5 trends in winter activities: skiing (downhill,

	activities	<p>cross-country, mono, and touring), snowboarding, skating (speed skating, ice dancing, figure skating, or hockey) snowshoeing, tobogganing</p> <ul style="list-style-type: none"> • Inspiring cities across the globe (eg. Quebec, Paris, etc) showcase numerous winter opportunities by recapturing momentous (child) activities to attract a range of people (eg. skating) • Winter activities tend to appeal to younger people and to those born in Canada. Changes need to be made in amenities and services offered to better accommodate the needs and interests of an aging population and to entice new Canadians (various levels of physical exertion)
	Dog parks	<ul style="list-style-type: none"> • Increased demand and use of dog parks that serve as a social hub. Amenities included should provide physical activity for both user types
Parks support a diverse, creative city with a rich and vibrant arts and cultural community		<ul style="list-style-type: none"> • Increase demand for visual, performing arts and cooking arts programs for school-age children and adults (especially Boomers) • Larger outdoor spaces for gatherings and celebrations including adequate shelter and washroom facilities
Parks are environmentally sustainable	Aging Infrastructure	<ul style="list-style-type: none"> • Aging infrastructure is deteriorating more rapidly than necessary because of limited preventive maintenance programs • Many parks and facilities are over 30 years old and in need of significant renovation or replacement to meet today's need, energy and environment standards
	Environmental Practices	<ul style="list-style-type: none"> • Environmental practices increasingly part of government policies and requirements: Green Building - LEED, ISO 14000 environmental practices, pesticide controls and standards
	Climate Change	<ul style="list-style-type: none"> • Global warming is causing increased unpredictability of weather (extreme weather events doubled in last 30 years), longer drier summers - funding required to deal with storm related and drought damage • Shade becoming an important consideration in park design due to increased incidents of skin cancer (New Zealand & Australia have policies for park shade requirements)
	Parks role in quality of the environment	<ul style="list-style-type: none"> • 90% of Albertans believe parks contribute to quality of the environment and that parks are an important element of municipalities environmental integrity • Trend towards naturalization, restoring sites to natural state with native vegetative species

Inventory of Community Organizations and Programs in Area

Organization	Programs and services offered
Queen Alexandra Community League	Outdoor skating rink (snow bank) 40 free family swims at Scona pool with membership Hockey, indoor and outdoor soccer, basketball, ping pong Weekly playgroup Yoga and fitness classes Summer playground program @ Queen Alexandra Park New spray park and playground
Allendale Community League	Soccer program Parent and tot playground Yoga classes Skating and Tennis facilities at the hall Free swim passes to scona pool Community garden Lego group Zumba classes
Scona Pool	Current programs and services: <ul style="list-style-type: none"> - Community swim times - Children's swim lessons - Drop-in lane swimming - Swim clubs - Keyao and Olympians - Northwest Scuba - Orca Synchro Club - Uniteded Alberta Padding Society - Water Polo Team - Scona High School Swim Team
Belgravia, Garneau, Hazeldean, McKernan, Parkallen, Ritchie, Strathcona, Windsor Park, Grandview	Each neighborhood in the catchment area has a Community League and offers their own set of similar programs and activities

Other nearby District Activity Parks with Recreation Facilities

District Park/facility	Programs and services offered
Confederation District Park	5 Km away Outdoor tennis courts Sports fields, and a running track
<ul style="list-style-type: none"> Confederation Fitness and Leisure Centre 	<ul style="list-style-type: none"> Pool: 25 metre saltwater pool, large whirlpool, steam room Indoor ice arena
Dermott District Park	5 km away Renewal of Dermott District Park is currently in progress with construction to be completed by 2018. Renewal will include upgrades to tennis courts and sports fields, a natural play area,

	pathways, lighting, wayfinding, community gathering areas, additional parking and improved site access
<ul style="list-style-type: none"> Bonnie Doon Leisure Centre 	25 metre swimming pool, whirlpool, steam room and sauna

Public Consultation

The Public Involvement Plan (PIP) for this project was developed in 2013 and updated in 2015, the plan identifies three stages:

1. A community needs assessment that will define the needs and priorities for the park
2. Testing concepts based on community need to develop a Park Master Plan
3. Sharing the final Park Master Plan

The results and findings from the Public Involvement Plan have been compiled in a separate “What We Heard Document”.

Stage 1

As part of the information gathering in stage 1, key questions were developed to understand how people used the existing park to understand the importance of specific activities. Questions were also asked to understand areas that could be improved to support future use of the site.

Quantitative Survey

Leger Marketing was retained to conduct 400 random telephone interviews with Edmonton residents located within the catchment area of Rollie Miles Athletic Field District Park. Interviews were conducted between September 5 and September 29, 2013 with a total of 353 completed surveys. The survey questions were aimed to understand the current use, future needs and priorities for the park.

Comments:

“I didn’t know it was a park! I am glad to hear the public is allowed there. I thought it was just for high school sports.”

Qualitative Surveys

As part of the public engagement activities in stage 1 and 2 qualitative data was collected through online surveys, paper surveys and stakeholder meetings. Reports were created to document information collected which was then used to support concept development.

Public Engagement Activities

An online survey was live from September 21 - October 14, 2013. Paper versions of the survey were distributed at the September 21 public information session coordinated with the Community League Day event and at follow up Stakeholder meetings.

Meetings with stakeholder groups and focus groups were completed to further gather information from the community about the Rollie Miles District Park. Stakeholder meetings with Edmonton Federation of Community Leagues, Strathcona Composite High School, Queen Alexandra Community League and Central Area Council of Community Leagues were completed.

Comments on the park:

- A beautiful open, safe, green space is all we need.
- Focus on things that can't be done elsewhere in the neighbourhood.
- We don't want to encourage a lot of vehicle traffic into the neighbourhood to get there, so access off Calgary trail is important for special events or festivals.

Public information session, September 21, 2013 included an online survey which was advertised to the identified 2.5km catchment area and stakeholder groups for the Rollie Miles Athletic Field. The following methods to advertise the event included:

- Changeable copy signs (2 locations)
- Posters distributed throughout the catchment area in public places, schools, community agencies, community league halls, City Leisure Centres and the Edmonton Federation of Community League office
- Flyers hand-distributed to households throughout the catchment area
- City of Edmonton Website
- 311 and City Councillors notified
- Community recreation coordinators distributed electronically to community contacts to share
- City of Edmonton Bookings distributed electronically with community contacts to share
- Email notification to City staff
- Queen Alexandra Community League advertised in their monthly newsletter
- City of Edmonton Facebook and Twitter account notifications
- Handbills distributed at the September 21 event



Stage 2

To further build on the work completed in Stage 1, Stage 2 included a community update from the 2013 consultation, provided key messaging about existing facilities and the shared concept options developed as part of a Project Team workshop in 2014 to test themes and activities identified in previous engagement.

An online survey was live from November 5th to December 6th to collect qualitative data. Paper versions of the survey were distributed available at the open house. A total of 665 surveys were completed.

Public information session, November 5th, included a paper survey which was advertised to a 3 km catchment and stakeholder groups for the Rollie Miles Athletic Field District Park. The following methods to advertise the event included:

- Changeable copy sign (1 location)
- Posters distributed throughout the catchment area in public places, schools, community agencies, community league halls, City Leisure Centres and the Edmonton Federation of Community League office
- Flyers hand-distributed to households throughout the catchment area
- Canada Post flyer drop to 3 km catchment
- City of Edmonton Website
- 311 and City Councillors notified



- Community recreation coordinators distributed electronically to community contacts to share
- City of Edmonton Bookings distributed electronically with community contacts to share
- Email notification to City staff
- Community newsletters
- City of Edmonton Facebook and Twitter account notifications

Community meetings followed the November 5th open house to support a community request for more involvement in future public engagement. Meetings resulted in the formation of the Rollie Miles Athletic Field Redevelopment Community Advisory Committee. The Community Advisory Committee's role as per the Terms of Reference included expertise, advice and guidance on the Public Involvement Plan and implementation for the next engagement activities resulting in an updated Public Involvement Plan and stakeholder list. The committee did not have decision making authority in concept development.

Community Advisory Committee Membership included:

One representative & one alternate from each of the following:

- Queen Alexandra Community League
- Edmonton Federation of Community Leagues
- Strathcona Composite High School (Administration, Parent Council, and/or Student Body)
- Friends of Scona Rec
- Central Area Council of Community Leagues
- The Neighbour Centre

Representatives from the City of Edmonton project team:

- Project Manager (City Planner), Project Coordinator, Community Recreation Coordinator

An updated Public Involvement Plan led to Stakeholder meetings with the support from the Community Advisory Committee in Spring 2016 to update information from previous stakeholder meetings. Stakeholder meetings with Friends of Scona Recreation, Queen Alexandra Community League, Edmonton Federation of Community Leagues and Central Area Council of Community Leagues were completed.

May 26, 2016 Community Workshop

Based on work facilitated by the Community Advisory Committee, a Community Vision and Principles document was created. The vision, "A vibrant, safe, and accessible recreation and community hub for South Central Edmonton Neighbourhoods" is followed by six principles and discussed further in section VI. The workshop incorporated this document to develop a "program" for the park to reflect key features and activities that informed a preferred concept option.

The following methods were used to invite key stakeholders:

- Invitations to key stakeholders identified in the Public Involvement Plan were extended through the Community Advisory Committee and Project Team.
- Flyer drop to residents "looking onto the park"

June 16, 2016 Open House

The open house provided an opportunity for the public to see a park concept option that incorporated the Community Vision and Principles as well as project considerations (strategic alignment, site and program analysis, people and their interests, operation and maintenance).

Comments were collected on concept boards, feedback forms and an online survey was available from June 17-27 2016, which supported further refinement of the concept option.

The following methods to advertise the event included:

- Changeable copy sign (1 location)
- Flyers distributed to 3 km catchment
- Examiner ads in zone 3 & 5
- Social media City of Edmonton Facebook and Twitter.
- Project Team and Community Advisory Committee distribution electronically.
- City of Edmonton Website
- Public Service Announcements 1 week prior
- 311 and City Councillors notified
- Community recreation coordinators distributed electronically to community contacts to share
- Email notification to City staff
- Community newsletters and websites
- City of Edmonton Facebook and Twitter account notifications

Rollie Miles Athletic Field District Park Master Plan Open House

Event: Open House (Drop -In)
 Date: Thursday, June 16, 2016
 Location: Strathcona Composite High School, 10450-72 Avenue 201-Scona Room (2nd flr.)
 Time: 4 - 7 p.m.

Strategy → **CONCEPT PHASE** (Where we are today) → Design → Build → Operate

The City of Edmonton is developing a Master Plan for Rollie Miles Athletic Field District Park to guide future park renewal.

With information gathered to date, a concept plan will be shared. Please join us to review the concept and share your thoughts on the key features and activities proposed for this park!

For more information, visit edmonton.ca/rolliemilesathleticpark

Edmonton

Key Stakeholders and Organizations

Residents in the 2.5km catchment area & residents that look into the park	Queen Alexandra Community League	Strathcona Composite High School
Edmonton Federation of Community Leagues (EFCL)	Edmonton Public School Board	Central Area Council of Community Leagues (CACCL)
Friends of Scona Recreation	The Neighbour Centre *added in 2015	Community Leagues
City of Edmonton Parks Operations	City of Edmonton Recreation Facilities Operations	Sport Groups (City Wide)

Stage 3

A draft concept design and report will be recommended to City Council. The final concept will inform the Design Phase implementation and will follow the next phases of public engagement identified in the Rollie Miles Athletic Field Public Involvement Plan.

SITE AND PROGRAM ANALYSIS

Site Context

Rollie Miles Athletic Field is a 13.09 hectare district activity park in the Queen Alexandra Community that supports many amenities including: Strathcona Pool, Strathcona High School, Queen Alexandra Community League, George S. Hughes Arena, Edmonton Federation of Community League building, a premier track and field facility (2014), outdoor skating rink, tennis courts and several sports fields.

Strathcona (Scona) Pool is a city owned indoor pool located at within Rollie Miles Athletic Field at 10450 72 Ave NW. The pool is attached to Strathcona Composite High School and operated by a contract with RiverCity Recreation Inc. The contract is overseen by Citizen Services, Community Recreation and Facilities branch. Maintenance of the building is managed by the City of Edmonton's Building Facility Maintenance.

Scona Pool is Edmonton's oldest operating swimming pool and built in 1957. Scona Pool has one traditional tank (22.8 meters), and a small multi-purpose room. Programs offered include swimming lessons, lane swimming, family swimming, aquasize, parent and tot classes, private pool rentals, a sundeck, dry sauna, slide, climbing and swinging ropes and a party room.

Due to the age of the building, the City of Edmonton has conducted various facility assessments which have identified significant maintenance, mechanical and structural challenges. Although the building has reached the end of its life cycle and will eventually close, the pool will continue to operate and the City will perform routine maintenance to ensure the pool is safe for citizens to use.

Strathcona Composite High School, is a public high school (grades 10 - 12) opened in 1955 to accommodate the growing population of Edmonton. The school was constructed to hold 1200 students, but there are currently just is around 1500 students attending the school. Scona is known for their strong academic, arts and athletic programs. The school boasts that their athletics programs holds various winning streaks in Edmonton's city championships including: track and field, swimming, football and cross country.

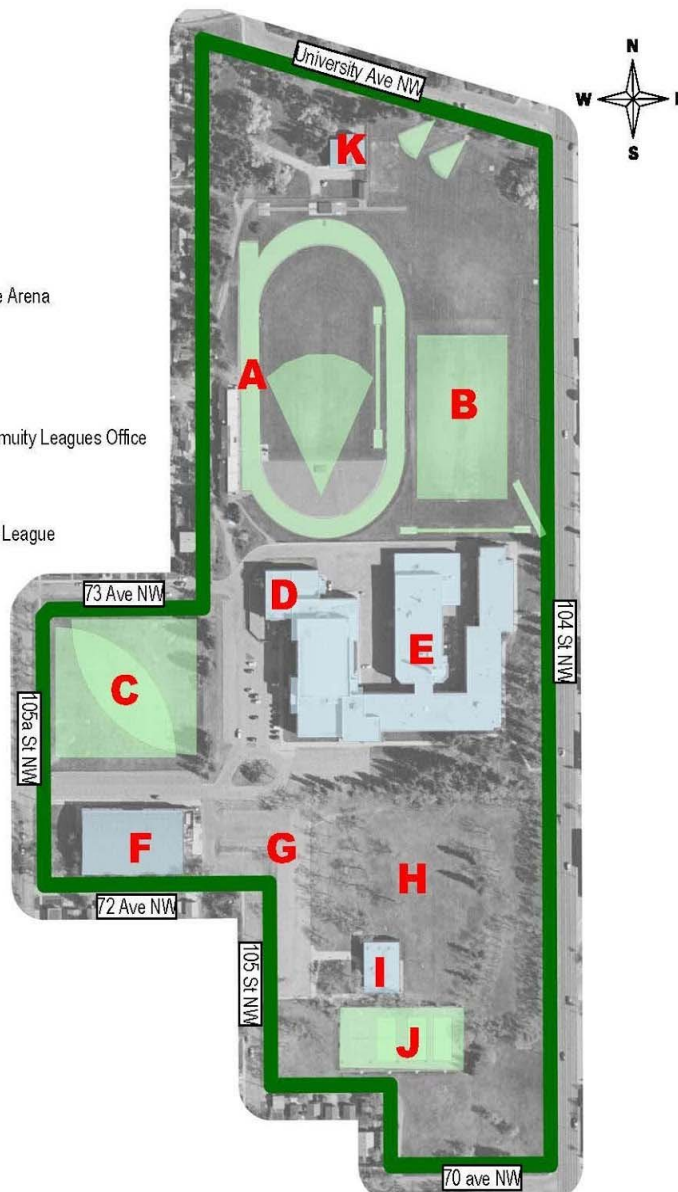


Queen Alexandra Community League (Community Hall) is one of the oldest community leagues in the City of Edmonton that is located at 10425 University Avenue on the south side of Rollie Miles Athletic Field. The community league provides a wide range of social, recreational, cultural activities and interaction opportunities for its membership. The Community League operates an outdoor skating rink and currently is rebuilding the spray park at the nearby Queen Alexandra Park and fundraising to replace the playground equipment. The community building has a large hall with the capacity of 175 people and an upstairs boardroom, a fully equipped kitchen and a small stage. In addition the Community League operates an outdoor skating rink.

Rollie Miles Athletic Field District Activity Park

Legend

- A** Track & Field Amenities
- B** Sports Field
- C** Baseball Diamonds
- D** Strathcona Pool
- E** Strathcona High School
- F** George S. Hughes South Side Arena
- G** Parking Lot
- H** Open Green Space
- I** Edmonton Federation of Community Leagues Office
- J** Tennis Courts
- K** Queen Alexandra Community League
- Park Boundary



August 2013

George S. Hughes Arena (formerly South Side Arena) was constructed in 1961 and has a single ice surface. This Arena was identified as a site to be closed or repurposed in the Council approved 10-Year Arena Capital Development Strategy (2009 - 2019). This strategy outlines in detail the proposed changes to the inventory of arenas, including the condition of existing arenas, and the potential addition of new ice surfaces. Dermott District Park was identified as the future site of a Twin Pad Arena Facility which would replace George S. Hughes. As there currently is no capital funding in place to build the new twin arenas to replace the facilities identified for closure/re-purposing, all arena facilities will continue to receive regular on-going maintenance and repairs to ensure safety, maintain physical condition and functionality.

Edmonton Federation of Community Leagues (Office Building) is located in an older City facility and they have a lease with the City to operate from that location. The Edmonton Federation of Community Leagues (EFCL) is the representative and coordinating body for all community leagues in Edmonton. This building is primarily used as an office location with occasional workshops and programs to external participants. The EFCL requires parking for 7 staff members primarily Monday - Friday daytime hours, and host meetings, workshops and events for participants on evenings and weekends.

Track and Field at Rollie Miles Athletic Field has supported city junior and senior high schools' track and field champions for decades. The fields, once known as the South Side Athletic Grounds, have been used for sporting events of various kinds since 1910. The park was renamed to honour former Edmonton Eskimo football great Rollie Miles.

The Track and Field area of the park has been through many changes in the history of the park. The northwest corner of the park, the original location of the baseball diamonds were removed to clear more area for javelin, shot put and discus field activities. The track surface itself has been upgraded twice; first for a practice centre for the 2001 IAAF World Championships in Athletics and again in 2013 with the replacement of the 400m Standard Track and drainage infrastructure. The completed renewal of the track, drainage and field elements provides a public outdoor track and field facility that can support a range of athletic opportunities to serve all citizens and stakeholders now and in the future (Diagram 1).



AECOM
Miles Track Replacement
Source: AECOM, July 31, 2013

Diagram 1 - Conceptual Drawing for Rollie

Neighbourhood Renewal program is part of the Building Great Neighbourhoods initiative. It outlines a cost effective, long-term strategic approach to renew and rebuild roads, sidewalks and streetlights in existing neighbourhoods and collector roadways. The program balances the need to rebuild in some neighbourhoods with a preventive maintenance approach in others.

The Queen Alexandra neighbourhood has been chosen for reconstruction in spring 2015. An

opportunity to install a portion of lighting along the west perimeter of the park in 2016 is an example of a coordinated development opportunity to meet the needs of the community.

Engage 106/76 - In 2014, a group of citizens in Queen Alexandra formed a committee, QA Crossroads, to work with the City to make 106 Street and 76 Avenue more walkable, bikeable, livable and safe through the upcoming neighbourhood renewal work. In April 2015, the spark ignited by QA Crossroads became what is now called Engage 106-76. The park master plan concept will consider how the park connects to the overall community.

Site Factors, Programs and Activities

Overview

Parks are connected to their diverse communities and a source of pride

Park Summary (zoning, easements, overlays) - Map 3

Rollie Miles Athletic Field is 13.09 hectares and current made up of eight lots, most of them are Public Parks Zone (AP).

Legal description of park:

- Block 42, Plan RN11
- Lot A, Lots 4-7, Block 6, Plan 735AR
- Lots 2-3, Lots 28-32, Block 6, Plan 735AR
- Lot 1, Blk 6, Plan 735AR
- Lot A, Block 1, Plan 8222834
- Lot B, Block 1, Plan 8222834
- NE-20-52-24-4
- Lot A, Block, Plan 5287HW

Zoning

The zoning for Rollie Miles Athletic Field District Park Site is:

- Public Parks Zone (AP) - The purpose of this zone is to provide an area of public land for active and passive recreational uses.
- Urban Services Zone (US) - The purpose of this Zone is to provide for publicly and privately owned facilities of an institutional or community service nature.

Edmonton Public School Board land:

The school footprint and small lot in the Southeast Corner of the site is owned by the Edmonton Public School Board. Opportunity exists for Lots A,1, 2-7, 28-32, Block 6, Plan 735AR to be consolidated; other lots if possible should be consolidated as well.

License / Lease Areas:

The Queen Alexandra Community League 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.

The EFCL has a lease with the City of Edmonton for use of the office building on the south side of the park.

Map 3 - Zoning for Rollie Miles



Source: 2012 City of Edmonton Airphoto

Condition Assessment

As the City's infrastructure ages, more maintenance and rehabilitation is required to ensure that infrastructure is performing well and continuing to meet the needs of citizens. At the same time, Edmonton is a growing city and demands arise for new infrastructure to support its growth.

To examine the state and condition of the City's assets, each asset is rated according to its physical condition, demand capacity, and functionality.

Physical - condition of an infrastructure element that enables it to meet the intended service levels. The Risk-based Infrastructure Management System (RIMS) is a tool that assists in the ranking of rehabilitation needs of the city and the allocation of renewal funds across the various infrastructure assets to ensure long-term value.

This proactive infrastructure evaluation approach helps with decisions about repairs - what are

needed, where and when - to keep rehabilitation and construction costs as low as possible. For example, RIMS is used in the allocation of grant funding, for the Neighbourhood Renewal Program, and in the City's capital budget process, making the most of every dollar invested with the limited funding available.

Functionality - capacity of an infrastructure element to meet service requirements.

Functional Improvements - relate to user demand (interest, trends, demographics), standards (sport regulations, health, safety, accessibility, environment) and space needs (functional capacity, land availability) - these factors are all considered in the development of the Master Plan

Demand Capacity - ability of an infrastructure element to meet program delivery requirements. Service Ratios within a geographic catchment area (40,000 - 80,000 district park)

District Park Renewal Targets

District Park Renewal Targets require a balance between immediate needs and ongoing preventative rehabilitation and have been developed to compare the existing state of a district park and the desired target to achieve. Renewal targets align with the City's Risk-based Infrastructure Management System (RIMS) and considers the overall Physical Condition, Functionality and Demand Capacity for each park.

The overall Physical Condition for each district park site has been evaluated based on a "super report" which averages the physical condition of the 5 key park asset types (access & circulation, furniture, playground, protection and sports fields) and is scored/reported by Parks (scoring matrix 1 to 5). The renewal target for parks is a Park Condition Assessment Score greater than 3.4.

Assessment Types	Definition	District Park Renewal Targets
Physical Condition	<p>The overall Physical Condition for Rollie Miles Athletic Field Park based on the Park Condition Report is 3.622 for the key park type asset types:</p> <ul style="list-style-type: none"> • Access & Circulation 3.30 • Protection 3.73 • Sports Fields 3.58 • Playground n/a • Furniture 3.86 <p>Total 3.622</p>	<p>Using a proactive infrastructure evaluation - Risk-based Infrastructure Management System (RIM'S)</p> <p>Park Condition Assessment Score greater than 3.4</p> <p>Utility improvements addressed</p>
Functionality		<p>Maximizing opportunities within Park Renewal Program Outcomes</p> <ul style="list-style-type: none"> • Access & Circulation • Sport • Recreation & Play • Arts, Culture & Celebration • Environmental Sustainability
Demand Capacity	Population in the 2.5km catchment area is 42,393	Service Level Target: 40,000 - 80,000 population / district park

Site Facilities RIMS (5 point rating, A-F grading, A being the best, F means full replacement)

Physical Condition	2016 Assessment for George S. Hughes Arena: 'C' 2016 Assessment for Rollie Miles Grand Stand: 'C' 2016 Assessment for Scona Pool 'D'
Demand/Capacity	2011 Assessment for George S. Hughes Arena: 'C' 2011 Assessment for Rollie Miles Grand Stand: 'A' 2011 Assessment for Scona Pool 'D'
Functionality	2011 Assessment for George S. Hughes Arena: 'D' 2011 Assessment for Rollie Miles Grand Stand: 'A' 2011 Assessment for Scona Pool 'D'
Issues	<ul style="list-style-type: none"> • Past community issues with parking within the community for larger events as well as noise. • Mural appeared on north garage door of park stands that the community supports (Citizen Services worked with the community)

Access and Circulation Activities

Parks are vibrant, connected, engaging, safe, accessible and welcoming

Circulation

As in the case with many district activity parks, parking and traffic are a concern for users and the surrounding residents. The parking on this site is very disjointed and the only way to access the site is by traveling through the neighbourhood.

The park is also bordered by the very busy Calgary Trail on the east side. Calgary Trail can average over 30,000 cars a day traveling Southbound past this quiet neighbourhood. This creates a very busy side to the park creating noise and lack of privacy for the participants, but the green space also acts as a beautiful landmark for travelers to pass by.

Residents of the neighbourhood would not welcome more traffic into the park and are concerned about the added parking pressure when there are large events on the site. A parking impact assessment would be required to inform new indoor and outdoor activity options.

Pedestrian Connections

Safe, direct and comfortable pedestrian movements through the park are important to provide access to the many indoor and outdoor facilities and amenities. Existing desire lines were used as a guide to evaluate how pedestrian were connecting to existing facilities on site. For the most part, concrete sidewalks and/or asphalt paths are well situated. What is missing from the park are connected or loop opportunities to walk around and through the open space.

Trails/Active Transportation

There are those that want to travel through the park along a direct, efficient and safe route, connecting to the City bike lane/bike trails that link to the site. There is currently only a small stretch of trail within the park (behind the Rollie Miles grandstand) so those travelling through the park need to use a combination of road, sidewalk, parking lot or grass to meet their needs. Existing desire lines were used as a guide to determine the primary east-west and north-south trail routes that were needed.

Vehicle Access and Parking

Vehicle access and parking are one of the most discussed issues related to the existing functions and potential future development within Rollie Miles Athletic Field. These issues can be broadly grouped as follows:

- There is no direct access to the site from an arterial road and therefore all traffic,

including buses must use the residential streets. This use causes the most concern related to school days and special school events, and all major events at the Athletic Grounds.

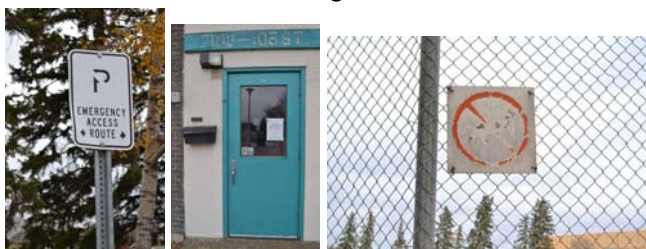
- The primary vehicle access from 105 Street and 72 Avenue terminates in the parking lot and drop-off loop. This works to slow traffic but creates some constraints to egress during events and busy school times.
- The parking lots that support the park, EFCL, arena, pool, high school and track facility total 305 stalls. Interestingly, the public (as defined through consultation input), is clearly divided on the issue of parking and specifically, whether there should be less, more or no change in the amount of parking. During the school year, all parking stalls on site are full during the day and there is significant spill over into adjacent residential streets. This is also the case during evening events at the school and major events at the Rollie Miles track. A parking study is needed to determine parking demand and to make recommendations as to the level of parking that should be provided to meet daily, seasonal and peak use.
- A formal geotechnical and engineering evaluation of the condition of the parking lot surface, curbs and drainage has not been completed and is required, to ensure good management of the asset.

Sense of Place

A park should be a recognizable place that assists in supporting the identity of the communities that it serves. Currently the overall Park has no strong/clear sense of place due in part to the various facilities it supports, as well as the lack of a true entry location with strong identification signage. The Rollie Miles Athletic Field is a prominent and well known location but likely viewed by most as a stand-alone, city-wide facility. Most people don't associate the rest of the park space as being part of a single, district wide park and during the public consultation activities people were surprised to learn the boundaries of the park.

Signage and Wayfinding

Basic traffic and parking, tennis court use, and bylaw signage is present mostly in the site's parking lots, but is not supported through wayfinding signage to direct park users to the various areas and amenities accessible from the parking locations. The only formal park sign is the Rollie Miles Athletic Field sign at the corner of the site facing 104 Street near University Avenue.



Park Lighting

As part of the Building Great Neighbourhoods and District Park Master Planning consultation, some residents in Queen Alexandra indicated that lighting on the path adjacent to Rollie Miles Athletic Field was important and that additional lighting throughout the park would be beneficial. Since the entire neighbourhood streetlight system will be upgraded in coordination with Neighbourhood renewal, there was a good opportunity to make this investment at the same time, ahead of the completion of the Rollie Miles master plan. This work is scheduled in conjunction with Neighbourhood Renewal to be completed in 2016. The site currently relies on street lighting for the majority of light sources aside from the tennis courts (user operated) and the parking lots. Walkways are not lit and are covered by trees, creating dark spots and shadows.

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) helps make communities safer through neighbourhood planning, development, and maintenance. CPTED deters criminal activity through natural surveillance (visibility, positive social activities), natural access control (entry and exit points, fences), and natural boundaries (clear ownership, clearly marked private spaces). A CPTED assessment has been completed for Rollie Miles Athletic Field Park in 2016 (Appendix 6). An overview of recommendations include the repair of fencing, improving signage, increase lighting, trim trees and bushes to improve sightlines in areas where there are negative activities and remove graffiti.

Access and Circulation Activities: Opportunities and Constraints

- Explore the potential to provide a strong, multipurpose north/south trail through the site to improve movement through the park in support of the City's trail and bike lane program. Part of this trail would require an extension of the existing trail that runs behind the Athletic Park grandstand connecting to University Avenue
- Explore the potential to provide a strong, multipurpose east/west pedestrian and bike connection through the site to improve adjacent neighbourhood access
- Explore the potential to create walking trails through the park that create 'loops' around the entire park for leisure and fitness
- If the future Community Recreation Facility is located in the park, consider providing a dedicated and signalized vehicle access to the parking lot for the facility at 71 Avenue and 104 Street
- A traffic and parking impact assessment should be completed to determine whether additional parking is warranted
- Consider ways to reinforce the park's identity through defined entry 'gateways' or nodes and prominent aesthetic entrance signage and wayfinding signage. Consider changeable signage that highlights upcoming events
- Improved bus access, circulation and drop off should be considered particularly in support of major Athletic Field events

Sport Field and Spectator Experience

Parks support a vibrant, diverse sports sector

Sports Field Inventory

One requirement of the program is to maintain Rollie Miles as a destination for Athletics at all levels as well as supporting soccer, football and softball for High School, community and city-wide sports programming. Rollie Miles Athletic Field inventory of outdoor sport amenities at Rollie Miles Athletic Fields:

- 400 meter standard track (synthetic turf)
- Field amenities
- Steeplechase
- Long jump/triple jump area
- Shot put/hammer area
- Javelin area
- Discus throw area
- High jump area
- Spectator viewing area (grandstands) with change rooms/washrooms/accessibile elevator
- 2 overlapping baseball diamonds
- 1 Football/soccer combo field
- Strathcona Tennis Courts - 4 courts

Usage Rates

Booked use of sports fields at Rollie Miles Athletic Park for 2011-2013 are reflected in the tables below. This does not reflect drop-in, spontaneous use of the sports fields, tennis courts, and track.

Scona Annex #1 & #2 Overlapping Diamonds (240 ft & 250 ft)

Groups that participate in slowpitch are the primary user of the baseball diamonds (Scona Annex), but this is not a heavily booked site. Spontaneous use does occur in the spring and fall by the school both with baseball and other field activities/games and many residents use the area as an unofficial dogs off leash utilizing the fenced area as a barrier for their pets. The diamonds are currently overlapping fields that cannot be booked at the same time and the two uses of dog activity and sports do create conflicts as the athletes have to contend with dog waste on the site. (Parkland Bylaw 2202)

2013	2014	2015
Diamond #1 Slow Pitch - 0 hrs Weather Closure - 0 hr	Diamond #1 Slow Pitch - 108 hrs Weather Closure - 0 hrs	Diamond #1 Slow Pitch - 0 hrs Weather Closure - 0 hr
Total - no bookings	Total - 108 hr	Total - no bookings

Athletics Track and Field

This area of the park is truly a City Wide facility for the City of Edmonton. The facility serves local schools and residents, as well as groups from all over the city. The site was closed for construction in the summer of 2012 and opened in Fall 2014. This location will host local, provincial, national and international training and events.

2013	2014	2015
Closed for maintenance	Closed for maintenance	Track Maintenance : 0 hrs (set up/take down, each 15 hours) Track & Field: 233.45 hrs Non-athletic event: 5 hrs Weather closure: 5 hrs Authorization by Facility Supervisor: 5 hrs No Show Booking: 4 hrs

Combo Field (300 x 180)

This area of the park serves local schools and residents, as well as groups from all over the city. The field which received permanent soccer lines in 2015, is booked out by soccer and football groups and is used heavily to support Strathcona Composite High School physical education and sport teams.

2013	2014	2015
Closed for maintenance	Closed for maintenance	Football - 4 hrs Soccer - 222.45 hrs Track and Field - xx hrs Maintenance - 855.29 hrs Weather closure - 4 hrs
Total -0 hrs	Total - 0 hrs	Total - 1086.14 hrs

Strathcona Tennis Courts

The existing tennis courts are in decent shape and are well utilized according to the community input received. Through the public consultation it was clear that stakeholders support keeping them, as opposed to reducing the number of courts or re-purposing. The courts are fenced, surfaced and lit but enhancements or upgrades are required. Scona School identified that they would like to have two more courts on the site and residents commented that they would like the lights to be more user friendly by making the light switch more visible

2013	2014	2015
Court #1 - 449:30 hrs Court #2 - 617:30 hrs Court #3 - 617:30 hrs Court #4 - 196:00 hrs	Court #1 - 193:30 hrs Court #2 - 191:30 hrs Court #3 - 187:30 hrs Court #4 - 0 hrs	Court #1 - 177:45 hrs Court #2 - 177:45 hrs Court #3 - 177:45 hrs Court #4 - 0 hrs
Total - 2170:30 hrs	Total - 572:30 hrs	Total - 529:15 hrs

Major user groups of the site include Edmonton Track and Field Council, Strathcona Composite High School, Edmonton and District Soccer, Edmonton Public School and Edmonton Catholic Schools.

Spectator Experience

The existing grandstand provides the basics (seating and washroom) for a decent spectator experience for those watching events on the Rollie Miles track. It has been noted through site review and public input that improved parking, user and spectator access to the fields, benches for viewing, and shade would all contribute to an improved experience. In addition, the design team noted that improved waiting and gathering space would be beneficial and could be achieved through the development of a better public space at the south end of the grandstand.

Sport Field and Spectator Experience: Opportunities and Constraints

- Review the requirements for all fields and ensure that they are appropriate for usage numbers.
- Identify and provide opportunities to enhance spectator amenities
- Consider four season use of the facility and complementary functions.
- Provide additional landscaping and trees within the site to provide shade in key areas where spectators/players gather near fields.

Recreation and Play Activities

Parks celebrates and promotes healthy living

Open Space

To promote a range of informal recreation and play activities it is important that parks have functional and defined open space areas for activities and events other than organized sports. Rollie Miles park has a significant amount of existing open space areas of various sizes and shapes that are defined by the many trees. As such, there isn't a need as part of this plan to create new spaces, but rather to provide access and amenities to encourage the use of these existing spaces. There is also a need, particularly in the open space areas parallel to 104 street to make grading and drainage improvements as there often standing water in these areas following snow melt and after significant rain.

Fitness

As described under Access and Circulation, there was clear desire from the community, that opportunities be provided for walking (or jogging) loops around and within the park. In addition, there may be opportunities to introduce fitness amenities into the park.

Meeting/Gathering

In support of recreation and play activities as well as to promote community use of the park, identifiable meeting/gathering spaces should be considered. These could be as formal as a plaza with a shelter and other amenities or as simple as a well placed and shaded group of benches. Rollie Miles needs some defined meeting and gathering spaces.

Amenities

The provision of a range of community amenities in one location or throughout the Park to meet gathering, passive use, and community event needs of the neighborhoods within the catchment area is important. Individual seating and table locations, shelters of various sizes, and standard amenities such as trash/recycle receptacles and bike racks are all required. A consistent standard should be adopted for the park for all amenities. This could be a current City standard, or some style or product line that is introduced to the park to enhance the overall sense of place.

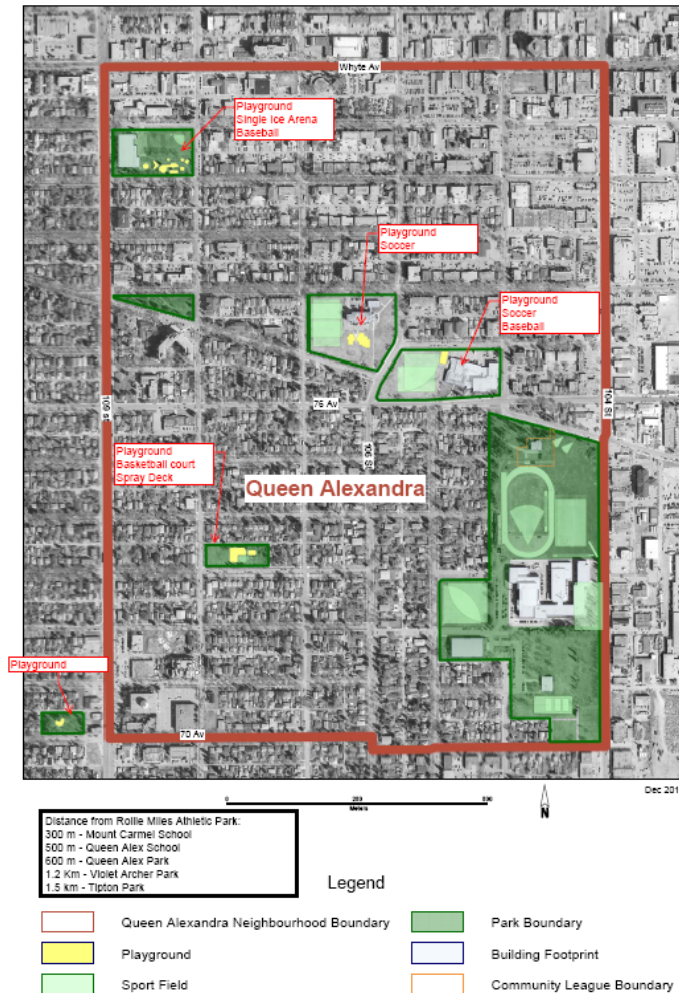
EFCL Building

The EFCL could potentially provide support for recreation and play activities on the site. A condition and operational assessment is required, but there are exterior access doors on the south side of the building that connect to washroom and change spaces that were previously used in support of the tennis courts and an outdoor rink that used to operate each winter. If feasible from a capital and operational perspective, these spaces could be enhanced and reactivated to support park use.

Play

While playgrounds are often included in district parks, it was clear through the consultation input that there are a number of good and reasonably new playgrounds in the neighborhood parks and school sites within easy walking distance of Rollie Miles. There are currently no spray decks or playgrounds on this site but there are a variety of opportunities situated in nearby neighbourhood parks and school sites (Map 5). Some residents find there are limited opportunities for families and children at this site however a playground was not seen a necessary program element.

Map 5 - Proximity of various park amenities to Rollie Miles Athletic Field



Recreation and Play Activities: Opportunities and Constraints

- Consider the development of 2-3 meeting/gathering spaces to support the use of the park by small school and community groups, families and friends
- Consider a park amenities standard (style) that is unique to Rollie Miles and then provide a broad range of well placed seating options supported by receptacles and bike racks
- Consider the addition of a small berm that can serve as a sliding hill suitable for young families and which will encourage all season use
- Activity Area - provision of an outdoor facility (eg. basketball courts) or amenity (eg. fitness nodes) for use by residents and students
- Consider the removal of existing chain-link fences that are not required by sports fields to make the site more inviting and to increase site accessibility
- Consider the inclusion of some defined and enjoyable open spaces for informal activities, such as frisbee and catch. Landscaping can be used to define these spaces and create visual boundaries between different spatial uses
- Consider the creation of small defined spaces that are appropriate for passive activities, such as small gatherings and picnics. Consider shade, windbreaks, furnishings and amenities that encourage year round activities
- Consider the provision of shelter structures on the site to encourage family and community use as well as supporting the use of the park by those less fortunate. A well placed shelter in the park across from the Neighbors Centre on 104 Street would likely be

- appreciated by those who rely on that facility
- Evaluate opportunities to make use of and operate washroom and change spaces in the EFCL building
- Provide comfortable and safe places for meeting and gathering

Arts, Culture and Celebration Activities

Parks support a diverse, creative city with a rich and vibrant arts and cultural community

Community Event Space

As defined previously, the open space in the Park is currently defined by groups of trees and although this space has some flexibility for event use, there are no amenities or supporting infrastructure that would allow a community group to easily stage an event of any size. The site does not currently support community events and programming and could be developed to meet that need.

Public Art

There is currently no public art (fountains, statues, murals) or interpretive elements (historical and cultural) in the Park. Under the Percent for Art policy, locations for public art will need to be provided within the park.

Celebration

A community event space could also double as a celebration space. In addition, there seems to be a need for a space adjacent to the Athletic Field Grandstand that could meet the gathering needs of user and spectators during events, as well as a space to celebrate the achievements of track athletes.

Arts, Culture and Celebration Activities: Opportunities and Constraints

- Consider the development of ‘celebration’ space adjacent to the grandstand
- Consider locations in the park for a designated community event space that can be used as a staging area for community gathering and events at a variety of scales. Ensure that the event space is designed to be functional and comfortable when not in use for events (ie. a great place to meet with friends for coffee or for a group picnic). If developed, ensure that the community event space has reasonable event infrastructure such as power, shelter and hard surfacing that is associated with a defined open space for gathering
- Include a public art element that is meaningful to the community and/or tells an important story about the community, people or the City

Environmentally Sustainable

Parks are Environmentally Sustainable

Tree Inventory

The Urban Parks Management Plan prescribes 45 trees planted per hectare of greenspace on a district park. Rollie Miles Athletic Field has an inventory of 474 trees on the 13.09 hectares of greenspace. After a calculation of the amount of greenspace that is available with landscaping (subtracting sports fields, parking lots and building footprints), the 8.98 hectares remaining results in 52 trees per hectare. The target base level tree inventory has been achieved on this district park. Overall, the consensus from the public is that the trees should be protected and integrated with any new development, but there was support for trees being selectively removed to facilitate the development of park amenities or trails.

Planting and Landscaping

Although the park has a significant tree canopy, there are opportunities to add strategically

located ornamental trees and shrub beds to define spaces, improve the environment, add beauty and interest to the Park. In addition, in a few key areas trees may be grouped into mulched beds in an effort to better define spaces and to reduce grass cutting. Also, as part of the CPTED review (see below), there many large shrubs that are overgrown and many trees that have ‘suckers’ (branches) growing up from the base that create areas that encroach on walking and activity areas and create places where people can hide. Selective pruning should be recommended to address these issues.

Utilities, Drainage and Stormwater Management

A high level analysis of existing utilities, drainage and stormwater management has not been completed but will be provided prior to plan approval. Comments around the lack of drainage in the southeast treed area of the park was a concern. This area would be considered the only passive, recreation area of the park and residents commented that they could not use this space in the spring as it was a “swamp”. Drainage in this area will be a focus of the new plan in order to ensure that there are limited obstacles in this park to promote gathering and recreational opportunities.

Furniture

2012 Park Condition Report Score - Furniture 3.86

This park has two picnic tables, very few benches, leaning chain link fences, old oil drum garbage receptacles and limited bike stands. Upgrading park furniture would be one of the most obvious areas for improvement in this park.

Maintenance/Operations

Park operations are located underneath the grandstands by the track. Other than ongoing graffiti issues, this is a nice area of the park where many residents use the shade of the trees and the walking path. The arena operations primarily keep within the facility, but they require an area in the park to dump the ice that is scraped off the rink after every cleaning. They currently dump in the southeast greenspace close to the EFCL office which requires the Zamboni to cross the parking lot. This becomes an issue during high peak times when students and drivers are trying to enter/exit the parking lot and the Zamboni is trying to cross.

Crime Prevention Through Environmental Design (CPTED)

CPTED has been included under Sustainability because it helps make communities safer (addressing social needs) through neighbourhood planning, development, and maintenance. CPTED deters criminal activity through natural surveillance (visibility, positive social activities), natural access control (entry and exit points, fences) and natural boundaries (clear ownership, clearly marked private spaces). A CPTED assessment has been completed for the Rollie Miles Athletic Field District Park and a consideration of CPTED principles has been given to ensure safety and security elements are incorporated into the Master Plan where possible.

Environmentally Sustainable: Opportunities and Constraints

- Consider the use of tree and shrub planting to enhance and define the park edges and entrances
- Consider group trees in mulched beds to reduce grass cutting and define use areas
- Consider the selective removal of mature trees to facilitate the development of new park amenities and trails
- Consider CPTED principles during the conceptual design phase and then implement a formal CPTED review during the detailed design phase

CONCEPT PLAN / SITE PLAN

This section details the functional components (programs and activities) integrated into the Concept Plan as well as the overarching site organization of the park. The recommended Concept Plan is based on consideration of the identified outcomes, thorough analysis, and incorporates the findings from the previous three sections (see Appendix 1 Existing Conditions Figure 1.1).

Design Vision and Principles

The Community Advisory Committee facilitated with the community, the development of a Vision and guiding principles for Rollie Miles Athletic Field District Park, as a key part of their contribution to this project. The vision and principles served to provide direction for design decision making when considered with the technical (evaluation) lens and the overall project considerations. All proposed program elements were tested against the principles through the design and stakeholder consultation phase as the concept plan evolved.

Vision

A vibrant, safe, and accessible recreation and community hub for South Central Edmonton Neighbourhoods.

Principle 1

The Park accommodates unique city-wide facilities and events while maintaining its district focus.

Principle 2

The Park enhances the year-round active and passive recreational opportunities.

- Outdoor recreation facilities geared towards both organized and casual use are available
- Passive recreation design including open space and sitting areas are included
- Opportunities for future indoor recreation facility development are maintained

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 has a distinct and recognizable identity and fits the character of the community
- The Park design incorporates features to enhance the safety and comfort of the park for all users

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

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

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 (scenic walks, reflection areas, pet-friendly areas, mature trees, etc.)
- The Park is appropriately shielded from the noise and pollution of arterial roads through the use of green landscaping

Concept Plan Options

One of the key challenges in developing concept options for Rollie Miles was the uncertainty around the future of the Scona Pool, the EFCL building, and the potential for a future multi-purpose recreation facility to be built in the park. To address this challenge an internal stakeholder workshop was held with City of Edmonton staff from various departments in April, 2014.

Based on the discussion and the bubble diagrams produced at the workshop, the design team produced three preliminary concept options (in sketch form) which were then reviewed by the design team and two concept options were selected for further refinement to support Stage 2 public engagement activities. The two options were used to gather feedback from stakeholders and the public through the online survey in 2015. The following is a general description of the two concept options:

1. **Concept A - General Description:** This concept focuses on enhancing the park space around the EFCL building with a walking loop, stage and performance space, a new activity area (eg. fitness nodes or basketball courts) and a range of site furnishings. A strong north-south trail moves people through the park along the 105 street alignment. In the centre of the park a single ball diamond is a key feature which is framed by a new berm/sliding hill, and a new 'celebration/awards' plaza defines an improved entry into the Rollie Miles track facility. In this concept the Scona Pool can remain or be removed and minimal access changes include a bus drop-off/turn-around, and the potential closure of the east end of 74 Avenue.
2. **Concept B - General Description:** This concept provides significant change to the site with the removal of the EFCL Building and the Scona Pool, and the addition of a new multi-purpose Recreation Centre in the southeast corner of the park. A new signalized intersection is proposed at 71 Avenue providing access into a dedicated 150 stall parking lot. Another major access change is a 4-way stop on a raised intersection proposed for the centre of the site at 72 Avenue and 105 Street, providing improved access to additional parking for the School and Athletic Grounds. The remaining park space west of the new Recreation Centre includes a walking loop, stage and performance space, a new activity area (eg. basketball courts) and a range of site furnishings. A strong north-south trail moves people through the park along the 105 Street alignment. In the centre of the park a single ball diamond is a key feature which is framed by a new berm/sliding hill, and a new 'celebration/awards' plaza defines an improved entry into the Rollie Miles track facility.

Preferred Concept Plan

The selection of the final program elements for preferred concept plan (See Appendices 2, 3, 4, 5) was based on meeting the Vision and Principles that had been defined by the Advisory Committee. These elements were then organized around five key design drivers: Access and

Circulation Activities; Sports Fields and Spectator Experience; Recreation and Play Activities; Arts, Culture and Celebration Activities; and Environmentally Sustainable. All of these drivers have been addressed based on community consultation, site and program analysis and concept design development by the City Project Design Team. The following sections describe and illustrate the proposed development plan for Rollie Miles Athletic Field District Park.

Access and Circulation Activities

Parks are vibrant, connected, engaging, safe, accessible and welcoming

Access, Drop Off and Parking

As indicated, vehicle access and parking are a significant issue for all facilities within the Rollie Miles Athletic Park boundaries. The changes proposed in the Concept Plans have been reviewed informally with City Transportation staff, but a Traffic Impact Assessment and/or Parking Study have not been completed. The following describes the proposed access, drop-off and parking changes to the site:

- Vehicle Access - no changes to the existing vehicle access to the parking and facilities proposed in the plan. 105 Street, 72 Avenue and 73 Avenue will remain as the access roads and the turn-around at the end of 72 Avenue will be used to manage traffic flow and primary (school) drop-off. Although other options were considered including a formal round-about and raised intersection, the consensus was the significant capital associated with these major changes was unlikely to result in improved overall function.
- Parking - no net increase in parking with the proposed plan until such time as the Scona Pool building is removed. With the removal of the pool building there would be opportunity to add improved drop-off for the Athletic Field and some additional parking and a landscape buffer at the south end of the track.
- Parking Rehabilitation - It is proposed that all of the existing parking areas and drop-off loop be resurfaced. The extent of the work will be contingent on a formal geotechnical investigation. A capital allowance has been included for the resurfacing and line painting but no curb replacement. As part of the resurfacing scope, the parking lot west of the school will be realigned into angled parking with one way drive aisles. This will better fit the available width of the lot.
- A Plaza will be added to improve the safety and convenience of pedestrians moving in the parking lot, the island in the middle of the drop off will be re-purposed as a central crossing point through lot. In addition, approximately 6 parking stalls will be removed and replaced with islands with sidewalks. Pedestrian crossing lines will also be added.

Multi-use Trails and Walkways

To allow for convenient and safe movement of pedestrians, runners and cyclists through the park, three primary (3.0m wide asphalt) multi-use trails will be constructed. These multi-use trails would be lit and would be cleared in the winter. In addition, there will be several 1.8m wide sidewalks added within the park to allow people to better connect to facilities as well as to do loops for leisure or fitness.

- 105 Street multi-use trail - this would be an extension of the existing trail that runs behind the Athletic Park grandstand from 73 Avenue, south through the Park to south of 71 Avenue multi-use trail would also need to be extended from the north end of the track to connect to the bike lane on University Avenue
- 104 Street multi-use trail - this would be a new trail that would run parallel to 104 street and the existing sidewalk. The north portion of this trail would be facilitated by moving the Athletic Field fence approximately 10m into the park which would create space for a trail and landscape buffer for the park. The rest of the trail would meander on the park side of the existing trees along 104 Street
- 72 Avenue multi-use trail - this trail will begin at 105A street, run through the central hub of the parking area and connect to 104 Street creating a strong east-west route
- Walkways - proposed walkways (1.8m concrete) around the tennis courts and EFCL building when combined with the multi-use trails will create a 500+ metre long

walking/fitness loop through the open space. A walkway is also proposed along the south boundary of the Athletic Field to allow athletes and spectators that get dropped off on 104 Street during events an opportunity to walk straight to the grandstand. To support accessibility, transitions between walkways and multi-use trails will be required.

Entry Nodes and Signage

In order to create a sense of place for those arriving at Rollie Miles, a total of six entry nodes are proposed at key pedestrian and vehicle access points. The entry nodes will be made up of a small plaza area, planting bed, a small park sign and an information/directional sign. Improved signage throughout the park will be provided to address wayfinding for using the facilities within the park and for those passing through the park. For signage, the City of Edmonton's new wayfinding and signage standards for river valley parks may be applied in the development of this site. In addition to the entry node signs, facility signs and miscellaneous message and/or regulatory signs will be added. The signage hierarchy will also include three main park identification signs:

- 72 Ave/105A Street
- University Ave/104 Street (replace existing sign with new standard)
- 104 Street at 72 Ave - adjacent to entry node to identify the park along 104 Street as drivers pass Strathcona High School

Sport Field and Spectator Experience

Parks support a vibrant, diverse sports sector

Athletic Field

The upgraded track and field facilities opened in 2014 to meet the needs of all levels of competition. The only additional program elements proposed in this plan include:

- strategic tree planting within the open space of the field area to provide shade and define some of the use areas with the grounds.
- a community amenity space, possibly a fitness node or seating area to the north of the grandstand.
- Additional paving/hard surface area to cleanup the gathering area west of the grandstand and allow more space for trail users to pass through.
- Replacement/enhancement of the existing fence and gates along the west boundary of the site (adjacent to residential).
- A sidewalk is proposed along the south boundary of the Athletic Field to allow athletes and spectators that get dropped off on 104 Street during events an opportunity to walk straight to the grandstand. The existing fence would be moved north approximately 5m to facilitate this walk (see photo for location).
- Landscape maintenance to clear out overgrown trees and shrubs to open up the area around the grandstand to address CPTED issues through improved sight lines and create better gathering/seating areas for events.

Outdoor Sports Facilities

A few key outdoor sports facilities are to remain as a key part of the development program:

- Combo Field - a single, full size (330 x 210'), combo field remains in the athletic grounds area to meet the programming needs of the school (soccer and football) as well as for some community and city-wide soccer.
- Ball Diamond - In the centre of the park, one ball diamond has been removed and the remaining diamond (250') is to be used in support of both school and community use. As illustrated the diamond would be further defined by a small berm that could serve for spectating and as a neighbourhood sliding hill. New fence would be added along the first and third base lines and a new backstop and players benches would be added.
- Tennis Courts - the existing tennis courts to remain and be enhanced with resurfacing and new fencing. Winter use could be a street hockey area.

Recreation and Play Activities

Parks celebrates and promotes healthy living

Open Space

The majority of the open space is defined/broken up with mature trees in beds or the trails. So while this does not create a large space for big activities it is perfectly suited for individuals or small groups to find multiple spaces for gathering and passive activities. One new open space feature that is proposed in both concepts is a small berm that will be used to define the outfield to the ball diamond. The berm (2-3m height) will create a small sliding hill in the winter on the north side of the berm and a create place to sit in the sun on the south side of the berm. The open space areas to the north east of the EFCL are generally low-lying and are often inundated with standing water following snow melt and after periods of prolonged rain. These areas should be regraded and restored to make them more useable.

Community Amenity Spaces

Four community amenity spaces have been identified in key locations throughout the park. A number of potential amenity ideas have been proposed including shelters (warm-up/shade), picnic areas, fitness nodes, unique seating elements, games tables, climbable element and ornamental planting.

Basketball Courts

Outdoor basketball courts (could be a combination of full/half courts with 4-8 basketball standards) is proposed north of the EFCL building and parallel to the parking lot. There is an ideal location for this amenity between two rows of trees (see photo). The courts will not have dedicated lights but there will be some spillover light from the adjacent trails. This area could support winter street hockey or used as a festival area.

Winter

Winter activities in the park will include family sledding using the berm near the ball diamond and skating on the proposed snowbank rink and 'freezeway' loop around the park. The operation of the EFCL building washroom and change room spaces will allow for warm-up and the main gazebo could serve as a hub for neighborhood winter event.

Future Community Recreation Facility (Placeholder)

As illustrated on Figure 1.4, a placeholder for a future indoor recreation facility has been located in the southeast corner of the park adjacent to 104 Street and 70 Avenue. The proposed vision for this facility is a building of approximately 50,000 sq.ft with a primarily aquatic program as well as fitness and multi-purpose spaces. A signalized intersection at 104 Street and 71 Avenue would provide access to a dedicated parking lot for the facility (total stalls to be determined).

Arts, Culture and Celebration Activities

Parks support a diverse, creative city with a rich and vibrant arts and cultural community

Plazas

A plaza space would be developed adjacent to the Athletic Field Grandstand that could meet the gathering needs of user and spectators (particularly during events), but could also be a space to celebrate the achievements of track athletes. The plaza would provide space for public art, would include a number of seating options and a "podium" space for medal ceremonies.

A plaza, adjacent to the EFCL building, is proposed to support community events and high school use and programming in the Park. A hard surface plaza with an overhead structure/shelter would facilitate gathering, performances, and a place to meet. The space would include lighting,

power and site furnishings (seating, picnic tables, trash/recycle receptacles). The site could be bookable for community, school and family events.

A plaza located south of the high school, adjacent to the drop-off area is envisioned to be the main meeting and gathering location for the park (and school), complete with lighting, easy walking access, existing trees, unique seating, and public art.

Shelters

A secondary shelter is proposed on the site to encourage family and community use as well as supporting the use of the park by those less fortunate. A well placed shelter in the park across from the Neighbors Centre on 104 Street would likely be appreciated by those who rely on that facility.

Public Art

Two locations with the park have been identified as suitable locations for a public art element that is meaningful to the community and/or tells an important story about the community, people or the City. The proposed locations are the Central Hub and the Celebration Plaza.

Environmentally Sustainable Parks are Environmentally Sustainable

Landscaping

Rollie Miles is blessed with a significant number of mature trees and so additional tree planting is not proposed except in key locations on the Athletic Ground (shade for Athletes). In an effort to define use spaces and reduce grass cutting and potential root damage, a few large, mulched beds will be added around groups of trees. In some locations, small ornamental shrubs may be added for colour and interest.

Site Furnishings

Throughout the Park, site furnishings will be added to meet the needs of all users and enhance the overall user experience. Furnishings will include benches, picnic tables, trash/recycling receptacles and bike racks. An allowance for 40 individual site furnishing units (1 bench = 1 unit) has been made in the capital cost.

IMPLEMENTATION AND COSTING

The following section defines the key benefits of the development and renewal of Rollie Miles Athletic Field District Park as well as a recommended implementation strategy and the capital and operating impacts. All assumptions used to determine the benefits and costs are clearly documented within each subsection.

Benefits

Based on the input of the stakeholders and discussion of the proposed development features and programs, the Working Team identified the following key tangible and intangible benefits that can be achieved through implementation of the master plan:

- A Place for Community - proposed development including the community events stage, defined open spaces, hard surfaces, and site furnishings will create a place for community gathering, events and celebration. When combined with the support amenities in the Grandstand and EFCL buildings, the Park will be able to serve as perfect site for both small and large community events during all seasons of the year.
- A Place for Fun and Fitness - with combined trails and walks around the park, open space, a berm, tennis courts, and the Athletic Field, the park will be a community destination for fun and fitness for users of all ages.
- Improved Community Connections - the recommended trails will provide safer and more comfortable pedestrian connections across the Park and the meeting places within the park will provide great opportunities for neighbors to 'bump' into each other

Implementation Plan

It is recommended that the project be developed in a single phase with all proposed development being constructed over a two year period. In the future, when the Scona Pool closes and the building is removed, some additional development can occur to enhance access, drop-off and parking, as well as add a landscape buffer and extend the walk connecting to 104 Street.

Capital Impacts

The purpose of the Capital Impacts subsection is to summarize the funding requirements to support the master plan implementation. These costs are based on cost estimates developed by the Working Team and then reviewed and confirmed in conjunction with Landscape Design and Construction. The approved capital budget is \$5.3 million. The current capital estimated which includes the project costs for all elements of the master plan is approximately \$5.03 million, these costs will continue to be refined during the design phase.

The following is a summary of the master plan estimated costs.

Item	Description	Total
Access and Circulation		
1.01	Parking Lot Rehabilitation	\$ 359,100
1.02	Central Hub	\$ 184,000
1.03	Multiuse Trails	\$ 324,000
1.04	Trails: Lighting	\$ 195,000
1.05	Sidewalks	\$ 81,000
1.06	Entry Nodes	\$ 90,000
1.07	Park Signage	\$ 65,000
1.08	Project Management	\$ 259,620
		\$ 1,557,720
Experience		
2.01	Athletic Field: Tree Planting	\$ 15,000
2.02	Athletic Field: Community Amenity Space	\$ 85,000
2.03	Grandstand Area: Enhancements	\$ 73,500
2.04	Grandstand Area: Fence Replacement	\$ 78,000
2.05	Athletic Field: 104 Access Sidewalk	\$ 36,400
2.06	Sports Facilities: Ball Diamond	\$ 80,000
2.07	Sports Facilities: Tennis Courts	\$ 165,000
2.08	Project Management	\$ 106,580
		\$ 639,480
Recreation and Play		
3.01	Open Space: Grading and Turf	\$ 98,000
3.02	Open Space: Low Berm	\$ 18,000
3.03	Community Spaces	\$ 255,000
3.04	Basketball Court	\$ 255,000
3.05	Project Management	\$ 125,200
		\$ 751,200
Arts, Culture, Celebration		
4.01	Central Community Space	\$ 95,000
4.02	Neighborhood Gathering Space	\$ 55,000
4.03	Celebration Plaza	\$ 110,000
4.04	Public Art	\$ 42,000
4.05	Project Management	\$ 60,400
		\$ 362,400
Environmentally Sustainable		
5.01	Tree Planting	\$ 30,000
5.02	Landscaping: Mulched Beds around trees	\$ 24,000
5.03	Site Furnishings	\$ 152,000
5.04	Project Management	\$ 41,200
		\$ 247,200
	Subtotal	\$ 3,558,000
	25% Contingency	\$ 889,500
	General Costs (Consulting, Consultation, Utility Servicing, Studies, Permits)	\$ 587,070
	TOTAL	\$ 5,034,570

Operating Impacts

The purpose of the Operating Impacts subsection is to summarize the short and long term operational funding requirements needed in support of the recommended capital development plan. These costs are based on cost estimates developed by the Working Team and then reviewed and confirmed in conjunction with City Operations, Parks and Roads Services and Citizen Services, Community and Recreation Facilities.

The following is a summary of the estimated operating costs for the proposed facility and amenity development in Rollie Miles Athletic Field District Park.

Table 5: Operating Cost Estimates (\$)

Operating Activity	Description	Annual Expenditures
Horticulture	Shrub bed maintenance Horticulture maintenance equipment repairs	\$9,000
Vegetation Management		\$500
Park Services	Furniture construction and repair	\$3,000
Play Spaces Maintenance	Inspections and servicing Program support Play space repairs	\$10,000
Park Access & Circulation	Parking, roadway and sidewalk maintenance Snow removal	\$45,000
Forestry	Tree maintenance	\$20,000
Utilities	Associated with pathway lighting	\$1,500
	Projected Expenditure Impacts	\$89,000
	Projected Revenue Impacts	
	Net Operating Impacts	(\$89,000)

Developing and Assessing Partnerships

Provided below is an overview of the partnership policy that guides the development of all partnership opportunities as well as information on two key partnerships that may facilitate the implementation of the Rollie Miles Athletic Field District Park Master Plan.

Partnership Policy

City Policy C187A - 'Enhancing Community Facility Services Through Partnerships' establishes a framework of principles and procedures to guide developing and ongoing partnership relationships that provide public recreation and leisure opportunities, benefit the community and enhance Community Facility Services to the citizens of Edmonton.

The City will actively encourage and support public recreation and leisure partnership opportunities that enhance Community Facility Services and may include capital development,

operations and programming.

The City will seek out and encourage partnerships where:

- Community expectations extend beyond City of Edmonton planned service levels based on City Council approved Plans.
- Proposals are presented to provide improved service levels.
- Proposals are presented to provide for innovative public recreation and leisure opportunities including specialty facilities

Partnership Opportunities

Partnerships may involve third party organizations including community not-for-profit organizations, other public sector service providers and the private sector. There are several potential partnership opportunities that could impact and derive benefits from the proposed redevelopment of the Rollie Miles Athletic Field District Park:

- Strathcona Composite High School (Edmonton Public Schools) - with some of the proposed redevelopment program occurring on the school property, a partnership including a formal parking and field use agreement with Edmonton Public Schools will be required. Staff and students of the school would realize several benefits resulting from this development including parking lot enhancements, improved pedestrian movement, areas for sitting, meeting and gathering, and additional amenities such as a basketball court and shelters.
- City-wide users of the Athletic Field - improved sports and recreation facilities and amenities including improved access, parking and spectator amenities.
- Queen Alexandra Community League - based on their strategic plan opportunities may evolve over time.

Funding Recommendations

The Rollie Miles Athletic Field District Park renewal was funded through the 2015-2018 Capital Budget, Capital profile 15-28-6000 Rollie Miles Athletic Field District Park Renewal for \$5.3 million, with operating impacts of \$89,000.

SUMMARY OF RECOMMENDATIONS

As defined in this Master Plan report, the redevelopment of the Rollie Miles Athletic Field District Park will result in a renewed sports, recreation and community events facilities that will meet the long term needs of athletes, spectators, students, teachers, neighbors and visitors. The selection of the final program elements for preferred concept plan was based on meeting the Vision and Principles for the park. These elements were then organized around five key design drivers: Access and Circulation; Sports Fields and Spectator Experience; Recreation and Play; Arts, Culture and Celebration; and Environmentally Sustainable. All of these drivers have been addressed based on community consultation, site and program analysis and concept design development. The following is a summary of the key recommendations that have been provided in the master plan and must be considered as the project is implemented over the short and long term:

Access and Circulation

- Parking lot rehabilitation to support pedestrian crossings
- A central hub concrete plaza with walks, parking stall islands, landscaping and seating
- Multi-use trails from 105 Street, 104 Street and 72 Avenue with lighting
- Sidewalks to create loops and connect to facilities
- Decorative plaza spaces at park entrances to include wayfinding signage and planting
- Park signage

Sport Field and Spectator Experience

- Fitness node north of the grandstand, a place to work out, gather and watch athletics
- Maintain existing sport infrastructure (arena, track, sports fields) with enhancement including grandstand area, fence replacement, trees for shade
- 104 Street access sidewalk to connect 104 Street to the south end of the track
- Ball diamond removal to prevent overlap, addition of backstop, benches and replace fencing
- Resurface existing tennis courts, new nets, benches, fencing and gates

Recreation and Play

- Re-grading of open space north of EFCL to address drainage issues
- Addition of low berms
- Addition of three community amenity spaces
- Addition of outdoor basketball court with asphalt, line painting
- Maintain existing infrastructure including support to Queen Alexandra's Community League tripartite license area and EFCL lease space
- Identify a placeholder for a future indoor community facility

Arts Culture and Celebration

- Addition of Gazebos to support gathering spaces
- New Celebration plaza
- Public Art

Environmentally Sustainable

- Tree planting, landscaping, site furnishings including benches, picnic tables, bike racks and receptacles

APPENDICES

Appendix 1: Existing Conditions Figure 1.1

Appendix 2: Preferred Concept - Overall Figure 1.4

Appendix 3: Preferred Concept - Figure 1.5

Appendix 4: Preferred Concept - Figure 1.6

Appendix 5: Preferred Concept - Figure 1.7

**Appendix 6: Crime Prevention Through
Environmental Design (CPTED) Assessment**

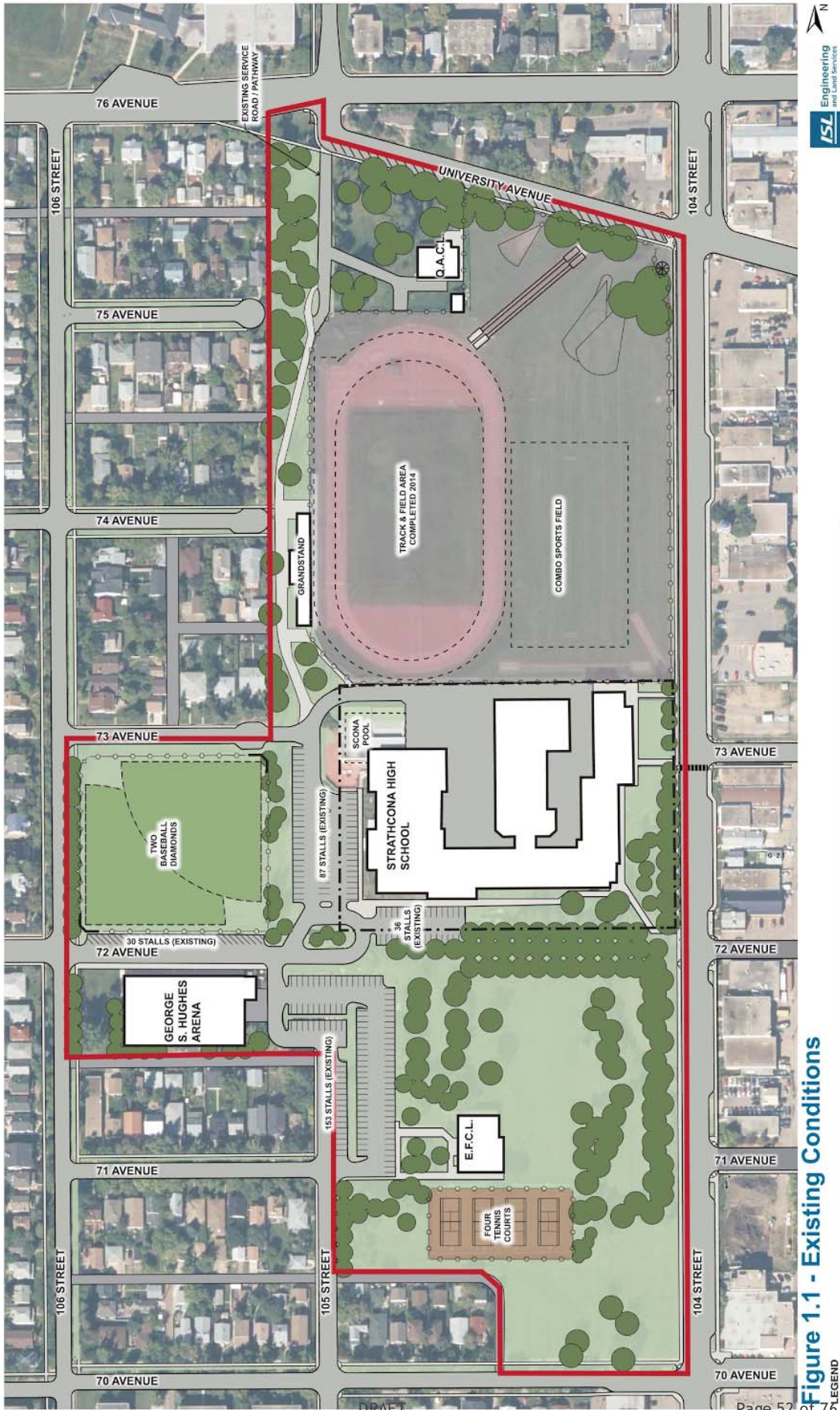
For further Information

Integrated Infrastructure Services
12th Floor, CN Tower
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P.O. Box 2359
Edmonton, Alberta
T5J 2R7

edmonton.ca

Approved by XXX on XXXX XX, 2016

**This plan is available online at
edmonton.ca/rolliemilesathleticpark**



[illegible]





- The addition of a Park "Hub" near the centre of the park that will provide a place to stop, meet, gather, & converse

- The concept identifies a community facility shareholder, future funding is required
- The concept identifies entry nodes that can be explored in the design phase to include opportunities for art, historical elements, sense of place, & wayfinding
- Majority of existing trees are maintained and augmented by incorporating mulched beds and additional plant material. Some selective removal to facilitate trail and amenity development
 - Pathway loops within the park of different lengths overprovide network for fitness, casual walks, and full accessibility
- Existing low spots and wet areas are repaired to improve open space use areas to include picnic tables or gathering
- The concept identifies community amenity areas that can be explored in the design phase to include opportunities for public art, seating, shelters, gathering spaces.

Figure 1.6 - District Park Site





Figure 1.7 - Athletic Field



- Key Features & Experiences:**
- Support "district focus" activities and key features identified by the community
 - Concept to complement existing neighborhood parks and support a unique park experience
 - The concept includes a landscaped, walkable edge to buffer 104 St for users in the park and those arriving at the park
 - Bus and vehicular drop-off areas will improve function of the site
 - Pathways will be designed to accessibility standards with rest and gathering nodes
 - Park lighting will be added along pathways to enhance the safety and comfort of park users
 - Trails through the park connect to the greater community i.e. link to transit and bike lanes





CPTED CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT



Date: 2015SEP24 **Site Name:** Rollie Miles Athletic Field
Location: 10450 – 72 Avenue Edmonton, AB.
Contact/Phone #: Kate Russell, City of Edmonton (780) 469 – 8456.
Assessment Conducted by: Cst. John Beatson Reg. 3356. EPS.

INTRODUCTION

This security assessment is based on the principles of Crime Prevention Through Environmental Design (CPTED). CPTED, pronounced 'SEPTED,' is based on the premise that "the design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life." The four main concepts of CPTED are;
Natural Surveillance, Natural Access Control, Territorial Reinforcement, and Maintenance.

NATURAL SURVEILLANCE; is a design concept that is directed primarily at keeping intruders under observation through the normal and routine use of the environment.

NATURAL ACCESS CONTROL; is a strategy used to inhibit access to a location that is not under natural surveillance, which should create a perception of risk to offenders.

TERRITORIAL REINFORCEMENT; is a method of claiming and establishing ownership of one's own property. This is accomplished by defining changes from public space to semi-private to private space.

MAINTENANCE; is the regular care and upkeep of your property. A consistent maintenance plan shows pride of ownership, and is necessary for CPTED to be effective at your property.

LIGHTING is one of the most important preventative measures that can be taken at any site, and in any application. There is a dramatic difference between the function, placement, and type of light that is used for aesthetic lighting as opposed to security lighting.

In general terms, aesthetic lighting compliments and accentuates design and architectural features of a site or building. While it can increase the overall look, feel, and perception of safety in an area, its primary role may not be safety or security.

Security lighting acts as a deterrent for; illegal and nuisance activity, is used for identification purposes, provides way finding, and directly compliments other security devices, especially security surveillance cameras.

Proper lighting types and placement is vital for complimenting mechanical surveillance (security cameras), as well as increasing natural and passive surveillance opportunities.

Many theories of criminal behavior have focused on the fact that the "*criminal*" wants to conduct their "*criminal activity*" without being noticed so they naturally tend to go to secluded, isolated, or hidden places. CPTED tries to eliminate such places through the use of the four CPTED concepts.

The enclosed CPTED security audit and its recommendations are not intended to make the facility "burglar-proof," "robbery-proof," "theft-proof," etcetera. They will assist in reducing the probability of losses and for illegal and illegitimate incidences from occurring if properly applied and maintained.

Crime prevention, like all management responsibilities, will require constant upgrading. You will need to keep abreast of the changing operational needs of security.

Implementation of the enclosed recommendations *should not be fragmented* if possible. Many times the incorporation of one recommendation depends upon the implementation of other security recommendations. Failure to utilize the systems approach can breach some or all elements of the entire security system. It is also understood that budgetary demands can cause concerns.



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT

SUMMARY

This CPTED assessment is the second involving the Rollie Miles Athletic Park and focuses on the area north of Strathcona Composite High School containing the sports field, running track, bleachers and a secluded pathway on the west edge of the property. Presently this area is used by students from Strathcona Composite High School while on breaks during school hours, students engaged in gym class and sports practice as well as other community sporting events. Nearby residents also use the area for physical activities and walking their dogs.

The Rollie Miles Athletic Park was named after a famous Edmonton Eskimo football player in 1983 to honor his achievements. It is located in a mature neighborhood within the boundaries of 104 street to 105 street and University Avenue to 70 avenue. The entire park is 13.09 hectares in the Queen Alexandra neighbourhood and supports many amenities including; Strathcona Composite High School, Queen Alexandra Community League (QACL), Edmonton Federation of Community Leagues office (EFCL), Strathcona pool, George S. Hughes Arena, a sports field with a 400 meter synthetic running track and a small park on the south east corner of the property containing four tennis courts. The City of Edmonton (COE) is the caretaker of this property.

Due to the size of the area it was decided to perform an initial CPTED assessment on the small park area on the southeast portion of the property which contains the tennis courts and Edmonton Federation of Community Leagues office at 7103 105 street. In 2014 this area was first targeted due to reports of drug use and loitering. As a result of that CPTED some recommendations in regards to the vegetation were carried out improving natural surveillance in the park.

The sports field and pathway are located between 104 and 105 streets and University Avenue to 73 Avenue. This is bordered by; single family residences of the Queen Alexandra neighborhood on the west side, the school is to the south, Queen Alexandra Community League building and grounds are on the north border and 104 street, which is a one-way southbound and a major arterial roadway is on the east side. On the east side of 104 Street is a large commercial area with a diverse assortment of businesses along with a drop in center for homeless adults called the Neighbour Centre.

The reason for conducting this CPTED assessment was a result of a complaint received, by the Edmonton Police Service (EPS) from a resident that lives in one of the homes that borders the west side of the sports field in September 2015. This resident advised the EPS that people were using the bleachers at night as a temporary residence and that these individuals were observed drinking, using

drugs and performing sexual acts on the top of the bleachers. The homes nearby overlook these bleachers and the resident advised that this disorderly activity was disturbing to numerous residents in the area and made them feel unsafe.

In addition to the disorderly activity witnessed by the resident, there are other illegal and nuisance activities being committed in the area. Some of these activities include; thefts from vehicles in the parking lots and around the field and school, damage to property and graffiti. Also workers from the COE advised that they are constantly picking up garbage, needles and beer cans from the bleachers as well as the bushes surrounding the field.

AREA OVERVIEW

In 2013 and 2014, the COE began to collect information from the community and primary users to understand more about the recreational activities that were important in this park. Between January and December 2014, data analysis, concept plan development, assessment of internal opportunities and constraints were researched by the COE. In November 2015, there will be public and stakeholder consultation using an open house & online survey.

In the summer of 2016 the COE intends to complete a preferred concept design, technical site review and develop a business case. In the fall of 2016 a report will be submitted to City Council with the master plan information and preferred concept option and finalized master plan. In 2017 – 2018 a detailed design is expected to be completed followed by the renewal.

Presently in the Queen Alexandra neighbourhood, the majority of which is west of the sports field is under urban renewal. Work has commenced on some of the parks and streets in the area. This work is expected to be conducted over the next two years.

To the east of the sports field is a drop-in center for the homeless population and other vulnerable people. This is situated next door to a bottle depot, and this depot appears to attract a large number of transient people to the neighbourhood. Some of these people use a parking lots and pathways on the north and south sides of the school to get from the residential area, where they gather recycling containers, to the bottle depot.

As mentioned in the summary there are several types of crimes being committed in this area. The bleachers have also been vandalized with roof soffits being damaged, graffiti and damage to fencing. In the nearby residential and school areas there are also property related crimes taking place, primarily theft from and theft of vehicles and some assaults.

- (1) *Rollie Miles Athletic Park, 10450 – 72 Avenue*, is in Southwest Division, District 1. Statistical data and recent crime maps can be obtained by visiting; <http://crimemapping.edmontonpolice.ca> and selecting "Queen Alexandra" in the "Neighbourhood" drop down menu.
- (2) Each district in the city has a Community Liaison Constable (CLC) assigned to it. For any location specific problems, long-term community initiatives, presentations, or problem solving initiatives requiring police assistance or participation, contact the CLC, Cst. Terrance Mak at (780) 426 – 8300.

PERIMETER

OVERVIEW



The picture, above left, shows the entire Rollie Miles Athletic Park. The picture, above right, is the focal point of this CPTED assessment which encompasses the sports field, sports track, bleachers and walkway. The area's east / west boundaries are from 104 Street to the fence on the west side of the walkway separating it from the residential back yards. The north / south boundaries are from University Avenue to 73 Avenue.

The east side of the athletic field has six foot frost fencing extending from the north parking lot of the school to University Avenue. There is a small sign near the northeast corner identifying the area as Rollie Miles Athletic Field. The fence separates the field from the sidewalk and Calgary Trail South. The fence assists in defining territoriality and increases natural surveillance into the area. The east fence helps with access control but could use some improvement. The areas that could be improved will be discussed in the following concerns and issues section.

On the south side of the sports field, a six foot frost fence runs from the southeast corner of the field to the southwest corner. The fence helps separate the field from the school parking lot, thus defines border definition and territoriality. This fence also assists with natural surveillance into this area. This is helpful when the school is in use.

The frost fencing continues on the north side of the sports field however it is lower, approximately five feet tall, and runs westbound for approximately half the length of the field. At the halfway mark, the fence runs south for approximately 75 meters and then continues west to the east side of the walking path along the west side of the field. The fence helps to establish territoriality by creating separation and border definition from the field and the Queen Alexandra Community League building and surrounding green space. There are several open pedestrian gates and locked vehicle gates built into the north side fences. Vegetation on the north side of the field and fence causes concern and issues which will be addressed later in the report.

A shorter frost fence, approximately four feet in height runs down the west side of the field. Also located on the west side of the field close to school are the bleachers, which are intended to be used by spectators watching sporting events. On either side of the bleachers are openings that give access to the bleachers and sports field. Just south of the bleachers is a maintenance shed which is used by COE employees to store equipment. The fence and bleachers help in establishing a perimeter border and territoriality separating the sports field from the walkway between the fence and houses to the west.

EXISTING CPTED STRATEGIES

Along the perimeter, some CPTED measures are already in place. The sports field has chain link fencing in place surrounding the entire field with a sign on the north east corner that establishes territorial reinforcement. Natural surveillance is enhanced by the easy to see through fence along with some lighting near the bleachers. The openings and gates along the fence line assist in access control. The general maintenance of the park is very good with daily inspections and clean-ups by COE staff that keeps the grounds well-maintained which displays pride of ownership.

Although the park is well maintained with some good CPTED principles in place there are still some concerns and issues.

The following are identified concerns and issues and its recommendations.

1. **CONCERN AND/OR ISSUE:**

The fence, in some places, is in need of repair.



Image 1



Image 2

RECOMMENDATIONS:

Repairing the noted areas should assist in access control and speak to pride in ownership.

Image 1 is of the fence on the south side of the athletic field. The fence has sustained some damage causing it to lean in towards the field. The bottom of the fence has also been peeled up making it possible to crawl underneath.

Image 2 shows a gate on the north east corner of the field that has no latch leaving the gate to swing open. The lock and chain used is not effective in preventing access at that point.

2. **CONCERN AND/OR ISSUE:**

Openings and low fences allow uncontrolled access.



Image 3



Image 4



Image 5

RECOMMENDATIONS:

Image 3 is a picture of the fence on the north east corner of the field looking south. The fence on the east side has an opening that leads directly to an area of dense bushes and trees where camps have been set up in the past. In these camps, alcohol containers and drug paraphernalia, including needles have been found by city staff. A few feet south of the opening is a double gate secured by a loose chain also allowing access (seen in Image 2). Moving the opening to a more open visible area away from the trees and tightening up the loose

chain or installing a lock and latch would assist in preventing easy access to the secluded concealed area.

Images 4 and 5 show a portion of the fence on the west side of the field. The fence is low and easy to climb over. There are several double gates wide enough for vehicle access that are left open. An option would be to install a high fence around the entire perimeter and lock the double gates. Also smaller pedestrian gates that are already in place could be used to control access. By doing this it would still allow legitimate users access to the field. It would also assist in making it more difficult for wrongdoers to access the park unobserved.

3. CONCERN AND/OR ISSUE:

Better signage would help with territorial reinforcement.



Image 6



Image 7

RECOMMENDATIONS:

Image 6 is a partial picture of the field sign on the far left center of the image. Signage for the park consists of one sign on the north east corner. The sign is not near a main access area and is placed near a clump of bushes. The sign has the name of the park on it with no address. Signs displaying the name and address of the park would be an asset. An example of this type of sign can be seen in Image 7. Due to the size of the park, more than one sign could be used on different sections of the perimeter near an access point informing people of its name and address. These areas should be well lit so that the signage is clearly visible day and night. This also establishes territoriality by claiming ownership of the park. The address on the sign is advisable because in the event a person finds themselves in distress they will be able to provide responders with their location. A sign placed on the south west corner of the park near the bleachers is something to consider. The sign would be between the pool and 73 Avenue where there is parking and it is near the foot path.

4. **CONCERN AND/OR ISSUE:**

Bushes and trees around the perimeter used for disorderly activity



Image 8



Image 9

RECOMMENDATIONS:

Image 8 shows the north east corner of the field. Illegitimate users of the park conceal themselves in this area which makes it easier for these users to partake in the consumption and use of alcohol and drugs.

Image 9 is a picture taken from the south west corner of the park looking north east. It shows a large number of trees and bushes bordering the perimeter of the park, most of which are on the north side. These trees along with every tree in the park should be trimmed up approximately six feet. This will enhance natural surveillance by creating open lines of sight. It will also make it difficult for people to conduct disorderly or illegal activity. It is also recommended to trim the bushes down to two feet or less to assist with the same issues and assist in the natural surveillance of the park. In areas where the trees and bushes are thick, some could be thinned out or removed to create better sight lines.



Image 10



Image 11

5. **CONCERN AND/OR ISSUE:**

The lighting around the perimeter of the park should be improved.

RECOMMENDATIONS:

Image 11 is a picture of the sports field taken from the northwest corner looking south at dusk. The park is already quite dark and gets much darker after nightfall. The south perimeter has some light provided from the high school. The east side has some lighting emanating from the street lamps on 104 street but this is quite dim. At the bleachers on the south west side of the park has some light. Most of the north and west perimeter of the park is quite dark at night. This causes legitimate users to use the park less and provides concealment for illegitimate users to engage in unlawful or disorderly activity. Extra lighting around the outside of the park or within the park itself would improve visibility and attract legitimate users and make it uncomfortable or unwelcoming to people wishing to engage in inappropriate activities.

Image 10 is an example on a well-lit sports field. Contacting a lighting professional to discuss lighting options should be considered.

EXTERIOR

When commenting on the exterior, I will be referring to the trail that runs north and south between the west fence of the park and the residential properties on the west side of the trail. The south end of the trail can be accessed from the north parking lot at the high school near 73 Avenue or from University Avenue next to the driveway that leads into the QACL parking area on the north side of the field. Images will be used in the next few paragraphs to describe the trail in detail.



Image 12



Image 13



Image 14

Image 12 shows one of two ways to get on the multi-use trail. Looking north, you see the trail running in a northwest direction from the northwest corner of the high school.

Image 13 (looks southward) you see the main trail starting from the north side of 73 avenue, west of the school and the trail in image 12.

Image 14 (looks eastward) you see where the two trail come together on the left side of the picture merging into one trail leading north. The two trails are on either side of a utility shed seen in Image 14. There was a couple of shopping carts abandoned next to it.



Image 15



Image 16



Image 17

Image 15 (looking north) the trail continues north between the bleachers on the east side and residential properties on the west.

Image 16 (looking south) you can see the continuation of the trail from the opposite end of the bleachers. On the right side there is an area of dense bushes and trees making the area between the residences and bleachers feel somewhat secluded. This may be one of the reasons graffiti often appears on the doors that are located on the west, north and south side of the bleachers.

Image 17 (looking south) you can see the trail continuing north bound. Though it is difficult to see in this image, this is where one of several pedestrian openings is in the fence on the west side of the trail leading into the residential area. There is graffiti on an electrical box just a few meters north of the bleachers and a small tag (graffiti) on a post at the pedestrian opening (images 19 & 20)



Image 18



Image 19



Image 20

Image 18 shows one of the pedestrian openings leading to the residential area.

Although illegitimate users on the trail and in the park commit mischief by tagging (using graffiti) in different areas, staff from the COE have removed graffiti from the building quickly. This is one of several strategies believed to slow and eventually stop graffiti from occurring.

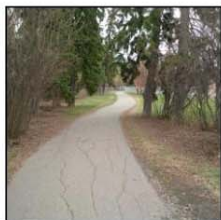


Image 21



Image 22

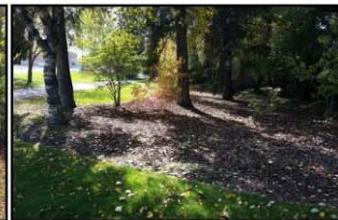


Image 23

Images 21 (looking north) and Image 22 (looking south) show the trail as it continues north towards the north fence that separates the athletic park from the QACL.

Image 22, there are tall bushes and trees against the fence between the residential properties and the trail.

Image 23 was taken within a wooded area looking southeast towards the trail as it continues north. The trees and bushes run the length of the trail creating a barrier between the trail and the residential area.



Image 24



Image 25



Image 26

Image 24 (looking north) is where the paved trail reaches the north fence before crossing into the area of the QACL. A slightly worn garbage can to the left of the gate has had the lid popped off most likely from someone going through the garbage. As you pass through the gate moving north, the paved trail becomes a dirt trail heading north east towards the driveway into the QACL.

On the west side of the trail in a secluded wooded area, there is a bench and metal garbage can in Images 25 and 26. Though not visible in these pictures, the bench seat has graffiti on it. The garbage can also has a message written on it that says "I find you leaving your pins (slang for syringes) at the park, the first time you will hear me, the second time you will feel me." This angry message is obviously directed towards drug users in the park.



Image 27



Image 28

Image 27 (looking east) shows where the dirt trail and QACL driveway come together.

At this point, the formal trail ends and a goat trail runs down the west side of the driveway leading out to University Avenue seen in Image 28 (looking south). On the east side of the driveway near to the north fence are large clumps of trees and bushes. People have been seen camping, sleeping and engaging in disorderly activity in this area.



Image 29



Image 30



Image 31

The above three images show the trail at dusk.

In Image 29, the trail is well lit by lights coming from the west side of the bleachers.

In Image 30, the trail moves north from the bleachers and can be seen progressively getting darker.

In Image 31 the trail continues north and is quite dark. These pictures were taken at dusk and there was still some natural light. At night the trail is very dark.

Legitimate users of the trail have stated that they are afraid to use the trail at night.

EXISTING CPTED STRATEGIES

There are some existing CPTED strategies in place. The paved trail, dirt trail and buildings are well maintained showing that the area is cared for which helps in claiming ownership of the area. On the east side of the trail during the day, the frost fencing and open areas give great natural surveillance. During the day, access control at the north and south side end of the trail are open and visible. At night, the lighting around the bleachers is bright and effective in lighting up the trail.

The following are identified concerns and issues and its recommendations.

Although most of the trail is well maintained and has some CPTED principles in place there are still some concerns and issues.

1. CONCERN AND/OR ISSUE:

People camping in the bushes off the trail using drugs and making legitimate users feel threatened and unsafe.



Image 32



Image 33



Image 34

RECOMMENDATIONS:

Consider trimming the tree branches, approximately six feet up from the ground and on either side of the trail especially where the vegetation is dense near the north fence as seen in Images 32 and 33. Trim down the bushes to approximately two feet. This will enhance natural surveillance by creating open lines of sight. The trees along the west side of the trail block the view from the residences that border it, as seen in Image 34. This area could be trimmed or thinned out making it feel less secluded. Natural surveillance is effective in making illegitimate users of the park feel uncomfortable when considering engaging in disorderly activities, using drugs or committing crimes such as mischief and graffiti.



Image 35



Image 36



Image 37

2. CONCERN AND/OR ISSUE:

Access points such as pedestrian openings on the west side of the trail not clearly defined.

RECOMMENDATIONS:

Some of the pedestrian openings as seen in Image 35 along the west side of the fence are not clearly marked and are difficult to see as it gets darker. One opening that has a gate in Image 36 is cluttered by vegetation. Consider placing a formal trail to and from the openings from the main trail and clearing out some of the overgrown areas. This will provide legitimate users a clear entrance and exit to the trail and athletic field.

3. CONCERN AND/OR ISSUE:

Maintenance of the trail along the west side of the QACL driveway.

RECOMMENDATIONS:

Image 37 shows where the dirt trail becomes an informal goat trail along the west side of the driveway at the QACL. Consider continuing the paved trail from the north fence line of the sports field to University Avenue. This would provide a formal well maintained trail attracting more legitimate users. The trail could be made to pass closer to the area containing the bench, in Image 25, making the area feel less secluded and promoting use of the area by legitimate users which should deter drug activity and graffiti.

Moving the bench to a more open visible area is also an option to consider. The garbage cans could also be changed, especially the large metal drum with graffiti on it. Outdoor garbage cans with front opening flaps would be a good option. This type of can stops rain and snow getting in the garbage and does not allow illegitimate users to use them as toilets.

4. CONCERN AND/OR ISSUE:

Poor lighting along the trail from 73 Avenue to University Avenue.

RECOMMENDATIONS:

In Image 29, 30 and 31, the trail is shown at dusk. The lighting at the bleachers is very good but none existent along the rest of the trail. Consider placing lights along the entire length of the trail from 73 Avenue to University Avenue. Legitimate users have stated that they do not use the trail after sunset because it is too dark. That means in the late fall and winter months it is used very little due to the short daytime hours. By promoting use of the trail by legitimate users assists stakeholders in the community in claiming ownership of the area causing them to become guardians and witnesses to activities in their own neighborhood. This causes illegitimate users with bad intentions to feel uneasy and unwelcome.

INTERIOR

When commenting on the interior, this report will be referring to the sports field and track as well as the bleachers. It will also include the electrical box on the north side of the bleachers and the utility shed on the south side. The Rollie Miles Sports Field is well maintained and groomed. The bleachers and utility shed located on the west side of the field near 73 avenue are also well maintained by staff from the COE. This gives a sense of pride in ownership and also helps establish territoriality.



Image 38



Image 39



Image 40

Image 38 shows the front of the bleachers facing east towards the track and field. During the day the east side of the bleachers and field are wide open and everything is clearly visible providing great natural surveillance. Access control is discussed in the perimeter portion of this report.

Images 39 and 40 show the rear of the bleachers on the west side bordering the walking trail. Natural surveillance is limited at the rear due to trees blocking the view from the residences to the west. The area at the rear, north and south of the bleachers as well as a nearby electrical box are quite often covered in graffiti. One reason this may be occurring is due to the lack of natural surveillance.



Image 41



Image 42



Image 43



Image 44

Images 41, 42 and 43 show the bleachers at dusk. The bleachers are well lit providing light around the entire structure. However, even with good lighting, some disorderly activity including drug use and sexual acts have occurred at night. Some possible reasons for this activity could be due to the fact that the well-lit building is isolated by a perimeter of darkness.

To the east is the sports field that is very dark at night seen in Image 44. To the north and south is a dark field and the trail. To the west are trees blocking natural surveillance.

EXISTING CPTED STRATEGIES

There are some existing CPTED strategies in place. During the day the field and stands are clearly visible offering natural surveillance. Access is controlled by a perimeter fence and gates that could be improved and is discussed in the previous perimeter portion of the report. The building and grounds are well maintained and constantly cleaned. A police School Resource Officer patrols the grounds during school hours. The bleachers are well lit at night to assist with natural surveillance.

The following are identified concerns and issues and its recommendations.
Although the bleachers are well maintained and has some CPTED principals in place there are still some concerns and issues.

1. CONCERN AND/OR ISSUE:

People are sleeping, loitering, consuming drugs, alcohol and engaging in indecent acts in the upper portion of the bleachers. The damage to the bleachers is caused when these people are engaged in illegal and disorderly activities.



Image 45



Image 46



Image 47

RECOMMENDATIONS:

Images 45, 46 and 47 show the upper portion of the stands where most of the disorderly activity has taken place. Damage to the soffits can be clearly seen in Image 47. The upper platform smelled heavily of urine and the garbage can was being used as a toilet. Closing off this entire section should be considered. In Image 45, there are roll down metal shutters blocking off the concession stand. *The same type of shutters* could be used to block off the upper enclosed section when the stands are not in use to prevent disorderly behavior from taking place.



Image 48



Image 49

2. CONCERN AND/OR ISSUE:

Graffiti on the bleachers and surrounding structures.

RECOMMENDATIONS:

Graffiti located on the bleachers is currently removed quickly and that is a great start. Other measures that should help are installing more lighting on the trail on the west side of the bleachers from 73 avenue to University Avenue and placing lights in the sports field itself. This would help to compliment the lights already in place at the bleachers creating excellent natural surveillance. It would also attract legitimate users to the area later in the evening and make the area feel unwelcome to illegitimate users. In image 48, graffiti can be seen on an air vent on the west side roof of the bleachers. The role down shutters in the paragraph above would help to prevent this from happening. Also, if the trees on the west side of the trail were trimmed and thinned out, it would create natural surveillance from the houses that border it to the west. This would make the area feel more open, less secluded and less appealing to illegitimate users. A taller frost fence could be placed around structures such as the electrical box to prevent tagging.

3. CONCERN AND/OR ISSUE:

The poor lighting at the field and surrounding areas.

RECOMMENDATIONS:

In regards to concern number three, improving the lighting has been touched on above in previous sections. Lighting on the field or around the track and the trail would be a great asset. At the time the evening pictures were taken for this report, at least a dozen legitimate users were using the track even though it was getting dark. The number of legitimate users would increase significantly with the extra lighting allowing stakeholders to enjoy this area.

CONCLUSION

This CPTED was conducted to address concerns of illegal and illegitimate use in the Rollie Miles Athletic Park. While the implementation and recommendations in this report do not mean illegal and illegitimate acts will be eradicated. It should help reduce the opportunity for these acts to occur and leave a perception of crime and disorder will not be tolerated in and around the park. The purpose is to outline and identify those changes that will discourage future illegitimate use while encouraging legitimate use by visitors and residents in the area. Another strategy to encourage legitimate use is to review demographics and consult with community members, including the nearby schools to determine how they would like to use the space. In my initial overview I had mentioned that there will be public and stakeholder consultation using an open house and online survey. A city renewal plan is underway and the community consultation phase has been completed. As a result this may have already or be in the process of being done.

DISCLAIMER

This CPTED assessment was conducted to address the concerns of safety and security. None of our recommendations are compulsory under law, but this document can be made public under an application under the FOIPP Act or as otherwise required by law. This report does not address issues of responsibility concerning a civil litigation action. You should consult a lawyer familiar in this area for advice.

We acknowledge some of these suggestions are costly and may have to be taken in consideration for future budgets. We also understand that you want to create a warm open environment for your guests, customers and tenants but security precautions must be kept in mind.

This CPTED report was submitted to the Edmonton Police Service Collaborative Policing Unit and reviewed prior to releasing the report to the person or group who requested the audit. The report was checked for thoroughness and adherence to current CPTED practices.

Collaborative Policing Unit member reviewing report:
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Date: January 21, 2016
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