

New Park for East Victoria Park - Design Development Summary Report

Prepared by: Scatliff+Miller+Murray inc - October 26th 2012

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THE CITY OF
CALGARY
PARKS

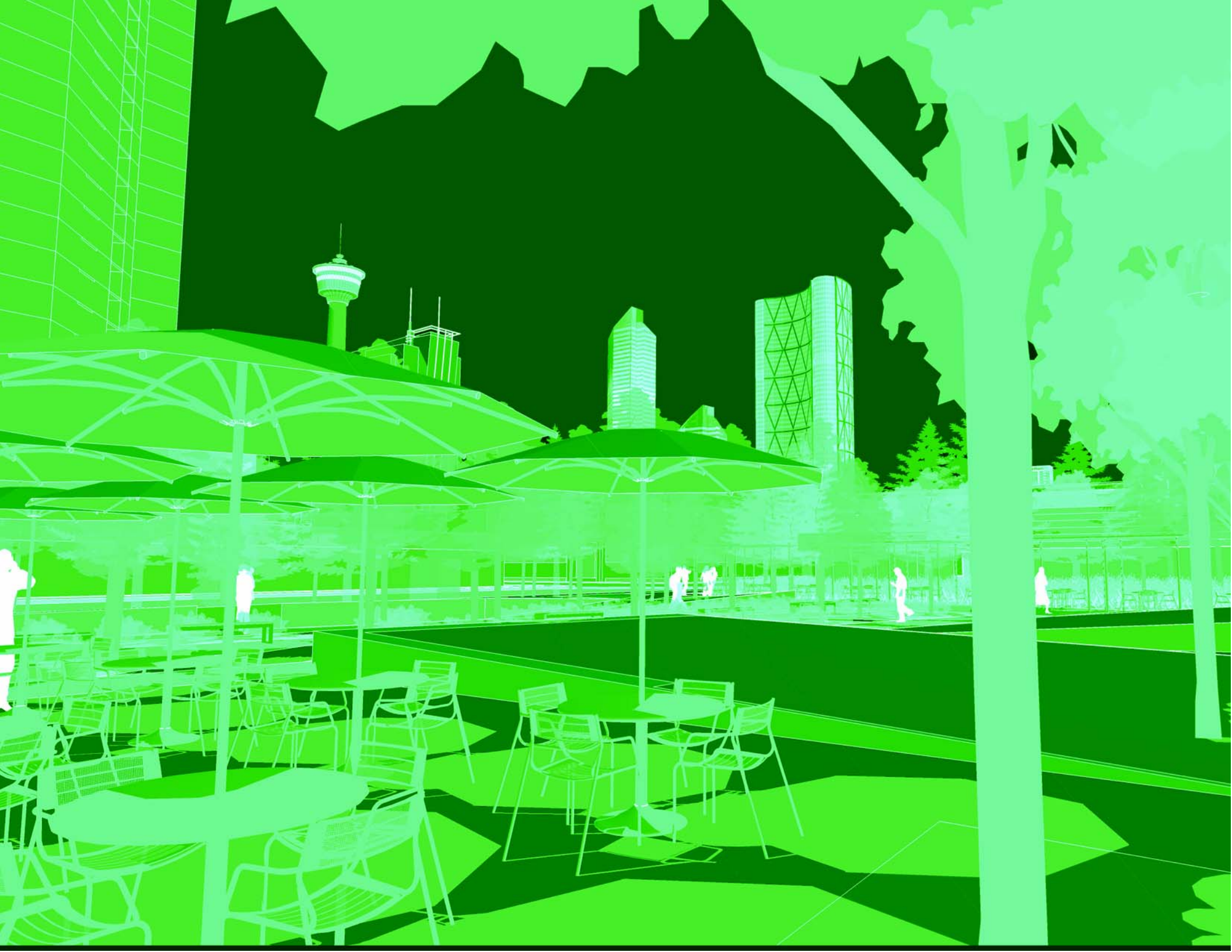
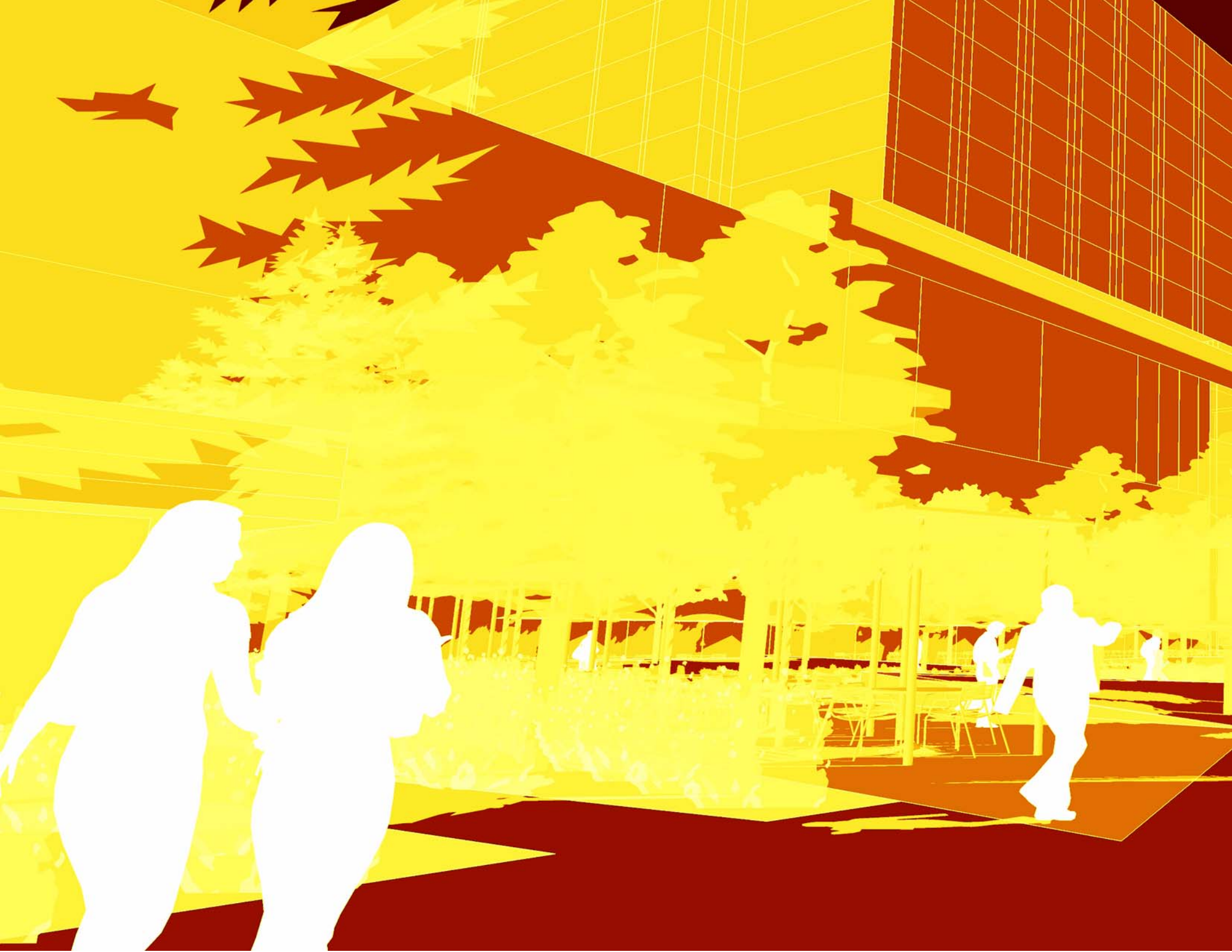
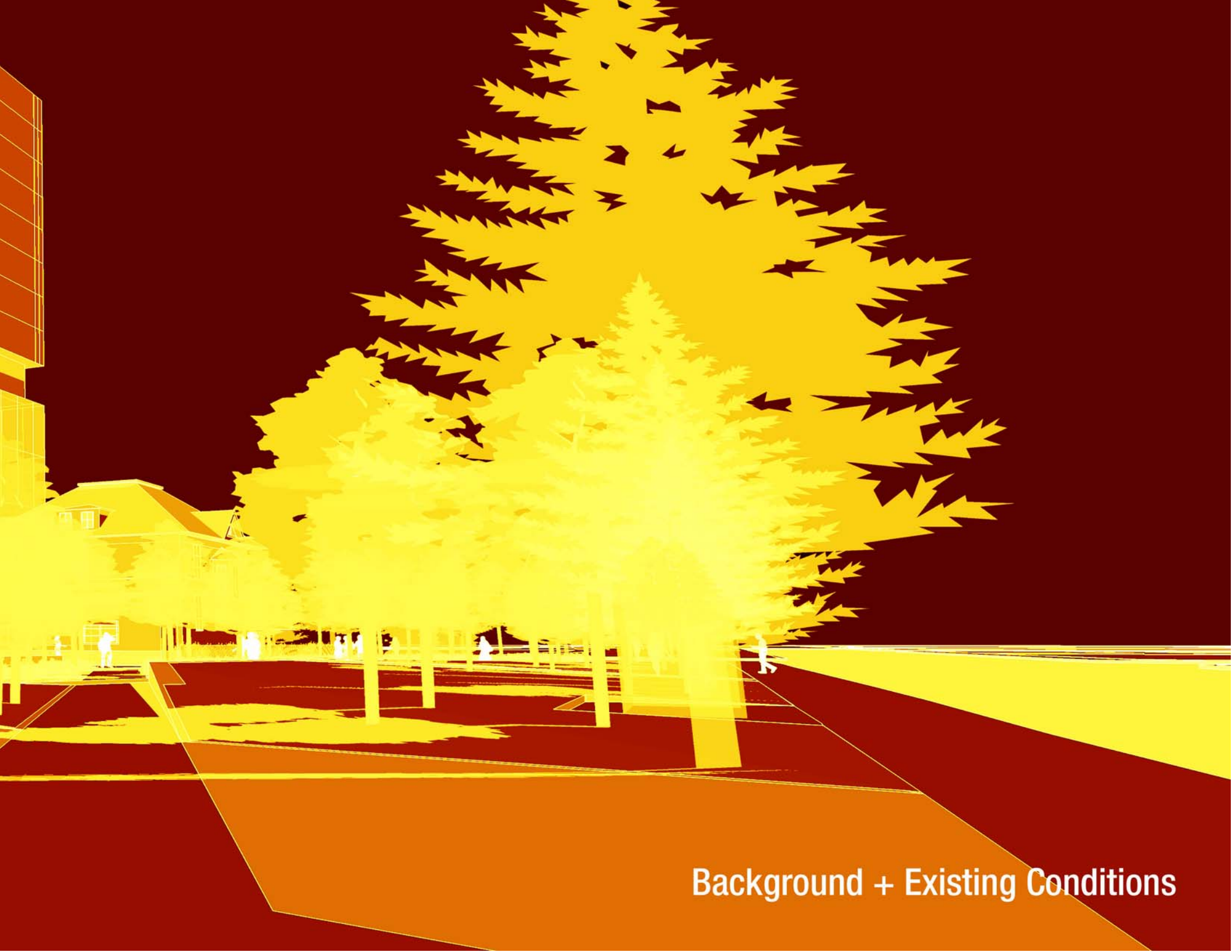


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Background + Existing Conditions

Background

The site for the New Park for East Victoria Park is a 0.8 acre surface parking lot located between 11th and 12th Avenue SE and Macleod Trail SE owned by the City of Calgary. The transformation of the lot to an urban park fulfills a need defined by City of Calgary Parks to provide green space within the Beltline area. The current site is defined on three edges by high volume roadways with the busiest of these being MacLeod Trail along the western edge presenting a unique design challenge. The resolution of the MacLeod Trail edge will be critical to the success of the park to create a relaxing and peaceful setting in an active vehicular urban corridor. The Park is also bisected by an underground LRT tunnel that occupies approximately one third of the overall site. This tunnel is an important component of the project and will have implications on the positioning and programming of elements on the surface. The LRT infrastructure also includes two functional LRT service buildings on the north edge of the property which must remain. Although the site has many challenges it also presents unique opportunities as part of the 12th Avenue Promenade, an important pedestrian link to the Elbow River and the 13th Avenue Heritage Greenway. The eastern edge of the park also presents opportunity and requires careful and thoughtful coordination with the private landowner of the adjacent property to ensure complimentary development occurs. Another exciting potential for the site is the relocation of the Enoch Sales house which will provide and anchor for the project. The location and use of the house will be a critical element in the success of the Park and should allow for a use which will activate the park throughout the day and evening for four seasons. Although now vacant the house is an important piece of Calgary's history and is the last remaining single family house in the area. The architectural character and history provide an interpretive and cultural education opportunity which will bring meaning and identity to the park. The Park has the potential to become a paradigm urban park by transforming an underutilized parcel of land into a dynamic and vibrant public amenity for the enjoyment of all Calgarians.

Gap Analysis



- | | |
|------------------------------------|------------------------------------|
| 1. New Park for East Victoria Park | 8. Beaulieu Gardens |
| 2. 12th Avenue Promenade | 9. Tompkins Park |
| 3. 13th Avenue Heritage Greenway | 10. 16th Ave + 8th Street Park |
| 4. Humpty Hollow Park | 11. St. Stephens Gardens |
| 5. Rouleauville Square | 12. Lawn Bowling / Ornamental Park |
| 6. Haultain Park | 13. Connaught School Field |
| 7. Central Memorial Park | 14. New Park for the Beltline |

Existing Site

New Park for East Victoria Park - October 2012





1

View along Macleod Trail SE looking South



2

North Edge of Park - Existing Transit Buildings



3

View along Macleod Trail SE looking North



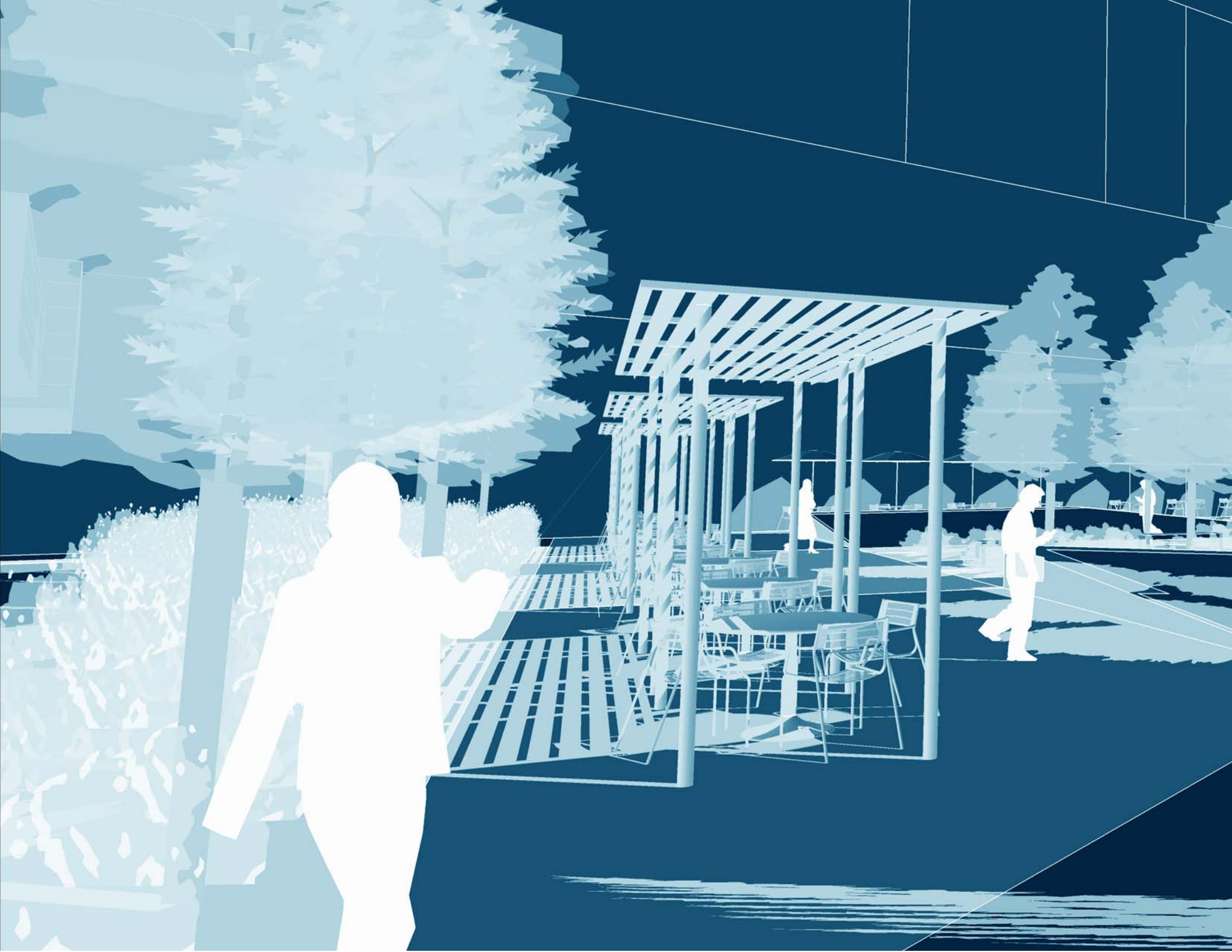
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South Edge of Park along 12th Avenue SE



5

View of Enoch Sales House Looking North





Stakeholder + Community Engagement Process / Workshop Results

Stakeholder + Community Engagement

- The following process was undertaken for internal and external community engagement:



Internal / External Stakeholder Workshop Results

Workshop Date: March 13th 2012

Vision Statements from Workshop:

- 1.0 Create an active and vibrant year round public space which accommodates day and night use; a meeting place.
- 2.0 A contemporary hub that links modern urban and sustainable activities with memories and a sense of the past
- 3.0 A contemporary interpretation of the history of the site, relevant and engaging, active through all seasons; a small park with big ambitions.
- 4.0 A contemporary urban park that is accessible and engaging to all.

Combined Vision Statement:

To create a contemporary and vibrant year round urban park that links modern urban activity with memories and a sense of the past.

Goals from Workshop:

- Provide programming opportunities to encourage socialization and spontaneous events
- Provide contemporary interpretation of the site's history and integrate public art throughout
- Create public space; an urban oasis
- Rehabilitate and provide active use of Enoch House
- Meaningful integration of new development to the east
- Celebrate Victoria Park Community
- Enhance connectivity / linkages to existing and future corridors
- Provide a safe, useable and aesthetically pleasing park
- Program and animate in interesting ways – WIFI, projection screens, winter programs (skating)
- Open up to Macleod Trail
- Clear definition between Private and Public space with integrated transition zones
- Illustrate sustainable design

Internal / External Stakeholder Workshop Results

Opportunities from Workshop:

- Sun exposure
- Heritage Resource (Building)
- Interface with New Urban development to the east east
- Pedestrian comfort and multi-modal connectivity
- Skyline views and vistas
- Enhancement of sense of security of site
- Animation / active use of site
- Stampede interface
- Business community
- Tie together past, present and future
- Special events
- LRT tunnel interpretation
- Community programming – pop up events
- Connection to 12th Ave Promenade and 13th Ave Greenway
- Existing mature trees
- Gateway to district
- Integration of transit structures into park
- Definition of corners – plazas
- Active and passive spaces for residential community

Challenges from Workshop:

- LRT tunnel
- Existing transit buildings
- Height of new development to
- Traffic noise (Macleod)
- Overhead utilities
- Perceived safety
- Size of house and parking for
- Creating active use

Workshop questions:

What connections should be made?

- 12th Avenue Promenade and 13th Avenue Greenway
- Attract lunch / office / new hotel crowd
- 11th Avenue and Macleod trail

What needs to be retained?

- Relationship of Enoch Sales house to 12th Avenue and original orientation
- Original structural and architectural integrity of Enoch Sales house
- Open character of site and access to sunlight

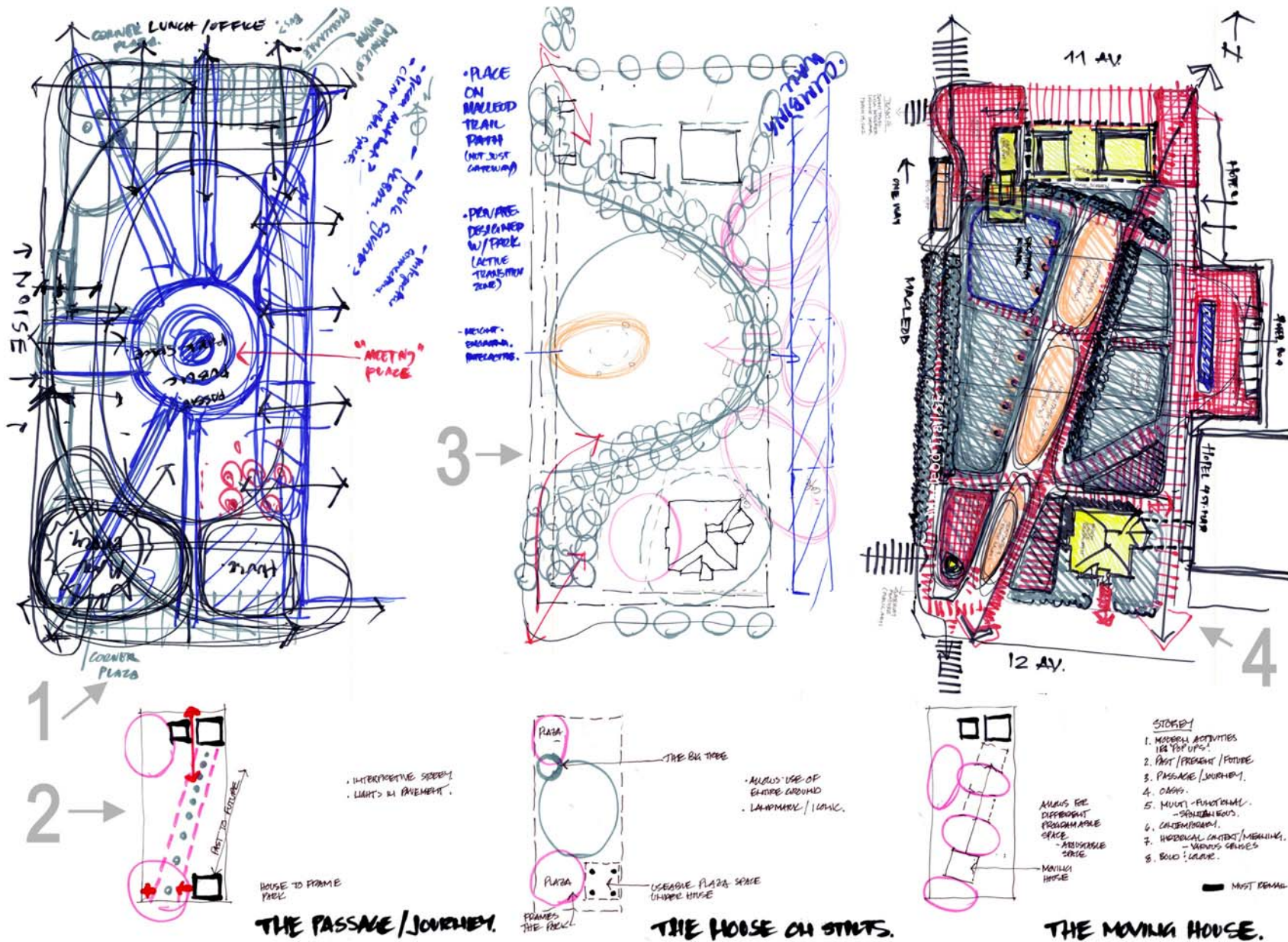
Important stories to tell

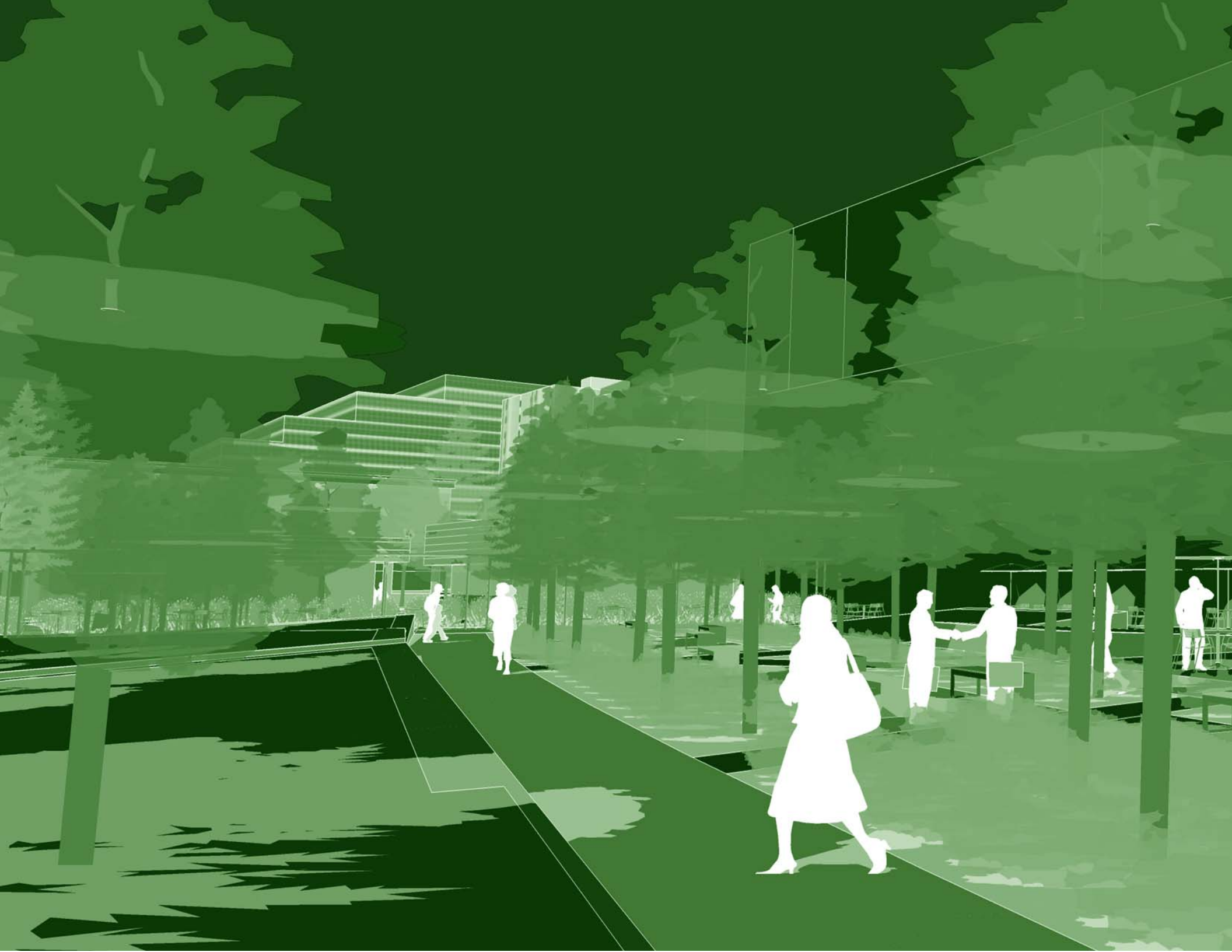
- Enoch Sales story
- CPR / Victoria Park / Beltline
- Electric Railway – Belt Line #5

What can be enhanced / replaced?

- Enhance public space
- Enhance transit buildings / Bus stop
- Enhance Pedestrian walks on all edges and through
- Enhance perception of public safety
- Remove brick signs

Internal / External Workshop Sketches







Public Open House - April 23rd 2012

Public Open House

A public open house was held at the Lotus Vietnamese Noodle House at 1032 Macleod Trail SE on April 23, 2012. The session was held from Noon until 2:00 p.m. and 4:00 p.m. to 6:00 p.m. The session was advertised through the City of Calgary website, information signs placed on the site and hand delivered posters throughout the adjacent Beltline Community area. A survey was provided at the open house and was posted on line at [Calgary.ca / parks](http://Calgary.ca/parks) from April 30th to May 25th 2012. The intent of the survey was to solicit feedback from the public to inform the finalization of the concept plan. The park concept boards presented at the open house are included verbatim on the following pages.



View along Macleod trail SE looking south



North edge of park - existing transit buildings



View of Enoch Sales house looking north



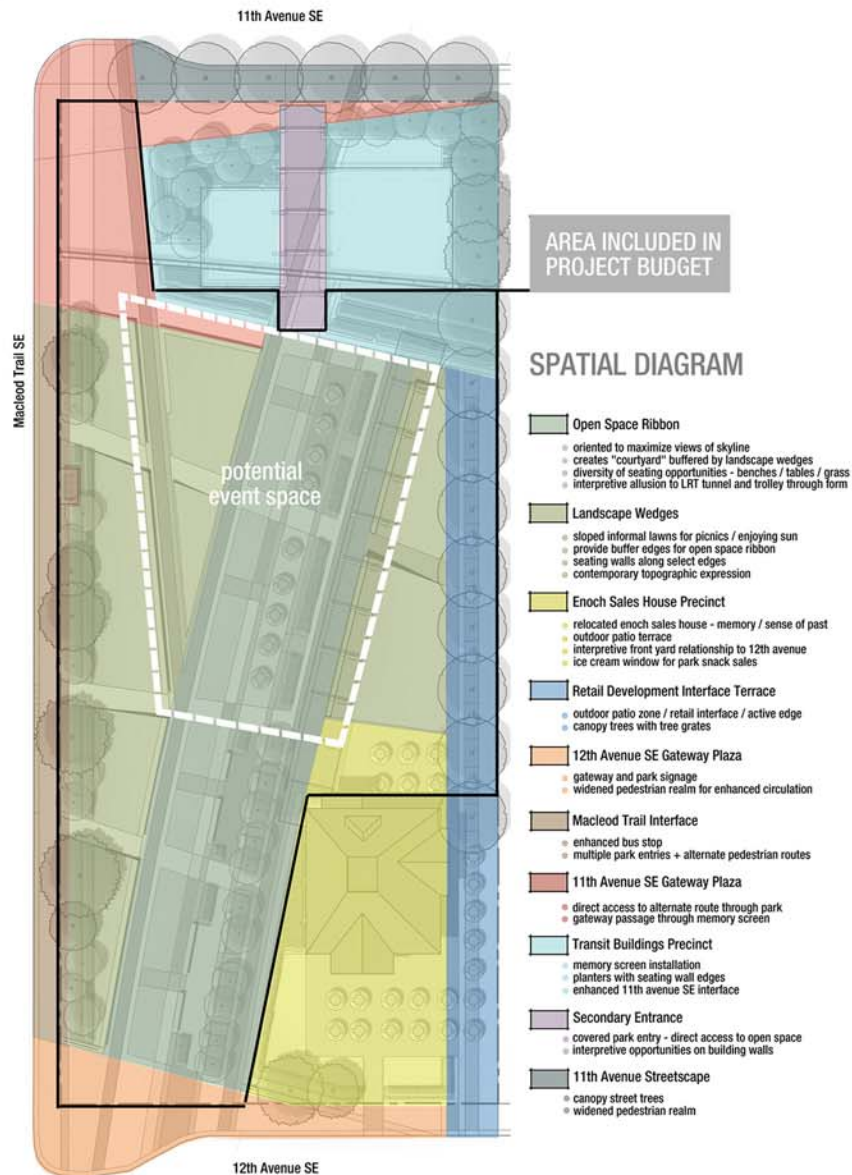
View along Macleod Trail SE looking north



South edge of park along 12th Avenue SE

VISION STATEMENT

The City of Calgary worked with stakeholders to develop the following vision statement for the Park: *To create a contemporary and vibrant year round urban park that links modern urban activity with memories and a sense of the past.*

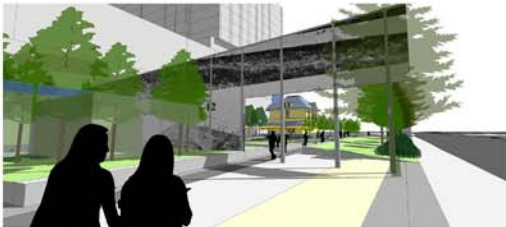




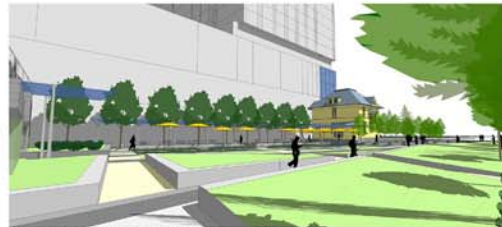
Aerial view looking south east



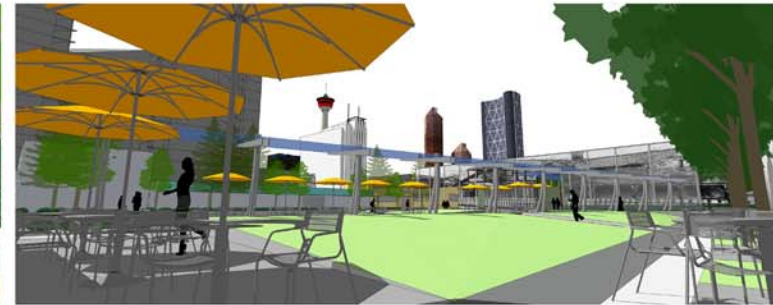
Aerial view looking north east



11th Avenue SE gateway and memory screen



View from Macleod Trail SE across landscape wedges



Skyline view from public patio



View of snack window and landscape wedges



Macleod trail entry paths



Open space ribbon view through secondary entry



12th Avenue SE gateway + open space ribbon



Enoch Sales house and 12th Avenue SE streetscape interface

New Park for East Victoria Park

Scatliff+Miller+Murray inc. ■ MVH Planning and Design ■ Sturgess Architecture



Public Open House + Survey Results

Surveys Received at Open House + Online Post Open House Survey

New Park for East Victoria Park

RESPONDENT INFORMATION	#	%	
Received at Open House - April 23, 2012	9	24%	
Online - April 30 - May 25, 2012	29	76%	
Total Respondents	38	100%	

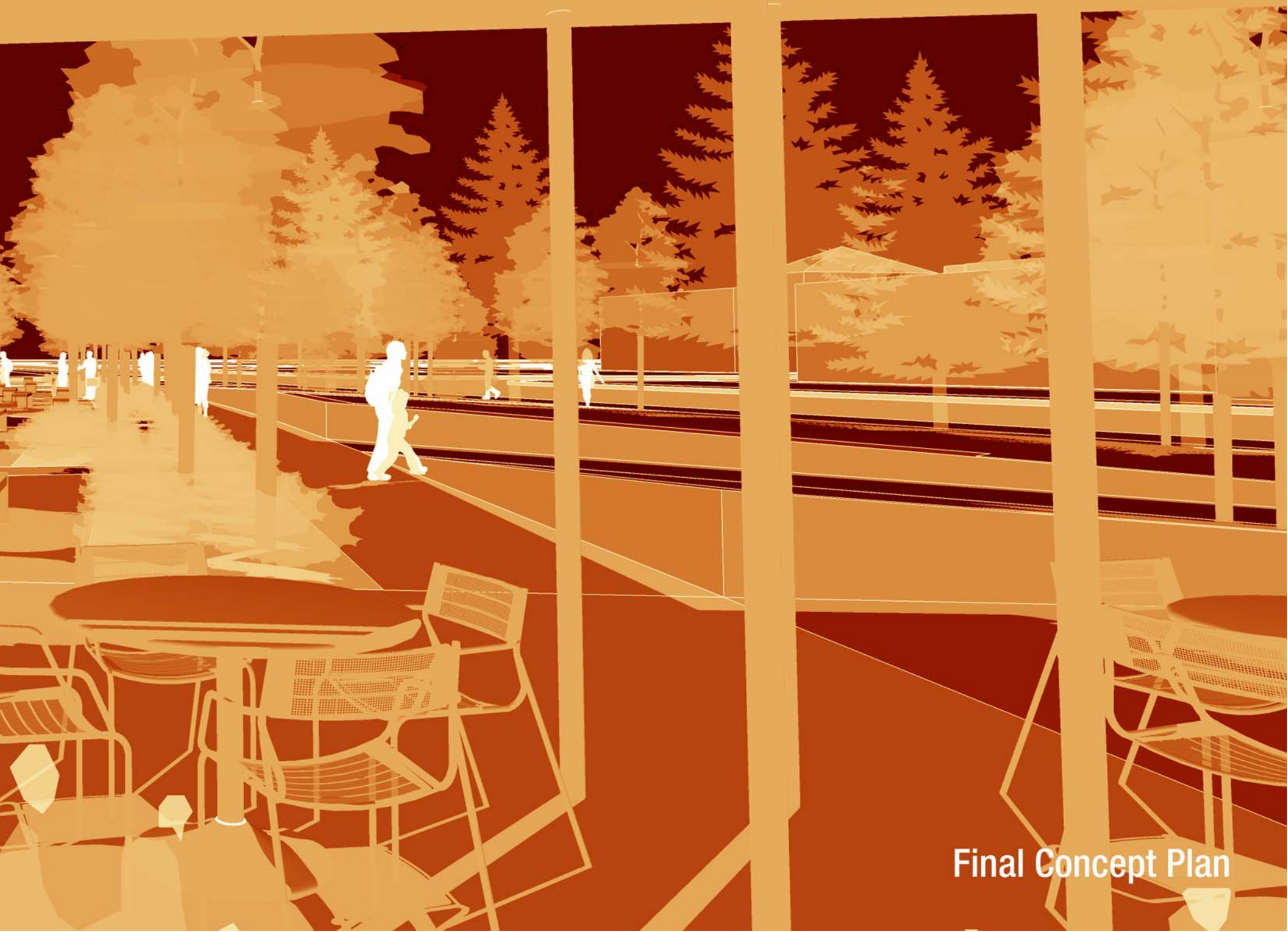
1. PARK VISION	Agree		Disagree		No Comment	
	%	#	%	#	%	#
Park Vision Statement: <i>To create a contemporary and vibrant year round urban park that links modern urban activity with memories and a sense of the past</i>						
Please identify whether you agree, disagree, or have no comment on the proposed vision for the park.	100%	38	0%	0	0%	0

2. PROPOSED DESIGN			
2a. Entrances to the Park (37 Responses)	#	%	
I like it the proposed design for the entrance plazas along 11th and 12th.	33	89%	
Entrance plazas are not sufficient to meet the needs of users entering or existing the park. Please expand size of entrance plazas.	3	8%	
Entrance plazas are too large. Please reduce the size of entrance plazas.	1	3%	
2b. Central Open Space of the Park (37 Responses)	#	%	
Central open space accommodates people well. I like it the proposed design.	33	89%	
Central open space is not sufficient to meet the needs of existing or future users. Please include more central space.	4	11%	
Central open space is too large. Please reduce amount of open space and create more personal, smaller spaces.	0	0%	
Yes, I support events in this space.	35	95%	
No, I do not support events in this space.	2	5%	

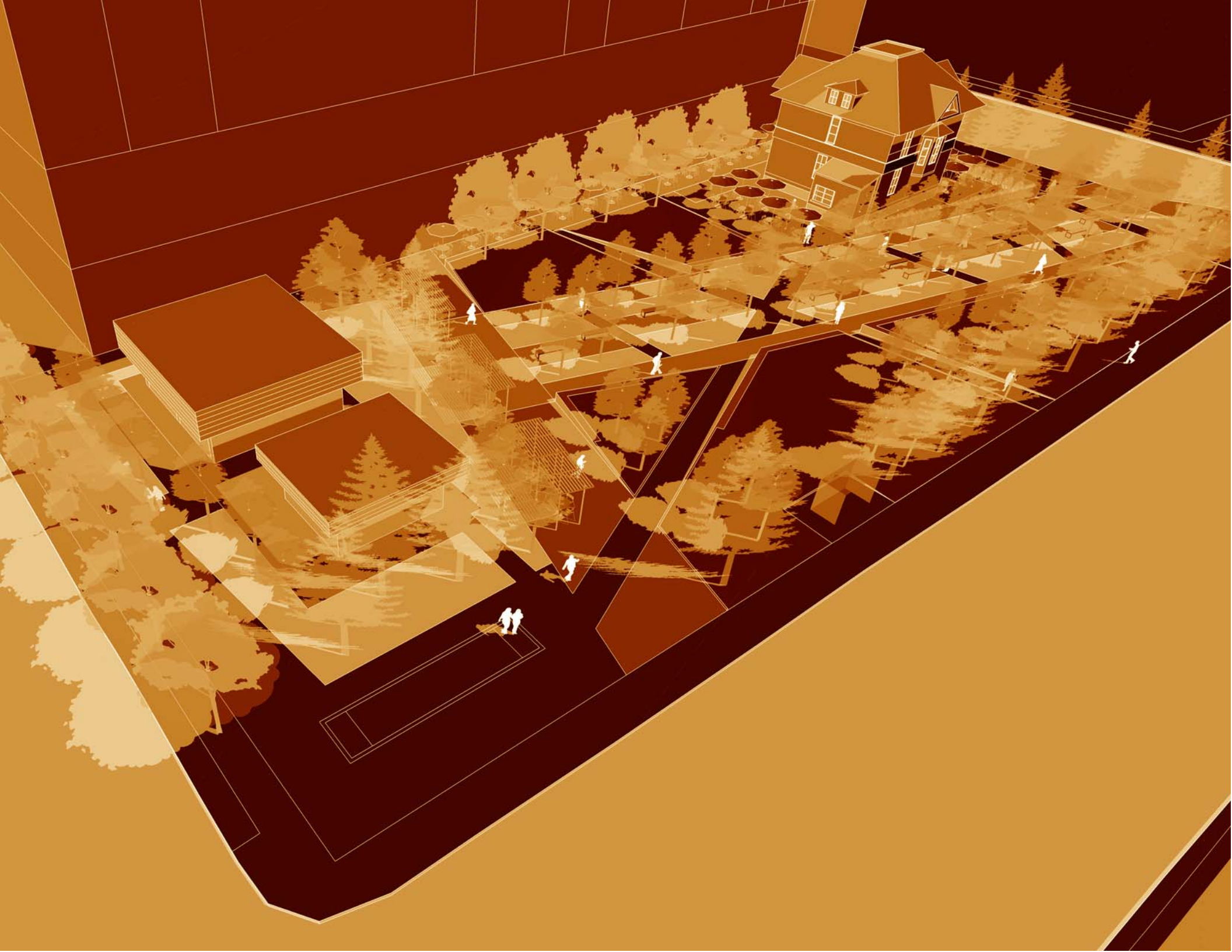
2. PROPOSED DESIGN			
2c. Landscape Transition Wedges (35 Responses)	#	%	
Wedges accommodate people well. I like it the proposed design.	22	62%	
Wedges do not accommodate people well. I do not like the proposed design.	2	6%	
Wedges do not include enough trees. Please increase the amount of trees.	8	23%	
Wedges includes too many trees. Please reduce the amount of trees.	3	9%	
2d. Macleod Trail SE Edge (37 Responses)	#	%	
I support the proposed design and think it's a good idea to include a second walkway that enters the park.	36	97%	
I do NOT support the proposed design and I do not think it's a good idea to have an additional walkway that enters the park.	1	3%	

3. ELEMENTS ADJACENT TO THE PARK			
3a. Enoch Sales House (35 Responses)	#	%	
I would like to see the Enoch Sales House preserved as part of the park space.	33	94%	
I would NOT like to see the Enoch Sales House preserved as part of the park space.	2	6%	
3b. Proposed Eastern Development (38 responses)	#	%	
I would like to see the commercial activities of the proposed private eastern development spill into the park space.	34	89%	
I would NOT like to see the commercial activities of the proposed private eastern development spill into the park space.	4	11%	
3c. Transit Buildings (38 Responses)	#	%	
The secondary entrance, between the two buildings, is a welcoming addition. I like the proposed design.	30	79%	
The secondary entrance, between the two buildings, is not welcoming. I do not support this entrance to the park.	8	21%	
3d. Public Art (38 Responses)	#	%	
The proposed park is a good opportunity for public art.	36	95%	
The proposed park is NOT a good opportunity for public art.	2	5%	





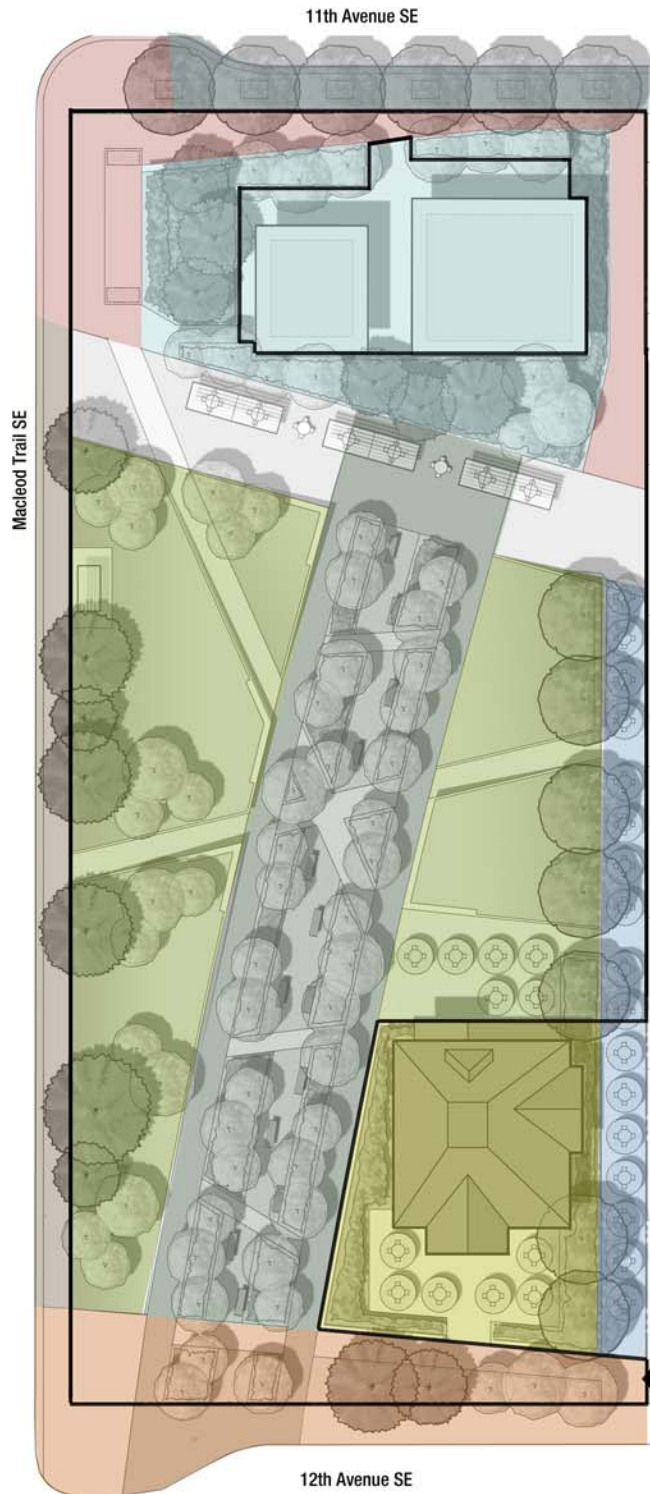
Final Concept Plan



Final Concept Plan

The final concept plan was prepared based on the feedback from the open house / online survey as well as the original vision established at the stakeholder workshop. Feedback from the open house resulted in overall support with only minor suggestions for adjustments. This, combined with the budget cost estimate, resulted in the following adjustments to the preliminary concept plan:

- Simplified and reduced hardscape and extent of pergola
- Inclusion of additional trees
- Retained majority of existing trees combined with the elimination of select pathways to protect existing root systems
- Eliminated entry between existing LRT service buildings due to perceived safety concerns
- Removed memory screens and enhanced event space for better functionality
- Reduced angular pathways for simplified and more efficient circulation
- Simplified open space ribbon and overall spatial geometry of the plan



Spatial Plan

House Relocation + Adjacent Development Option

Open Space Ribbon

- oriented to maximize views of skyline
- creates "courtyard" buffered by landscape wedges
- bench seating for groups or individuals
- interpretive allusion through form to LRT tunnel + trolley

Landscape Wedges

- sloped informal lawns for picnics / enjoying sun
- provide buffer edges for open space ribbon
- seating walls along select edges
- contemporary topographic expression

Enoch Sales House Precinct

- relocated enoch sales house - memory / sense of past
- outdoor patio terraces
- interpretive front yard relationships to 12th Avenue SE
- ice cream window for park snack sales

Retail Development Interface Terrace

- outdoor patio zone / retail interface / active edge

12th Avenue SE Gateway Plaza

- gateway + park signage
- widened pedestrian realm for enhanced circulation

Macleod Trail SE Interface

- enhanced bus stop
- centralized park entry

11th Avenue SE Gateway Plaza

- direct access to alternate route through park
- provides east + west edge entrance to park

Transit Building Precinct

- buffer planting to screen buildings

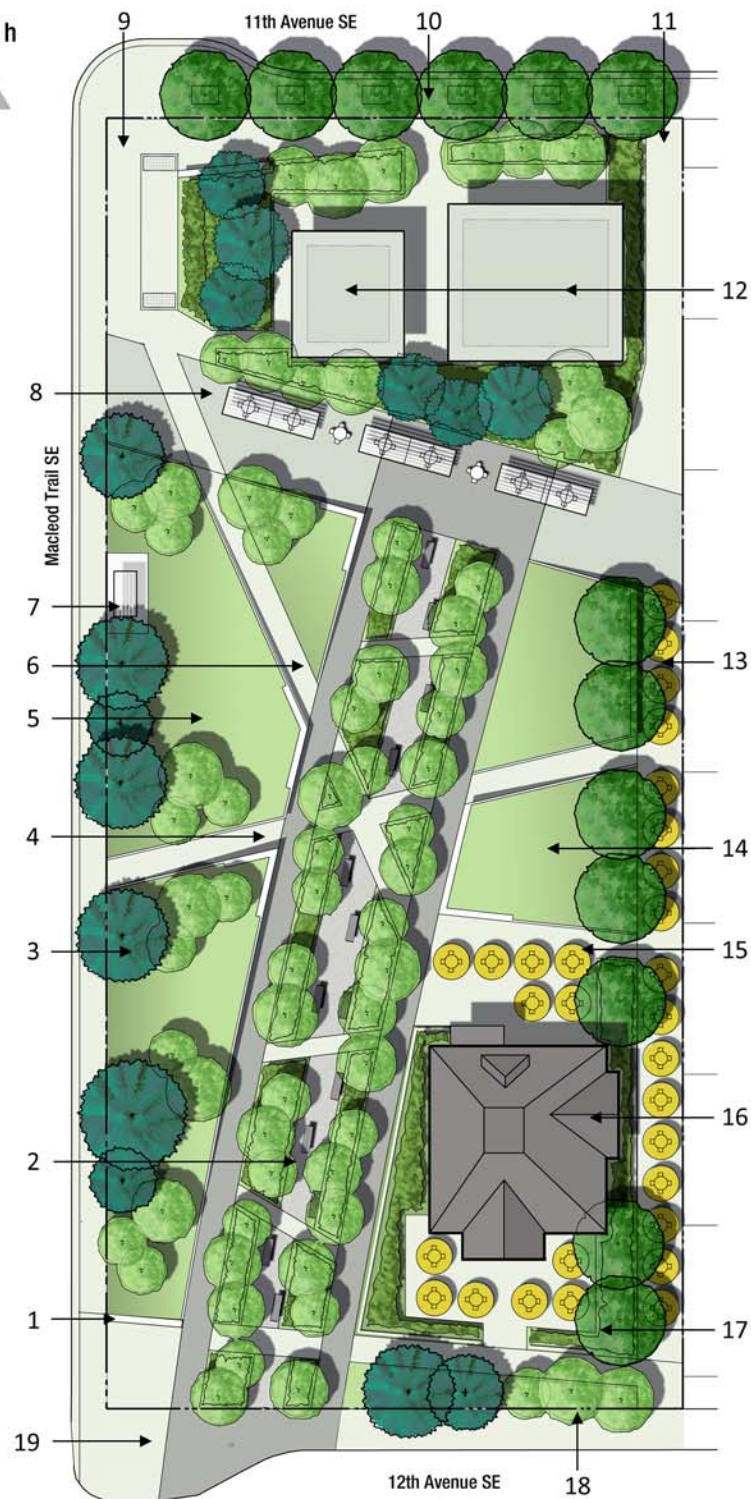
South Plaza

- urban canopies with moveable tables + chairs
- plaza can be utilized for events

11th Avenue Streetscape

- canopy trees
- widened pedestrian realm

AREA INCLUDED IN
PROJECT BUDGET



Schematic Master Plan

House Relocation + Adjacent Development Option

1. Park sign block
2. Open space ribbon - fixed bench area
3. Macleod Trail SE buffer planting - retain select spruce + add new aspen
4. Macleod Trail SE centralized park entry path
5. Typical landscape wedge with seating wall
6. Macleod Trail SE commuter alternate pathway
7. Enhanced bus stop
8. South plaza + event space w/ moveable tables + chairs / shade canopies
9. 11th Avenue SE gateway plaza - west entry
10. 11th Avenue SE enhanced streetscape
11. 11th Avenue SE gateway plaza - east entry
12. Existing transit buildings to remain
13. Outdoor patio zones w/ canopy trees
14. Typical landscape wedge
15. Public patio - snack sales from house
16. Relocated Enoch Sales Housew/ private patio
17. Contemporary expression of historic street edge - hedge / lawn / stainless steel picket fence
18. 12th Avenue SE streetscape
19. 12th Avenue SE gateway plaza

scale 1 3 5
0 2 4 10 20m

New Park Views

House Relocation + Adjacent Development Option

New Park for East Victoria Park - October 2012



Aerial View of Park looking South East

New Park Views

House Relocation + Adjacent Development Option

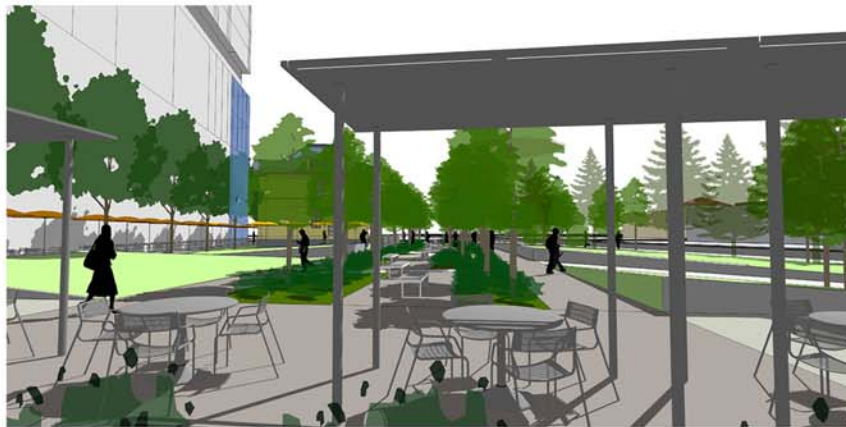
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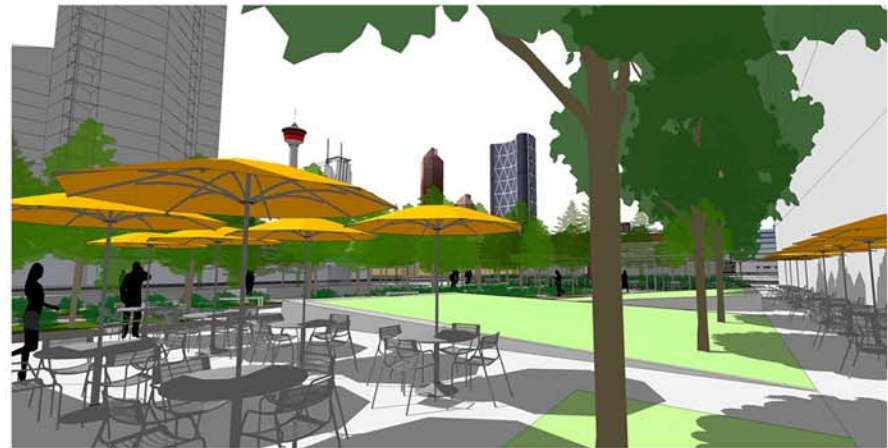
11th Avenue SE gateway



South Plaza w/ view down alternate pathway



South Plaza canopies + moveable chairs



Skyline view from public patio

New Park Views

House Relocation + Adjacent Development Option

New Park for East Victoria Park - October 2012



Aerial View of Park looking North East

New Park Views

House Relocation + Adjacent Development Option

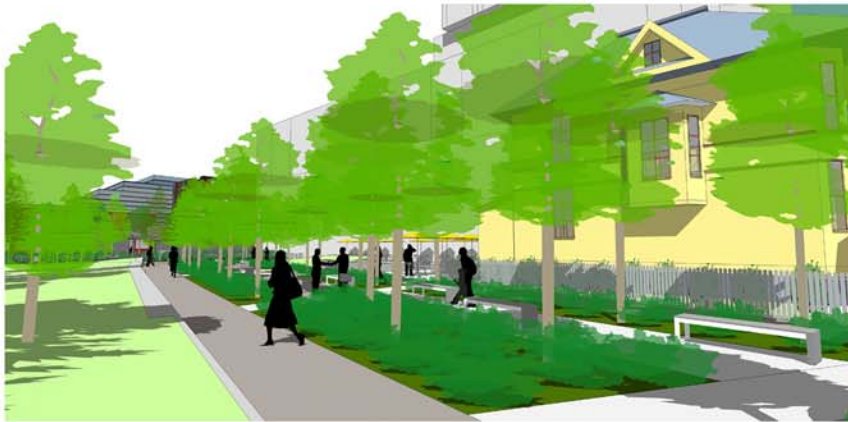
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View of snack window + landscape wedges



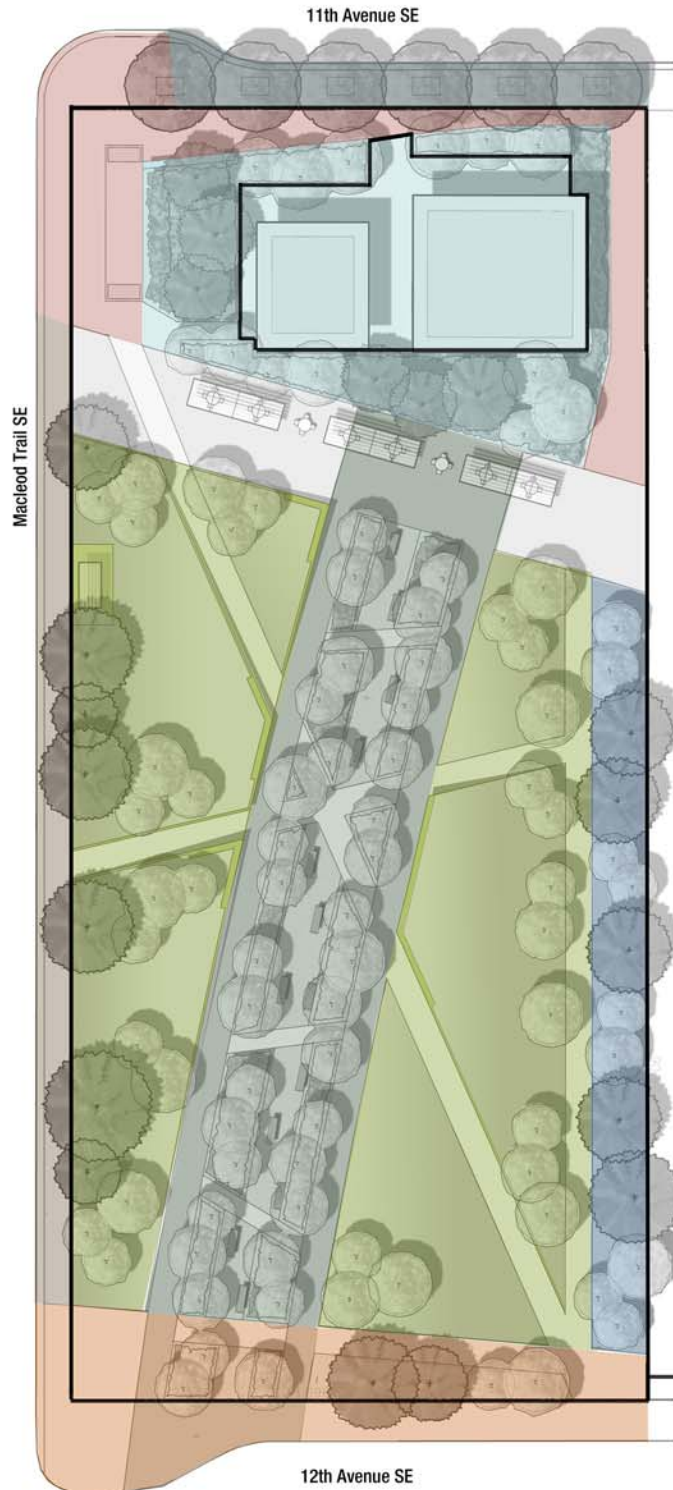
Macleod Trail SE central entry pathway



12th Avenue SE gateway + open space ribbon



Enoch Sales house + 12th Avenue SE streetscape interface



Spatial Plan

Without House Relocation + Adjacent Development

Open Space Ribbon

- oriented to maximize views of skyline
- creates "coursyard" buffered by landscape wedges
- bench seating for groups or individuals
- interpretive allusion through form to LRT tunnel + trolley

Landscape Wedges

- sloped informal lawns for picnics / enjoying sun
- provide buffer edges for open space ribbon
- seating walls along select edges
- contemporary topographic expression

Landscape edge planting

- green landscape edge to buffer adjacent parking lot

12th Avenue SE Gateway Plaza

- gateway + park signage
- widened pedestrian realm for enhanced circulation

Macleod Trail SE Interface

- enhanced bus stop
- centralized park entry

11th Avenue SE Gateway Plaza

- direct access to alternate route through park
- provides east + west edge entrance to park

Transit Building Precinct

- buffer planting to screen buildings

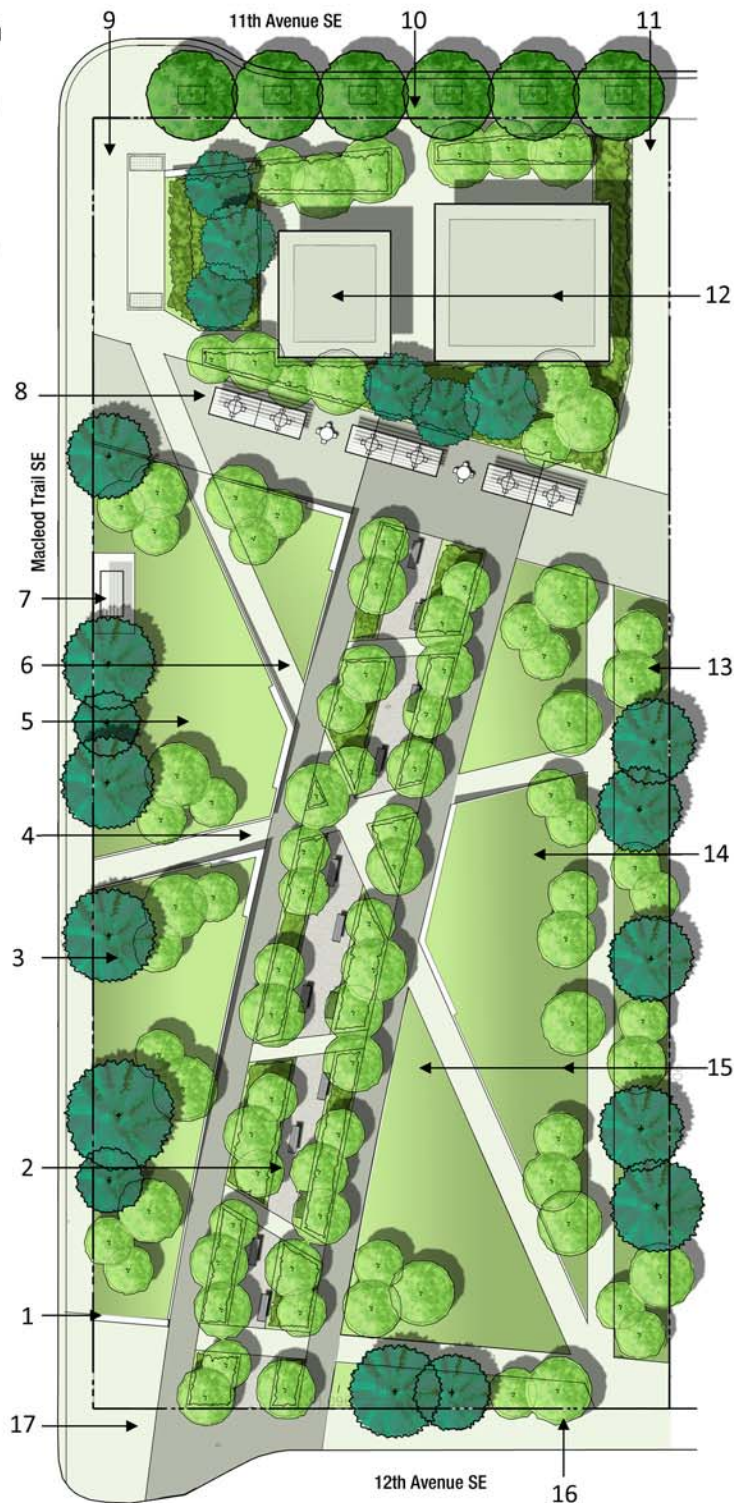
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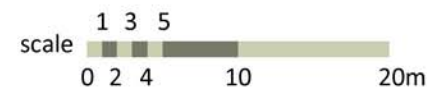
AREA INCLUDED IN
PROJECT BUDGET



Schematic Master Plan

Without House Relocation + Adjacent Development

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8. South plaza + event space w/ moveable tables + chairs / shade canopies
9. 11th Avenue SE gateway plaza -west entry
10. 11th Avenue SE enhanced streetscape
11. 11th Avenue SE gateway plaza - east entry
12. Existing transit buildings to remain
13. Green edge to buffer existing parking lot
14. Typical landscape wedge
15. Multi use lawn area
16. 12th Avenue SE streetscape
17. 12th Avenue SE gateway plaza





Project Construction Budget

The project construction budget provided is for the "Without House and Adjacent Development Option"

The current project budget is as follows:

Item	Budget
1.0 Demo / Initiation	\$84,200.00
2.0 Site Preparation	\$63,215.00
3.0 Hard Surface Paving	\$289,900.00
4.0 Lighting	\$150,000.00
5.0 Site Servicing	\$100,000.00
6.0 Site Furnishings incl. Walls	\$248,000.00
7.0 Trees / Shrubs / Groundcovers	\$122,420.00
8.0 Irrigation	\$65,000.00
9.0 1 Year Maintenance	\$13000.00
Subtotal:	\$1,135,735.00
10% Contingency:	\$113,573.00
TOTAL Construction Budget:	\$1,249,308.00*

*2012 dollars - Total does not include design fees