

Park Planning

Town of Blackfalds

Pine Crescent Park

09 October 2013





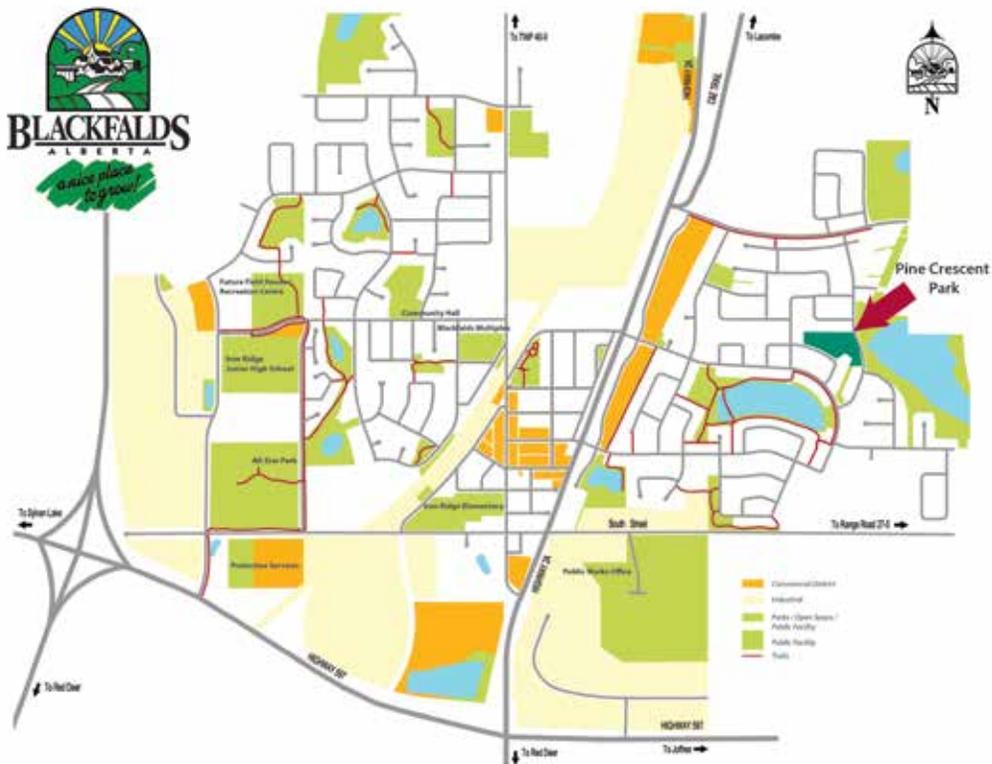
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1.0 INTRODUCTION

Pine Crescent Park is an undeveloped green space on the east side of the Town of Blackfalds [see the graphic below]. The Town has committed to developing the park site eventually to best meet community needs. A required preliminary step to ultimate development is the creation of a concept plan, with associated costing, for the site. Currently no funds have been allocated for park development—decisions about potential funding will be made by the Town at a later date.



The concept plan contained herein is the result of several tasks. The Town has several studies and plans that reference this type of development. The site itself was assessed by a landscape architect to determine types and size of development. Consultation was undertaken with the public, the Recreation, Culture and Parks Board and Town Council.

2.0 BACKGROUND & RESEARCH

While there are several municipal plans that would have some impact upon the Pine Crescent Park and its development, the most pertinent is the Town of Blackfalds Facility and Parks Needs Assessment Master Plan (2008).

The Facility and Parks Needs Assessment Master Plan is a strategic document that guides the orderly provision, enhancement and development of recreation, parks and open space programs and facilities in the Town. The Master Plan identifies several priority outdoor parks elements that could be included in the development of a concept plan for Pine Crescent Park. While not directly prescribing the elements to include in the specific park site, the Master Plan provides some direction as to what the park concept plan could include to best meet community needs.

The Plan identifies that new playgrounds are to be developed along with neighbourhood park development. The Pine Crescent area is a relatively new development—this suggests that a playground would be included as part of the concept.

A classification system is included in the Master Plan. The classification system essentially identifies amenities to consider in certain classifications of parks and open spaces. The Pine Crescent Park could be classified as a neighbourhood park. As denoted in the Master Plan, neighbourhood parks...

...are generally designed to support activities such as relaxation, socializing, active play and children's play. Neighbourhood parks should include a play structure designed to meet the activity requirements of preschool aged children.

The Master Plan also identified several priorities for outdoor facility development. Included in this list are trails, picnic areas, sports fields, natural areas, ball diamonds, child playgrounds, and outdoor skating rinks.

The Town's **Social Needs Assessment** (2012) was also consulted. While not as specific as the Facility and Parks Needs Assessment Master Plan, the Social Needs Assessment does make some references that were be factored in as the concept plan was developed. The Needs Assessment expressed a strong need for services and amenities to serve the community's youth. While somewhat vague, this directive does support the development notions cited from the Master Plan.

Public input was also sought from Town residents regarding the development of the concept plan. The public was apprised of the concept plan development and was able to provide comments directly to the Town. In addition, a public input meeting was convened on April 18, 2013 in the Blackfalds Multi-Plex. The meeting was promoted through the Town's existing channels including the electronic sign, website, Facebook, twitter, etc. In addition, personal invitation cards were dropped off at the houses directly across from or facing the Pine Crescent Park. See the Appendix for the consultation findings.

Attendees at the input event were able to directly provide their input; in addition a web survey was set up to enable people, who were unable to attend, to provide their comments. In total thirty responses were gathered. Twenty-eight of the thirty respondents (93%) think that Pine Crescent Park should be developed. In terms of elements to be included in the Park concept plan are:

- Child playground (5–12 years) — 20 people
- Picnic tables — 11 people
- Tot playground — 10
- Boarded concrete rink — 9
- Trails — 9
- Open space / fields — 8

When asked to identify their **top choice the child playground** was selected by the single largest group—eleven respondents selected it. The next most commonly identified first choice was open space / fields (5 respondents).

3.0 CONCEPT

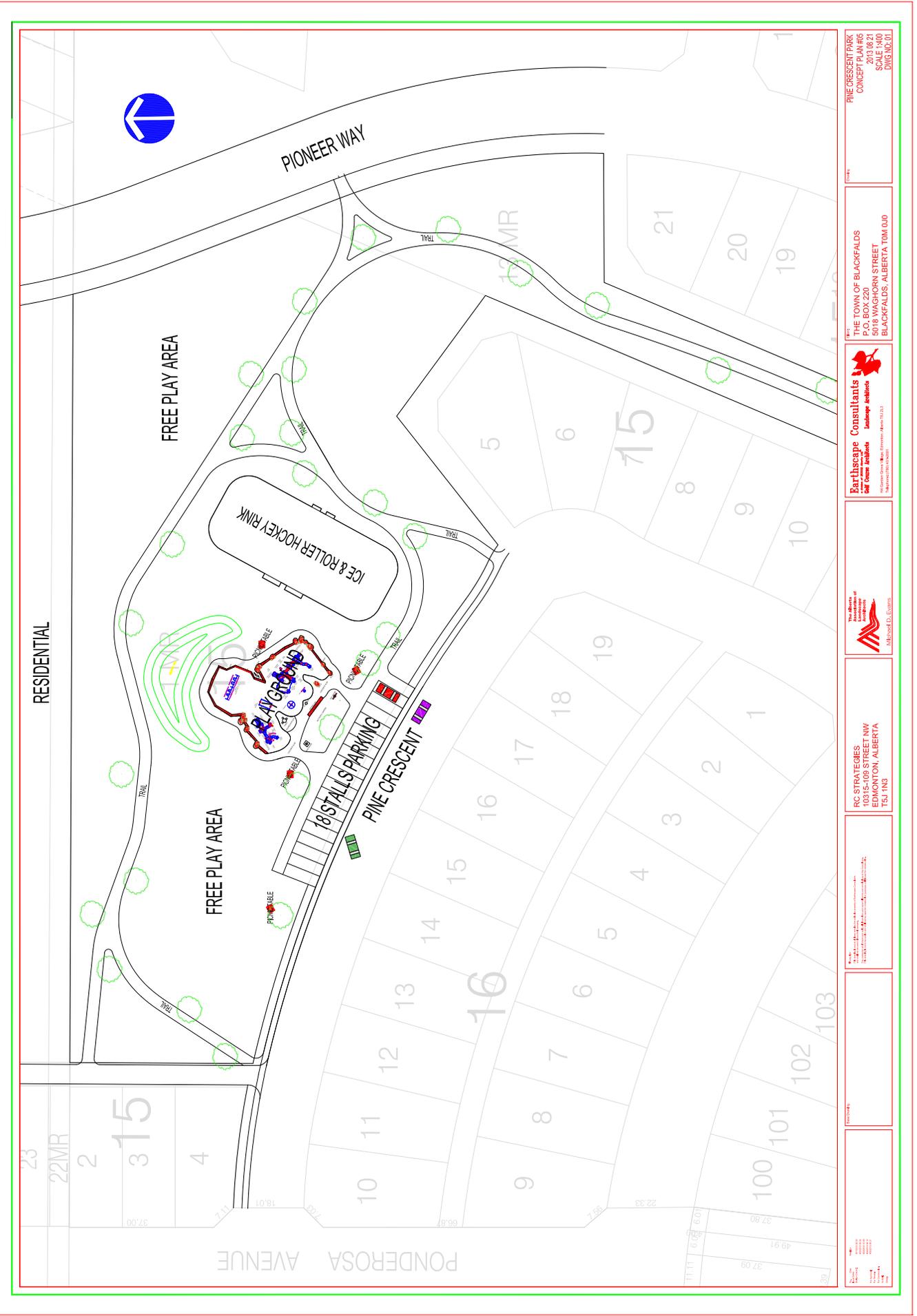
3.1 Key Elements

The concept plan is broken into three phases with the significant elements of each phase broken out in the capital costing chart. The most significant component of **Phase I** is the installation of a **playground** (\$150,000). For **Phase II**, the key components relate to the installation of a **boarded asphalt rink**—\$123,000 for the based, \$50,000 for the boards, and \$120,000 for the lighting. A **parking lot** (\$49,000) and **asphalt trail** (\$79,000) are the main components of **Phase III**.



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Photographs are for illustrative purposes only.

3.2 Concept Plan



<p> Earthscape Consultants Ltd. Landscape Architects 10315-109 STREET NW EDMONTON, ALBERTA T5J 1N5 </p>	<p> THE TOWN OF BLACKFALDS P.O. BOX 220 5018 WAGHORN STREET BLACKFALDS, ALBERTA T0M 0J0 </p>	<p> PINE CRESCENT PARK CONCEPT PLAN #10 SCALE 1:600 DWG. NO. 01 </p>
<p> RC STRATEGIES 10315-109 STREET NW EDMONTON, ALBERTA T5J 1N5 </p>	<p> The Honourable Minister of Municipal Affairs and Communities Michael D. Evans </p>	<p> Approved by The Honourable Minister of Municipal Affairs and Communities Michael D. Evans </p>

3.3 Costing

3.3.1 Capital Costing

The costs noted in the table below refer to 2013 dollars and are estimates. For example the costs for a playground can have a large range depending upon the type of equipment.

PHASE I:

- Trail asphalt
- Playground
- Turf area
- Tree & shrub planting
- Park sign
- Picnic tables
- Litter containers

PHASE II:

- Asphalt rink with boards and lighting
- Trail asphalt
- Turf area

PHASE III:

- Parking lot
- Trail asphalt
- Turf area
- Traffic signage
- Parking barrier posts
- Parking lot line marking



COST ESTIMATE (2013 / 08 / 21)

<i>ITEM</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT COST</i>	<i>PH 1 TOTAL</i>	<i>PH 2 TOTAL</i>	<i>PH 3 TOTAL</i>
Parking Lot Area Grading, Subgrade, Base Course Gravel, ACR	m ²	492	\$100	\$—	\$—	\$49,200.00
Rink Asphalt Grading, Subgrade, Base Course Gravel, ACR	m ²	1,642	\$75	\$—	\$123,150.00	\$—
Trail Asphalt Grading, Subgrade, Base Course Gravel, ACR (Does Not Include Existing South East Trail) [3 Phases]	m ²	1,582	\$75	\$20,000.00	\$20,000.00	\$78,650.00
Rink Boards and Fencing	m	166	\$300	\$—	\$49,800.00	\$—
Playground / Equipment	lump	1	\$150,000	\$150,000.00	\$—	\$—
Turf Areas Grading, Topsoil and Sod [3 Phases]	m ²	2,500	\$20	\$16,670.00	\$16,670.00	\$16,670.00
Tree Planting 2.0 m Coniferous and 50 mm Caliper Deciduous	each	25	\$400	\$10,000.00	\$—	\$—
Shrub Planting 500 mm height or spread in mulched bed	each	20	\$100	\$2,000.00	\$—	\$—
Rink Lighting	lump	1	\$120,000	\$—	\$120,000.00	\$—
Park Sign	each	1	\$5,000	\$5,000.00	\$—	\$—
Traffic Signage	each	2	\$250	\$—	\$—	\$500.00
Picnic Tables Centre Town Standard	each	4	\$800	\$3,200.00	\$—	\$—
Parking Tire Stops	each	18	\$150	\$—	\$—	\$—
Litter Containers Town Standard	each	2	\$800	\$1,600.00	\$—	\$—
Parking Barrier Posts	each	10	\$75	\$750.00	\$—	\$2,700.00
Parking Lot Line Marking	each	17	\$50	\$ 850.00	\$—	\$1,600.00
SUBTOTAL CONSTRUCTION				\$210,070.00	\$329,620.00	\$149,320.00
10% CONTINGENCY/CHANGE ORDER ALLOWANCE				\$21,007.00	\$32,962.00	\$14,932.00
CONSULTING FEES, GEOTECH & DISBURSEMENTS 10%				\$23,107.70	\$36,258.20	\$6,425.20
GST 5%				\$12,709.23	\$19,942.01	\$9,033.86
TOTAL PROJECT COSTS 2013 \$'S				\$266,893.93	\$418,782.21	\$189,711.06

3.3.2 Operational Costing

The expected operating costs associated with each phase of development are estimated as follows:

	PHASE I	PHASE II	PHASE III	TOTAL	ASSUMPTION
REVENUES					
Rentals	\$—			\$—	N/A
Other	\$—			\$—	N/A
Total revenues	\$—	\$—	\$—	\$—	
EXPENSES					
Trail maintenance	\$1,350	\$1,350	\$5,210	\$7,910	1,582m @ \$5 / m
Outdoor rink maintenance		\$15,000		\$15,000	Estimated
Playground and furniture maintenance	\$5,000	\$5,000		\$10,000	Estimated
General park operations	\$5,000	\$5,000	\$5,000	\$15,000	Estimated
Capital replacement	\$10,000	\$10,000	\$10,000	\$30,000	Estimated
Other	\$—	\$—	\$—	\$—	N/A
Total expenses	\$21,350	\$36,350	\$20,210	\$77,910	
Net operations	-\$21,350	-\$36,350	-\$20,210	-\$77,910	

APPENDIX

Appendix A: Public Consultation



[A] PUBLIC CONSULTATION

Town of Blackfalds—Pine Crescent Park

Public Feedback

CONSULTATION OVERVIEW

Feedback was gathered from residents of the Town through two mechanisms. Attendees to an open house on April 18, 2013 were able to complete feedback forms; additionally all residents were able to provide their feedback using an online questionnaire. Seven feedback forms were completed at the open house and twenty-three responses were recorded online. The findings presented below are a combination of all responses (30 responses). It is important to note that not all questions were answered by all respondents.

CONSULTATION FINDINGS

To begin, respondents were asked whether Pine Crescent Park should be developed. As illustrated in the following graph, 28 (out of 30) said the Park should be developed. One respondent indicated that the Park should not be developed; one respondent was unsure.

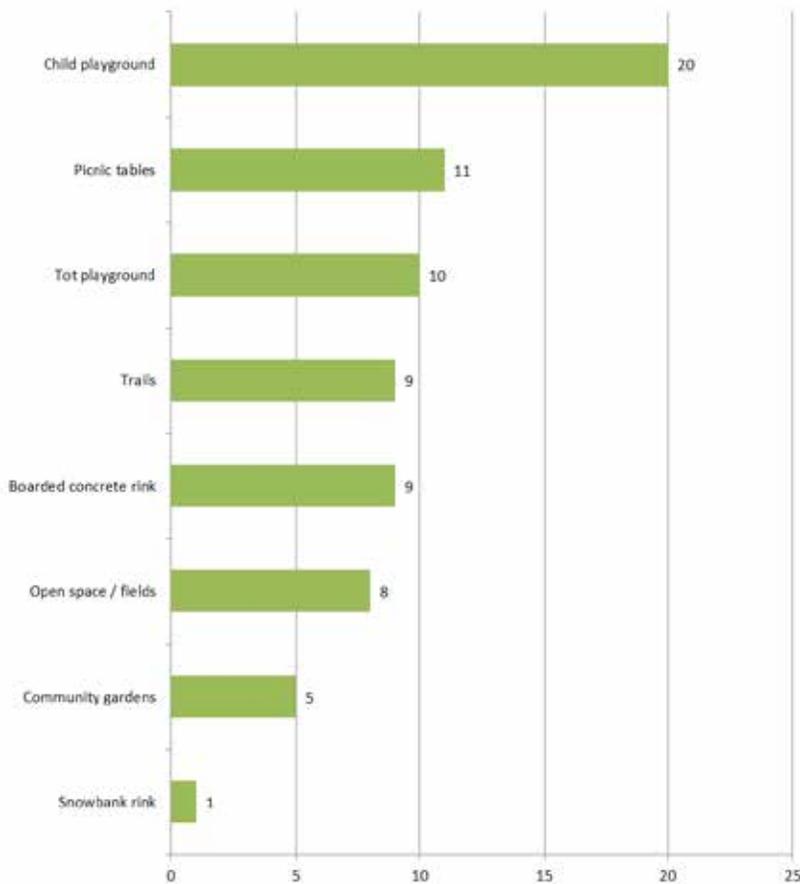
SHOULD PINE CRESCENT PARK BE DEVELOPED?



[A]

Next, respondents were asked to identify up to three elements that should be included in the Park design. The top three elements were: child playground (5-12 years); picnic tables; and tot playground. See the following graph for more details.

ELEMENTS TO INCLUDE IN THE PINE CRESCENT PARK DESIGN



Respondents were then asked to identify their **top choice** from the elements they selected for inclusion in the park design. **Child playground** was identified by eleven respondents as their top choice. Open space / fields was the second most identified element – five respondents selected it.

Of the respondents that identified their place of residence (27 respondents), sixteen identified Panorama Estates while seven said they live in Cottonwood Estates. These two neighbourhoods are in the closed proximity to Pine Crescent Park. The other four respondents live on the west side of Highway 2A.

Respondents were also able to provide other comments they had about Pine Crescent Park. The most frequently cited comment dealt with **traffic and parking** (4 comments). Some concerns were raised about the additional traffic to the area and the need for sufficient parking. Other comments made by more than one person included:

- Concerns about undesirable activities that may occur at the Park once it is developed. It was suggested that lighting might help prevent some of these activities. (2 respondents)
- Plans for Park development was commended. A need for this type of development on the east side of Highway 2A was cited as was the need to “finally” develop the site. (2 respondents).



