

Saddleback Park

Concept Master Plan Design Brief

Town of Peace River



June 2017

Prepared for: The Town of Peace River

Prepared by: McElhanney Consulting Services Ltd.



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1.0 BACKGROUND + PROJECT PROCESS

Saddleback Park is a neighborhood park located in the Saddleback sub-division, in the Town of Peace River. In September 2016, the Town of Peace River issued a Request for Proposal to establish a comprehensive concept plan master plan for Saddleback Park, with the main goal assessing and evaluating if the current available green space is being used to its full potential by both neighbourhood residents and the community of Peace River. In October 2016, McElhanney Consulting Services Ltd (formerly EIDOS) was awarded the project based on the intent of establishing a well-conceived, comprehensive, inclusive and sustainable concept plan master plan for Saddleback Park, based on a shared vision generated through Town Administration, Saddleback neighbourhood and Peace River resident engagement.

The concept plan master plan has been structured to guide future development, programming, operations and to establish Saddleback Park as a year-round community destination for all ages. Playground and active park components have been specifically defined through a shared development approach with the community and a preassembled outline for playground manufacturer proposal submissions. All proposed park development has been meet Town standards/ requirements and to provide added value with respect to innovative and sustainable considerations that promote play, interpretation/ education and reduce parks operations and maintenance; and that foster what is both unique and appropriate for Saddleback Park.

Key objectives incorporated and/or addressed during the preparation of the concept master plan included:

- The effective engagement of project team members (Town representatives and MCSL), neighbourhood stakeholders, and Peace River residents to assess and identify the project issues and opportunities, and establish a shared vision for future park development.
- Conduct a site assessment to identify key issues, opportunities and constraints; and to ascertain park development approaches that include passive, active and interpretive/educational park use; support park user safety and security; promote year-round use, accessibility and inclusivity; preserve key park features, components and views into and through the park; integrate with the surrounding neighbourhood edges; incorporate movement, circulation, nodes and connections; introduce cost-effective and

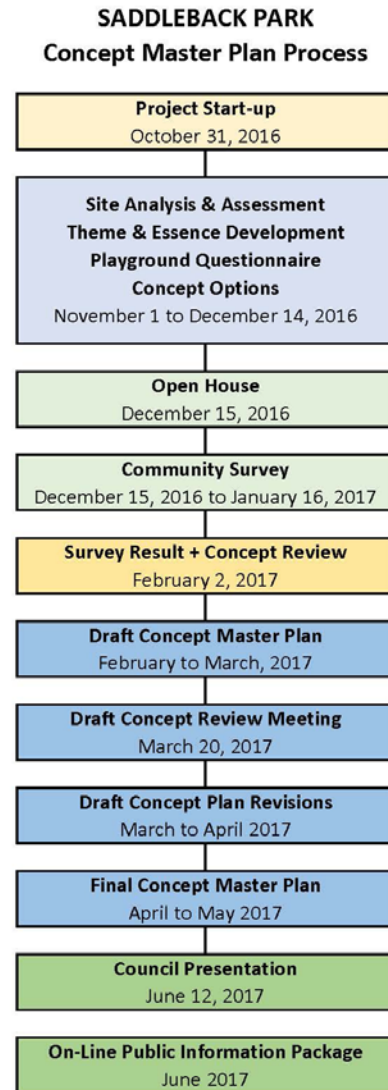


figure 1.0

efficient implementation staging, operations and maintenance solutions; and relate to current Town planning, development and implementation documents/ standards.

- Establish a Concept Plan approach that supports and enhances a *sense of place* and destination for Saddleback Park.
- Introduce innovative and sustainable design components and integrate green infrastructure and low impact design approaches into the park.
- Effectively respond to vehicle/pedestrian integration, edge conditions, traffic movement/parking, and public utility access points.
- Provide design solutions that support way-finding and park/neighbourhood events notification and community gathering.

The concept master plan was established through the planning and design process illustrated in Figure 1. The concept master plan design brief has been organized as follows:

Site Assessment + Framework

This section identifies the essences or base elements considered in establishing a distinct ‘sense of place’ in the development of Saddleback Park and how these essences also coalesce to establish coherent themes. The site assessment includes an overview of community context; site conditions; sensory and microclimate; and park framework. To support the site assessment information, three schematic concept options and an overview of playground/park development components were prepared for community engagement and shared input.

Concept Master Plan

This section provides an overview of the Saddleback Park – Concept Master Plan and individual components.

Implementation Strategy

This section provides an outline of the proposed park development priorities and phased implementation; the associated park development cost (with reference to Appendix A); and how progress and results should be managed and measured (Saddleback Park development achievement recognition system).

Appendix

The appendices include:

Appendix A – Stage 1 – Concept Plan

Appendix B – Estimate of Probable Cost (Stage 1/ Future Stages)

Appendix C – Playground Questionnaire + Response

Appendix D – Generic Playground RFP

Appendix E – Resident Survey Responses

Appendix F – Draft Concept Master Plans

2.0 SITE ASSESSMENT + FRAMEWORK

2.1 Site Assessment

Saddleback Park is located on the west side of the Peace River, in the southwest area of the Town. The site is oriented southwest to northeast and is bordered by residential development, which backs onto the park on the south, east and north sides of the park. 82 Street defines the west side of the park, providing vehicular access to a gravel parking area in the northwest corner of the site. The park has no formal trail access for park users; however, it is accessible from 82 Street and two well-defined public utility access points – centrally from 104 Avenue on the south side of the park and from 83 Street in the northeast corner of the park. Another less defined public utility access point is in the southeast corner of the park. This access point is both visually and physically ill-defined due to the adjacent resident property extension into the right-of-way and the steep slope access into the park. Consistent with the region of Peace River, the topography undulates throughout the park. Along the west edge of the site (adjacent to 83 Street), two distinct terraces have been established. The first terrace includes an outdoor rink, basketball court area, and the gravel parking lot. Reaching the second terrace, the park extends out flat to provide approximately 0.6 hectares of space for soccer/football field use. Approximately 60 meters from the east park property line, the site slopes steeply to the adjacent residential properties. Stormwater in this area is captured by catch basin located along the east property line approximately 60 meters down from the northeast corner of the park. A utility easement extends from the catch basin location, directly to 83 Street. Approximately 25 meters from the south park property line, the site slopes gradually down to the adjacent residential properties. The topography along the north edge of the site is consistent with the elevation of the flat area, with lower undulating berms.

Natural woodlot areas extend along the east embankment and are pocketed in the southeast corner of the park, with dispersed tree plantings along the south, west and north edges of the park. The overall site has a very exposed microclimate, with little relief from the sweltering summer days and frigid winter winds. This open exposure also defines the views/sightlines along the edges and in the park, with direct views (north, south and east) into residential properties; views westward to the industrial/commercial area; and views east to Misery Mountain – partially screened by the natural woodlot.

Existing park amenities include three small playground areas (complete with a wood/gravel staircase providing pedestrian access to the lower playground; football field posts; a gravel access road and parking area; an outdoor rink (including floodlighting and bench); a basketball court; a wood retaining wall along the southwest corner of the site; two hid-a-bag waste receptacles; and large-sized boulders.

2.2 Constraints and Opportunities

Based on the site assessment, several key constraints and opportunities were identified:

CONSTRAINTS:

1. Existing play structures (in poor condition) visually/ physically isolated and in poor locations related to topography and residential interface.
2. Poor trail and service connections.

3. Poorly defined way-finding, park entry + nodes.
4. South east PUL - access and private intrusion issues.
5. Poor visual/ physical buffer between the park and adjacent residential properties.
6. Limited year-round diversity of park uses.
7. Existing park staircase in poor condition.
8. Topography, microclimate, sensory impacts.

OPPORTUNITIES:

1. Relocate play structures closer to 82 Street and consider future outdoor rink, vehicle access + parking, microclimate, views, and re-grading.
2. Establish park trail linkages to enhance barrier free connectivity.
3. Enhance way-finding, park entries (PUL's, parking lot, etc) and develop park nodes.
4. Preserve existing natural woodlots and enhance natural woodlot development around the perimeter and in central areas of the park to address the sensory, microclimate and ecological framework of the park.
5. Enhance year-round park use, inclusivity and barrier free accessibility.
6. Remove park staircase and retain/ reclaim natural woodlot.
7. Establish new playground development based on theme/essence; age specific design components; barrier-free accessibility; inclusivity; gathering and socializing opportunities.
8. Establish a park development approach that reduces operations and maintenance requirements.
9. Access and retain the existing park access and parking lot area for community visitors and servicing.
10. Manipulate topography and proposed park development components to improve microclimate and sensory conditions.

2.3 Essence and Theme Development

Establishing a shared vision and development direction for Saddleback Park requires a well-defined understanding of the key essences and themes that currently exist within the community or that are either perceived indistinguishable or absent from the community – however; that define the desired future perceptions and directions for the community. The essences and themes defined for Saddleback Park were informed through a review of the community; background documents; and project team input.

Creating a distinct and positive 'sense of place' involves an understanding of the base elements or 'essences' of our sensory experience of the place - - the predominant colours, textures, patterns, materials, forms, sounds and smells that occur in the surrounding natural and built environment. If these essences are distilled and drawn upon during the design process, they can be used to inform the design, creating a better 'fit' with place. Good park planning and design should acknowledge and celebrate a broad range of essences and contextual elements.

The concept of 'essences' can also include the psychological 'state of mind/body' of a place – for those living in the area and the community alike. Consideration must be given to how park development initiatives could attempt to mitigate some of current park constraints to create more balance and direction within the community.

The base elements or ‘essences’ of a place coalesce into coherent themes, which combine to define a ‘sense of place’. These themes provide inspiration and direction to the park design process and, more importantly, relevance, meaning, originality and vitality to the selected park components that form the overall park development. The utilization of ‘themes’ in good design is not a direct, literal translation of forms or ideas, but an indirect reference which may not be immediately—or ever—apparent to the onlooker, but which subtly informs and crystallizes the design.

The design process and the relationship between the ‘essences’ and the themes are not strictly linear; rather, they are a web of relationships that create a multitude of meanings, impressions, forms, and possibilities for effective urban design. The selected Saddleback Park essences and themes are represented in the attached figures.

2.4 Schematic Concept Options

To support the public engagement process and the review of site assessment; park constraints and opportunities; and essence and theme information, three schematic concepts (Refer to Appendix F) were prepared to illustrate various park design considerations and solicit responses from the community and key stakeholders. This information was presented at an Open House and on-line through Survey Monkey (Refer to Appendix E for survey responses).







SADDLEBACK PARK

Town of Peace River

Park Framework + Concept Plan Options



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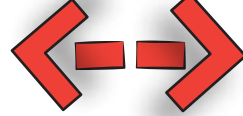
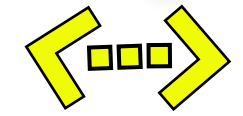
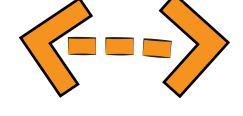
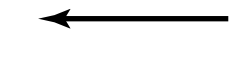



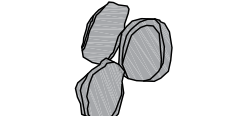

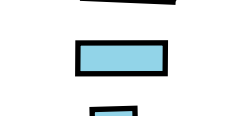
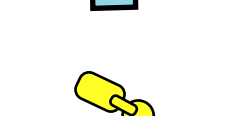
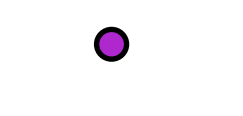

**COMMUNITY
CONTEXT**

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LEGEND:

-  PUL ACCESS
-  EXISTING GRAVEL WALK
-  VEHICLE ACCESS
-  SLOPE
-  EXISTING TREES
-  NATURAL WOODLOT
-  LARGE FIELDS STONE BOULDERS
-  PLAY STRUCTURES
-  WOOD BENCH
-  WASTE RECEPTACLE
-  STREET LIGHT
-  BASKETBALL HOOPS
-  FLOOD LIGHTS






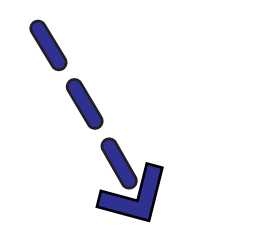
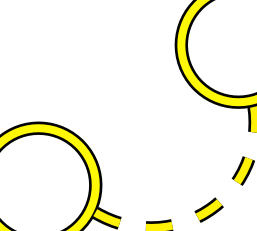


SITE CONDITIONS

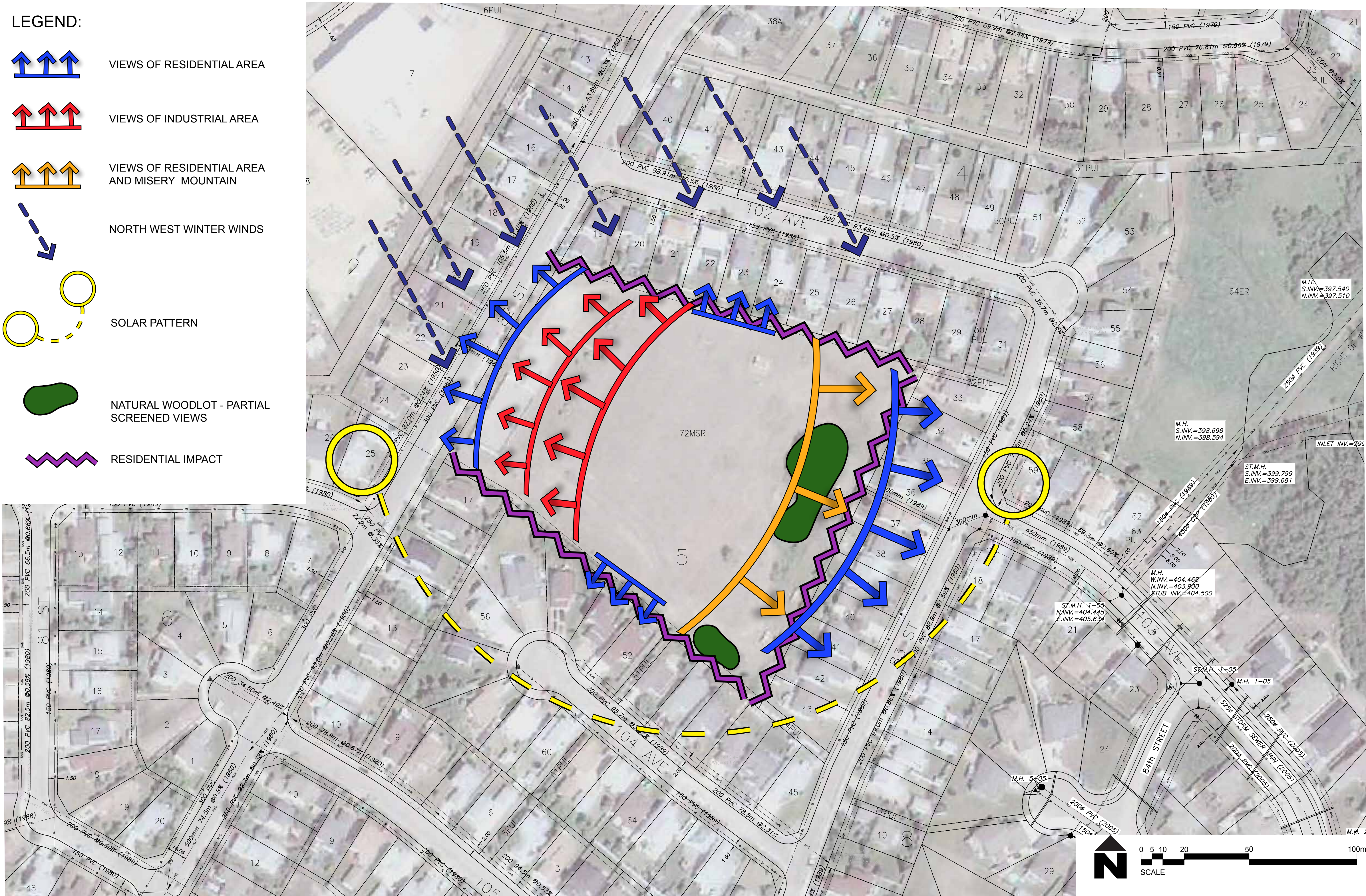
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LEGEND:

-  VIEWS OF RESIDENTIAL AREA
-  VIEWS OF INDUSTRIAL AREA
-  VIEWS OF RESIDENTIAL AREA AND MISERY MOUNTAIN
-  NORTH WEST WINTER WINDS
-  SOLAR PATTERN
-  NATURAL WOODLOT - PARTIAL SCREENED VIEWS
-  RESIDENTIAL IMPACT



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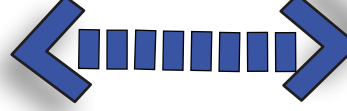
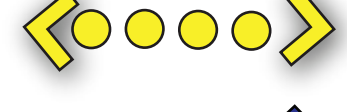







**SENSORY
+
MICROCLIMATE**

SADDLEBACK PARK

Town of Peace River

Park Framework + Concept Plan Options

LEGEND:

-  ENHANCED PARK ENTRY FRONTAGE
-  TRAIL LINK OPPORTUNITIES
-  POTENTIAL TRAIL DEVELOPMENT
-  POTENTIAL ACTIVE RECREATION ZONE
-  ENHANCED PARK ENTRY
-  POTENTIAL WAYFINDING
-  POTENTIAL NODES
-  PRESERVE EXISTING NATURAL WOODLOTS
-  POTENTIAL NATURALIZATION

CONSTRAINTS:

1. Existing play structures visually/ physically isolated and in poor locations related to topography, microclimate, and residential interface.
2. Poor trail and service connections.
3. Poorly defined way-finding, park entry + nodes.
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8. Establish a park development approach that reduces operations and maintenance requirements.
9. Access and retain the existing park access and parking lot area for community visitors and servicing.
10. Manipulate topography and proposed park redevelopment components to improve microclimate and sensory conditions.



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PARK FRAMEWORK

ESSENCE (The Base Elements)

es•sence* :

Pronunciation: 'e-s&n(t)s

Function: noun

Etymology: Middle English, from Middle French & Latin; Middle French, from Latin *essentia*, from *esse* to be.

1 a : the permanent as contrasted with the accidental element of being b : the individual, real, or ultimate nature of a thing especially as opposed to its existence c : the properties or attributes by means of which something can be placed in its proper class or identified as being what it is

2 : something that exists : ENTITY

3 a (1) : a volatile substance or constituent (as of perfume) (2) : a constituent or derivative possessing the special qualities (as of a plant or drug) in concentrated form; also : a preparation of such an essence or a synthetic substitute b : ODOR, PERFUME

4 : one that possesses or exhibits a quality in abundance as if in concentrated form <she was the essence of punctuality>

- in essence : in or by its very nature : ESSENTIALLY, BASICALLY <was in essence an honest person>

- of the essence : of the utmost importance <time is of the essence>

* Merriam Webster Dictionary

Creating a distinct and positive message through site development involves not only understanding the values and aspirations of the proposed development, it also includes determining the base elements or 'essences' of the development -- the predominant colours, textures, patterns, materials, forms, sounds and smells that occur in the surrounding natural/ regional and local built environment. If these 'essences' are distilled and drawn upon during the design process, they can be used to inform the design, creating a better 'fit' with reflecting a specific image and the concept of 'place'. Good design should acknowledge and celebrate the 'essences' and contextual elements of the region and community.

The concept of 'essences' can also include the psychological 'state of mind/body' of a place—for those working or living in the area; and for visitors alike. The redevelopment of Saddleback Park should define and represent the regional cultural landscape of Peace River and enhance community pride, spirit and vitality. Consideration must be given to how this message or the use of 'essences' can be relayed through the selection of site redevelopment components.

Through research and assessment, we propose that the following 'essences' be considered in defining the redevelopment of Saddleback Park:

1. Colours:

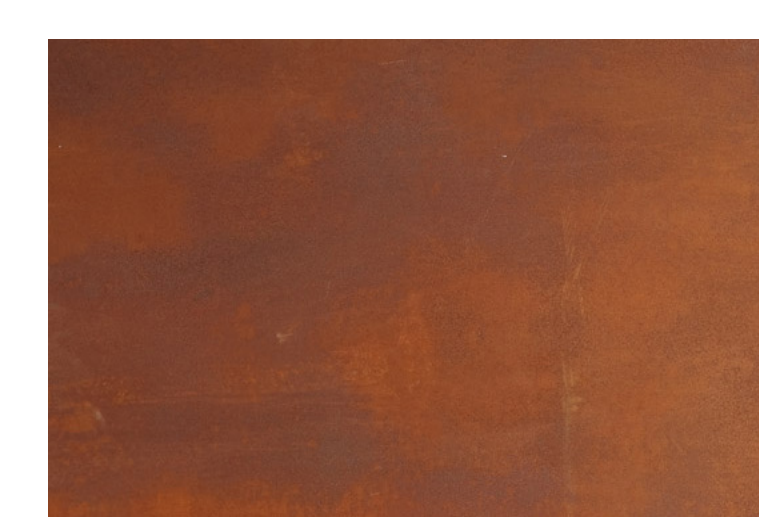
- Peace River grasses/ wheat.
- Green(s): Aspen Parkland
- Blue: bright summer and winter skies.
- Coat of Arms - green, silver, blue, gold, red
- Northern Lights

2. Textures / Patterns:

- The River - confluence.
- Parkland Grasses (smoothness with varied sharpness).
- Glacial Plains - rolling topography c/w ridges and Peace River.
- Woodlot pockets
- Weathered wood (veined, furrowed)

3. Materials

- Parkland grasses.
 - Wood/Weathered wood.
 - Weathered steel.
 - Water (the river).
 - Animal hides.
 - Rock & Ice
- ## 4. Forms (notions of scale, shape, symbol and silhouette)
- The river - wave and confluence.
 - Berries - Saskatoons, raspberries, rose hips, buffaloberry, buckbrush, juniper berry, choke cherry, pin cherry
 - The Goose, Moose, Deer and Beaver
 - The Dove and Olive Branch - peace.
 - Wheat - agriculture
 - Woodland pockets (treetop silhouettes).
 - Cree + Beaver + Metis - circle
 - Bridges



SADDLEBACK PARK

Town of Peace River

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ESSENCE + THEME

THEME

theme* :

Pronunciation: 'thEm

Function: noun

Etymology: Middle English teme, theme, from Middle French & Latin; Middle French teme, from Latin thema, from Greek, literally, something laid down, from tithenai to place.

1 a : a subject or topic of discourse or of artistic representation b : a specific and distinctive quality, characteristic, or concern <the campaign has lacked a theme>

2 : STEM 4

3 : a written exercise : COMPOSITION <a research theme>

4 : a melodic subject of a musical composition or movement

* Merriam Webster Dictionary

The base elements or 'essences' can be coalesced into a central or series of coherent themes to establish a distinct message. This theme (or themes) provide inspiration and direction to the design process and, more importantly, relevance, meaning, originality and vitality to the final design. The utilization of a theme (or themes) in good design is not a direct, literal translation of forms or ideas, but an indirect reference which may not be immediately—or ever—apparent to the onlooker, but which subtly informs and crystallizes the design.

The design process and the relationship between the 'essences' and the theme(s) are not strictly linear; rather, they are a web of relationships that create a multitude of meanings, impressions, forms, and possibilities for effective design. We believe that a several themes can be introduced into the redevelopment of Saddleback Park. These themes include:

CULTURAL LANDSCAPE

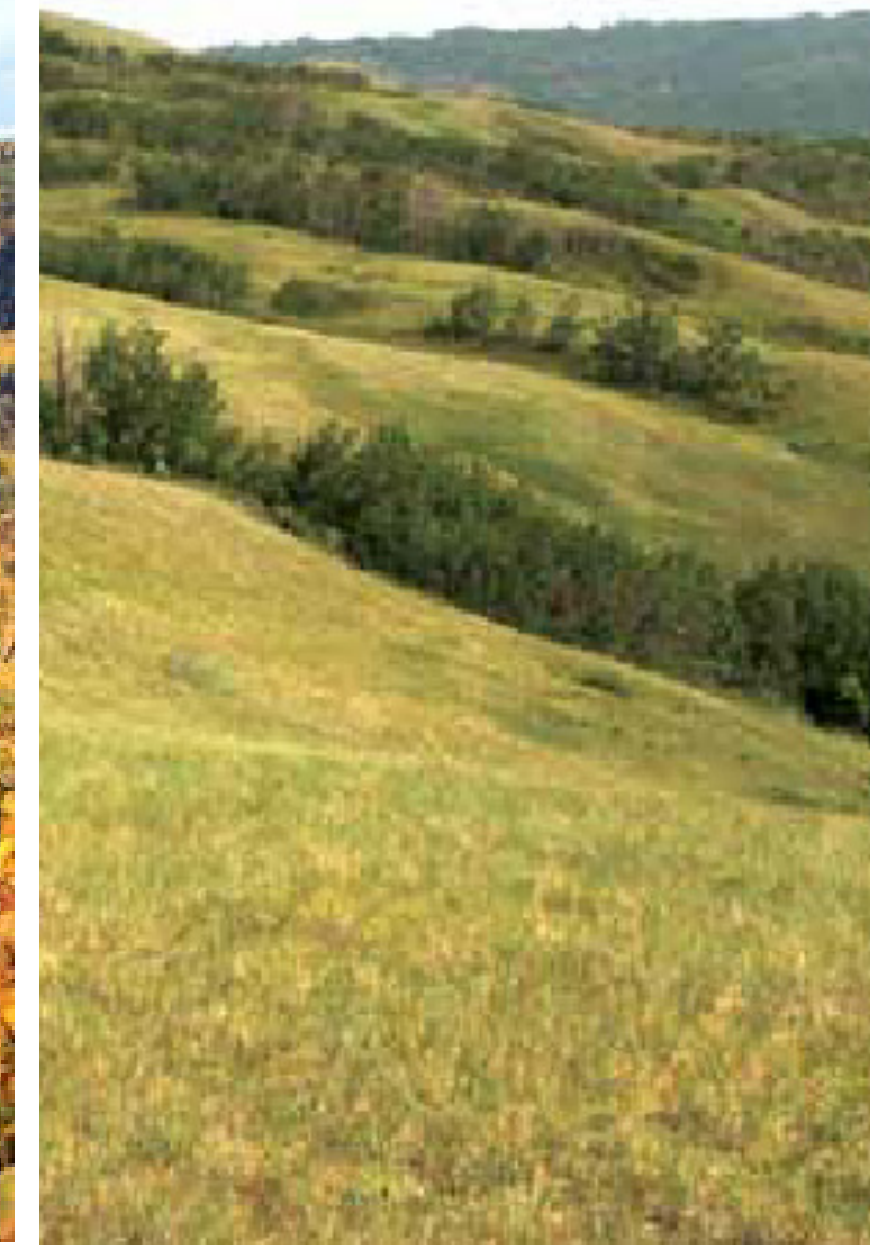
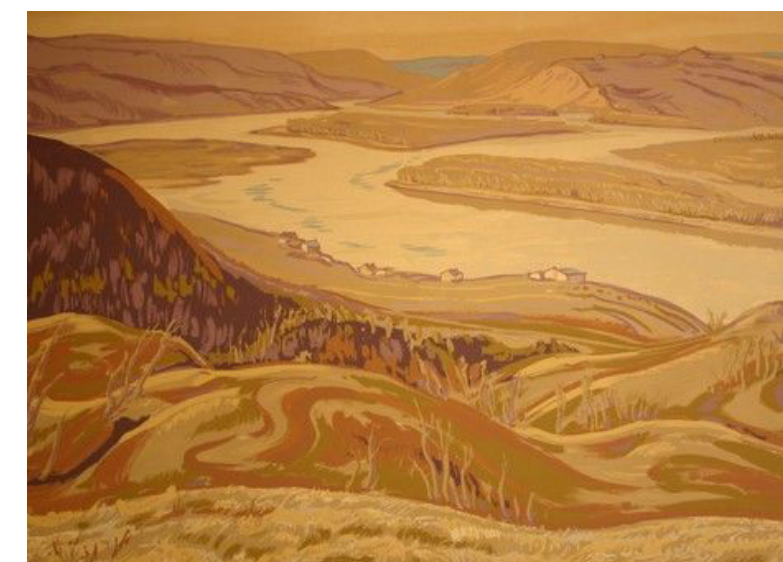
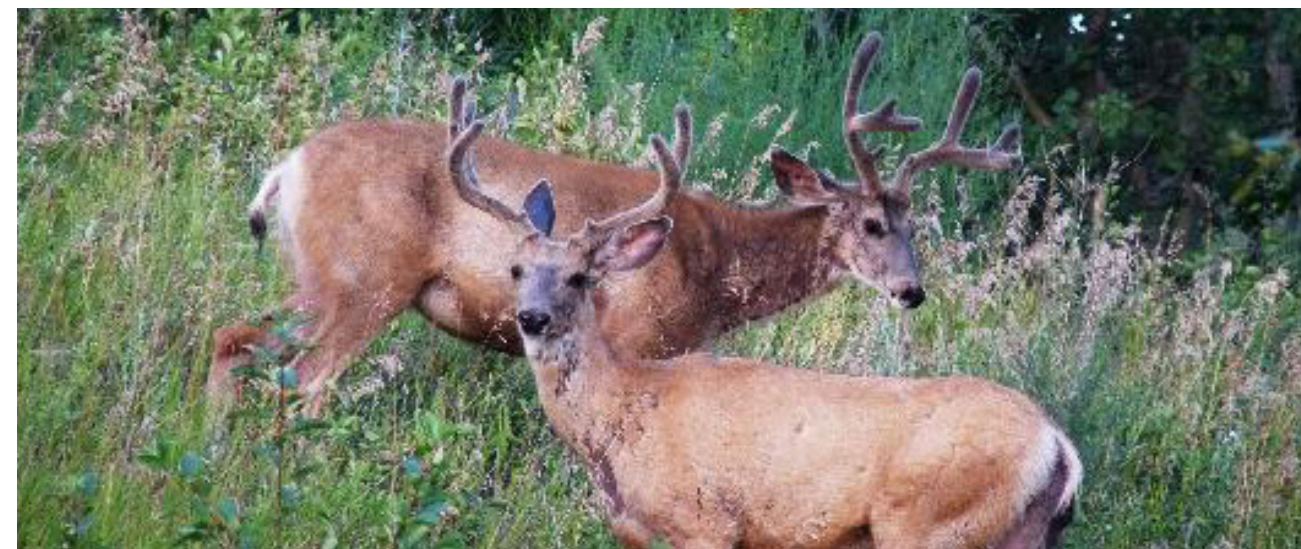
- Peace River - confluence.
- Peace River Formation - Glacial Lowland, Ridges, Plateaus and Undulating Hills - Saddleback Ridge.
- Peace River Parkland & Mixedgrass Region.
- Diversity of Wildlife.

PEACE RIVER COMMUNITY

- Riveiere-la-Piex
- Integration, self-reliance, isolation and innovation.
- Legend - "Drink the water of the Peace River and you will return"
- Government Town, forestry, agriculture and oil.
- "Beautiful by Nature; Diverse by Culture; Vibrant by Choice."

HISTORY & CULTURE

- Peace River Crossing.
- Cree + Beaver + Metis.
- Historic source of sustenance and transportation.
- Fort Fork, Missions + Agriculture
- The CCR, ferry crossings, steam boats and float planes.
- 12 Foot Davis



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ESSENCE + THEME



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THE PLAYGROUND

LEGEND

- ① Future ODR Redevelopment c/w Parking Lot, Concrete Pad + Basketball Court
- ② New Playground Terraced into existing slope
- ③ Picnic Shelter Nodes
- ④ 2.5m wide Trail Development
- ⑤ Entry + Wayfinding
- ⑥ Native Seeded Hill Top
- ⑦ Staircase and Retaining Wall Development
-  Existing Woodlot
-  Proposed Trees
-  Understory Plantings



SADDLEBACK PARK

Town of Peace River

Park Framework + Concept Plan Options



TOWN OF PEACE RIVER ALBERTA



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CONCEPT OPTION 1

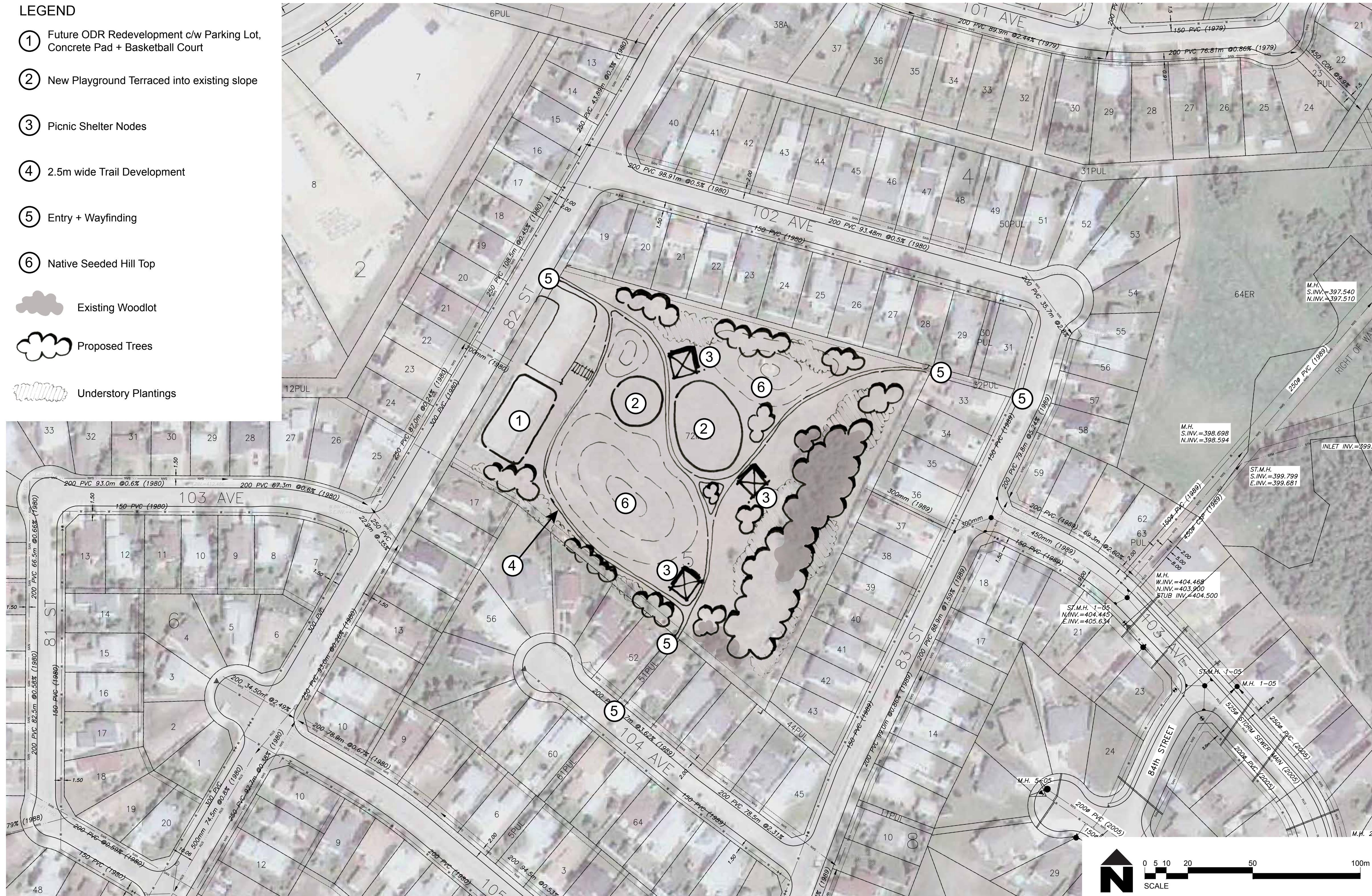
SADDLEBACK PARK

Town of Peace River

Park Framework + Concept Plan Options




LEGEND

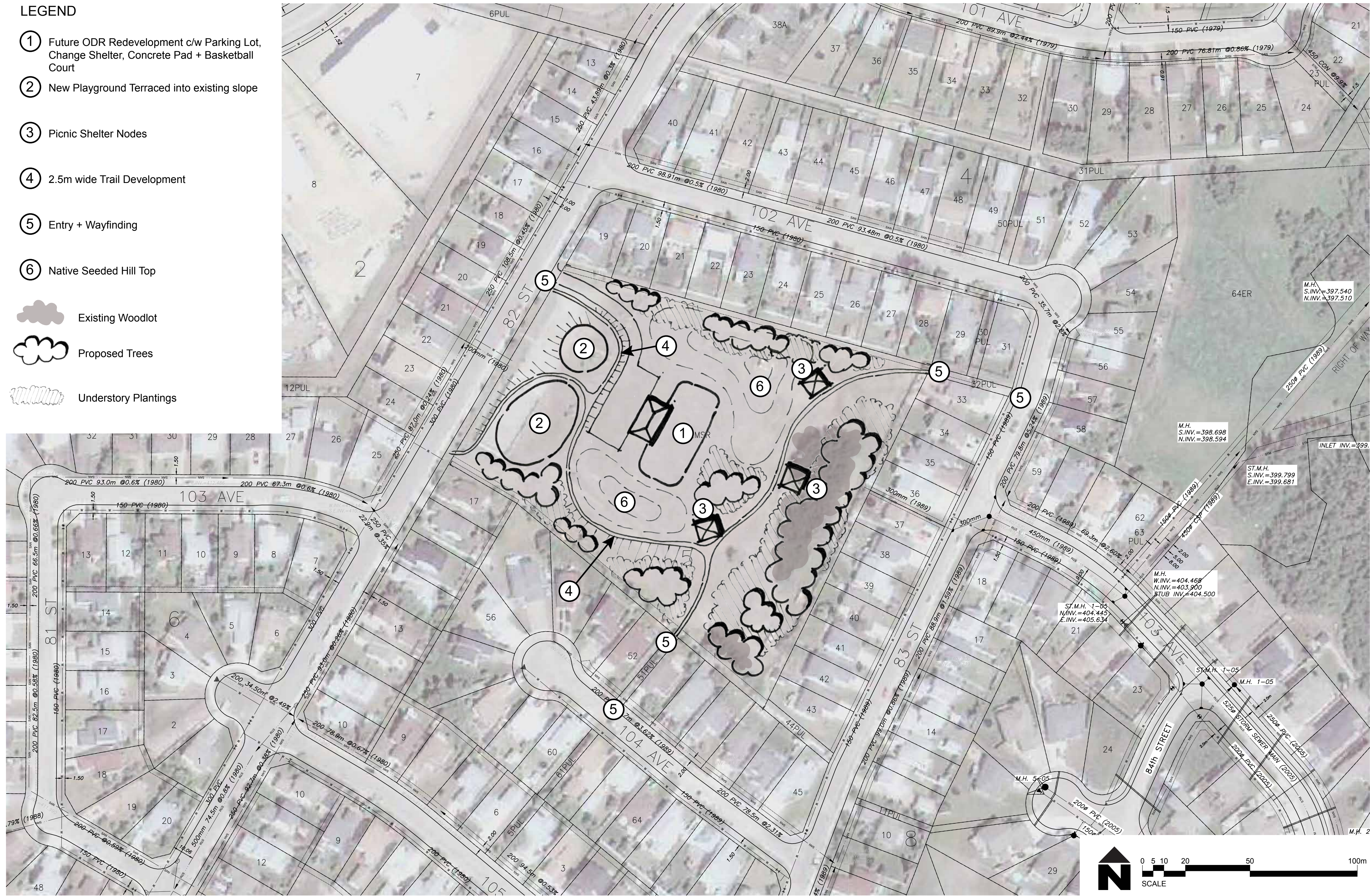
- ① Future ODR Redevelopment c/w Parking Lot, Concrete Pad + Basketball Court
- ② New Playground Terraced into existing slope
- ③ Picnic Shelter Nodes
- ④ 2.5m wide Trail Development
- ⑤ Entry + Wayfinding
- ⑥ Native Seeded Hill Top
-  Existing Woodlot
-  Proposed Trees
-  Understory Plantings



**CONCEPT
OPTION 2**

LEGEND

- ① Future ODR Redevelopment c/w Parking Lot, Change Shelter, Concrete Pad + Basketball Court
- ② New Playground Terraced into existing slope
- ③ Picnic Shelter Nodes
- ④ 2.5m wide Trail Development
- ⑤ Entry + Wayfinding
- ⑥ Native Seeded Hill Top
-  Existing Woodlot
-  Proposed Trees
-  Understory Plantings



SADDLEBACK PARK

Town of Peace River

Park Framework + Concept Plan Options



**CONCEPT
OPTION 3**

3.0 CONCEPT MASTER PLAN

The concept master plan was prepared in stages, complete with the completion of a playground questionnaire by the Town (Refer to Appendix C); preliminary playground submissions from three suppliers (as per Appendix D and the completion of the Generic Playground RFP); the review and selected application of public engagement responses (Refer to Appendix E); and two draft concept plan submissions (Refer to Appendix F). The following provides a brief description of the proposed park development approach:

The Playgrounds:

Two (2) new playgrounds for ages 2 to 5 years and 5 to 12+ years, complete with shelter, picnic table, open bench seating and defined berm and landscape development that consolidates this active play node and provides shelter from the elements. The playgrounds would be carved into the terracing along the west edge of the park, providing a safe, secure and visible environment for playground users. This lower placement will also reduce the impact of views beyond the residential edge (along 82 Street) to the industrial/commercial area. The design of the playgrounds would be established through a specific RFP process that defines the types of components and the integration of essence and theme components. A draft RFP was circulated to three (3) playground suppliers during the preparation of the concept master plan, based on the questionnaire response provided by project team members. This information was used to define the proposed area for the two (2) playgrounds; provide examples of themed playground components; and to complete the estimated implementation cost for the playgrounds.

The Trails:

A looped 2.5 m wide asphalt trail system is proposed throughout the park, connecting to key community access points. The trails would provide barrier-free access for all park users and be supplemented with park entry signs, trail way-finders, rest and fitness nodes (benches/hid-a-bag receptacles and outdoor training equipment), and solar-fed park lighting. Trail related amenity features should be designed and developed to Town Standards, with the opportunity of introducing essence and theme elements

The Terrace:

The existing terrace along 82 Street will be retained - along with the outdoor rink (with possibility of future upgrading) - and will include the development of the park access road, parking lot area and basketball court; complete with bleachers, a changeroom, landscape enhancements, and park entry sign additions.

The Toboggan Hill:

The excavated soil gained from the grading of the terrace area will be used on-site to establish a toboggan hill in the central park area, blending the slope eastward towards the existing embankment. Approximately 0.3 hectares of the central park area will be kept level to allow for open passive and active recreation. The remaining soils will be used to shape and provide berms around the playground area and along the north and south edges of the site.

Preservation + Naturalization:

The east portion of the park site, the embankment and woodlot areas will be preserved and supplemented with trail development, fitness nodes, a shelter and picnic area (situated to take advantage of the views eastward to Misery Mountain while mitigating the extension of the

toboggan hill and winter use), and reclamation/naturalization areas. Reclamation/naturalization has also been extended along the south and north edges of the park to increase screening between the park and residential properties and enhance park ecology. Over time, the Town would have the option to transform open grass areas along the preserved east portion and south/north edges of the park as native grass areas, with more manicured turf maintenance provided around the terrace, playground, trail edges, the toboggan hill and recreational area. All reclamation/naturalization and turf/native grass would apply Town maintenance and management policies, incorporating the opportunity for community groups and organizations to take an active part in the greening and ecological health of Saddleback Park. Plant species for naturalized areas and formal bed areas will be selected based on Town guidelines and the essence and themes elements (parkland grasses, Aspen Parkland, berries, etc).







McElhanney - 144722

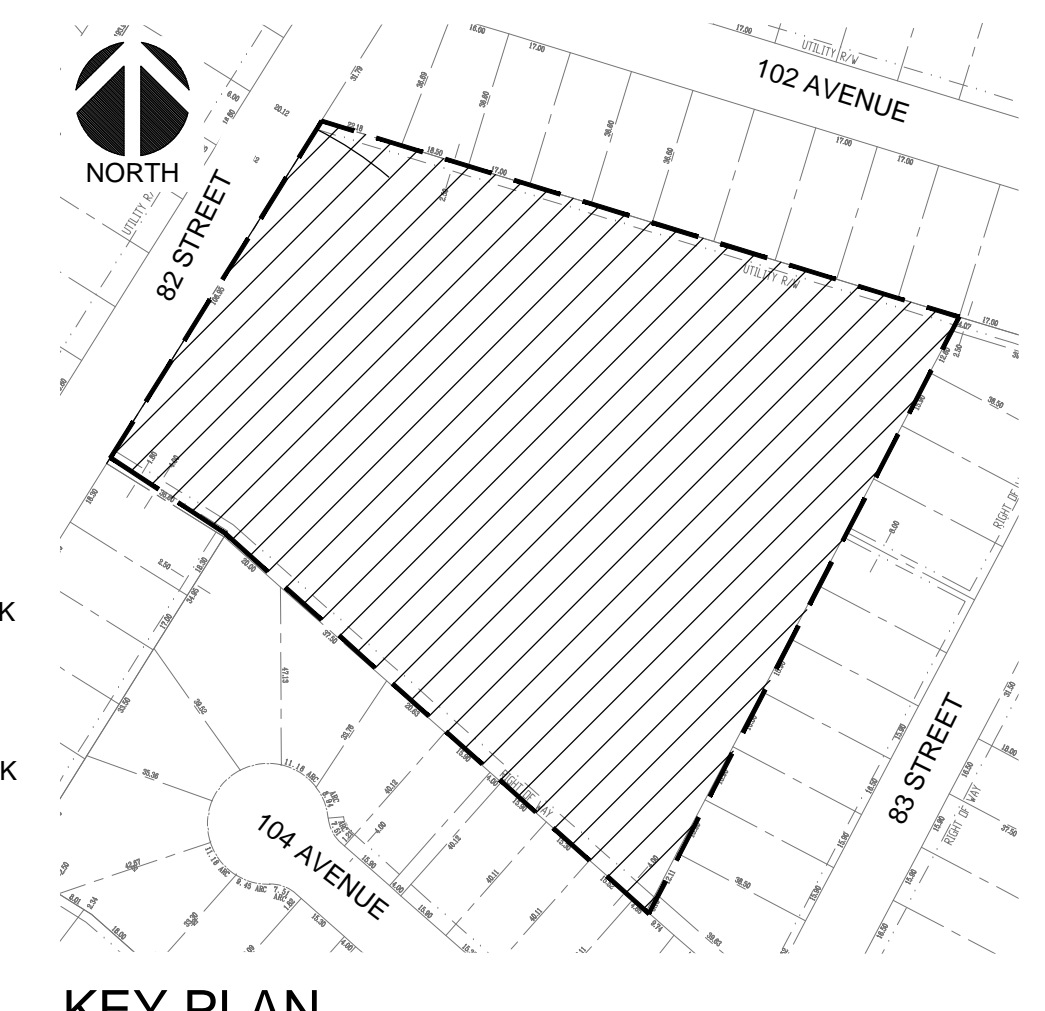


LANDSCAPE PLAN

SCALE 1:500

PLANT LEGEND

- EXISTING TREES
- RECLAMATION/NATURALIZATION TREES
- PROPOSED FORMAL PARK DECIDUOUS TREES /PLANT BEDS
- PROPOSED FORMAL PARK CONIFEROUS TREES /PLANT BEDS
- PROPOSED SHRUBS



KEY PLAN

SCALE 1:2000

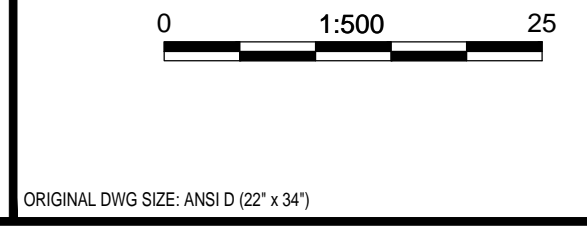
LEGEND PARK COMPONENTS INSTALLATION AND STAGING

PARK IMPLEMENTATION	STAGE 1 (2018)	FUTURE STAGES
2.5m LOOPED TRAILS	✓	✓
NEW PLAYGROUNDS	✓	
• 2 TO 5 YEARS		
• 5 TO 12 YEARS		
GATHERING NODES		✓
• BENCH		
• RECEPTACLES		
PICNIC AREAS	✓	✓
• PICNIC TABLE & PAD		
PICNIC SHELTERS	✓	✓
• SHELTER, PAD, 2 PICNIC TABLES, 1 RECEPTACLE		
FITNESS STATIONS		✓
OUTDOOR RINK		✓
• REDEVELOPMENT		✓
• HILLSIDE SEATING		✓
• CHANGE BUILDING		✓
BASKETBALL UPGRADES		✓
• ASPHALT PAD		✓
• NEW BASKETBALL POSTS		✓
• NEW BACK BOARDS		✓
PARKING LOT REHABILITATION		✓
GRADING	✓	✓
• TOBOGGAN HILL	✓	
• SOLAR POWERED LIGHTING		✓
• BENCHES	✓	✓
• WASTE RECEPTACLES	✓	✓
• PARK SIGNAGE		✓
• ENTRY		✓
• WAYFINDERS		✓
• ON LEASH DOG SIGN / BAG RECEPTACLE		✓
• RECLAMATION/ NATURALIZATION		✓

NOTE:
FUTURE STAGES TO BE IMPLEMENTED WITH JOINT MUNICIPAL FUNDING AND THROUGH GRANTS AND PUBLIC PARTNERSHIPS.

Rev	Date	Description	Drawn	Design	App'd

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Tel 780 809 3200

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Town of Peace River
9911-100 Street Peace River, AB T8S 1S4

Saddleback Park
Concept Master Plan
June 28, 2017.

102 Avenue and 82 Street
Peace River, AB

Drawing No.
CP

Project Number
16-3316

Rev.
02

DATE: 2017-06-28, 10:58 FILE: D:\Progress\2017\06\31\01 Saddleback Park\07 Drawings\01 Saddleback Park\002 CMP_V1P.dwg

DESTROY ALL PRINTS BEARING PREVIOUS REVISIONS

4.0 IMPLEMENTATION STRATEGY

The proposed Saddleback Park concept master plan implementation strategy includes a Stage 1 and Future Stages scope (Refer to Figure 2) that will span over the next 5+ years. As shown in Figure 2, Stage 1 development includes terrace grading; toboggan hill and berm development; trail access to the playgrounds from 82 Street; the playgrounds; a park shelter and site furnishings; topsoil/seed restoration; and tree planting. These park components are ‘quick start’ projects and catalysts in generating neighbourhood/ community pride, identity and excitement. The concept master plan and proposed Stage 1 development can also support the funding of subsequent stages of park development and specific park components through project partnerships (e.g. corporate, community group and organization).

During the concept master plan process, the project team has been an important coordinating body and ‘working group.’ These members, with representation from other potential project partners, should continue as a ‘working group’ to ensure that this plan and park components are well integrated - effectively and

consistently. Using the Park Implementation schedule provided in the design brief, a project schedule should be established to outline the proposed time frame for each stage and park component. This schedule should be assessed each year and adjusted accordingly to reflect changing priorities and opportunities for partnerships and funding.

The Saddleback Park concept master plan should be a ‘living’ planning document that is outcome-oriented and responsive to changing needs and circumstances. Specific benchmarks should be established to measure how the master plan is achieving its goals and objectives over time. It is recommended that an annual ‘report card’ be prepared each year, in alignment with the project schedule, to provide a summary of the benchmarks achieved.

The estimate of probable cost (Refer to Appendix B) for Stage 1 and Future Stages of project development has been prepared based on current market construction costs and the supply of all labour and equipment and the installation of all materials/components. The allocation of in-house, project partner, and contracted park development will require further Town administration review and confirmation as the plan moves forward. This includes the current

PARK IMPLEMENTATION	STAGE 1 (2018)	FUTURE STAGES
2.5m LOOPED TRAILS	✓	✓
NEW PLAYGROUNDS	✓	
• 2 TO 5 YEARS		
• 5 TO 12 YEARS		
GATHERING NODES		✓
• BENCH		
• RECEPTACLES		
PICNIC AREAS	✓	✓
• PICNIC TABLE & PAD		
PICNIC SHELTERS	✓	✓
• SHELTER, PAD, 2 PICNIC TABLES, 1 RECEPTACLE		
FITNESS STATIONS		✓
OUTDOOR RINK		
• REDEVELOPMENT		✓
• HILLSIDE SEATING		✓
• CHANGE BUILDING		✓
BASKETBALL UPGRADES		
• ASPHALT PAD		✓
• NEW BASKETBALL POSTS		✓
• NEW BACK BOARDS		✓
PARKING LOT REHABILITATION		✓
GRADING	✓	✓
• TOBOGGAN HILL	✓	
• SOLAR POWERED LIGHTING		✓
• BENCHES	✓	✓
• WASTE RECEPTACLES	✓	✓
• PARK SIGNAGE		
• ENTRY		✓
• WAYFINDERS		✓
• ON LEASH DOG SIGN / BAG RECEPTACLE		✓
• RECLAMATION/ NATURALIZATION		✓

Figure 2

allocation of in-house and contracted work identified specifically in the Stage 1 cost estimate.

In-house and project partner components can include Town services and joint projects (e.g. Town trail development program); grants and gifts-in-kind; and corporate, community group/organization - public/private partnerships. Criteria for selected Contracted project components should be established and applied to future stages of component development. The criteria could include such items as: level of construction, pre-manufactured component requirements, safety/liability considerations, etc.

As each stage is implemented and the scope of work is allocated and funding is determined, it is recommended that a contingency be included for any unforeseen construction issues/additions and to establish a two-year warranty and maintenance for the park to ensure that all plant materials are well-established. In addition, a consultant budget should be allocated to complete Contract Documents and provide tender and construction/ post construction administration/ review services.

During Stage 1, funding will be required for the completion required topographic survey and geotechnical testing. During the preparation of the concept master plan, the grade/contour information obtained from Lidar/GIS resources was inconsistent with the visual topography of the site. The grading amount identified in the estimate of probable cost was derived from a table top cut and fill assessment. This background information has been provided to the Town of Peace River.

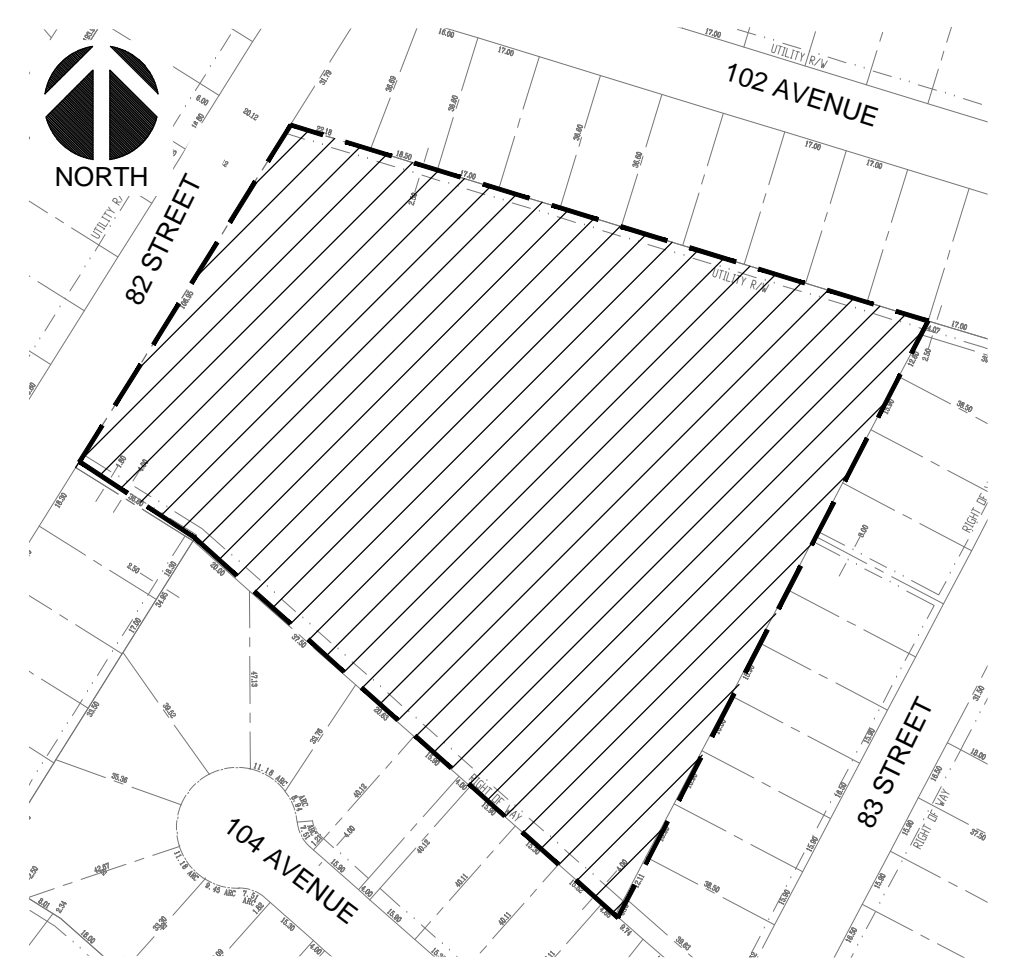
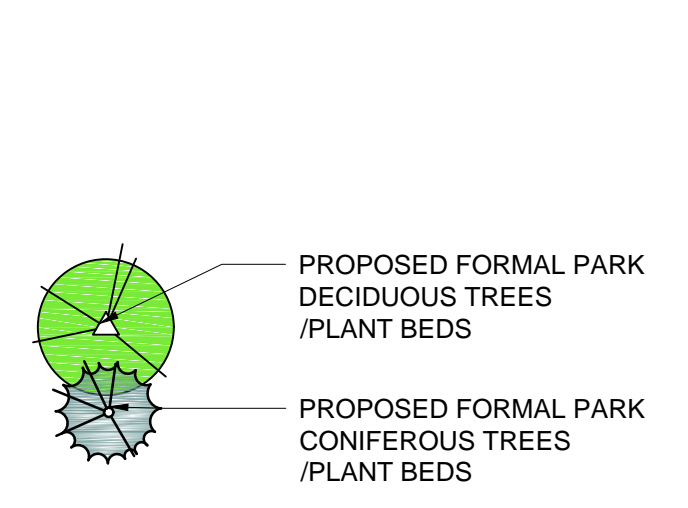
Appendix A – Stage 1 – Concept Plan

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LANDSCAPE PLAN
SCALE 1:500

PLANT LEGEND



KEY PLAN
SCALE 1:2000

LEGEND PARK COMPONENTS INSTALLATION AND STAGING

PARK IMPLEMENTATION	STAGE 1 (2018)	FUTURE STAGES
2.5m LOOPED TRAILS	✓	✓
NEW PLAYGROUNDS • 2 TO 5 YEARS • 5 TO 12 YEARS	✓	
GATHERING NODES • BENCH • RECEPTACLES		✓
PICNIC AREAS • PICNIC TABLE & PAD	✓	✓
PICNIC SHELTERS • SHELTER, PAD, 2 PICNIC TABLES, 1 RECEPTACLE	✓	✓
FITNESS STATIONS		✓
OUTDOOR RINK • REDEVELOPMENT • HILLSIDE SEATING • CHANGE BUILDING		✓
BASKETBALL UPGRADES • ASPHALT PAD • NEW BASKETBALL POSTS • NEW BACK BOARDS		✓
PARKING LOT REHABILITATION		✓
GRADING • TOBOGGAN HILL	✓	✓
• SOLAR POWERED LIGHTING		✓
• BENCHES	✓	✓
• WASTE RECEPTACLES	✓	✓
• PARK SIGNAGE • ENTRY • WAYFINDERS • ON LEASH DOG SIGN / BAG RECEPTACLE		✓
• RECLAMATION/ NATURALIZATION		✓

NOTE:
FUTURE STAGES TO BE IMPLEMENTED WITH JOINT MUNICIPAL FUNDING AND THROUGH GRANTS AND PUBLIC PARTNERSHIPS.

Rev	Date	Description	Drawn	Design	App'd

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Town of Peace River
9911-100 Street Peace River, AB T8S 1S4
Saddleback Park
Stage 1 - Landscape Development
June 28, 2017.
102 Avenue and 82 Street
Peace River, AB

Drawing No. **CP**
Project Number 16-3316
Rev. 02

DESTROY ALL PRINTS BEARING PREVIOUS REVISIONS

Appendix B - Estimate of Probable Cost

Project: Saddleback Park
 Project # 16-3316
 Issue: Concept Master Plan - Stage 1 Development
 Owner: Town of Peace River
 Date: July 4, 2017

SADDLEBACK PARK			Stage 1 (2018)		
Code	Description	Unit	Unit Price	QTY	Total
1.00	SITE GRADING - SUPPLY AND INSTALL				
1.01	Site Grading; Toboggan Hill and Berm Development (Equal Cut and Fill: includes excavations for all hard surfaces, site features and reclamation/landscape development) ¹	cu.m	\$ 10.00	3500	\$ 35,000.00
	SUBTOTAL OF 1.00				\$ 35,000.00
2.00	HARD SURFACES - SUPPLY & INSTALL				
2.01	2500mm wide Asphalt Trail: (150mm Subgrade preparation; 150mm Compacted Granular Base; and 75mm Asphalt)	sq.m	\$ 60.00	212	\$ 12,720.00
2.04	Shelter Concrete Pads: (150mm Subgrade preparation; 150mm Compacted Granular Base; and 120mm concrete c/w rebar and thickened slab req.)	sq.m	\$ 150.00	57	\$ 8,550.00
	SUBTOTAL OF 2.00				\$ 21,270.00
3.00	SITE FEATURES - SUPPLY AND INSTALL				
3.01	Playground (2 to 5) c/w Concrete Curb, Drainage System, wood fiber and Play Equipment	L.S	\$ 100,000.00	1	\$ 100,000.00
3.02	Playground (5 to 12+) c/w Concrete Curb, Drainage System, wood fiber and Play Equipment	L.S	\$ 120,000.00	1	\$ 120,000.00
3.06	Park Shelter	Allow.	\$ 35,000.00	1	\$ 35,000.00
3.07	Benches	Allow.	\$ 2,000.00	2	\$ 4,000.00
3.08	Waste Receptacle	Allow.	\$ 1,800.00	2	\$ 3,600.00
3.09	Picnic Tables	Allow.	\$ 1,200.00	2	\$ 2,400.00
	SUBTOTAL OF 3.00				\$ 265,000.00
4.00	SEED c/w IMPORTED TOPSOIL - SUPPLY AND INSTALL				
4.01	150mm depth topsoil and Native Tall Grass Seed	sq.m	\$ 12.00	7365	\$ 88,380.00
	SUBTOTAL OF 4.00				\$ 88,380.00
5.00	PLANT MATERIAL - SUPPLY AND INSTALL				
5.01	Trees	ea.	\$ 500.00	14	\$ 7,000.00
	SUBTOTAL OF 5.00				\$ 7,000.00

SUBTOTAL 1.00 SITE GRADING - SUPPLY AND INSTALL	\$ 35,000.00
SUBTOTAL 2.00 HARD SURFACE - SUPPLY AND INSTALL	\$ 21,270.00
SUBTOTAL 3.00 SITE FEATURES - SUPPLY AND INSTALL	\$ 265,000.00
SUBTOTAL 4.00 SEED c/w IMPORTED TOPSOIL - SUPPLY AND INSTALL	\$ 88,380.00
SUBTOTAL 5.00 PLANT MATERIAL - SUPPLY AND INSTALL	\$ 7,000.00
PROJECT SUBTOTAL	\$ 416,650.00
CONSTRUCTION & IMPLEMENTATION CONTINGENCY (20%)	\$ 83,330.00
STAGE 1 PROJECT BUDGET	\$ 499,980.00
CONTRACTED CONSTRUCTION AMOUNT	\$ 378,876.00
IN-HOUSE / PROJECT PARTNER AMOUNT	\$ 121,104.00
STAGE 1 - CAPITAL BUDGET AMOUNT	\$ 390,000.00

Legend: cu.m - Cubic Metre l.m - Linear Metre ea. - Each sq.m - Square Metre L.S. - Lump Sum Allow - Allowance

Notes:

- 1) This estimate is based on current market construction costs for the supply of all labour and equipment, and the installation of all materials/components.
- 2) The 20% contingency applies to: consultant services; topographic survey and geotechnical testing; and construction and warranty/maintenance scope.
- 3) The current LIDAR/GIS information requires assessment. It is recommended that a topographic survey and geotechnical testing be completed for the site before commencing Contract Documents.

Appendix C – Playground Questionnaire + Response

TOWN OF PEACE RIVER
Saddleback Park
Community Questionnaire

Please review the framework and concept option package for Saddleback Park and share your thoughts on the information prepared to date by completing the following questionnaire. This input will help support and guide the further concept and design development for the park.

ESSENCE & THEME:

In review of the Essence and Theme panels, are there any Essences or Themes that should not be in the lists?

Are there any Essence and Themes that should be considered with respect to the redevelopment of Saddleback Park and the various park components (e.g. playground, trails, site furnishings and features, entry and way-finding, etc.)?

CONCEPT OPTIONS

Each of the concept options have been developed in response to the site analysis and assessment of current park conditions and the preparation of a park framework, that identifies specific opportunities and constraints.

In review of the park framework – constraints and opportunities, are there any items we may have missed? Are there any listed constraints and opportunities that you do not agree with?

CONCEPT OPTION 1

Key concept components:

- A. Retain the park vehicular access and parking area.
- B. Future upgrades to the outdoor rink and basketball court.
- C. Regrading of the northwest embankment to establish a terraced playground area.
- D. Use grading material on-site and establish hill top in the center of the park.
- E. Establish a consolidated playground area closer to 82 Street, with open views of the neighbourhood.
- F. Establish a 2.5 m wide trail loop that establishes connections to the surrounding neighbourhood and the Peace River trail system. Note: the southeast corner of the trail link will be developed with a staircase and retaining wall system to accommodate the steep grades in this area.
- G. Introduce park entry and way-finding signage.
- H. Provide picnic shelter nodes, complete with seating, waste receptacles and picnic features.
- I. Introduce native plant reclamation throughout the park to improve buffering and park ecology.

CONCEPT OPTION 2

Key concept components:

- A. Retain the park vehicular access and parking area.
- B. Future upgrades to the outdoor rink and basketball court.
- C. Regrading of the north west and north/central area of the park to establish a sheltered playground area.
- D. Use grading material on-site and establish hill top and berm areas to support playground sheltering.
- E. Establish a consolidated playground area closer to 82 Street, with open views of the neighbourhood.
- F. Establish a 2.5 m wide trail system that establishes connections to the 104 Avenue and 83 Street (north entrance) and the Peace River trail system.
- G. Introduce park entry and way-finding signage.
- H. Provide picnic shelter nodes, complete with seating, waste receptacles and picnic features.
- I. Introduce native plant reclamation throughout the park to improve buffering and park ecology.

CONCEPT OPTION 3

Key concept components:

- A. Retain the park vehicular access.
- B. Relocate and build a new outdoor rink, parking area and community facility.
- C. Regrading of the north west and north/central area of the park to establish the new outdoor rink and parking area.
- D. Use grading material on-site and establish hill top and berm areas to support outdoor rink sheltering.

- E. Regrade and establish a consolidated playground area closer to 82 Street, with connections to 82 Street and open views of the neighbourhood.
- F. Establish a 2.5 m wide trail system that establishes connections to the 104 Avenue and 83 Street (north entrance) and the Peace River trail system.
- G. Introduce park entry and way-finding signage.
- H. Provide picnic shelter nodes, complete with seating, waste receptacles and picnic features.
- I. Introduce native plant reclamation throughout the park to improve buffering and park ecology.

Which concept option do you like?

Concept Option 1 _____
 Concept Option 2 _____
 Concept Option 3 _____

Are there any components (A to I) in each concept option that could be combined to establish your preferred park design? Please identify the option and component letter (e.g. Option 1, Component C)

Have we missed any park components?

THE PLAYGROUND

Based on the completion of a park playground questionnaire by the project team, the following outline of playground design components have been identified:

Age Groups/Defined Areas:

- 2 to 5 years
- 5 to 12 years
- 13+ years

Playground Capacity:

- 50 to 75 children – predominately 5 to 12 years of age.

Playground Activity Opportunities:

- Passive/Active play
- Imaginative/Theme play

- Nature-based play
- Inclusive/accessible play
- Outdoor Fitness – trail system component

Playground Components:

- Modern design
- Independent components
- High quality and safety

Special Playground/Park Features:

- Native ecology based theme and essence (e.g. native arboretum)
- A place for pets
- Solar lighting, seating areas, shelters, service access.

Do you agree with these playground components?

Yes _____

No _____

Are there other playground/park components that should be considered?

Thank you for taking the time to complete our questionnaire.

A Public Information Session has been scheduled for December 15, 2016, from 5:00 p.m. to 8:00 p.m. at the Public Works Office (**Address?**). Please drop in and to review the framework and concept option package and meet the project team to share any further ideas and input for the park.

Contact:

Tanya Bell, Director of Community Services
(780) 624-1000

Park Development Questionnaire:

1. 1 – no programming, not a destination –
 - Open space
 - Neighbourhood use
2.
 - a. Outdoor rink/basketball/treed area/stairs/swings
 - b. Open green space – little/minimal
 - c. Playground equip
3. No other options
4. All- topography
5. Topo, hydro-
 - a. More vegetation
 - b. There is a water hook up. – mid point of the field area.
 - c. Homes that back on to park – access to park
 - d. Lack of built form – walkways, shelters
6. Opportunities – topography – hills-slides/trees/trails
 - a. Constraints – industrial visual to west
 - i. Entrance – lack of
 - ii. Signage
7. Trail plan- signage/planting trees/entrance feature/access points
8. They don't currently – no programming
9. All of the above
10. No
11. Slides on hills, sight lines to misery mountain recreation area

Playground development:

1. Yes – existing
2. Require replacement
3. Do not have to be the same/similar components – would like to see a lot of physical/active play
4. Age groups:
 - a. 0-2 – 0
 - b. 2-5 – 25%
 - c. 5-12 – 50%
 - d. 13+ - 25%
- 5.
6. 50 to 75 kids
7.
 - a. Passive/active play
 - b. Sensory – no
 - c. Interactive – possibly
 - d. Imaginative play – if we mean themed play
 - e. Natue based play – yes

- f. Educaitional – no
 - g. Inclusive/accessible – some
 - h. Specialized – nature, outdoor fitness
 - i. Sustainable – some
8. Modern, nature based.
 - a. Independent components
 - b.
 - c. High quality
 - d. No specific – should be maintainable by a small parks crew (only 4)
 - e. Standard safety
 - f. Professional installation
 - g.
 9. Arboretum – good idea
 10. None
 11. Pets? Add options
 12. Solar lighting, seating areas, planting, shelters, needs defined access for maintainence and emergency vehicles
 13. Phased/ \$200,000 – half over 2 years
 14. 2 to 3 years
 15. we will look at grant options- Recycled Tire grant, etc
 - 16.
 17. Professional Installation
 18. Not really.
 - 19.

Appendix D – Generic Playground RFP

REQUEST FOR PROPOSALS

PROJECT: (Name of Project)

LOCATION: Address

ISSUED DATE: (Issued Date)

PROJECT MANAGER: McElhanney Consulting Services Ltd.
Suite 600 Empire Building
10080 Jasper Avenue NW
Edmonton, AB
T5J 1V9
Tel: (780) 423-2049
Contact: David R. Brown
Email: dbrown@mcelhanney.com

CLOSING DATE: **Add Date at 2:00pm.** Alberta Time

Proposals shall be submitted to:

McElhanney Consulting Services Ltd.
Suite 600 Empire Building
10080 Jasper Avenue NW
Edmonton, AB
T5J 1V9
Tel: (780) 423-2049
Contact: David R. Brown

Proposals may be delivered to Reception by hand, courier or mail. No faxed or other electronically transmitted Proposals will be accepted by McElhanney Consulting Services Ltd. Late submissions will **NOT** be considered.

INVITATION

(Add name of group) (the “Client”) invites selected Proponents to submit a formal proposal in response to this Request for Proposals (“RFP”) to provide **Playground Redevelopment Services** (the “Services”) with the intent to negotiate and enter into a Contract with the Client for the Services.

INTRODUCTION

(Add project description)

PROJECT INFORMATION - OBJECTIVE + REQUIREMENTS

PROJECT OBJECTIVE:

The purpose of the **(Insert Project Name)** RFP is to select a Playground Supplier candidate that provides a playground concept submission that incorporates the key requirements of the proposed new playground development; has demonstrate the ability to design, supply and install similar scaled playground developments; and is able to supply and install the new playground within budget and on time.

PROJECT REQUIREMENTS:

The following project requirements have been established through site review, discussions with Parent Council representatives and the completion of a questionnaire.

Project Budget:	(insert budget) Includes: (insert any grants)
Project Scope:	(Provide scope of work)
Capacity:	(XXXXX) children max. School population: (if applicable)
Age Groups:	(insert age groups)
Design Requirements:	(insert design requirements)
Preferred Play Components:	(insert age groups and preferred play components)

All playground components are to meet **(insert municipality name)** playground requirements and standards with respect to equipment and accessibility.

Amenity Component Considerations:	(insert list)
Warranty Requirement:	(XX) Years
Maintenance Plan Outline:	To be provided with submission.
Construction Access:	(insert construction access details)

MILESTONES + SCHEDULE

RFP Issued:	(date)
Proposal Enquiry Deadline:	(date)
Proposal Submissions:	(date)
Playground Candidate Selection:	(date)
Contract Document Coordination & Development:	(date)
Project Start-up Meeting:	(date)
Construction Start-up:	(date)
Construction Completion:	(date)

SUBMISSION REQUIREMENTS:

In responding to this RFP, Proponents shall submit **2** copies of their Proposal in a sealed envelope or package marked **“Request for Proposals for (insert location)”**. All Proponents are to submit Proposals as follows:

The **cover page** must clearly identify the following:

The title of this RFP;
The Proponent’s name and contact information; and
The date of submission.

Proposals shall be divided into sections identified as follows:

Playground Concept Design: A Proponent selection of plan, sections, elevations, perspectives, schedules, etc; that best illustrate the proposed playground installation.

Playground Concept Design Narrative: The narrative provides the Proponent the opportunity to demonstrate an understanding of the key requirements of the project and describe in detail the unique advantages of the Proponent’s proposed solution that illustrates the “added value” that the Proponent has to offer.

Proponent Project/Construction Team Qualifications: The Proponent must indicate the Proponent’s/project team’s qualifications and capabilities to provide the Services, including past projects having similar requirements to the one being proposed. Include background information, summarizing the qualifications of the Proponent project/construction team members, including any subcontractors (if applicable). Specify how these staff will be organized and supervised on the project.

Proponent/Project Team References: The Proponent must provide a minimum of three references from customers who have contracted with the Proponent for similar services in the past 5 years.

Project Budget: The Proponent must provide a breakdown of all design services, supply and installation costs, including all project management, insurance, bonding, approvals and permits. All prices shall be quoted in Canadian dollars with GST identified separately.

Other Pertinent Information: The Proponent should provide any other pertinent information it deems necessary.

Proposals will be opened following the Closing Time. Proposals submitted after the Closing Time will NOT be considered. Proposals will NOT be opened in public.

Only one Proposal may be submitted by each Proponent.

Proposals must include all required information.

Proponents must fully disclose, in writing to the Client on or before the Closing Date of this RFP, the circumstances of any possible conflict of interest or what could be perceived as a possible conflict of interest if the Proponent were to become a contracting party pursuant to this RFP. The Client shall review any submissions by Proponents under this provision and may reject any Proposals where, in the opinion of the Client, the Proponent could be in a conflict of interest or could be perceived to be in a possible conflict of interest position if the Proponent were to become a contracting party pursuant to this RFP.

Any questions raised by potential Proponents during the RFP stage shall be submitted in writing and must be received by McElhanney (MCSL) no later than 7 business days prior to the Closing Date. Without disclosing the name of the Proponent, a copy of all questions received and answers provided by the MCSL shall be emailed to all Proponents no later than 5 business days prior to the Closing Date.

Deadline for submission of Questions/Clarifications Submitted to: dbrown@eidosconsultants.com	(insert date)
Responses to Questions/Clarifications emailed to invited Proponents	(insert date)

EVALUATION CRITERIA

As a general framework, all Proposals presented by Proponents will be evaluated in the context of the overall value they bring to the Client. The criteria to be considered by the Client will include a combination of expertise, qualifications, fee and such other criteria as determined by the Client at its sole and unfettered discretion (the "Evaluation Criteria"). The Client and MCSL shall use the Evaluation Criteria listed below as the basis for its evaluation of submitted Proposals.

The Client and MCSL will utilize specific evaluation criteria to rate various requirements for evaluation purposes. Subject to the requirements of FOIPP, such ratings shall be confidential, and no totals or scores of such ratings shall be released to any party.

As the Client and MCSL evaluates Proposals and bases any decision to award a contract on the contents of the Proposals as submitted, each Proposal shall include any and all information required as called for in the RFP. It shall be explicitly understood that there shall be no opportunity to make any material change to the Proposal, including any alteration, addition or deletion of any element within the Proposal as submitted by the Proponent after the RFP has closed.

Evaluation Criteria	Weight	Points	Score	Total
Suitability of the proposed solution: understanding of project objectives and requirements and the proposed Concept Design approach.	40%			
Proponent Qualifications: experience of Proponent project/construction team in delivering similar services; the technical capability, skills and qualifications of the Proponent and any proposed subcontractors; and references.	15%			
Fee Proposal: overall value for money; detailed budget and breakdown of all associated costs.	40%			
Proposal completeness, detail and presentation.	5%			
TOTAL				

SCORE		DESCRIPTION
5	Excellent	Exceeds the requirement of the criteria significantly in a way that is beneficial to the Clients needs.
4	Very Good	Exceeds the requirement of the criteria in a way that is somewhat beneficial to the Clients needs.
3	Good	Fully meets the requirement of the criteria.
2	Average	Adequately meets most of the requirement of the criteria; may be lacking in some areas that are not critical.
1	Poor	Minimally addresses some, but not all, of the requirements of the criteria; lacking in critical areas.
0	Very Poor	Does not satisfy the requirements of the criteria in any manner.

By submitting a Proposal, the Proponent acknowledges and agrees that: the Client has, and is hereby entitled to exercise, the sole and unfettered discretion to award the points for the evaluation of the Evaluation Criteria; and it waives any right to contest in any legal proceedings or otherwise the decision of the Client to award points in respect of the Evaluation Criteria.

The Proponent has the responsibility to notify the MCSL, in writing, of any ambiguity, divergence, error, omission, oversight, contradiction, or item subject to more than one interpretation in this RFP, as it is discovered, and to request any instruction, decision, or direction required to prepare the Proposal.

Verbal responses to any inquiry are not binding on either party; and

Following the Closing Date, the Client and MCSL will review the Proposals, which have not been rejected and will determine the overall scores and ratings of the Proponents. At this stage, the Client and/or MCSL may formally ask Proponents for clarifications. A written response will be required, and the time frame for response will be minimal. The intent of the clarification is to obtain further explanation and understanding of what was intended by the Proponent. A clarification does not provide an opportunity to make any material change to the Proposal, or to alter, add or delete any element of the proposal including the Proposal price contained within the Proposal.

The award of contract by the Client for the Services occurs once the Successful Proponent receives a Notice of Award of Contract letter duly executed by the Client.

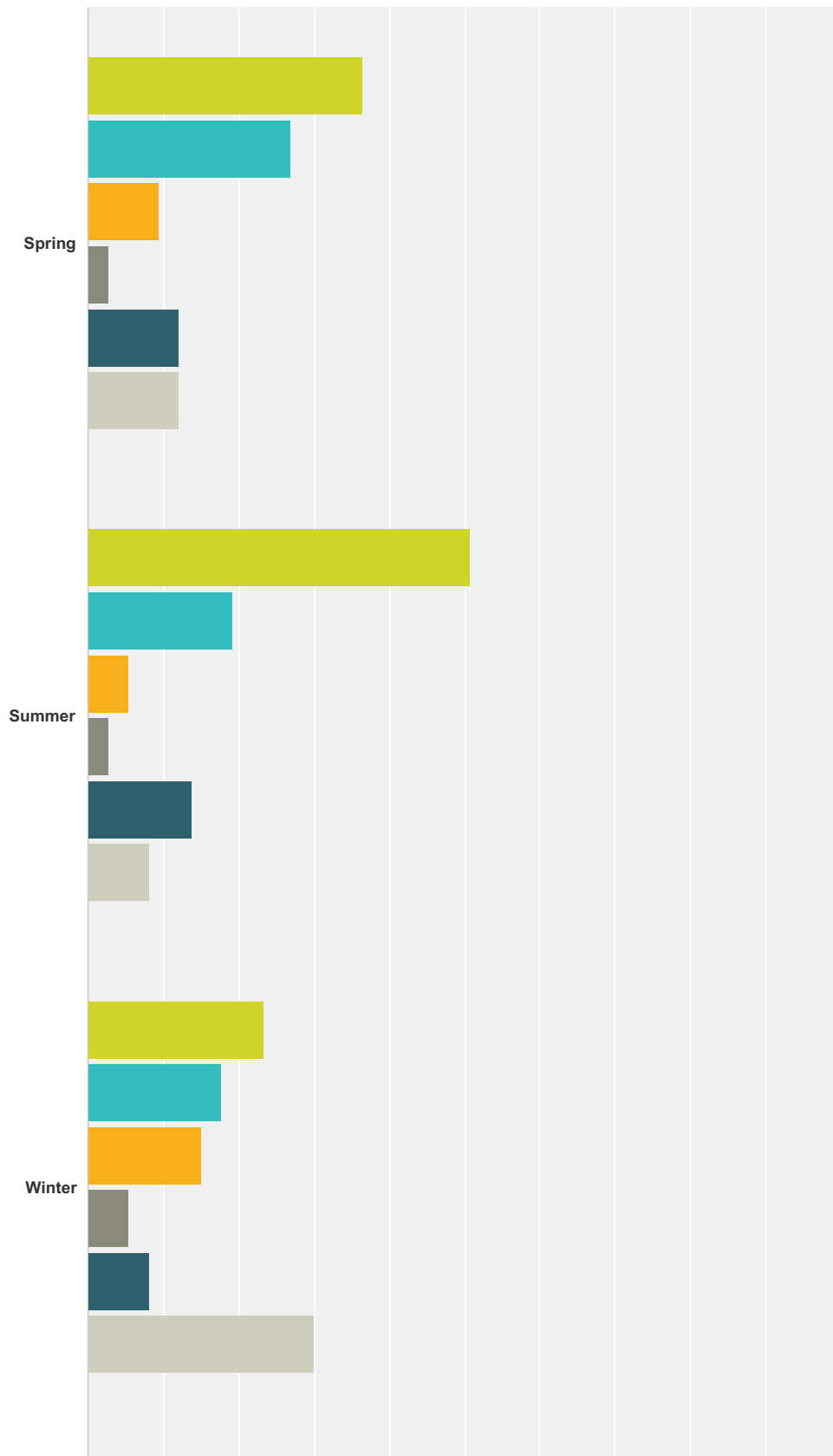
APPENDICES

(list and insert mapping or other related information)

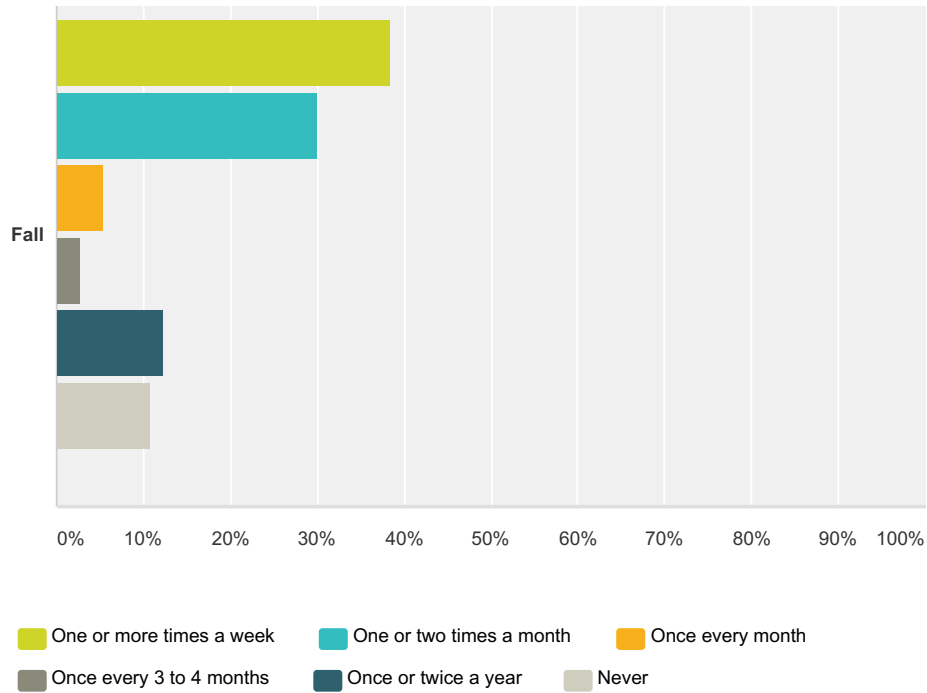
Appendix E – Resident Survey Responses

Q1 How often do you spend time in the Saddleback Park?

Answered: 75 Skipped: 3



Saddleback Park - Design Concepts Feedback

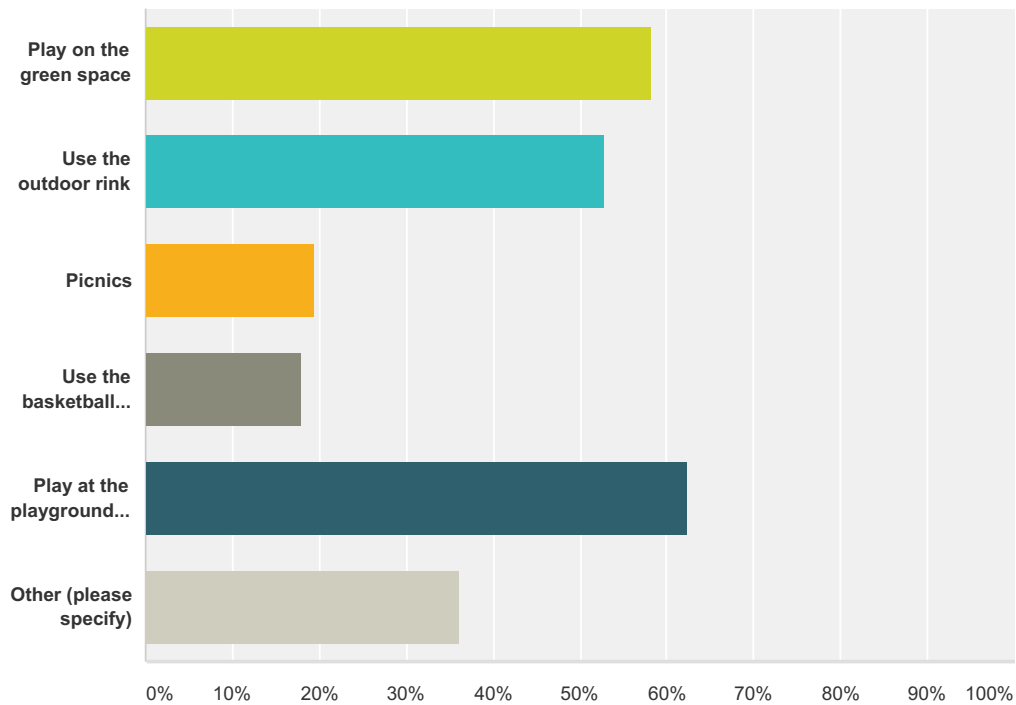


	One or more times a week	One or two times a month	Once every month	Once every 3 to 4 months	Once or twice a year	Never	Total
Spring	36.49% 27	27.03% 20	9.46% 7	2.70% 2	12.16% 9	12.16% 9	74
Summer	50.68% 37	19.18% 14	5.48% 4	2.74% 2	13.70% 10	8.22% 6	73
Winter	23.29% 17	17.81% 13	15.07% 11	5.48% 4	8.22% 6	30.14% 22	73
Fall	38.36% 28	30.14% 22	5.48% 4	2.74% 2	12.33% 9	10.96% 8	73

#	Other (please specify)	Date
1	I take my toddler out once or twice daily.	1/18/2017 3:12 PM
2	we just moved here this winter so not time but it will be our park this summer	1/16/2017 8:30 AM
3	Moved into area in September. Haven't used park much yet	1/13/2017 7:41 PM
4	go there because the one on 101 ave is not updated	1/12/2017 6:49 AM
5	My kids are now grown however we went to the park alot when they we small.	1/11/2017 3:25 PM
6	We view it on a daily basis.	1/4/2017 9:59 PM
7	It's too hot in the summer. No shade on the uppers	12/23/2016 12:40 PM
8	Not really a fun park to take the kids to all the time. Even though I live in saddle back I take my kuds down northend	12/21/2016 10:27 AM

Q2 What do you currently do while in Saddleback Park?

Answered: 72 Skipped: 6



Answer Choices	Responses
Play on the green space	58.33% 42
Use the outdoor rink	52.78% 38
Picnics	19.44% 14
Use the basketball hoops	18.06% 13
Play at the playground equipment	62.50% 45
Other (please specify)	36.11% 26
Total Respondents: 72	

#	Other (please specify)	Date
1	Sledding on the hill - almost every day in winter.	1/18/2017 11:15 AM
2	Walk, relax	1/16/2017 11:35 AM
3	Slide in winter, fly kites	1/15/2017 12:36 PM
4	The kids use the natural slide hill by the play equipment a lot.	1/14/2017 3:04 PM
5	Sliding down hilled area in winter months	1/14/2017 1:48 AM
6	sledding hill	1/12/2017 7:04 PM
7	sledding	1/12/2017 9:35 AM
8	we used the playground and the field to run around.	1/11/2017 3:25 PM

Saddleback Park - Design Concepts Feedback

9	Throw the ball for my dog. Take friend's children to the park	1/11/2017 3:23 PM
10	Use the park to play fetch with my dog. That being said it is important for any users with dogs to pick up after themselves. Presently this isn't being done.	1/10/2017 10:14 PM
11	walk	1/10/2017 4:33 PM
12	Sledding	1/10/2017 2:04 PM
13	Walking	1/9/2017 6:57 PM
14	Walking	1/9/2017 6:57 PM
15	Walk/jog & enjoy nature	1/6/2017 6:39 PM
16	Outdoor rink would be used more if better maintained and also had seating for watching your kids play.	1/6/2017 12:54 PM
17	Sliding / Tobogganing northeast corner	1/4/2017 9:59 PM
18	Walk through	1/3/2017 9:38 PM
19	Sledding	1/3/2017 8:41 PM
20	Toboggan	1/3/2017 8:06 PM
21	The hillside is very important to us. Our children learned to ride their bikes down the hill. They roll down in the grass in the summer and sled down in the winter.	1/3/2017 12:15 AM
22	Walk the dog	1/2/2017 10:27 AM
23	Walk my dog	12/26/2016 12:17 PM
24	Sledding on the hill	12/23/2016 12:40 PM
25	Walk/cross country ski	12/23/2016 7:56 AM
26	I've just heard of Saddleback Park, I moved to the area recently. By the look of it, I will use it in the summer for the basketball court.	12/21/2016 12:04 PM

Saddleback Park - Design Concepts Feedback

Q3 What would you like to do in Saddleback Park that is not currently available?

Answered: 48 Skipped: 30

#	Responses	Date
1	I would like to have more play equipment installed, especially for small kids. Examples would be teeter totters, child powered carousels, tunnels, and swings that parents can sit on with their children.	1/18/2017 3:12 PM
2	Parent-child swing	1/18/2017 11:15 AM
3	Adventure playground.	1/15/2017 12:36 PM
4	A water slide built into the hill for use once in a while would be fantastic. The open area on top is a natural space for team sports like soccer. It would be a shame to see the goal post removed rather than to see the soccer field improved to align more closely to the original plan for the park.	1/14/2017 3:04 PM
5	walking loop	1/14/2017 1:59 PM
6	Rollerblade around it on paved trail	1/14/2017 1:48 AM
7	Picnics and group events. Frisbee Golf.	1/13/2017 9:39 PM
8	A trail system leading to and around the playground for people with strollers so access is easier. A bigger, longer slide for older kids. Saucer swings. Rocking horses (spring in the ground). Rotating monkey bars. More seating options for parents. Recycled tire base instead of peddle rock. Sand pit with volleyball net (like TA Norris)	1/12/2017 7:04 PM
9	Walk our dog in an "off leash dog park or run area"	1/12/2017 11:09 AM
10	have a shelter for skating rink	1/12/2017 9:35 AM
11	Use new walking paths to jog around the park.	1/12/2017 7:30 AM
12	Benches and walking paths would be nice. I liked to sit in the sun and read while my kids played	1/11/2017 3:25 PM
13	Off leash dog area. One for small and one for large.	1/11/2017 3:23 PM
14	Have clear pedestrian access to/from Misery Mountain trails.	1/11/2017 1:21 PM
15	have a paved pathway	1/10/2017 4:33 PM
16	Walking trails	1/9/2017 6:57 PM
17	Walking trail	1/9/2017 6:57 PM
18	a zipline, monkey bars for young children currently the ones that are in the park are way too tall for young elementary kids	1/8/2017 6:13 PM
19	Have a nice rest area by the court and rink to relax after a game	1/7/2017 9:20 AM
20	Splash park or outdoor pool in summer	1/7/2017 6:29 AM
21	Play on equipment that is new & suitable for all ages. A climbing wall would be awesome.	1/6/2017 9:45 PM
22	Swingsets for older and younger kids - a saucer swing or 2 would be amazing as well!! To be able to sit and watch while my husband teaches my son to skate or play hockey is definitely something i notice it needs, even for watching them play basketball. A trail and bike stand for bikes to ride through. Would be great to have a castle type park that has little out buildings as well as partially closed in higher buildings for imaginary play - imagine a big wooden fort or pirate ship, made of wood or composite, not just poles and bars. It would be great to sneak a mini water park for the summer months but i am not sure if that is possible. Also, can you PLEASE not use that tiny peagravel stuff? Please please please use something else, no one likes that stuff, its impossible to walk in, its get in everything. PLEASE consider rubber pour in or rubber mulch. Everyone in town including our little people will greatly appreciate it!	1/6/2017 12:54 PM
23	a pool of somekind. Grimshaw has an outdoor pool i think a pool or newer updated splash park addition would be beneficial.	1/5/2017 7:06 AM
24	9 yr old girl says a zip line would be cool and monkey bars that are not too tall. They have one at the EE Oliver School in Fairview. 11 yr old girl says Saucer swings are used by younger and middle aged children. 5 yr old boy says lots of twirly slides. Dog management signage and doggie poo bag dispensers so people start cleaning up!!	1/4/2017 9:59 PM

Saddleback Park - Design Concepts Feedback

25	splash pad would be nice	1/4/2017 1:52 PM
26	I would love there to be some walking paths.	1/3/2017 9:38 PM
27	Walk in the area while the kids play. Picnic in the shade. Use a washroom rather than pee in the bush or have to go home.	1/3/2017 8:41 PM
28	A better toboggan hill that doesn't go against the residents fences. This hill is used a lot.	1/3/2017 8:06 PM
29	Paved trails to skate on	1/3/2017 11:38 AM
30	Track, water pad, washrooms,	1/3/2017 8:49 AM
31	Dedicated tobaggan hill in winter	1/3/2017 8:32 AM
32	A picnic shelter would be useful and appreciated. A washroom for the younger children would also be very useful as children are often in need of them.	1/3/2017 12:15 AM
33	Have walking trails, benches	1/2/2017 11:50 AM
34	I would like an off leash dog park that surrounds the park that is fenced. Like a walking track.	1/2/2017 10:27 AM
35	NA	12/26/2016 12:17 PM
36	Ball Diamonds	12/26/2016 5:05 AM
37	Lights for nighttime sledding on the hill. Trees, shelter from elements on the upper side. Maybe a dirt track for riding bikes (for ages 8 and up. Newer equipment that allows climbing and ways to play tag/grounders that's fluid (castle structure)	12/23/2016 12:40 PM
38	Picnic	12/23/2016 11:12 AM
39	I would like continued expansion and upgrades of walking paths.	12/23/2016 7:56 AM
40	I have not been there yet, so I do not have an opinion on this question.	12/21/2016 12:04 PM
41	Access the park from 83rd street with children and strollers.	12/21/2016 11:34 AM
42	It's not so much what isn't there as that what is there is insufficient, uncohesive, and dangerous. Saddleback is a thriving family neighbourhood and the play structures should be appropriate for a variety of ages to encourage active play across different interests (i.e. Skating rink, sport recreation area, play structure suitable for all ages)	12/21/2016 11:08 AM
43	Zip line	12/21/2016 10:54 AM
44	Outdoor Gym (check out City of Lethbridge website: outdoor gyms. They have 6 available to the public)	12/21/2016 10:29 AM
45	Just need a better park	12/21/2016 10:27 AM
46	Soccer	12/21/2016 9:57 AM
47	Play at a bigger playground	12/21/2016 9:54 AM
48	Outdoor gym equipment	12/21/2016 9:46 AM

Saddleback Park - Design Concepts Feedback

Q4 In review of the park framework - "Constraints and Opportunities" - pictured below- are there any items we may have missed, that should be considered?

Answered: 29 Skipped: 49

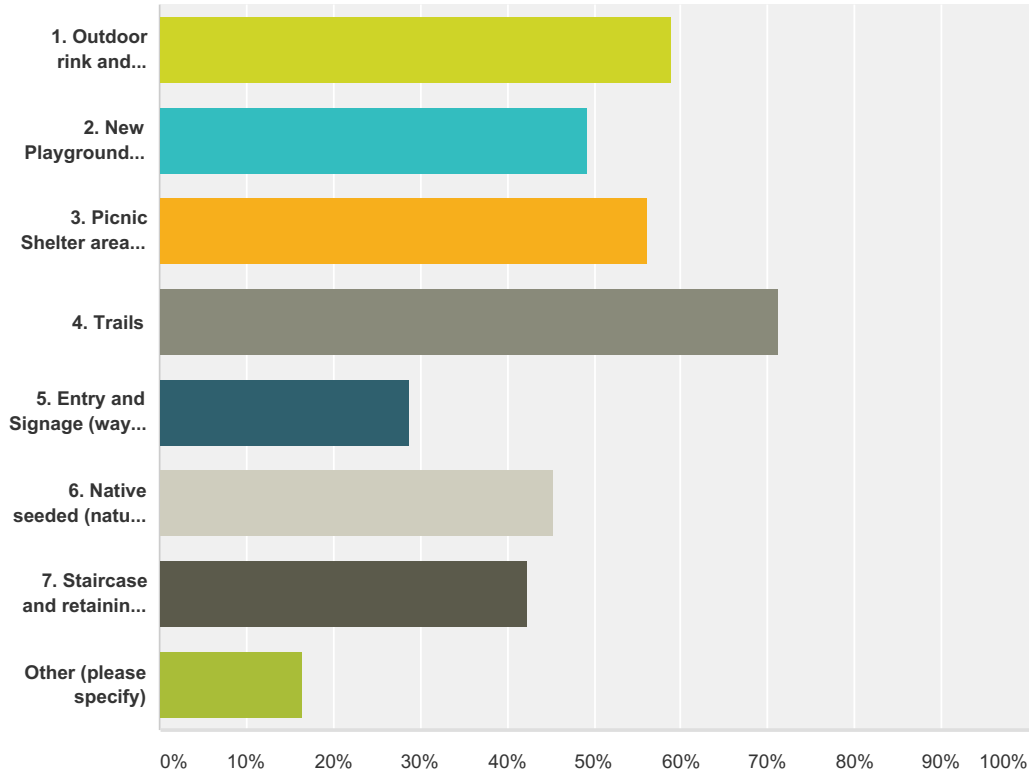
#	Responses	Date
1	Need to retain the sports field so children in SaddleBack area will have some place to go for pick up games. small barriers of some sort should be added to better define the area and provide "definition" of the space and to contain balls. I have been in the park once and could one of the slopes be enhanced as a sledding area for very small children from the neighbourhood. The park needs more trees around the perimeter to provide shade and habitat for birds. I think a real picnic area would be nice for families to use when they want to get out of the house but do not have the time to go to one of the regional parks.	1/18/2017 9:54 PM
2	Lots of kids use the park for sledding. You have missed your opportunity to suggest that at least part of the slope should be re graded to provide safe sledding that lets sleds stop against a designed up grade rather than crash uncontrolled into fences, trees, play equipment, or shrubbery.	1/18/2017 3:12 PM
3	I disagree with the "opportunity" to move play structures closer to 82nd Street, specifically the toddler/young child playground. It is currently in a sheltered location and well protected from the wind in winter and hot sun on summer afternoons. Should it be moved up on top of the hill, these issues will negatively impact use of this playground.	1/18/2017 11:15 AM
4	All entry/exits, parking,paths, picnic and play areas need to be inclusive to all abilities. There are seniors and differently able bodied people in the area who would benefit equally.	1/16/2017 11:35 AM
5	Shade trees or shade shelters	1/15/2017 12:36 PM
6	The prevailing wind is from the NW. The trees proposed will do little to provide protection from the wind. No mention has been made of sequence of construction for changes to the park. It would be very sad to see the playground equipment removed before the replacement playground equipment was in place.	1/14/2017 3:04 PM
7	The site is very exposed to the elements to currently provide great winter opportunities. There is also very little in terms of tree cover. Otherwise looks very comprehensive.	1/13/2017 9:39 PM
8	You need to keep the ice rink as there are many, many people that use it and have used it at all hours of the day during the winter. Also, by providing potential "party shelters for those looking for party locations" is a huge waste of taxpayer dollars and increases the degenerate traffic	1/12/2017 11:09 AM
9	Please make sure to include the outdoor rink.	1/11/2017 4:19 PM
10	Still a lot of unused space (potential active recreation zone)I have lived here for over 10 years and NEVER see anyone using the "open areas" for anything but dogs. If there were fenced areas with poop bag dispensers I think it would not only benefit pets in town but finally this area would be used and worth it's upkeep. We are one of the very few towns that don't offer this type of facility for dog owners.	1/11/2017 3:23 PM
11	Barrier free accessibility - stairways could include ramps at edges for pushing bikes, similar to the stairways in the Edmonton Valley trails. Appears to be a simple modification - not for riding bikes on stairs, but for getting bikes up/down stairs more easily.	1/11/2017 1:21 PM
12	No	1/9/2017 6:57 PM
13	No	1/9/2017 6:57 PM
14	Limited seating opportunities	1/7/2017 9:20 AM

Saddleback Park - Design Concepts Feedback

15	<p>Constraints 1. True 2. True, no trails. Option 2 provides plenty of trails. They get people in and out and can explore beyond off road. 3. Way finding not necessary but suppose a sign is not so expensive anyway for the west entrance. 4. Southeast entrance not required. Good access is provided otherwise and it would be a costly endeavor. 5. It is a benefit to back on to the park. Do not think you need to be buffered from it but foliage that is hardy may be beneficial to aesthetics. 6. Disagree. We use the playground equipment year round. Slide on the hill in the northeast in the winter. Constructing a trail through it or trees on it would be pity. The rink occasionally. And in general walk through the park. 7. OK. We don't use it. Walk on grass. 8. ?? What is this fluff. 9. Consideration for the existing sprinkler system will have to be accounted for if grading work is to be completed. 10. \$\$\$ Opportunities 1. Relocating equipment would be beneficial for additional use but should not be all cramped to the west end. Should be more centrally located. If all equipment is to be replaced with new then the existing equipment, not requiring much for upgrade to meet code should be maintained. Outdoor rink should be maintained at current location based on financial constraints. 2. As indicated Option 2 has plenty of trails. The northeast trail should not ruin the hill currently used by many children for sliding in the winter. 3. We believe that those living in Saddleback know where and how to get to the park and way finding is not necessary. At the main west entrance one may put up a sign that identifies the amenities for those out of area visitors as this is where they would more likely enter from. 4. OK but ensure woodlots and foliage is hardy requiring little to no maintenance. 5. Park is already used year round. Kids use their imagination! 6. OK 7. Barrier free? Access yes. Playground equipment should be aimed at middle aged children to capture the most use. Use of the rubber tile safety matting would cleaner and would promote barrier free accessibility. 8. Agreed. 9. OK 10. Consider costs to abandon the sprinkler system or to modify it if it is intended to be utilized in the future. Is major regarding necessary? Do we need to build a hill on the hill??</p>	1/4/2017 9:59 PM
16	Again a hill for tobogganing.	1/3/2017 8:06 PM
17	There are several holes in the ground located throughout the park. I believe these holes are to access valves. The holes should be covered, as stepping in them unknowingly is dangerous.	1/3/2017 8:32 AM
18	As is is, the park is an open space for children to enjoy that is also well contained to keep younger children from straying onto roadways. If the playground is relocated, I would hope a proper barrier would be put up to keep the kids out of the parking area and off 82nd street.	1/3/2017 12:15 AM
19	signage would be great for accessibility. My daughter explained that the basketball court is not easily played on. Too many rocks.	1/2/2017 10:27 AM
20	No	12/26/2016 12:17 PM
21	Sledding space needs to be addressed. And lighting	12/23/2016 12:40 PM
22	No	12/23/2016 11:12 AM
23	From the map and overhead view on google maps, it seems everything has been covered.	12/21/2016 12:04 PM
24	I believe you've missed adequate lacing and unlacing covered enclosed bench area for the outdoor rink. It make a very big difference to have an enclosed covered seating area in colder temperatures and windier days.	12/21/2016 11:34 AM
25	Picnic area. Hard to answer this question. Not enough details provided. What does a node consist of? What's in the active rec zone?	12/21/2016 11:02 AM
26	Outdoor gym. Have fitness equipment so that there is a cost-free alternative for fitness, as well as an opportunity for those with children to exercise while kids play.	12/21/2016 10:31 AM
27	No	12/21/2016 10:27 AM
28	This appears to be more of a dog park, or walking park. This is fine for old people, but not for families. Entry park enhancements are pretty - but costly. The cost benefit doesn't appear to have taken place.	12/21/2016 9:57 AM
29	Dog garbage bags with more garbage recepticals. Dog park section that is fenced. Climbing wall at the playground	12/21/2016 9:46 AM

Q5 What are your favorite design elements in "Concept Option 1" pictured below? Please choose as many answers needed.

Answered: 73 Skipped: 5



Answer Choices	Responses
1. Outdoor rink and parking lot upgrades.	58.90% 43
2. New Playground location - terraced	49.32% 36
3. Picnic Shelter areas locations	56.16% 41
4. Trails	71.23% 52
5. Entry and Signage (way finding)	28.77% 21
6. Native seeded (natural grass) hill top	45.21% 33
7. Staircase and retaining wall development	42.47% 31
Other (please specify)	16.44% 12
Total Respondents: 73	

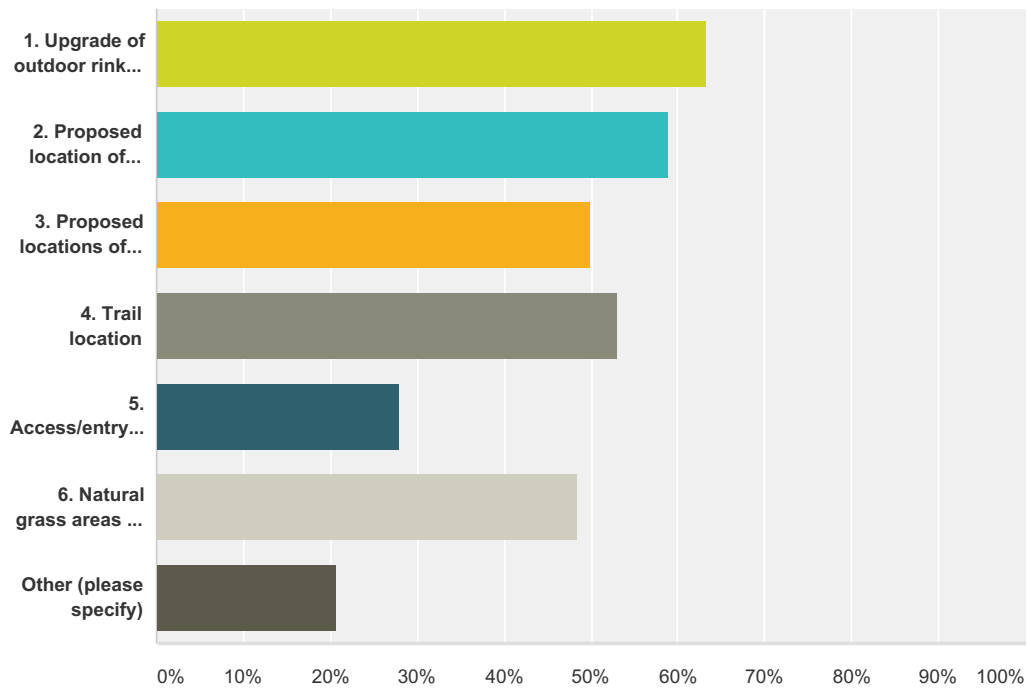
#	Other (please specify)	Date
1	Picnic shelters are a good idea but I would question whether they would be used if they are too far from where parking is. Young families typically do not want to haul coolers and kids too far.	1/18/2017 10:04 PM
2	proposed trees	1/18/2017 10:22 AM
3	It's hot and dry in this area. Why build a hill?	1/15/2017 12:59 PM

Saddleback Park - Design Concepts Feedback

4	The hill top idea is just a waste of time. Use the area for sports. Watered if possible.	1/14/2017 3:08 PM
5	Keeping the existing natural wooded area	1/12/2017 7:08 PM
6	Added treed areas	1/12/2017 7:45 AM
7	Like the arena.	1/11/2017 3:26 PM
8	Maintaining rink and parking in same location is good and improvement in the future economically sensible. Parking lot should be done in conjunction with a road improvement project.	1/4/2017 9:59 PM
9	Underfoliage off of 83 st keeps it separate from the homes but keeps the area available for trails. Keeps the treed area accessible and less like to be used for "nefarious" purposes, or teenagers up to no good (as mamma used to say).	1/3/2017 8:43 PM
10	Trail development	12/26/2016 12:20 PM
11	Hill top for sledding!	12/23/2016 12:42 PM
12	The trail design in this is very good, it covers all routes people are likely to walk. The location of the parking lot and basketball courts is good too, being located adjacent to the street rather than driving into the site which would cause conflicts.	12/21/2016 12:06 PM

Q6 What are your favorite design elements in Park Concept Option 2 pictured below?

Answered: 68 Skipped: 10



Answer Choices	Responses
1. Upgrade of outdoor rink and parking lot.	63.24% 43
2. Proposed location of Playground equipment.	58.82% 40
3. Proposed locations of Picnic areas.	50.00% 34
4. Trail location	52.94% 36
5. Access/entry locations and signage	27.94% 19
6. Natural grass areas - open space.	48.53% 33
Other (please specify)	20.59% 14
Total Respondents: 68	

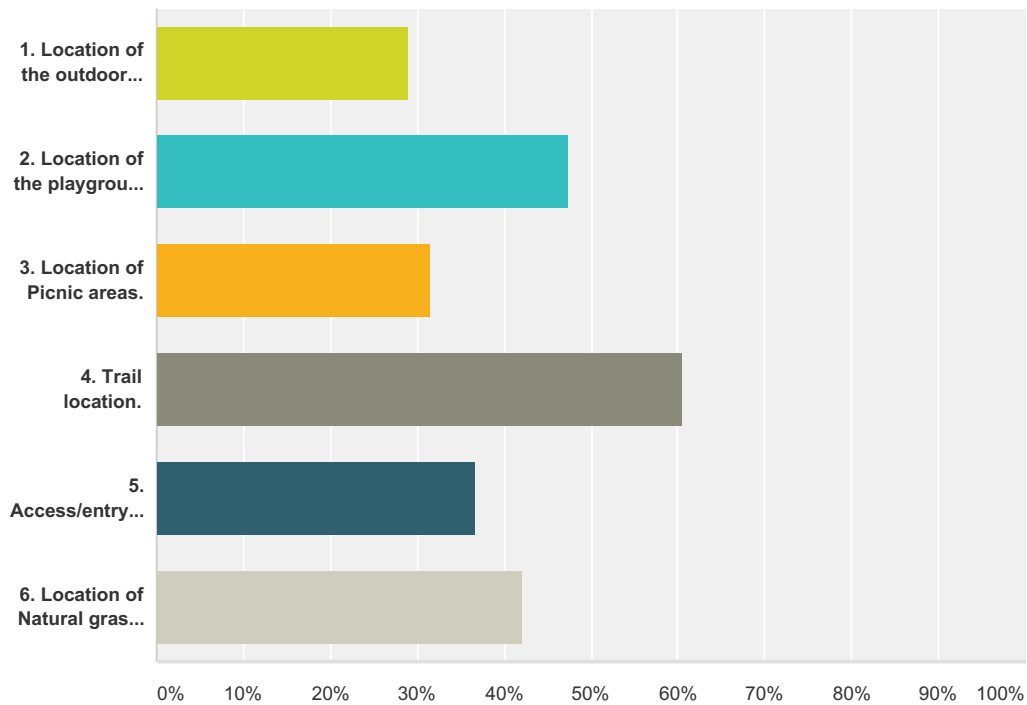
#	Other (please specify)	Date
1	I like the idea of natural areas but why get rid of the playing field. Why is the southeast entrance eliminated?	1/18/2017 10:04 PM
2	I like having a little separation between the playground and the basketball courts so the big 'kids' don't run over the little ones on the playground. Having trees for shade and shelters near the playground is really nice.	1/16/2017 8:36 AM
3	Need access in southwest corner to 83st.	1/15/2017 1:00 PM
4	I like that the walkways are not next to the homes in the area; there is a buffer.	1/15/2017 11:31 AM
5	PUL access is limited, hill top is a waste of space for sport fields, vehicle access to play grounds is limited	1/14/2017 3:12 PM
6	Keeping the wooded area	1/12/2017 7:10 PM
7	Make another access on 83 st by lot # 43 for people coming from the east.	1/10/2017 2:11 PM

Saddleback Park - Design Concepts Feedback

8	I like that the playground is located more centrally, for access from 82 & 83rd.	1/6/2017 9:47 PM
9	The park should be centered in this area as it should be the main focus to allow many families to sit around the park area and still watch their children. A parent can relax anywhere (minus the dip/heavily treed area) in this design with the park being centered. The large space at the top is rarely used and we're there quite often, its screaming to put a focal point in. The industrial view is not a problem! It also deters the little kids away from the bigger kids who may be using the basketball facility.	1/6/2017 1:00 PM
10	Access / entry good. Signage west only necessary.	1/4/2017 10:01 PM
11	Hill top for sledding!	12/23/2016 12:43 PM
12	Parking in the street is sufficient. The parking lot is not needed.	12/23/2016 7:58 AM
13	I would say that I like this design the most, if the tree top were removed next to the picnic area to the north and a trail ran east-west, similar to option one. Locating the playground further away from the parking lot and near a picnic area seems like a great idea.	12/21/2016 12:08 PM
14	Like this design better. Has more space to let the kids run around	12/21/2016 10:31 AM

Q7 What are your favorite design elements in "Park Concept Option 3" pictured below?

Answered: 38 Skipped: 40



Answer Choices	Responses
1. Location of the outdoor rink and parking lot - moved to centre of the park.	28.95% 11
2. Location of the playground equipment moved adjacent to 82nd Street.	47.37% 18
3. Location of Picnic areas.	31.58% 12
4. Trail location.	60.53% 23
5. Access/entry and signage.	36.84% 14
6. Location of Natural grass areas - open space.	42.11% 16
Total Respondents: 38	

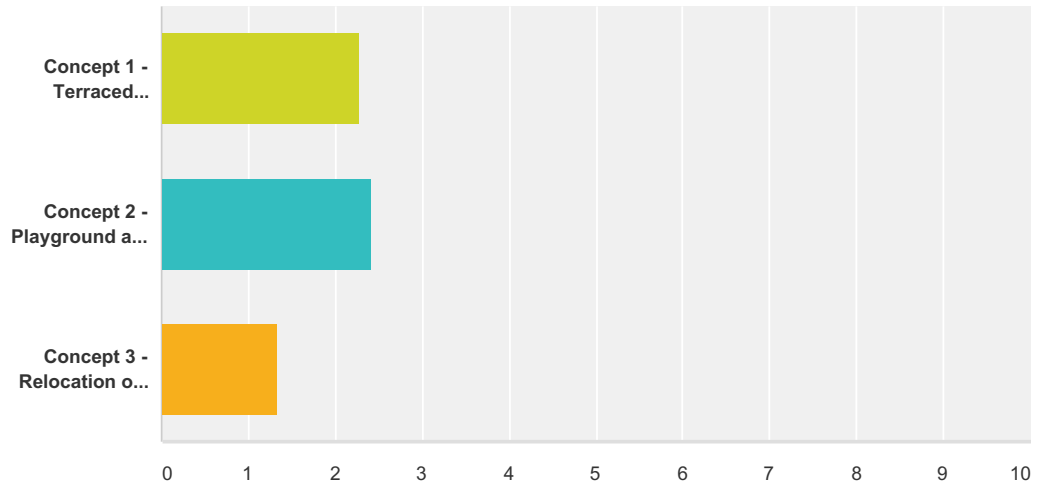
#	Other (please specify)	Date
1	I do not like this design at all. Everything seems to have been moved which increases the costs and I do not see any value to any of the moves.	1/18/2017 10:10 PM
2	I think the ice/basketball areas is better next to the street and the playground farther in for safety	1/16/2017 8:37 AM
3	Need access in southwest from 83 st.	1/15/2017 1:02 PM
4	There are not many redeeming features to this design at all.	1/14/2017 3:16 PM
5	least favorite design	1/7/2017 9:22 AM
6	one of the picnic area needs to be closer to the playground	1/2/2017 10:34 AM
7	Do not like #3	12/26/2016 5:08 AM

Saddleback Park - Design Concepts Feedback

8	I like having the open field in the centre. It allows for frisbee and other games. It could be designated an off-leash park, perhaps.	12/23/2016 8:04 AM
9	This option is the least favorable in my opinion. Parking should be located toward the street. This design uses too much space for access for vehicles. Additionally, the native seeded hill top located north-east of the basketball court seems to cut off the east and west side of the park, this could lead to wasted space on the east side.	12/21/2016 12:10 PM

Q8 Overall - please provide us with your preferred Park Design by ranking the Concepts. Use the following ranking: #1 - being your most favorite to #3 being least favorite.

Answered: 66 Skipped: 12



	1	2	3	Total	Score
Concept 1 - Terraced Playground - near 82nd Street	38.46% 25	50.77% 33	10.77% 7	65	2.28
Concept 2 - Playground at centre location of park	54.69% 35	32.81% 21	12.50% 8	64	2.42
Concept 3 - Relocation of outdoor rink to centre of park	9.68% 6	14.52% 9	75.81% 47	62	1.34

Saddleback Park - Design Concepts Feedback

Q9 If you have any additional feedback, questions, concerns or ideas please provide them below

Answered: 28 Skipped: 50

#	Responses	Date
1	I really think the Town needs to maintain the playing field and should be looking for ways to make it more functional. Trees to block balls from going into backyards and hedges, short fences or walls to get balls within the playing area. It would seem that costs do not factor into any of these options. I worry that by focusing on these three options that one of them will be selected when there are better options that may be less costly. The park certainly needs more trees. I can not believe a park this old has so few trees. Many of the trees would appear to have been planted by neighbours.	1/18/2017 10:10 PM
2	I think the decision to relocate the toddler playground out of its current location is inadvisable, as it is currently in a location where it is sheltered from wind and afternoon sun, maximizing outdoor playtime for younger children. My other concern is the landscaping plans that will render the current "sledding hill" useless. My home faces this hill and this is the PRIMARY ACTIVITY that I observe children and families participating in TOGETHER through the winter months. At almost any time of day, this hill is being used for this purpose by one or more people. In discussion with a town employee at the December open house, they stated the sledding hill was too steep and dangerous. I disagree with this statement - sledding is an activity that has inherent risk and should be supervised by adults, but this doesn't mean the Town should eliminate its possibility. I would suggest leaving the sledding hill as is, or extend the current berm at the bottom of the hill to prevent kids from running into the fences. If the opportunity for sledding is removed, it will drastically decrease my (and other families) use of the park.	1/18/2017 11:43 AM
3	Option number three would have the park too close to the road. I have a 2.5 year old and I like that I feel safe with the park on top of the hill, even though I am always with her the road makes me feel uneasy.	1/18/2017 10:28 AM
4	Accessibility to all is key. I do have concern about vegetation being neglected and becoming an issue with regards to predators both animal and human	1/16/2017 11:43 AM
5	PULs should be opened up for public use where possible.	1/15/2017 11:32 AM
6	This questionnaire doesn't provide much opportunity to critique the designs. Perhaps that was intentional. Except for the hill top regarding the plans overall will work. Option 1&2 are much preferred over #3.	1/14/2017 3:16 PM
7	I think it is important to maintain a relatively flat maintained grass field for informal sports and play. Best if this feature is contiguous with playgrounds. This site has the potential to be to the west part of town what Kinsmen Park is to the east part of town- a hub for family and community events that centre around playgrounds and open space. Trail connections to 83rd street on both PULs should be promoted to increase connections to misery mountain. I like the idea of this park becoming more suitable for year round events.	1/13/2017 9:46 PM
8	I want to stress how much I do not like the idea of the rink being moved to the centre of the existing field in concept 3. The extra money spent relocating the rink/parking lot can be put to much better use. My children really enjoy sledding on the existing hill that is there now so I hope I am assuming right that the 'native seeded hill top' will have a slope like the existing hill so kids can still have a place to go sledding. I love the idea of inputting a trail system in and around the playground area. In the picnic areas, would it be possible to add fire pits?	1/12/2017 7:21 PM
9	The least cost associated with this project would be to leave it alone and only upgrade the existing fixtures and assets like the ice rink, basketball pad, parking, natural grass areas, enhancements made to the existing playground. Don't move or relocate anything and don't add sheltered picnic areas since it will only attract those causing trouble	1/12/2017 11:13 AM
10	please ensure there is a shelter for ice rink so that this park can be used fully during all seasons	1/12/2017 9:37 AM
11	May be could look at upgrading the one on 101 ave for the people that live around there as it only has a rock wall to climb on and there are children that live in the neighborhood that could benefit from something more in that park.. The one that you are projecting is good for the families that back on to it and have great access.. Little hard for families with little ones to access that one you are projecting then they could access a park in there neighborhood if it was actually a park	1/12/2017 6:54 AM
12	I think there is a lot of wasted money (that this town nor it's tax payers can afford) Nobody is going to go to a playground in the rain so no use for sheltered one (except maybe the teenagers who will party under it) Nobody in over 10 years that I have seen has picnicked there (they go to Riverfront Park) No need to upgrade or build a new arena....for the amount it gets used/maintained just clean it up a bit Zero need for cosmetic investments. Invest in good quality, safe playground equipment and an off leash area for dog owners and leave it at that. Hardly ever used so we don't need much.	1/11/2017 3:37 PM

Saddleback Park - Design Concepts Feedback

13	I support a new playground and improved accessibility and am happy with any of the designs (could not chose a favourite). Could this be an opportunity for a supported link to the Misery Mountain trails? I often get lost in Saddleback after using the Misery trails (biking and hiking).	1/11/2017 1:28 PM
14	As commented before some people use the park area and access paths to walk their dogs and don't pick up after them. It should be clear that this isn't acceptable. That being said I do use the park with my dog but always pick up after him in the rare time it is necessary	1/10/2017 10:21 PM
15	Concept #3 concerns me as the parking lot and road leading into the park are too close to the playground area and there is no picnic shelters around the playground without having to cross the parking lot.	1/8/2017 7:19 PM
16	I am very pleased that saddleback is finally getting a new park area. This area has a lot of families that will benefit from any of these 3 designs.	1/6/2017 9:49 PM
17	Concept 3 is too much money to ruin a great thing, there is no need to move the rink up. Move the playground up there, make it a large, spread out, interesting and imaginary park.Keep lots of trees and picnic areas for seating while children are playing. .	1/6/2017 1:03 PM
18	All options affect the sliding / tobogganing area that many people utilize. The most valued use is by the children so the playground equipment and amenities are most important. Option 3 - Too costly to move everything. Unsafe condition with access road adjacent to playground equipment. Some picnic areas must be close to playground for gatherings / supervision. Option 1 - Southeast entrance is not necessary and is a costly endeavor, all amenities are cramped to the west side and will not promote use of the rest of the park, too many trails. Option 2 - Centrally located playground equipment is good and still visible from 82 Street, trail linkages are good. This is the most cost effective option.	1/4/2017 10:17 PM
19	2 and 3 are missing the access via the PUL off 83 Avenue which limits accessibility to that area of Saddleback. Too much unused wasted space in the 'buffer' zone of 83 avenue, put a trail in there instead.	1/3/2017 8:51 PM
20	Would be nice if we could include space for soccer or football. We seem to be losing those spaces in the community	1/3/2017 11:41 AM
21	Shade trees should always be present at the playgrounds. One of the biggest drawbacks to all parks in Peace River is the lack of shade trees to provide relief from the heat of the sun during our long summer days.	1/3/2017 8:38 AM
22	I would like to see a dog run but not like the one by the cemetery. It would be nice to see one that is actually like a dog walk where you go around a trail. Possibly a tennis court within the hockey rink since we lost the one downtown.	1/2/2017 10:34 AM
23	Don't like the road/parking lot redevelopment in option 3	12/26/2016 12:27 PM
24	Again lighting for winter nights for sledding. So they can go after school	12/23/2016 12:45 PM
25	Thanks for the opportunity for feedback. I think a longer timeline would have been warranted due to the holidays.	12/23/2016 8:04 AM
26	It's nice to see the Town seeking advice on potential projects that will be used by the community.	12/21/2016 12:10 PM
27	Consider why having the playground immediately adjacent to 82nd street would be foolish. I foresee an increase risk of children in the road ect. Having the rink/court and parking lot buffer the park from traffic is a much more logical take on it.	12/21/2016 11:39 AM
28	Municipalities who use Survey Monkey as part of their planning process have no idea of how the technology works. I live in Grande Prairie - and my voice counts for as much as your residents. In no way should a survey monkey survey be used for municipal work. It could be used by business or a person as a lobby tool to ensure their voice is heard over others. I could do this survey 70 times and it would skew the results. The survey doesn't take into consideration the rising popularity of soccer over hockey.	12/21/2016 10:22 AM

Saddleback Park - Design Concepts Feedback

Q10 What Playground equipment would your children/grandchildren - even you - love to play with at this park? Are there specific playground elements you would like to see included in this park?

Answered: 46 Skipped: 32

#	Responses	Date
1	Active equipment that allows imaginative play	1/18/2017 10:19 PM
2	Climbing wall, trampoline or other such item for jumping.	1/18/2017 3:14 PM
3	I would like to see a parent-child swing, more benches, a merry-go-round surrounded by rope webbing (such as in Whitecourt's Rotary Park), a station that allows children to play musical tones and experiment with rhythm, rubberized surfaces instead of sand and pea gravel, equipment that encourages climbing, a small interactive water feature for summer use.	1/18/2017 11:43 AM
4	Natural theme to the park but with modern elements. Possible soft ground service. The Whitecourt Rotary park is an amazing example of a park but also our local West Peace park is very nice for small children.	1/18/2017 10:28 AM
5	Using the recycled rubber for the playground surface instead of sand is great. 2 or 3 separate sets of equipment instead of one completely interconnected one. Imaginative play. nearby hill for rolling down. Make sure there are trees nearby for shade. Shelters okay but not as good for that.	1/16/2017 8:41 AM
6	built in to the hill slides and steps especially for little people. Open areas for 5-12 year olds to play soccer, shinny, ball games. Most modern equipment is not very kid friendly-witness the fewer number of kids using the park by the gazebo that when the old wooden equipment was there.	1/14/2017 3:21 PM
7	the big round mesh swings	1/14/2017 2:01 PM
8	Swing sets seem to be timeless and enjoyed by many ages. Newer type playgrounds with large "spiderwebs" are also quite engaging to kids. Slides contoured into hills are also great, so are natural themed playgrounds. Key is to have enough of a playground to be engaging. This is where a few other playgrounds have fallen far short (e.g. riverfront, other small pocket playground in Saddleback). These examples just don't have enough features to be engaging.	1/13/2017 9:51 PM
9	Rotating monkey bars. Longer, bigger slide (pictured below where they make use of the sloping hill - that would be awesome!). Saucer swings. Climbing wall. Recycled tire base (instead of pebble rock). Better swings with the hard seats not the ones that mold to your butt! (very hard on us adults!) Sandy pit with a volleyball net. Climbing net. Recycled tire base (so nice!).	1/12/2017 7:31 PM
10	My children make great use of the ice rink in the winter as well as the large play area and playground. There are always lots of children gathering in the playground and make great use of it. Also, the older children make great use of the basketball area as well. We don't think it's a great idea to have large, costly picnic areas to be installed as they will only attract large teenage parties at night. Or worse.	1/12/2017 11:23 AM
11	slide area as in pic	1/12/2017 9:38 AM
12	Long slides. Swings. Sheltered picnic area. Skating rink so park can be utilized in winter. Sliding hill	1/11/2017 4:30 PM
13	Above list covers my wish lists.	1/11/2017 1:29 PM
14	traditional swings and slides	1/10/2017 10:23 PM
15	swings, a zipline, climbing wall, teeter totter, monkey bars, bridges, slides, a type of fort/house structure opportunities for climbing, sliding, stepping, swinging, spinning I have been to a park where there was a real life cargo type boat structure with climbing ropes, climbing blocks/rocks, steering wheel, etc... This is great not only for imaginative play, but invites children to play cooperatively and socialize	1/8/2017 7:36 PM
16	ecology based theme would be great	1/7/2017 9:26 AM
17	Rope bridges, tunnels, monkey bars, slides, swings, climbing walls	1/7/2017 6:42 AM
18	Benches and tables for parents, climbing structures, swings, recycled rubber playbase instead of gravel, outdoor ping pong tables, outdoor firepit, horseshoe pits!	1/7/2017 1:11 AM

Saddleback Park - Design Concepts Feedback

19	Climbing wall Skate/bike ramps Big pillow trampoline? :)	1/6/2017 9:53 PM
20	Outdoor fitness equipment would be a great addition. Adults can whip into shape while the children play!	1/6/2017 6:44 PM
21	Have a 'fort' type of park or a huge ship that you can go in and around. All too often parks are with a few stairs up with only a slide at the end. Kids like to play imaginary games and hide. Build a large one with a couple on the side plus slides and climbers. Lots of slides, big and little ones :)	1/6/2017 1:50 PM
22	Slide swing and tire swing	1/6/2017 11:46 AM
23	The slide at top right is pretty cool. A larger multipurpose playground center as illustrated at lower right would see much use. Our kids commented earlier. Zip line, lower monkey bars, saucer swing, and twirly slides :)	1/4/2017 10:31 PM
24	1) Move away from the focus on "a" structure to a broader use of space. 2) Move towards natural options and safe exploration spaces. See naturalplaygrounds.ca , earthartist.com , Borden Park in Edmonton, look at some adventure playgrounds. 3) I will be encouraging my kids to play IN the trees and buffer zones if they want as they are great natural spaces to explore. 4) If equipment is what you absolutely need then check out Rotary park in Whitecourt and DO NOT use the same supplier as Riverfront park in Peace River.	1/3/2017 8:52 PM
25	Hill for tobogganing, interactive play area, things that older children would enjoy and easy access for everyone.	1/3/2017 8:12 PM
26	Soccer/football field	1/3/2017 11:42 AM
27	A spray park would be great!	1/3/2017 8:40 AM
28	More and more playground equipment has become more about artistic design at the cost of the challenge and thrill of the way the playground functions. Kids care about how they can use the playground equipment as a physical challenge with their friends. They care less about whether the park looks like a ship/train/etc. We were exceedingly pleased with the Rotary park in Whitecourt. It had a variety of challenges, interconnected layout for games, and even had a section that included a bit of buttons and lights. We make a plan to go their every chance we can, specifically because of the fun our kids have at that park. I am looking forward with high hopes for the upgrades and development of the Saddleback park as it is a short walk from our home and we use it often. Thank you for your time and consideration.	1/3/2017 12:39 AM
29	Swings Rubber floor or similar Rotary park in Red Deer is very good for all ages. Good lighting for safety is a must	1/2/2017 11:55 AM
30	swirly slides, rock climbing, monkey bars	1/2/2017 10:45 AM
31	Swings, including baby swings. Multiple slides of different sizes. Animals to ride/sit on.	12/26/2016 10:14 PM
32	Natural elements like rope nets to climb up on, tire swings	12/26/2016 12:30 PM
33	Swings, slides	12/23/2016 1:21 PM
34	The big nets, lots of climbing stuff, ways to play "ground is lava" so balance stuff.. zip lines (zip lines are awesome !) I would love an open shelter for shade and somewhere to hide from small rain Showers.	12/23/2016 12:48 PM
35	For me upgraded walking trails are key. Picnic areas and upgraded skating rink would be nice.	12/23/2016 8:04 AM
36	I do not have children or grandchildren.	12/21/2016 12:11 PM
37	Swing sets, monkey bars, slides, and of course ladders and climbing obstacles.	12/21/2016 11:41 AM
38	A water spray park would be a lovely addition. I like all the options shown in the photos below.	12/21/2016 11:35 AM
39	Spinny cup, merry go round. Anything that spins	12/21/2016 11:17 AM
40	The natural slope would be ideal for a zip line. Frisbee golf could be added without disrupting current designs	12/21/2016 11:11 AM
41	Soccer pitch.	12/21/2016 10:42 AM
42	running trail/lighting for night running/outdoor gym: Parks don't have to be just for children!	12/21/2016 10:35 AM
43	Climbing things, gliders, monkey bars, slides	12/21/2016 10:34 AM
44	Outdoor gym. Have fitness equipment so that there is a cost-free alternative for fitness, as well as an opportunity for those with children to exercise while kids play.	12/21/2016 10:33 AM
45	Good swings. Like the swings in lower west peace.	12/21/2016 10:03 AM
46	Climbing wall Variety of slides (all sizes) Balance type equipment Disc style swing Net structure	12/21/2016 9:57 AM

Saddleback Park - Design Concepts Feedback

Q11 If you have any additional feedback, questions, concerns or ideas please provide them below.

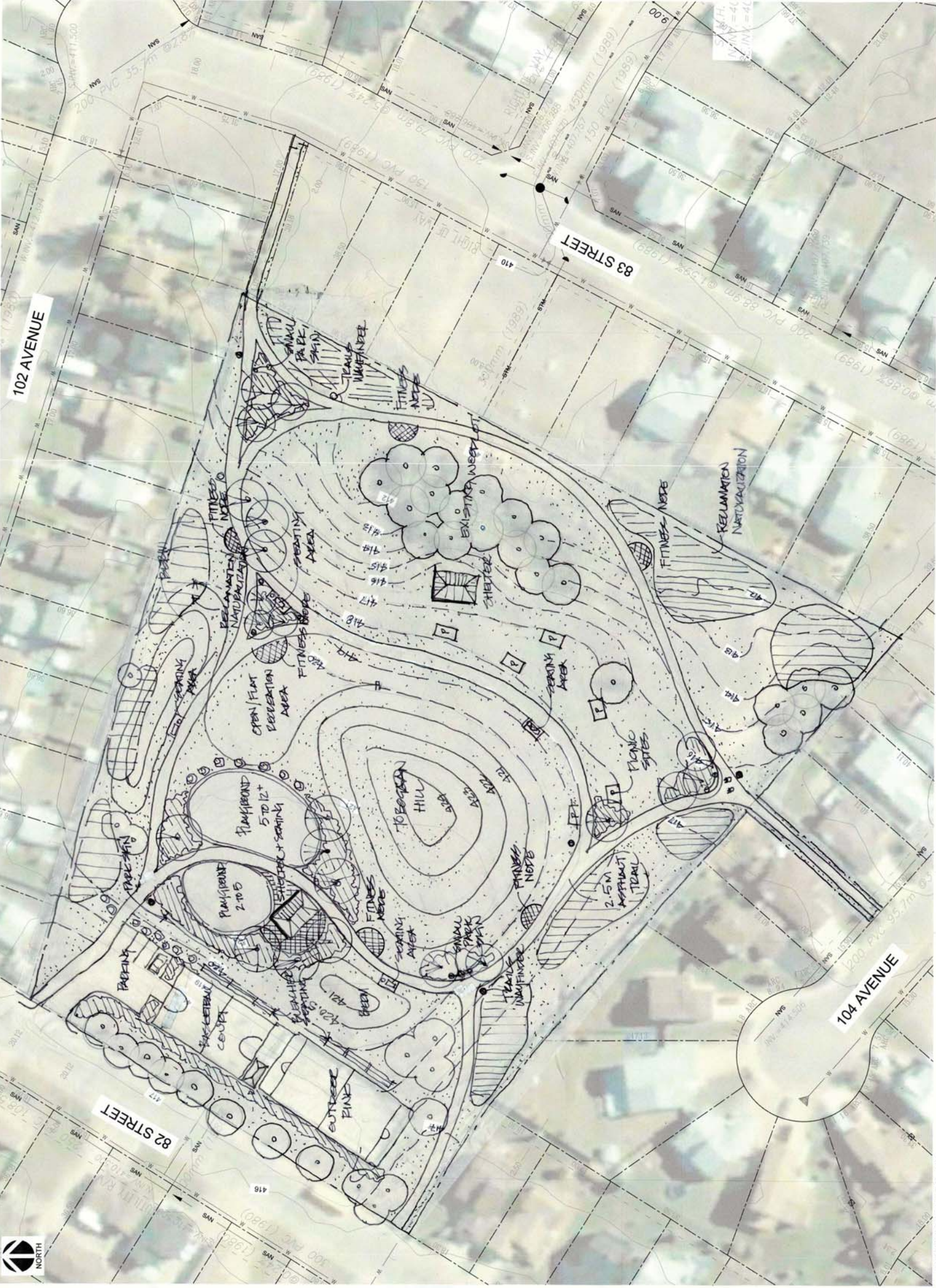
Answered: 18 Skipped: 60

#	Responses	Date
1	As indicated in my previous comments I believe the park needs to have a sports field that would enable kids from the neighbourhood to get together for pick up games. This is a low cost development. (It's already there.) I have been told by one area resident the playground equipment needs to be more challenging than what the town has been providing. The park needs more trees. Instead of lots of money on "new" stuff the Town should look at a shelter of some sort that would enhance use of the outdoor rink and perhaps could double as a shelter for picnics in the summer. It sounds like Community Services has already determined to go with one of these designs if the final design is to be posted by the end of January. I hope not.	1/18/2017 10:19 PM
2	The critical element in my mind will be the timing of construction. If the town rips out the current equipment first they should wait until after the election.	1/14/2017 3:21 PM
3	Consider asking for assistance from volunteer/social organizations in delivery of the final design if there are components that volunteer groups can assist with. Ensure that picnic shelters, etc. fit in with an overall Town theme for recreation facilities. Playground edging and ground cover has been extremely poorly done in Riverfront and Kinsmen park leading to a large loss in grass cover, edges that are a tripping hazard, hardpan sand, etc. Do a better job at this.	1/13/2017 9:51 PM
4	I love the view of Misery Mountain from the playground now so this is why I chose Concept 2 as it also puts the other playground closer to 82nd St. to appease both streets. Having extra seating around the playground for parents watching their kids would be great. Not sure if the picnic area will be close enough but I didn't really take a good look. Solar lighting would be nice as well.	1/12/2017 7:31 PM
5	All of the above pictures look absolutely wonderful and very child friendly. The only thing that a picnic shelter would be used for would be for birthday parties and that's it. Please don't take away the ice surface or the basketball court. Please enhance them instead. As for the trails and such, all the children and parents know the paths. It isn't necessary to go to the cost of marking or improving them. Instead, spend little taxpayer dollars and just enhance what is already there. No need to reinvent the wheel or go to the cost to do so. What's there is a wonderful, wonderful park.	1/12/2017 11:23 AM
6	The most I've ever seen is 6-10 kids at one time and the higher numbers were because there was a birthday party at one of the houses.....a park for 50+ children is ludicrous	1/11/2017 3:38 PM
7	Just a note to consider regarding playground equipment, currently the swings we have in the park are in need of a change. The baby/toddler swings are so far away from the other swings that it makes it very difficult for families with multiple aged children to help their children swing. To make sure the equipment will not hold water and will drain properly. The big balls at Riverfront park seem to fill with water and I have seen garbage/waste inside of them. In regard to the park being pet friendly, I am ok with as long as there is strict rules posted at all entrances and all pets on a leash. I think of my daughter who is very uneasy around dogs.	1/8/2017 7:36 PM
8	Really really need a seating/change area to put on skates or sit down after playing basketball. Little cubbies to store bags that could possibly lock would be an asset when playing sports	1/7/2017 9:26 AM
9	I don't see many people ever using the outdoor rink. Spend the money on things other than hockey.	1/7/2017 6:42 AM
10	Put in Lots of trees and foliage around perimeter to help minimize Impact to neighboring lots	1/7/2017 1:11 AM
11	What is the timeline? What is the budget? When will we see the results of the survey? Will there be additional feedback or an open house to review more detailed designs?	1/4/2017 10:31 PM
12	1) There is no public toilet anywhere in the area. That would make this a much more usable space. 2) Since this is the only green space we have, other than the itty bitty park (because council made poor decisions and sold off the corner lots that were supposed to be green space) then access should be a priority. #2 and 3 do not have access off of 83 avenue - this is huge draw back at that corner as the access that is there is treacherous. 2) More trails in the "buffer" zone means less wasted space and more opportunity for activities like bikes, running, scooters etc. I recognize that homeowners on that stretch want separation but they bought homes backing on to a park - they should be enjoying listening to the kids playing in the park - this is a good thing. - or, and it sounds unreasonable, even to me, MOVE if you don't want to live off a park.	1/3/2017 8:52 PM

Saddleback Park - Design Concepts Feedback

13	As suggested I think the dog walking path around the perimeter of the park could be grassed and fenced, not part of the trail system suggested in the plans. People could walk their dogs on leash through the trail system or off leash around the fenced perimeter and also watch their kids play as they are walking. I like the stairs suggested from a workout stance where people may find this a part of their cardio workout. I think currently the park is not utilized for a couple reasons. The playground is too secluded from roads and as a parent I was uneasy sending my daughter there unless I was with her. For people coming to our neighborhood the parking was not useful to access the park.	1/2/2017 10:45 AM
14	Water fountain/ garbage cans!!	12/26/2016 12:30 PM
15	I think I addressed everything I wanted! Thank you for this project! We need it so bad in saddleback.	12/23/2016 12:48 PM
16	Thanks to the upgraded to walking trails. I use them every day.	12/23/2016 8:04 AM
17	I'm concerned about not having enough seating area closer to the playground for picnic and supervision purposes. I want to have a close eye on my children.	12/21/2016 11:41 AM
18	Because you can't verify who is taking the survey, you should not be using the service. If I can't start an online petition and submit it to council, then starting an online survey to submit to council should also not be allowed.	12/21/2016 10:42 AM

Appendix F – Draft Concept Master Plans



LANDSCAPE PLAN
SCALE 1:500



KEY PLAN
SCALE 1:2000

PARK IMPLEMENTATION	(1-2yrs) STAGE 1	(2-5yrs) STAGE 2	(3+ yrs) STAGE 3
PARK FEATURES			
2.5m LOOPED TRAILS	✓	✓	✓
NEW PLAYGROUNDS			
• 2 TO 5 YEARS	✓		
• 5 TO 12 YEARS	✓		
GATHERING NODES			
• BENCH	✓	✓	✓
• RECEPTACLES	✓	✓	✓
PICNIC AREAS			
• PICNIC TABLE & PAD	✓	✓	✓
PICNIC SHELTERS			
• SHELTER, PAD & 2 PICNIC TABLES	✓	✓	✓
FITNESS STATIONS			
OUTDOOR RINK	✓	✓	✓
• REDEVELOPMENT	✓	✓	✓
• HILLSIDE SEATING	✓	✓	✓
• SHELTER/ CHANGE AREA	✓	✓	✓
BASKETBALL HALF COURT UPGRADES			
• CONCRETE PAD	✓	✓	✓
• NEW BASKETBALL POSTS	✓	✓	✓
• NEW BACK BOARDS	✓	✓	✓
PARKING LOT REHABILITATION			
PLAYGROUND REMOVALS			
• TOBOGGAN HILL	✓	✓	✓
PARK COMPONENTS			
• SOLAR POWERED LIGHTING	✓	✓	✓
• BENCHES	✓	✓	✓
• WASTE RECEPTACLES	✓	✓	✓
• PARK SIGNAGE	✓	✓	✓
• ENTRY	✓	✓	✓
• WAYFINDERS	✓	✓	✓
• ON LEASH DOG SIGN / BAG RECEPTACLE	✓	✓	✓
• RECLAMATION NATURALIZATION	✓	✓	✓

Rev	Date	Description
00	2017-02-27	ISSUED FOR 77
		Drawn [Design]
		App'd

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Town of Peace River
9911-100 Street Peace River, AB T8S 1S4
Saddleback Park
Concept Plan
102 Avenue and 82 Street
Peace River, AB

Approved/Sealed	Permit
Project Number 16-3316	Rev. 00
Drawing No. L1	

