

Albert Street Park

Master Plan

October, 2019

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1. Project Summary

In April of 2019 SHIFT Landscape Architecture was engaged through a public RFP process to develop a master plan for Albert Street Park. The general scope was to develop a concept that could be shown to the public through various formats (meetings with advisory committees and PIC) followed by the development of a final concept for the park along with an associated cost estimate. The intent of the project is to guide future detailed design and contract document production.

Throughout the project SHIFT worked closely with Town of Fort Erie staff, Signe Hansen, Manager, Community Planning and Lindsay Richardson, Senior Community Planner. All parties were in constant contact in order to ensure an efficient and effective planning process. This collaborative process ensures that the completed designs fulfill the short and long term open space needs of the Town, meet the realities of future capital budgets and will assist the Town in attracting residents and businesses through the development of contemporary public space.

Enclosed within this document are the outcomes of the work over the last 6 months.



2. Site Assessment

Albert Street Park

Albert Street Park is an existing 2 acre park between Keel St. and Lakeshore Rd. The park is located just a short walking distance away from the shore of Lake Erie and about 1km from the historic Old Fort Erie.

On April 23rd, 2019, SHIFT Landscape Architecture traveled to the site of Albert Street Park to conduct site inventory. Signe Hansen of The Town of Fort Erie Planning and Development department met SHIFT Landscape Architecture on site for an initial introduction and to offer further insight on the conditions of the existing park and the context of the surrounding community. The following existing site conditions were observed: a chainlink fence and dense vegetation encloses the north, east and south edges of the park, a swale runs along the neighbouring property at the south edge of the park to a catch basin in the south-east corner of the site. At the time of the site visit the southern edge of the park was wet with standing water present. This could be due to soil conditions, the possibility that the catch basin is blocked or a combination of these factors. Prior to the detailed design phase a geotechnical study is suggested to determine current soil conditions.

The existing sport courts are in poor condition, most likely due to age. Asphalt is breaking apart and the fences are in very poor condition. A chain link back stop is present in the park however, no other baseball infrastructure is present. There is a small playground consisting of a swing set and a slide at the park edge along Albert Street. The play equipment is approaching the end of its useful life and does not offer much play value relative to a contemporary understanding of the recreational needs of children.

More detailed findings are presented in the diagram on the following page, which graphically identify the locations of the inventoried elements. A tree inventory was undertaken while present on site noting the species and condition of the existing vegetation.

Stage 1 and 2 archaeological assessments were conducted by ASI Consulting and concluded that no significant archaeological resources were encountered on site. Therefore no further evaluation is required.

Overall, the *observable* existing conditions of Albert Street Park do not present any issues detrimental to the park's redevelopment beyond minor re-grading for drainage.



ALBERT STREET PARK: ANALYSIS



Albert Street Park

Concept 1

Character



Hill Slide



Custom Play Equipment



Bocce



Green Infrastructure



Unique Shelter



Seating and Lounging

Views

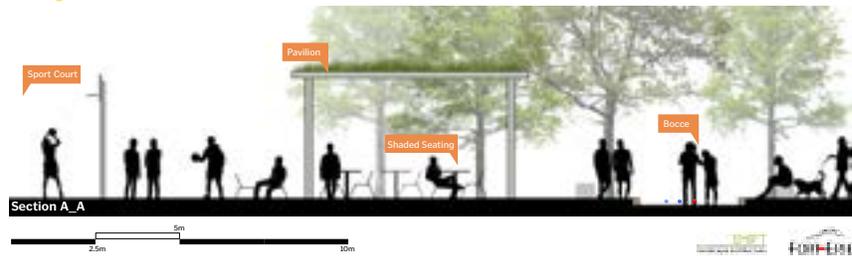


1_ Walking along path towards central gathering area



2_ Seating decks at infiltration garden

Play and Relax



Albert Street Park

Concept 2

Character



Entry Lighting



Seating Grove



Fitness and Socializing



Skate and Scooter Skills



Natural Play



Pickleball

Views



1_ Looking into the park from entry at Albert Street



2_ Central gathering space from playground

Skate Skills and Seating Grove



Concepts presented @ PIC

4. Public Consultation Process and Feedback

On the following pages we outline and summarize the fulsome public consultation efforts that were undertaken collaboratively between SHIFT and Town of Fort Erie Staff for this project.

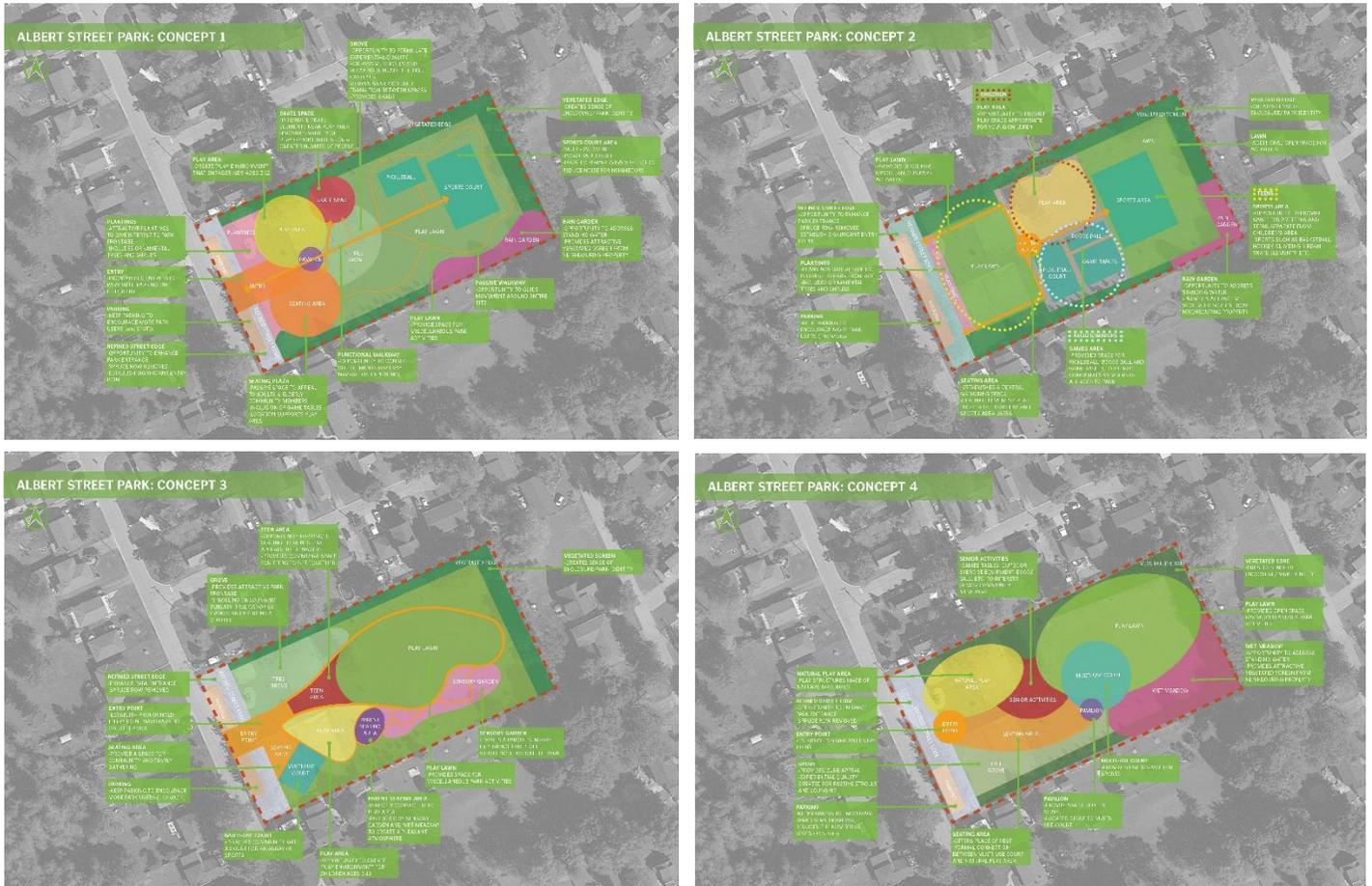


Public Open House _ July 2019

Albert Street Park Conceptual Design

Summary of public input from July 16, 2019

This Public Engagement Summary includes the responses Shift Landscape Architecture and Town of Fort Erie Planning and Development staff received from the meetings with the Accessibility Committee and Mayor's Youth Advisory Committee; as well as, a comprehensive summary of the feedback from the public open house held on July 16, 2019.



Preliminary concepts 1-4 for Albert Street Park as initially presented to Town staff, Accessibility Committee, and Mayor's Youth Advisory Committee.

Accessibility Committee Meeting

On June 4, 2019, Michael Barker of Shift LA and Signe Hansen of Town of Fort Erie Planning and Development met with the Accessibility Committee to review preliminary concepts for Albert Street Park. The members of the committee were generally in favour of the park being redesigned and overall very supportive of the ideas presented. Their main advisement was to ensure that the park design follows AODA standards and that adequate shade is provided.

Mayor's Youth Advisory Committee Meeting

The meeting outcomes below are based on the discussion with the adult representative of the Mayor's Youth Advisory Committee (MYAC), Susan Javanovic, reflecting on the preliminary conceptual bubble diagrams for both Albert Street Park

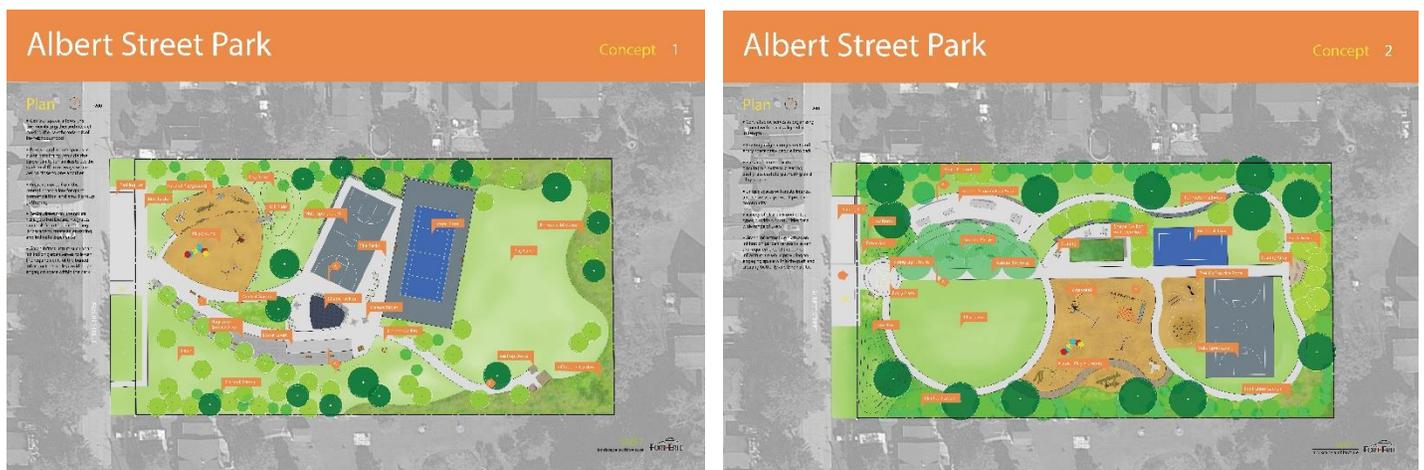
and Douglas Park on June 10, 2019. She in turn presented the concepts to MYAC at the June 17, 2019 meeting. The committee offered some general suggestions for spaces and elements to consider for both park spaces.

Park Element Suggestions:

- WiFi access
- Water bottle refill station
- Charging stations for electronics
- Multi-use courts
- Stage area
- Swings (mentioned- "Teens like them too!")
- Shaded seating areas
- Natural playscapes
- Distinctive/unique quality to park
- Design not based on trendy (preventing the ability to determine the time period)

Open House

During the open house held on July 16, two conceptual designs for Albert Street Park were presented to the public (see concepts, below). Throughout the meeting, attendees had an opportunity to review the concepts and Mike Barker, David Duhan and Mackenzie Fantini of Shift Landscape Architecture along with Signe Hansen and Lindsay Richardson from Town of Fort Erie Planning and Development, were on hand to answer any questions and provide further information. Following the open house on July 16, Shift LA sifted through the responses received, reviewed comments, surveys and concept panel input to highlight the likes, dislikes, motivations, and general trends of the community members that participated in person. Of the feedback received, most was productive and relevant to the project and needs of the community.



Albert Street Park concepts as presented at the public open house

The following represents a summary of the responses collected from the paper survey and personal discussions on the concepts presented at the open house (July 16, 2019). In total, **3 paper surveys** were received and there were **8 community members that attended the open house**.

General feedback and discussion:

When community members were asked about how they currently use Albert Street Park, two people noted that they bring their kids/grandkids to play and another mentioned that they use the existing basketball net and tennis courts for frequent pickleball games. It was evident that people felt the **existing sports courts were not functional** and needed to be completely refurbished or replaced. It was brought up by neighbours adjacent to the park that the perimeter of the park needs a **dense planted edge** to function as a screen. Additionally, there was discussion around the need to keep **sightlines** to the back of the park open due to the desire for a vegetated edge. Attendees were in support of removing the row of spruce trees at the front of the park. It was also mentioned that the **drainage issues** of the site should be addressed in the redesign of the park.

Desired programming and park elements:

The suggested programming elements were ranked as noted below.

1. *Trees* **(4)**
2. *Play equipment for children* **(4)**
3. *Planted spaces/landscaping* **(4)**
4. *Environmentally-focused landscapes such as rain gardens, pollinator gardens* **(3.7)**
5. *Active sports areas such as a multisport court, basketball hoops and/or pickleball* **(3.3)**
6. *Areas for community gathering, community picnics, etc.* **(3.3)**
7. *Open space for cultural events* **(3)**
8. *Unique sports activities such as bocce, table tennis, exercise equipment* **(2)**
9. *Public art* **(1.3)**

No other suggestions were made under the "Other" section.

Seasonal uses:

For elements desired in the warmer months of the year, the mentioned elements were: a **playground, trees, and sports courts**. During the cooler months, respondents noted a **walking path**.

Favourite elements:

A **pathway all the way around the park** and a **playground** were the two elements that survey participants listed as their favourite programming pieces from the concepts.

Concept Feedback:

The table below details the results of the concept input activity where open house participants could place stickers on the concept plans to identify the ideas they support. They were advised to place the stickers near the labels indicating the proposed element to clearly identify their favourites.

**Please be mindful that the sticker method is not a perfect science, observing that the data collected illustrates contradictions. This could be caused by repetition of stickers (ex. an individual placing more than one sticker on an image of water play) or that a person marked their favourite on one concept plan but did not repeat themselves on the other panels (ex. placing a sticker on the multi-use court in concept 1 but overlooking the multi-use court in concept 2 and in the imagery section).

Concept 1



0	1	2	3	4+
<ul style="list-style-type: none"> • Parking lot • Natural playground • Central garden • Flagstone seating area • Games tables 	<ul style="list-style-type: none"> • Bike racks • Bocce • Horseshoe pits • Perennial meadow • Infiltration garden • Seating decks 	<ul style="list-style-type: none"> • Multi-use court • Pavilion 	<ul style="list-style-type: none"> • Play berm/ Hill slide • Tennis courts 	<ul style="list-style-type: none"> • Playground • Planted screen • Play lawn

Concept 2



0	1	2	3	4+
<ul style="list-style-type: none"> • Parking lot • Playground • Planted screen • Seating grove • Birch grove 	<ul style="list-style-type: none"> • Multi-use court • Infiltration garden • Entry berm • Trek Fit • Pickleball 	<ul style="list-style-type: none"> • Natural playground • Pavilion • Play lawn • Pavilion w/ green roof 	<ul style="list-style-type: none"> • String lights trellis 	<ul style="list-style-type: none"> • Perimeter path

Sticky-Note comments:

Using sticky-notes, attendees were encouraged to make note of their ideas that required more description. One person placed a note near the multi-use courts to suggest only a **half-court** would be needed. Another left a note to the east end of the park to specifying to **extend the pathway all around the park**.

Supporting imagery:

The supporting imagery section was a continuation of the sticker activity, where participants could indicate their favourite ideas by placing a sticker on the image. The following presents the preferred programming elements with the corresponding number of attached stickers in brackets.

Concept 1

Hill slide (2), **bocce** (1), and **custom play equipment** (1).

Concept 2

Fitness and socializing (2), **natural play** (2), **entry lighting** (1), **seating grove** (1), **skate & scooter skills** (1), and **pickleball** (1)

Additional imagery:

The additional imagery presents further images of possible ideas or elements that could be applied to either concept plan. The chart below organizes the presented images based on how many stickers it received.

0	1	2	3
<ul style="list-style-type: none">• Adventuresome play• Traditional park benches• Traditional shelter	<ul style="list-style-type: none">• Movie nights + social functions• Open lawn• Community harvest table	<ul style="list-style-type: none">• Custom seating• Gardens• Winter activity• Unique low impact exercise	<ul style="list-style-type: none">• Inclusive play• Custom & unique shelter

Overall concept feedback:

Both concepts were well-received and gained very positive responses by members of the community. In the written surveys and face-to-face discussions, people had a stronger focus on the individual proposed elements within the concepts than the concepts as overall designs. Specifically, the community members felt strongly towards having a circuit-like path that expands throughout the site to accommodate walking and running, presented in concept 2. As well, there was a strong preference for the play lawn to remain towards the back of the property (east end of the site) to maximize its area to allow enough space for sports activities (i.e. throwing a football, playing a game of soccer), as seen in concept 1. The respondents desired a unique and custom playground for the kids to explore, such as integrating a hill slide. The parents and grandparents who indicated on the survey that they currently use the park to bring their children wish for the playground to be accompanied by an area to rest with unique seating and shelter features.

Both concepts presented positive responses and were liked by the attendees. The survey and face-to-face discussions helped break down which programming/elements the community would like to see in Albert Street Park. Using the information that has been collected, a refined concept will be developed that integrates elements and spaces that were favoured from the two initial concepts.

5. Master Plan

Summary of significant elements and design direction

The master plan for Albert Street Park as illustrated on the following pages, endeavours to provide a variety of recreation opportunities, both passive and active for a wide spectrum of the population. Within the park areas of turf are provided to allow for programming as determined by the community members. These activities may include soccer, kite flying, picnicking and similar.

A playground has been included, with the character and material to be determined during detailed design.

The Park will have multi-use sport courts. They are sized for basketball and pickle ball but also incorporate unique line painting to create more active and inclusive space as opposed to just places for ball sports.

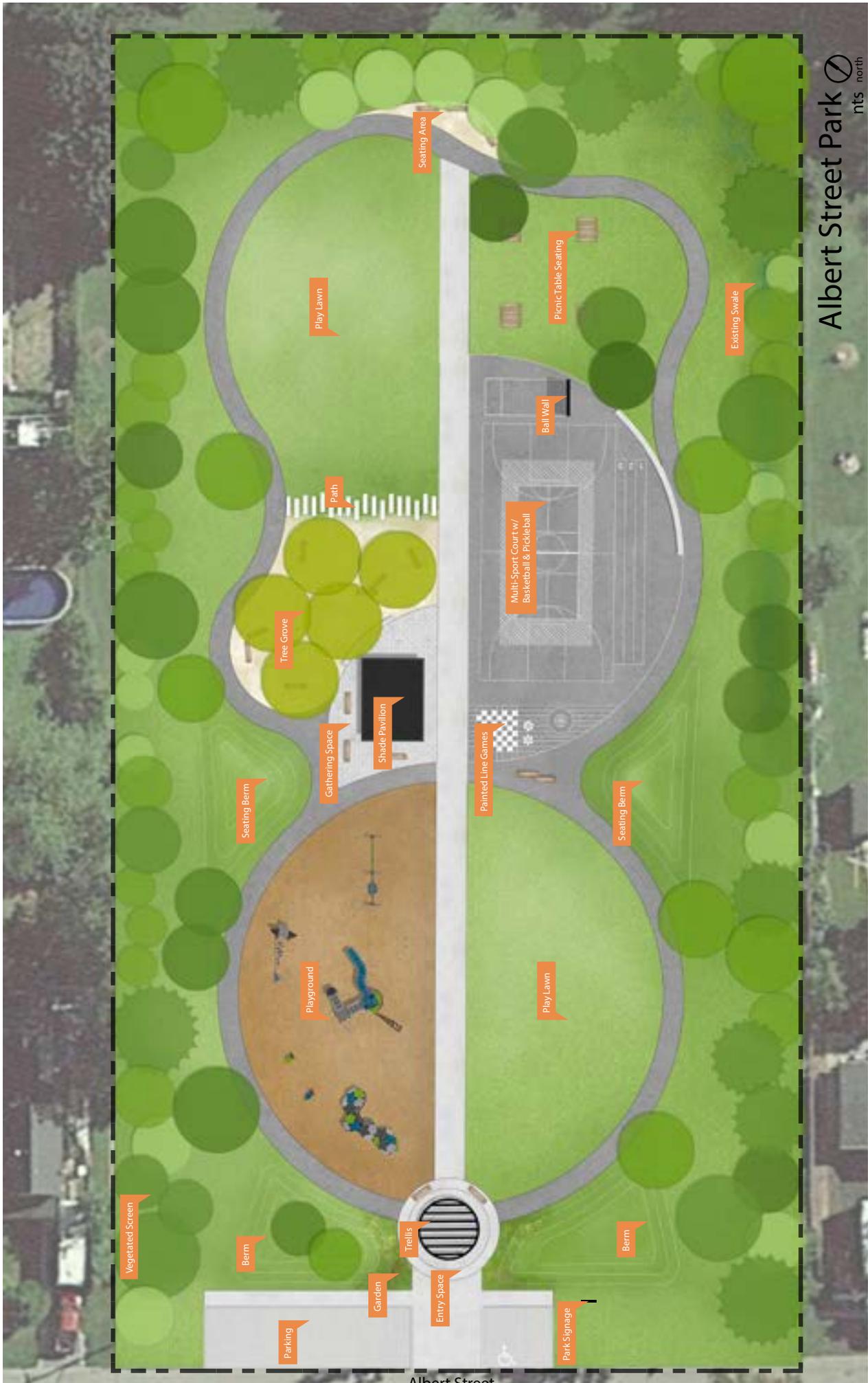
A shade structure is included to provide a significant feature which will help to anchor the gathering space and draw people in to the park. The structure is in close proximity to active recreational amenities so that it will provide shade to people participating in activities such as pickle ball and basketball as well as for parents as they watch their children at the playground.

Through the public consultation process it was apparent that passive spaces for reading, resting and simply being outside were important. As such both parks provide seating areas under the shade of trees. Similarly there was a desire for the ability to move throughout the park and as such a circulation system has been provided which allow for people to move around the perimeter and through the centre of the space.

Every effort has been made to provide open site lines from the entry point of the park. This is a challenge at Albert Street, however, the final concept allows for clear site lines from the street to the back of the park. This will make passive observation by both community members and the police easy and an effective means of patrol.



Comment from PIC Suggesting Continuous Path



Albert Street Park

nts north

Albert Street



Park Entry @ Albert Street



Tree Grove and Pavilion



Seating Area @ Pathway Intersection

6. Cost Estimate

Albert Street Park Cost Estimate, October 2019

1.0 Demolition, Removals, Investigations, Permits

1.1 Bonding, Mobilization	allow	\$ 35,000.00	1	\$	35,000.00
1.2 Temp. Fencing	lin m	\$ 50.00	75	\$	3,750.00
1.3 Removals (courts, fencing, play equipment)	allow	\$ 40,000.00	1	\$	40,000.00

2.0 Rough Grading, Earthworks and Service Utilities

2.1 Rough Grading	allow	\$ 50,000.00	1	\$	50,000.00
2.2 Civil work (New CB's, MH etc.), Pipe	allow	\$ 50,000.00	1	\$	50,000.00
2.3 Rough in Electrical (pavilion lighting, entry feature, poles)	allow	\$ 7,500.00	1	\$	7,500.00

3.0 Paving

3.1 Light duty asphalt Paths (2m wide)	sq m	\$ 60.00	624	\$	37,440.00
3.3 Med duty asphalt Parking lot	sq m	\$ 65.00	140	\$	9,100.00
3.4 Light Duty asphalt court	sq m	\$ 60.00	650	\$	39,000.00
3.5 Line Painting re. Parking lot	allow	\$ 1,500.00	1	\$	1,500.00
3.6 Line Painting re. Sport Court	allow	\$ 6,000.00	1	\$	6,000.00

4.0 Concrete Work + Unit Pavers

4.1 PIP Concrete (125mm) @ entry- broom finish	sq m	\$ 100.00	150	\$	15,000.00
4.2 Pavers/Slabs at Shade Structure	sq m	\$ 250.00	140	\$	35,000.00
4.3 Concrete spine through centre - broom	sq m	\$ 100.00	300	\$	30,000.00
4.4 Concrete sidewalk at Albert (p.lot) - broom finish	sq m	\$ 100.00	30	\$	3,000.00
4.5 Concrete stepping stones in turf (500mm x 2000mm)	sq m	\$ 150.00	18	\$	2,700.00
4.5 Concrete Curb at P.lot	lin m	\$ 45.00	50	\$	2,250.00
4.6 Screenings at Tree Grove and back seating area	sq m	\$ 50.00	280	\$	14,000.00

5.0 Site Features

5.1 Playground (include curb, surface and equipment)	allow	\$ 150,000.00	1	\$	150,000.00
5.2 Concrete seat walls	lin m	\$ 900.00	22	\$	19,800.00

6.0 Site Furnishings

6.1 Shade Structure	allow	\$ 75,000.00	1	\$	75,000.00
6.2 Entry Trellis	allow	\$ 20,000.00	1	\$	20,000.00
6.3 Tree Grove Seating Elements	each	\$ 2,000.00	5	\$	10,000.00
6.4 Bike Racks	each	\$ 800.00	2	\$	1,600.00
6.5 Benches	each	\$ 1,800.00	4	\$	7,200.00
6.6 Trash Bins	each	\$ 800.00	2	\$	1,600.00
6.7 Basketball Hoops	each	\$ 3,000.00	2	\$	6,000.00

Albert Street Park Cost Estimate continued

6.8 Pickleball Net	allow	\$ 2,000.00	1	\$	2,000.00
6.9 Allow for chain link fence sections @ sport court	lin m	\$ 400.00	25	\$	10,000.00

7.0 Lighting + Electrical

7.1 Site Lighting	allow	\$ 20,000.00	1	\$	20,000.00
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8.0 Landscaping

8.1 Trees	ea	\$ 400.00	25	\$	10,000.00
8.2 Transplant ex. Trees	ea	\$ 300.00	11	\$	3,300.00
8.2 Large Shrubs for edge screening	ea	\$ 75.00	75	\$	5,625.00
8.2 Gardens	allow	\$ 10,000.00	1	\$	10,000.00
8.4 Triple Mix	cu m	\$ 100.00	35	\$	3,500.00
8.5 Mulch	cu m	\$ 100.00	20	\$	2,000.00
8.6 Sod for restoration work	sq m	\$ 7.00	500	\$	3,500.00
8.7 Seed for restoration work	sq m	\$ 3.50	1600	\$	5,600.00

subtotal	\$	747,965.00
10% contingency	\$	74,796.50
HST @ 1.76%	\$	14,480.60
Sub Total	\$	837,242.10

Studies, plans etc

Geotech	allow	\$ 5,000.00		\$	5,000.00
Consultants for Detailed Design, Contract Documents	allow	\$ 50,000.00		\$	50,000.00
Contract Admin @ 2.5%	allow	\$ 20,569.04		\$	20,569.04

Less allocated funds \$ **75,000.00**

Total \$ **837,811.14**