City of Cold Lake

Imperial Park Master Plan Update

Imperial Park Master Plan

2009 Update

Submitted December 2009

EIDOS

Imperial Park

Master Plan Update 2009

Prepared for

City of Cold Lake

Prepared by

EIDOS Consultants Incorporated

December 2009

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Date: Dec 30, 2009 File: 08-2344

Attention: Ken Rogers

Re: Imperial Park Master Plan Report

Please find attached the Cold Lake Imperial Park Master Plan report.

The Imperial Park Master Plan report documents the planning process and the resulting park vision and master development plan for this strategically located 120 hectare park. An implementation plan with capital budgets is presented for the ongoing development of the park.

We at EIDOS have very much appreciated the opportunity to work with the City and the various user groups and community stakeholders to create a master plan for this clearly valued Park.

Yours truly,

EIDOS Consultants Incorporated
Landscape Architecture • Urban Design • Environmental Stewardship

Robert Gibbs, *BES MLA AALA FCSLA*
Principal

Attachment

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Appendices

List of Figures:

Acknowledgements:

City of Cold Lake Study Management and Support

The direction and support from City Staff was essential in the successful completion of the master plan study.

Kenneth Rodgers, MCIP. Planning and Development Manager

Graig Walsh, Recreation Manager

Ester Quiambao, Marketing Officer

Dean Brooker, GIS Coordinator

Douglas Parrish, General Manager of Public Services

Imperial Park User Groups

Participation and sharing by numerous individuals and organizations during several consultation events has been very important in shaping the master plan outcome.

Study Team

Robert A Gibbs, FCSLA, Landscape Architect, Study Manager

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Ross Mc Taggart, Landscape Architectural Technologist

Executive Summary

The City of Cold Lake, working in concert with site users and community stakeholders, is proposing a master plan update for Imperial Park. A master plan for the Park was first created in 2006 and the current master plan builds on the former document and introduces a number of new initiatives.

Planning Process and Considerations

The master plan evolved from series of stakeholder and public events including a workshop and public open house. Individuals and user groups have been consulted at each stage to the master plan process. In addition, a number of planning, engineering and recreation planning documents provided context for the plan. It is important to note that the land was donated by Imperial Oil in 2006 and a property caveat restricts uses to public social and recreational uses.

Master Plan Vision

Underpinning any plan is a vision and set of principals. These will be an important reference in the years to come. Imperial Park is a large 120 hectare park in the heart of Cold Lake, which will become a multifaceted destination park for Cold Lake.

The vision concept for Imperial Park includes the following planning principles:

- Strong Community Focal Point:
- Synergies between Indoor & Outdoor Attractions
- All Season Use
- Well Connected Park Components –Core Linkages
- Energy Centre Campus Concept
- Balanced Multi-Focal Outdoor Activity Nodes
- Planned Growth

Master Plan

The Master Plan makes the following recommendations:

- Allocation of land for the long term expansion of the Energy Centre based on a campus model with multiple faces and access points.
- Strengthening and expansion of an internal road network including a ring road around the Energy Creation and secondary access routes to the north and south.

- Strengthening and expansion of a trail network including multiuse asphalt trail and low impact granular trail components.
- Location of strategically placed and phased parking areas.
- Refurbishment of existing Soccer and Rugby Fields for improved regular season programming.
- Enhancement of the park as a tournament events venue through:
    - Establishment of a multiuse sportsfield with bleachers, lighting, artificial track and quad-change room
    - Establishment of a group style semi serviced RV Park.
    - Improvements and expansion of the main south parking lot
    - New concession and venue headquarters building
- Establishment of a major events outdoor space (Imperial Bowl) for community gatherings, concerts and public events.
- Establishment of a BMX and Skateboard park facility area in the Park.
- Establishment of Group Day Use sites with shelters and fire pits for family and group bookings.
- Allocation of existing arboretum as of Community Garden and Teahouse.
- Conserving and protecting naturally forested and wetland areas of the site as a nature reserve accessible from granular trails.
- Establishment of Outdoor Education area including a parking lot, trail head, storytelling circle and interpretive signage.

Master Plan Implementation

The Master Plan report assumes that the Park will be implemented incrementally over a period of time. Implementation recommendations include:

- The Master Plan be approved by City Council as the overarching guidance document for future development at Imperial Park.
- The Master Plan be periodically updated to reflect changing needs and conditions.
- The Master Plan is a high level document and should be followed by detailed site planning for specific components, when slated for development.
- Capital Budgets and Development staging are high level and programmatic. Three categories of capital implementation are recommended:
    - Initial Priorities
    - Secondary Priorities
    - Contingent Partnership Priority
- Contingent Partnership Priorities would be initiated by fundraising from community groups.
- Low maintenance highly durable type of construction should be used to reduce operating costs.
- Sustainable approaches should be considered for on site water management and product selections.

Figure ES 1 – Imperial Park Master Plan

1.0 Introduction

1.1 Overview

Imperial Park ("Park") and the Energy Centre complex provide a central hub of leisure and recreational opportunities for The City of Cold Lake and the surrounding region. This Master Plan Update provides direction for the future enhancement and management of the park that balances educational, cultural, recreational and nature-based activity opportunities.

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1.2 Park History

Imperial Park is an approximately 120-hectare parcel of land donated by Imperial Oil in 1995 to the former towns of Cold Lake and Grand Centre. When Imperial Oil donated the land, a restrictive caveat was placed on the use and disposition of the land. The land parcels are to be dedicated to pubic, not for profit, social and recreational purposes. Imperial Oil is to be consulted in the in the ongoing planning and development of the land. Restrictions are placed on the disposition of land. (See Appendix A)

Since the towns amalgamated in 1996, the Park has undergone considerable development. A master plan was prepared in 2006 with extensive consultation from local user groups (see Figure 1.3 - 2006 Master Plan). The plan prepared the way for the current set of recreational and educational facilities including the Energy Centre, baseball facility, soccer fields, and the Millennium Trail.

The Energy Centre is a central indoor facility for the City and includes:

- Portage College
- Cold Lake High School, and
- Recreation Centre

The main recreational features of the new Energy Centre are: a multi-use field house/flexi hall able to accommodate a variety of indoor sports and activities, an indoor walking/running track, fitness and wellness centre, child minding and activity area, community meeting room, lounge, concession areas, and an administrative centre.

1.3 Park Context

The Park is located in the center of Cold Lake, accessed off Highway 28, the main thoroughfare (see Figure 1.1 – Park Context). The Park is located in the west half of Section-14-Township 63-Range-2-W4.

The Park area surrounds the existing Cold Lake Energy Centre. On a separate 4.05 hectare (10 acres) land parcel at the south-western corner of the study area is Lakeland Lutheran Church.

Bordering the Park to the east are three main subdivisions: Lefebvre Heights, Forest Heights, and Lakeridge Estates. To the south are the subdivisions of: Colonial Estates, Brady Heights, and Westlawn. To the west lies the M.D. of Bonnyville which has long term plans for commercial development facing Highway 28.

The community has close ties to the nearby airbase and has a long oil industry heritage, while still maintaining its connection to the land. This connection is shown through the pride in local aboriginal history and stewardship of Cold Lake.

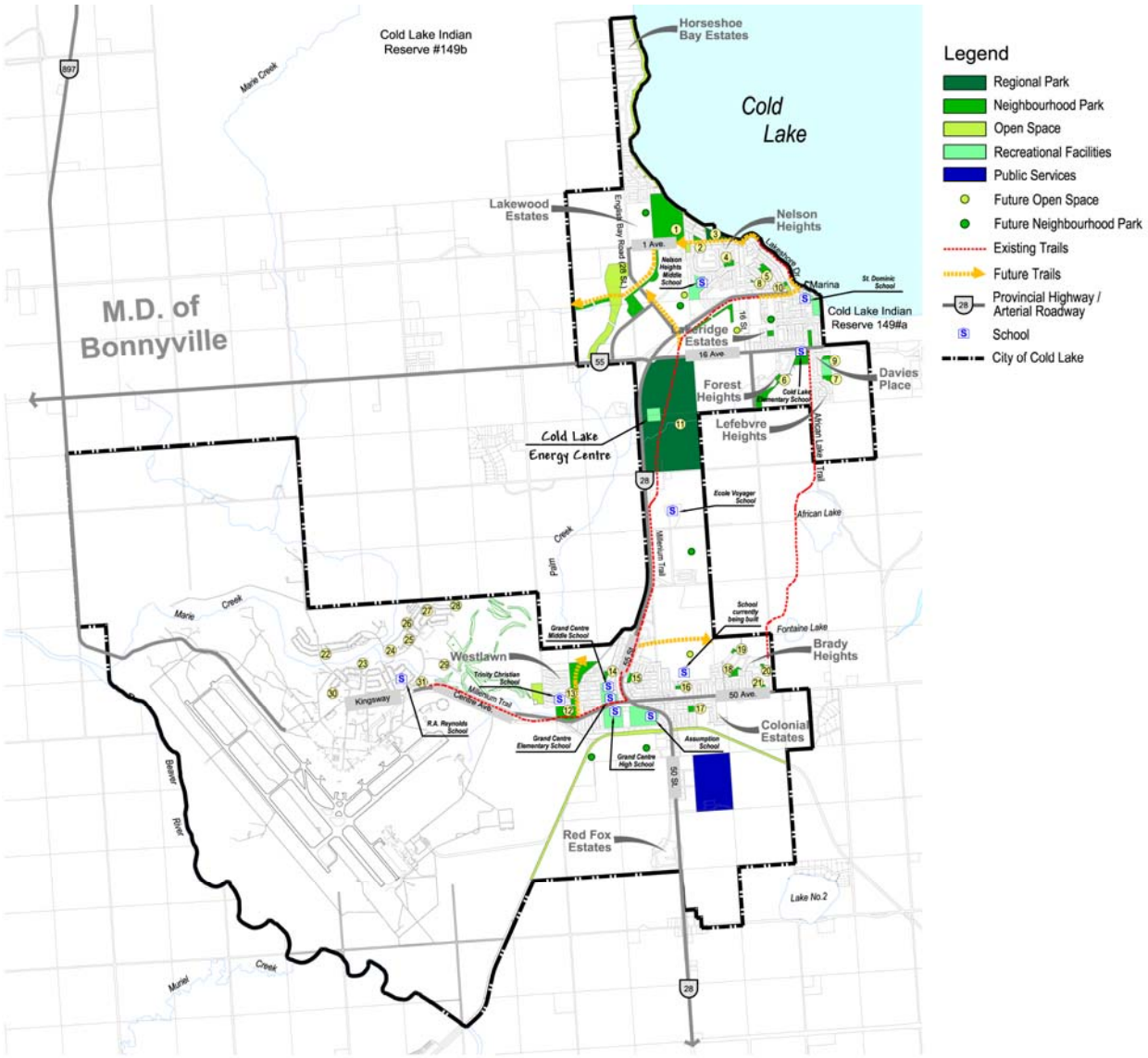

Figure 1.1 – Park Context

1.4 Park Site Overview

The existing Park surrounds the Cold Lake Energy Centre and has substantial areas of developed parkland including:

- existing baseball
- softball, and
- soccer fields

(Figure 1.2 – Site Conditions)

The north and east zones of the park contain large areas of mixed forest. The eastern edge also contains two low lying wetland areas.

The Millennium Trail crosses the Park on a north south alignment, along the western side of the Park and Energy Centre.

Figure 1.2 – Site Conditions

1.5 Planning Goals and Objectives

Consultation with Park stakeholders has resulted in the goal to create a multi-use, multi-season community destination park:

- that is the source of community pride,
- that provides a quality location for major events and tournaments, while serving daily needs
- that incorporates a mix of indoor and outdoor activities
- that builds on the synergy and linkages provided by the Energy Centre being in close proximity to outdoor amenities and facilities.
- that includes both passive nature-based and active recreational opportunities.
- that provides multiple linkages and modes of travel, connecting the Park to the community
- that provides for logical planned future growth.

Imperial Park is a key community resource.

1.6 Community Consultation

In developing the plan, a step by step process of consultation occurred with park stakeholders and the public at large. A process of stakeholder meetings and public open houses was held. This information was then used to refine preliminary concepts into a finished Master Plan. Consultation events conducted during the study were as follows:

- **Scoping and Issue Identification** (February 24, 2009): Initial meeting of invited park users to identify key issues
- **Stakeholder Workshop** (March 18, 2009): an extensive list of potential park users were invited to participate in a workshop format. The roles and opportunities and vision for the park was discussed. The meeting was divided into four groups to prepare layout concepts
- **Preliminary Master Plan** (September 22, 2009): the consultant presented a preliminary plan to invited park stakeholder groups to receive comment and feed back . A presentation was also made to City Council.

- **Open House (**November 05, 2009): the preliminary master plan was made available to the general public through an advertized open house.

Feedback from these meetings was compiled and reviewed (see Appendix B).

1.7 Master Plan Report

This report sets out the recommended Master Plan for the enhancement and management of the Imperial Park. The master plan provides a high level overview of future circulation systems, recreational nodes and conservation areas. More detailed facility planning would be required to the specific development of individual initiatives of the master plan.

The Master Plan document reflects the master planning process. The report commences with a review of inventory data for the Park including the 2006 Master Plan, existing facilities, and the forecasting of future demands. Based on stakeholder input and a review of potential development options, a preferred vision plan and Master Plan layout was crafted. Individual components were further detailed. An implementation plan is then presented including capital costs and operating implications.

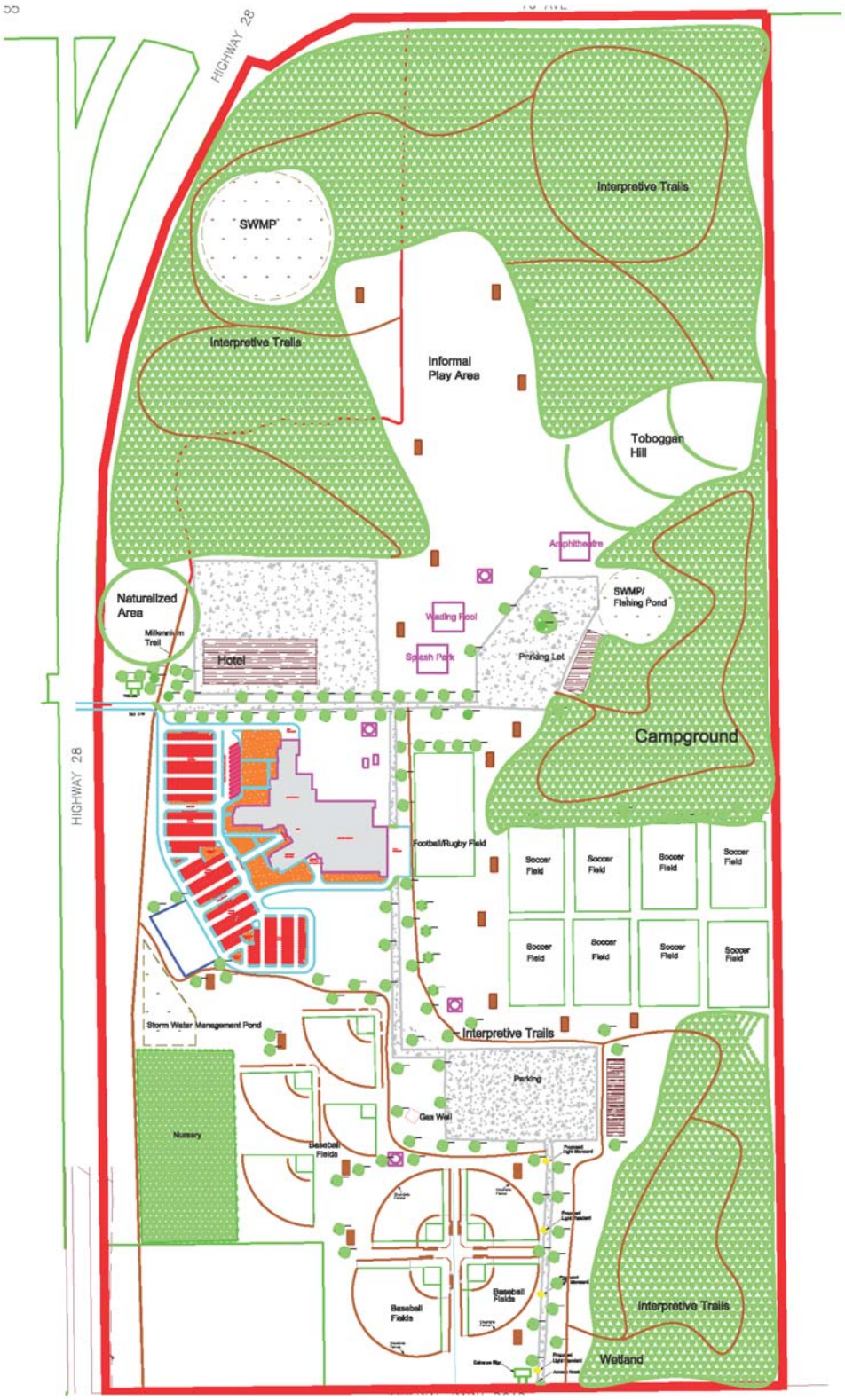

Figure 1.3 – 2006 Master Plan

2.0 Inventory

Understanding the site and its context is an important first step in achieving a responsive master plan. The inventory analysis for the Imperial Park site planning process addresses a number of considerations including:

- ownership and zoning
- landforms and topography
- drainage
- natural environment
- existing amenities
- infrastructure
- planning influences

A number of preliminary studies & background data was reviewed for planning implications, including: (See References)

PLANNING & DEVELOPMENT	IMPERIAL PARK
- Land Use Bylaws (301-LU-07) - Municipal Development Plan (291-LU-07) - Inter-Municipal Development Plan - Airport Overlay	- 2006 Master Plan - Energy Centre Plans Sewer & Water Plans
PARKS & RECREATION	**MAPPING**
- Tree Bylaw (222-PL-05) - Parks Plan 2006	- Cold Lake cadastral bases - LIDAR Imaging 2009 - Digital Ortho Photos
ENGINEERING	**CITY WEB SITE**
- Master Drainage Master Plan - Municipal Development Plan (291-LU-07) - Transportation Study (2000) - Highway 28 Twinning Program	- Demographics - Mapping - Reports

2.1 Ownership and Zoning

Imperial Park occupies two land parcels that are owned by The City of Cold Lake and zoned as Parks and Open Space.

The certificates of title for the two land parcels are described as follows (see Appendix C):

- SW14 Tsp63 Rg2 W4: CoT 962 248 894 (59.24ha or146.39ac)
- NW14 Tsp63 Rg2 W4: CoT 962 248 894 +1 (57.242 ha or 141.45ac)

The Parkland Lutheran Church is on a separate 10 acre parcel at the southwest corner of the site (CofT 992283982).

Contained within the land parcel boundaries are a number of easements and caveats (see Figure 2.1– Ownership):

- a well-site owned by Paramount Energy,
- a pipeline utility right of way owned by AltaGas Ltd.
- utility line easements owned by the City of Cold Lake

The expansion of Hwy 28 and the intersection at 16 Avenue will be reducing the land area of Imperial Park. The master plan base makes an assumption about the future property line location.

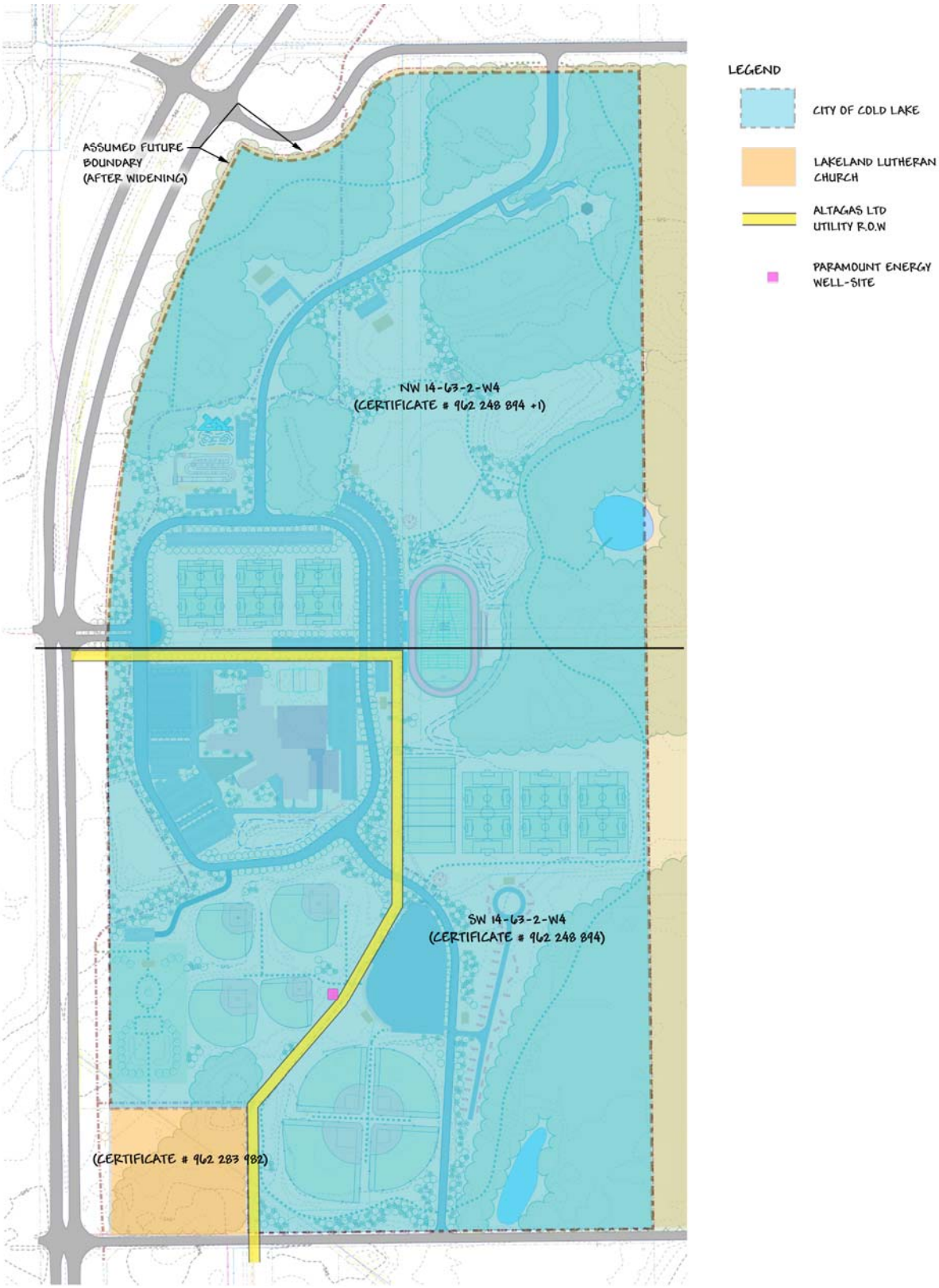

Figure 2.1– Ownership

2.2 Landform and Topography

The undulating to hummocky surface topography of the Imperial Park site will present limitations for recreational development. In general, site regrading has been an underlying cost of existing and future recreational facility development.

In July of 2009, the site was surveyed by a highly accurate LIDAR aerial surveillance process. The resulting contour plan was integrated into the master plan base drawing.

A topography thematic map (see Figure 2.2– Topography) was created which differentiated the site into several development characteristics:

- level, re-graded areas: already converted to recreational uses
- areas of moderate slope(5-10%): moderate grading limitations
- areas of severe slope(<10%): severe grading limitations

Flat depressional poorly drained areas will also be a development limitation (see next section and Figure 2.3– Drainage).

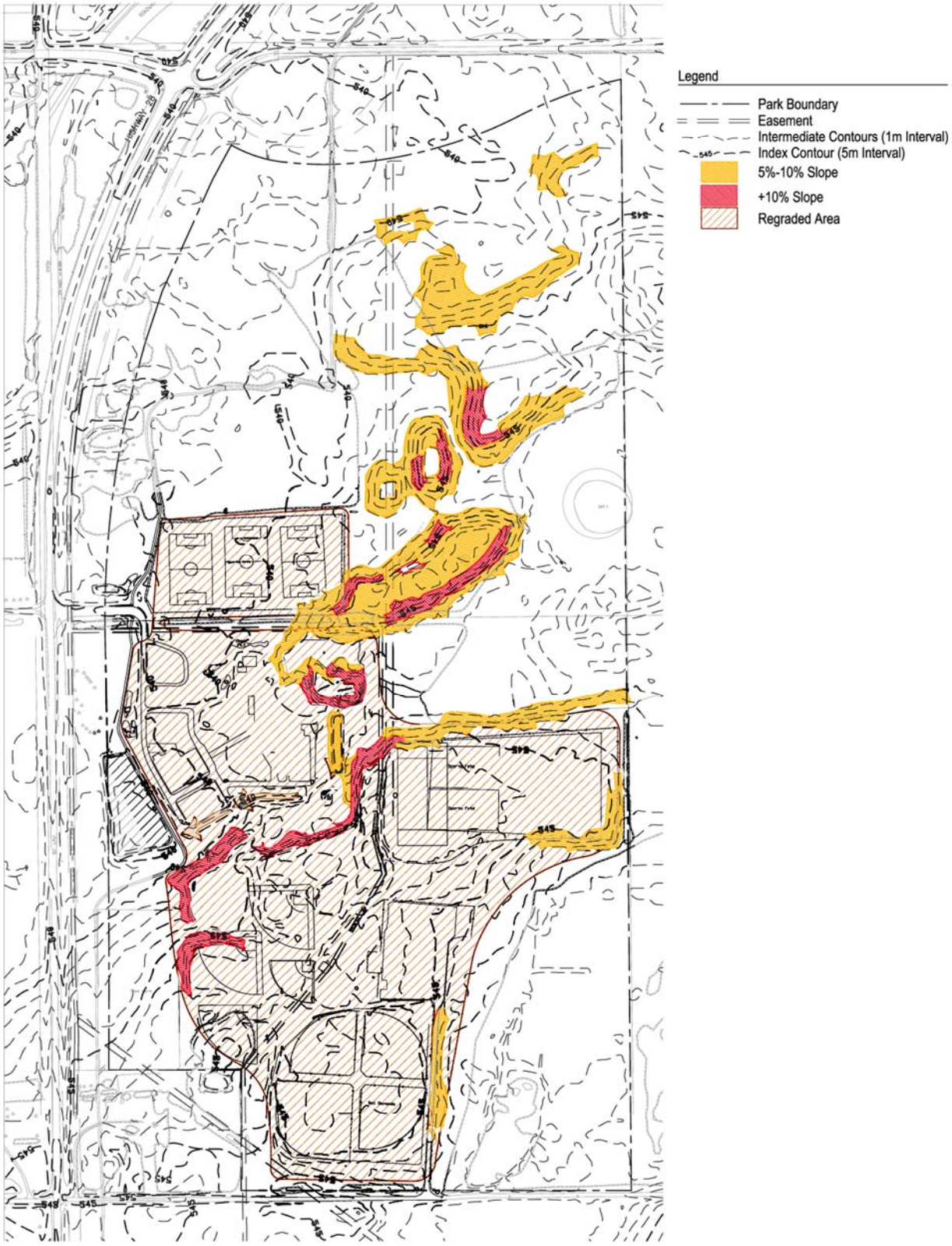

Figure 2.2– Topography

2.3 Drainage

The hummocky terrain leaves a site with poorly integrated drainage systems and several depressional areas which have well formed wetland vegetation (see Figure 2.3– Drainage). Two natural open water areas are surrounded by natural low-lying wetland vegetation. These wetland features collect the majority of drainage from the park site.

With the development of the Energy Centre, several man-made drainage ditches and dry ponds have been created to manage stormwater from redeveloped portions of the site. The main dry pond to the west of the Energy Centre currently has no exit piping, but rather relies on evaporation and infiltration. Around the south and east sides of the Energy Centre is a line of interconnected deep ditches and culverts which store and convey stormwater to the dry pond.

The Drainage Master Plan for Cold Lake identifies additional locations for future stormwater management ponds.

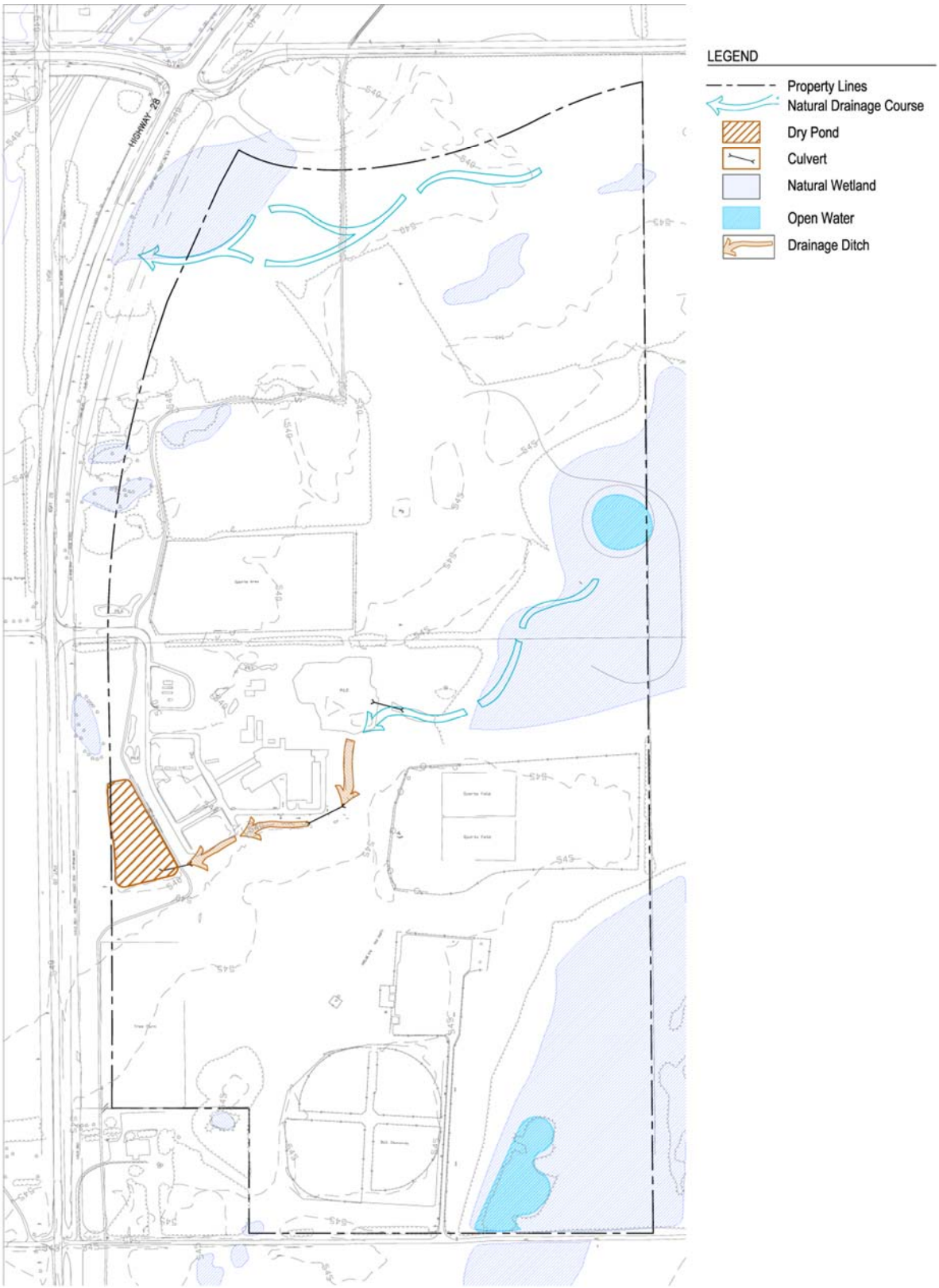

Figure 2.3– Drainage

2.4 Natural Environment

The Imperial Park site contains significant areas of natural vegetation. Figure 2.4– Natural Environment illustrates a generalized pattern of:

- Aspen dominated forest cover
- Mixed wood forest cover
- Wetlands (marsh to wet shrub and forest)
- Open water

The presence of relatively undisturbed natural areas on the site needs to be carefully considered in the master plan in terms of conservation and appropriate recreational uses. These areas are generally an asset that provide habitat for a variety of birds and animals. These areas also provide a backdrop to adjacent park components and create an opportunity for wildlife viewing and nature- based outdoor activities such as environmental education.

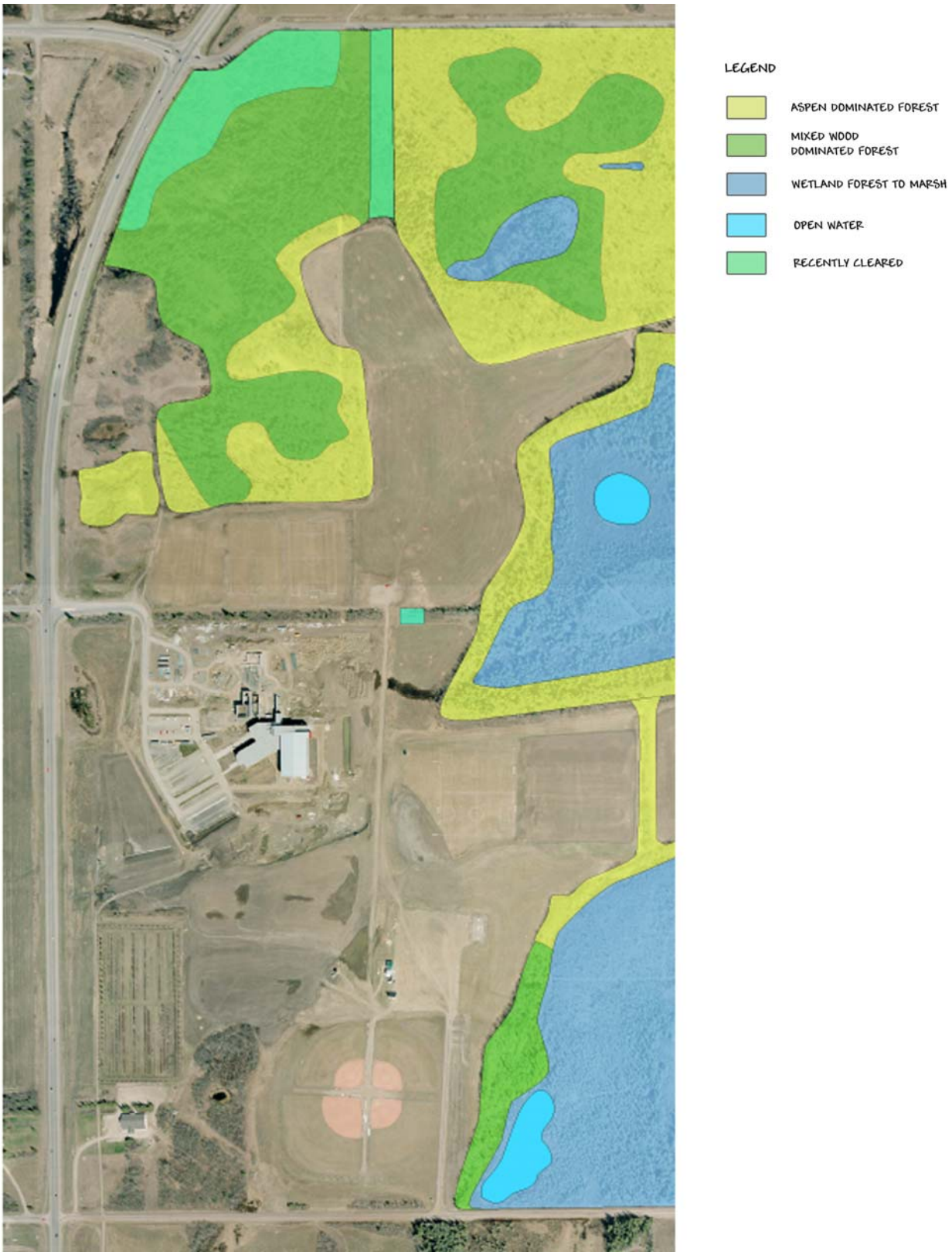

Figure 2.4– Natural Environment

2.5 Existing Amenities

Figure 2.5– Existing Park Amenities provides an inventory of current recreational development, buildings and circulation.

Roadways and Parking: currently there are two entrances to separate parts of the Park:

- West entrance: accessed directly from Hwy 28 and services the Energy Centre and the related parking areas. Recently a signalization system has been added to the intersection at Highway 28

- South entrance: accessed from Imperial Road and leading to a central parking lot which services the baseball and soccer facilities on the south side of the Park

Building Core: The Energy Centre has existing parking facilities along the west side with a service road looping around the south and east sides of the recreation centre.

Outdoor Recreational Facilities: North of the Energy Centre is an imperfectly graded sportsfield containing 3 regulation soccer fields. East of the Energy Centre is a graded playing field that contains one rugby and several soccer fields. The south end of the park contains a baseball facility comprising of: four slow pitch diamonds, four baseball diamonds, central parking area, and some support buildings. A small flat asphalt pad intended as a skate park is located just east of the current parking area.

Trails and Amenity Areas: the Millennium Trail is a 3m wide asphalt multi-use trail which traverses the park site from North to South along the western side of the Park. Adjacent to the trail is an arboretum or demonstration plots of woody ornamental shrubs.

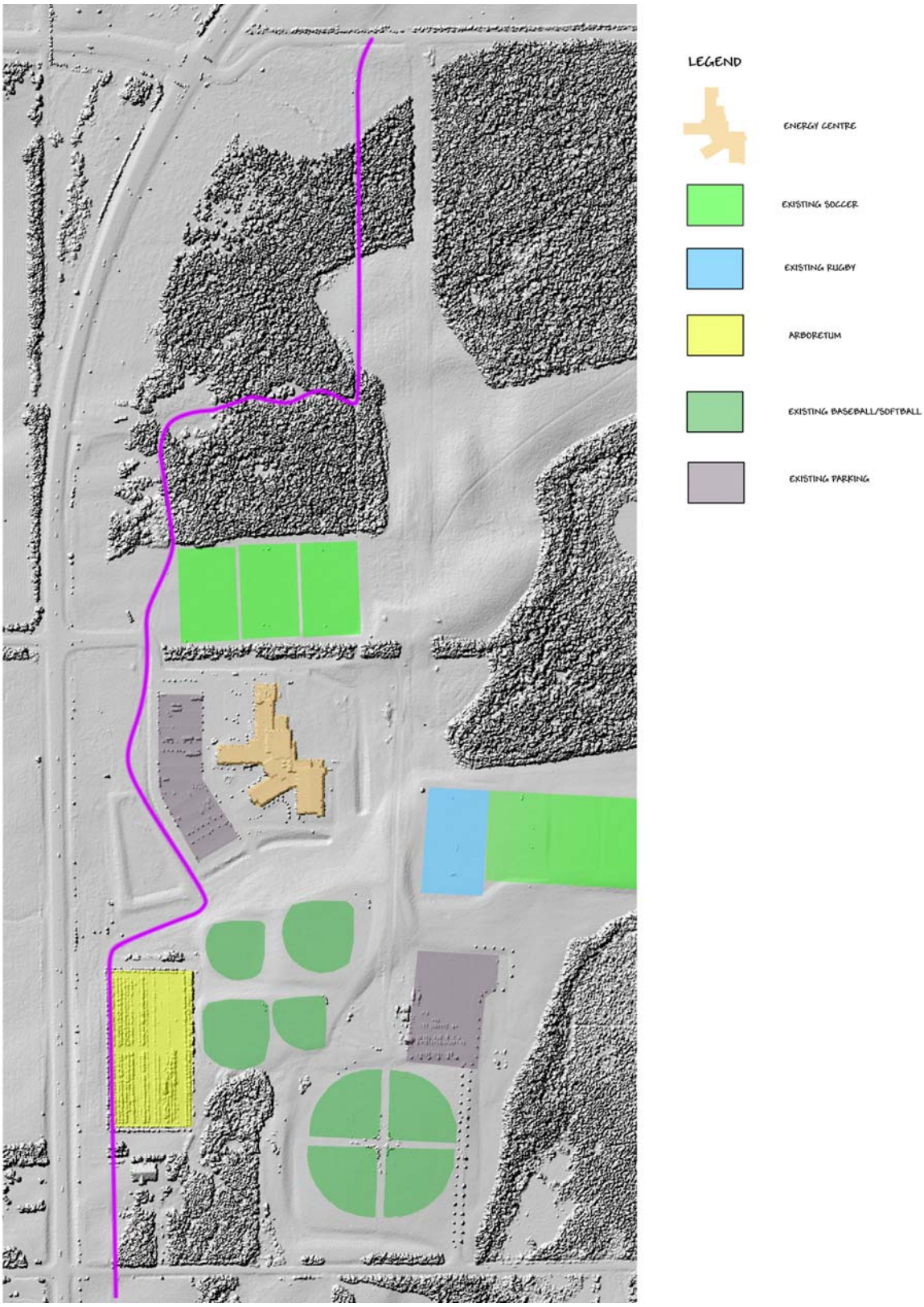

Figure 2.5– Existing Park Amenities

2.6 Infrastructure

The site has a set of utility and oilfield systems that present both opportunities and constraints for future development. Figure 2.6 – Infrastructure represents a compilation of utility alignments from a number of sources including the City's geographic data base, as build record plans, franchised utilities, land records and government (eg ERCB) data bases. The mapping of infrastructure for the master plan is not intended to be exhaustive but rather indicative of key features. Any future use of the data in this map for more detailed development planning would require further updates to the utility record. Utility and oilfield major systems present on the site include:

Water Supply: a major looped trunk water line runs N/S down the middle of the site and ties to the Energy Centre on its south flank. Several branch lines have been constructed to provide irrigation water to the soccer and baseball facilities. A water main cuts diagonally across the SW corner of the site.

Waste Water: a lift station and force main accepts the waste water from the south flank of the Energy Centre. A gravity main takes over at a height of land north of the baseball parking lot. The gravity line heads south, generally following the alignment of the south Park access road.

Gas Main: a main N/S gas line follows Highway 28. A service line to the Energy Center was not identified on the franchised utility record plan, but likely accesses the building from the south side.

Power Lines and Lighting: utility and light pole locations are shown. For the purpose of a master plan, the lines are not mapped.

Oilfield Facilities: significant features are a well-site owned by Paramount Energy and a pipeline utility right of way owned by AltaGas Ltd (See Appendix D). Both are regulated by the ERCB and have public safety plans, setbacks and requirements for maintenance access.

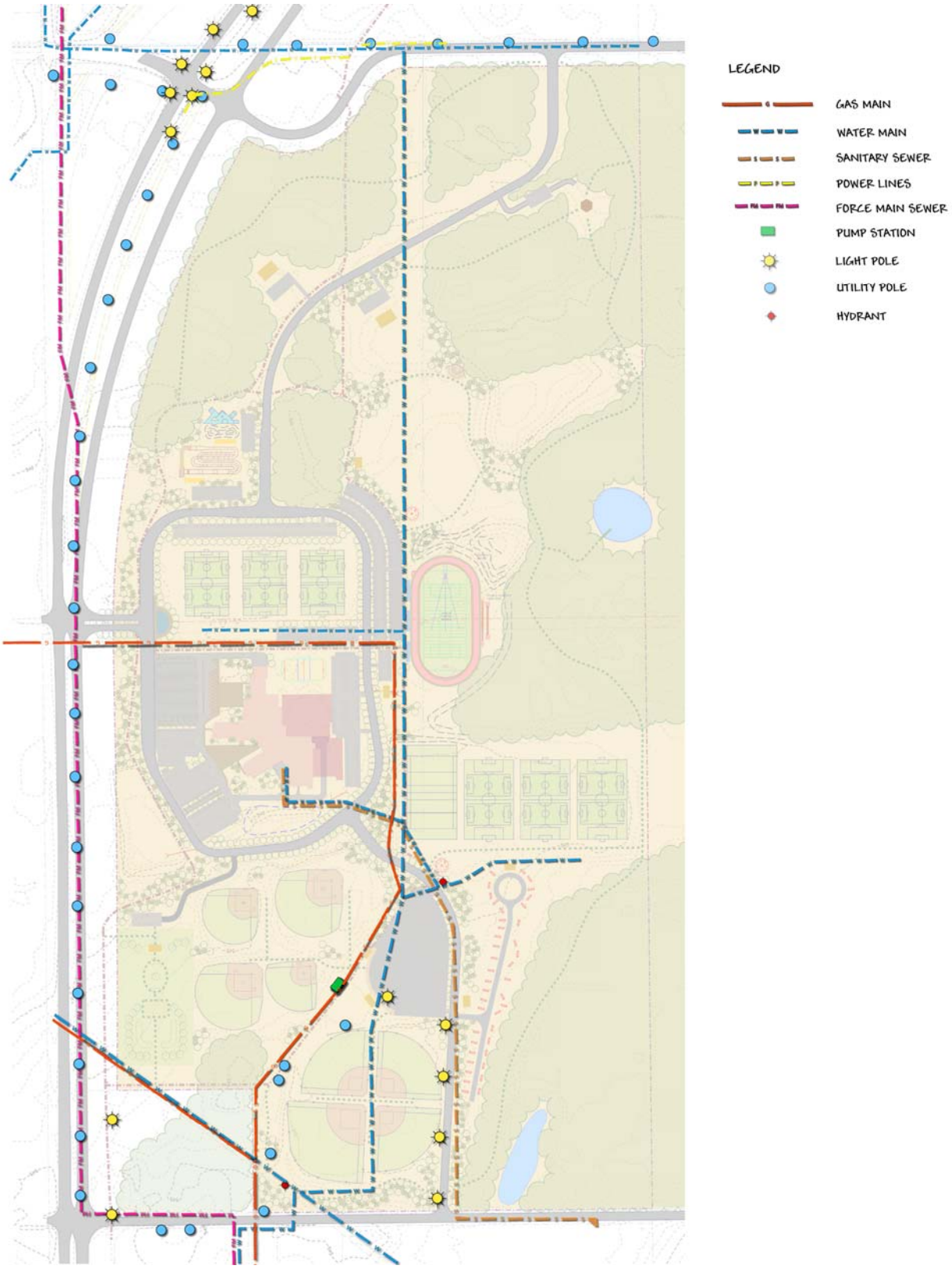

Figure 2.6– Infrastructure

2.7 Planning Influences

In addition to addressing individual park user requirements, the Park Master Plan takes into account a number of planning considerations as illustrated on Figure 2.6– Planning Influences:

Park Caveat: restrictive covenant on the property title which limits future development to public, not for profit, social and recreational purposes.

Stormwater Management: the Stormwater Management plan identifies long term drainage needs for the community and has identified several locations within the park site where future SWM detention facilities will be needed. These may also rely on existing natural water bodies without extensive modification.

Future Energy Centre Expansion: foreseeable expansion of the Energy Centre is likely to the east and west. Future expansion may include additional recreation facilities, cultural facilities, library, and civic functions. No plan currently exists to define and direct future expansion; however, the long term need for and opportunity to expand the Centre was identified.

Adjacent Land Zoning: the west side of Highway 28 is in the MD of Bonnyville. An Inter-municipal Development Plan (IDP) exists for these lands which designates future land use as Commercial. Generally, the City of Cold Lake has zoned the bordering lands on the north, east and south as residential.

Highway 28 Widening: during the course of the master plan, construction of a widened Highway 28 was initiated including an improved interchange to the north west (Hwy 55/ 16 Ave) and a signalized intersection for the entrance to the Energy Centre.

Adjacent church property: the 10 acre Parkland Lutheran Church property at the SW corner of the site needs to be respected.

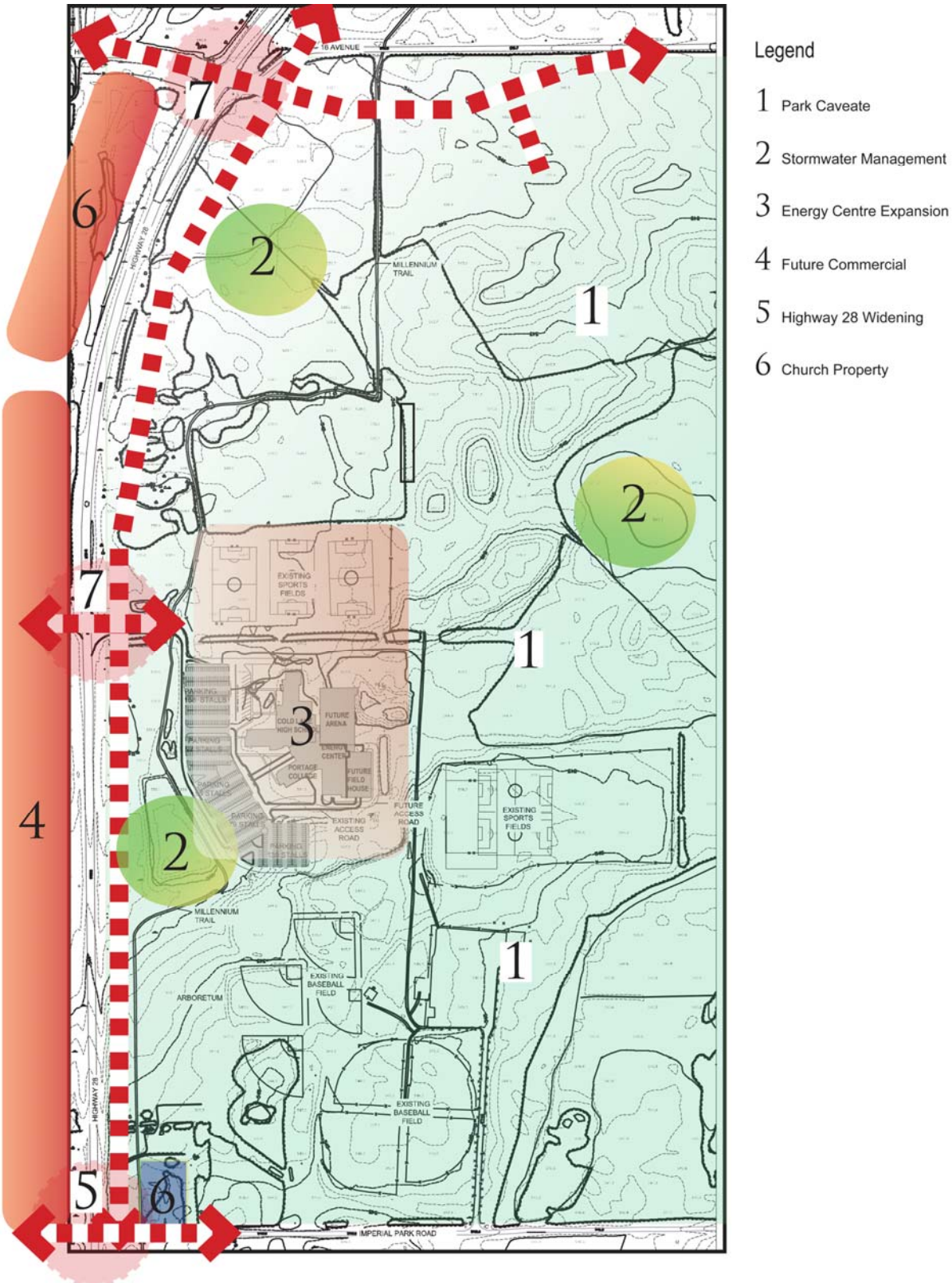

Figure 2.7– Planning Influences

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3.0 Master Plan

The Imperial Park 2009 Master Plan incorporates information gathered from the community consultation process, the inventory analysis, community demographics, reviews of comparable facilities and an analysis of alternatives. Initially a Park vision in words and schematic graphics was developed. Subsequently, the Master Plan was created and component areas were further detailed.

3.1 Park Vision

A park Vision Plan (Figure 3.1– Park Vision) was created through a workshop process with park stakeholder representatives. The workshop identified four plan configurations (see Appendix B) which was then subsequently distilled into a preferred layout. The core strategic features of the Vision Plan are:

- Internal roadway and parking system to connect all parts of the site.
- Expanded campus style core facility zone with perimeter ring road to access multiple parking and entrances on all sides of the building.
- Strengthened linkages between the Energy Centre and outdoor activity nodes.
- Defined outdoor activity nodes arranged with access from roads and trail systems.
- Interconnecting trail system.
- Conservation of natural areas of the site for wildlife habitat, nature trails and environmental education.

The vision concept for Imperial Park includes the following planning principles:

Strong Community Focal Point: Imperial Park is a place to frequent and the site of major community events, tournaments and gatherings.

Synergies between Indoor & Outdoor Attractions: the Energy Centre combined with the tournament and major event hosting capabilities of Imperial Park is a strong combination and the physical planning needs to reinforce the linkages between building and Park

All Season Uses: the Park should provide opportunities for indoor and outdoor activities throughout the four seasons including winter.

Well Connected Park Components –Core Linkages: the vehicular and pedestrian linkage systems need to connect the parts of the site together and provide access from the community. Pedestrian trails will be important linkage systems.

Energy Centre Campus Concept: the Energy Center is conceived in the future as a campus like interconnected set of functions surrounded by a ring road to promote multiple access opportunities on multiple building faces. Part of the Energy Centre will "front" on to Imperial Park.

Balanced Multi-Focal Outdoor Activity Nodes: the Park should comprise a set of discrete activity areas, each with their own character. The Park must balance passive (spontaneous) and active (programmed) leisure needs of the community and must provide opportunities for education, culture, and recreation.

Planned Growth: the plan needs to anticipate phased growth of the Energy Centre and Imperial Park

A Focal Community Park: Imperial Park has a beautiful natural setting. It needs to be experienced as a unified visually pleasing park. It will be much more than a collection of outdoor facilities. It will be an attractive central park in the same notion of other large parks such as Stanley Park would be for Vancouver. It will be one of the hallmark places for Cold Lake.

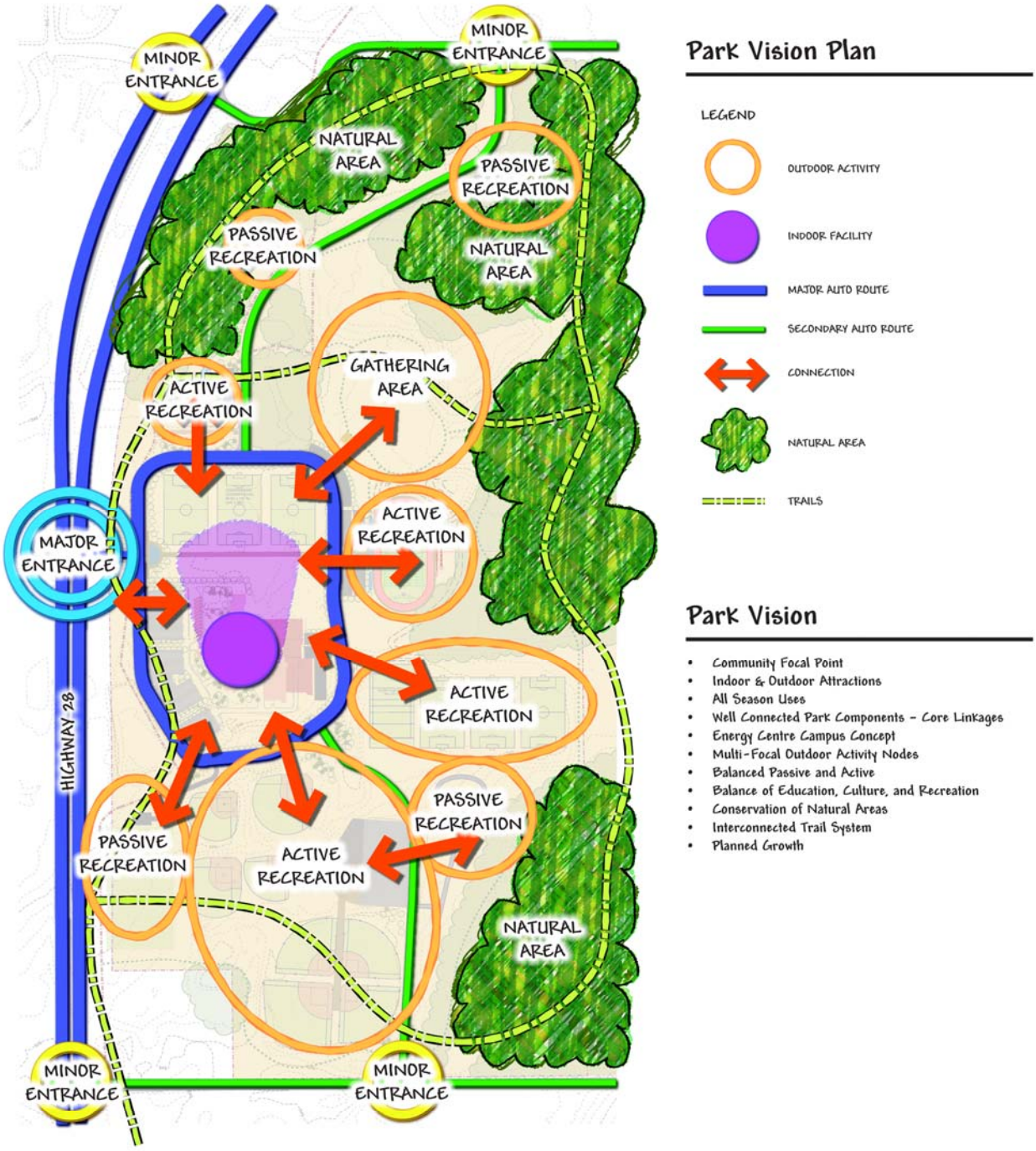

Figure 3.1– Park Vision

3.2 Park Master Plan

The Imperial Park Master Plan is built on the Vision Plan and set of planning principles. The Master Plan (Figure 3.2– Master Plan) encompasses a variety of components which are further described in the subsequent section of the report. These include:

- Circulation and Parking
- Energy Centre expansion contingencies,
- Imperial Park Bowl
- Multi-Use sports field and running track
- Reconditioning of existing sports fields
- Baseball parking improvements
- RV Park
- BMX and Skateboard Park
- Group use area
- Outdoor Education and Nature Reserve

A full size plan is found in the rear pocket of the Master Plan report.

Figure 3.2– Master Plan

3.2.1 Vehicular Circulation and Parking

A main vehicle entrance connects Highway 28 to the Park. This entrance feature intersects with an interior ring road that encompasses the Energy Centre building and parking facilities. Two secondary park roadways connect to this ring road extending northward to intersect with 16 Avenue, as well as southward to intersect Imperial Park Drive (see Figure 3.3– Park Circulation).

Parking areas have been carefully considered in order to minimize negative environmental effects. A “park once” concept utilizing shared parking principles strategically locates smaller areas of “Right Size” parking in order to accommodate the sharing of parking stalls between facilities. Not all facilities will be in use at the same time and therefore the parking strategy assumes that multiple parking areas will serve peak needs of a given event local. The staging of parking lot construction over time is anticipated so as to avoid over building or the premature building of parking lots.

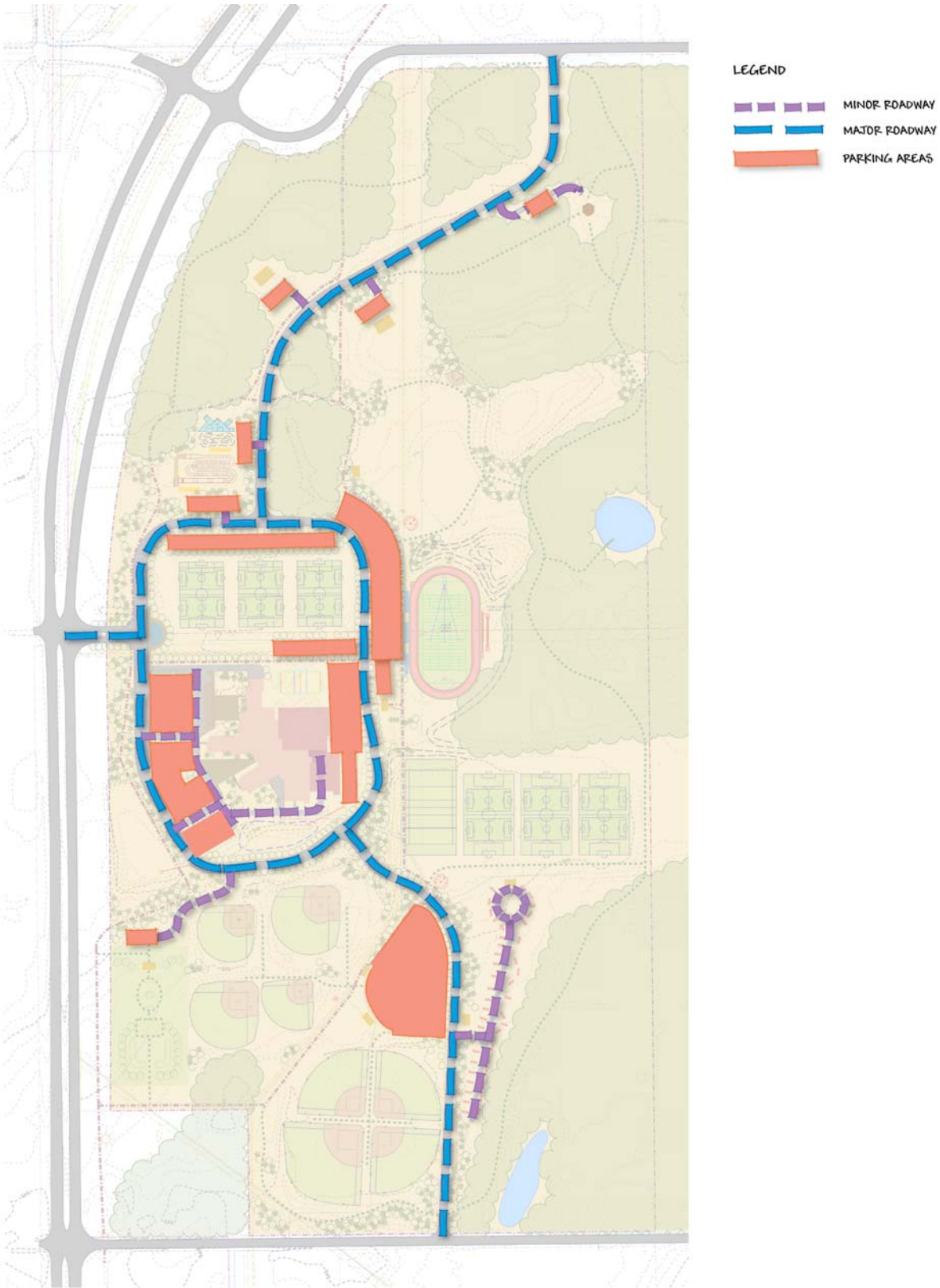

Figure 3.3– Imperial Park Vehicular Circulation

3.2.2 Pedestrian Trails

Two major trail systems are proposed for the park as illustrated in Figure 3.4– Trail System. The two systems are:

Multi-use Paved Trail: the Millennium Trail links the Park and Energy Centre to the community to the north and south. It is an important linkage, especially for children accessing park facilities and for general recreational use. It is cleared of snow in the winter and has related amenities such as seating areas and area lighting. The three meter wide multi-use trail is intended for use by walkers, dog walkers, skateboarders, roller-bladers and cyclists.

An additional branch route of the asphalt trail system is to be aligned east of the Energy Centre , connecting the major site venues including the Energy Centre, Imperial Park Bowl, Multiuse Sportsfield, Soccer/Rugby Facility and Baseball Park.

Low Impact Granular Trail: the secondary trail system will have a 2.25m gravel tread and is intended for hiking, mountain biking and cross country skiing. This pedestrian system will be organized in recreational loops starting at parking areas and trail heads. The trail loops would be associated with the forested natural portions of the site and provide access for environmental education programs. Parts of the granular trail system are intended to be groomed for cross country ski trail use.

Some wetlands will need to be crossed by the trail and in these cases, the trail would be replaced with a **Boardwalk Trail** to minimize the impact of trail construction on the wetland.

The trail alignments in the Master Plan are conceptual and would require more detailed site assessment to finalize alignments and construction methods.

Figure 3.4– Imperial Park Trail System

3.2.3 Energy Centre Expansion

The potential for long term expansion of the Energy Centre is envisioned in the Master Plan. While the long term needs are not precisely defined, there is a clear logic in providing a suitable land base and strategic vision:

- There already exist demands for recreation centre additions such as an events centre / hockey arena, and doubling of the field house.

- By comparison to other growing municipalities, there will be needs for future civic services and amenities such as a library, an arts centre, and a civic centre.

- The mix of facilities and institutions will create synergies that will benefit users and the community.

- The central location of the Centre coincides with a civic imperative to unite previously separate parts of the community.

The concept illustrated in Figure 3.5 and 3.6 is intended to offer a broad framework, which will need to be developed in more detail in the future. Ideally, parts of the ring road and related infrastructure can be developed in conjunction with each new phase of building expansion.

Figure 3.5– Energy Centre Expansion

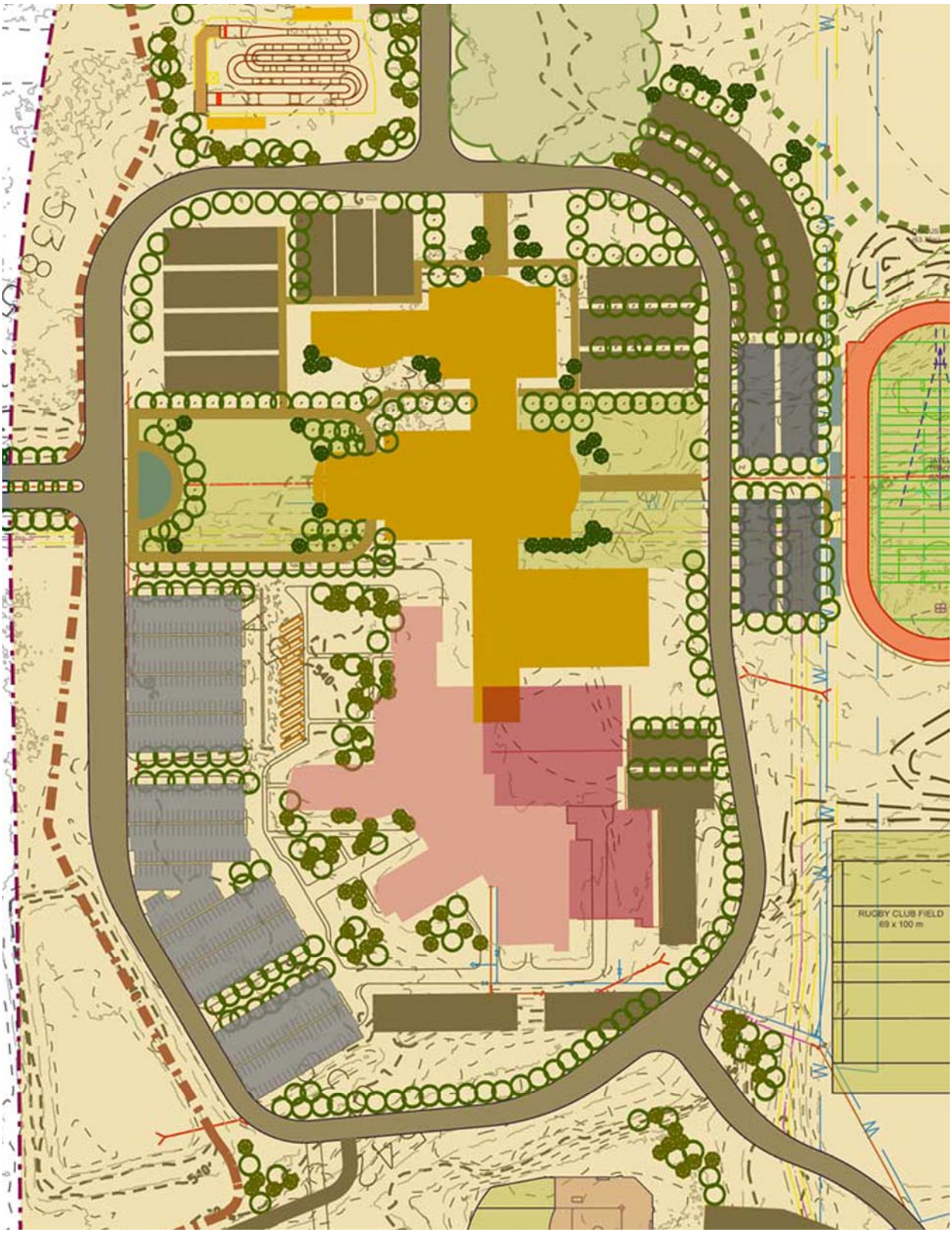

Figure 3.6– Long Term Energy Centre Expansion

3.2.4 Main Park and Energy Centre Entrance

The welcoming image and first impression of the Park is to be augmented through a number of improvements at the main west Park entrance:

- Twinning of entrance road
- Formalized tree and shrub plantings lining the entrance road
- Establishment of a terminal entry feature for site dedication identification and commemoration

The terminal feature needs to welcome visitors, create a sense of arrival, identify the Park and the Energy Centre and celebrate the rich heritage of Cold Lake.

Figure 3.7– Main Park and Energy Centre Entrance

3.2.5 Imperial Park Bowl

An important new venue for community gatherings will be the Imperial Park Bowl. This large open park space has been carved out of a hummocky landscape by the removal of a small hill (which would provide needed fill for the multiuse sportsfield.) The site is bounded by sloped hillsides which create a “bowl-like landscape. The resulting setting is ideal for outdoor community picnics, pow wows, celebrations, music festivals fairs, and gatherings.

The outdoor grassy bowl will be augmented with:

- a band shell/performance.
- Children’s playground
- Restrooms
- Parking
- Granular trails

Figure 3.8– Imperial Park Bowl

3.2.6 Multi-Use Sports Field

A premium tournament calibre multi-use sportsfield will be an important outdoor venue for the Park, the Energy Center and especially the High School. Activities to be accommodated include high school football, regulation soccer, and track and field events. Anticipated facility components include:

- Combination Soccer / Football Field with irrigated natural turf
- 400 meter artificial track
- Combination jumping pits
- Bleachers (500 seats)
- Night sportsfield lighting system
- Quad change room with public washrooms
- Maintenance and equipment storage building
- Parking
- Trail connections

Figure 3.9– Multi-Use Sports Field

3.2.7 Ball Park with RV Park

The existing ball park facilities on the south side of Imperial Park was recently upgraded to include four fenced base ball diamonds, supplementing the already developed four slow pitch diamonds, main parking lot, maintenance buildings, and water supply system. A former clubhouse/concession is in poor condition.

Future needs identified during the master planning process include:

- Sports tournament centre with change facilities, public washrooms, meeting space, and concession

- Tournament group camping style recreation vehicle park for the use of visiting teams. The RV park would feature a gravel access road, grass parking, power hook-ups, all weather cook shelter, group BBQ pit, simple restroom (no showers), playground and dump station. The facility is intended for use by teams using any of the sport venues and could be managed as a fund raiser by one of the sport associations.

For patron parked in the south parking lot, connecting the south access road northward to the main park ring road will provide and alternate egress to a signalized exit onto Hwy 28. This would necessitate some improvements and reorganization to the exiting south parking area. As the site becomes more used, additional parking is anticipated in the plan.

Figure 3.10– Ball Park and RV Park

3.2.8 Soccer and Rugby

Cold Lake has a very active soccer program and the soccer association would like to maintain and improve upon the existing provision of soccer pitches. The Master Plan recommends improved grading, drainage and refurbishment of all the existing fields. With the addition of the Multiuse Sportsfield, Cold Lake will now be in the position to host provincial tournaments (by having four regulation sized fields) . The plan also recommends that all goals be of the portable variety to maximize field use by the younger age teams, who would be playing transverse to the regulation adult fields.

For the foreseeable future, a set of three regulation fields north of the Energy Centre, would be maintained and improved. In the very long term, this site would be available for future expansion of the Energy Centre.

One regulation rugby pitch is provided for the use of the high school and local rugby club.

Figure 3.11– Soccer and Rugby

3.2.9 BMX and Skate Parks

The young family demographics of Cold Lake support a variety of recreational activities and programming focused on the youth. Skate boarding and BMX riding are a popular individual sport alternatives to team sports. The Master Plan locates pair of adjacent facilities north of the Energy Centre and next to the Millennium Trail.

Skate Park: a group of skate park supporters has formed and have put forward a plan for a cast in place concrete facility with built in steps, ramps, rails and quarter pipe skill sections. Typically, across many Alberta municipalities, skate parks are operated as a free open municipally operated facility. Care has to be taken regarding operations, safety signage, avoiding conflicting uses, to minimize risks and injury.

BMX Park: Bicycle Moto Cross (BMX) became an Olympic Sport as of the 2008 Beijing Summer Olympics. This is a popular world-wide well organized sport which thrives in Western Canada. Typically, BMX parks are fenced club operations which permit only licensed / insured riders access to the track. For $35 per year, the Canadian Cycle Association provides a $5M insurance coverage for each registered rider. The International Cycle Union (UCI) sets out the rules of the sport and venue and provides support to groups in the design and construction of UCI compliant tracks (See Appendix E for Track Design information). A typical fenced BMX facility would consist of a starting ramp, pneumatic starting gate, 300-400 m eight lane track with 4 straight sections, 3 banked turns, a pit and staging areas. Ancillary facilities could include a venue building, bleachers, family area, and parking.

Figure 3.12– BMX and Skate Park

3.2.10 Group Use Area

In the forested north half of Imperial Park, the master plan locates two group day use areas. The two sites are intended for group bookings for family gatherings and small group functions in a natural setting. The facility would include an all season cook shelter, fire pit, picnic tables and parking area. Trail access allows use as a staging area for activities such as Nordic skiing and cycling.

Figure 3.13– Day Use Area

3.2.11 Outdoor Education and Nature Reserve

An area is designated for outdoor education is identified in the forested north east corner of the park. This location is connected by granular trails to a variety of interesting environmental features including different forest, wetland and pond ecosystems. A base facility would consist of a parking area, trail head signage and storytelling circle. If in demand, other facilities could be added at a later date. These facilities could range from an all weather shelter, learning lab, or self guided interpretive signage.

Figure 3.14– Outdoor Education and Nature Reserve

3.2.12 Community Garden and Teahouse

The existing arboretum, south of the Energy Centre has poor access and is not well utilized. The Master Plan recognizes a potential new role for this site as a community garden and tea house. A community garden offers recreational opportunities at a slower pace. Contemplative formal gardens and community allotment spaces for personal planting provide a multi-generational activity space.

Figure 3.15– Community Garden and Teahouse

4.0 Park Implementation

Implementation of Imperial Park as envisioned in the Master Plan is expected to be incremental and staged over many years. Some guidance for implementation is provided including Master Plan adoption and maintenance, assessment of development costs, staging strategies, and operational considerations.

4.1 Master Plan Adoption and Maintenance

Management of change through an extended time frame will necessitate that the master plan has status as a guiding document and that the master plan has been updated periodically to address changing conditions and perceived needs.

Master Plan Adoption: the Master Plan needs to be an official civic document approved by City Council as the overarching guidance document for future development at Imperial Park.

In general, the master plan would not require amendment for changes to outdoor facility arrangements as a result of more detailed design and implementation planning -- as long as the general Park vision and intent is maintained. Future detailed design and planning decisions which would necessitate an amendment to the plan would include the following:

- Significant changes to the major auto circulation patterns which would affect access to portions of the park
- Deletions or additions related to planned outdoor facilities or land uses
- Removal of natural forest and/or wetlands planned for retention and conservation

Master Plan Updates: during the period of active development of the park, the Master Plan should be updated periodically as conditions and needs are redefined. The next planning update should be scheduled in five years.

4.2 Master Plan Use, Risks and Limitations

The Imperial Park Master Plan is a high level site planning document. In preparing the Master Plan many factors were considered including user needs, demographics, general site conditions, topography, utilities, and drainage. As a high level document, it is assumed that detailed site design and implementation of specific facilities at Imperial Park, would take a more detailed examination of such aspects of existing conditions such as grading, utility alignments and design criteria related to outdoor sports facilities, utilities, transportation and infrastructure. It is also assumed that detailed site design would include topographic surveys, utility searches and geotechnical testing. The master plan document would be a reference with respect to intent, vision and general arrangement, and programmatic facility components. Provided that detailed design decisions are not impacting the implementation of other future planned components, changes to specific facility arrangements are anticipated. Optimization of detailed designs for individual outdoor facilities would involve any number of programming, cost and safety considerations or unknown conditions.

Specific risks related to the use of the master plan document are:

- Programmatic: greater involvement of specific user groups in the development of specific facilities may cause new facility requirements and resulting costs.

- Infrastructure: the scope of work for the Masterplan did not include a detailed utility assessment. General allowances have been provided for utility relocations and extensions – which would have to be verified at the time of detailed implementation.

- Oilfield Facilities: future plans, access requirements and safety concerns may necessitate layout modifications. Crossing agreements and potentially some short lengths of pipe may need to be realigned to make roadway crossing grades feasible.

- Capital budgets: budgets presented in the master plan are programmatic. Actual costs for specific facilities and site development can be expected to vary in relation budgets identified in the Master Plan for numerous reasons including changes in scope, inflation, unknown conditions and the global nature of costing at the master plan stage.

4.3 Development Staging and Capital Costs

Preliminary programmatic global level costs have been calculated for the project based on 2009 construction dollars. Appendix F contains detailed estimates. Park capital construction is expected to exceed $20 million ($2009 construction costs) phased a number of years (see Appendix F).

Capital budgets have been allocated into three staging categories:

- **Initial Priority:** generally municipally funded items that should be tackled first. Supplemental funding may also be sought for some facilities or infrastructure from allied organizations such as the School District or College.

- **Secondary Priority:** municipally funded items that could wait for some time

- **Contingent Partnership Priority**: items whose priority and timing will be influenced by other organizations and user groups providing supplemental funding support, together with the acquisition of matching grants.

Staging priorities recommended in the plan are shown on Figure 4.1 Staging Priorities. Park development staging strategy recommends the following:

1. Initial Priorities
    a. North half of ring road around Energy Centre, along with related parking
    b. Imperial Park Bowl
    c. RV Park
    d. Multi-Use Sports Field
    e. Soccer and Rugby Fields
    f. Festival Plaza and Entrance
2. Secondary Priorities
    a. South half of ring road and north and south access routes to 16 Avenue and Imperial Road, along with related parking
    b. Parking Areas
3. Contingent Partnership Priorities
    a. Outdoor Education Centre
    b. BMX Track
    c. Skateboard Park
    d. Community Garden
    e. Clubhouse Facilities

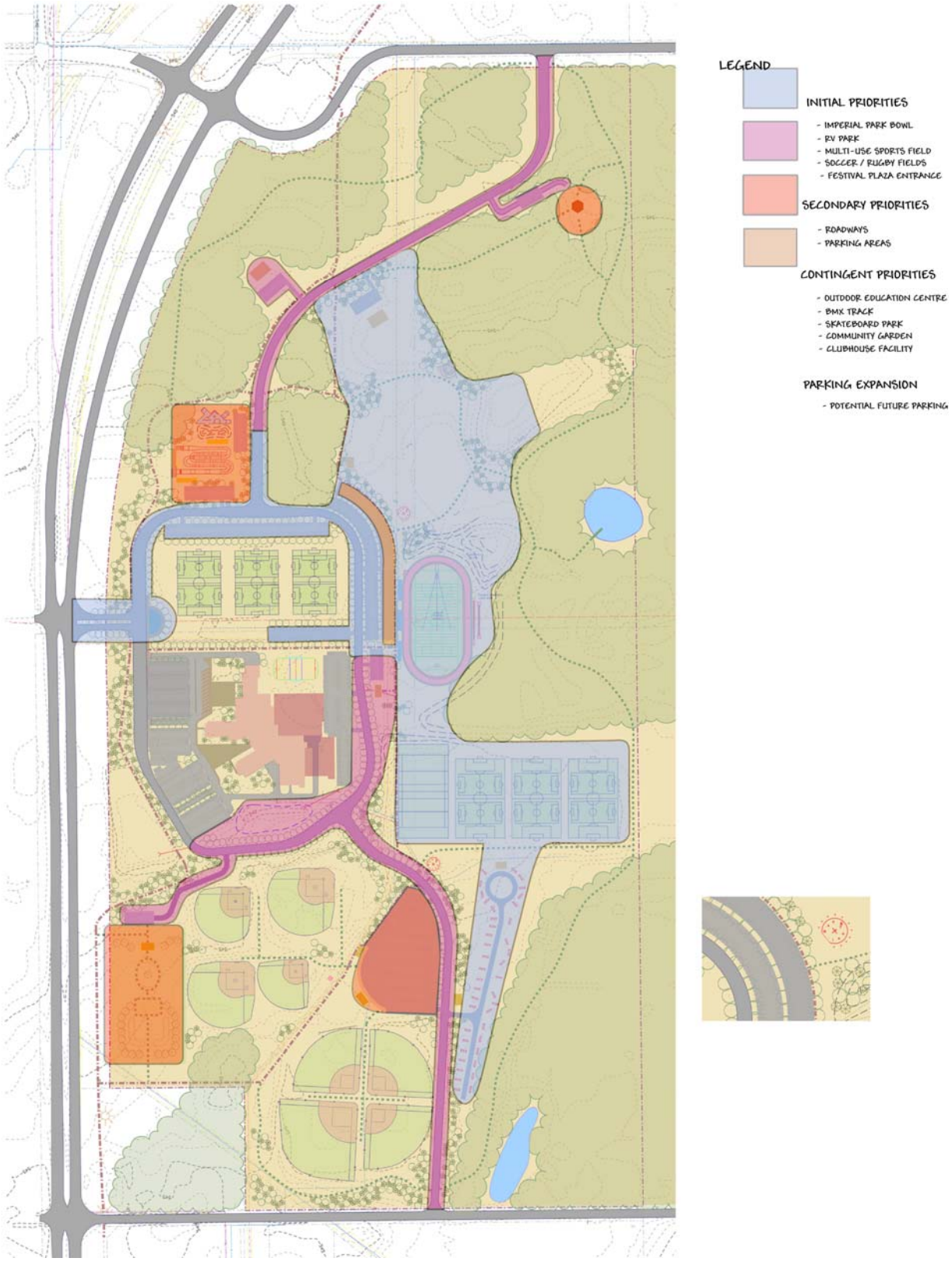

Figure 4.1– Park Staging Priorities

Implementation considerations include:

- Initial construction decisions: the multiuse sportsfield and the Energy Centre expansion are likely the next stages in the park development. Siting these facilities and constructing the north half of the ring road will be critical to the successful implementation of the master plan. The proposed sites and alignments are not the least initial cost but provide the best long term value and utilization of Imperial Park as a whole.

- Regrading: all construction related to outdoor facilities on Imperial park will have a significant regrading component due to the hummocky terrain of the site. The master plan assumes that grading efficiencies would be implemented including:

    - Moving excavated earth from the high ground of Imperial Park Bowl to the low ground of the Multiuse Sportsfield.

    - A narrow ridge of high ground SE of the Energy Centre would be removed to permit reasonable grades for the south road access connector the ring road. Some utility relocations will be needed in this area.

Parking lots: staging of parking lots are recommended so that stall counts will grow with demonstrated distribution of needs. Parking should be strategically located to serve as overflow for peak events at neighbouring outdoor facilities in the park.

4.4 Operating and Sustainability Considerations

As a general rule of thumb, operational costs for outdoor facilities are approximately a factor of 5 percent per annum of original capital cost.

Maintenance considerations for Imperial Park include:

- Use low maintenance drought tolerant outdoor turf and vegetation plantings, to the greatest extent possible
- Group trees in natural groupings in mulch or shrub beds with irregular spacing where possible to better maintain tree health
- Clearly zone the site into different levels of maintenance (eg number of cuttings per year)

Sustainability and environmental practice considerations for Imperial Park include:

- Consider permeable pavements, surface drainage, bioswales, to reduce stormwater peak flows and improve water quality which would be released into the natural wetlands.
- Conserve and maintain existing major wetlands in a natural state to retain and treat site runnoff and to provide for wildlife habitat.
- Use energy conserving light fixtures which are “Owl” rated and designed to prevent light pollution and light trespass.
- Use site furnishings and fixtures which have a high recycled material content and which can be recycled or reused at the end of their live.

5.0 Conclusion

The 2009 Master Plan Update for Imperial Park renews the vision for the park, restructures Park access, introduces new outdoor facilities and advocates a new long term vision for the expansion for the Energy Centre.

5.1 Summary Recommendations

The Master Plan makes the following recommendations:

- Allocation of land for the long term expansion of the Energy Centre based on a campus model with multiple faces and access points
- Strengthening and expansion of an internal road network including a ring road around the Energy Creation and secondary access routes to the north and south.
- Strengthening and expansion of a trail network including multiuse asphalt trail and low impact granular trail components
- Location of strategically placed and phased parking areas
- Refurbishment of existing Soccer and Rugby Fields for improved regular season programming
- Enhancement of the park as a tournament events venue through:
    - Establishment of a multiuse sportsfield with bleachers, lighting, artificial track and quad-change room
    - Establishment of a group style semi serviced RV Park.
    - Improvements and expansion of the main south parking lot
    - New concession and venue headquarters building
- Establishment of a major events outdoor space (Imperial Bowl) for community gatherings, concerts and public events.
- Establishment of a BMX and Skateboard park facility area in the Park.
- Establishment of Group Day Use sites with shelters and fire pits for family and group bookings
- Allocation of existing arboretum as of Community Garden and Teahouse

- Conserving and protecting naturally forested and wetland areas of the site as a nature reserve accessible from granular trails

- Establishment of Outdoor Education area including a parking lot, trail head, storytelling circle and interpretive signage.

5.2 Conclusion

Imperial Park is a large 120 hectare park in the heart of Cold Lake. It is in a beautiful natural setting. Imperial Park will be an attractive central park, which will become a hallmark destination for Cold Lake.

Careful consideration of future Energy Centre expansion, allows Imperial Park the opportunity to provide a cohesive collection of recreational activities, both in and outdoor, for years to come.

6.0 References

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