

# Whitecourt Sports Park Masterplan

## Summary Report

prepared for:  
**Town of Whitecourt**

September 2017

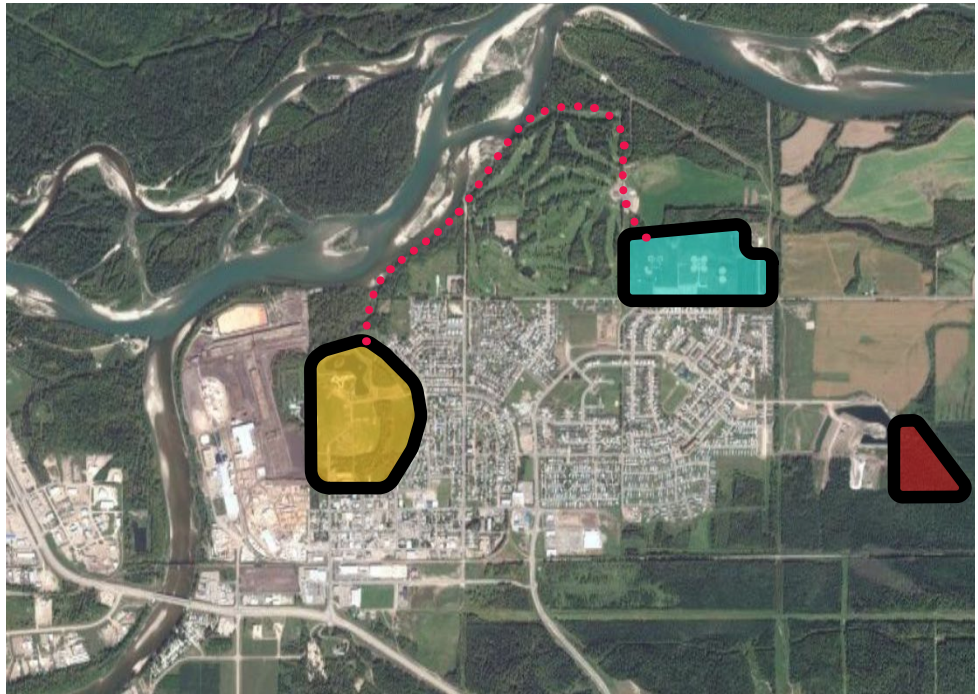




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key plan

- rotary park
- graham aces
- community learning centre



## EXECUTIVE SUMMARY

*Due to the rapid growth of the community of Whitecourt, a need was identified through input from users, council and various boards, for the creation of additional sports fields and supporting amenities, in order to increase the capacities of the existing sports venues throughout the Town. A masterplanning study was undertaken to explore the potential for the reorganization and improvements of three outdoor sports and recreation facilities in the Town of Whitecourt. The sites include: Rotary Park, Graham Acres Recreational Area, and the Community Learning Campus.*

*The resulting plans and illustrations contained in this report provide the additional sports fields and improvements as requested by the Town, and others beyond what was originally requested, which grew out of the analysis of the sites and through design explorations. As part of the designs of each site, conceptual grading and drainage plans, along with selective artistic renderings were also provided.*

*The investigation was most intensive around Rotary Park. Analysis and programming investigations were undertaken to explore optimal arrangements and accommodations for both sporting activities and celebratory events.*

*With the proposed increase in use of the park, explorations were undertaken to review increased parking accommodation and associated vehicular circulation. Additionally, extensive site grading and drainage concepts were undertaken to ensure any proposed additional sports facilities could be accommodated with a minimal earthwork program.*

*The pages following include the illustrative plans, site analysis studies, precedent imagery, artistic renderings and grading and drainage plans.*

*Significant community consultation took place throughout the process and input was incorporated wherever feasible.*

## BACKGROUND

*The three sports parks re-envisioned as part of this Master Plan include: Rotary Park (north of 51st Street); Graham Acres (Flats Road, adjacent to the Country Club); and the Learning Campus (Mink Creek Road and 52nd Avenue). The Town of Whitecourt Administration Team developed guidelines for the redevelopment of these sites that form the basis of this Sports Park Master Plan.*



# ROTARY PARK

One of the original long term plans for Rotary Park was to fulfill the need for soccer fields, with the goal that most, if not all, fields could be accommodated at Rotary Park to meet recent growth of the sport in the community. A planning session with sport field user groups confirmed that it remains advantageous to develop and maintain as many as fields as possible, while still maintaining the total community use concept at Rotary Park.

Minor soccer had identified that the following additional fields at Rotary Park would meet their immediate and medium term (5 to 10 years) needs:

- 2 – full size fields (if the full size field at Graham Acres is eliminated);
- 2 – ¾ size fields; combined with continued use of school fields at Percy Baxter School;
- 2 – 2/3 size fields;
- 2 – mini fields;
- Washroom/Change room facility close to new fields;
- Equipment storage.

Points for Discussion:

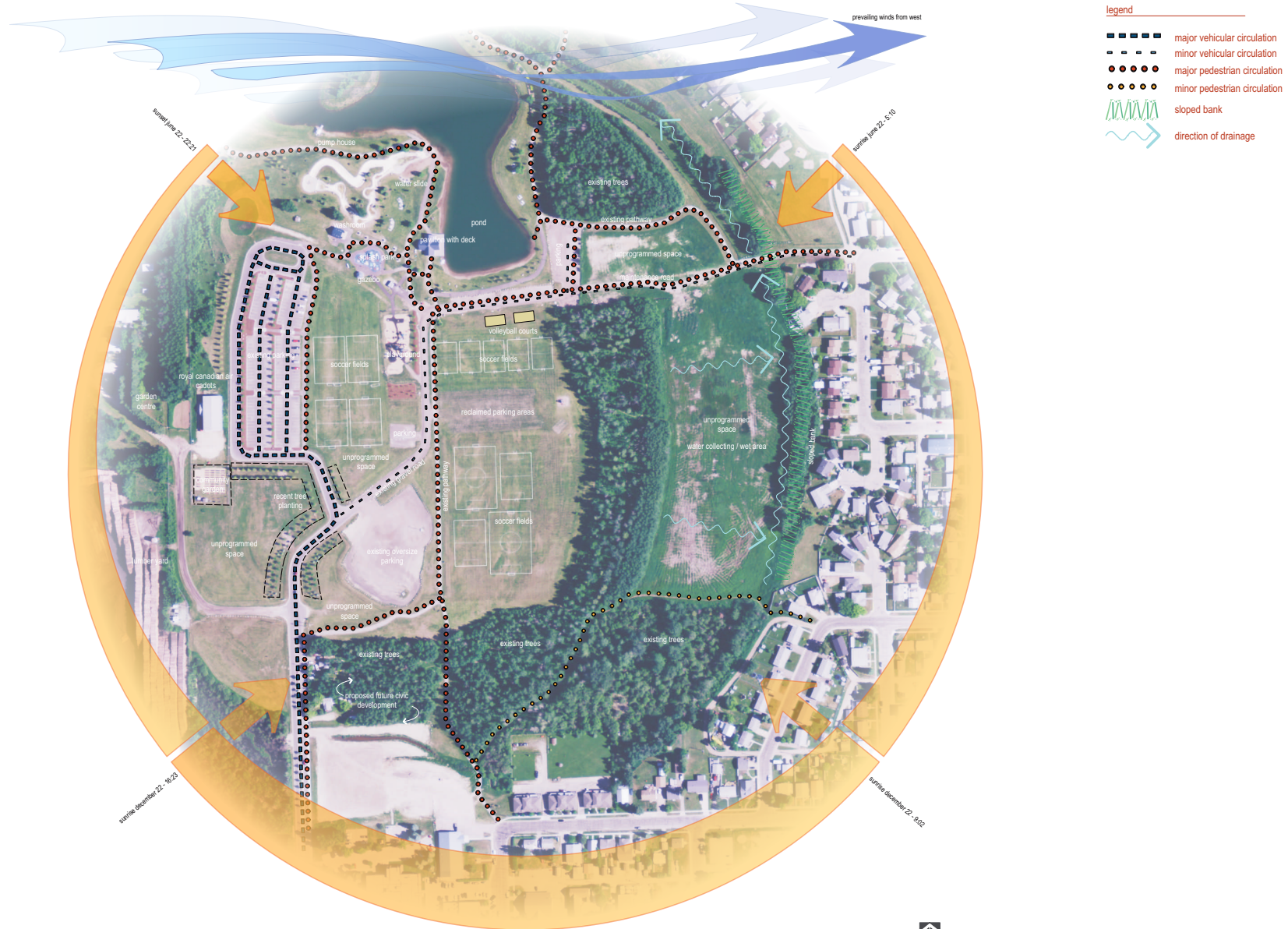
- Adding additional sport fields will require additional parking.
- Expansion of the existing south gravel parking lot, with proper design and construction, into the adjacent sport field area, could accommodate this.
- While existing sport field area would be lost, the creation of new play space will result in a net gain.

In addition to new sport field development, the review of the concept plan offers an opportunity to discuss items previously identified, but did not have a specific timeline assigned and new items:

- *Amphitheatre/Stage:* Additional sport field development provides an opportunity to re-evaluate where an amphitheatre or permanent stage could be placed or whether it should be an outdoor feature at the proposed Arts & Culture Facility?
- *Second access from Legion Street (50th Street) past the Seniors Centre.*
- *Multi-use paved play surface.* A new play surface could be built to provide for informal activity such as basketball, tennis, pickleball and ball hockey.

# ROTARY PARK SITE ANALYSIS

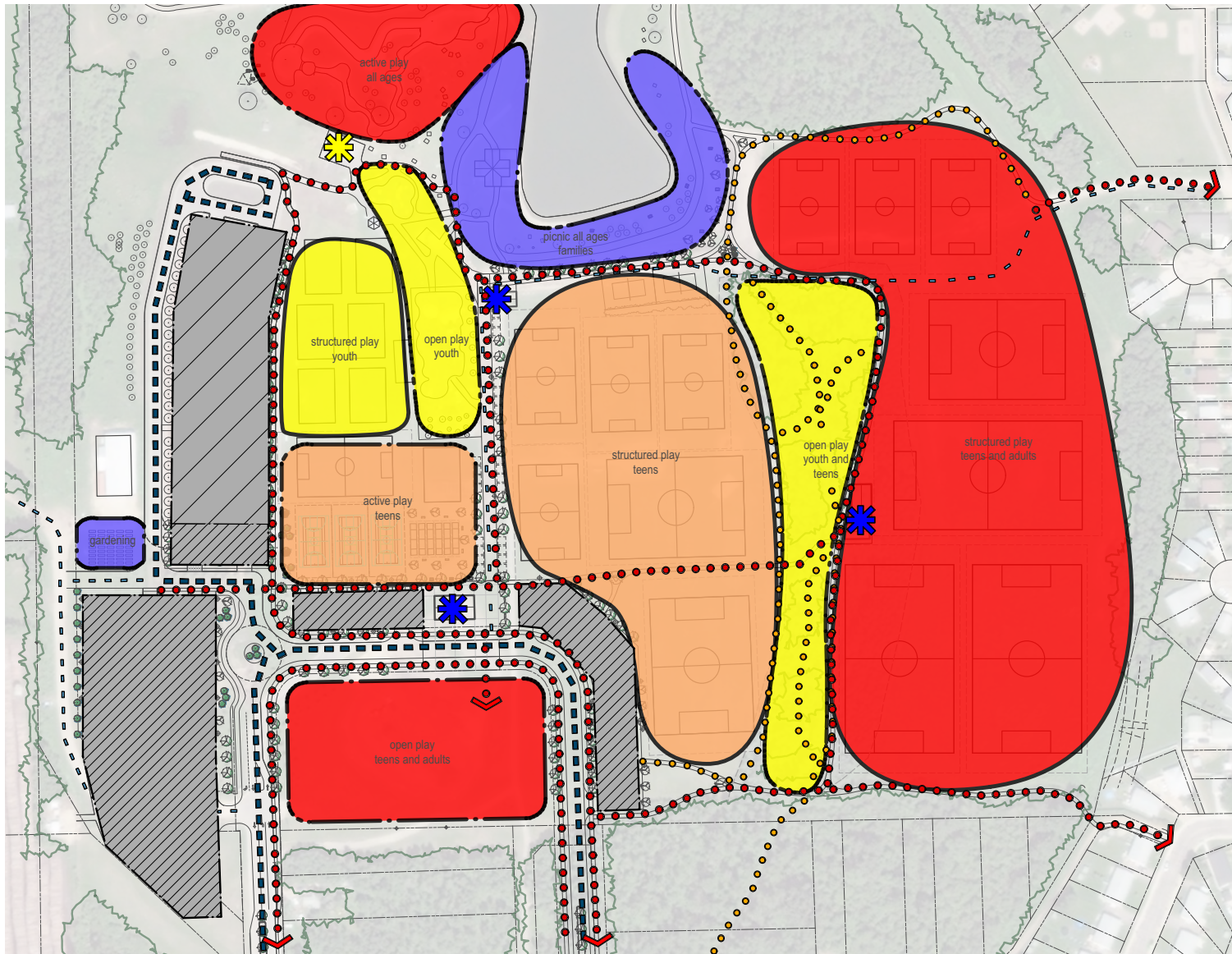
A graphic analysis of Rotary Park was undertaken in order to better understand the layout, programmed uses, site organization and environmental conditions of the site that could influence design choices made in the masterplan.



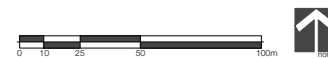


# ROTARY PARK PROGRAMMING

A study of user and activity types, looking to group and organize similar users and activity types across the site. This study also looked at the reorganization of pedestrian and vehicular circulation around and through the site. A new road entering the park is proposed, extending from 50th Street and connecting with 51st Street, defining a space for potential civic events adjacent to the proposed future civic buildings.



- ■ ■ ■ ■ major vehicular circulation
- - - - - minor vehicular circulation
- ● ● ● ● major pedestrian circulation
- ○ ○ ○ ○ minor pedestrian circulation
- ▨ new parking areas
- ▩ existing parking
- ★ proposed amenity buildings
- ★ existing washrooms





# ROTARY PARK CONCEPT IMAGERY

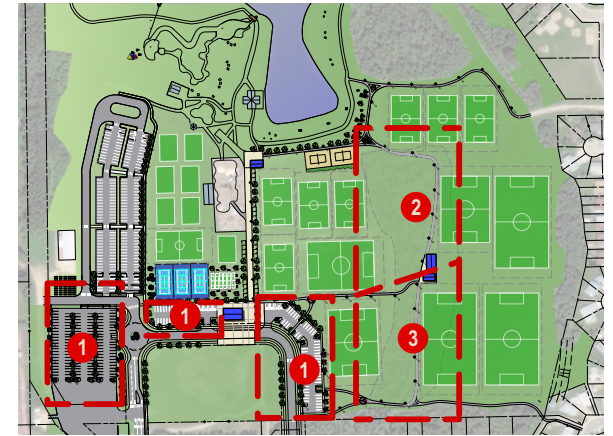
Concept imagery was prepared in order to better illustrate and explore design potential for key areas on the Rotary Park site. The adventure play area and mountain bike skills track were additions to the original program; the precedent imagery provides a point of departure to aid in illustrating the intent.



**1** parking area stormwater controls

**2** eco play / adventure play / disc golf areas





key plan

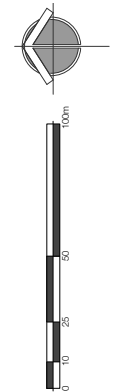
**3** mountain bike skills / pump track





# ROTARY PARK MASTERPLAN

The focus of the masterplan was the creation of additional space to accommodate additional soccer fields, bocce courts, hardsurfaced court areas and additional parking. The existing pedestrian network was kept intact, with minor additions to the pathway system to accommodate connections to the new sports fields. A large concession building anchors an expanded parking area at the south end of the site. The expanded parking area can accommodate both events at Rotary Park and the future civic complex.



- legend
- 1 concession/washrooms/covered picnic area
  - 2 new parking
  - 3 plaza with raised crossing
  - 4 festival space
  - 5 main pedestrian path with lights and festival / market stalls
  - 6 existing sportsfield area
  - 7 washrooms/concession/storage
  - 8 new asphalt pathway with lighting
  - 9 existing playground
  - 10 existing shelter
  - 11 beach volleyball courts
  - 12 hard surface courts
  - 13 bocce courts
  - 14 relocated community garden
  - 15 oversize parking lot
  - 16 washrooms + equipment storage
  - 17 new picnic shelter
  - 18 new sportsfield area
  - 19 berm and drainage swale
  - 20 eco play/adventure play areas
  - 21 mountain bike/pump tracks/disc golf
  - 22 existing pavillion with deck
  - 23 existing splash park
  - 24 existing gazebo
  - 25 existing washroom + changerooms
  - 26 existing parking
  - 27 existing water slide
  - 28 new picnic area with shade element
  - 29 upgraded footbridge
  - 30 existing dog park
  - 31 dog park seating with sun shade
  - 32 existing dog park parking



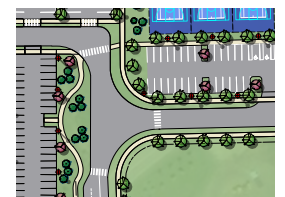


# ROTARY PARK MASTERPLAN

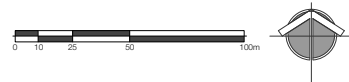
Illustrated plan of the South portion of Rotary Park, with proposed soccer field layout.



- legend
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  - 2 new parking
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  - 5 main pedestrian path with lights and festival / market stalls
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  - 8 new asphalt pathway
  - 9 existing playground
  - 10 existing shelter
  - 11 beach volleyball courts
  - 12 hard surface courts
  - 13 bocce courts
  - 14 community garden
  - 15 oversize parking
  - 16 washrooms + equipment storage
  - 17 new picnic shelter
  - 18 new sportsfield area
  - 19 berm and drainage swale
  - 20 eco play/adventure play areas
  - 21 mountain bike/pump tracks
  - 22 existing pavillion with deck
  - 23 existing splash park
  - 24 existing gazebo
  - 25 existing washroom + changerooms
  - 26 existing parking
  - 27 existing water slide
  - 28 new picnic area with shade element
  - 29 upgraded footbridge



Detail plan of 'T intersection' option





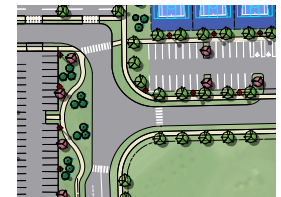
# ROTARY PARK MASTERPLAN

Illustrated plan of the South portion of Rotary Park, with soccer field layout hidden.



## legend

- 1 concession/washrooms/covered picnic area
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Detail plan of 'T intersection' option



# VISION RENDERINGS

*View to the southwest of the southern festival space during a concert event.*





# VISION RENDERINGS

View north from the proposed concession and washroom building, along main pedestrian axis during summer festival.





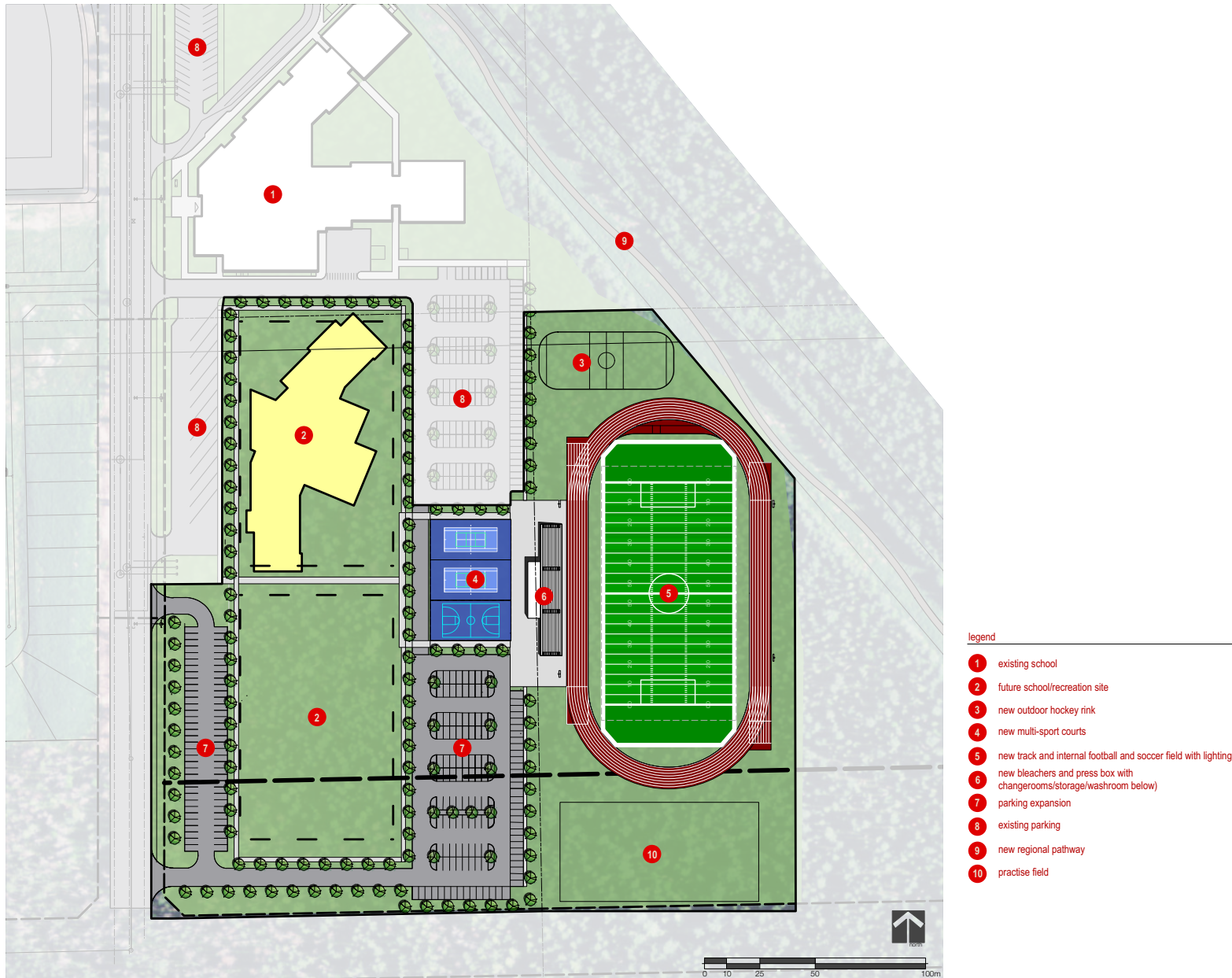
# VISION RENDERINGS

*View north from the proposed concession and washroom building, along main pedestrian axis during soccer tournament.*



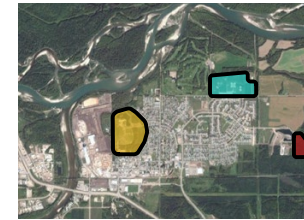
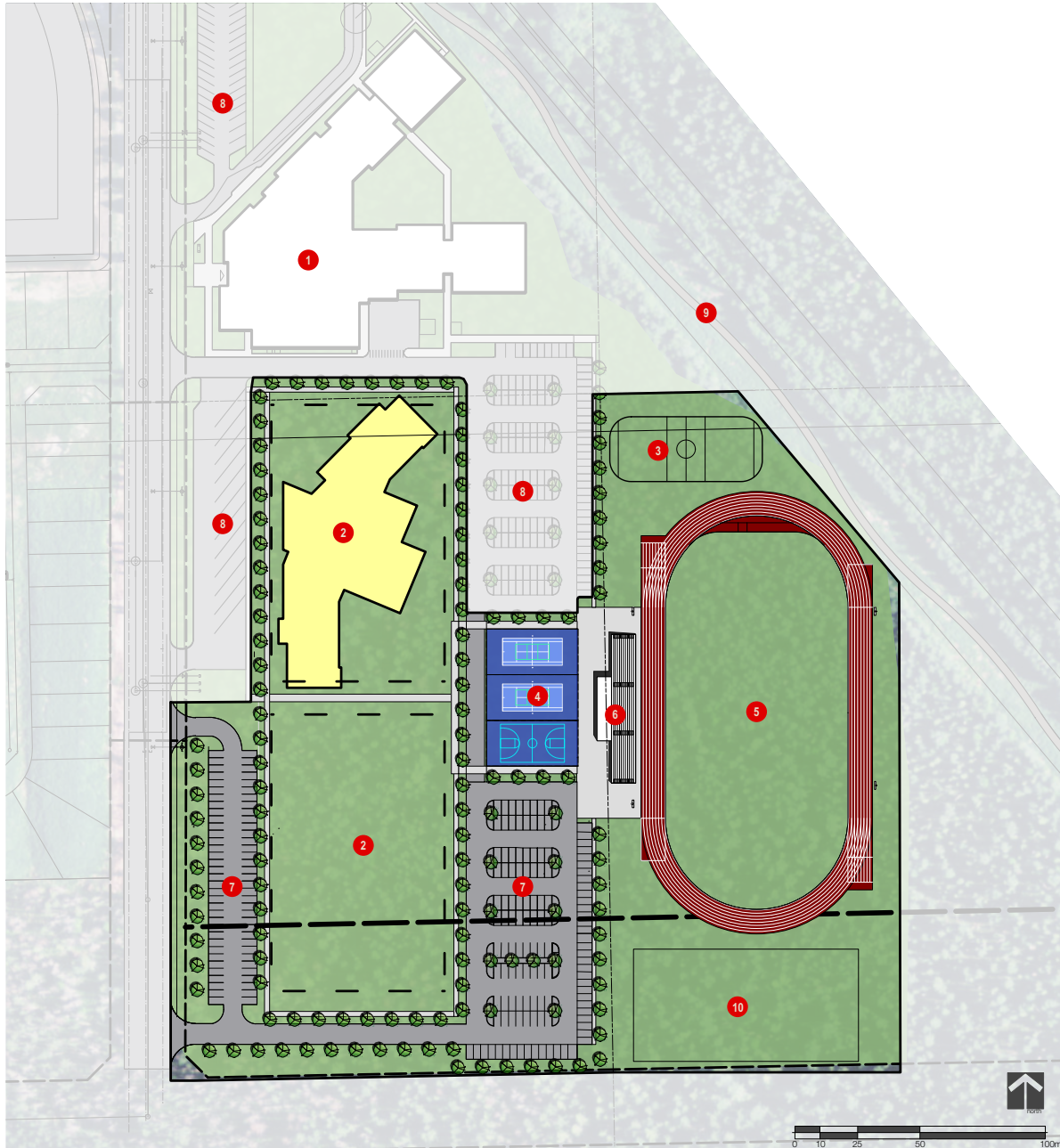
# COMMUNITY LEARNING CAMPUS PLAN: OPTION 1

The program for the learning campus is straightforward, the main exercise being finding a location for a new football field and track on the site. The main elements, the track and football facility with the associated field of parking, are the primary organizing elements due to the large footprint required to accommodate them. The other site elements and pedestrian connections are arranged around these large facilities.





# COMMUNITY LEARNING CAMPUS PLAN: OPTION 2



keyplan

- rotary park
- graham acres
- community learning centre

## legend

- 1 existing school
- 2 future school/recreation site
- 3 new outdoor hockey rink
- 4 new multi-sport courts
- 5 new track and internal football and soccer field with lighting
- 6 new bleachers and press box with changerooms/storage/washroom below)
- 7 parking expansion
- 8 existing parking
- 9 new regional pathway
- 10 practise field



# VISION RENDERINGS

*View across the track to the amenity building and bleachers.*



# GRAHAM ACRES MASTERPLAN

The design program consisted of exploring layout options and space requirements for additional T-ball and fast pitch fields. the existing parking area was formalized re-designed to accommodate the anticipated additional traffic during peak events. Allowances were made for future expansion to the parking area.



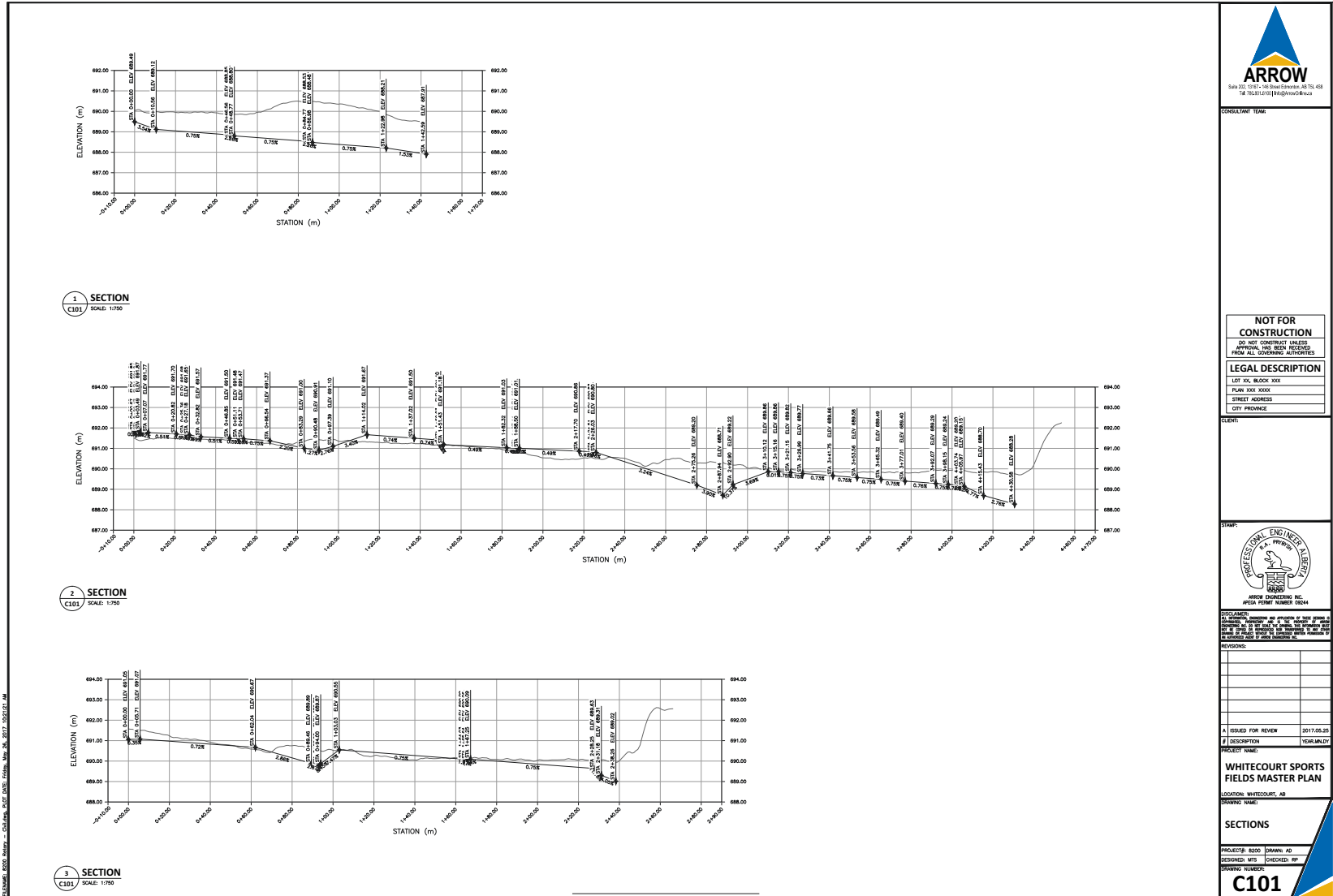
- Legend**
- 1 new field
  - 2 existing field
  - 3 new landscaping
  - 4 new post and rail fence
  - 5 new paved trails
  - 6 new playground (20' x 40')
  - 7 new walkway
  - 8 new trail connection
  - 9 existing walkway connection
  - 10 existing playground
  - 11 existing asphalt trail
  - 12 existing chainlink fence
  - 13 existing drainage ditch





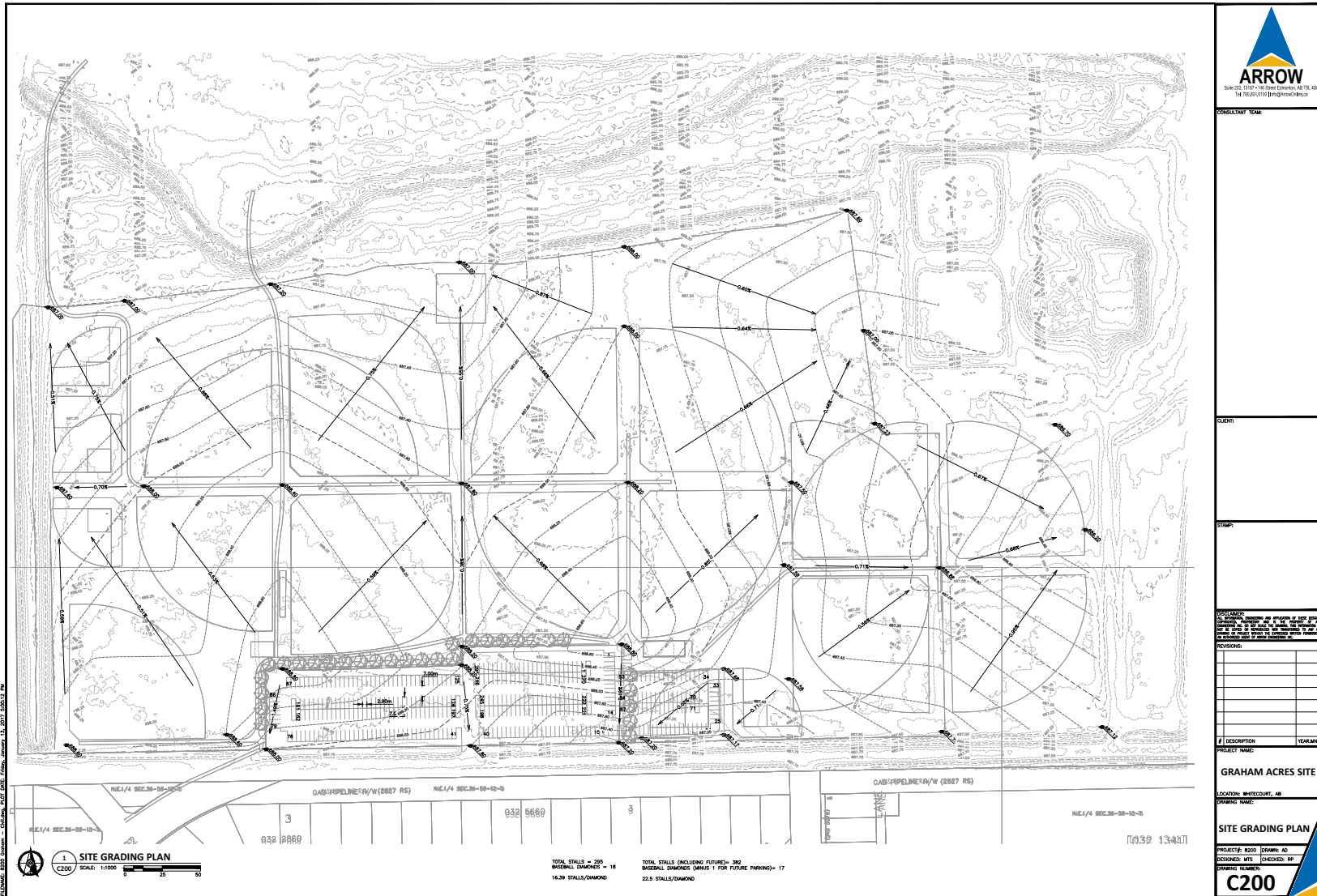


# ROTARY PARK SITE SECTIONS





# GRAHAM ACRES SITE GRADING PLAN



**ARROW**  
 Suite 202, 1307-1309 Street East, AB T5E 4G5  
 Tel: 780.201.0100 | Email: info@arrow.ca

CONSULTANT TEAM

CLIENT

OWNER

DESIGNED: WPS  
 CHECKED: RP

PROJECT NAME: GRAHAM ACRES SITE

LOCATION: WHITECOURT, AB

DRAWING NAME: SITE GRADING PLAN

PROJECT#: 8200 DRAWN: AC

DESIGNED: WPS CHECKED: RP

DRAWING NUMBER: C200

