



WAREHOUSE PARK

EDMONTON, ALBERTA

PRELIMINARY DESIGN REPORT

OCTOBER 2023

CCxA

gh3* **AECOM** *twenty/20* COMMUNICATIONS

Edmonton





Context

Warehouse Park is located near some of Edmonton's most iconic features such as the Alberta Legislature, the expansive North Saskatchewan River Valley, MacEwen University, and the evolving skyline just to the east. For the immediate context however, composed mostly of parking lots that used to be car dealerships, there is a tabula rasa condition that motivated the design team to zoom-out and consider the specificity of the region, and in particular, the Parkland biome in which Edmonton is located.



Concept

The concept is based on the notion of a place where two landscapes meet, in this case the Prairie and the Boreal Forest. It is this threshold between two distinct landscapes that underlies the concept for the park, to capture the experience of the Parkland transitional biome in the heart of the city.

The interplay between these two landscapes is expressed by a clearing on the east side of the park (a prairie-like expansive space that allows for big-sky program and views to the city), and a forested space to the west (where rooms are carved out of a continuous tree canopy that provide more intimate spaces for gathering and recreating). A warming plaza on the west side takes its cue from the experience of gathering around campfires under conifer boughs. The prairie experience on the east side is captured through an open clearing framed by a 'northern light' structure that emulates the aurora borealis phenomenon. A place to see and be seen, the scale and proportion of this clearing will allow visitors to feel safe and comfortable, with long views to see others and share in the collective mood of the park.



View Towards MacEwan University



Warehouse formal option design



Warehouse organic option design



107 Street Formal Option



107 Street Organic Option

Plan Evolution

The interweave of paths crossing these two landscapes merges at the 107 Street axis, the north-south meandering spine that serves as a key threshold into the park. This axis frames sight lines beyond the park, such as to the landmark spires of MacEwan University to the north.

The park concept informs a language and character for other features, such as the playground as well as the park's large timber furniture. Gently undulating topography also embodies the overlapping horizons emblematic of the central Alberta landscape. This conceptual starting point ensures that design features are universal instead of generic, rooted in a framework that embellishes an experience of phenomena that is meaningful to everyone, while being specific to each individual at the same time.

Two schemes were created early in the schematic design process, the first taking reference from Edmonton's iconic Elm allées that frame the streets in the city's mature neighbourhoods. These vaulted street tree canopies define a local cultural landscape precedent that was considered for a more formal expression of the park. A more organic approach was also explored in parallel, which was later preferred through stakeholder and public consultation. This approach aligns with the explanation of the ward name, 'O'Day-min', the Anishinaabe word for strawberry (or heart-berry), and the spirit of this name inspired a more organic spatial arrangement. This functioning looseness of parts, from pathways and trees, structures and program areas, as well as spaces left aside for stormwater and fauna, will create a place that is open-ended in its expression and circulation, flexible in use, and resilient as the park evolves over time.



107 Street North stub (From 102 Ave.)



Park entrance at North East corner (106 Street)



Park entrance at North West corner (West laneway)



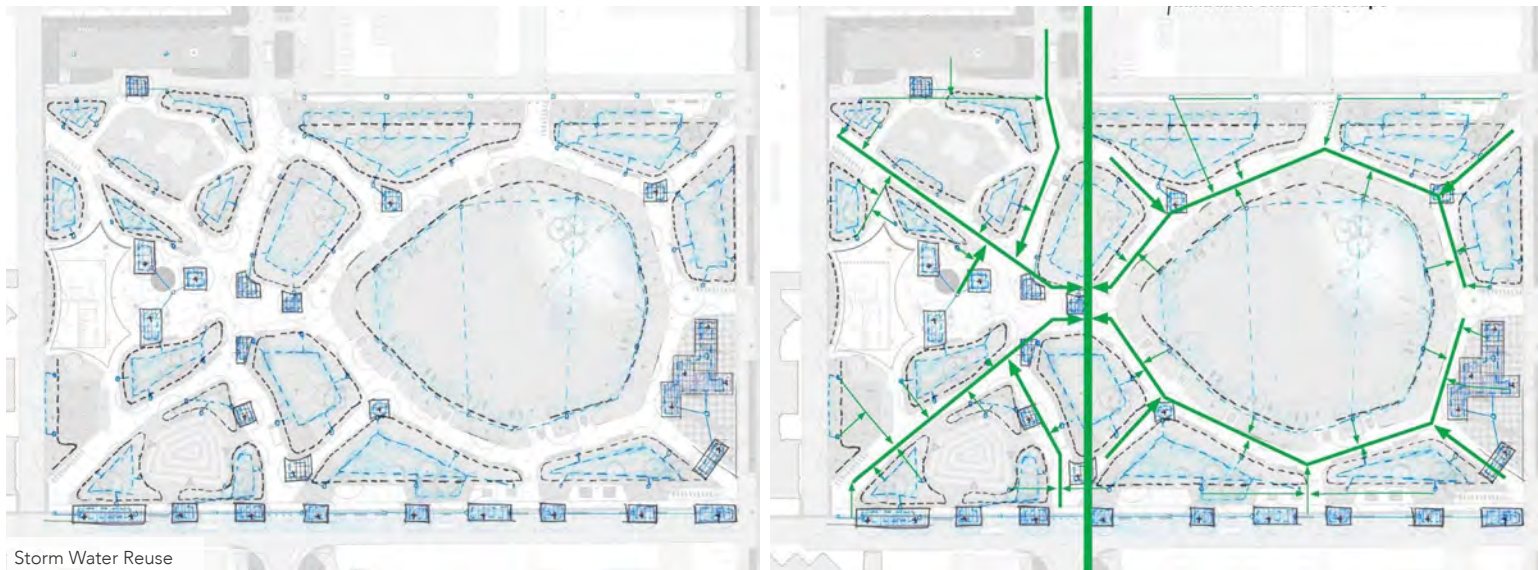
New Perspectives

The City's desire for a design team with a diverse background and experience in park design reflects an intention to bring new perspectives to this site. Taking cues from the local landscape and the evolution of the district, an innovative approach to space making provides opportunities to create legacy city-building features that can someday become new signatures to distinguish tomorrow's neighbourhood.

Details and language extend beyond the park's limits to inform the design of the peripheral laneways, the street stubs reaching out to the Jasper and 102 Avenues to the south and north, as well as 106th Street on the east side of the park. While 106th Street will become a complete street, the other circulation routes will reinforce a safe pedestrian priority that can also accommodate local vehicles.



Tree Plan Strategy



Storm Water Reuse

Future Proofin

The design for this park considers how it will need to perform in a changing context and climate. Stormwater capture and reuse on site is a key principle behind the park's layout and grading, using old fashioned landscape principles to deal with future challenges. The park's vegetation palette, partially inspired by local flora, also considers adding species from beyond the current regional landscape to create an urban forest sufficiently diverse and resilient to handle new temperature, rain and snowfall realities to come.

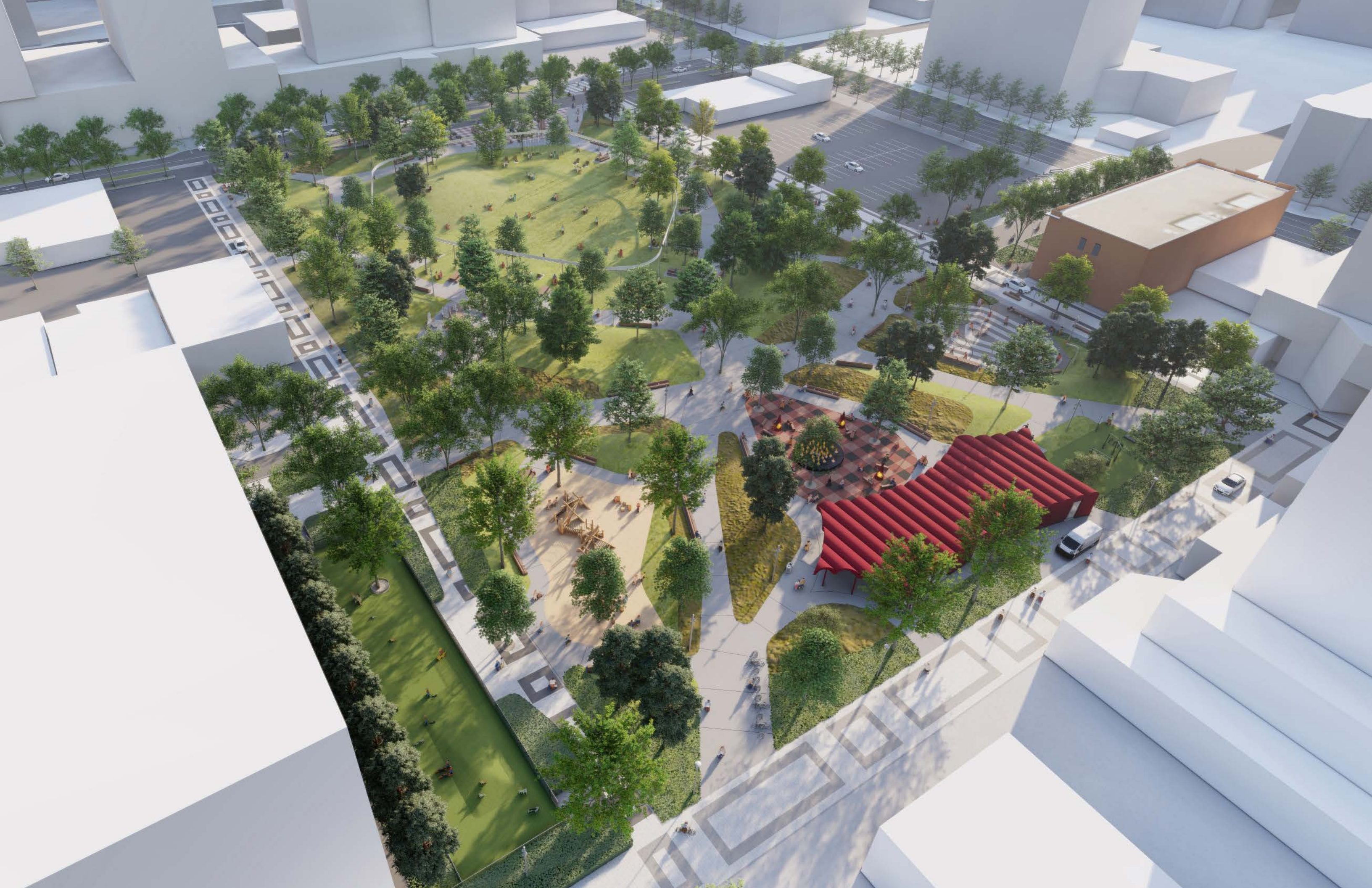


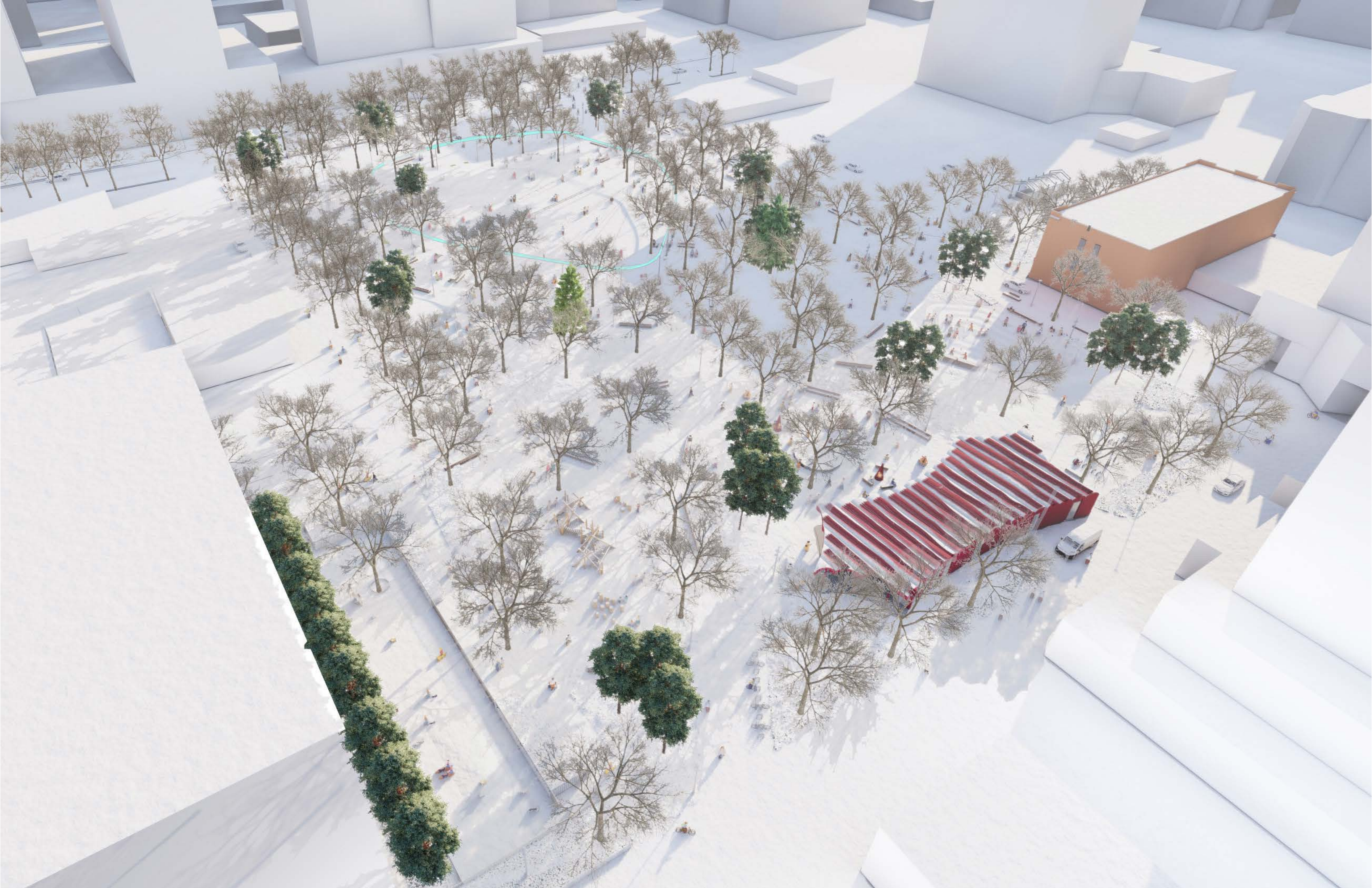
A Meeting Place for the Community

As the neighbourhood intensifies, so does the need for a space for the community to come together and meet up, socialize, and play. The park is designed for flexibility, to allow for various types of uses, many of which are still to come as community needs evolve. It also includes dedicated features to anchor program, such as a toboggan hill, swings on the northern light structure, program pockets for activities like table tennis and outdoor fitness, picnic areas, and a pick-up basketball court which can double as a snowbank rink in winter. These elements are laid out to promote a park for a wide range of activity and users that uphold a coherent experience of a green oasis in the heart of the city.



PRELIMINARY DESIGN





102 Ave.

108 St.

The Monaco

The Shift

- DECIDUOUS TREES
- PEDESTRIAN LIGHTING WITH LIGHT DISTRIBUTION, 5M HIGH TYPE POST-TOP, PURE Y LUMENPULSE GREY FINISH
- CONIFEROUS TREES
- SMALL FLOWERS TREE (MALUS sp.)
- PARK LINEAR BENCHES TYPE CUSTOM BENCH BASED ON DRIFTER BENCH BY STREETLIFE OR DRIFTER BENCH BY STREETLIFE

- STREET LIGHTING, 8M HIGH TYPE SINGLE DAVIT POLE WITH CREE LUMINAIRE GREY FINISH
- PARK LIGHTING, 5M HIGH STRAIGHT POLE WITH LUMENBEAM SMALL PROJECTORS BY LUMENPULSE
- GAME TABLE TYPE CAISSA BY M3 BETON
- 106 STREET ENTRY PLAZA PICNIC BLANKET MOTIF PRECAST CONCRETE PAVERS 3 COLORS TYPE AVENUE PAVERS BY BOLDUC
- BENCH STRUCTURE (2) TYPE DRIFTER STRUCTURE 2 SEATING AND 3 SEATING BY STREETLIFE
- PICNIC TABLE TYPE DRIFTER PICNIC SET BY STREETLIFE

Tower 106

- TWO STREAM GARBAGE AND RECYCLING CANS TYPE 250 BY MAGLIN GREY COLOR
- LANEWAY BENCHES TYPE DRIFTER BENCH BY STREETLIFE
- BIKE RACK AND REPAIR STATION TYPE 500 BY MAGLIN

- POTENTIAL FOOD TRUCK LOCATION
- LINEAR BENCHES TYPE DRIFTER BENCH BY STREETLIFE
- CONCRETE PAVERS ON PEDESTRIAN PARK ENTRANCE
- GARBAGE CAN TYPE 250 BY MAGLIN GREY COLOR
- WASTE BAG DISPENSER
- DOG OFF-LEASH AREA 400 sq. ft.
- DOG PARK METAL FENCE 1.2m HIGH
- SYNTHETIC TURF
- DOUBLE-ENTRY METAL GATE 1.2M HIGH
- HOSE BIB
- LOW PLANTING PROTECTION FENCE, 600mm HIGH

- DEDICATED CHILDREN PLAYGROUND POURED-IN-PLACE RUBBER SURFACE COLOR TBD
- BIKE RACK (10) TYPE 500 BY MAGLIN
- TWO STREAM GARBAGE AND RECYCLING CANS TYPE 250 BY MAGLIN GREY COLOR
- PARK PAVILION (BY ARCHITECTURE)
- BUFFALO CHECK MOTIF PRECAST CONCRETE PAVERS 3 COLORS TYPE AVENUE PAVERS BY BOLDUC

- CAMPFIRE FOUNTAIN BLACK GRANITE CUSTOM GAS FIREPLACE(3)
- FIREPLACE BENCHES TYPE DRIFTER BENCH BY STREETLIFE
- PARK LINEAR BENCHES TYPE CUSTOM BENCH BASED ON DRIFTER BENCH BY STREETLIFE OR DRIFTER BENCH BY STREETLIFE
- WATER FOUNTAIN ATTACHED TO BUILDING
- FITNESS AREA WITH OUTDOOR FITNESS EQUIPMENT POURED-IN-PLACE RUBBER SURFACE COLOR TBD

- STEPPED BENCH TYPE HEAVY-HEAVY MALAPARTE BY STREETLIFE
- BASKETBALL COURT PAINTED ASPHALT SURFACE

- FLARE
- STRAIGHT FACE CURB 100mm HIGH
- FLUSH CURB
- STRAIGHT FACE CURB 50mm HIGH
- CONCRETE PAVERS (SHARED LANEWAYS) TYPE BRONTE STREET 150X300MM BY UNILOCK INTERLOCKING TONGUE AND GROOVE PAVERS
- BOULDERS IN PLANTING CREATING BRIDGES
- PUBLIC ART AREA (BY ARTIST)
- CONCRETE PAVERS (106 SIDEWALK) TYPE BRONTE STREET 150X300MM BY UNILOCK INTERLOCKING TONGUE AND GROOVE PAVERS
- ASPHALT SURFACE
- GARBAGE CAN TYPE 250 BY MAGLIN GREY COLOR
- BOLLARDS
- BIKE RACK TYPE 500 BY MAGLIN
- BOULDERS IN PLANTING CREATING BRIDGES

- SUSPENDED SWING ATTACHED TO NORTHERN LIGHT
- "NORTHERN LIGHT" POST Ø = 165MM
- LOUNGE CHAIR TYPE 720 CHAIR BY MAGLIN
- PICNIC TABLE INCLUDING EXTENSION SPACE FOR PERSON USING MOBILITY AIDS TYPE DRIFTER PICNIC SET BY STREETLIFE
- "NORTHERN LIGHT", 5.5M HIGH 200m LONG OVERHEAD LIGHTING RIBBON
- THE CLEARING
- REE PIT WITH STABILIZED GRAVEL METAL TREE GUARD
- ONE STREAM GARBAGE CANS TYPE 250 BY MAGLIN
- EXPOSED AGGREGATE CONCRETE
- PING PONG TABLE (2) TYPE HALVARD BY M3 BETON
- LANEWAY BENCHES TYPE DRIFTER BENCH BY STREETLIFE
- LOUNGE SWING (2) BY MORELLI DESIGN

- PROTECTING FENCES FOR PLANTING ZONES
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- FLARE

Boston Pizza

Corona LRT Station Entrance

The Parks

MacLean Block

PROPOSED LANDSCAPE SITE PLAN

Jasper Ave.



102 Ave.

108 St.

107 Street Pedestrian Promenade

- Art Fair
- Food Trucks
- Market

Dog Off-Leash Area

Green Beach
Perched Open Lawn - Sloped to Face Clearing

Shared Promenade (Shared Laneway)

Public Art
(by Sanaz Mazinani)

The Mound

- Sledding
- Natural amphitheater

Dedicated Playground

West Plaza
With Ornamental Water Feature and Warming Zone

Park Pavilion

- Washrooms, opportunity for a concession and/or community space, covered outdoor space

The Camp Fountain/Cold Fire
(Ornamental Water Feature)

Gas Fireplace/Hot Fire (3)

Fitness Area

The Clearing

- Passive and Active Activities (play, yoga, relaxation, picnic, gathering, informal sport, small concert and festival, etc.)

106 Street Entry Plaza

- "Picnic Blanket" Paving Motif
- Long Communal Picnic Tables
- Terraced seating features
- Games tables

Basketball Court

- Pickup Basketball
- Snowbank Rink
- Event space

Shared Promenade (Shared Laneway)

Green Beach
Perched Open Lawn - Sloped to Face Clearing

Corona LRT Station Entrance

107 St.

106 St.

Jasper Ave.

SITE PROGRAM DIAGRAM



Legend

- Shared Laneway (Car + Pedestrian)
- Pedestrian Only

Typical programmable pocket connected to perimeter shared laneway. Program and design is reversible to respond and adjust to future built groundfloor program.

Dog Off-Leash Area

Dedicated Playground

Flexible

106 Street Entry Plaza

West Plaza With Ornamental Water Feature and Warming Zone

Fitness Area



Flexible

Ping-Pong

Bench Swings

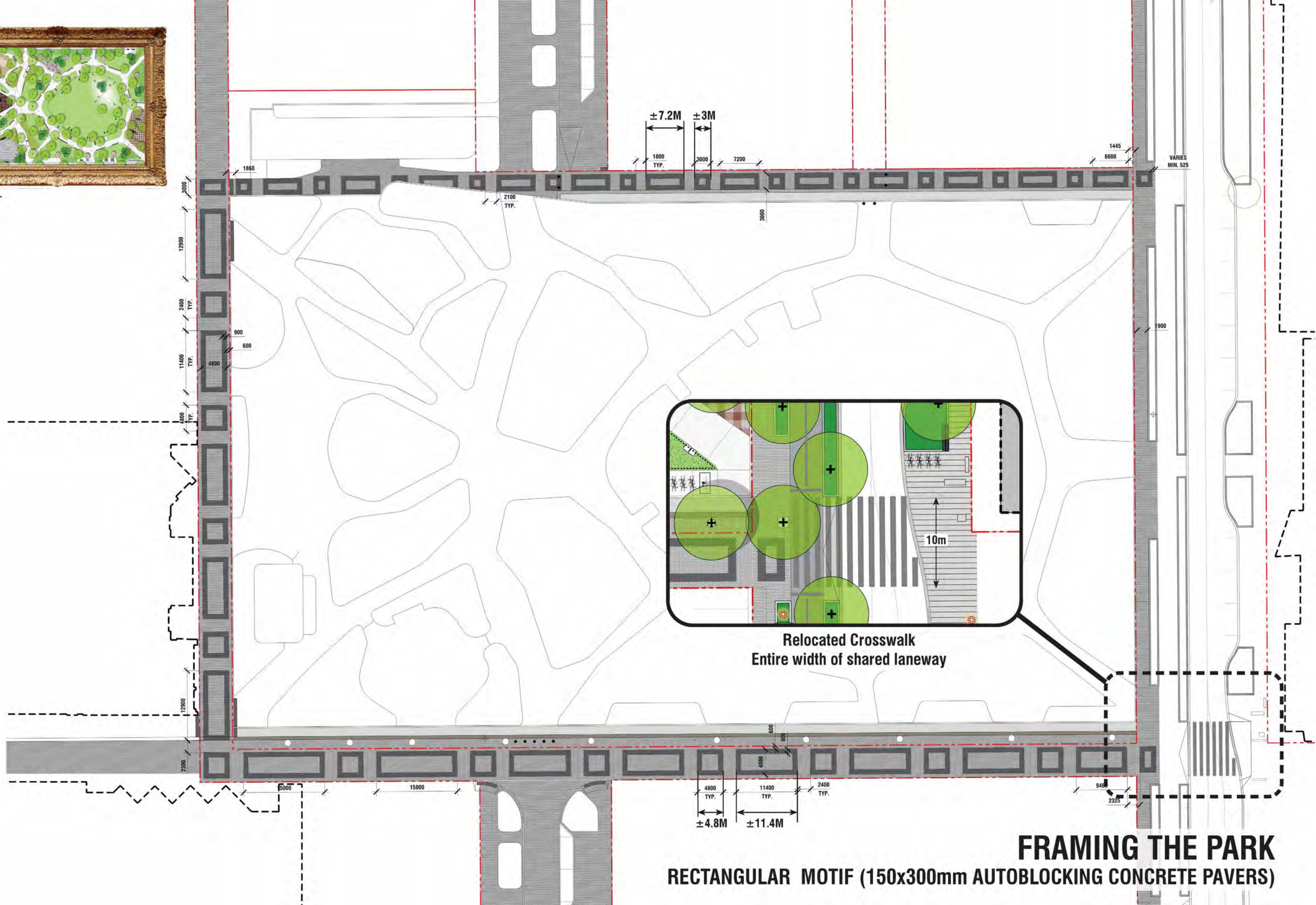
Bike Parking

Basketball Court

PERIMETER LANEWAYS ACTIVATION CONCEPT

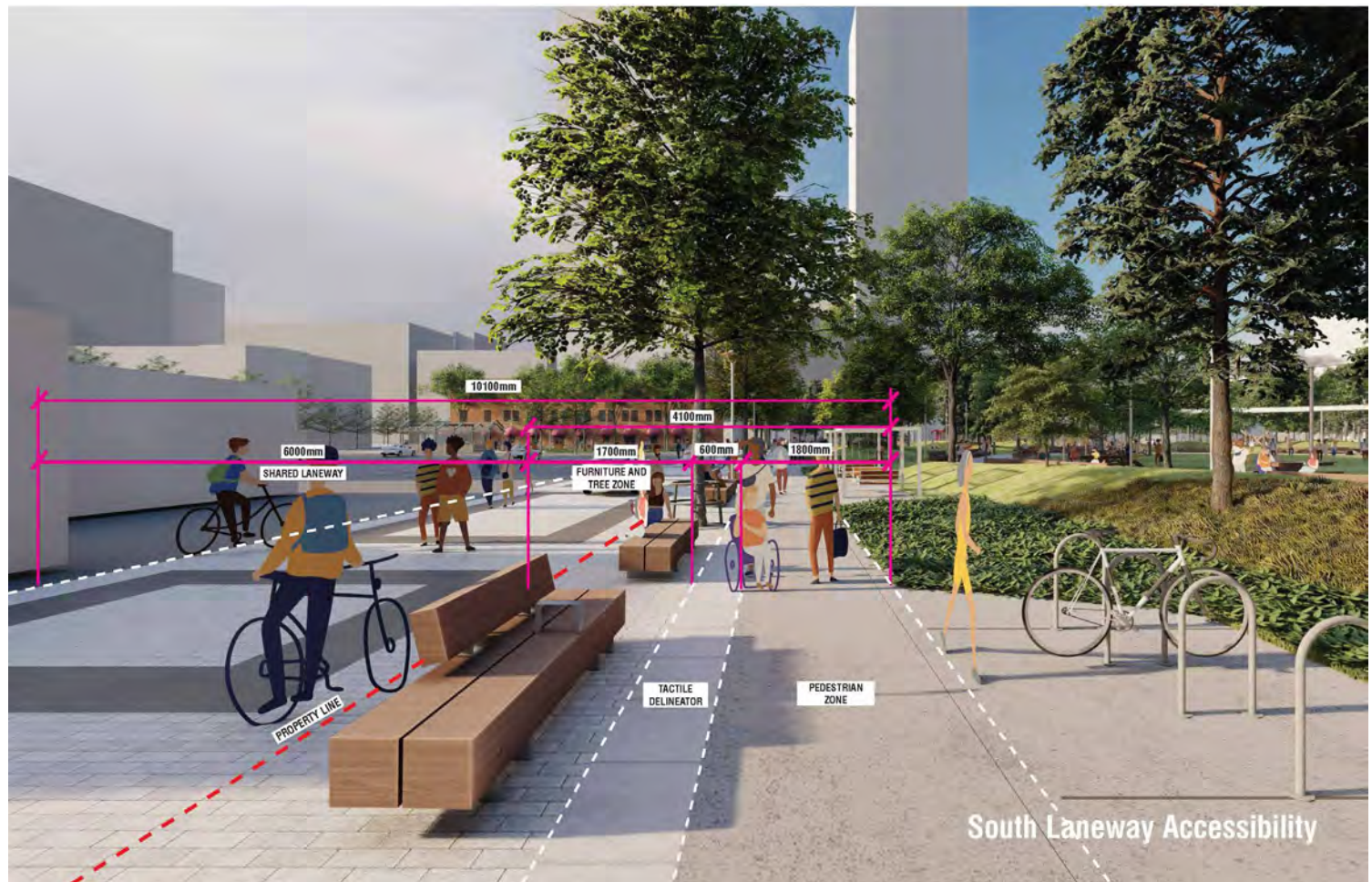


CONCEPT



Relocated Crosswalk
Entire width of shared laneway

FRAMING THE PARK
RECTANGULAR MOTIF (150x300mm AUTOBLOCKING CONCRETE PAVERS)

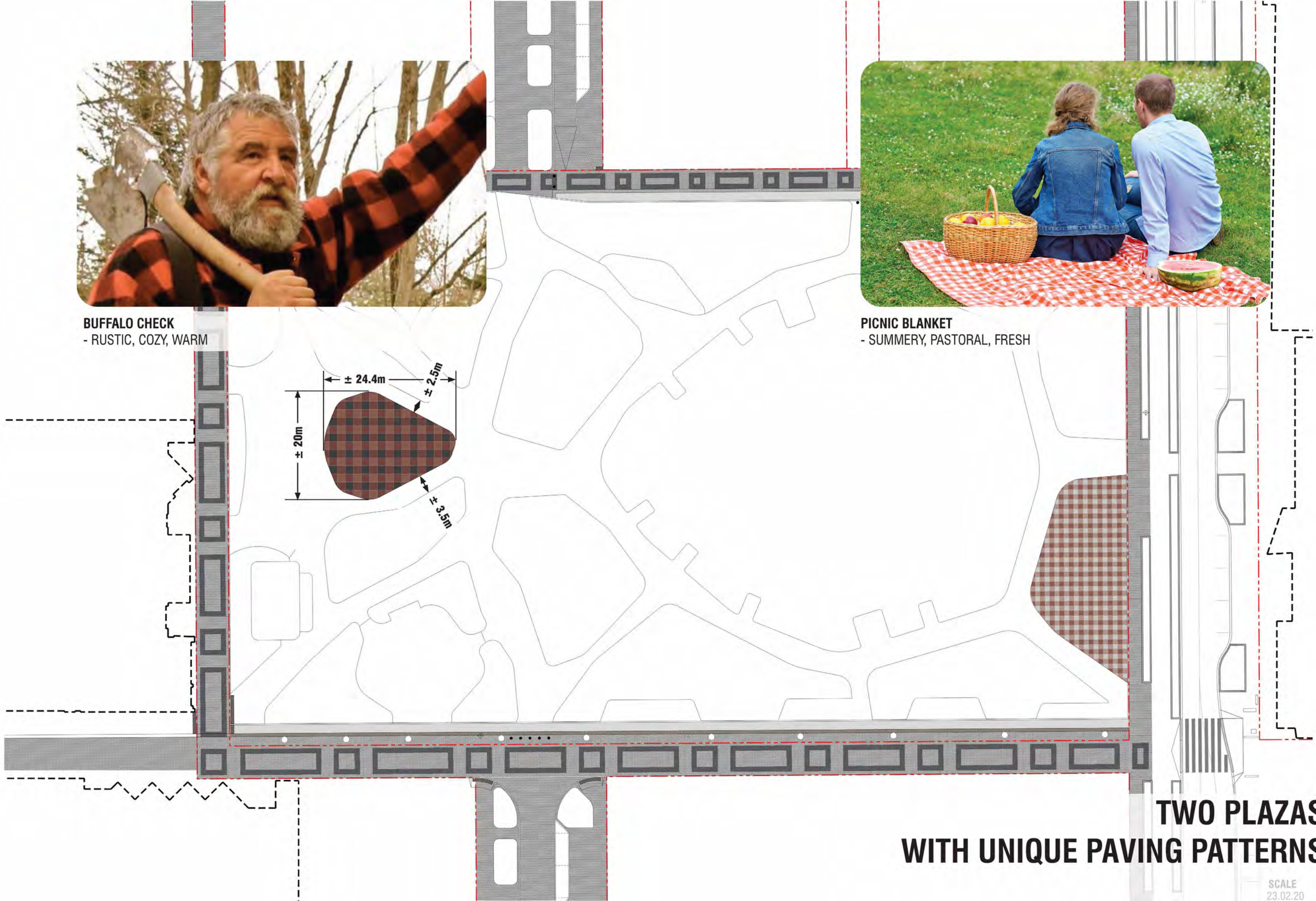




BUFFALO CHECK
- RUSTIC, COZY, WARM



PICNIC BLANKET
- SUMMERY, PASTORAL, FRESH



**TWO PLAZAS
WITH UNIQUE PAVING PATTERNS**



East (Entry) Plaza Along 106 St.



The West (Warming) Plaza

Park Pavilion
(Washrooms, flexible programmable space, covered outdoor space)

6000
CLEARWAY

The Camp Fountain/Cold Fire
(Ornamental Water Feature / 6m dia.)

Gas Fireplace/Hot Fire (3)

THE WEST (WARMING) PLAZA
HOT AND COLD FIRES





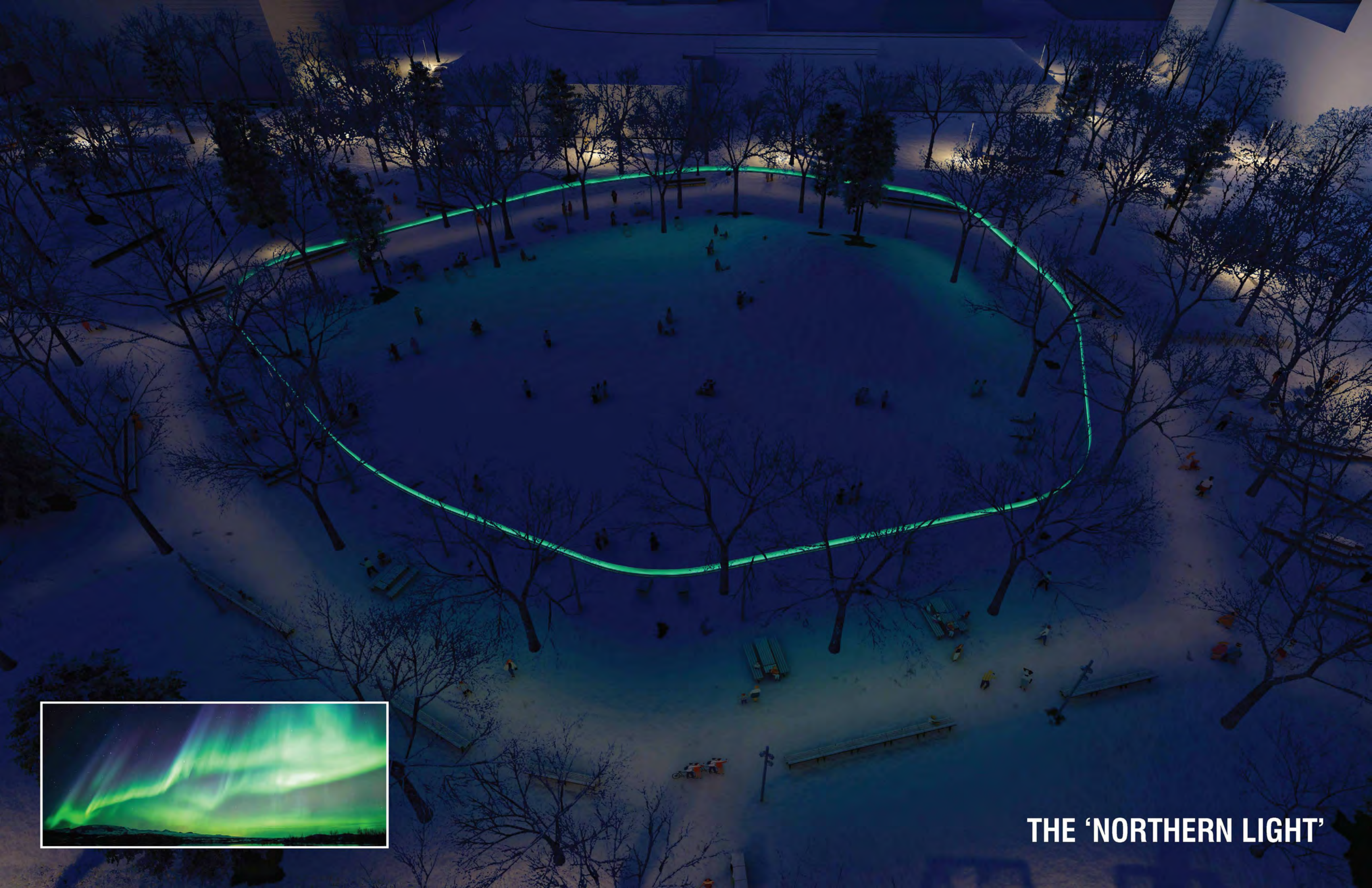
Hot and Cold Fire
West (Warming Plaza)



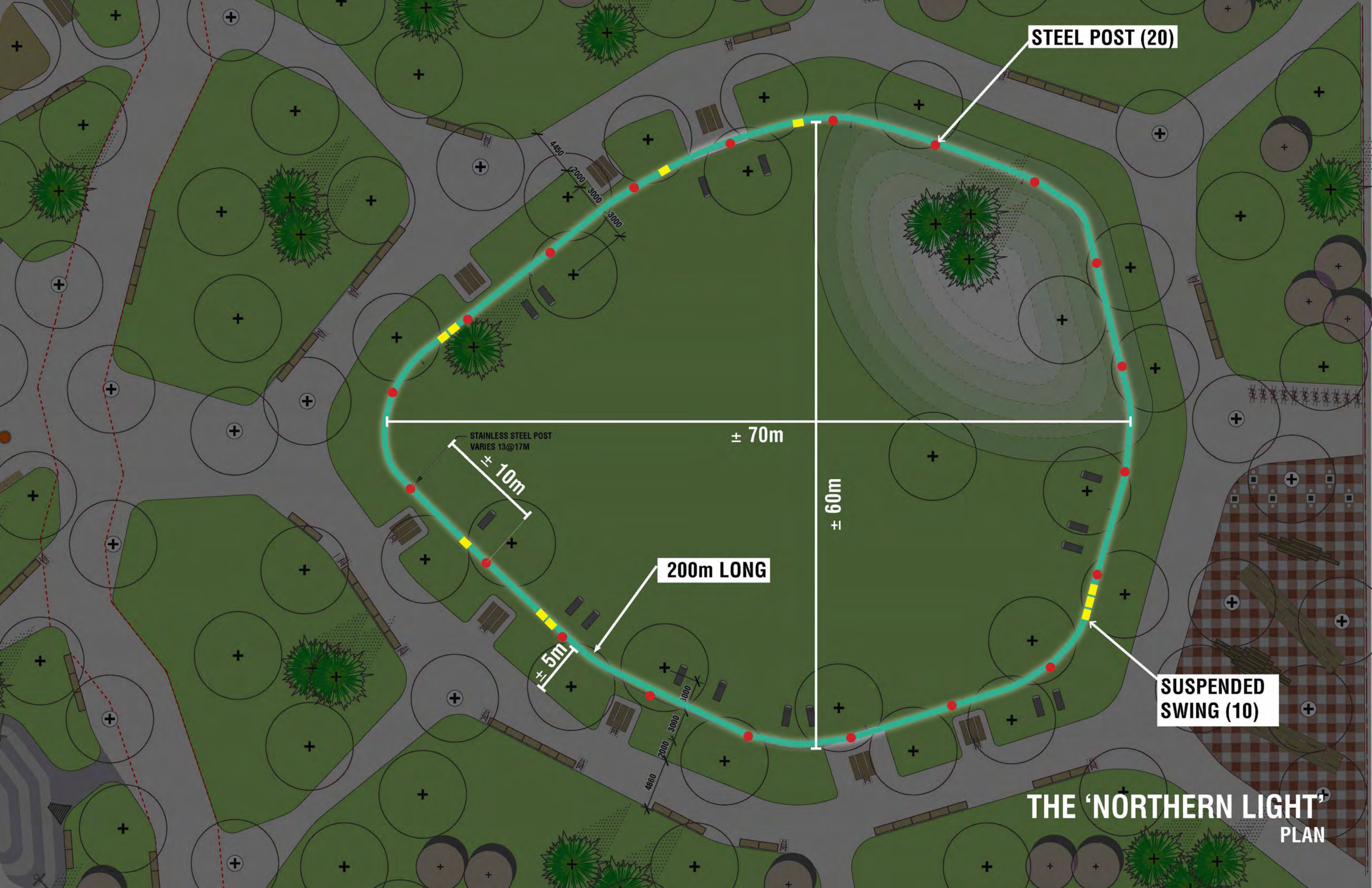
Back of Park Pavilion (West Laneway)



Warming Plaza- Potential Winter Programming



THE 'NORTHERN LIGHT'



STEEL POST (20)

± 70m

± 60m

STAINLESS STEEL POST
VARIES 13@17M

± 10m

200m LONG

± 5m

SUSPENDED
SWING (10)

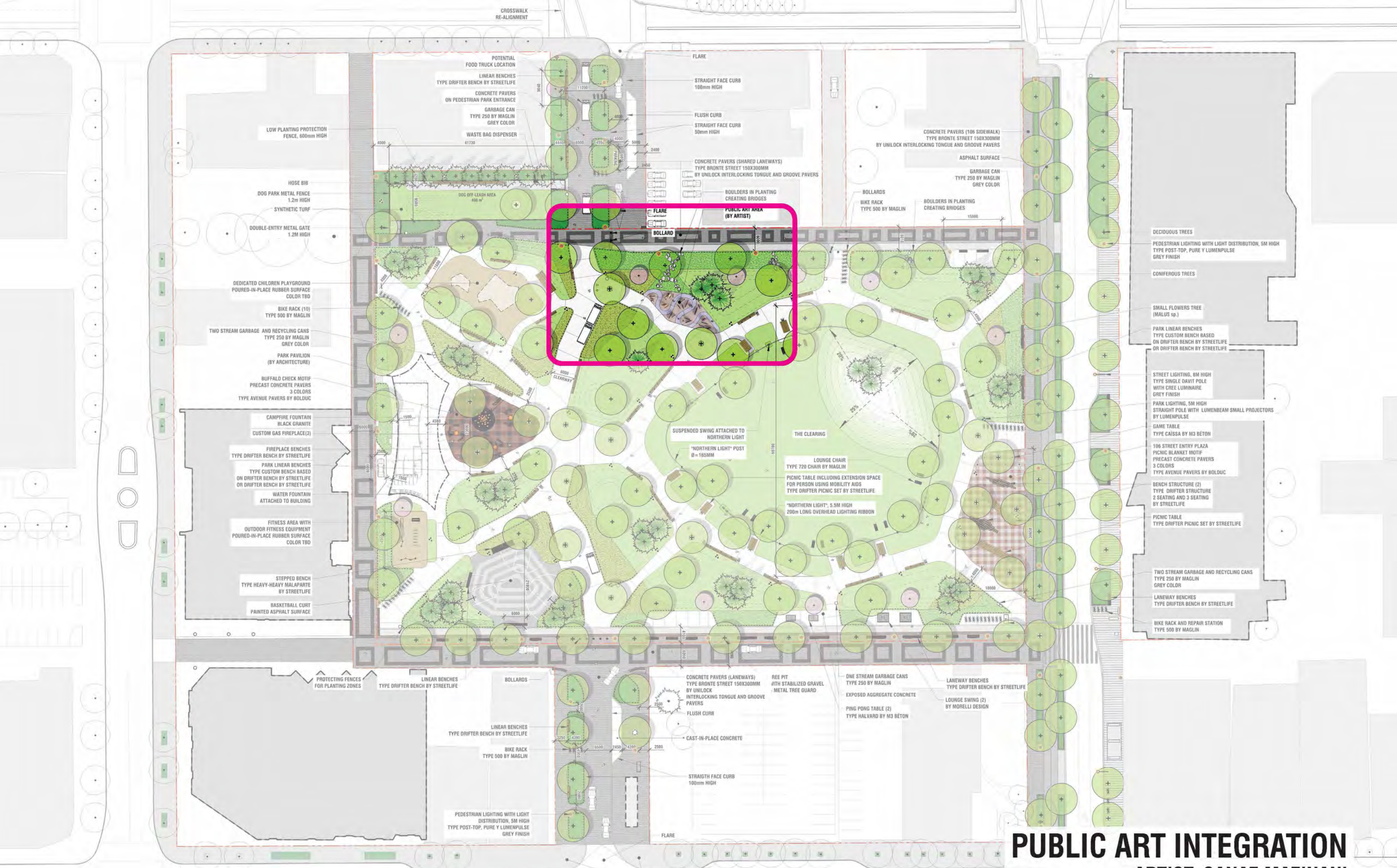
THE 'NORTHERN LIGHT'
PLAN











LOW PLANTING PROTECTION FENCE, 600mm HIGH

HOSE BIB

DOG PARK METAL FENCE 1.2m HIGH

SYNTHETIC TURF

DOUBLE-ENTRY METAL GATE 1.2M HIGH

DEDICATED CHILDREN PLAYGROUND
POURED-IN-PLACE RUBBER SURFACE
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PAVERS

FLUSH CURB

CAST-IN-PLACE CONCRETE

STRAIGHT FACE CURB
100mm HIGH

FLARE

REE PIT
WITH STABILIZED GRAVEL
METAL TREE GUARD

ONE STREAM GARBAGE CANS
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EXPOSED AGGREGATE CONCRETE

PING PONG TABLE (2)
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LOUNGE SWING (2)
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CAST IN PLACE CONCRETE
SIDEWALK

PUBLIC ART INTEGRATION

ARTIST: SANAZ MAZINANI

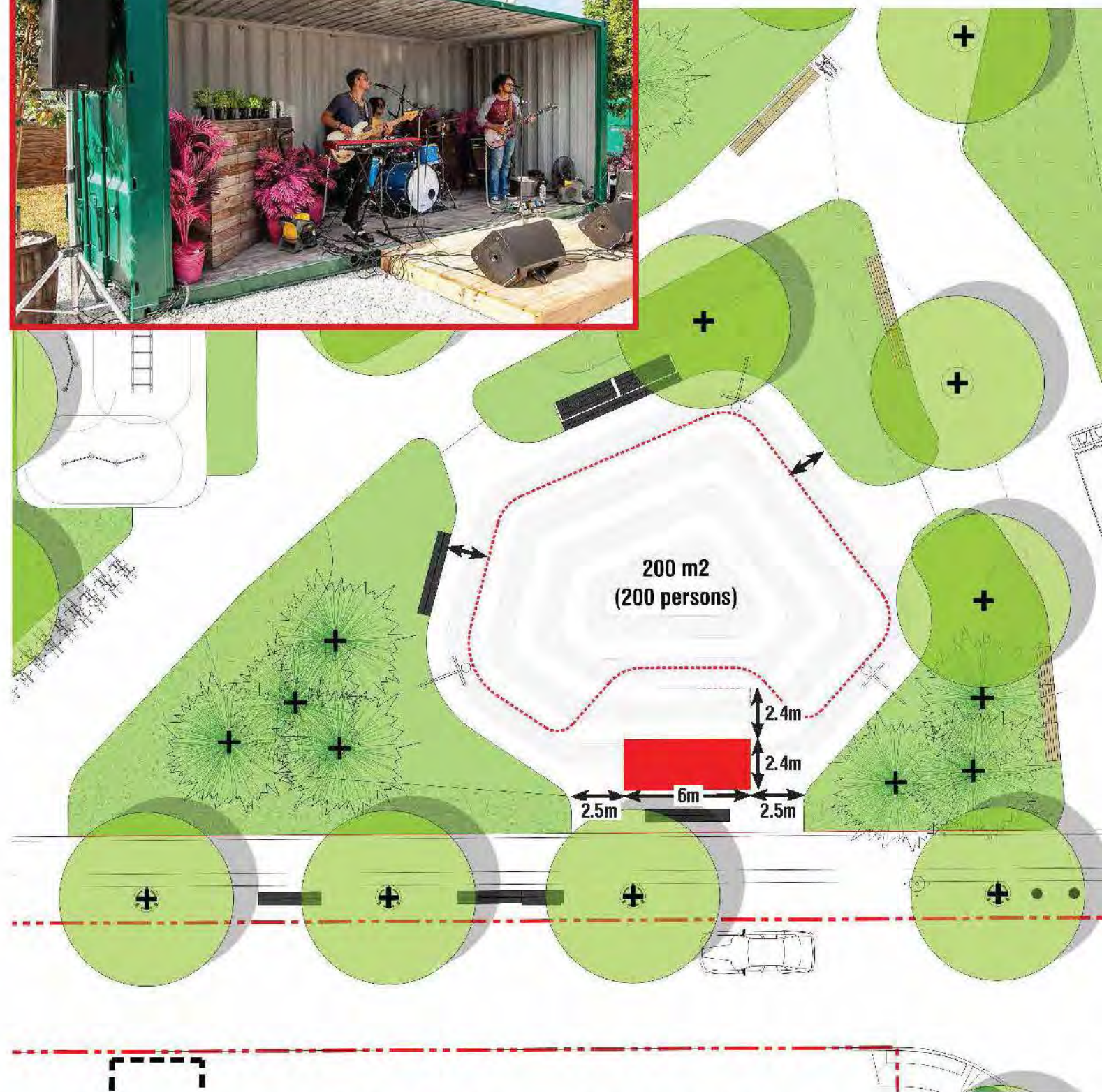


Example of one Cloud and Schematic Section of Ensemble (by Sanaz Mazinani)

PUBLIC ART INTEGRATION
ARTIST: SANAZ MAZINANI



PICKUP BASKETBALL COURT
3 HOOPS IN FLEXIBLE SPACE

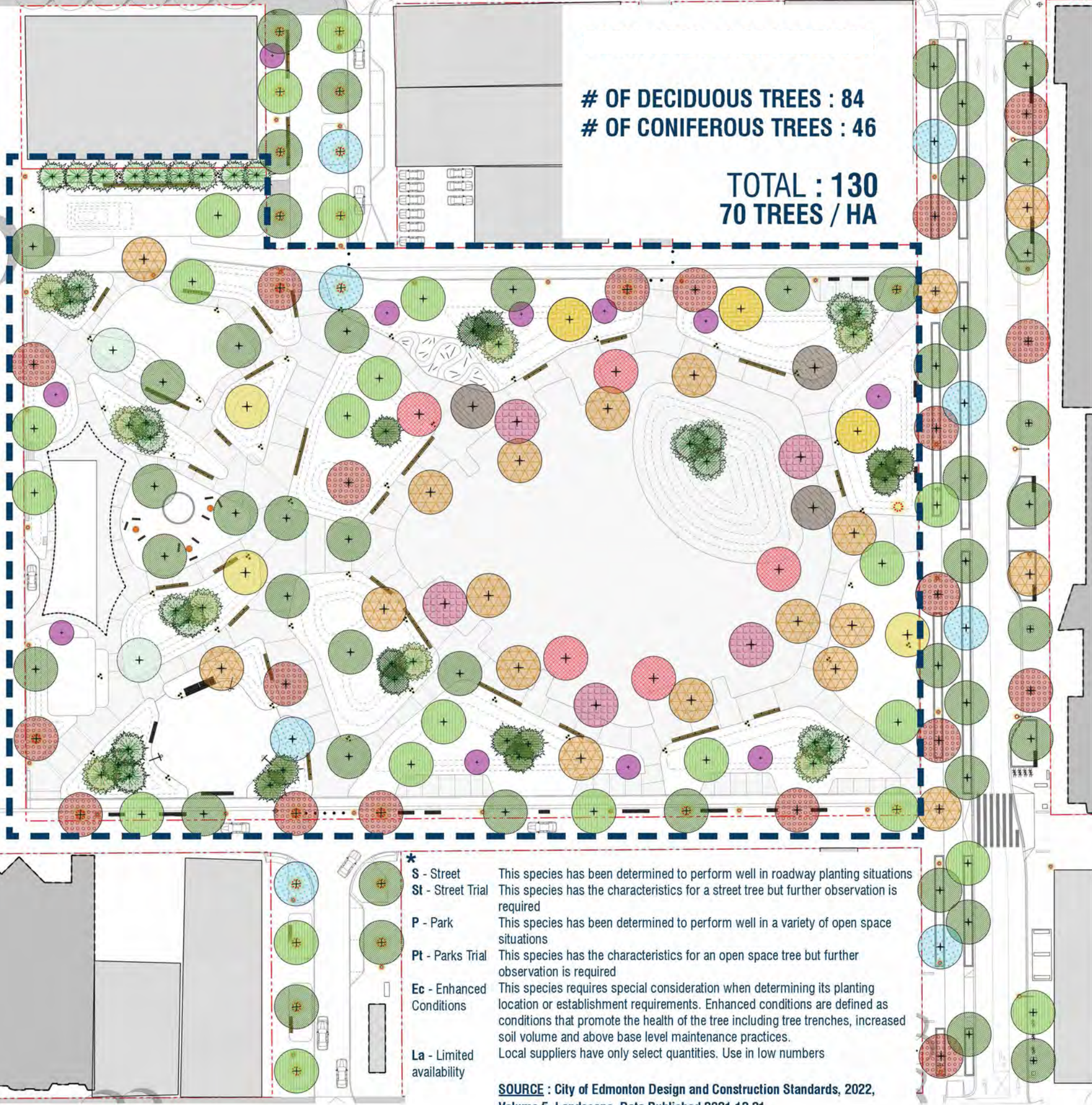


PROGRAMMING POTENTIAL
SEACAN STAGE AND CROWD SIZE



OF DECIDUOUS TREES : 84
OF CONIFEROUS TREES : 46

TOTAL : 130
70 TREES / HA



- * S - Street This species has been determined to perform well in roadway planting situations
- St - Street Trial This species has the characteristics for a street tree but further observation is required
- P - Park This species has been determined to perform well in a variety of open space situations
- Pt - Parks Trial This species has the characteristics for an open space tree but further observation is required
- Ec - Enhanced Conditions This species requires special consideration when determining its planting location or establishment requirements. Enhanced conditions are defined as conditions that promote the health of the tree including tree trenches, increased soil volume and above base level maintenance practices.
- La - Limited availability Local suppliers have only select quantities. Use in low numbers

SOURCE : City of Edmonton Design and Construction Standards, 2022, Volume 5, Landscape, Date Published 2021.12.21

DECIDUOUS TREES

KEY	BOTANICAL NAME	COMMON NAME	ZONE	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	QUANTITY	STREET	STREET TRIAL	PARK	PARKS TRIAL	ENHANCED COND.	LIMITED AVAIL.
As	ACER SACCHARINUM	SILVER MAPLE	3		●	●	19		ST	P		EC	
Aj	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3		●		5	S		P			
Ar	ACER RUBRUM	RED MAPLE	3				5						
Bp	BETULA PAPIRIFERA	PAPER BIRCH	2	●		●	2	ST		P		EC	
Co	CELTIS OCCIDENTALIS	HACKBERRY	2		●	●	8	ST			PT	EC	
Gh	GLEDITSIA TRIACANTHOS 'HARVE'	NORTHERN ACCLAIM HONEYLOCUST	4		●	●	3	ST		P		EC	LA
Jn	JUGLANS NIGRA	BLACK WALNUT	3		●	●	4			P			LA
Mm	MALUS x ADSTRINGENS 'MAKAMIC'	MAKAMIC CRABAPPLE	2b			●	11			P			
Pa	POPULUS x ASSINIBOINE	ASSINIBOINE POPLAR	2a	●	●	●	3			P			
Qm	QUERCUS MACROCARPA	BUR OAK	2b	●	●	●	19	S		P			
Qr	QUERCUS RUBRA	RED OAK	2a		●	●		ST		PT	EC		
Ta	TILIA AMERICANA	AMERICAN LINDEN	3a		●		24	S		P			
Td	TILIA AMERICANA 'DUROS'	TRUE NORTH LINDEN	2a		●			S		P			LA
Ua	ULMUS AMERICANA	AMERICAN ELM	2a		●	●	48	S		P			
Ub	ULMUS AMERICANA 'BRANDON'	BRANDON ELM	2a		●	●		S		P			
Up	ULMUS AMERICANA 'PATMORE'	PATMORE ELM	2a		●	●		S		P			LA

CONIFEROUS TREES

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La	LARIX LARICINA	TAMARACK / LARCH	2	●		●	8			P			
Pa	PICEA ABIES	NORWAY SPRUCE	2b		●		13			P			
Pm	PICEA MARIANA	BLACK SPRUCE	2	●			9			P		EC	
Pc	PINUS CONTORTA VAR. LATIFOLIA	LOGSPOLE PINE	1a	●			12			P			
Ps	PINUS STROBUS	EASTERN WHITE PINE	2b		●		3			P			LA
Pz	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3b	●			4			P			

Landscape Layout - Trees



Silver Maple *Acer saccharinum*



Hackberry *Celtis occidentalis*



Bur Oak *Quercus macrocarpa*



Red Oak *Quercus rubra*



American Linden *Tilia americana*



True North Linden *Tilia americana*
'Duros'



American Elm *Ulmus americana*



Brandon Elm *Ulmus americana*
'Brandon'



Patmore Elm *Ulmus americana*
'Patmore'

Street + Frame Trees



Red Maple *Acer rubrum*



Silver Maple *Acer saccharinum*



Autumn Blaze Maple *Acer freemanii* 'Jeffersred'



Paper Birch *Betula papyrifera*



Northern Acclaim Honeylocust *Gleditsia triacanthos* 'Harve'



Black Walnut *Juglans nigra*

Park Trees



Assiniboine Poplar *Populus x 'Assiniboine'*



American Linden *Tilia americana*



True North Linden *Tilia americana*
'Duros'



American Elm *Ulmus americana*



Brandon Elm *Ulmus americana* 'Brandon'



Patmore Elm *Ulmus americana* 'Patmore'

Park Trees



Larch *Larix laricina*



Norway Spruce *Picea abies*



Black Spruce *Picea mariana*



Lodgepole Pine *Pinus contorta* var. *latifolia*



Eastern White Pine *Pinus strobus*

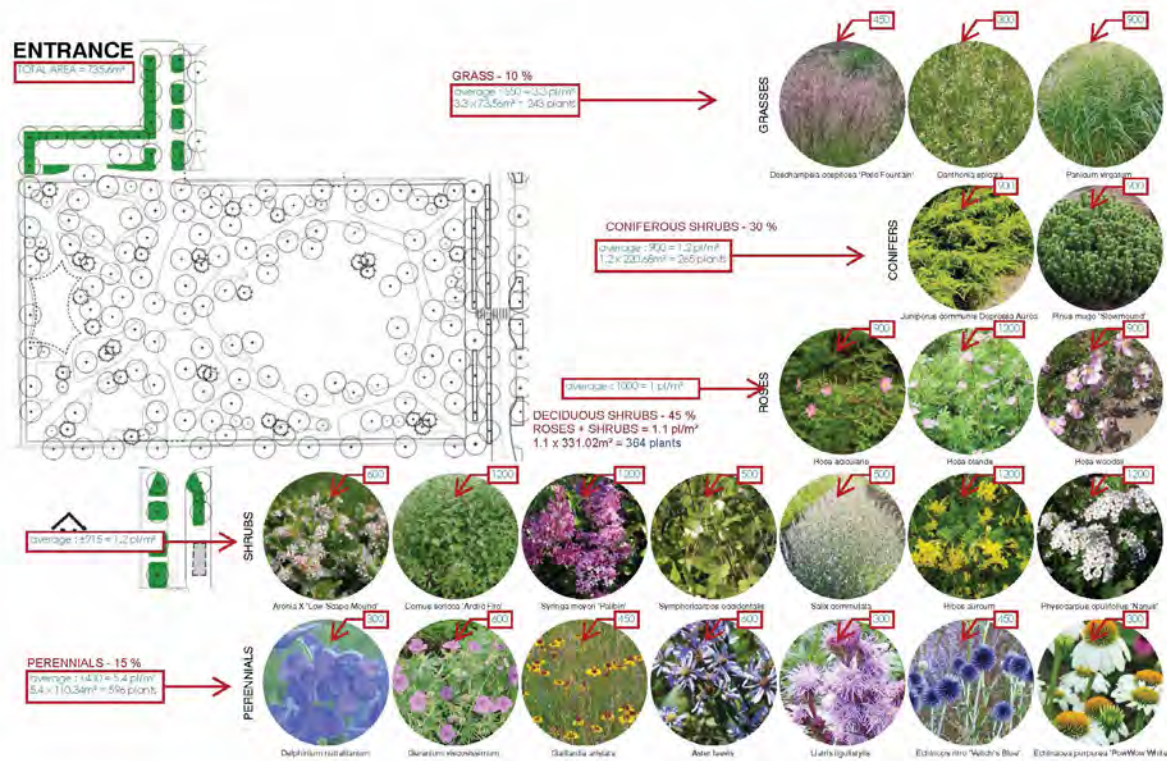


Douglas fir *Pseudotsuga menziesii*



Makamic Crabapple *Malus 'Makamic'*

Coniferous + Flowering Trees



Entrances

Woodland feel: Formal, structured, hedge like

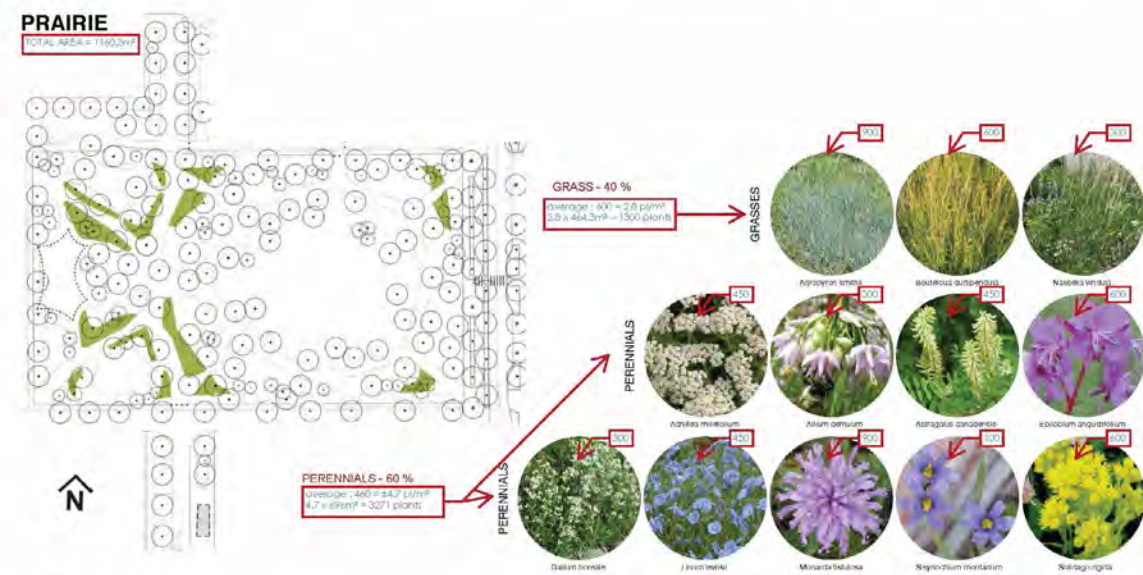
75% shrubs (deciduous & evergreen), 15% perennials, 10% grasses
±30cm-1.5m height



Contour

Transition from woodland to prairie, softer, more natural

60% shrubs (deciduous & evergreen), 25% perennials, 15% grasses
±10cm-1m height



Prairie

Prairie oasis, Wild but refined
60% perennials, 40% grasses
±30-60cm height

Species that are native to a regional ecosystem are not always appropriate for urban contexts. Planting in urban conditions requires a balance of durability, drought-tolerance, inundation-tolerance, salt-tolerance and a proven success in local hardiness zones. Species proposed for Warehouse Park have been selected to create this balance while integrating seasonal value and maintenance considerations from the City of Edmonton Parks Operations department.

General Principles:

± 90% species native to Canada

± 70% species native to Alberta

Plants and trees chosen to represent 2 natural regions:
Parkland (70%) and Prairie (30%)

Safety considerations: nothing too dense or high

Plants that have benefits beyond aesthetics

Understory Planting Strategy

CUSTOM
BASED ON STREETLIFE

STREETLIFE

MAGLIN

FURNITURE
STREETLIFE + MAGLIN



**CUSTOM
BASED ON STREETLIFE**

STREETLIFE

MAGLIN

**FURNITURE
OPTION STREETLIFE+ MAGLIN**



BENCHES - PARK



Custom Bench (based on Drifter)
OR Drifter Bench by STREETLIFE

PICNIC TABLE



Drifter Table by STREETLIFE
(or custom)

BENCHES -LANEWAY



Drifter Bench by STREETLIFE
(or custom)

PLAZA FEATURE BENCH



Drifter Structure By STREETLIFE
(or custom)

BASKETBALL COURT



Heavy-Heavy by STREETLIFE
(or custom)

LOUNGERS



720 Lounge Chair by MAGLIN

BIKE RACKS



MAGLIN 500

LITTER RECEPTACLES



MAGLIN 250



MAGLIN 250

PING-PONG TABLE



M3 BETON

GAMES TABLE



M3 BETON

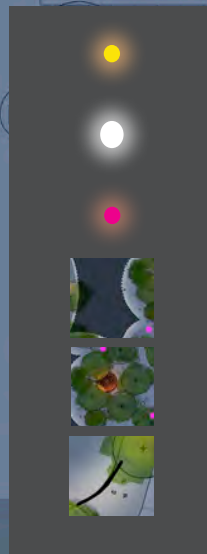
SWINGS



Ora Lounge Swing - MORELLI

FURNITURE SELECTION SUMMARY

SCHEMATIC LIGHTING DESIGN



- Pedestrian lighting with light distribution (shared way with sidewalks)
- Street lighting
- Pedestrian lighting (inside the park)
- Architectural lighting
- Fountain highlight
- The 'Northern Light'





SUMMARY OF PRELIMINARY DESIGN PHASE



WAREHOUSE PARK SITE PLAN

The design to this point is a result of 18 months of active design team work that included two phases of extensive public and stakeholder engagement and regular design meetings with the City of Edmonton. The Preliminary Design builds on the Concept Design following design goals, design requirements, city policies and plans. The design team brought forward options and strategies based on technical expertise that have been refined into the current preliminary design plan. Coincident to the park design development were pavilion design and transportation studies that have culminated in the attached Pavilion Schematic Design Report and the Right of Way Preliminary Design Report. These coordinated plans and proposals embody site and regional sensitivity, Gender Based Analysis Plus (GBA+), community attention and technical feasibility - all in an effort to create a magical and unique experience for Edmontonians for years to come.

BACKGROUND

Covering 1.81 hectares, this park has the working name of Warehouse Park due to its location in Edmonton's Warehouse District. The formal naming of the park is not included in the project scope and will follow the process of the Edmonton Naming Committee. Its area is greater than two football fields and is located between 106 Street and 108 Street and Jasper Avenue to 102 Avenue. The scope of the park design includes the redesign of 106 Street from Jasper Avenue to 102 Avenue and the closure of 107 Street, which will further the transformation of the area into a continuous green oasis, turning parking lots into paradise.

Warehouse Park will be an inclusive, multi-use green space featuring large, open areas that invite citizens and visitors to reflect and explore. This park will serve as a major public amenity for downtown residents, workers and visitors as the downtown population is expected to significantly increase in the next decade.

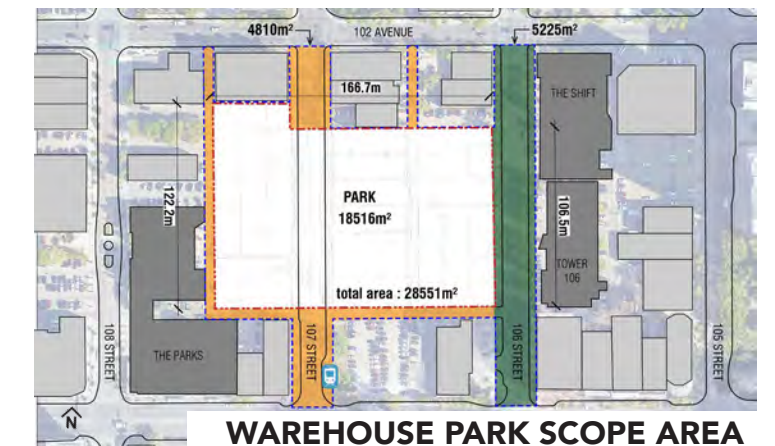
In alignment with BREATHE, Warehouse Park has been designed to be a key contributor to the network of open spaces in Edmonton's downtown. By creating a space that embraces citizens, plants, wildlife, as well as infrastructure, the park can ultimately meet the needs of the growing city and community on numerous fronts. The mandate is to create a 'green' park with a neighbourhood focus and an emphasis on wellness and ecology.

Warehouse Park will be a large park that is well connected to other spaces nearby and wholly integrated into the city's green network. Some of those other spaces include plazas and publicly accessible private parks along Jasper and

104 Street, while the green network refers to all of Edmonton's publicly owned and/or publicly accessible land and water.

Warehouse Park will be an important catalyst project identified in the Capital City Downtown Plan, and the majority of funding will come from the Capital City Downtown Community Revitalization Levy. The project is transformative at many scales – it will create amenity and value for this neighbourhood, while also establishing an incredible precedent and symbol for the city.

Warehouse Park will be an iconic park for Edmontonians with features and amenities that proudly assert Edmonton's unique place in the world. Warehouse Park's design has a unique identity that specifically draws on the context of Edmonton and Alberta in terms of park elements, site furnishings, natural ecology and overall character.



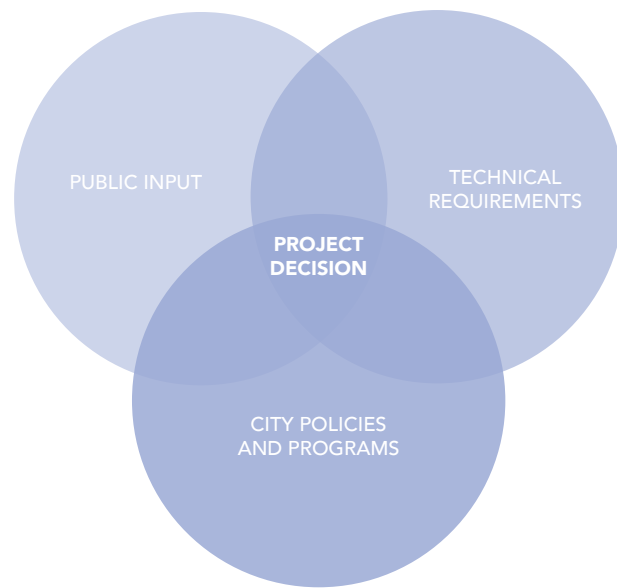
WAREHOUSE PARK SCOPE AREA



WAREHOUSE PARK AERIAL VIEW

PROJECT DECISIONS

When making decisions, there are three considerations: City policies and programs, technical requirements and public input. These inputs have been used to validate the design to ensure that the park will fit the needs of the downtown community, future park users and the City of Edmonton.



These three considerations structure the design, grounding it in pragmatic thinking pertinent to the City of Edmonton and its community. These are considered with project constraints, including budget, to support the refinement of a preferred project design.

In this way, each design decision is governed by the place-specific requisites of the site. Having this foundation rooted in community feedback and City of Edmonton policies leads to a strong design whose conceptual and physical output aligns with the ambitions of the City and community it serves.

SUPPORTING PARK VISION AND GOALS

(as established by the City of Edmonton's Public Engagement Process, 2019)

YEAR-ROUND SUSTAINABLE AND TIMELESS

Extensive greening with a mix of coniferous and deciduous trees, creates an urban oasis with varied spaces and green topography. The mounding and vegetation is kept low to ensure sightlines and safety.

The framework results from the establishment of a clearing and the addition of desire line paths. The park is primarily green and open with paths connecting to key adjacencies.

The design team has worked to develop a park design concept that builds on great world precedents but represents the unique character of Edmonton and the site. The integration of the "strawberry", O-day'min in Anishinaabe, grounds the project in Indigenous thinking about community and creates a unique meaning for the park in this place and time. The park is designed to be safe, welcoming, accessible, supportive and inclusive for all.

INTEGRATION WITH SURROUNDING CONTEXT

The strategy of integrating the overall circulation with desire lines for the site and the larger downtown core creates a framework for the park that accommodates varied programs, amenities and activities that celebrate all seasons of the year, capitalizing on the sun's warmth, providing wind protection, and winter programming options. Topography, materiality and planting reinforce this multi-use framework with the establishment of both small and large scale gathering places in a green oasis of shade that will grow and mature through time.

Park integration with the surrounding urban context is a priority. Pathways have been designed to connect desire lines and key adjacent thoroughways for pedestrians and service vehicles. Adjacent conditions of the Parks Development, 106 Street, and north-south connections to neighbourhood parks and institutions have been considered in the overall layout and geometries, and program options will be influenced by other nearby amenities.

PRIORITIZED PEDESTRIAN EXPERIENCE

This is reflected in the layouts of pathways, configuration of green spaces and materials. The treatment of 107 as an integrated park thoroughfare prioritizes pedestrians, while simultaneously allowing emergency access. Supporting active frontages, the park encourages pedestrian movement around its edges. Design elements are human-scaled, and paths are designed for accessibility, durability and hierarchical clarity.

INTEGRATING REQUIRED ELEMENTS

(as established by the City of Edmonton, 2021)

OPEN LAWN SPACE The distinct form of the clearing - a 70m space adjacent to 106 Street - draws influence from notable parks around the continent. Formally, the clearing has been adjusted to accommodate the shape overlay of the "strawberry," O-day'min in Anishinaabe, connecting the park to the new ward name, while establishing a flexible open amenity space for the community.

OPPORTUNITIES FOR PLAY Elements of interactivity will also be evident throughout the park, in areas designated for play and in areas designed to be playful. Play features will be distributed throughout the park, along the laneways and around the clearing, which foster the City of Edmonton's goal of facilitating all-ages inclusivity and a child-friendly city.

Warehouse Park will have a unique playground designed to respect and complement the themes of the park. Additional playful elements and characteristics will also accent the park at its entries, the perimeter and in paving and site furnishings.

ACCESSIBILITY AND UNIVERSAL DESIGN These are supported by the location and form of the public washroom pavilion, which is seen as an integral and active element of park, and not purely infrastructural. To ensure ease of access and visibility, the pavilion is positioned on the main axis from 106, adjacent to the play space. Conforming to Edmonton's Access Design Guide, the park is governed by a Universal Design approach, ensuring users of all ages will be able to safely enjoy the barrier-free park and its diverse offerings of amenities.

ACTIVE FRONTAGES The park is designed to be flexible and timeless. As development continues around the site, property owners may prioritize the ground floor adjacent frontages and entries. The design of the laneways accommodates future activities in dialogue with these adjoining properties, and enables spaces that can serve both buildings and the park. This aids in creating one contiguous space seamlessly unified with its surroundings. However, the park is designed to fulfil the goal of creating pedestrian-oriented spaces and an active park perimeter from day one and beyond, however future development progresses.

WINTER CITY DESIGN PRINCIPLES Seasonality is used to enhance the park experience through elements that provide variety year-round in terms of space, planting, activities and program. The overall layout creates primary pathways that can be cleared to allow access throughout the site for the full year.

The topographic conditions will create microclimates that

feature different scales of spaces in all seasons. Conifers and deciduous trees selected for their form and character will provide seasonal interest, shade and habitat value. The park has been designed to accommodate programming for all seasons, and festivals and events can be held throughout the year in various locations. Activities, gatherings and ceremonies can be accommodated in accordance with Edmonton's Winter City Design Guidelines. Specific Winter City elements include the sledding hill, the multi-use sports court designed to accommodate a snow-bank rink, fire places, and lighting that accentuates the fountain in the "Warming Zone" and the "Northern Lights" in the Clearing year-round.

INTEGRATED STREETSCAPES Both 106 Street and the 107 Street Promenades are integral parts of the park. 106 Street is a critical threshold to the project from the east. The tree planting and crosswalk locations are proposed as adjusted to better integrate with the park language. A triple allée of trees will distinguish the 106 Street streetscape adjacent to the park as pedestrians, cyclists and drivers move north and south.

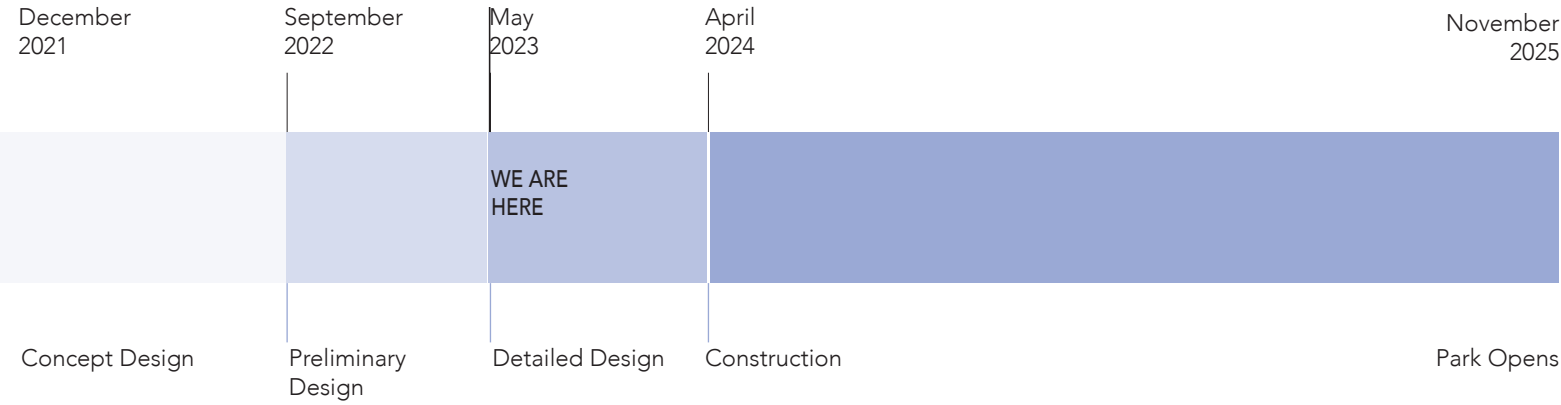
The park design incorporates the 106 Street streetscape as an important entry and gateway into the site. It takes the design of the street and makes it feel integral to the park layout. Additionally, laneways are sized to accommodate a shared space for services and pedestrian life. Where existing developments have back of house conditions facing the park, planting is proposed as a screen or buffer.

107 Street is transformed into an integrated pedestrian promenade as part of the overall park language while still accommodating utilities, clearance requirements and emergency servicing. While the path meanders as part of the overall park language, it is still wide enough to accommodate food trucks or event structures and provides a clear view north to MacEwan University.

ACTIVATED LANEWAYS Designed as a framework for the park, the laneways will facilitate future development plans and their continued needs for service zones. Activation of the laneways is proposed with programmed activity pods and a distinct paving design using unit pavers.

PUBLIC ART In collaboration with Edmonton Arts Council and Canadian artist Sanaz Mazinani, Warehouse Park has incorporated the current design for an accessible public art installation. The interactive art is supported and integrated in the park to enhance visitor experience. Public engagement for the art is independent of the park project, but the design team is working with the artist to ensure a holistic approach.

PROJECT BACKGROUND



2020

The vision and parameters were used to develop the park design, moving out of the Strategy phase into the Concept phase. These design goals reflect the prominence of the site, and the park's potential to revitalize downtown Edmonton. The City acquired two new parcels of land, and due to COVID-19, the design competition originally proposed to secure a consultant was canceled, kickstarting the alternative procurement process for design services.

2021

Additional land parcels were procured, and the Warehouse Park project was awarded to gh3* as lead firm and the architecture lead, Claude Cormier + Associés as the landscape architecture lead, AECOM as the engineering team, and Twenty/20 Communications as the public engagement team.

MAY 2022

The first round of design engagement commenced and completed, resulting in an impressive reservoir of public and stakeholder feedback.

FALL 2022

The Concept Design phase was completed and the report was approved by the City of Edmonton. The Preliminary Design phase began with the second round of public engagement.

SPRING 2023

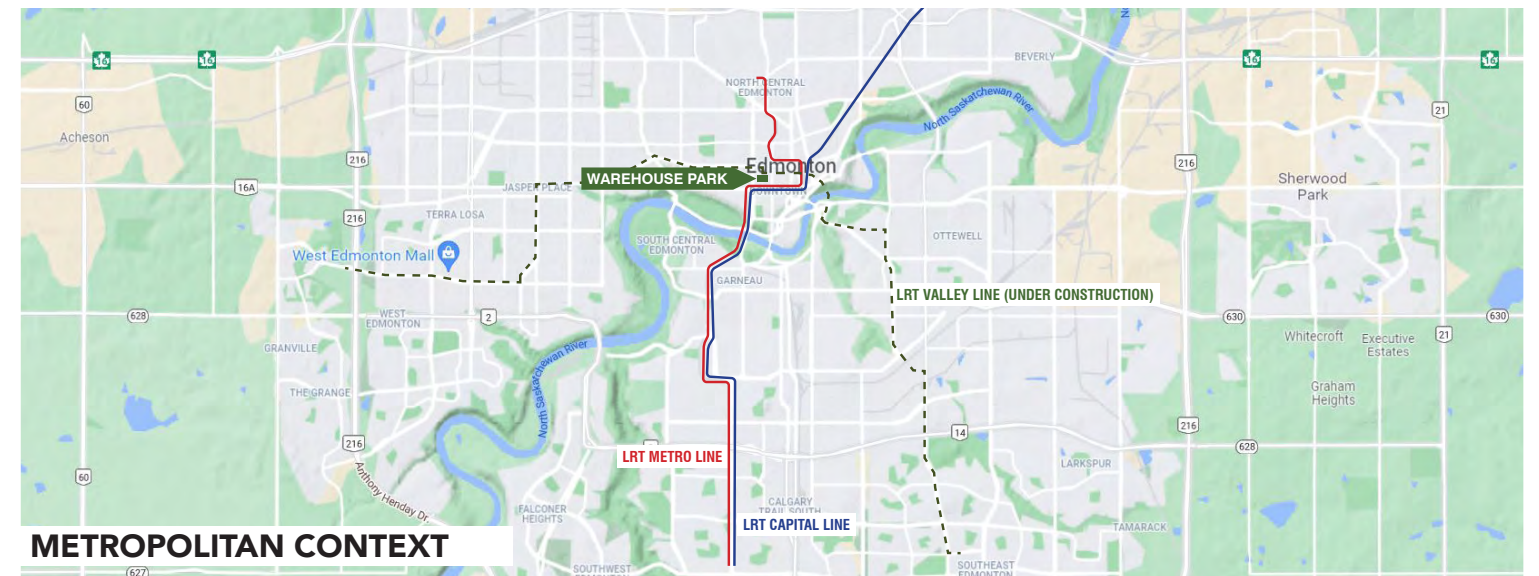
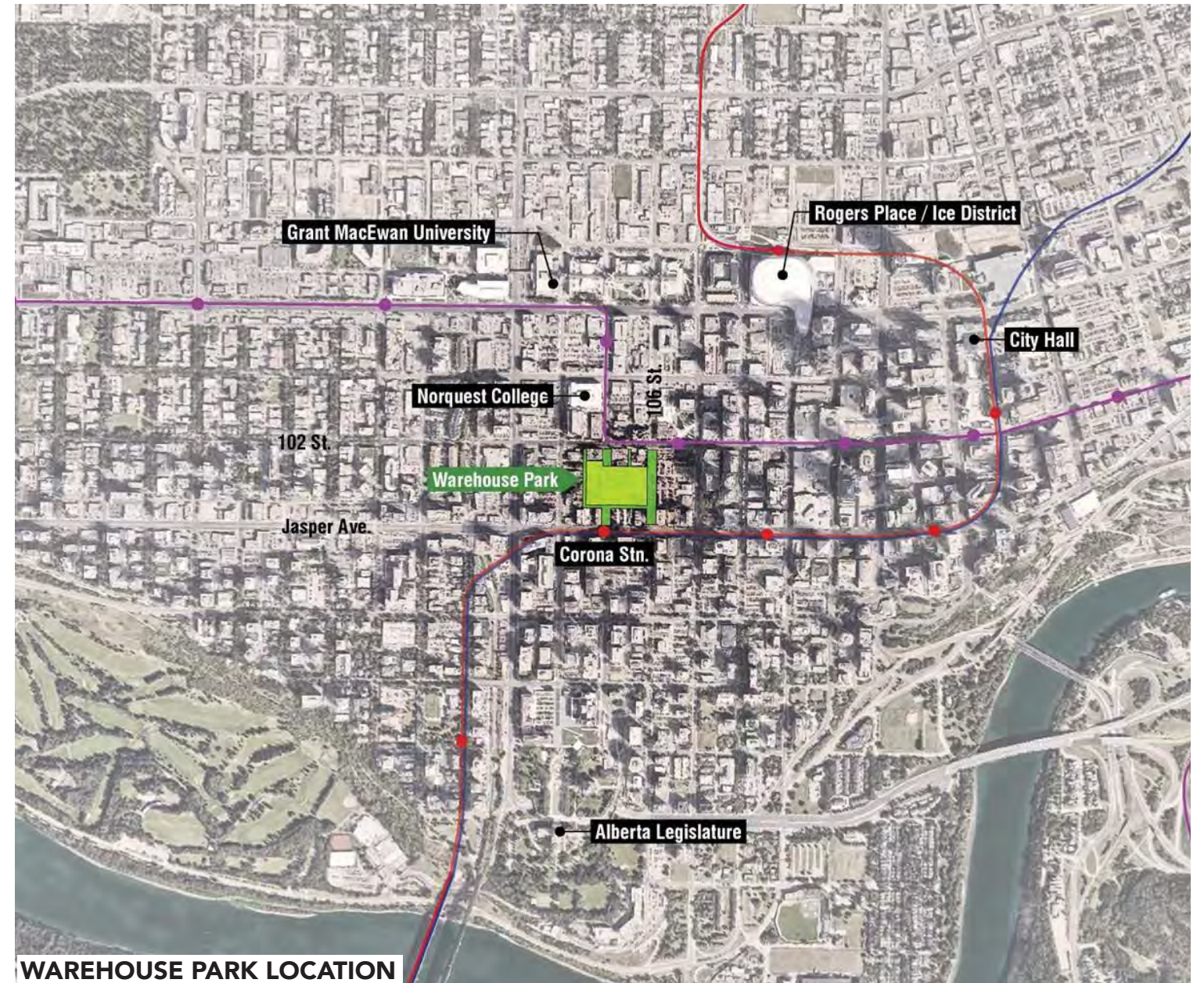
The Preliminary Design phase is complete and the report is submitted for City of Edmonton review. The Detailed Design phase will commence upon approval of the Preliminary Design Phase, including the Pavilion Schematic Design and Transportation Report.

Design Excellence has been at the forefront of the Warehouse Park development since the earliest ideas about the project. Early engagement work by the City established the Design Goals and Vision and the subsequent Request for Proposal for the Warehouse Park Project and set out the framework for the design process currently underway.

City policies and procedures, technical requirements brought forward by the design team, and feedback from the public and stakeholders has informed the design methodology and process for the park's development. The Concept Design formed the basis for the Preliminary Design phase that will now be detailed for park construction.

Since the acceptance of the Concept Design Report, the Design Team has completed a second round of Public Engagement and has continued to develop the park design, to the Preliminary Design level in accordance with public engagement results, City input and technical reviews. This includes planting, material and lighting strategies, material specifications, and features such as the "Northern Light," the "Camp Fountain" and the warming stations. Additionally, the Washroom Pavilion has been developed to the Schematic Design level.

3.1.1 SITE INFORMATION



CONTEXT PLAN



Converting a parking lot into a park makes a notable statement about the value Edmontonians place on the environment and public space. De-asphalting the entire park area is the first step in the construction of Warehouse Park, stripping off the crust of hard surfaces to make way for a large interconnected soil environment underground. Prioritizing vegetated surfaces will allow air and rainwater to permeate into the soils below, promoting a social life of roots that underlies a robust park of trees.

This first step will be a commitment to a park that is a civic green. The design optimizes soil quality and volume to encourage a large and healthy tree canopy, as well as to create a 'sponge' for water infiltration, retention, and reuse by the park's vegetated layer. Low Impact Design will be achieved through low-tech timeless landscape principles, emphasizing a minimum of hard paving to reduce heat island effect and help minimize the park's carbon footprint.

The aggregation of existing surface parking, alleyways, and 106 Street will enable 1.81 hectares of predominately paved area in the heart of downtown Edmonton to be transformed into a green haven. Ensuring and enhancing integrated multi-modal connectivity throughout the Warehouse Campus District will not only increase access, but remind residents and visitors of Warehouse Park's status as a critical green link.

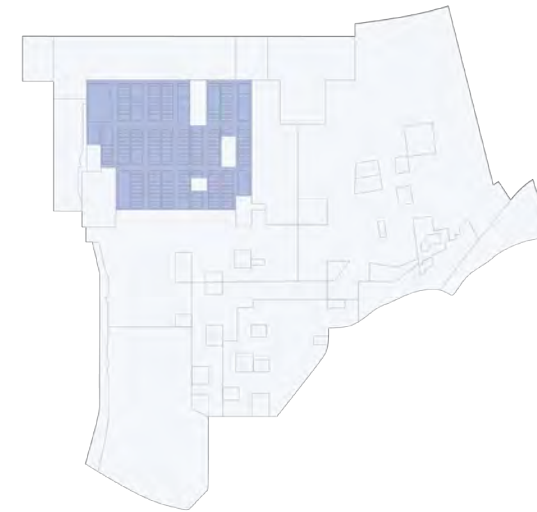
EDMONTON IS A WINTER CITY. Warehouse Park will celebrate the winter months and the darker evenings with a lighting strategy that is uniquely Edmontonian and Albertan. The experience of Warehouse Park will be dynamic and engaging at all hours of the day and through all seasons. This will be a park that embraces and invites visitors at all times of the year. The park is designed to be accessible, safe, active and enjoyable year-round, while also celebrating the unique character of Edmonton's seasons.

RESILIENCE FORMS A CRITICAL ASPECT OF WAREHOUSE PARK'S CHARACTER. The Park design includes sustainability initiatives and low-impact development features. Resilience forms the overarching design framework that in its simplicity, minimalism and attention to detail will withstand the test of time. Warehouse Park will become an important chapter in the history of Edmonton's downtown.

WAREHOUSE PARK WILL BE A GATHERING PLACE AND A CONVERGENCE POINT FOR THE SURROUNDING COMMUNITY. It also becomes a new front yard for businesses and activities at its perimeter. The park will be an essential component of Edmonton's green network, connecting to other area parks.

ZONING PLAN

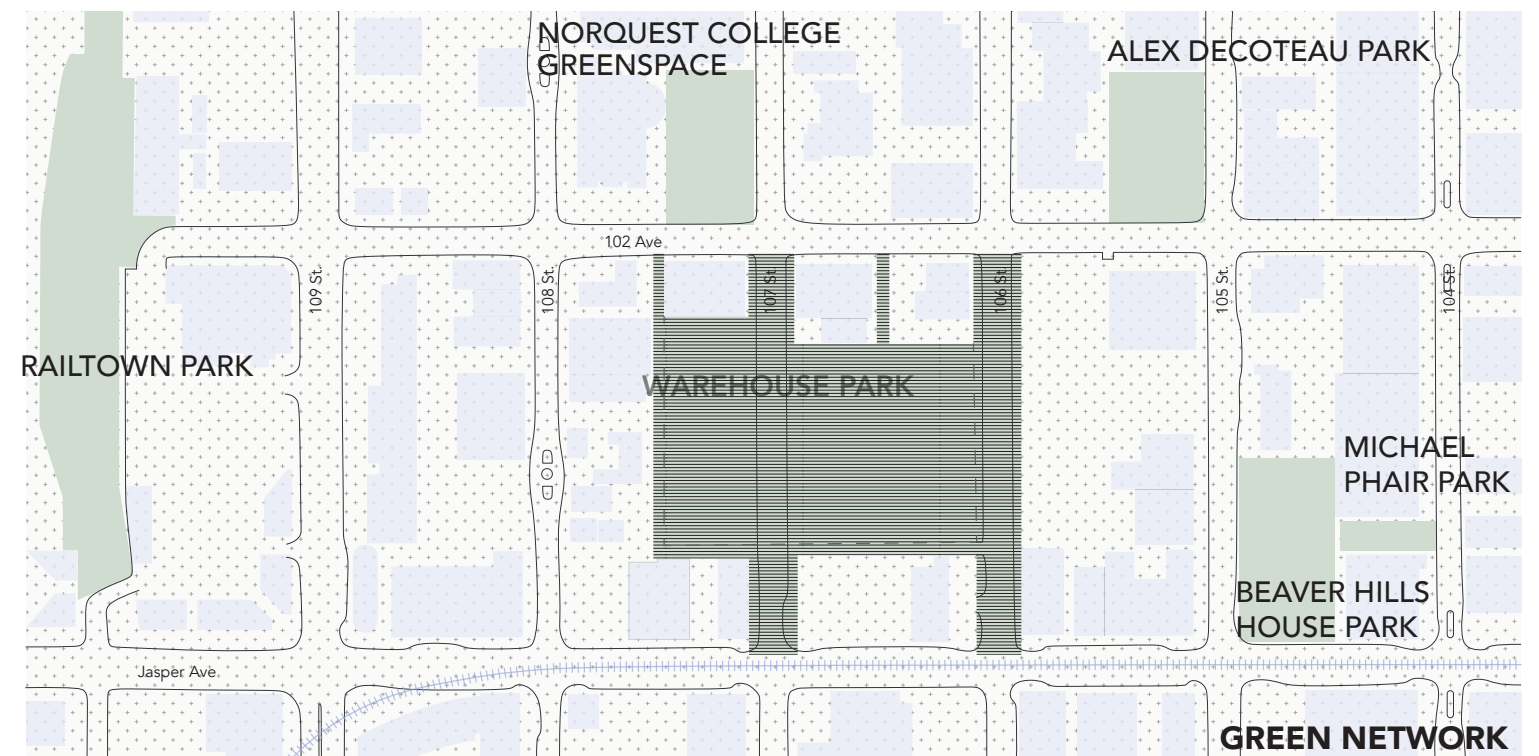
In accordance with Section 910 of the [Edmonton Zoning Bylaw](#), there are several [Downtown Special Area Zoning Regulations](#) that must be considered in the design and planning of Warehouse Park. The objectives of these regulations is to deem the downtown a Special Area and ultimately achieve the aim of the [Capital City Downtown Plan](#), which seeks to transform Edmonton to a more urban centre, increase livability, and create one of the most special places on the planet.



EDMONTON ZONING MAP

DOWNTOWN PUBLIC PLACES PLAN - CITY OF EDMONTON'S GREEN NETWORK STRATEGY

Warehouse Park will support the enhancement and development of a green network identified in the [Downtown Public Places Plan](#). At the scale of the neighbourhood, Warehouse Park advances the [City of Edmonton's Green Network Strategy](#) by not only furthering the goal of physical connectivity through the initiative of a green corridor, but by filling in the gaps of program. Just as Warehouse Park relies on its surroundings for fulfilling certain programmatic needs of the community, it also offers program and amenities that had not been addressed by the green spaces in its neighbourhood context. In this way, the green network is ecologically and programmatically attentive.



Warehouse Park was originally located in the Urban Warehouse Zone (UW) however a successful rezoning application was submitted in this phase to rezone Warehouse Park to the zone Public Parks (AP). The built environment aspires to be human-scaled, safe and walkable, elaborating on the existing land-use pattern and relevant to the functions of the area.

For both permitted and discretionary uses, the following urban design regulation applies:

PUBLIC AMENITY SPACES

Residential open spaces, parks, plazas furnishings and locations of art, seating areas and other amenities at grade shall be complementary to the adjacent streetscape and be visually and physically accessible to the public.

POLICY REVIEW, TECHNICAL STUDIES AND IMPLICATIONS FOR DESIGN

The design team will continue to work with the City of Edmonton on the continued application of all policies listed in future phases as well as all outstanding regulatory processes still to be addressed such as:

Submitted in the Concept Design Phase:
-Rezoning / Road Closure and Consolidation

Submitted in the Preliminary Design Phase:
-Development Permit Application
-Edmonton Design Committee Formal Review Package
-Historical Resource Act Clearance

To be completed during the Detailed Design Phase:
-Building Permit
-Sediment Control Plan
-Tree Protection and Preservation Plan
-WASS submission

Construction phasing will also be discussed and coordinated with the City of Edmonton prior to construction. A high-level strategy has been included in section 3.4

The Design Team has consulted City of Edmonton Policies and Technical Guidelines in order to appropriately incorporate all Design Elements in the Preliminary Design Plan based on the Park Vision and Design Goals as developed by the City of Edmonton and confirmed through two phases of Public Engagement, and verified through technical consultation and investigation.

Warehouse Park answers the call of **CONNECTEDMONTON** and the City Plan to prepare the city for its next million inhabitants, and in doing so aids in Edmonton's ambitious goal of planting 2 million new trees by 2031.

Warehouse Park adopts the framework of **Edmonton's Green Network Strategy**, encouraging the connection and integration of multi-functional open space at the site and neighbourhood scale. Warehouse Park furthers the transformative aims of **BREATHE**. As a fundamental component of the Green Network, the park will also contribute to the larger goal of health and sustainability at the city scale.

Adhering to the tenets of the **Downtown Public Places Plan**, which advances the **Capital City Downtown Plan** and **BREATHE**, Warehouse Park aligns with these goals of improving the provision, connectivity, and functionality of Downtown public places. The park ultimately contributes to Edmonton's enhanced open space network whereby wellness, ecology, and celebration govern the design as expressed in the city's **Open Space Policy**.

The final Preliminary Design demonstrates that Warehouse Park is a community level space with wellness as its highest priority, as supported by amenities sponsoring gathering, relaxation, and exploration.

CITY POLICIES REFERENCED

- Downtown Public Places Plan
- Capital City Downtown Plan
- City of Edmonton Access Design Guide
- Open Space Policy C594
- Winter Policy C588
- Winter Design Guidelines
- Accessibility for People with Disabilities Policy C602
- Percent for Art Policy C458C
- Child Friendly Working Plan
- Breathe
- Dogs in Open Spaces Strategy
- City of Edmonton Plan
- ConnectEDmonton
- Community Standards Bylaw
- LID Standards
- Climate Resilient Edmonton Adaptation Strategy
- Complete Streets Design and Construction Standards
- City Design and Construction Standards
- Streetscape Design Manual
- City Lighting Standards
- City Urban Forestry Guidelines
- GBA+

CONNECTEDMONTON In alignment with the four strategic goals of **ConnectEDmonton** the preliminary design for Warehouse Park encourages:

A HEALTHY CITY Personal and community wellness are emphasized both mentally, through restorative open spaces as well as physically through the fitness area, interactive playground that encourages creative play - a basic initiative of the **Child Friendly Working Plan** - and flexible spaces for sports and recreation. As stated in the strategy, a healthy city is also one where safety and equal access permeate design to ultimately improve standard of living. The design of Warehouse Park, with its barrier-free elements, accessible public washrooms, and pathway layout conform to principles of Universal Design, guided by the **City of Edmonton Access Design Guide** and **Accessibility for People with Disabilities Policy** to prioritize pedestrian experience and accessibility.

URBAN PLACES The design of Warehouse Park supports the increased density and vibrancy afforded by urban places. The range of program in the park accommodates all ages, catering to the diverse demographics of the downtown core while also ensuring the future growth of the city is sustainable.

REGIONAL PROSPERITY The visionary nature of the design for Warehouse Park is innovative, establishing the park locally as a community amenity and more broadly as an iconic twenty-first century public space. Especially considering the park's unique treatment of the adjacent lanes, as well as streetscape revitalization being within the scope of the project, the park design can aid in establishing the City of Edmonton as a relevant urban precedent worthy of global attention.

CLIMATE RESILIENCE Warehouse Park actively responds to the impacts of climate change in a place-specific way with reference to the City's **Low Impact Development Standards**, advancing the city's transition for a low-carbon future. The Preliminary Design reflects alignment with the **City's Climate Resilience Strategy** through its vegetation selection, extensive tree canopy and its grading and drainage strategy.

By including year-round seating, a mound designated for sledding, fire pits, a unique lighting feature, as well as an area for a snow-bank rink, the park considers design for winter in order to retain appeal throughout all seasons. Conforming to the City's **Winter Design Policy** and **Winter Guidelines**, the park maximizes exposure to the sun and invigorates the winterscape through innovative uses of colour and lighting. Designing for winter is ultimately an investment into the city, embracing Edmonton's identity as a participant in all seasons. This welcoming environment is further enlivened by public art.

With the increasing population of dogs in the city, Warehouse Park acts in compliance with the **Dogs in Open Spaces Strategy**, establishing a dog off-leash area (DOLA) in response to this growing demand. DOLAs also facilitate healthy activity, social wellness, and "eyes on the park," advancing the city's overarching goals of physical and mental well-being and facilitating safe spaces.

Warehouse Park's holistic approach to streetscape design and revitalization is developed in reference to the planning, design, and construction approach put forward by the **Complete Streets Design and Construction Standards** and the design direction expressed in the **Downtown and The Quarters Downtown Streetscape Design Manual**. This will ensure welcoming, visually appealing, and safe streets that can be maintained and enjoyed throughout all seasons, accommodating all modes of travel.

INDIGENOUS FRAMEWORK The City of Edmonton's **Indigenous Framework** provides a vision for how the City of Edmonton can build and maintain strong, positive relationships with Indigenous Peoples. We have followed the City's best practices when developing an approach to Indigenous engagement for this Project and under guidance from the Indigenous Relations Office, we engaged urban Indigenous through the Public Engagement process. Additionally, the IRO met with the local Elder who gifted the name O-day'min to the ward in which Warehouse Park resides regarding the use of the Strawberry, or "heart"berry form in the design.

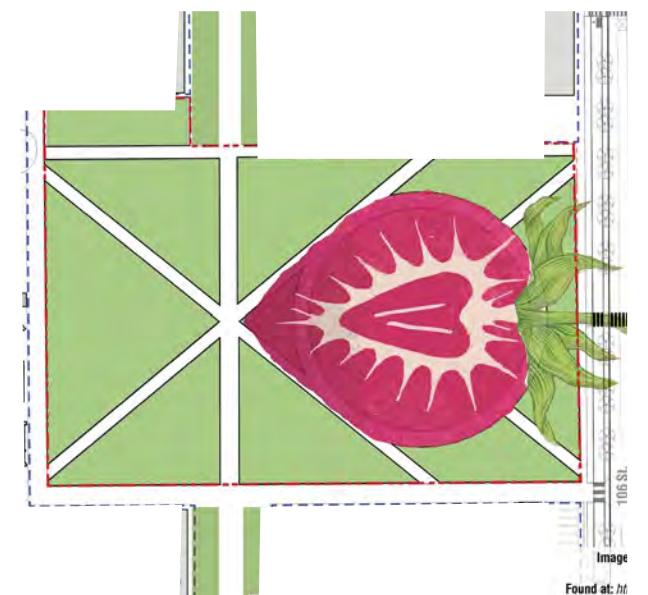
The conversion of parking lots and roads into public, urban, multi-use green spaces provides an opportunity to heal the land in an ultimate gesture of placemaking, strengthening the connection between people and place.

GBA+ - CREATING AN INCLUSIVE PARK

GBA+ policies address gender equality as well as a range of factors such as age, education, race, language, geography, culture and income. The Preliminary Design Phase of Warehouse Park takes gender and all other factors into account in order to recognize and respond to the different situations and varied needs of citizens. This includes how we are conducting consultation and how we are designing the park and how we are delivering service. Issues of safety, equality, inclusivity and accessibility are forefront in the decision making design process.

GBA+ has influenced the park design throughout the preliminary design phase. The park is designed to be inclusive, welcoming and accessible to individuals of all ages and abilities. This consideration has extended to all aspects of the design: Sightlines have been prioritized in the placement of paths, the location of deciduous and coniferous trees in order to ensure safety. In terms of circulation, dimensions, slope and materials were considered to ensure accessibility, security and comfort for people moving through the park. The proposed site furnishings are varied to allow for different mobilities, types of gatherings and access and inclusion for all. Pavilion materials, layout and form ensure clear visibility, functionality and welcoming for any and all visitors. GBA+ has also been a key aspect of public engagement for this project. The GBA+ Register is available upon request.

The central form of Warehouse Park will reference Edmonton's Indigenous history in a gesture of placemaking and togetherness.



SAFETY AND CPTED PRINCIPLES

SIGHTLINES

The terrain of Warehouse Park is composed of open green space and soft slopes, sized to maintain clear and safe sightlines. A regular maintenance schedule that involves trimming trees and shrubs to appropriate heights will maximize clear views under tree canopies. Additionally, the washroom facility on the western edge is designed so that its form and materiality will provide additional views into the park from the west.

SPECIES SELECTION

The selection of tree species is closely correlated to crime prevention. Warehouse Park will be a mix of coniferous and deciduous trees, ensuring that the placement of coniferous material will not engender security concerns. Evergreen trees will be used at higher elevations where views beneath are enabled and limbed up where this position is not possible.

SENSE OF COMMUNITY

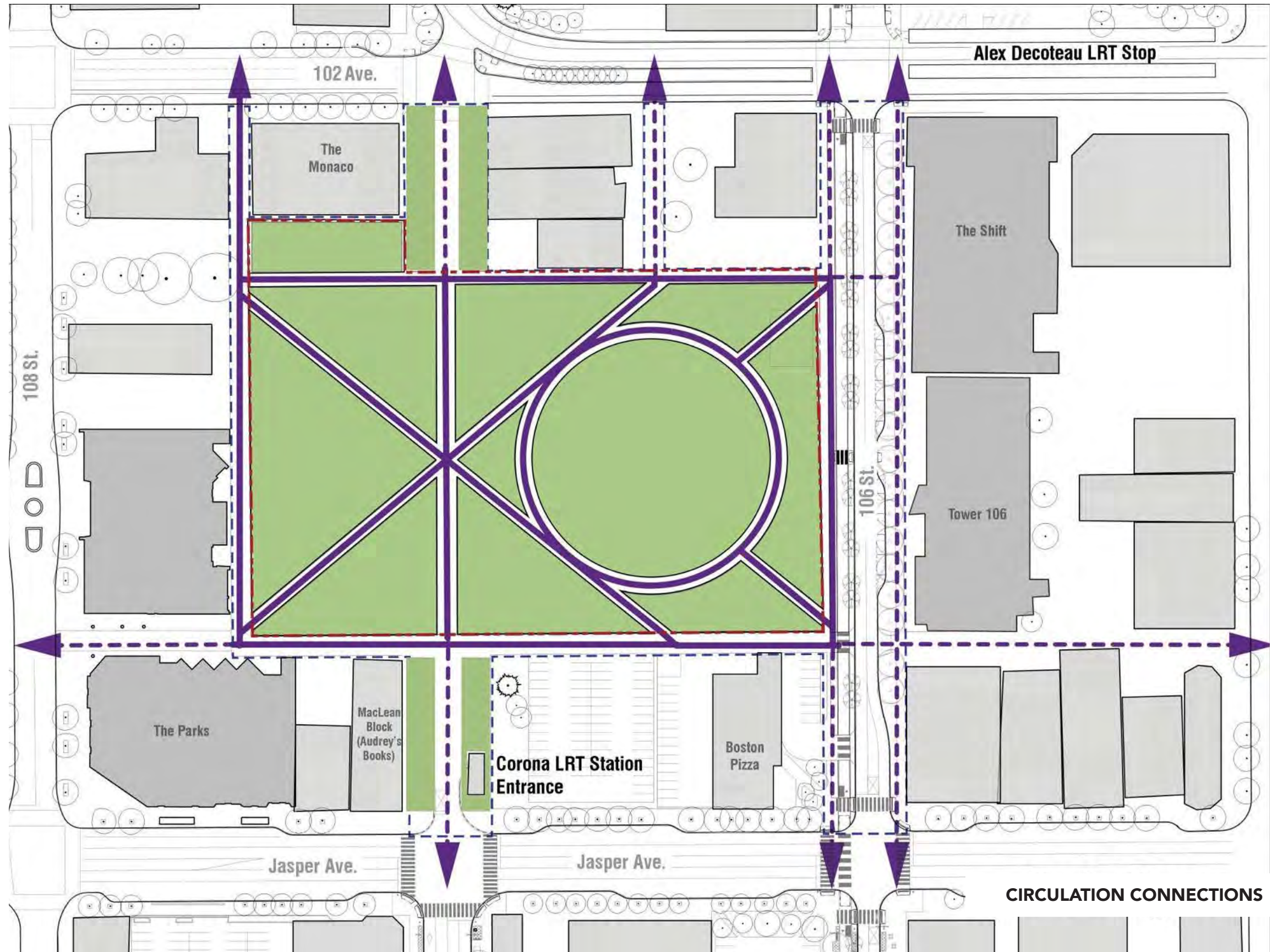
Community-oriented space serves as a deterrent for crime. In Warehouse Park, major hubs for community or gathering areas are located to coincide with the best natural sightlines. For instance, the central layout of the building - integrated in the west plaza - maintains the visibility of both the central clearing and the washroom facility from one axis. In this way, the design of the park avoids hidden spaces and potential dead zones.

LIGHTING

Dark Sky outdoor lighting throughout the park, as well as ample street and tree lighting, will ensure visibility in and around Warehouse Park year-round. Lighting from the washroom facility will also discourage graffiti and vandalism.

THANK YOU

THANK YOU FOR YOUR INTEREST IN THE WAREHOUSE PARK PROJECT. THE PROJECT WILL ADVANCE TO THE DETAILED DESIGN PHASE. DESIGN ELEMENTS SHOWN IN THE PRELIMINARY DESIGN MAY BE ADJUSTED OR REMOVED BASED ON FACTORS SUCH AS TECHNICAL REQUIREMENTS OR COST CONSIDERATIONS.



CIRCULATION CONNECTIONS