

IMPERIAL
GATEWAY
PARK | LANDSCAPE
DESIGN
PROPOSAL

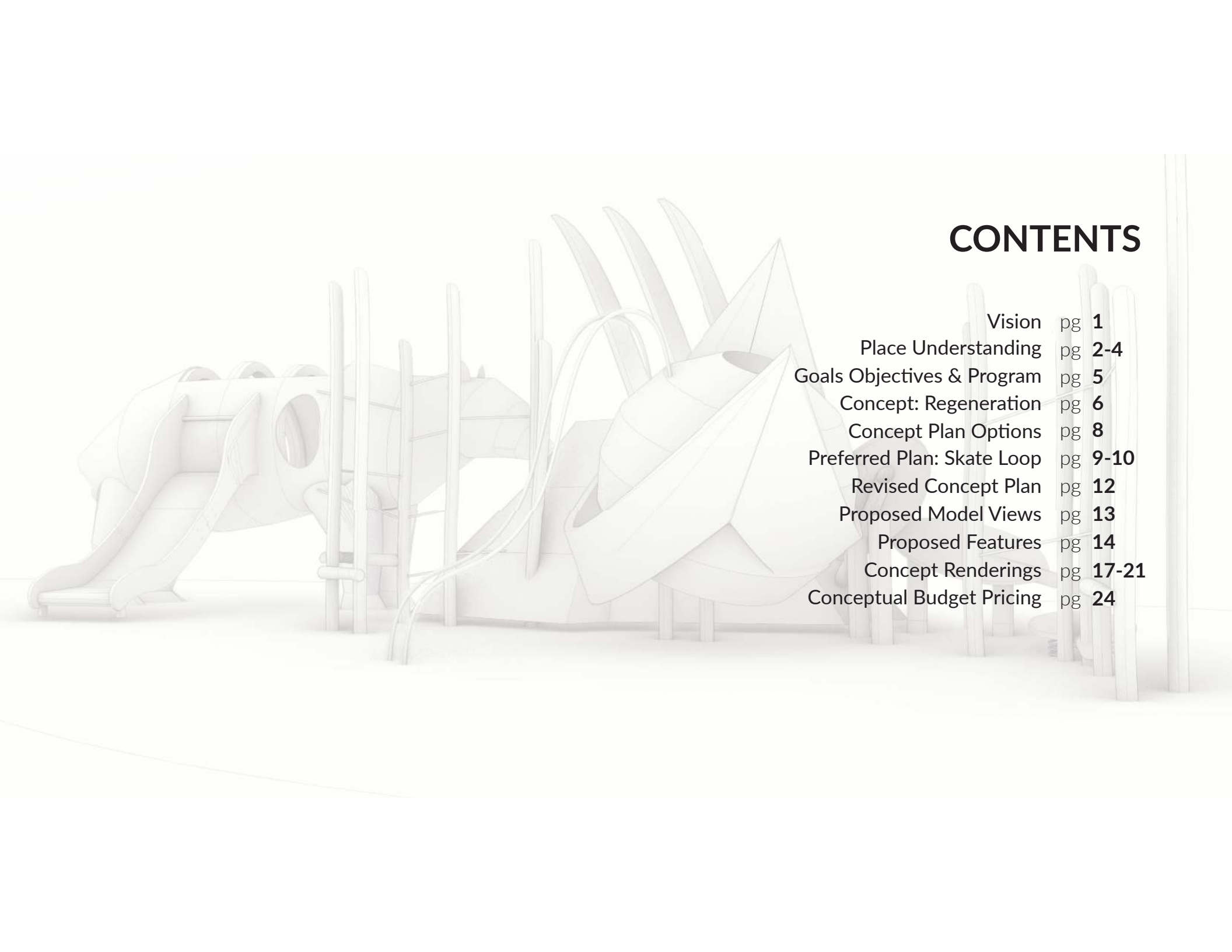
Client:

City of
Cold Lake

Consultants:



GEORGE HARRIS
COLLABORATIVE INC.



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VISION

Why would people come?

Preliminary research aimed at understanding the site's limitations and opportunities for attracting visitors. We asked the following questions:

- Will it be a pass-through or a go-to place?
- Can it be a place for all?
- Can it be usable in all seasons?
- What uses could attract and retain visitors in a sustainable way?
- What design concept could make the one-time visitor into a site-fan, always desiring to return?

With these questions in mind, the site context, location and physical characteristics were assessed at municipal, neighborhood and site scale.

A bold park design has the power to overcome its context challenges and create a unique experience for its visitors, leaving them with the desire to return.

By creating a strong presence with the site, highway traffic may also be attracted and the park can turn from a local, neighborhood destination to a spontaneous destination for passing traffic or local visitors.

With its bold design, the Imperial Gateway Park wants to mark both the entry and the exit of the surrounding commercial area, encouraging visitors to spend more time in the area.



PLACE UNDERSTANDING

Context

Constraints & Challenges

- Challenged by major environmental constraints such as wind and sound, the Gateway Park needs to address those constraints for it to be successful.
- Local Highway commerce very well represented

Opportunities

- Centre Street is the only access to 4-Wing - suggesting a potential client base than can be serviced
- Four to six schools in close proximity suggests presence of a young and teen potential site users
- A safe environment: proximity to RCMP and Fire Station
- Connectivity to the Iron Horse Trail - that has yet to have a Terminus Point/ Staging Area/Celebration point
- Gateway to the surrounding Strip Mall
- Proximity to Central Library
- Closest Recreation Centre is outside walking distance
- Ample existing and future residential 15-min walking distance



PLACE UNDERSTANDING

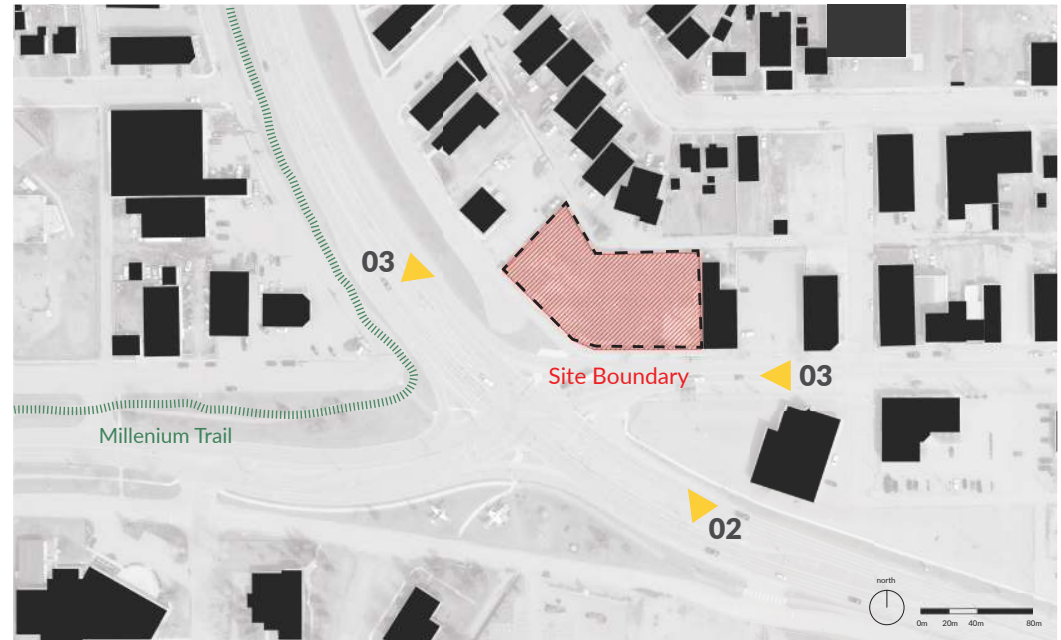
Neighbourhood Scale

Constraints & Challenges

- Lack of continuity in urban form
- Low inbound/outbound traffic into area and lack of destination value
- Lack of interest and structure
- Landscapes of emptiness and exploitation
- Little reason to stop and spend time here

Opportunities

- Highly visible
- Close to schools and trails
- Downtown location
- Anchor/Gateway for Cold Lake South
- Community gathering
- Identity and branding
- Expand to adjacent sites
- Nearby shared parking
- Landscapes of nature to promote healing and create new value propositions



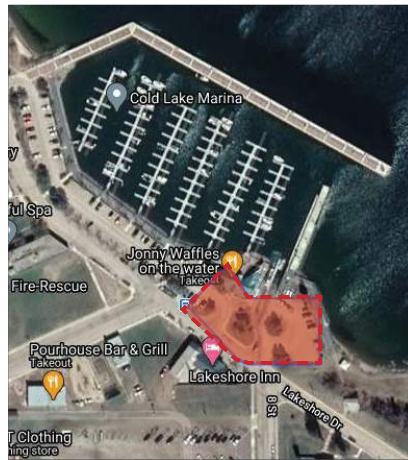
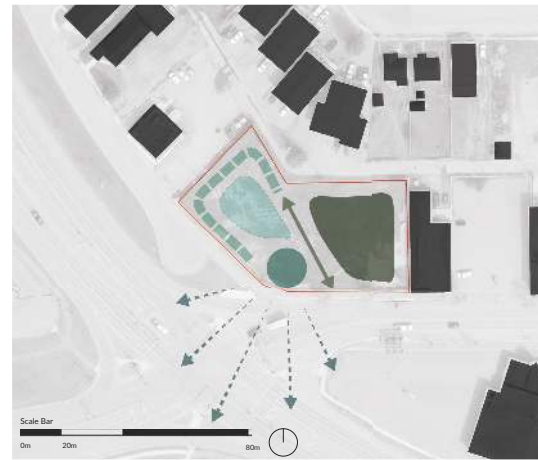
PLACE UNDERSTANDING

Site Scale

Scale Comparison



North American
Hockey Rink

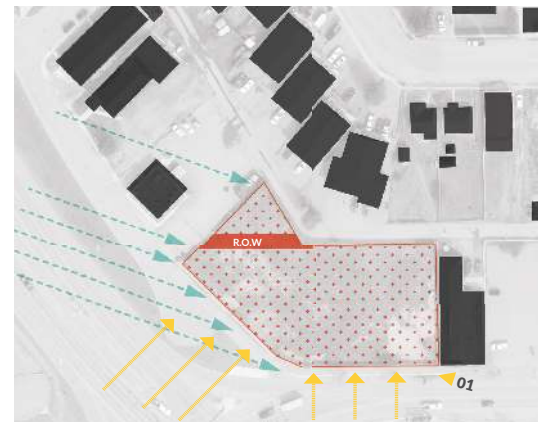


Opportunities

- Gateway / focal point / welcome gathering area
- ➔ Interesting site elements can draw people into site and serve as a landmark
- Sheltering elements to buffer from NW winds
- More enclosed intimate area offering respite from busy street
- ➔ Vehicular connection across site linking back lane to 50th Avenue (food trucks, etc.)
- Large open space to be used for recreation
- Sunlight to be captured and enjoyed



Street view 01 - Looking west down 50th Street toward 55th Street



Constraints and Challenges

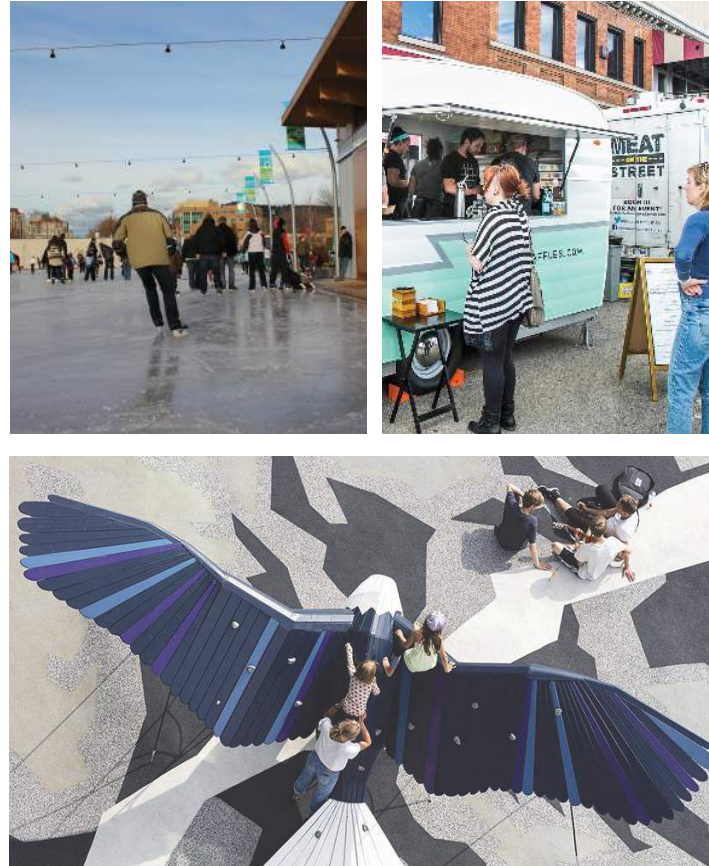
- R.O.W bisecting NW corner
- Potential soil contamination
- NW wind inhospitable
- Cold winter temperature
- Lack of street vibrancy and coherency
- Residential back lane
- No reason to come
- Poor pedestrian connections to other amenities

GOALS & OBJECTIVES

The Main goal of the Park is to Support the city's Urban Village concept and provide a catalyst for commercial growth along 50th by turning a vacant lot into an all-season destination park for the whole community.

Objectives

01. Create visual interest and beauty along 55th St.
02. Add a Gateway/Destination at apex of 50th Ave.
03. Promote wellness by all-season outdoor activities
04. Transition site from industrial to green, empty to full, underutilized to well-loved community space
05. Ensure welcome, comfort and safety for all
06. Connect with nearby trail networks and local and regional open space network
07. Maximize impact and create a memorable place



PROGRAM

Flexible Space

- Must accommodate multiple venues and temporary events such as markets, performances, food trucks, Christmas-tree raising

Year Round Use

- Comfortable, sheltered spaces for flexible programming venues during all four seasons

Active and Passive Recreation for All Ages

- Inclusive activities, safe access, and opportunities for seniors, teens, toddlers, families, and individuals from all cultures
- Places to get away and relax

Art and Meaning

- Visual interest for the passing car and the pedestrian
- Exciting, unique, attractive destination
- Storytelling - elements, installations and activities that speak to the natural and cultural history of the region

 TEEN ACTIVITIES	 KIDS PLAY	 SENIORS
 FOOD TRUCKS	 CIVIC EVENTS	 FITNESS EQUIPMENT
 MARKET STALL	 HANGING OUT	 WINTER ACTIVITIES

CONCEPT

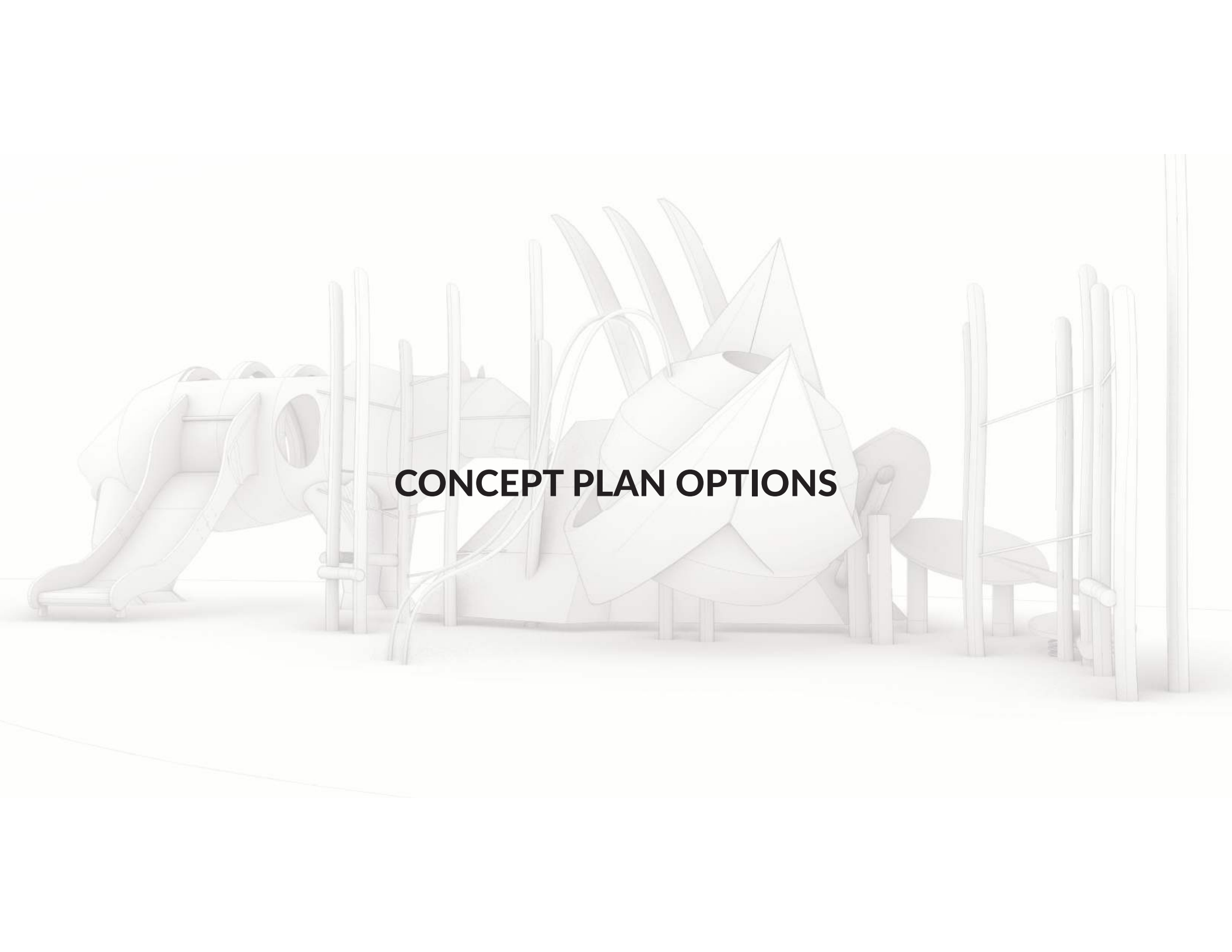
Regeneration

Once covered by streams and home to nature long since vanished, the site is undergoing another significant transformation from post-industrial vacant lot to treasured community space.

The Wolverine play structure tells the story of regeneration through the transformation between the famous comic character, Wolverine, who claims Cold Lake as his birth place, and the re-emergence the wolverine animal that once called Cold Lake its home.

The idea is to capture the Wolverine in nature in the moment before or after the transformation. You will see the helmet laying in the grass and the steel claws are leaning against the cliff.





CONCEPT PLAN OPTIONS

PLAN OPTIONS

Four Concept Plan Options were developed. Each design addressed the challenges in a unique way, allowing the team and client to compare and evaluate the various opportunities.

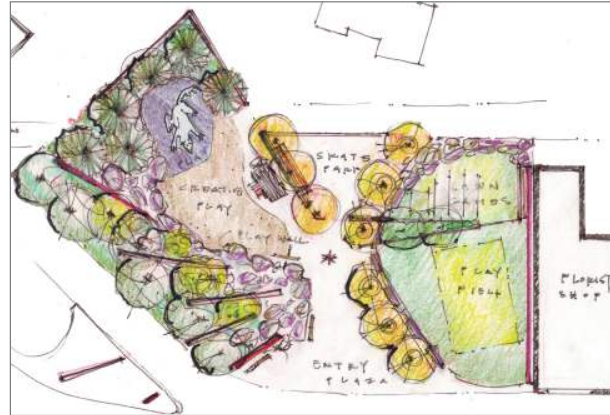
01. Playscape - A dynamic play oriented place with informal lawn, formal lawn games for all ages, skate park, and free play area with climbing mound and Wolverine play structure, all focused on a central plaza.

02. High Street - A generous central avenue lined with trees trees, seating, and lights, with space for food trucks and vendor stalls. Street connects to skate park/event plaza, lawn, playing field with bleachers, and Wolverine play area.

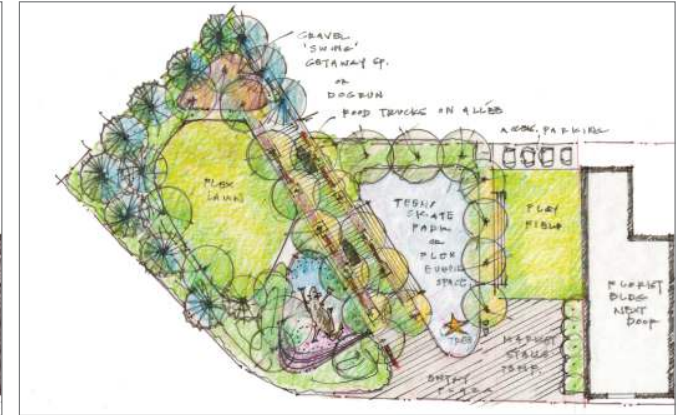
03. Forest Plaza - A sheltered urban forest grid, lit at night, provides place for outdoor classes, picnics, farmers' market stalls, hanging out along the built-in seating edges. Skating rink, lawn games with bleacher seating. An open overhead canopy along the street facade, entry plaza with space for food trucks.

04. Skate Loop - A riverine circuit looping throughout the site, connects winter fun with summer strolls, active play with passive lawns and hammocks, and storm-water features. Gateway feature, fire and ice.

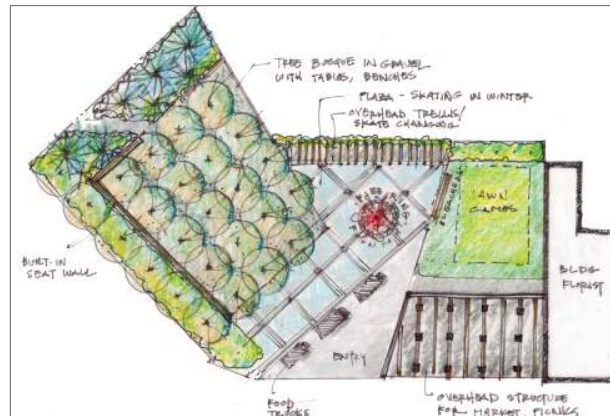
Option 04. Skate Loop was chosen as the favorite.



Plan Option 01 - Playscape



Plan Option 02 - High Street



Plan Option 03 - Forest Plaza



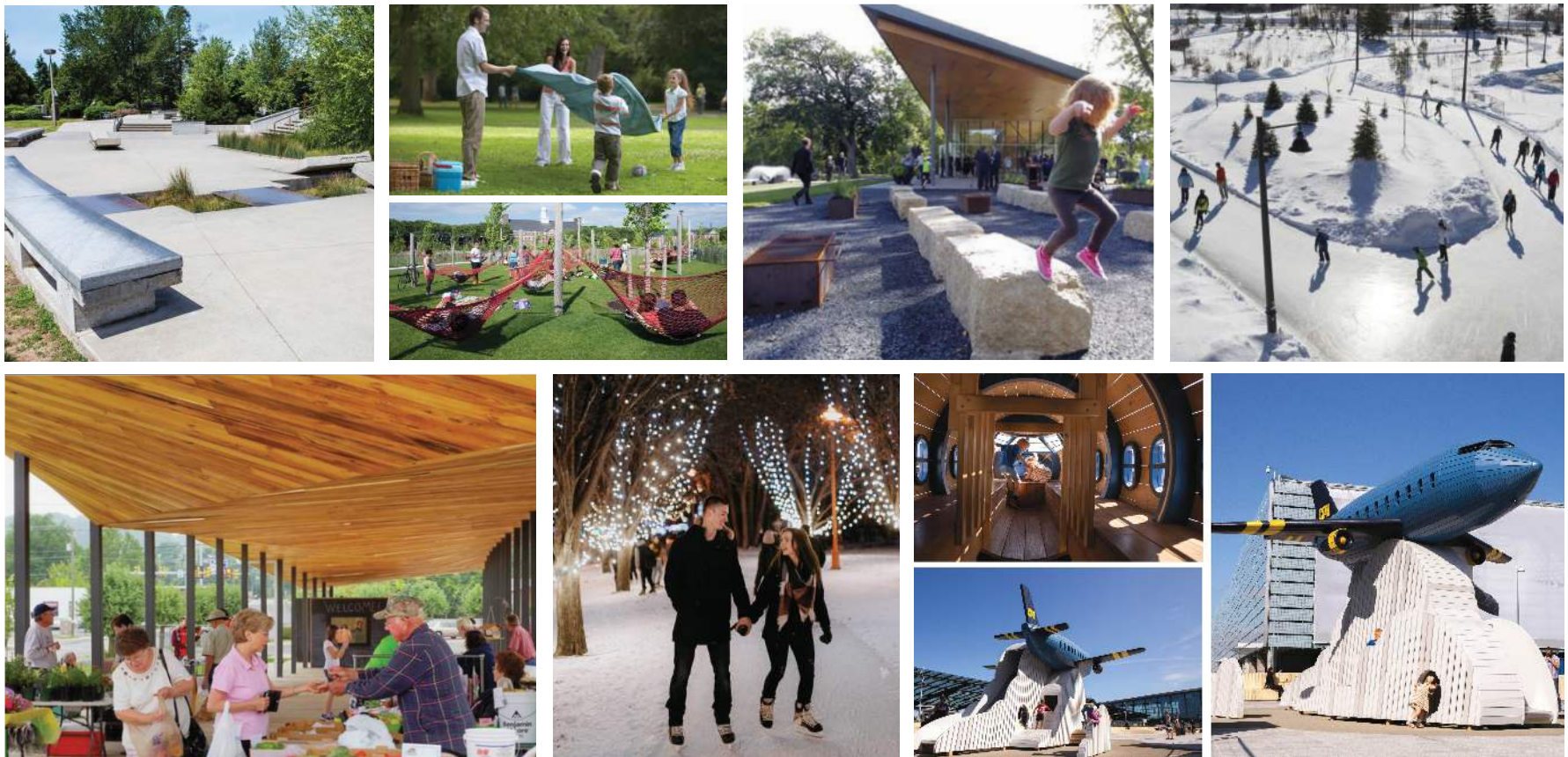
Plan Option 04 - Skate Loop

PREFERRED PLAN: SKATE LOOP

Character and Feel

A riverine circuit looping through the site connects winter fun with summer strolls, active play and storm-water features. The Loop and Plaza attracts skateboarders and festival-goers in summer and ice-skaters in winter. A warming hut beneath a roof canopy lends focus and

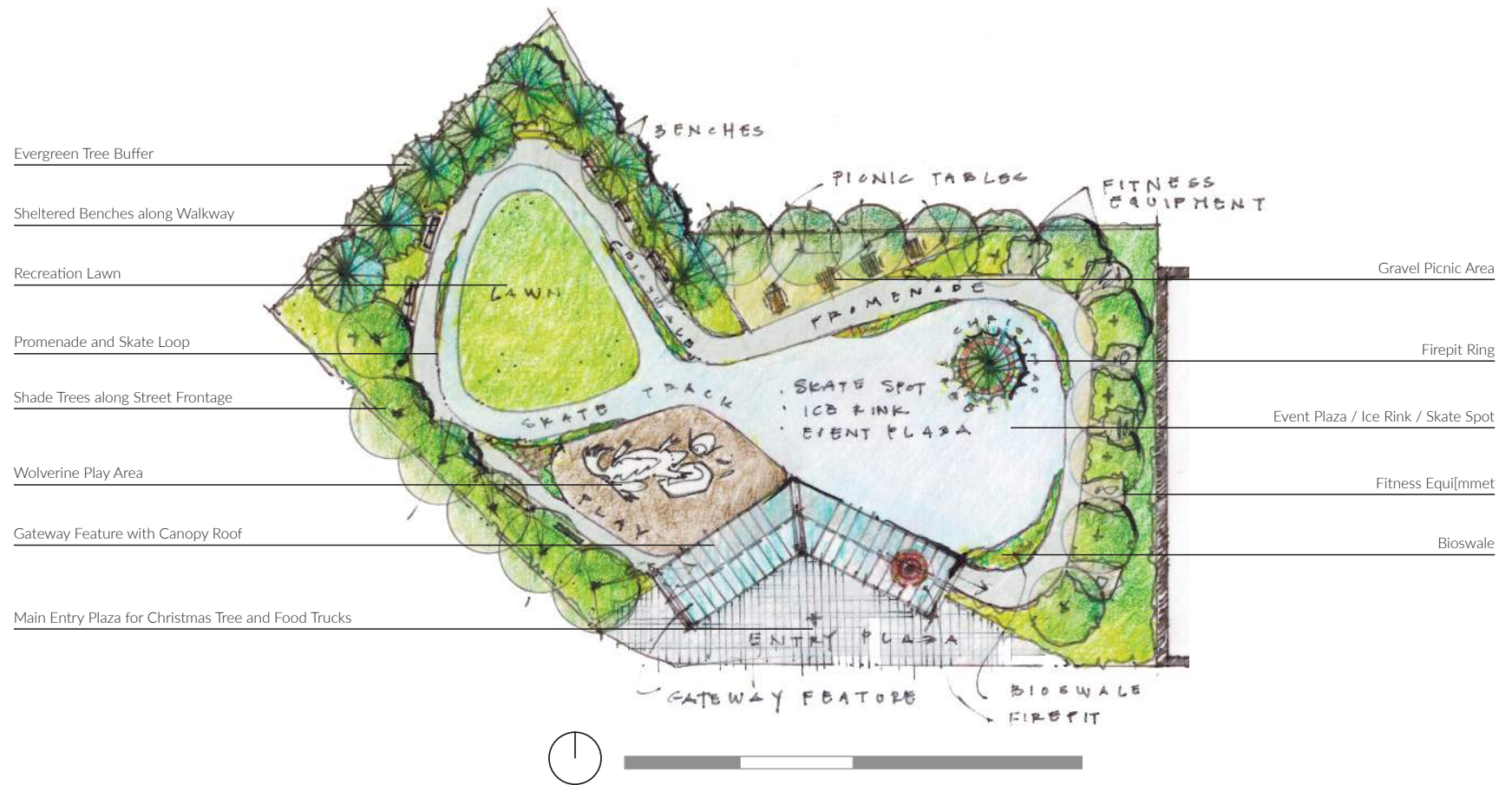
presence to the street, while providing shelter for market stalls, putting on skates, washrooms, concession, and storage for a zamboni. An iconic play structure immerses kids in the local story of the Wolverine and its transformation from animal to super-hero.

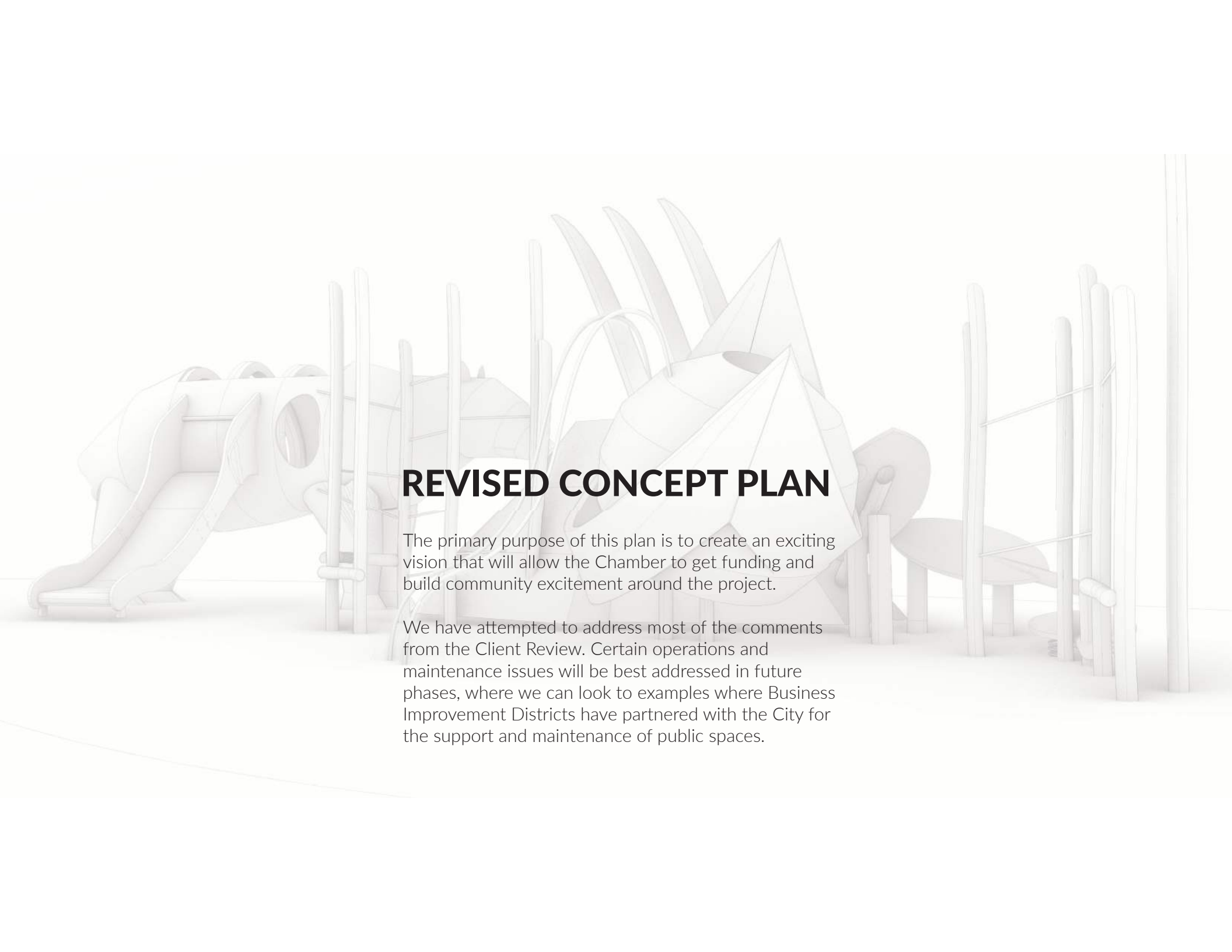


Precedent Images: various sources

PREFERRED PLAN: SKATE LOOP

Preliminary Concept Plan





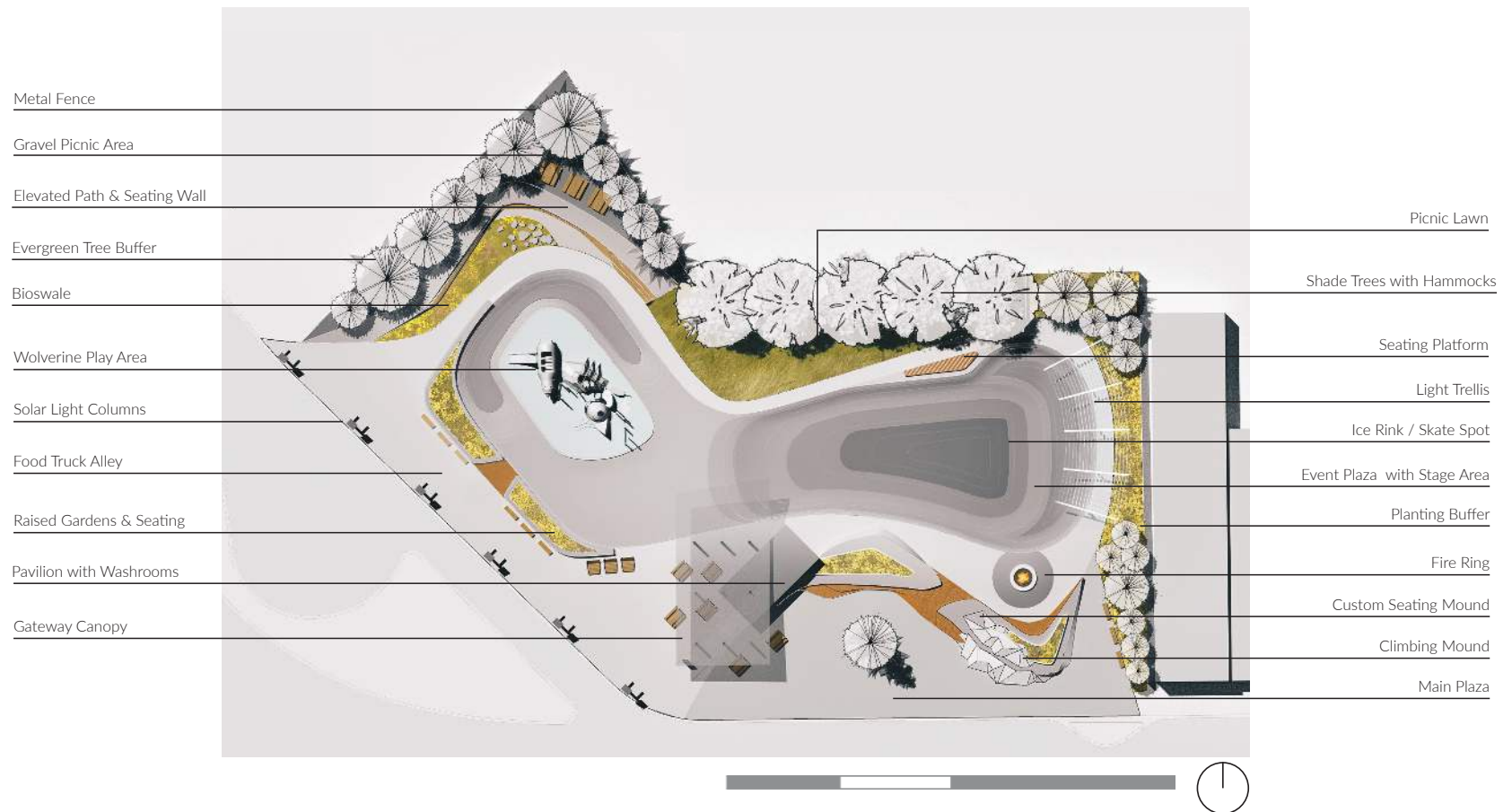
REVISED CONCEPT PLAN

The primary purpose of this plan is to create an exciting vision that will allow the Chamber to get funding and build community excitement around the project.

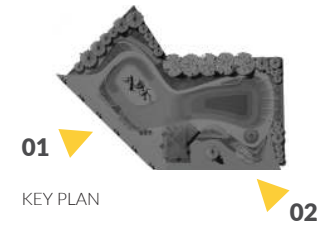
We have attempted to address most of the comments from the Client Review. Certain operations and maintenance issues will be best addressed in future phases, where we can look to examples where Business Improvement Districts have partnered with the City for the support and maintenance of public spaces.

REVISED CONCEPT PLAN

Preliminary Concept Plan



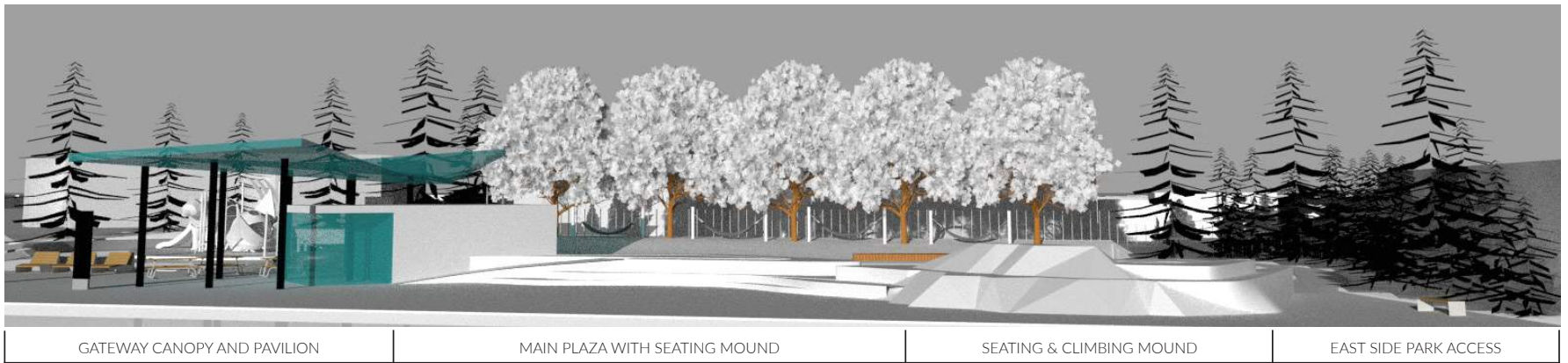
PROPOSED MODEL VIEWS



View 01. Wolverine Play Area from 55th Street



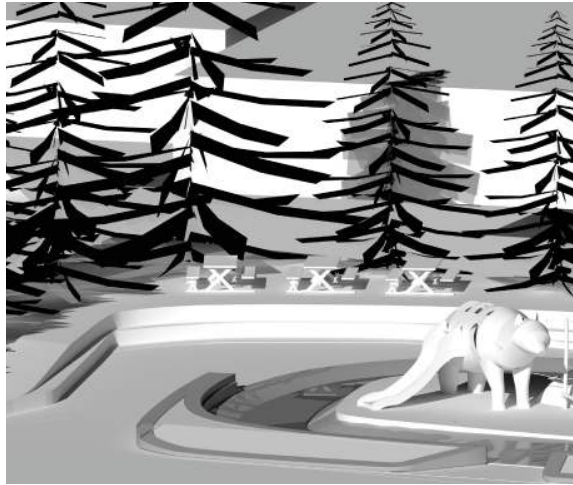
View 02. Entry Plaza from 50th Avenue



PROPOSED FEATURES

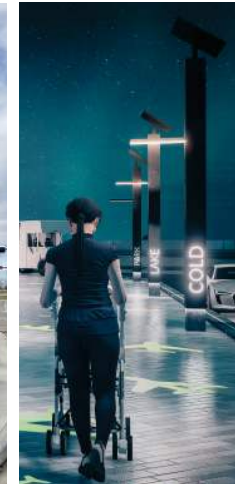
Gravel Picnic Area with Evergreen Tree Buffer

Located at the northwest corner of the site raised picnic area sheltered by a grove of evergreen trees. The raised curb, trees, and a perimeter fence along the property line make this nice intimate cove to sit with a group of friends, while still maintaining a good view of the play area. At night, the trees are lit from below, and strings of picnic lights over the tables make this area safe and attractive.



Solar-powered Light / Gateway Posts

This row of iconic posts marks the south face of the park along the curbline. Referencing the new Gateway features already in place adjacent to the site, these elements provide dramatic vertical elements to define the park along the street, without blocking the view of the park or shading the sunny south-facing sidewalk and plaza. Solar panels will on top will contribute as much power as possible to the site lighting and other operations.



Wolverine Play Area

Located inside the west loop, The Wolverine play area designed and built by Monsthum, will be a memorable destination, telling the story of regeneration by capturing the moment before or after the transformation of the Wolverine in nature into the Wolverine comic hero. Children will be able to play inside the wolverine, climb on the helmet laying in the grass and see the steel claws leaning against the cliff. The structure will be lit at night and be a recognizable landmark in the downtown.



Raised Planting Beds with Seating and Flower Gardens

Fronting the sidewalk are large planters with edges for seating. These planters are sloped take advantage of the southern exposure and to maximize the rich floral display to the street frontage. Plants will be selected for their attractiveness display, and also their ability to teach children about biodiversity.

PROPOSED FEATURES

Pavilion:

A small, semi-enclosed structure is home to a warming hut, and a place to change into skates, as well as two enclosed washroom stalls. Located at the nexus of 50th Avenue at 55th Street, the structure acts as a gateway feature to the park. The street-side facade is home to a concession stand, or can be rented as a pop-up store. It is enclosed in winter, and opened in summer. The north side of the structure provides on-site storage and access to the ice loop for a zamboni.



Canopy Shelter:

An iconic roof canopy evoking an airplane wing hovers over the pavilion. Centrally located at the fulcrum of 50th Avenue and 55th Street, it is easily seen and recognizable from the roadway, while reducing the scale of the street from vehicular to pedestrian, drawing people from the sidewalk directly into the park. Beneath the canopy is shade and shelter for group seating, viewing for events in the Entry Plaza, space for market stalls, vendor carts, or drinking a coffee with friends.



Picnic Lawn and Seating Platform

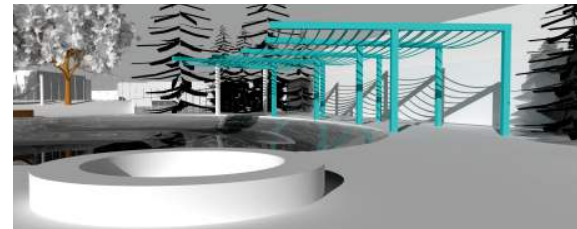
Across the park from the public street is an open, sunny lawn for family picnics tossing a frisbee, or hanging out. The lawn is lined with shade trees with a fence that provides a back wall to the park, buffering it from the residential homes along the back lane. Under the trees are a row of large hammocks for relaxing alone or chilling with a few friends. A seating platform offers a place to put your gear, while viewing the skating, lawn, or people strolling along the path.

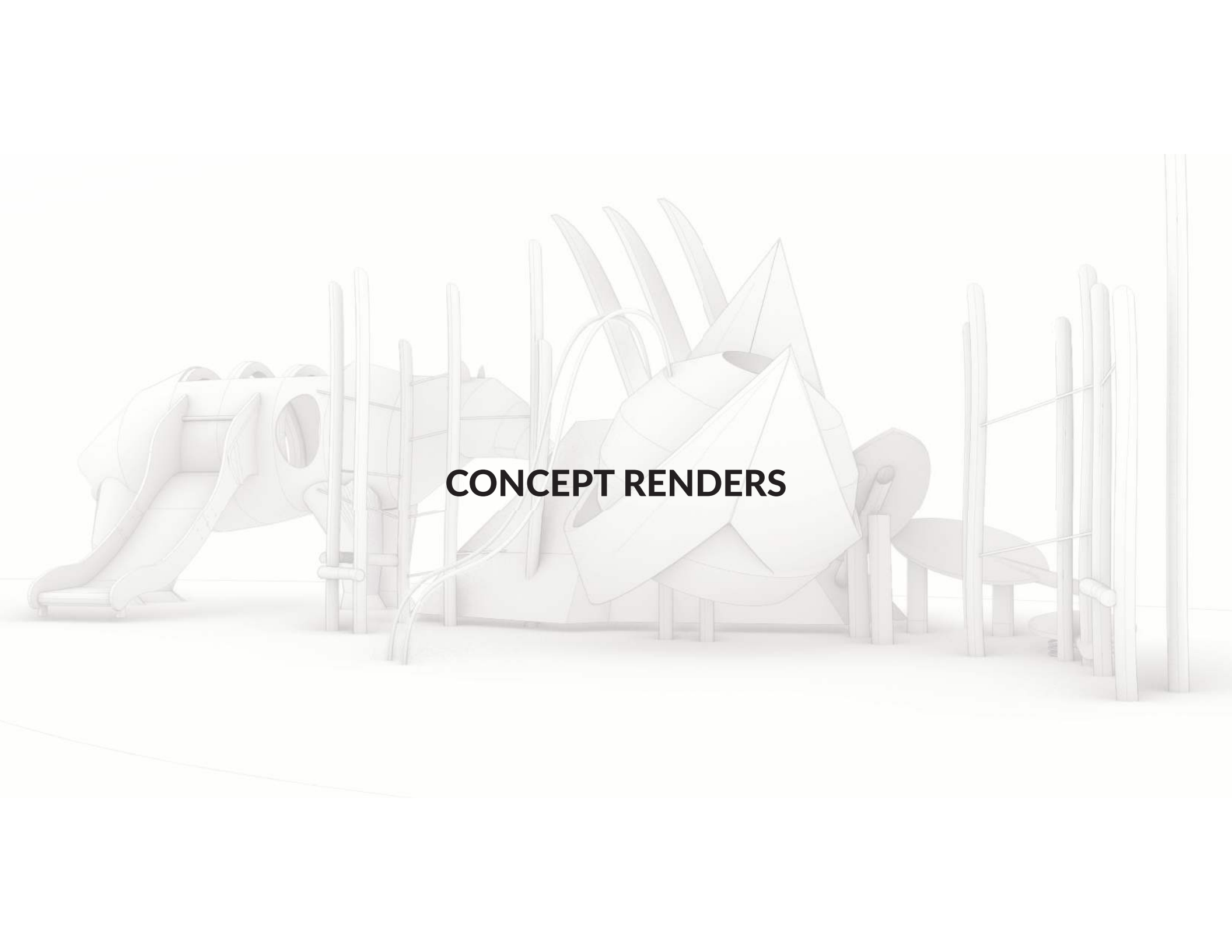


Skate Loop - Ice Rink

A sinuous path loops through the site, providing a continuous accessible promenade, with interesting edges and open spaces for skateboarders and other activities. Inside the east loop is a plaza for summer events, with a subtle stage and backdrop of overhead lights.

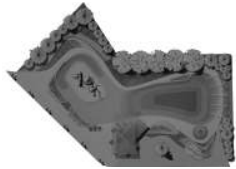
In winter, the loop becomes an ice-skating route, and the plaza inside the east loop becomes an ice rink. Along the edges is a light tunnel, and a large fire ring for resting and warming up.



A conceptual architectural rendering of a playground structure. The design features organic, flowing forms and vertical poles. On the left, a slide curves downwards. In the center, a large, rounded structure with a circular opening is supported by several vertical poles. To the right, another slide is visible, also supported by vertical poles. The overall aesthetic is modern and sculptural, with a focus on fluid lines and naturalistic elements. The text "CONCEPT RENDERS" is centered over the image.

CONCEPT RENDERS

ENTRY PLAZA

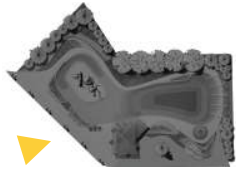


KEY PLAN



Rendering - Proposed View of Entry Plaza with Canopy Shelter, looking from 50th Avenue looking toward 55th Street Intersection

GATEWAY CANOPY + PAVILION



KEY PLAN

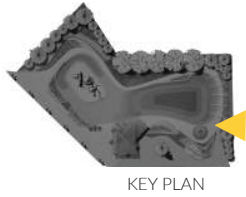


Scan with any QR compatible device for to view a VR panorama of this location:



Rendering - Proposed View of Canopy Shelter and Sidewalk at Play Area Entrance, looking east along 55th Street toward 50th Avenue

SKATE LOOP + FIRE RING

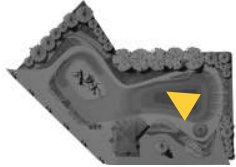


KEY PLAN



Rendering - Proposed View of Ice Rink and Fire Ring at east end of Skate Loop, looking west toward Play Area

SKATE SPOT + LAWN



KEY PLAN

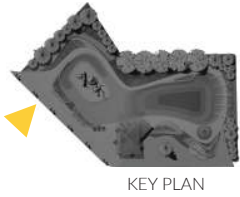


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Proposed View of Skate Area and Lawn with Shade Trees and Hammocks, looking west toward Play Area

WOLVERINE PLAY AREA + PICNIC TABLES



Proposed Summer View of Skate Area and Lawn with Shade Trees and Hammocks - Looking west toward Play Area



IMPERIAL GATEWAY PARK | LANDSCAPE DESIGN PROPOSAL

Client: Consultants:

City of
Cold Lake



GEORGE HARRIS
COLLABORATIVE INC.



BUDGET PRICING

CONCEPTUAL PRICE ESTIMATE

General	
1 Contractor Use of Site	\$25,000.00
2 Demolition	\$15,000.00
3 Electrical	\$50,000.00
4 Civil	\$80,000.00
Elements	
5 Pavilion Building & Canopy	\$500,000.00
6 Wolverine Play Area	\$175,000.00
7 Paving	\$250,000.00
8 Site Furniture	\$75,000.00
9 Hammocks	\$8,000.00
10 Light Trellis	\$90,000.00
11 Fire Ring	\$45,000.00
12 Solar Light Columns	\$80,000.00
13 Fence	\$34,200.00
14 Gravel	\$2,250.00
15 Raised Planters with Built-in Seating Walls	\$100,000.00
16 Wood Seating Platform	\$45,000.00
17 Seating and Climbing Mound	\$150,000.00
Soft Landscaping	
18 Trees	\$12,000.00
19 Shrubs	\$8,750.00
20 Planting Beds	\$30,000.00
21 Planting Mix	\$19,500.00
22 Grass	\$4,250.00
30% Contingency	\$539,685.00
TOTAL (+/-)	\$2,338,635.00