

REDEVELOPMENT OF HUMPY HOLLOW PARK

URBAN DESIGN REVIEW PANEL

SCHEMATIC DESIGN REVIEW

2020.10.14



DIALOG® +



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Preliminary Park Visioning

In 2018, The Beltline Neighborhoods Association (BNA) was awarded a grant from Parks Foundation Calgary to fund the creation of a concept and vision for the redevelopment for Humpy Hollow Park. After procuring a consultant who led a series of stakeholder workshops with the BNA Board, representatives from its Urban Development Committee, its Parks and Open Spaces Committee, tenants of the McHugh house, and a representative from the Ward 8 office, a preliminary vision was developed for this important public space. This preliminary vision was then taken to the Beltline Community Investment Fund (BCIF) Committee for the approval of additional funding to bring this conceptual plan through further engagement with the public, detail design, and then construction/build out. This funding request of approximately 1.2 million dollars was approved by the BCIF Committee in April of 2019, and then by Priorities and Finance Committee (PFC) and Council in December of 2019.

How We Got Here

In February of 2020, the City of Calgary partnered with DIALOG, a professional consulting firm, to continue with the design of Humpy Hollow Park and help bring the redevelopment vision for the urban park space to fruition. Since this time, the project team has worked through a series of site analysis and concept refinement exercises. Two concepts were created that were based off the original vision and principles created during the preliminary park visioning led by the BNA back in 2018. Feedback and input on these two concepts were then collected through the lengthy public engagement process and targeted stakeholder engagement which took place through the months of June and July of 2020. This input was then analyzed and used by the project team to identify preferences and patterns which aided the creation of a the “preferred concept”. This preferred concept not only aligns with the visions and principles of what was approved by Council in December of 2019 but has been tailored to ensure that it meets the needs of its community members as well.

What’s Next

The City intends to work with DIALOG through the detail design of the preferred concept and incorporate feedback from the Urban Design Review Panel (UDRP) as well as the Development Liaison (DL) permit process and continue to work collaboratively with the BNA. A procurement package for the construction works will be prepared and a suitable contractor will be procured over the Winter of 2020. Construction is intended to commence in Spring of 2021 with an expected completion of the park space that will be open back up to the public in Fall of 2021. Construction is anticipated to take approximately five months.

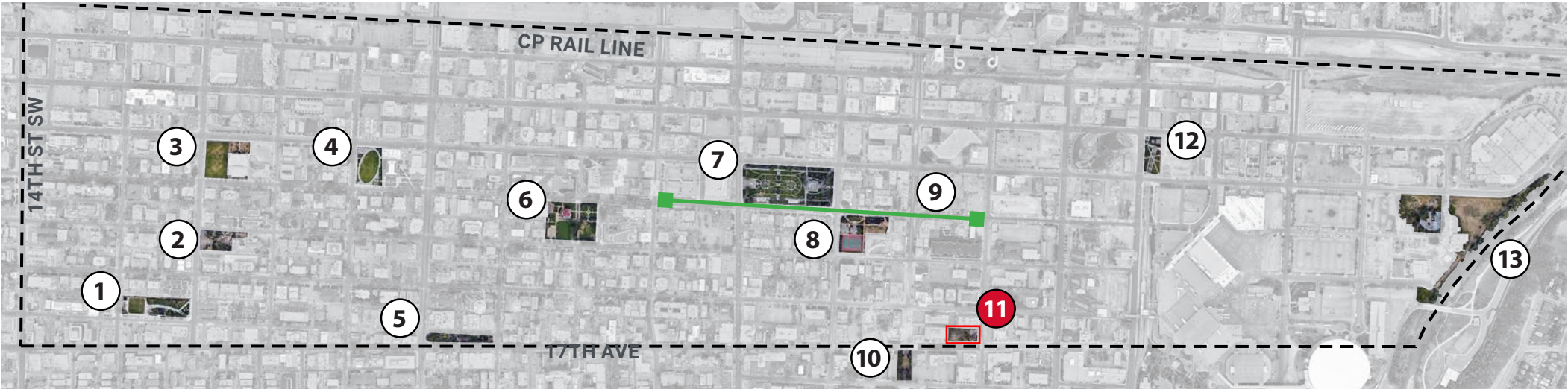
Summary of Project Timeline





Context Plan





Parks analyzed during Context Analysis

- STUDY AREA

1

THOMSON FAMILY PARK

2

CONNAUGHT PARK

3

CONNAUGHT SCHOOL.

4

BARB SCOTT PARK.
- 5

BEALIEAU GARDENS
- 6

THOMSON FAMILY PARK.
- 7

CENTRAL MEMORIAL PARK

8

HAULTIN PARK

9

13TH AVE GREENWAY

10

ROULEAVILLE SQUARE

11

HUMPY HOLLOW PARK

12

ENOCH PARK

13

ELBOW RIVER NATURAL AREA

Community Overview

The Beltline is a community with one of the highest residential densities in the city, yet it has one of the lowest quantities of local open space. It is significantly below the city average for the total amount of park space provided per capita. The *Centre City Parks: Open Space Management Plan* recommends that for every 1,000 residents, one hectare of park space be provided; the Beltline community offers less than one-third of this amount. Given this scarcity of open space in the community, the long-term value and quality of the Beltline’s existing parks like Humpy Hollow Park is essential to the community’s well-being.

Parks Analysis

Using the *Centre City Parks: Open Space Management Plan* as a point of departure, DIALOG conducted a preliminary analysis

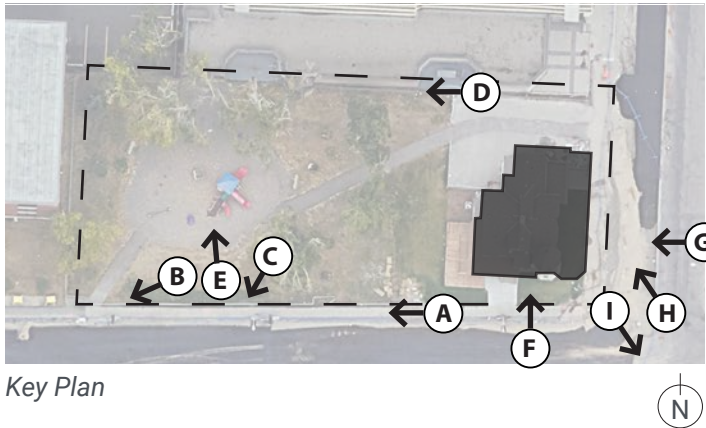
of parks and open spaces in the Beltline community through a community design lens. Thirteen parks and open spaces were analyzed as part of this exercise. The intent of this exercise was twofold – to inform DIALOG’s Humpy Hollow Park design, but also to pilot a framework for future decision-making processes for park design and development/re-development in the Beltline.

Community Wellbeing Framework

DIALOG used a Community Wellbeing Framework as a tool to analyze parks and open spaces included in the study area. The Framework was developed as a way to define and evaluate the built environment’s contributions to community wellbeing. Community wellbeing encompasses essential domains related to the social, economic, environmental, cultural, and political conditions needed for people and their communities to reach their potential.

Using this Framework, DIALOG aimed to understand and analyze the parks and open spaces not as a collection of amenities within an urban grid, but as essential components of the overall urban environment. A ranking system was developed and used in order to objectively analyze each park individually and as part of the community as a whole. This ranking system allows for the comparison of both qualitative and quantitative qualities of the park experience which are often hard to evaluate. The intent of this exercise was to draw attention to opportunities, motivate proactive thinking, and incorporate lessons learned into the redevelopment of Humpy Hollow Park.

An analysis report was finalized in June 2020. This report is organized into four main segments: a section describing relevant points from the *Centre City Parks: Open Space Management Plan*, a comparative analysis of the 13 parks and/or public spaces included in this exercise; a summary of the Community Wellbeing Framework, and the Parks Analysis work, including observations and conclusions.



Key Plan



A Southern edge condition along 17th Ave SW - street trees to be retained



B Threshold condition between sidewalk and park



C View from park looking south across 17th Ave SW



D Northern edge condition, adjacent to Alberta Health Services office building



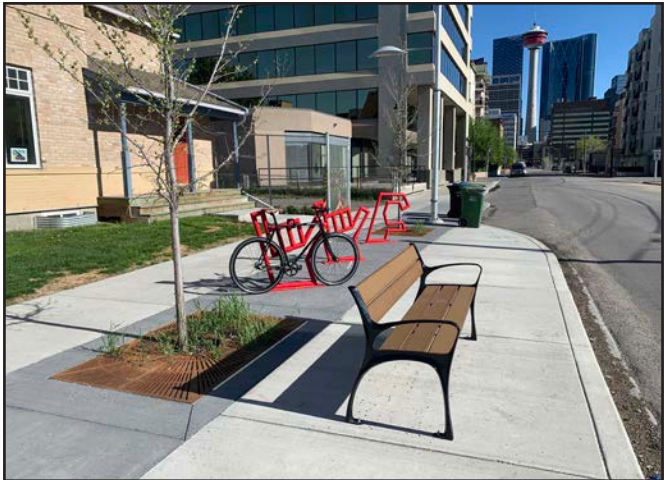
E Existing playground - end of life cycle



F McHugh House at 17th Ave SW and Centre Street



G Eastern edge condition, McHugh House adjacent to sidewalk and urban amenities

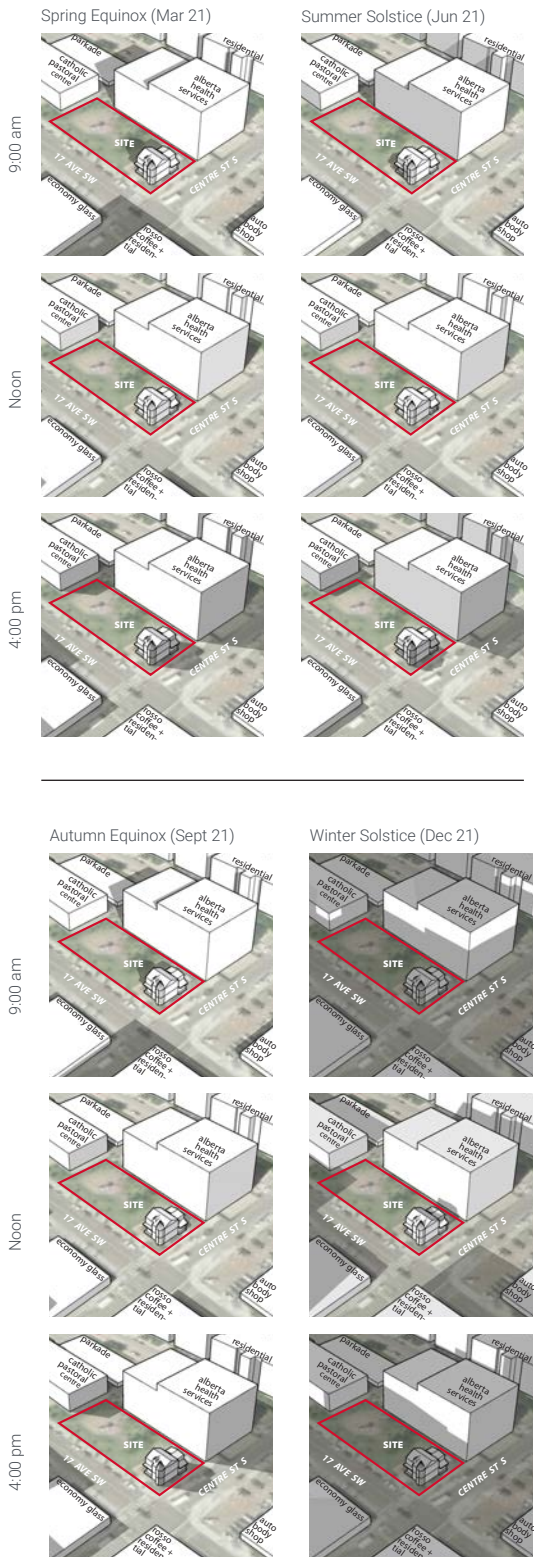
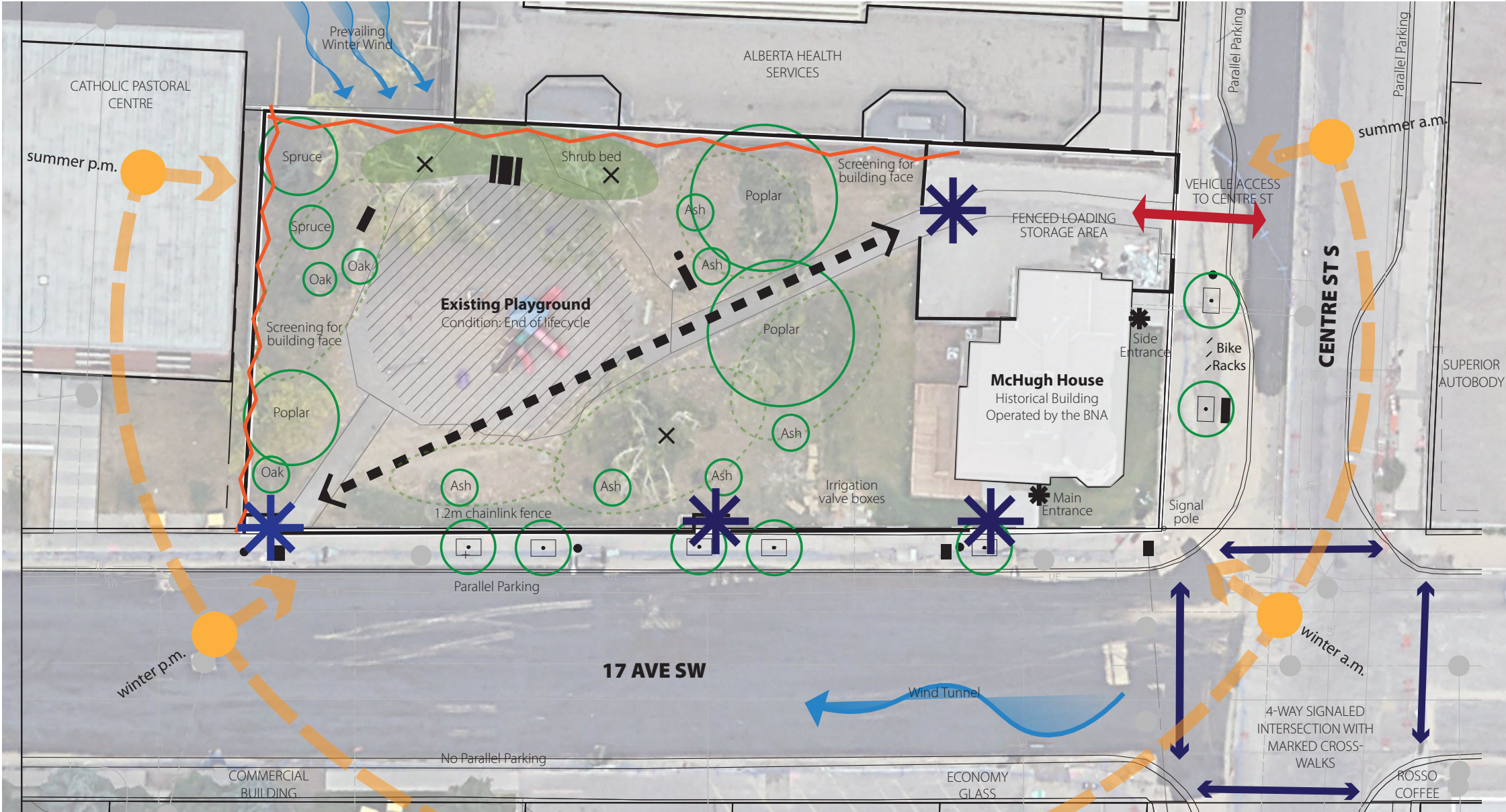


H Existing trees and urban amenities along Centre St to be retained



I 17th & Centre St intersection, looking southeast towards mixed use retail and condo development

SITE ANALYSIS + SHADOW STUDY



- Pedestrian Access to Site
- Berms "Humps and Hollows"
- Screening Required
- Major Desire Line
- Bench
- Trash Receptacle
- Picnic Table
- Street tree in Grate
- Tree Stump
- Utility Box
- Streetlight

Opportunity

Located at the corner of 17th Avenue SW and Centre S, Humpy Hollow Park is in the vibrant neighbourhood of Victoria Park in the Beltline. At present, it is an underutilized, unnoticed, and under-appreciated public space in a prime inner-city location. The redevelopment of this park aims to better integrate this space to its context with hopes of creating an inviting place for local neighbourhood residents and visitors alike. The park is home to a restored Queen Anne Revival style house (McHugh House) which will be thoughtfully integrated into the new park space.

Open and Inviting

The park’s prime location, situated between the Stampede Grounds and the lively 17th Avenue commercial strip, demands a design that is responsive to the urban context in which it is situated. The existing fence that restricts movement between the park and sidewalk will be removed, **integrating** the space into the surrounding **public realm** in a more appropriate manner. Inviting seat walls have been strategically positioned along this southern urban edge of the site to create new spaces for sitting along the sidewalk. These seat walls form a dynamic edge condition and blur the threshold between sidewalk and park, establishing a seamless public realm and better **connection** to the surrounding neighbourhood.

A major desire line was identified in the current park space, running from the southwest to northeast. This desire line has been preserved and incorporated in a more formal fashion, providing clear **orientation** to the space, and connecting the gateway elements located at the southwest and northeast corners of the site. Seat walls draw visitors into the site, while overhead lighting reinforces these areas as major threshold spaces and work to bring a sense of **human scale** into the park. Overhead lighting also contributes to the feeling of **safety** within the park, ensuring that the park space is lit in an adequate manner during evening hours.

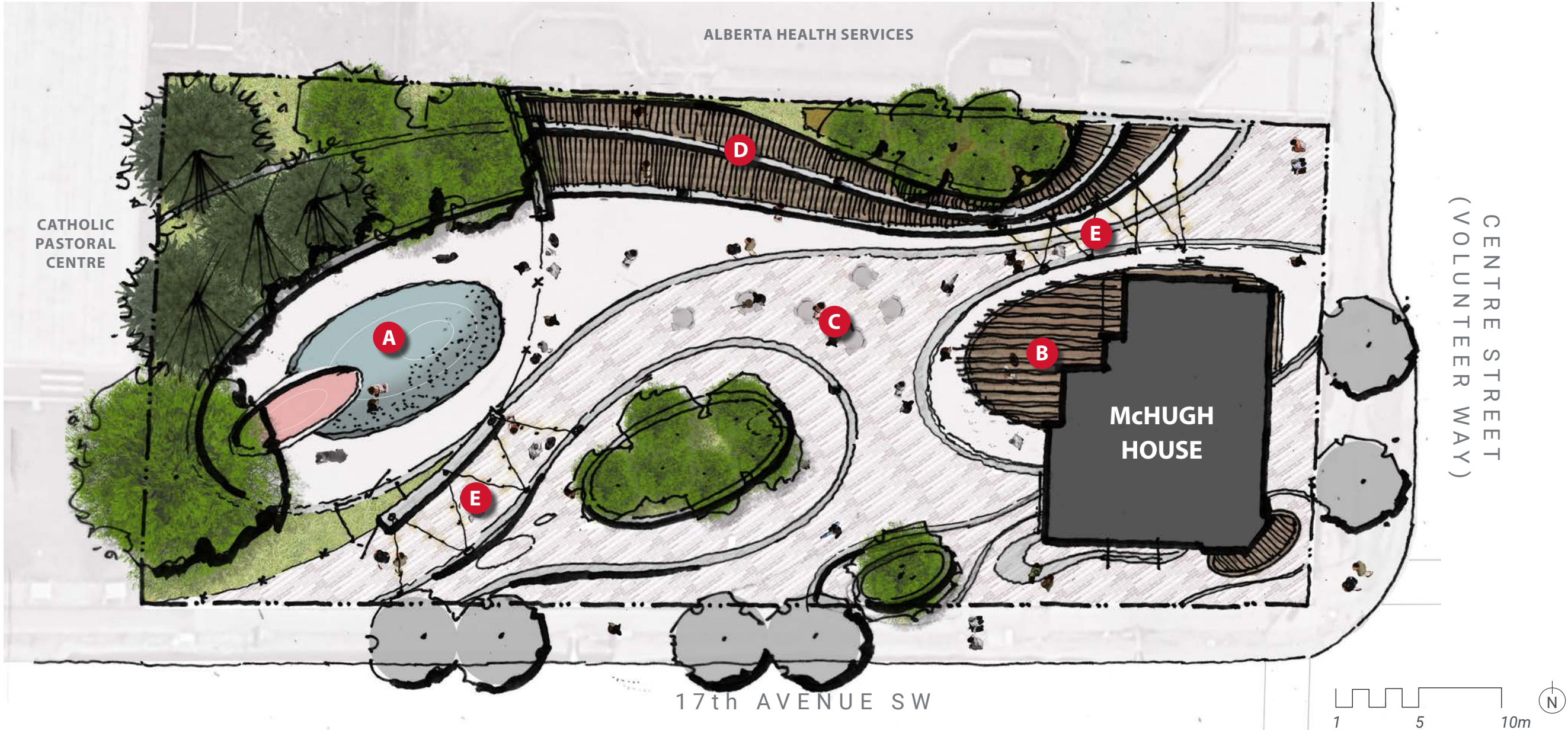
Vibrant Urban Spaces

The redeveloped park will be a vibrant urban space, **animated** by **diverse** groups of people using the space at different times of day throughout the year. In the northwest corner of the park, a fully fenced in off leash area is included. this park feature will help to ensure a steady stream of park activity. The inclusion of an urban dog park in the redevelopment of this park also addresses a community need for this type of amenity in the east end of the Beltline. This was specifically pointed out in The City’s recently completed Downtown Off-Leash Area Study. Although there were some concerns regarding K-9 waste, urine and their associated odors, as well as the aesthetic condition of an off-leash component during engagement, this urban dog park will be thoughtfully designed with materials specifically suited to urban canines and a suitable maintenance regime will be developed and implemented.

An **accessible** and **flexible** central plaza space is located immediately adjacent to the urban dog park. The plaza has innumerable programming opportunities and fill in a community need acting as the only open plaza space in the east end of the Beltline community. Urban furniture, such as moveable tables and chairs, will animate this space when unprogrammed.

Creative and Flexible

Comments from targeted stakeholder outreach and feedback from the general public suggested the implementation of ample seating opportunities and the variety of these opportunities as important elements to be addressed in the redevelopment of Humpy Hollow Park. To **creatively** address these requests, a large flexible “seating wave” will be incorporated into the park offering a variety of seating options and an excellent view of the McHugh House terrace and covered stage as well as 17th Avenue. The “seating wave” also provides opportunity for informal play on site. A **durable** and **sustainable** palette of materials (hardscape and softscape) will be selected for the park, with consideration for maintenance and longevity of the space.



A URBAN DOG PARK

This fully fenced in off-leash area provides a much needed amenity located in the east end of Beltline

B MCHUGH HOUSE TERRACE & COVERED STAGE

This structure will help to integrate the Queen Anne Revival style house into the park space and provide the community with a much needed amenity lacking from other open spaces in the Beltline

C CENTRALIZED PLAZA

A flexible open hardscaped space that can be used by the community for informal gatherings or for organized events within the park.

D FLEXIBLE SEATING WAVE

This large terraced seating wave offers a variety of flexible seating options with excellent views of the new terrace and covered stage adjacent to the McHugh House, as well as 17th Avenue.

E OVERHEAD ENTRANCE LIGHTING

This lighting will act to reinforce the Park gateways in the NE and SW corners of the site and allow the park space to be safely used in the evening hours.

