

Strathcona County

Indoor Fieldhouse Site Assessment Overview and Approval Request

Council Meeting
January 18, 2022

Presentation Overview

1. Purpose
2. Project status
 - What we have done
3. Site assessment overview
4. Site recommendation
5. Project timeline
6. Next steps



Purpose



To provide Council with a project status and Integrated Project Delivery (IPD) update



To provide Council with an overview and update on the site assessment process



To request site approval from Council



To outline the next steps of the project planning and design process

Project status



- **Gate #1 Approved October 2020: Fieldhouse Concept**

Full-size indoor turf field, multi-use court space, multi-use program areas, walking/jogging track and social gathering/lobby spaces



- **Gate #2 Approved November 2020: Up to \$5M approved for design**

Integrated Project Delivery (IPD) design process underway



- **Gate #3 Site Approval: January 18, 2022**

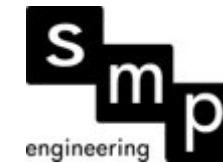
Phase II site assessment complete



- **Gate #4 Project Funding: 2022**

What we have done

- Nine requests for proposals have been administered
- Integrated Project Delivery team (design team) in place



What we have done

- Partnership exploration
 - Met with interested community groups to better understand their needs and whether there are future partnership opportunities
 - Next steps: review community group feedback with the IPD team to determine if and how their requirements can be incorporated into the design and the overall fit and alignment with the Council approved concept
 - Cost impacts
 - Design impacts
 - Overall feasibility
 - Further engagement

What we have done

- Completed a comprehensive site assessment process

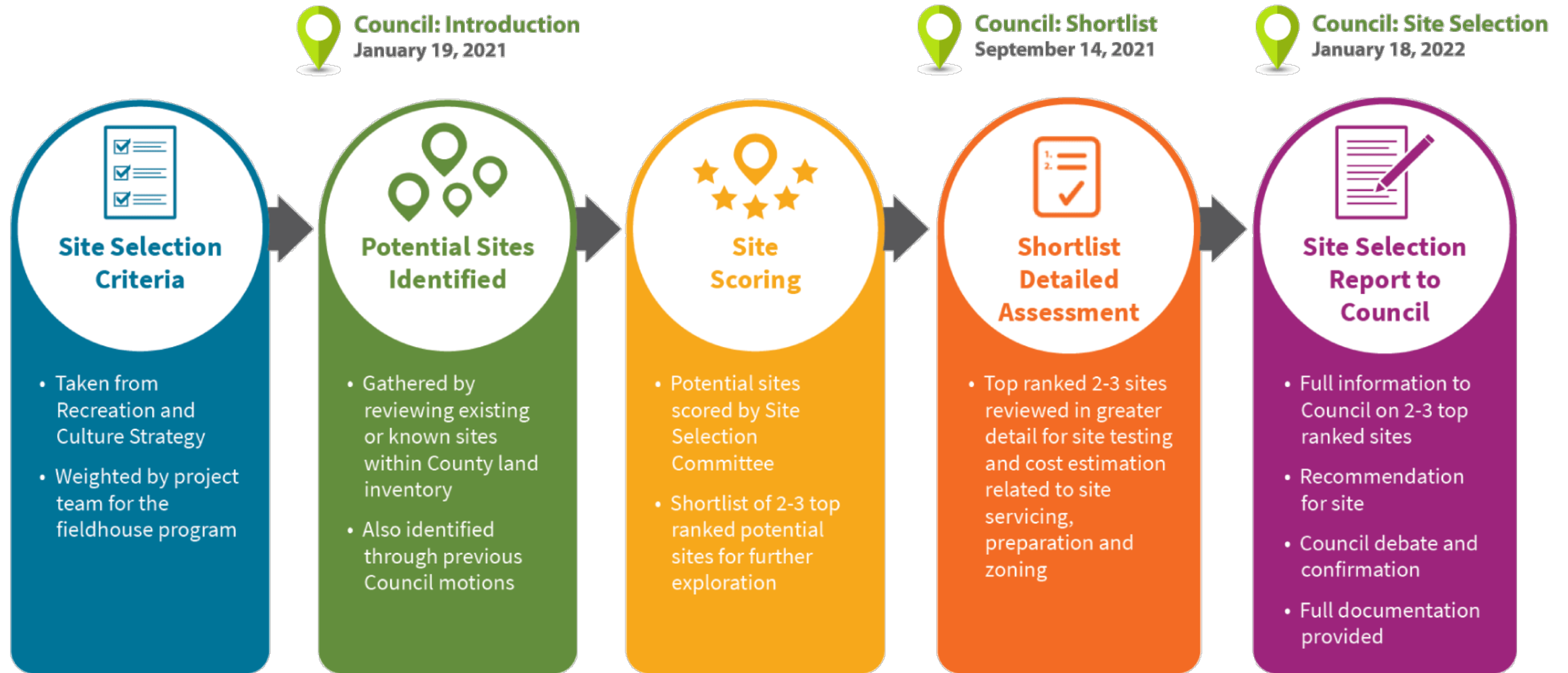
Phase I assessment:

- Proximity to complimentary services, accommodations, transit, recreation amenities, timing and servicing

Phase II assessment:

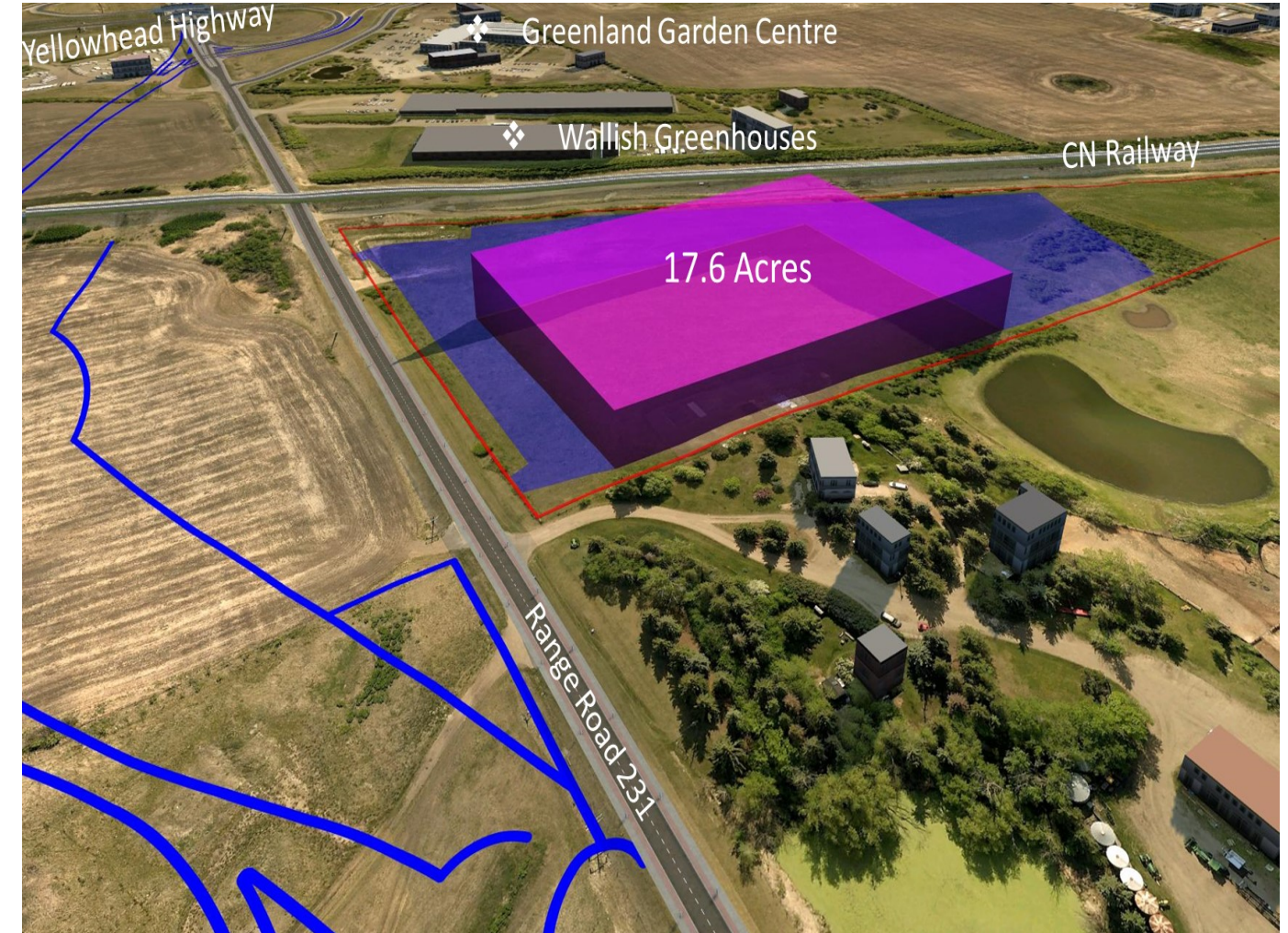
- Fit study/land (e.g., Additional land acquisition costs, parking)
- Preliminary geotechnical site assessments
- Major earthworks (e.g., Hazardous waste removal, site grading)
- Offsite utility infrastructure (e.g., Water and sewer)
- Offsite surface infrastructure (e.g., Access improvements, roadways)
- Planning applications and levies

Site assessment



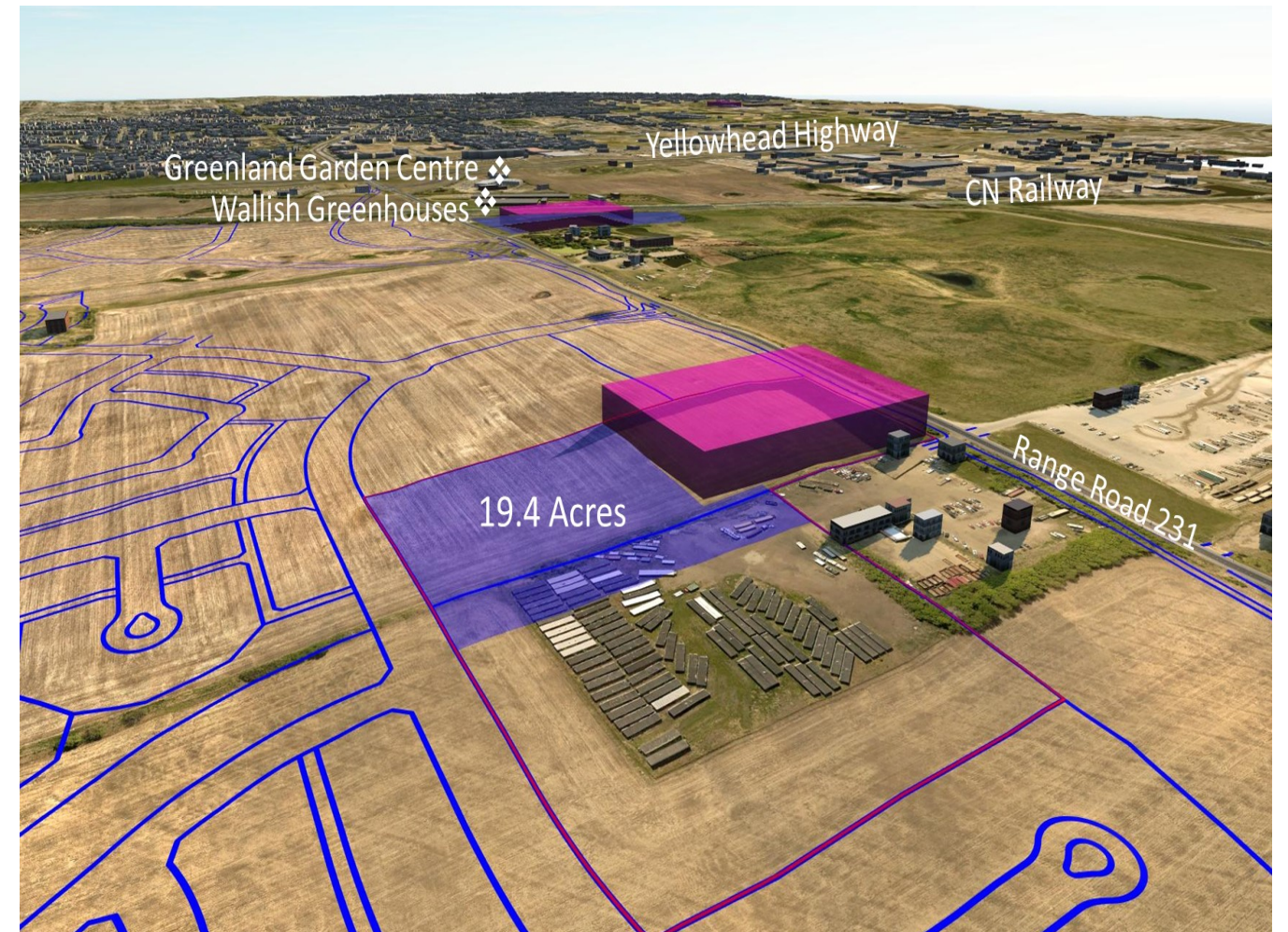
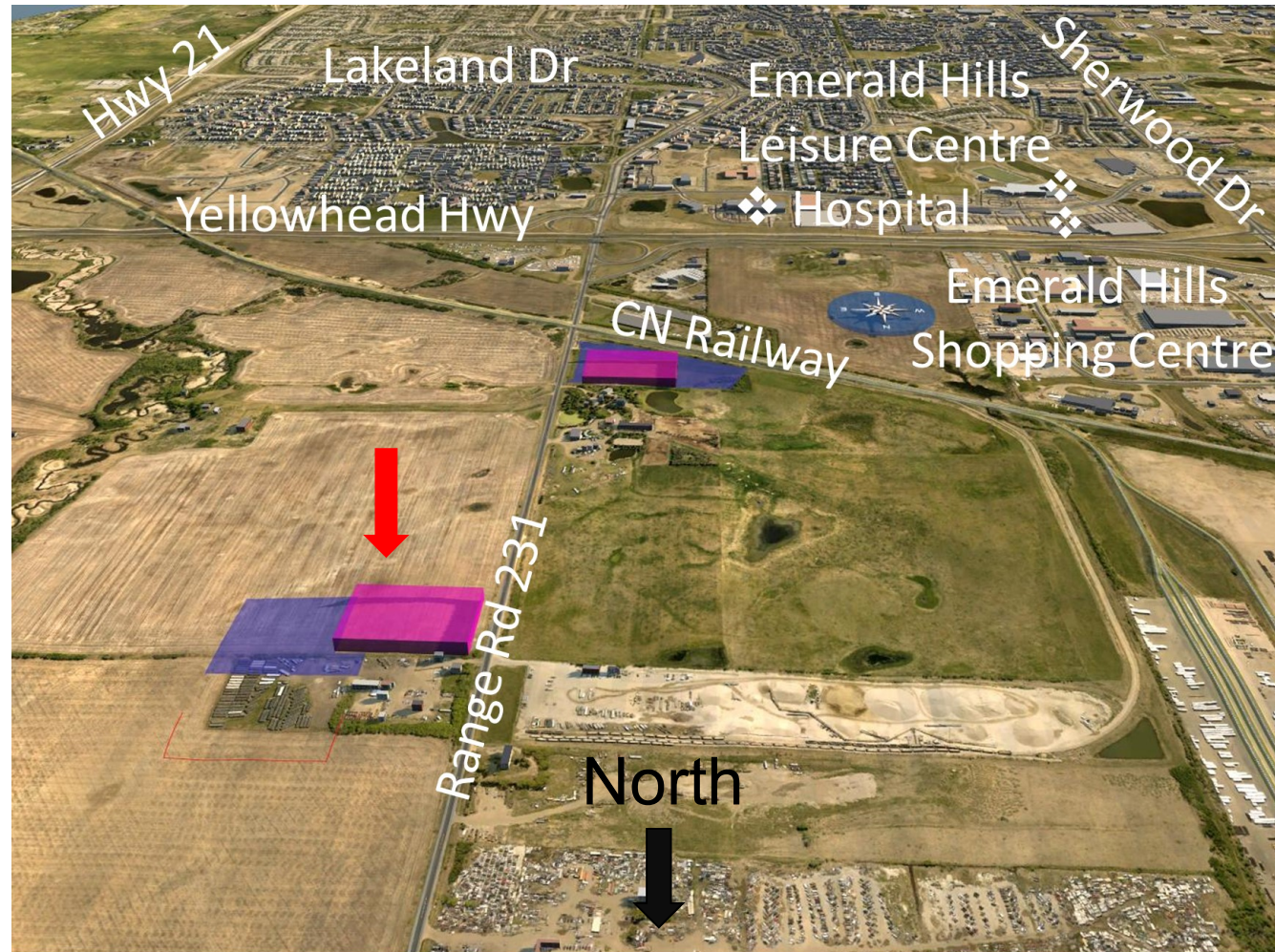
Shortlisted sites

North of Yellowhead



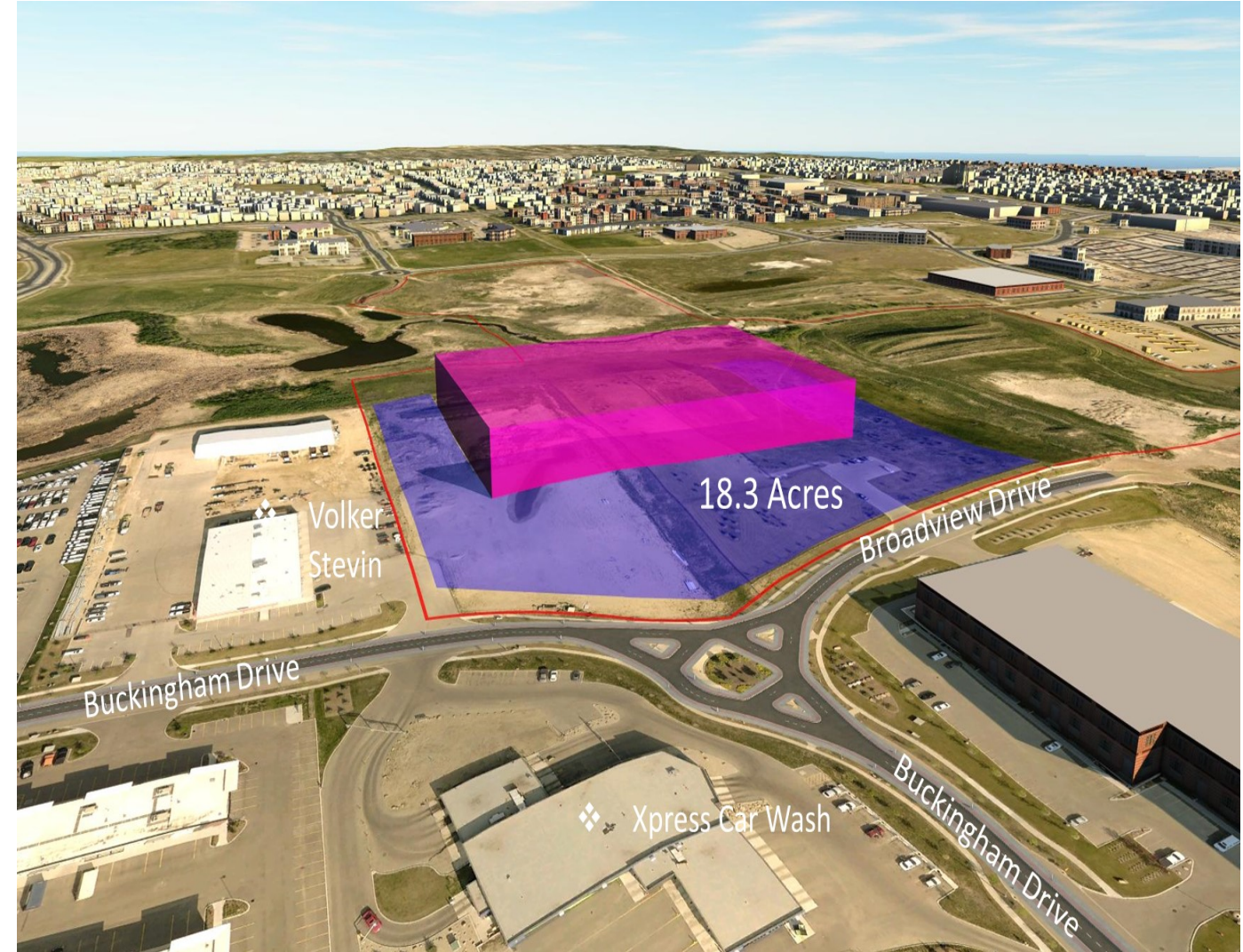
Shortlisted sites

Cambrian

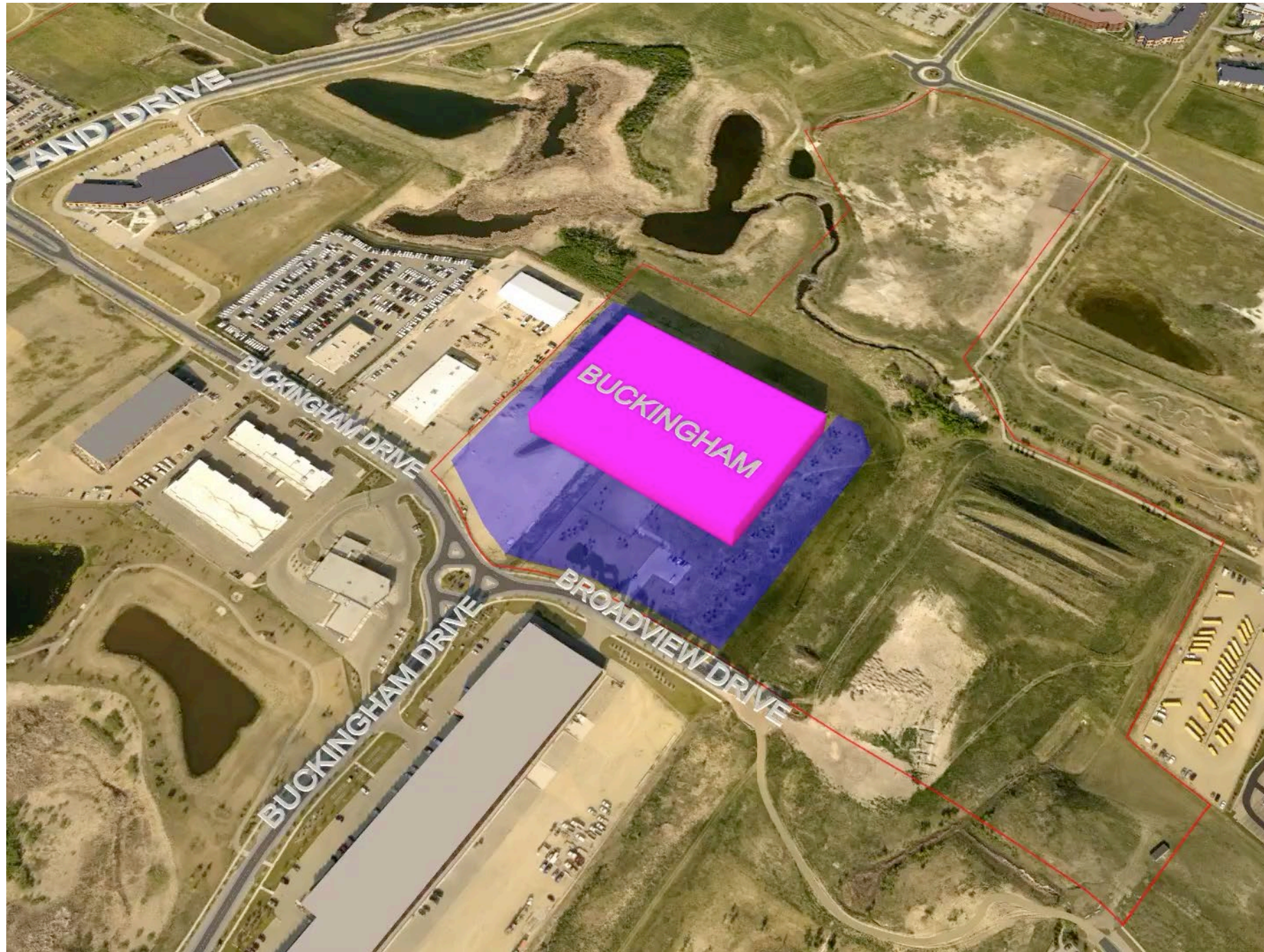


Shortlisted sites

Buckingham



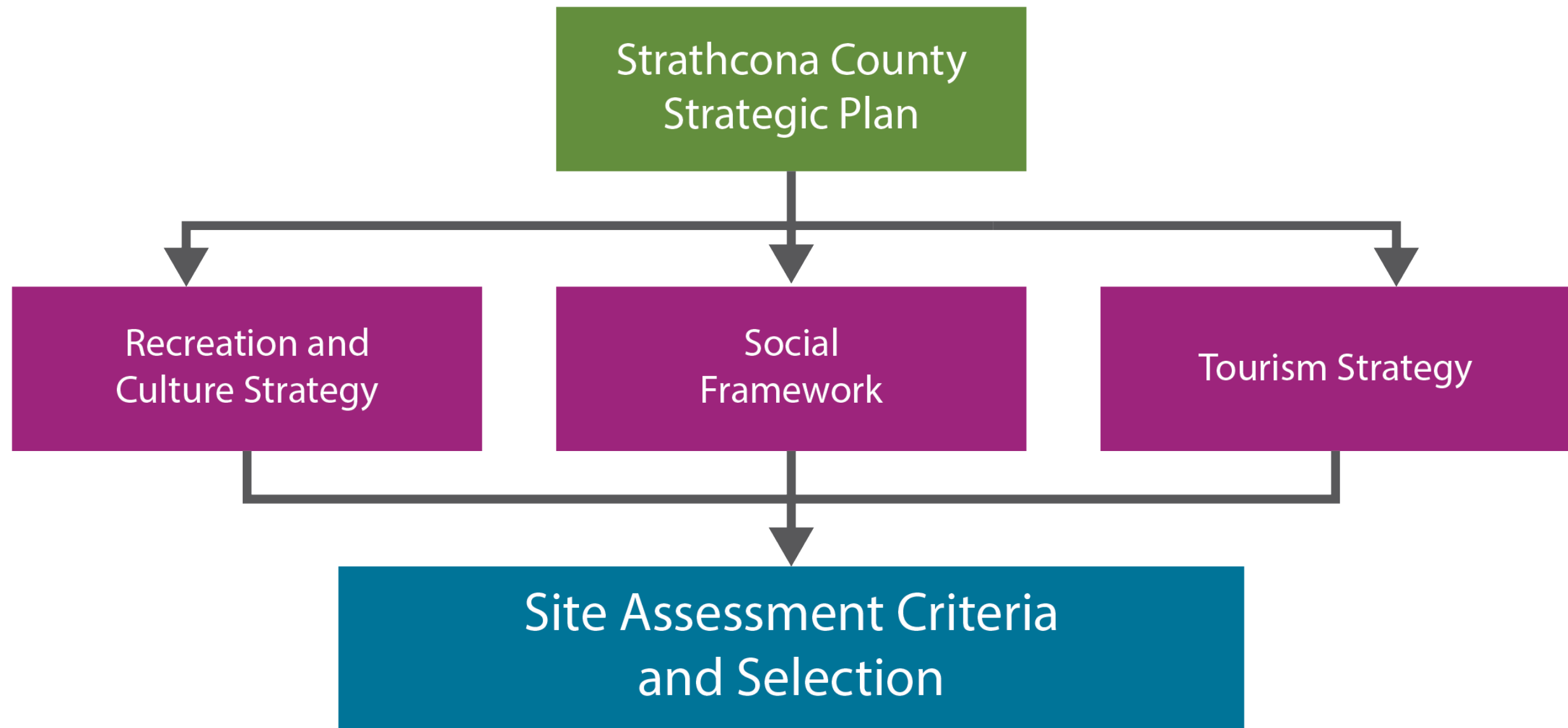
Shortlisted sites - flyover



Phase I: site assessment overview

16 site assessment categories	North of Yellowhead	Cambrian	Buckingham
Centralized location in the County	✓	✓	✓
Parking impacts	✓	✓	✓
Promoting urban: rural balance	✓	✓	✓
Proximity to public parks and open spaces	✗	✓	✓
Proximity to schools	✗	✓	✗
Re-use or sharing of existing facilities	✗	✗	✓
Future expansion capability	✗	✗	✓
Traffic impacts	✗	✗	✓
Proximity to accommodations	✓	✓	✓
Proximity to public indoor spaces	✗	✗	✓
Proximity to population dense areas	✗	✓	✓
Site servicing + conditions	✓	✓	✓
Land use	✓	✓	✓
Pedestrian + bike connections	✗	✓	✓
Proximity to public transit	✗	✗	✓
Regional partnership appeal	✓	✓	✓

Strategic alignment



North of Yellowhead

Opportunities:

- favorable geotechnical conditions, ability to accommodate facility/parking requirements, within 5 km radius of complimentary services and recreation facilities, site servicing costs.

Challenges:

- Poor site geometry to support design and impacts to parking accessibility, site access, setback requirements to the rail line/proximity to rail line and future expansion capability.
- Significant land levies and requires an area structure plan.

Next steps-North of Yellowhead

- If North of Yellowhead was the selected site:
 - Site assessment team to determine impact of facility expansion on parking lot design, accessibility and required stalls
 - Conduct further site layout assessments if the building setback to the rail line could be reduced and the associated impacts
 - Conduct further traffic flow assessments to determine impacts of one access point during peak times

Cambrian

Opportunities:

- Potential for synergies with the future school and Cambrian development and incorporation of a recreation facility into a new neighbourhood early on
- Favorable geotechnical conditions, within 5 km radius of complimentary services and recreation facilities
- Regional synergies based on location
- Accessible parking

Challenges:

- May require the acquisition of additional land and associated costs to support future high school and parks amenities
- Limited expansion capability without the purchase of additional land

Next steps-Cambrian

- If Cambrian was the selected site:
 - Discussions with the school boards about potential synergies
 - Assess neighbourhood fit and facility concept with the recreation and culture strategy
 - Consideration of additional funding to purchase up to +/- 10 acres of additional land to support future high school and outdoor park amenities and facility expansion

Buckingham

Opportunities:

- Close proximity to:
 - Existing transit and Bethel Transit Centre and multi-modal transport, complimentary services including hospitality and accommodations, Millennium Place, Emerald Hills Leisure Centre and EHSP that contributes to the further generation of a sport hub and sport tourism opportunities
 - Efficiencies related to management oversight and staffing resulting from close proximity to Millennium Place
- Accessible parking and overflow parking opportunities to support major events

Buckingham

Opportunities:

- Potential for further development of complimentary outdoor amenities and park spaces in Sally Stewart Regional Park
- Favorable access points to support traffic volume and future development
- Favorable geotechnical conditions, including utilizing County owned lands south of the site as construction laydown areas and material storage
- Facility expansion accommodation

Buckingham

Challenges:

- Land acquisition costs to purchase the private site to the north
- Requires a land use bylaw amendment
- Sally Stewart Dog Park relocation costs to the east; to be relocated as part of this project
- Broadview drive extension and associated costs to complete

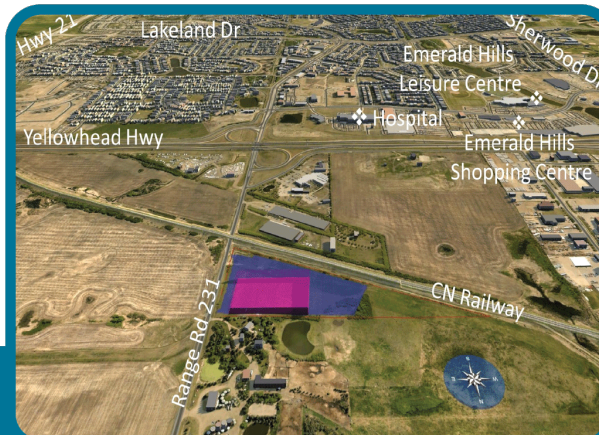
Next steps-Buckingham

- If Buckingham was the selected site:
 - To complete the purchase of the Buckingham private lot, an additional \$3.15 million is required. This additional funding is part of the \$90 million budget for the project.
 - Note: If Gate #4 (project approval) is not approved, this private lot could present other future opportunities such as re-sale or enhancing the existing Buckingham park space (Sally Stewart Regional Park)
 - Commence required planning amendments

Site assessment strategic overview



OPTION 1:
North of Yellowhead



- ✗ Least alignment with Phase I site assessment and Recreation and Culture Strategy
- ✓ Geotechnical conditions
- ✓ Site servicing costs - lowest
- ✗ Site access- lowest
- ✗ Site suitability

- ✗ Proximity to railway crossing
- ✗ Site geometry / layout

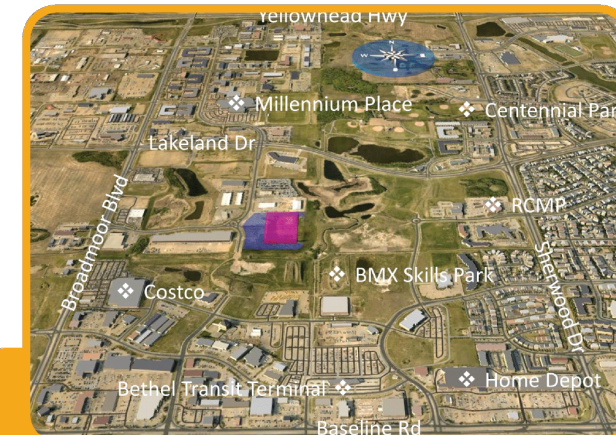
OPTION 2:
Cambrian



- ✓ Moderate alignment with Phase I site assessment and Recreation and Culture Strategy
- ✓✓ Geotechnical conditions
- ✗ Site servicing costs - highest
- ✓ Site access - moderate
- ✓ Site suitability

- ✓ Accessible parking
- ✓ Potential synergy with future school and the region

OPTION 3: Buckingham

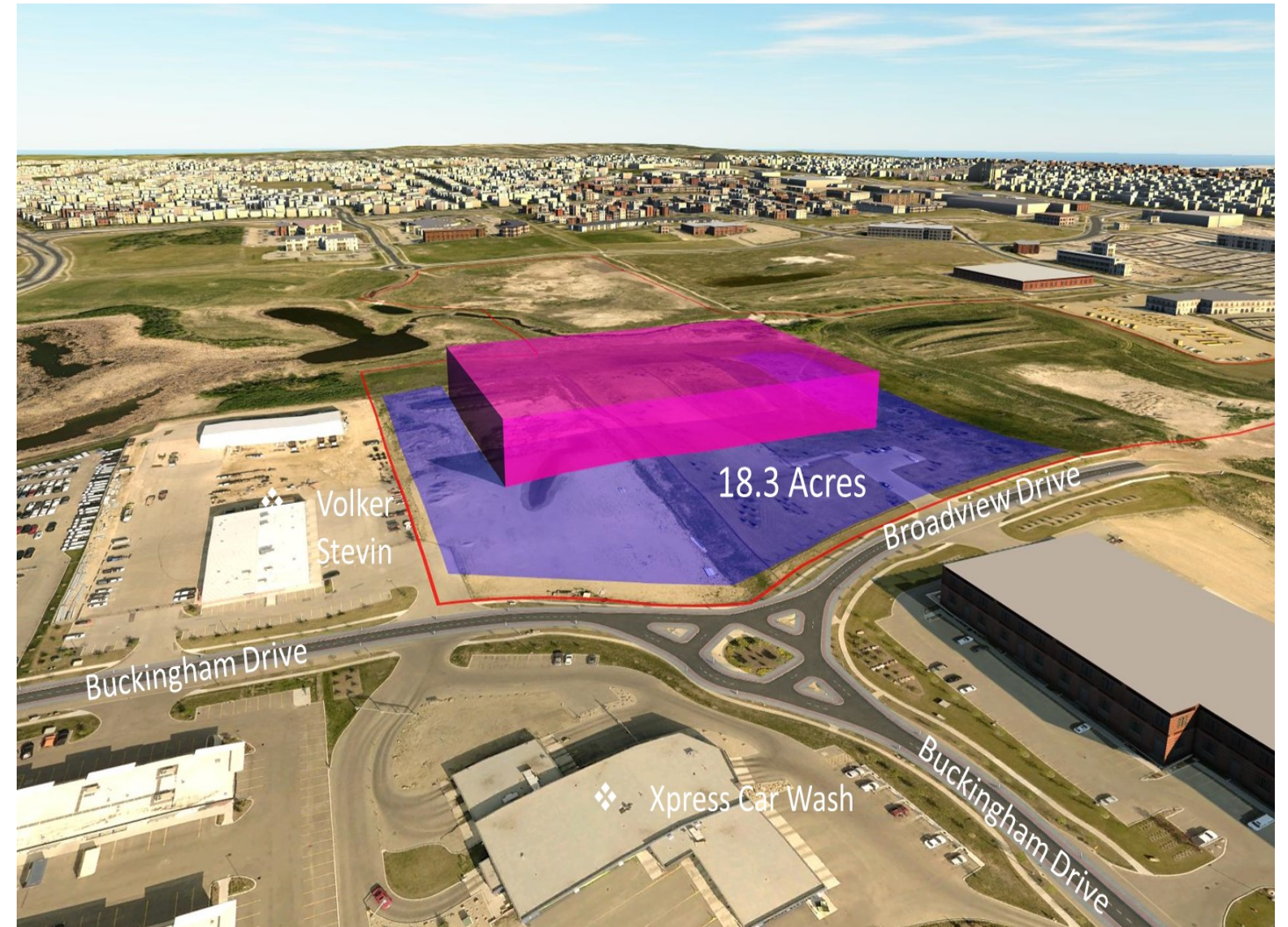


- ✓✓ Greatest alignment with Phase I site assessment and Recreation and Culture Strategy
- ✓ Geotechnical conditions
- ✓ Site servicing costs - moderate
- ✓✓ Site access - best
- ✓✓ Site suitability

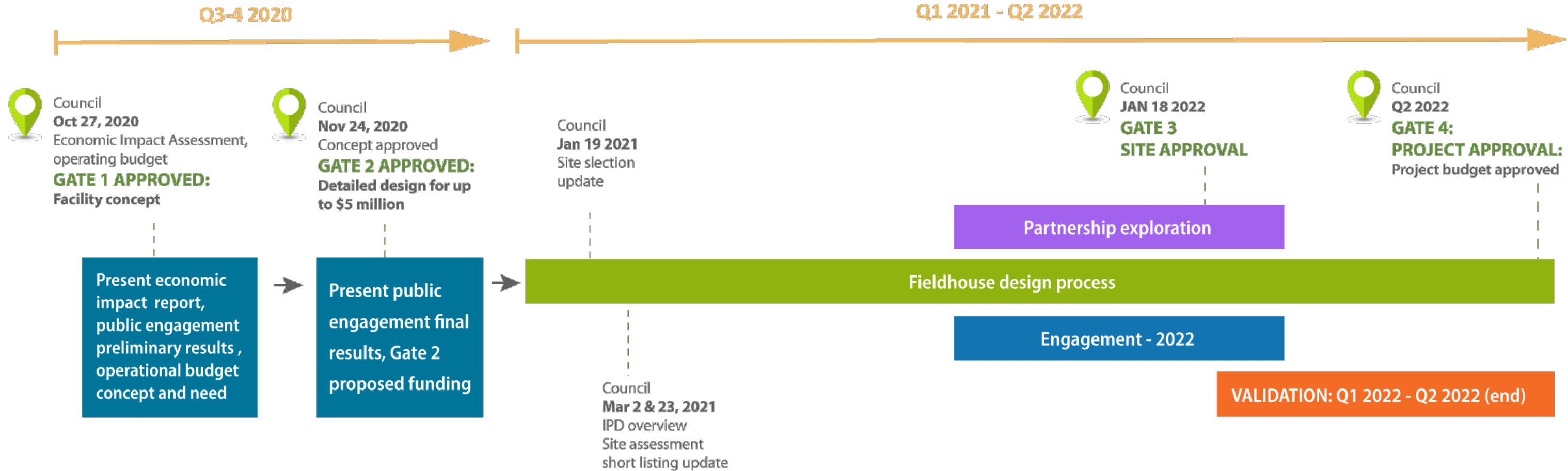
- ✓✓ Accessible parking
- ✓✓ Synergies with park and facility amenities to create a vibrant sports tourism /events hub

Site recommendation

- Based on the detailed site assessment process that has been completed and presented today, the recommended site is Buckingham.



Project timeline



Next steps

- If a site is approved, begin the validation (design) phase with the integrated project delivery team.
- Further engagement opportunities to collect feedback on the design process.
- Report back to Council in Q1 2022 on the design progress.