

# Foothills Athletic Park & McMahon Lands **Redevelopment Roadmap**



November 2019



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# Executive Summary

Foothills Athletic Park and McMahon Lands in northwest Calgary, has been a major sport and recreation destination for more than 50 years. The site has some of the city's most popular athletic facilities, such as McMahon Stadium, Father David Bauer and Norma Bush Memorial Arenas, Foothills Aquatic Centre and the Track & Field Park.

Recently, several circumstances have emerged that provide a compelling case to broadly examine the use, design and future of the site.

First and foremost, The City has prioritized building a fieldhouse on the site. This major multi-sport athletic facility will redefine how the site is used. In January 2019, Council established the Foothills Athletic Park Redevelopment Assessment Committee to create a community vision and plan for the long term redevelopment of the site.

An additional consideration is that some facilities such as the baseball stadiums have fallen into disuse while other buildings such as the arenas and pool are near the end of their lifecycle and require substantial upgrades.

The site is primed for change. Calgarians now have opportunity to rethink what Foothills Athletic Park and McMahon Lands could be, and to plan for the future.

This Redevelopment Roadmap is the starting point for a future vision. Prior to embarking on a significant development program, it is important to have a plan. All stakeholders can use this Roadmap as the guide to understand how the program is organized, know what needs to be done, and determine when and how to get involved.

Critically, the Redevelopment Roadmap clearly identifies strategic decision points that will determine if the development should proceed, pause, or adjust course.



# 1. Introduction

## What is Foothills Athletic Park and McMahon Lands?

Foothills Athletic Park and McMahon Lands make up a sport and recreation area located on University Drive NW, directly west of Crowchild Trail and south of the University of Calgary. The site was mostly built in the 1960s and 1970s.

Facilities include:

- McMahon Stadium (1960)
- Father David Bauer Arena (1963)
- Norma Bush Memorial Arena (1974)
- Foothills Aquatic Centre (1964)
- Foothills Baseball Stadium (1966)
- Little League Baseball Stadium (1975)
- Track & Field Park - 400m track/infield (1975)
- Four soccer fields (1975)
- Eight tennis courts (1986)
- Red and White Club
- Indoor volleyball courts (1994)
- Stampeder Administration Office



## Why redevelop this site?

While the athletic park and McMahon Lands are still heavily used, most of the buildings either need to be refurbished or demolished due to their age and condition.

The site never had a master plan and facilities were simply added over time. This lack of master planning has resulted in an inefficient layout that can be improved.

Some changes are already planned in and around the site. Funding a multi-sport fieldhouse is currently being evaluated by a City Council committee and Calgary Transportation continues work on adjacent Crowchild Trail improvements. It makes sense to coordinate development and realize the site's greatest potential.

## What could the site be like?

The site is ideally located at major cross-roads, along the Blue Line LRT, and between the University of Calgary and McMahon Stadium. It is an enduring home of recreational and competitive sport and is used by the entire city.

Given its great location, sport heritage and future direction, the development possibilities are endless - but a coordinated effort is needed.

## How do we get there?

This Roadmap charts a path to redevelop the site. It outlines the steps in the process and the decisions to be made along the way.

The Roadmap is designed to be flexible. The Foothills Athletic Park Redevelopment Advisory Committee, stakeholders, citizens and Council will all make suggestions to improve the Roadmap and the potential development.

Keep in mind that the Roadmap doesn't provide a vision for a redeveloped site - citizens and stakeholders will do that!

## Who makes it happen?

The vision for a redeveloped site will be created by residents, area landowners, business owners, athletes, recreation enthusiasts, development partners, and others. This Roadmap outlines how stakeholders will collaborate to produce a vision and deliver a sport legacy for all Calgarians.

## 2. Mission

*To create a community vision and plan for the Foothills Athletic Park and McMahon Stadium Lands, that integrates with surrounding areas and meets Calgarians' recreation goals and the long-term aspirations.*

## 3. Guiding Principles

### Public Involvement

Citizens, stakeholders, specialists and anchor institutions will be involved from the outset, will be informed, and will provide input throughout the program.

### Local & City-wide Balance

The site will be enjoyed by area residents and all Calgarians, as well as out-of-town visitors. All activities in the program will consider the interests of each group.

### Environmental Stewardship

Environmental impacts will be considered in all program decision-making processes.

### Fiscal Responsibility

Sound financial oversight, effective stewardship of public funds, and maximizing the financial return on public investments, will all be key aspects of the program.

### Strong Governance

Anchor institutions including the City of Calgary, University of Calgary, McMahon Stadium Society and Sport Calgary are members of the Foothills Athletic Park Redevelopment Advisory Committee and represent an array of stakeholder interests. Each institution will continue using current reporting procedures with their respective governing boards.

# 4. Governance

A clear and responsive governance system has been established. A three-step reporting and decision-making structure has been established to be efficient and transparent for all participants. The Foothills Athletic Park Redevelopment Advisory Committee, a Working Group of the Committee and its Support Team were formed at the outset and key stakeholders have been included in the Advisory Committee from day one.

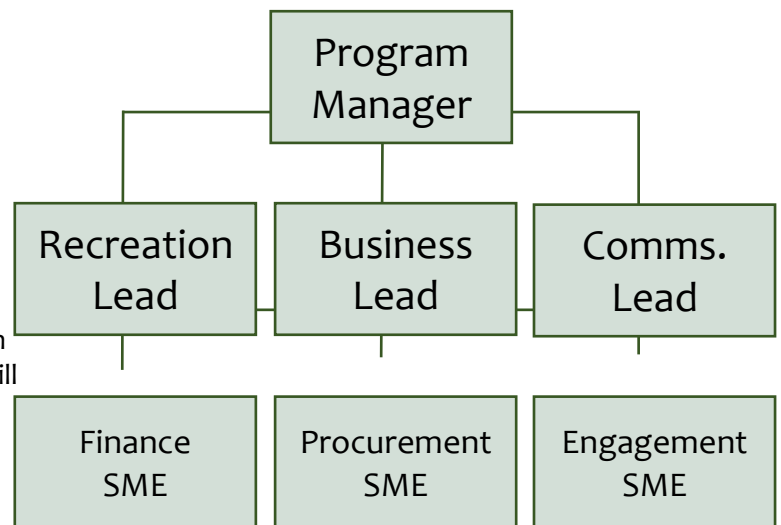
The Advisory Committee’s mandate is to pursue options for a funding framework and guide the Foothills Athletic Park Master Development so that it meets The City’s long-term goals.

A complete list of strategic program decisions, roles and authorities is outlined in Section 9 – Work Plan.



# 5. Support Team

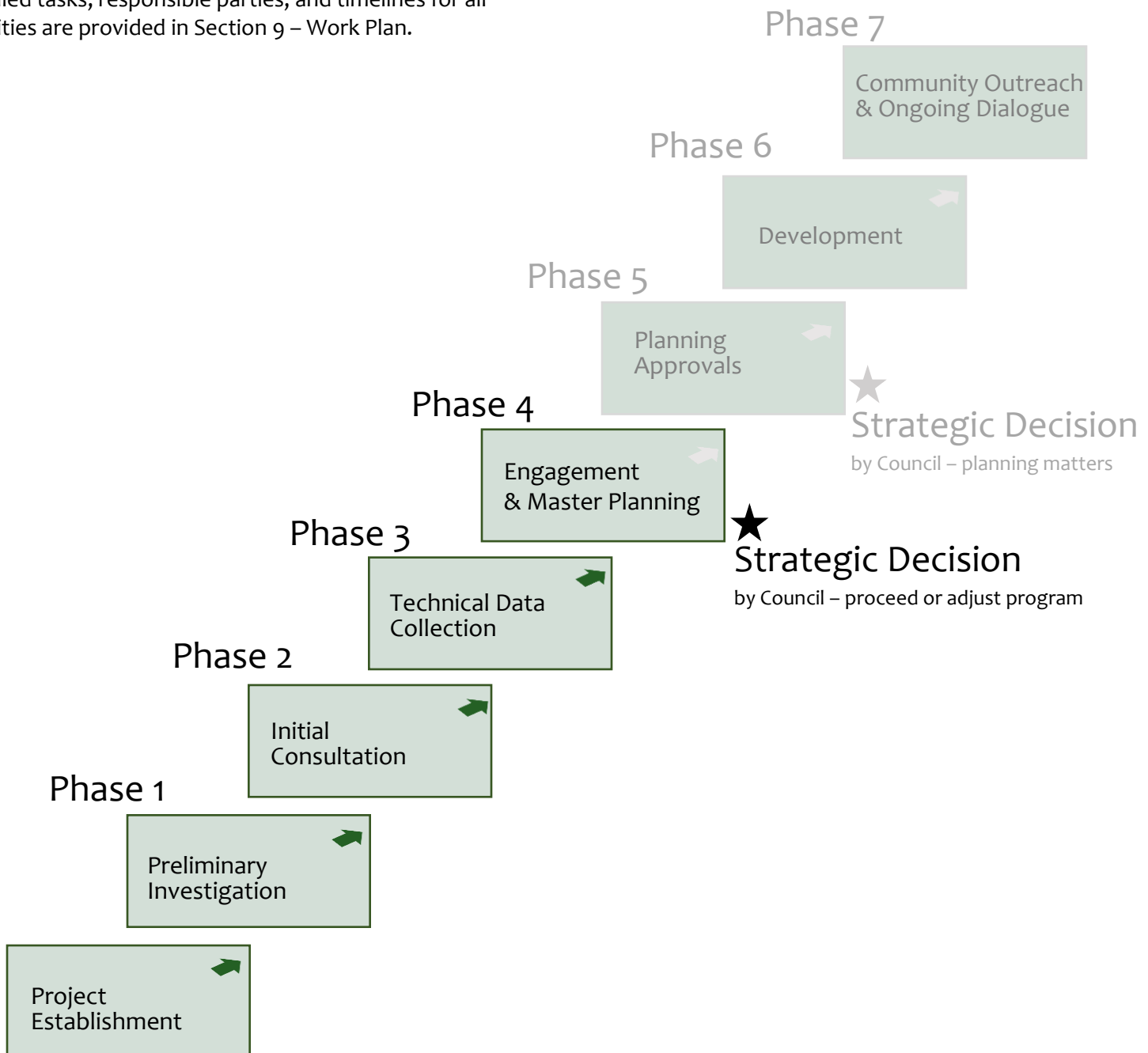
The Support Team includes the following: Program Manager, Recreation Lead, Communications Lead, subject matter experts on stakeholders/engagement, finance, and procurement. City staff will fill each position. The Program Manager position will be full-time. The Lead positions will require 50-100% dedication depending on the phase. The subject matter experts will provide advice and guidance and consulting/volunteer services will be engaged as required.



# 6. Approach

The full program has seven phases. The Foothills Athletic Park Redevelopment Advisory Committee will advance the program to the completion of Phase 4 – Public Participation & Master Planning. There will be opportunities to modify the program after each phase. Two strategic program decision points provide Council the opportunity to review information, assess risks, and determine whether to proceed, pause, or adjust course.

Detailed tasks, responsible parties, and timelines for all activities are provided in Section 9 – Work Plan.

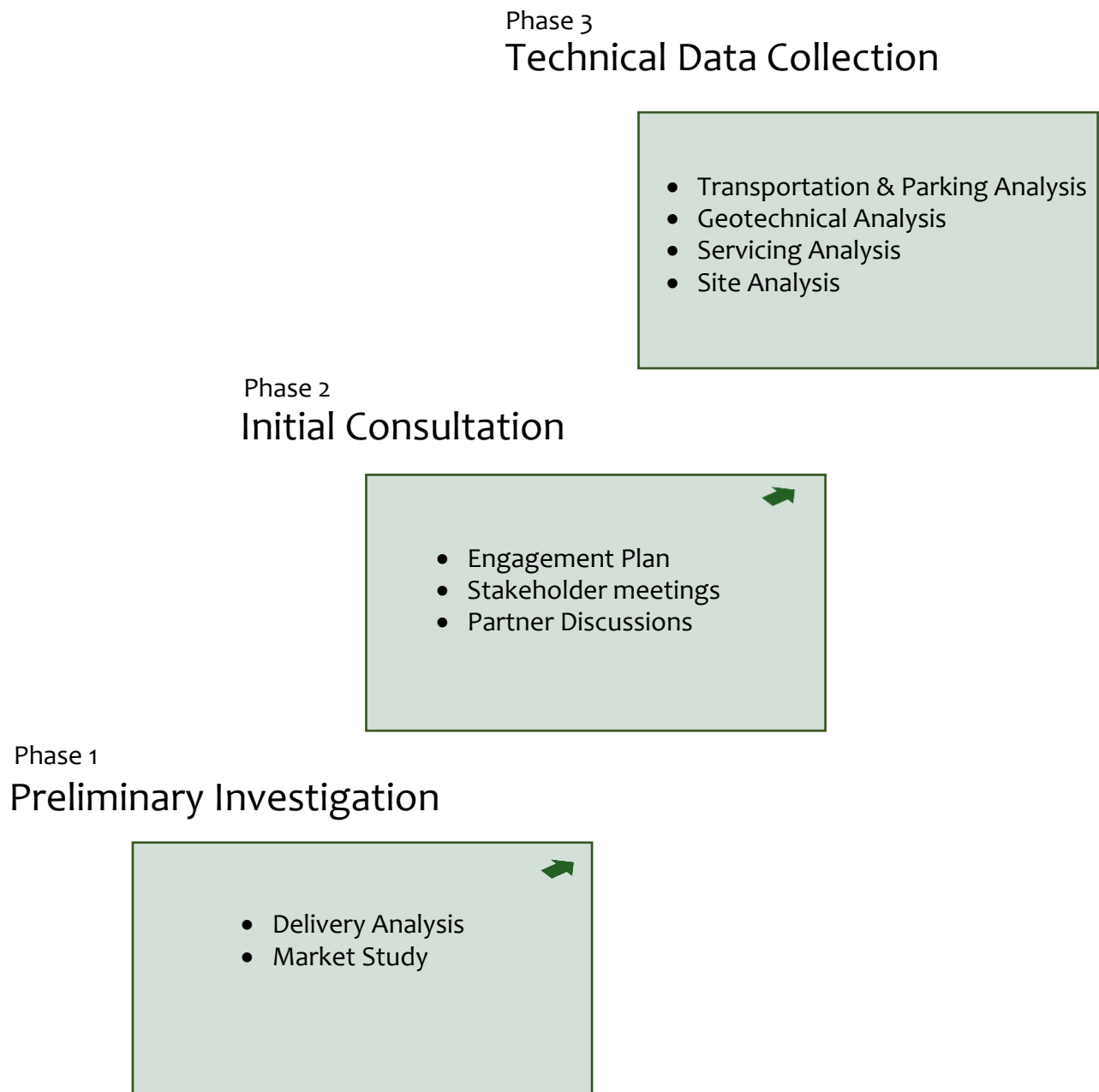




# 7. Due Diligence

A significant portion of the project is devoted to due diligence. Separate preliminary investigation, consultation and initial planning activities are designed so Council can decide if the project should proceed or adjust course, based on relevant and timely data.

It is important for The City, citizens and all stakeholders to know that reasonable steps have been taken to ensure informed decision making.



# 8. Engagement

The heart of the program will be the relationship amongst citizens, stakeholders, and specialists. These groups will be involved throughout the program, from Preliminary Consultation in Phase 2 to Community Outreach and Ongoing Dialogue in Phase 7.

Preliminary consultations will inform a robust public participation program. Master Planning and public participation will be done jointly and will be an interactive process. Much of this interaction will pivot around a design **charrette**. All groups will receive information and can provide feedback during the planning activities as well as during the development phase that follows.

Based on Advisory Committee recommendations, Council will decide how the project advances. Council will also decide on subsequent planning applications.

## Phase 7 Community Outreach & Ongoing Dialogue

- Community Liaison
- Public safety
- Progress updates

## Phase 4 Engagement & Master Planning

- Existing condition & market analysis
- Develop concepts
- Establish urban design principles
- Prepare Master Plan

### Charrette

- Stakeholder interviews
- Planning & design discussions
- Master Plan open house

## Phase 2 Initial Consultation

- Engagement Plan
- Focus Groups
- Partner Discussions

# 9. Work Plan

The work plan is organized around key questions for each phase in the program.

Phase	What needs to be done?	Who does the work?	What decision is needed?	Who decides?	When?
Project Initiation	Project Roadmap Scope Confirmation Comms. Plan	Support Team	Endorse Roadmap	Advisory Committee	Nov 2019
1. Preliminary Investigation	Delivery Analysis Market Study	Support Team	Procure study	Support Team	Feb-Mar 2020
2. Initial Consultation	Engagement Plan Focus groups Partner discussions	Support Team	Planning direction	Advisory Committee	Feb-May 2020
3. Technical Data Collection	Transport Analysis Parking Analysis Geotech. Analysis Servicing Analysis Site Analysis	Support Team	Procure studies	Support Team	Apr-Jul 2020
4. Engagement & Master Planning	Charrette Planning principles Phasing Strategy Public feedback Master Plan	Support Team	Endorse Master Plan Approve Master Plan	Advisory Committee Council	May-Jan 2021
5. Planning Approvals	Site planning Study Transport Study Servicing Study Land use Development Permits	Support Team	Procure studies  Land use approval	Advisory Committee  Council	To be determined
6. Development	Site preparations Fieldhouse New facilities	To be determined	Procurement	To be determined	To be determined
7. Community Outreach & Ongoing Dialogue	Form liaison group Publish updates	To be determined	To be determined	To be determined	Ongoing



## Strategic Decision

by Council – proceed or adjust program

**Calgary**

