

RE-IMAGINE

HUMPY HOLLOW

PARK

BELTLINE COMMUNITY INVESTMENT FUND APPLICATION | APRIL 2019

ISC: Unrestricted



PREPARED BY



PROJECT CONTACT

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INTRODUCTION

EXECUTIVE SUMMARY

The Beltline Neighbourhoods Association is submitting the following Beltline Community Investment Fund (BCIF) project application to support the re:imagining of Humpy Hollow Park.

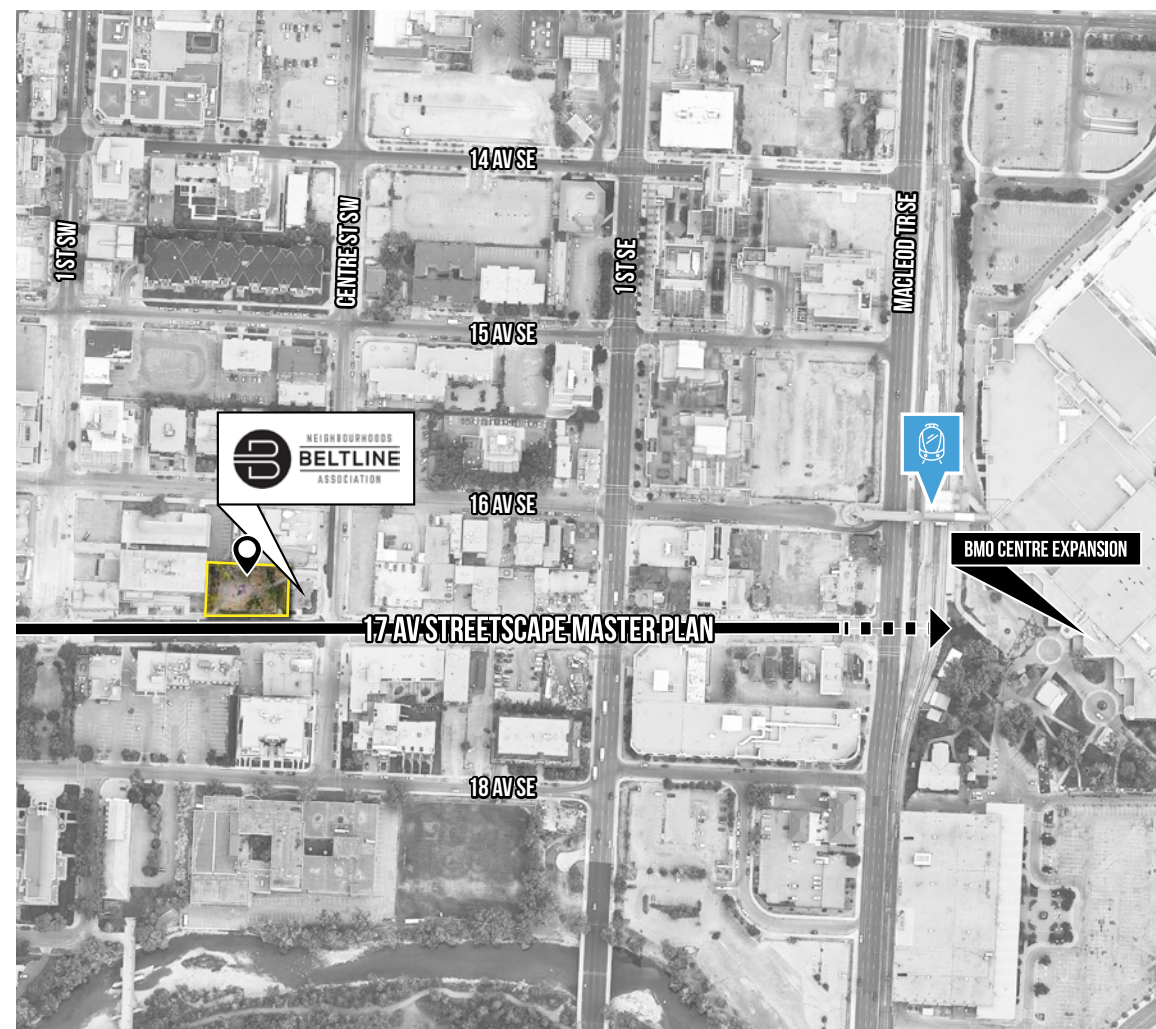
Humpy Hollow Park sits on the northwest corner of 17 AV and Centre ST SW within Calgary's Beltline neighbourhood. It is adjacent to Calgary's historic McHugh House—a three-storey brick and sandstone Queen Anne Revival-style building known for its architectural character and historical significance to the community. In 2016, McHugh House was saved from demolition and moved to its current location adjacent Humpy Hollow Park, where it now serves as the primary hub for the Beltline Neighbourhoods Association (BNA). Although the park is located next to this successful community hub, in its current state it is underutilized, unnoticed and under appreciated.

PROJECT RATIONALE

The Re:imagine Humpy Hollow Park project aims to improve the use value of the park for the general public, transforming it into a shared space that responds to the historic and present values of McHugh House and fosters safe play, efficient movement patterns, and community building opportunities. Understanding the changes ongoing in the community can help realize the full potential of the park. The following factors make this the perfect time to re-imagine and reinvest in Humpy Hollow Park:

- According to the City of Calgary community targets, Beltline is considerably deficient in open park space. Compounded by a population of just over 23,000, the overwhelming majority of which lives in multi-family residences, we need take advantage of the little open space we have and maximize its value.
- Since the relocation of McHugh House and the occupancy of the BNA, our Community Association has made this space a community hub with activities for all ages, programmed events and local businesses. Providing a complementary outdoor space that can be used for community activities would build on the energy and successes of BNA volunteers.
- The active edges of the park are changing with 17 AV Main Street upgrades—a significant City investment in Calgary's premier pedestrian corridor. Humpy Hollow Park is an important and valuable contributor to this new urban streetscape and fits with the Main Streets vision of providing places where citizens can come together.
- Renovations to the MacLeod TR SE LRT station and the extension of 17 AV into Stampede Park will create an important east-west connection with the 17th Ave Retail & Entertainment District. Humpy Hollow Park has the potential to become a popular urban space along this newly formed corridor that connects people across the Beltline.

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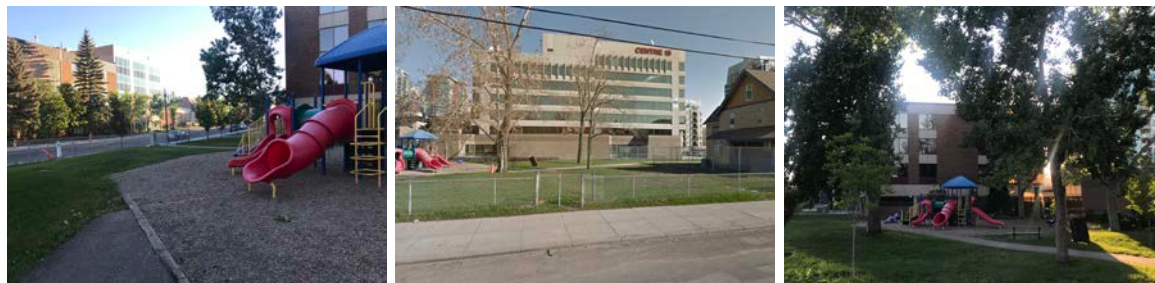
HUMPY HOLLOW PARK LOCATION

EXISTING PARK CONDITION

Currently centered in the small fenced-park is an existing playground for pre-school age children (Ages 2-5) that is surrounded by undulating grass hills. No daycares remain in the area and the playground and park space is rarely seen being used by the community. Located on the north side of the street, Humpy Hollow receives sunlight throughout the day, making it a prime outdoor location for our winter city.

When the Beltline established McHugh House as its new home in 2017, we envisioned a place the community could enjoy both inside and out. However, the relocation of McHugh House to this location has also created a number of challenges affecting its use and enjoyment:

- As a mid-block park, access is now currently limited to two small openings: a primary access along 17 AV SE through a gap in the chain link fence and a secondary entrance via the McHugh House loading area—both unattractive and uninviting.
- The park's total area was reduced to nearly half of its original size, making a small urban park even less functional from an programming and activities perspective.



HUMPY HOLLOW PARK: UNDERUTILIZED AND END OF LIFECYCLE

POLICY CONTEXT

The BNA's vision to increase the quality of this open space aligns with our local area plan, the amended Beltline Area Redevelopment Plan (ARP).

2.2.7 Improve the public realm

- *Plan for and provide a variety of new parks, including active and passive, to meet the open space and recreational needs of the local residents and general public in the Beltline.*
- *Create appropriate processes, policies, criteria and implementation tools for the improvement, adaptation and reconfiguration of existing parks and the creation of new public spaces.*
- *Connect significant public spaces with high quality streetscapes.*

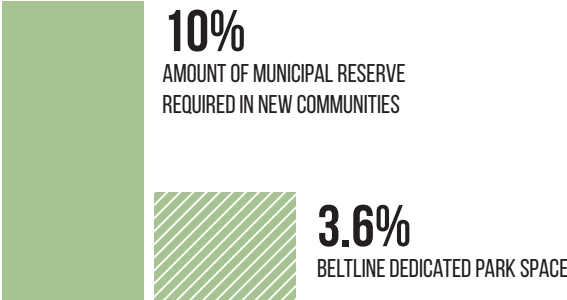
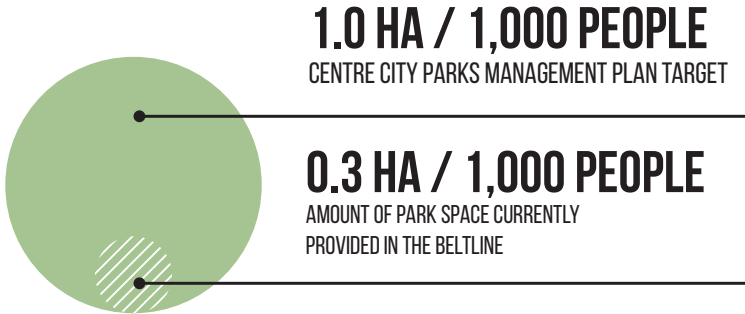


MCHUGH HOUSE: A NEW COMMUNITY HUB

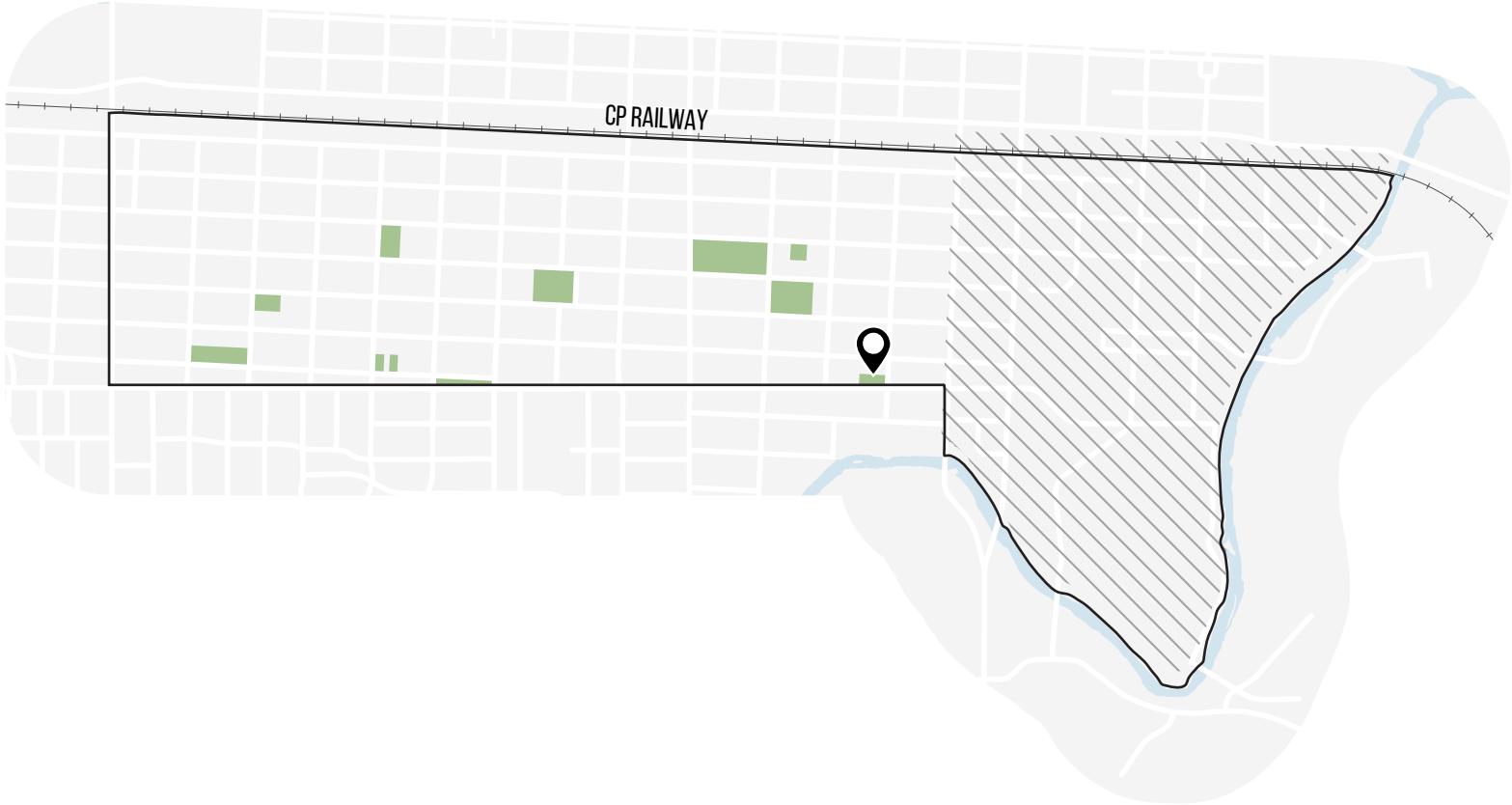
A REAL NEED

PARK SPACE DEFICIT

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



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BELTLINE COMMUNITY PARK SPACE DEFICIT

PROJECT TIMELINE

WHERE WE'VE BEEN

DATE	MILESTONE / ACTIVITY
April 2018	Calgary Parks Foundation \$5,000 Conceptual Drawing Grant obtained
May 2018	Beltline Neighbourhoods Association (BNA) Parks' Committee releases Request For Proposal (RFP) to local Landscape Architecture Consultants
June 2018	Dialog selected as successful bid
June - December 2018	Dialog engages the BNA in a series of stakeholder engagement workshops
December 2018	Humpy Hollow Park final design concept prepared
April 2019	Re:imagine Humpy Hollow Park BCIF Application submitted

WHERE WE NEED TO GO

DATE	MILESTONE / ACTIVITY
April - June 2019	<ul style="list-style-type: none"> • BCIF request review by BCIF Committee • City Administration recommendation to Council • Council Approval
July - September	Alignment with work program and operating procedures of applicable business units responsible for works
September 2019	Humpy Hollow Park Request For Proposal (RFP) released
October 2019- April 2020	Detailed design and project tendering is completed
May 2020	Construction of park upgrades
October 2020	Construction wrap-up and public opening

CONCEPT DEVELOPMENT



PHASE 1: DESIGN WORKSHOP

June 26, 2018

Dialog facilitates a workshop with approximately 20 stakeholders. Discussions include site development ideas, open space requirements, design opportunities, and any strengths or weaknesses present within the site. A collection vision is formulated for a clear decision-making process.



PHASE 2: DEVELOPMENT SCENARIOS

October 30, 2018

Two conceptual park designs and a 'What We Heard' report are presented to the Beltline Neighbourhood Association. Following a review of the design options, a workshop is held to critique the two scenarios and offer suggested areas for improvement that will evolve the schematic design into a final drawing.

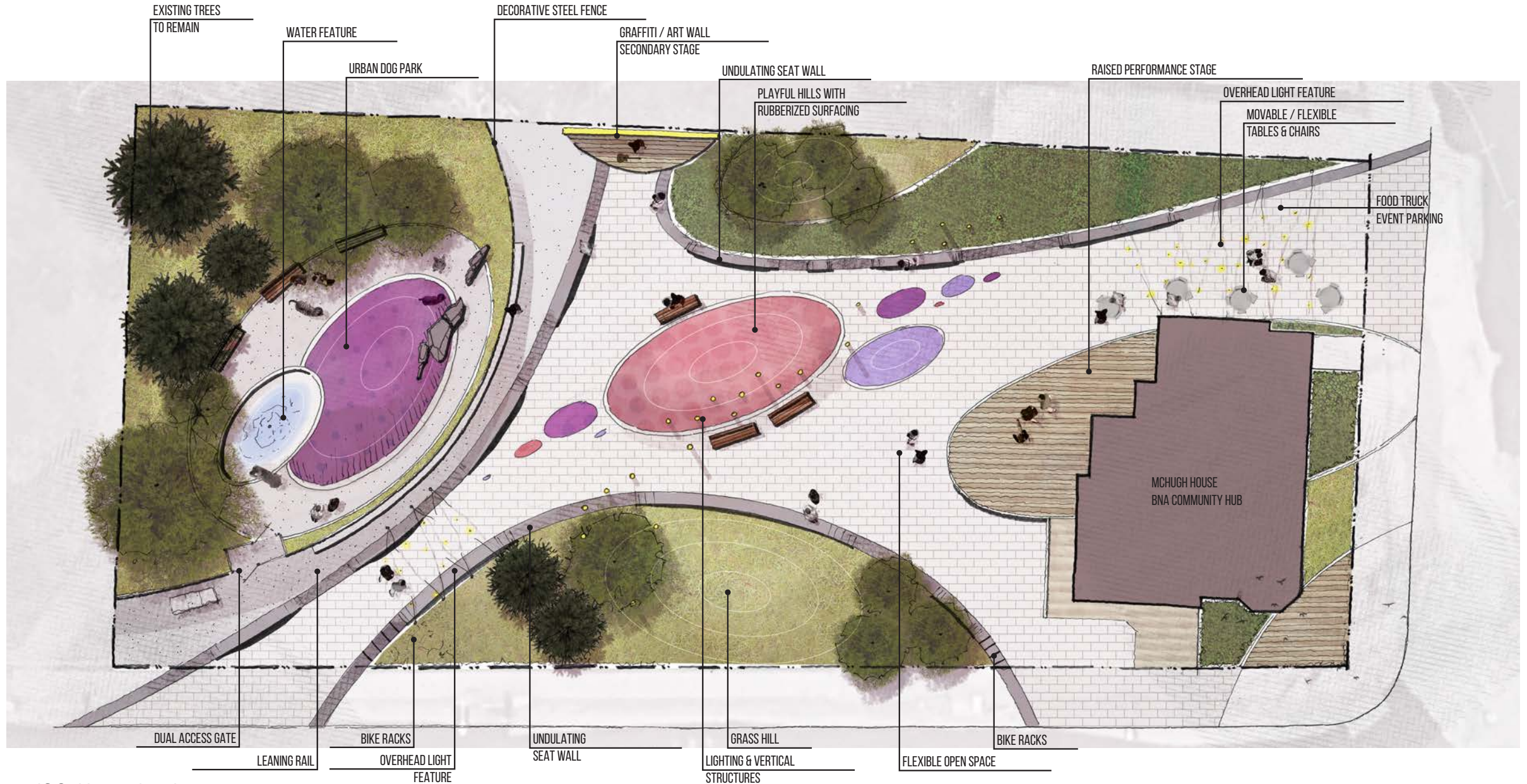


PHASE 3: FINAL CONCEPT DESIGN

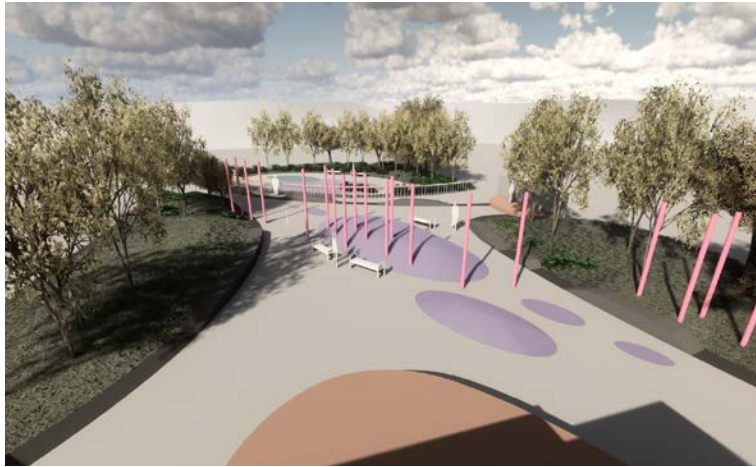
November 27, 2018

A final conceptual park design is presented to the Beltline Neighbourhoods Association. Discussions include the park's cohesive vision vs. kit of parts, flexibility/adaptability, a preliminary cost estimate, and suggested next steps to make the plan an achievable reality.

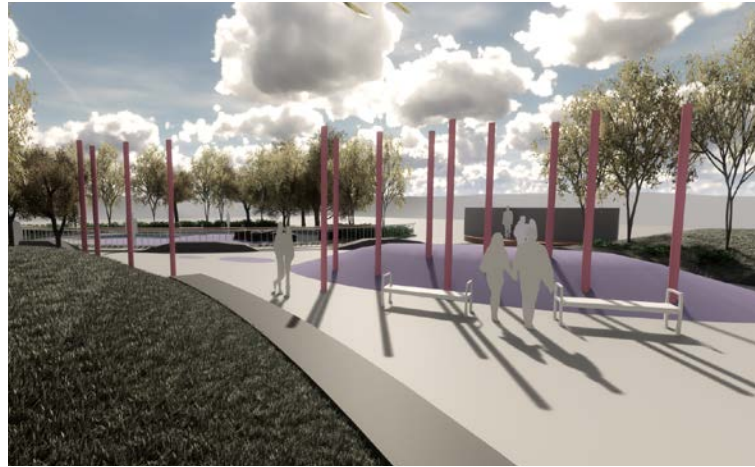
PROPOSED HUMPY HOLLOW PARK CONCEPT







VIEW FROM THE MAIN STAGE



CENTRE SPACE WITH UNDULATING WALLS



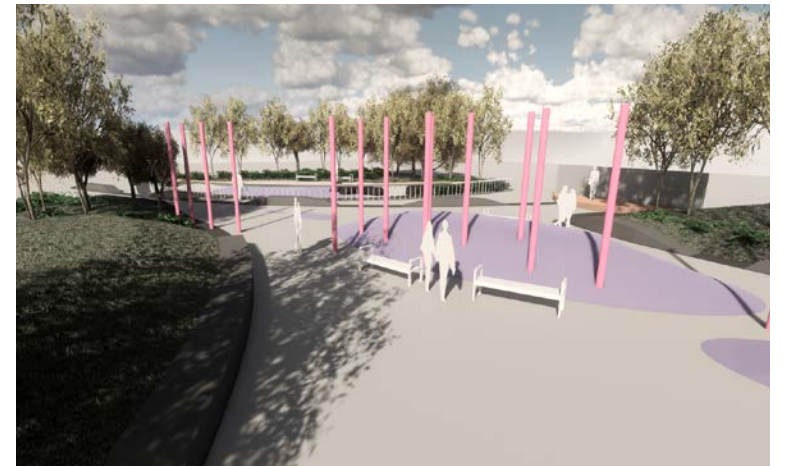
FLEXIBLE SEATING AREA & RAISED PERFORMANCE SPACE



URBAN DOG PARK



SW ENTRANCE INTO PARK



HILLS WITH RUBBERIZED PLAY SURFACE

FUNDING OVERVIEW

ACQUIRED/PURSUED FUNDING SOURCES

Parks Foundation - Conceptual Drawing Grant (COMPLETED)

The Conceptual Drawing Grant program is intended to provide “seed money” for the development and enhancement of Calgary’s parks, playgrounds, pathways, natural areas, and open spaces. The program supports projects that provide significant benefit to the continuation and enrichment to Calgary’s parks and pathways.

Parks Foundation - Project Gift Administration (COMPLETED)

Parks Foundation assists community organizations that are volunteer-driven and may not have the capacity, experience or expertise to manage the financial transactions of a project. The Project Gift Administration program supports communities by providing the following services: opening a unique account for each approved project, receiving donations on behalf of the project and issuing tax receipts for eligible donations, processing payments for approved invoices for the project, and providing financial reports for the project as required.

Parks Foundation - Building Communities Grant (SUBMITTED/SHORTLISTED)

The Building Communities (BC) Program helps to support a variety of community-led initiatives by awarding grants up to \$25,000. The goal is to build community capacity, and promote stewardship for children and community residents, by supporting the development of new and valued community spaces.

ESTIMATED BUDGET

The current “order of magnitude” estimate to complete this project is **\$1,230,386.00**. From this estimate, approximately \$83,000 has been allocated for detailed design with the rest of the funds to be used for construction.

The Beltline Neighbourhoods Association Parks & Public Spaces Committee has secured initial seed funding to support the development of a design concept and several community design charrettes. BCIF funding would cover the full remaining design and construction costs with consideration to leverage partnerships with City of Calgary departments with access to capital funding.

BELTLINE COMMUNITY INVESTMENT FUND (BCIF)

Since 2006, The City has been accepting contributions to the Beltline Community Investment Fund (BCIF) as part of the density bonusing system for development permit applications within the Beltline. At the discretion of the Approving Authority, any development desiring to utilize the density bonus provisions of the Land Use Bylaw is eligible to make a contribution to the BCIF.

The BCIF is to be used for projects on public lands or within public rights-of-way within the Beltline related to public realm improvements, including but not limited to:

- Public open space design, redevelopment or enhancement;
- Streetscape design and improvements;
- Implementation of urban design strategies and public art on public land; and
- Public open space acquisition.

BCIF REQUEST OVERVIEW

Title	Re:Imagine Humpy Hollow Park
Grant Type	Rapid Improvement Project
Target Groups	Beltline Neighbourhoods Association, Beltline Residents, Beltline Merchants, Broader Centre City Residents and Merchants, Calgarians and visitors to Calgary’s Centre City.
Location	17 AV SW and Centre ST
Timeline	Project to be completed by October 2020
Total Project Cost	Up to \$1,230,386.00
BCIF Funds requested	This application request is for up to \$1,230,386.00
Deliverables	Public open space redevelopment and enhancement

DETAILED COST ESTIMATE BREAKDOWN

CATEGORY	COST
Earthworks/Contract Items	\$113,250.00
Soft Landscape Contract Items	\$36,175.00
Hard Landscape Items	\$699,625.00
Urban Dog Park Items	\$63,250.00
Play and Entertainment Feature Items	\$90,975.00
Landscape Features Items	\$39,425.00
Subtotal	\$1,042,700.00
Contingency (10%)	\$104,270.00
Design Fees (8%)	\$83,416.00
Project Total	\$1,230,386.00

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