

DIG C recommendation – Mills Park

OVERVIEW

Recommended Capital Project Description		Inglewood / 9th Ave SE: Mills Park (DIGC Project)		
Executive summary		Mills Park is located at the intersection of 9 th Avenue SE and 14 th Street SE, along the High Street in the Community of Inglewood. The Park has a playground at the end of its lifecycle which requires an update. Furthermore, the space features some landscape items (low covering conifers, small berm, etc.) which facilitate transient usage, deterring other community members from utilizing the park. An adjacent mixed-use residential development has provided Parks with \$80,000 as part of the development agreement, and this will be put towards improvements in this location.		
Expected Key Deliverables		• Preliminary Design/Conceptual Design of Mills Park Redevelopment • Detailed Design and tender documents • Construction of the upgraded design		
Benefits	Economic	Economic Benefits: The opportunity to create an indoor/outdoor relationship with the park and the adjacent mixed use building will set a precedent for promoting an environment conducive to attracting, retaining, and nurturing businesses . The park facelift will give 9th Avenue new appeal by putting in an innovative design playground which will serve the young and old, creating a city where citizens want to live and invest . By promoting the design of a non-traditional playground, the community of Inglewood is encouraging a creative city which will not only challenge playground users on a physical level, but also a mental and emotional level.		
		Gross Output: 296,827		
		Gross Domestic Product (GDP): 155,275		
		Income: 78,624		
		Employment: 1		
	Social	Community outcomes (e.g. safety, health, attractive and well-designed city, inclusion and diversity): An adventure playground will emphasize the importance of an active city , inviting people of different ages to play in the inner city. Further to this, a safe city requires good sightlines into park spaces and this can be accomplished with some minor landscaping work done in the park. The playground will also be accessible to promote an inclusive city for wheelchairs, strollers, and walking aids.		
	Environmental	Environmental Benefits: The redesign of the park space would solidify the importance of protecting open space , and integrating the surrounding community into these spaces.		
Return on Investment		• This project will support the 2017 International Play Conference and highlighting Calgary as a leader in play-scapes with nearly 50 countries that are attending. This may support some economic stimulus for Calgary and will support the Business Revitalization Zone in Inglewood, while the conference is going on. • the play-scape and the park upgrades will also support the local businesses including the new development that is going in directly adjacent the park, and other businesses as part of Inglewood’s main street/Business Revitalization Zone. • Many festivals and events take place in the Inglewood community. This park upgrade will support the festivals and events by providing a creative and inspiring place for families, and Calgarians to enjoy.		
Project location	Address, Ward/ Catchment	9th Avenue SE and 14th Street SE, along the High Street, Inglewood, Ward 9, Citywide catchment	Project type (MUGS)	M - Maintenance



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Business Unit (BU)	Calgary Parks	
Strategic Alignment	Council Priorities	A city of inspiring neighbourhoods, A healthy and green city, A well-run city
	Capital Investment Plan	Main Streets, Parks and Public Spaces
	Calgary Economic Development (CED) 10 year Economic Strategy: Focus	Community Energy: Calgary is a vibrant urban and prosperous community that offers people-friendly neighbourhoods, diverse housing and inspiration spaces.
	CED 10 year Economic Strategy: Strategy	Strategy One: Build Calgary as a model of sustainable development and affordable living.
	CED 10 year Economic Strategy: Action	Action One: Direct Future Growth in a way that fosters more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

RESILIENCE

Program / Project Assumptions	- The community of Inglewood still supports the upgrades proposed for the Park - The 2017 construction timeline can be accomplished with streamlined engagement - That funding is available immediately
Constraints	- Lack of Funding
Dependencies:	- Procurement options - Public engagement - Communications - Appropriate approvals Risk
Risk(s):	-“Do Nothing”- Park will not be able to sustain increased use; failure of the asset and impairment of the park -“Proceed with the project”- construction may impact adjacent residential and commercial buildings, as well as residents and park users

PUBLIC CONSULTATION PLANS

Completed	Collaboration with community and stakeholders started in 2016 and continues at present to develop initial ideas and schematics for the new playground and park spaces. Engagement events included: • Walking tour in Calgary to showcase contemporary playground design (Spring 2016) • “Build your own natural play space” open house at Fort Calgary (Spring 2016) • Online survey to help identify preferences for play (Spring/ Summer 2016) • Preferred concept review with Community Association (Summer 2016) • Calgary.ca release of “What We Heard Report” and concept design (Summer 2016)
Proposed	No public engagement remains - parks webpage updates, and review of “What We Heard Report” to prioritize which elements of the new playground to implement in 2017



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CAPITAL ESTIMATES

Estimate Class	Class 3
External Funding (Anticipated / Received)	An adjacent residential development is providing Parks with \$80,000 as part of the development agreement. Improvements in this location will also be funded through other sponsorship donations from the CMLC (\$30,000 worth of donated materials in kind, such as pavers and stone slabs), along with planned budgeted lifecycle money through the Parks lifecycle program.
Operating Impact	Administration completed a preliminary analysis of current and future operating impacts as part of the redevelopment plan process. Initial estimates indicate that there will be no additional operating impact that results from the park redevelopment.