

# A MASTER PLAN FOR HIGH POINT RIDGE PARK

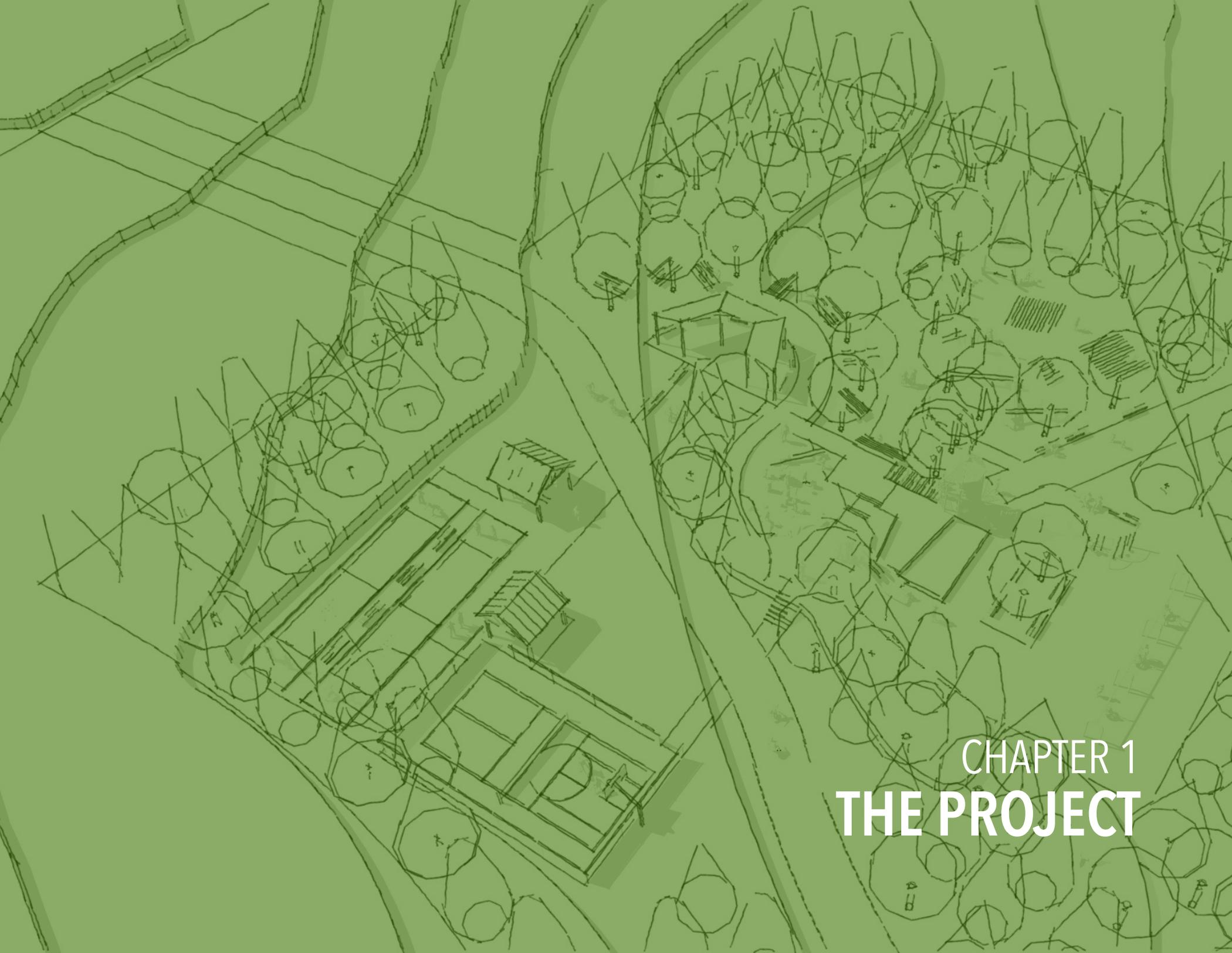
DRAFT REPORT NO.2 | OCTOBER 2019

**Fredericton**



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CHAPTER 1  
**THE PROJECT**

## 1.1 THE PROJECT

### Creating the High Point Ridge Park Master Plan:

The City of Fredericton is developing a new neighbourhood park serving the High Point Ridge subdivision. A neighbourhood park is a park located within walking distance (750 m) of a residential neighbourhood. It is a recreational and social focal point, providing space for gathering, informal activities, and play. Examples of other neighbourhood parks in the City of Fredericton are Reading Street Park and Lincoln Heights Park. As the City of Fredericton grows, new park spaces are required to serve these neighbourhoods' residents, ensuring their access to green and activity areas.

The High Point Ridge Park Master Plan describes programmatic and physical visions for the land that will become High Point Ridge Park. It was developed according to a carefully organized planning process, illustrated in the figure below.

### Project Development Process:



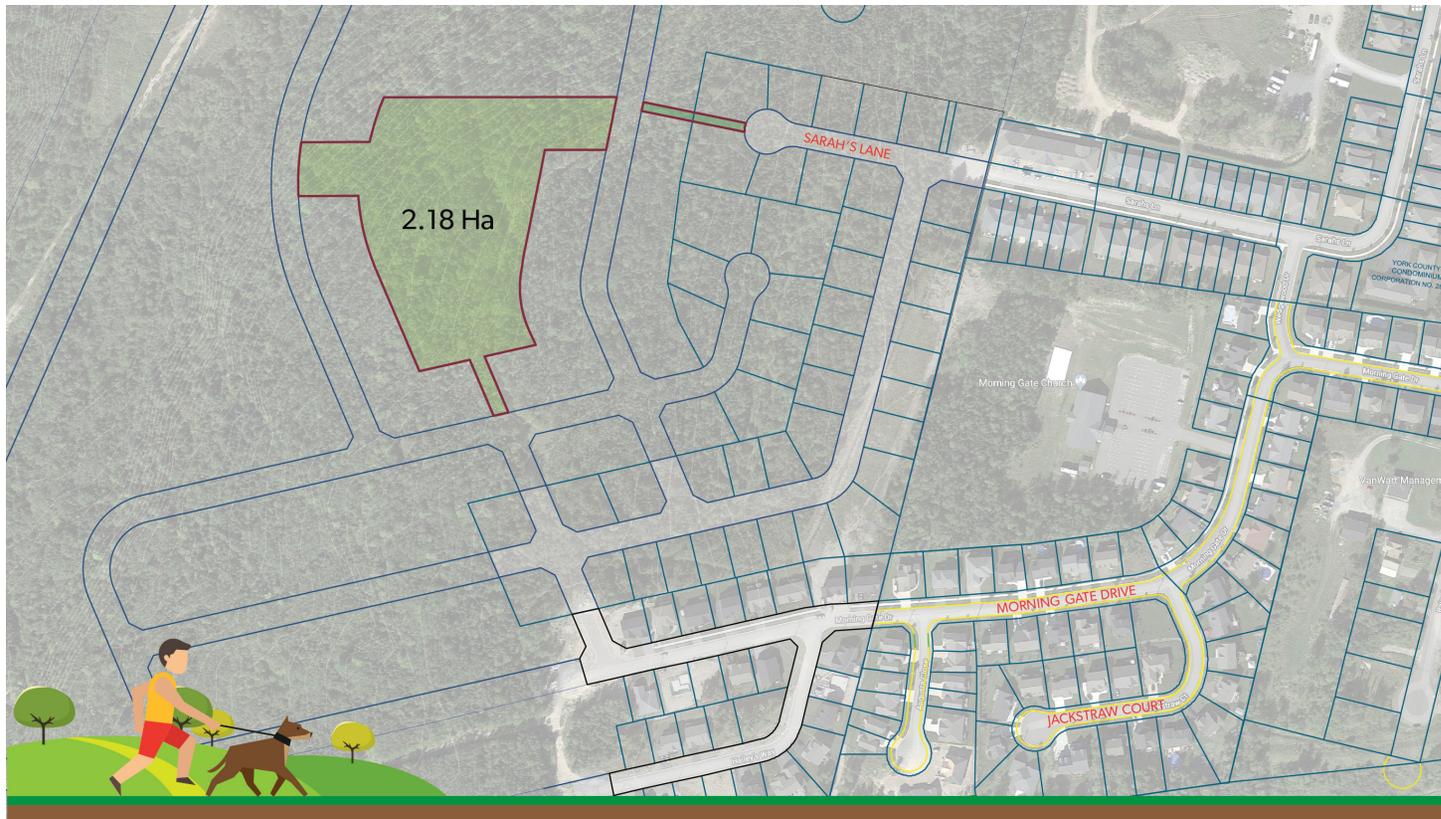
### Project Mandate:

- A. *Conduct an analysis of the existing site and context to understand the condition, as well as the special features that should be conserved.*
- B. *Work closely with the City of Fredericton staff to understand neighbourhood park amenity and operational scope.*
- C. *Work with residents to develop preliminary concepts and map these ideas for the long-term development of the park.*
- D. *Develop a vision statement and a master plan that brings together consultation ideas into a single development plan.*
- E. *Create a phased implementation plan, complete with present-day valued budget estimates for City Council acceptance.*

## 1.2 SITE CHARACTERISTICS

High Point Ridge Park occupies 2.18 hectares of land covered by mixed forest. There are existing trails in this area that residents currently use for walking, snowshoeing, and skiing. These trails extend beyond the park's boundary to Anderson Street. The park's grade becomes increasingly steep to the west and north. Residents of the adjacent subdivision can access the northeast section of the park via Sarah's Lane and the southern section of the park via Morning Gate Drive.

The existing High Point Ridge subdivision extends toward the park site from the east: however, planned single-family residential development has not wrapped the park yet. Thus, the park is presently a community-edge recreational amenity that will evolve into a community-centre park. Development phasing must understand this.



### 1.3 NEIGHBOURHOOD CHARACTERISTICS

#### Who lives in the neighbourhood today?

The adjacent graphics provide a brief overview of the people who live in the High Point Ridge subdivision (2018 data). Understanding the demographic make-up of a neighbourhood is important for ensuring that park design meets the diverse needs of the resident population.

Park design is successful when all of the elements considered for use in the space have a clear purpose. In a neighbourhood park, these elements can be natural such as the land and trees, built such as sport courts and walking trails, and include supportive amenities and minor structures such as benches and gazebos. All of these individual elements must be coordinated to create balance and harmony in the space. Together, they must flexibly support a variety of activities for people of all ages and abilities, and can adapt to changing demographics.



**778**  
PEOPLE



**47**  
MEDIAN AGE

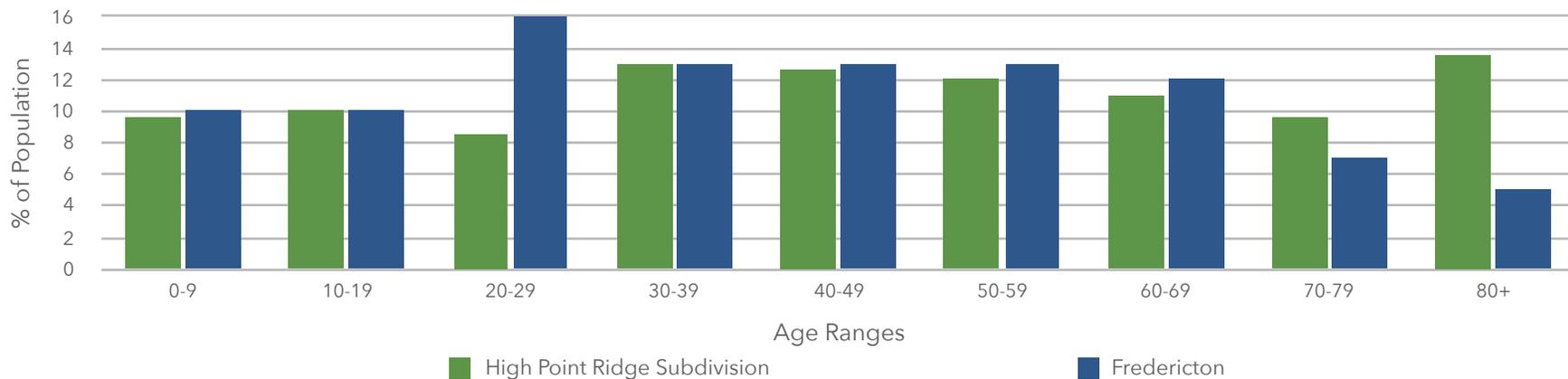


**2.5**  
PEOPLE PER  
HOUSEHOLD



**\$70,469**  
MEDIAN  
HOUSEHOLD  
INCOME

**% Age Distribution: High Point Ridge Subdivision (2018) and City of Fredericton (2016)**



### 1.3 NEIGHBOURHOOD CHARACTERISTICS

#### What is projected for the future?

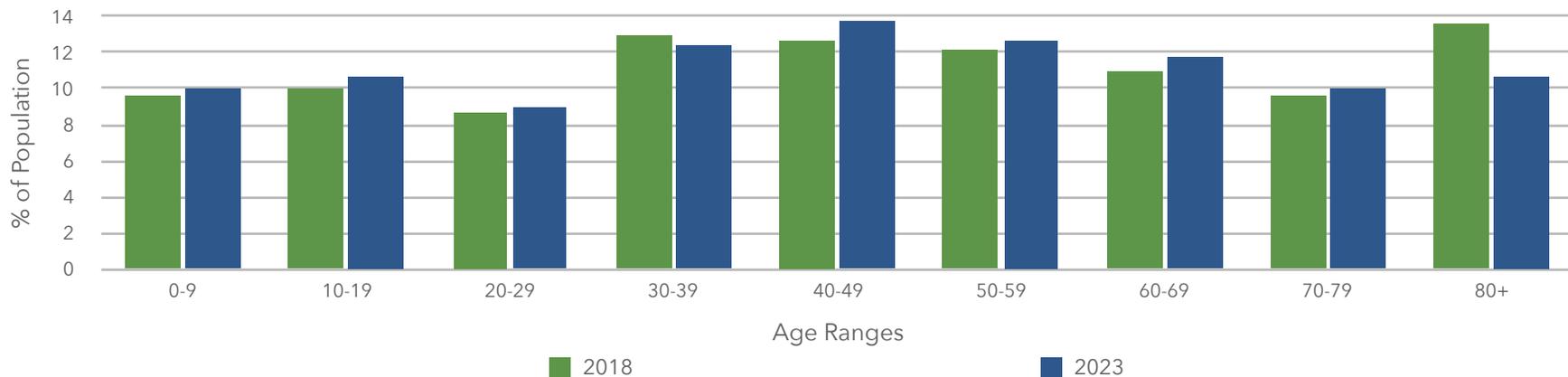
In 2023, the population of the High Point Ridge Subdivision is estimated to increase by 27 people, totalling 805. There will still be 2.5 people per household; however, the median household income will increase to \$79,032 and the median age will decrease to 46 years.

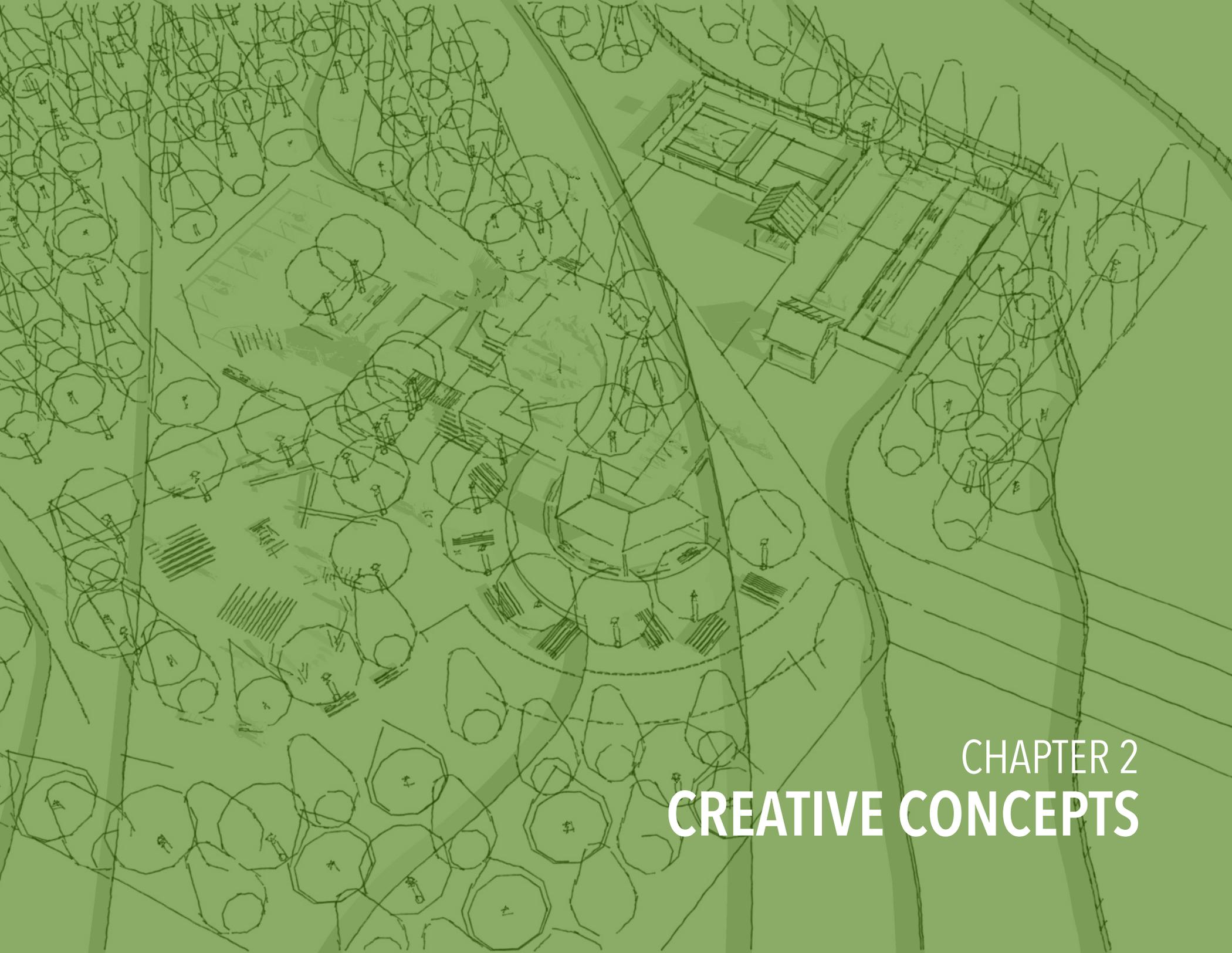
#### Level of Service Phasing

High Point Ridge Park is planned and designed as a neighbourhood park with pedestrian-oriented park amenities (local trails, play and social spaces, etc.). This level of service may evolve relative to the development of the adjacent subdivision. Neighbourhood needs change as density increases; accordingly, park space is conserved to allow for amenity evolution over time.



% Age Distribution: High Point Ridge Subdivision in 2018 and 2023





CHAPTER 2  
**CREATIVE CONCEPTS**

## 2.1 CONSULTATION PROCESS

The creative concepts articulated in High Point Ridge Park's design are the result of public consultation taking place from fall 2018 to spring 2019. Residents were invited to participate in three public meetings and two online surveys. Surveys covered content similar to that investigated during public meetings, providing those who did not attend with an opportunity to give their feedback. Over 135 people participated throughout the planning process.



## 2.2 CREATIVE IDEA MAPS

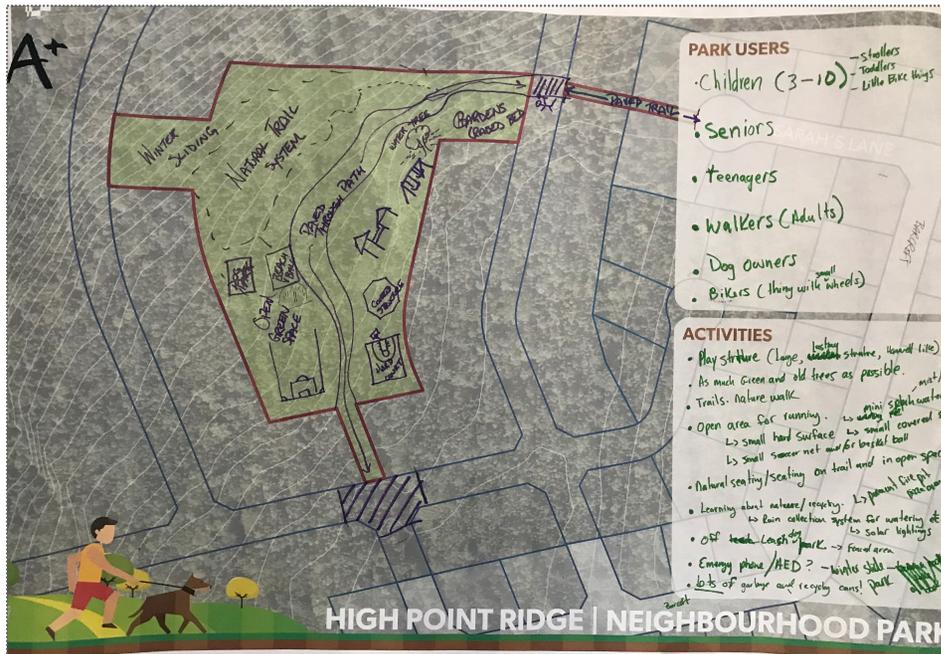
During the first two public meetings, residents shared and reviewed their desired activities, as well as identified the places where these activities should be located relative to site characteristics and the way in which the subdivision is growing toward the park.

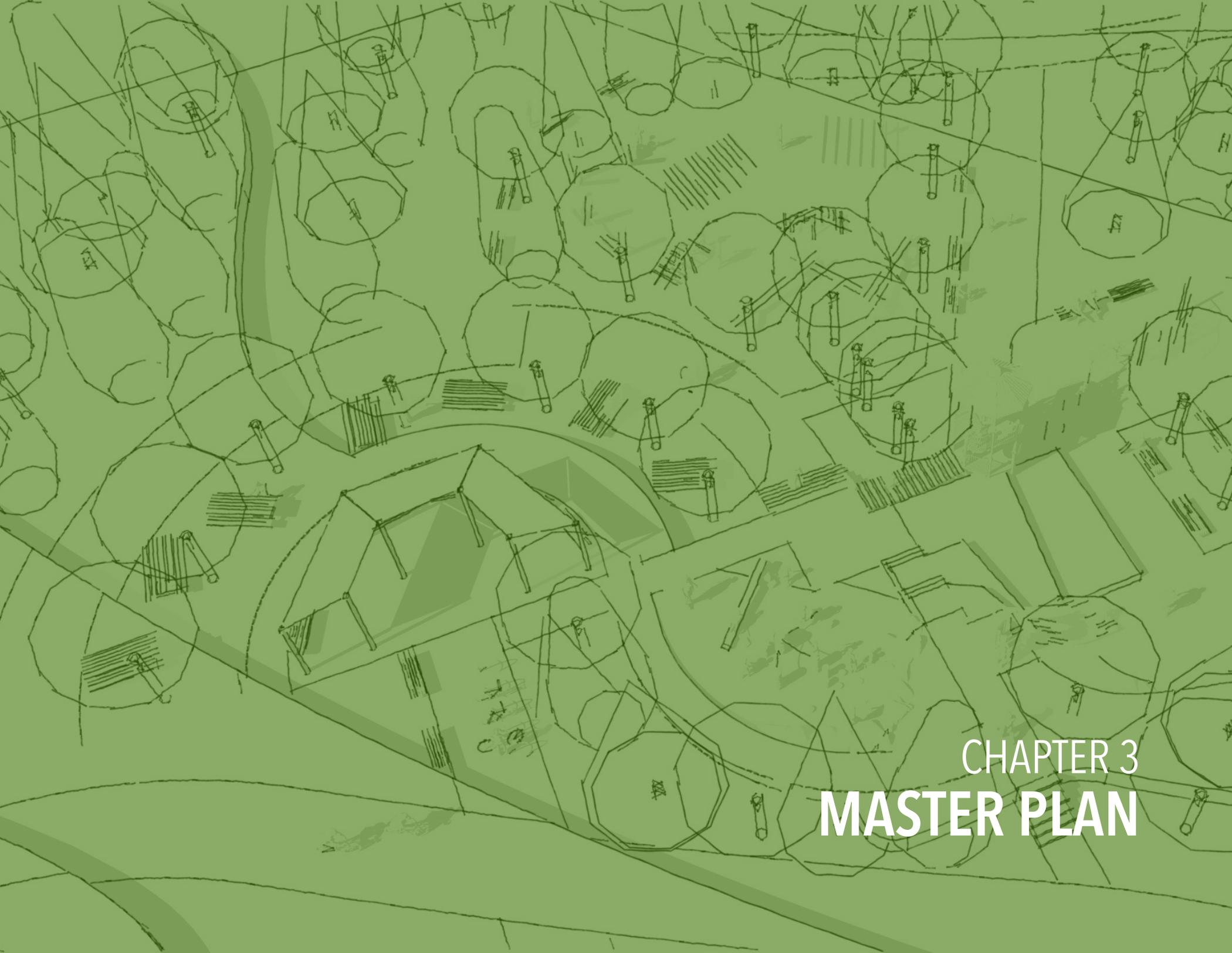
### Preliminary Ideas:

At the first public meeting, thirty-five residents gathered for a workshop at Morning Gate Church, where they developed preliminary ideas about their desired activities, amenities, and park users.

### Favourite Things:

During the second public meeting, residents identified their three favourite concepts proposed for High Point Ridge Park. The attendees chose: **Nature Play, Nature Trails, and Winter Play / Rock Seating** (tied for third).





CHAPTER 3  
**MASTER PLAN**

### 3.1 VISION & DEVELOPMENT THEMES

The overarching development theme for High Point Ridge Park is 'nature' as well as activity within the context of nature. This theme is reflected in both the vision and development themes that support this vision.

#### Vision

- We will enhance healthy and active lifestyles while connecting residents to nature and activities that celebrate the unique characteristics of the High Point Ridge Site.
- We will provide all community residents with the opportunity to play, learn, and explore the park site on a well connected trail network.
- We will do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the community's diverse population.

#### Development Themes

1. **Nature Conservation.** Site development for the purpose of social and fitness activities will be limited to identified zones. A wide variety of passive and active recreational and social activities should be built from natural materials wherever possible. Trails in nature-dominant spaces will provide access to, and appreciation for sustained forest stands where activity centres are not permitted.
2. **Mixed-Use Walkway Network.** A primary 'spine' trail must provide a highly accessible walkway from park entries to activity zones, while 'in-site' nature pathways are placed in a reduced footprint format within the heart of the park.



3. **Mixed-Age Nature Play.** Activity elements such as rocks, logs, and soft forest-styled surfaces blend with contemporary and durable play elements to create an attractive, interesting, and enjoyable focal point for residents of all ages. The nature play centre provides visitors opportunities to climb, improve balance, slide, swing, and physically challenge themselves.
4. **Social Activity Centre.** Residents can gather for social-based court-style games that provide opportunities to improve health through fun interaction. Multi-use courts combine with shade and seating to create this venue.

# 3.2 MASTER PLAN

Future gateway

Winter play zone

Nature trail

Natural gateway: Sarah's Lane

Primary trail

Structural play zone

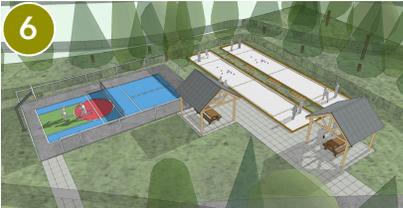
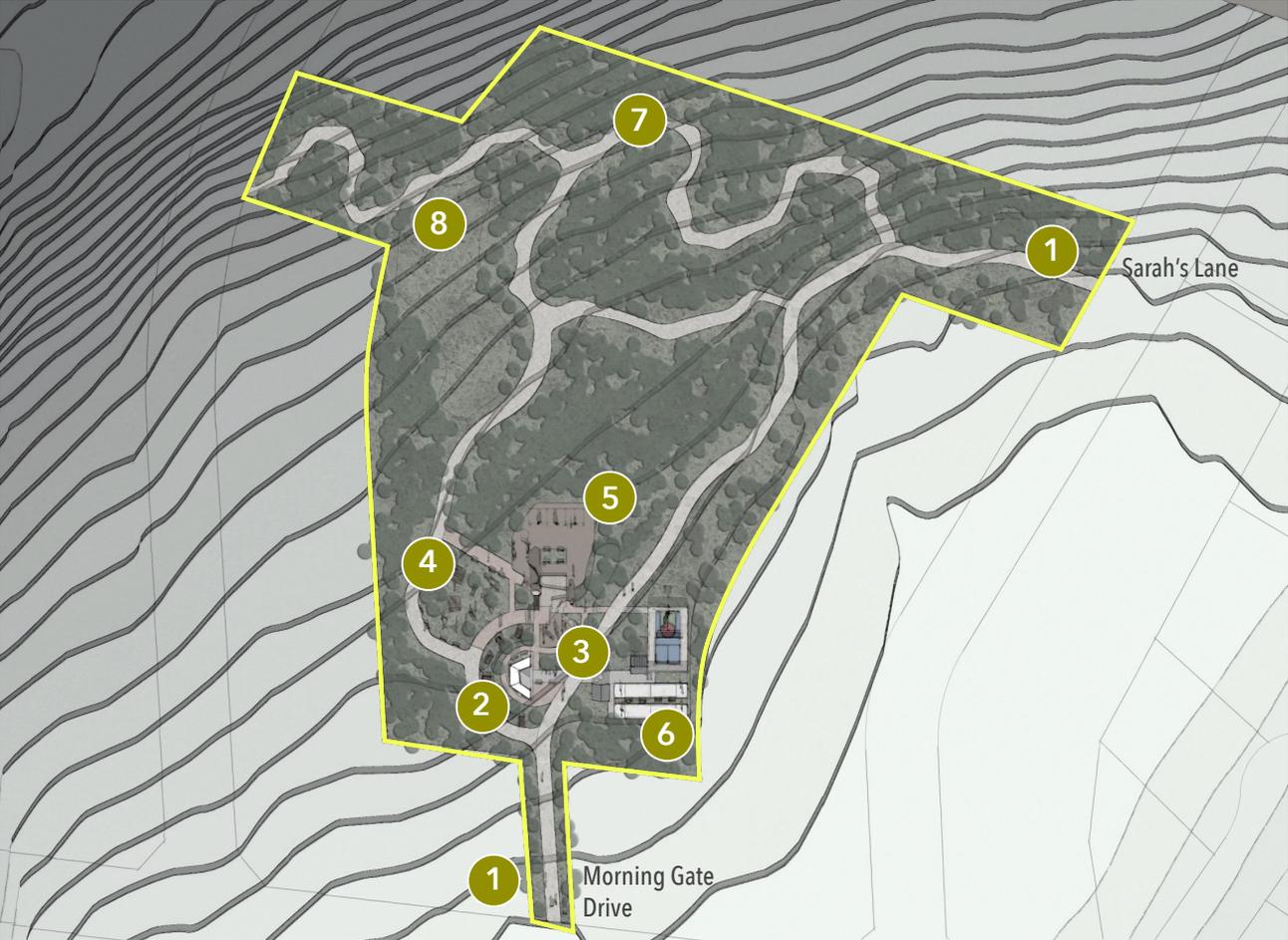
Nature play zone

Social zone

Court play zone

Activity gateway: Morning Gate Drive

### 3.2 MASTER PLAN



## 3.2 MASTER PLAN

### 1. Entries & Primary Trail

Residents will access High Point Ridge Park by two entrances, one at Morning Gate Drive (pictured right) and another at Sarah's Lane. These two entrances are connected by an accessible trail. The Morning Gate Drive entrance serves as the gateway to the play zone; the entrance at Sarah's Lane serves as the gateway to the natural walking area. As park development occurs, the forested buffer along these streets will become more open, increasing sight-lines and 'eyes on the park'.

### 2. Gathering & Nature Picnic Zone

Residents are met with a central, focal point-destination where shade, bike parking, seating, and park information is available. This space is surrounded by picnic tables and formally planted trees that provide shade. All activity spaces are accessed from this zone.

### 3. Tots Nature Play Zone

Introducing youth to nature through both place and play is a critical component of the master plan. This zone utilizes the lands' 'bounty' through the placement of rocks, logs, and soft surfaces designed to create social and play settings for youth ages 2 to 5, as well as parents and seniors who wish to challenge their balance and chatting skills.



## 3.2 MASTER PLAN



### 4. All Ages Nature Play Zone

Central youth nature play extends into a more mature resident activity zone where balance and climbing challenges are advanced and elevated. All elements are designed to work as both activity and social components, ensuring that residents' ability to chat and play within the context of nature is consistently possible within the play zones.



### 5. Swings & Play Structure Zone

Advanced adventure, elevation, and play are available within this zone. Formalized and contemporary play components are combined with natural elements to create a unique activity zone that provides both social and active play. Shaded seating and balance platforms combine with an elevated play structure and swings to create this strong park destination.



### 6. Court Activity Zone

Long-time favourite and emerging all-age activities such as basketball, ball hockey, pickle ball, and bocce ball combine with shade and seating areas to create a great social and activity focal point. Two bocce ball courts have adjacent seating under two shade structures. The multi-use court (complete with a basketball hoop, net, and lines for games and modified sports) expands the range of zone-supported activities to provide amenities for community residents of all ages.

## 3.2 MASTER PLAN

### 7. Nature Trails

Access to nature supports a deeper understanding and desire to care for our special forested environments. The extension of the primary trail into the park's nature-dominant zone supports this intent. Unpaved nature trails extend to the northeast and northwest sections of the park, connecting with future roads as the surrounding subdivision is developed. These trail surfaces provide a passive and nature-focused walking environment, as well as a corridor for snowshoeing in the winter.



### 8. Sliding Hill and Winter Walking

Trails will not be cleared or groomed; however, the park's trails will naturally convert to snowshoe and fat-biking trails during periods with snow cover. These trails access a sloped zone where sliding is possible. Youth are encouraged to build their own snow challenges on the slope, creating personal fun and enjoyable viewing.





CHAPTER 4  
**IMPLEMENTATION**

## 4.1 PHASING AND ESTIMATED BUDGETS

Park implementation is structured based on the desires of residents as well as the growth of the subdivision. Project development evolves the park from its existing setting to a place where residents can walk in the forest, enjoy activity zones, and use the site year-round. The following phases (illustrated in the Implementation Phasing map on pg. 22) accomplish this.

### Phase One - Building the Bones

This phase places the primary trail and some secondary nature trails, providing access through the site and to nature dominant zones ‘hinging’ on the primary trail.

**Task One - Primary Trail.** A 3.5 meter-wide trail is placed between the two entries. This includes the placement of an entrance sign, planting, and seating.

**Task Two - Nature Trail.** An informal 2 meter-wide natural footpath should be identified and built to create a walking loop within the park site. This can be a short pathway that extends the primary trail to ensure residents have a ‘sample’ of each future circulation network component.

#### Phase One Budget Estimate

Trail and Gateway Development	\$123,185
Design and Project Management	\$11,152
Contingency	\$12,379
<b>Phase One Budget</b>	<b>\$146,716</b>

#### Phase One Summer Maintenance Budget Estimate

(Trail maintenance, garbage pick-up, etc.)	\$11,737
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### Future Phase - Multi-Age Amenity

This phase begins placement of the activity centres. This is proposed as a multi-year project that includes the following tasks.

**Task Three - Social Centre.** This project creates the park’s central focal point through the placement of bike racks, seating, shade, picnic area, and park information. The City of Fredericton will work with residents to develop a detailed plan for this focal point.

**Task Four - Multi-Use Courts.** The City of Fredericton will develop detailed plans to create this plan’s court surfaces. This will include the social spaces included in the concept.

**Task Five - Nature Play Zones.** The multi-age and multi-activity play zones require detailed planning and design to create a related and continuous series of accessible activities that are both ground-based and elevated. The zones capitalize on the land’s natural form and nature-based materials to provide balance, sliding, social, and adventure events.

It is important to note that event zones are designed to deliver activities to age-specific populations; however, all zones can function for any age where varied levels of adventure are desired. This is a critical component of site development.

#### Phase Two Budget Estimate

Site and Activity Development	\$583,375
Design and Project Management	\$61,047
Contingency	\$67,762
<b>Future Phase Budget</b>	<b>\$712,185</b>

### Future Phase - Adding Connectivity and Seasonal Activity

This phase expands the park toward the developing subdivision as it wraps the site through the creation of nature trails and winter activity zones.

**Task Six - Expand the Nature Trail Network.** The City of Fredericton, in association with trail builders and local residents, will identify routes and develop nature trail corridors that minimally interfere with the natural environment while providing addition all-season walking opportunity.

**Task Seven - Sliding Hill.** The City of Fredericton will identify the ideal site to create this plan’s sliding hill that minimally imposes on the natural setting. Event development should include a weather-protection cover and uninterrupted viewing of the sliding hill.

#### Phase Three Budget Estimate

Site and Activity Development	\$110,300
Design and Project Management	\$8,360
<u>Contingency</u>	<u>\$9,280</u>
Future Phase Budget	\$127,940

# IMPLEMENTATION PHASING

