

Proposed Trail



SWALWELL PARK MASTER PLAN

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EXECUTIVE SUMMARY



Swalwell Park, just over 9 acres (3.6 ha) in size, is located on Vernon Creek in the town centre of the District of Lake Country. Swalwell Park is currently developed with some amenities, and the park supports a variety of organized and informal uses. Council has indicated that it would like to see a plan for development of this park that would make it the 'jewel' of Lake Country and a major focal point for the Town Centre.

The **purpose** of this project was to prepare a Master Plan for Swalwell Park that will make it a unique attraction serving the needs of Lake Country residents and the interests of tourists. The planning process involved consultation with Lake Country staff, a Steering Committee representing various interests, and the public.



A **vision** for the park was generated. Some of the key phrases from the vision include: *“inviting community park that accommodates all ages and types of citizens”*, *“park preserves and enhances natural vegetation*, *“provides new community facilities and art pieces”*, *“variety of walkways provide links along both sides of Vernon Creek”*, *“focus for special community events and festivals”*, and *“beautiful setting”*.

The following is a summary of the plan's **goals**:

- Protect and enhance the environmental resources of the park site.
- Provide an appealing park that offers a range of recreation opportunities serving community and regional residents, as well as tourists.
- Provide a connected universally accessible trail system and an effective vehicular access into the park, with an efficient parking lot.
- Integrate arts, culture and heritage into the facilities and programs within the park.

Several optional plans were prepared for consideration and a preferred plan was generated. The following are the key features of the Master Plan for Swalwell Park:

- New curved entry road access,
- Artistic entry features, e.g., gate, sculpture, banner poles, and/or sign structure, at the vehicular and path entries,
- New efficient parking lot, with generous landscaped island, trees, and two aisles of double-loaded parking; parking lot is tucked as far towards the roads as possible, maximizing useable parkland,
- Enhancement of the planting on the existing berm around the north-east corner of the parking lot,



- Skatepark as is, with good surveillance from the parking lot,
- North central portion of the park will become the focal point of activity, with a pavilion, storage building, washrooms, dry and water play areas,
- Improvement of the farmer’s market area, with “country lane” character,
- Riparian restoration of the existing road area after the road is realigned,
- New wider pedestrian bridge with attractive railings, possibly artistic elements,
- New viewing deck overlooking the creek, with seating and interpretive information,
- Reconstruction of the ball diamond to address functional concerns,
- Soccer field overlap with the outfield of the ball diamond to provide more space for multiple community park uses,
- Permitted dog agility area, managed by club, provided that park objectives are respected,
- Grassy treed picnic, gathering and lounging areas,
- Hierarchy of walkways, providing opportunities for large and small loops, and connections to surrounding sites.

The plan also includes recommendations for management. These address environmental, arts and culture, park use, and operations and maintenance.

The Swalwell Park Master Plan will likely be implemented in phases, as funding becomes available. The timing of each phase will be based on community interests, related projects and budgets. A preliminary cost estimate based on typical 2005 construction costs is provided.



The proposed Master Plan will continue to meet the diverse needs of the existing users of this park, and it will support increased use and enjoyment by adding facilities and infrastructure. The full implementation of the Master Plan will attract more residents and tourists, establishing Swalwell Park as one of the jewels of Lake Country.

1.0 INTRODUCTION

1.1 Context



Swalwell Park, just over 9 acres (3.6 ha) in size, is located on Vernon Creek in the town centre of the District of Lake Country. The park is connected to two other parks, Memorial Park and Creekside Park, all of which are planned to be linked with a trail system connecting to the town centre commercial area in the future. A bridge over Vernon Creek connects Swalwell Park with the town centre now.

Swalwell Park is currently developed with the following amenities: skateboard park, baseball diamond, soccer field, pump-out washrooms, gravel parking lot, and informal picnic and public gathering area. There are two major works of public art and the adjacent Creekside Park has an additional four public art projects. The open grass area in the park hosts a number of special events and the treed area provides an attractive setting for a range of uses. A dog agility club has been using the park from spring to fall, with permission from the District.

An initial planning strategy for redevelopment of Swalwell Park was completed in February of 2003 but Council wanted to see a more in-depth plan, with greater public input, before further development takes place. Council has indicated that it would like to see a plan for development of this park that would make it the ‘jewel’ of Lake Country and a major focal point for the Town Centre.

This document summarizes the park planning process and describes the Swalwell Park Master Plan.

1.2 Purpose



The purpose of this project was to prepare a Master Plan for Swalwell Park that will make it a unique attraction serving the needs of Lake Country residents and the interests of tourists. The park planning process included:

- consideration of a range of program and design options,
- consideration of the connecting parks and creek corridor in the Lake Country town centre,
- opportunities for the public, Council and stakeholders to provide adequate input into the plan,
- provision of appropriate opportunities for volunteer work in the evolution of the park,

- recognition of the regulatory context and the high environmental values associated with Vernon Creek, and
- enough technical work to ensure that the park plan is realistic and achievable, considering public safety, liability, capital cost, and maintenance issues.

1.3 Study Process



The park planning process involved the following steps:

- An inventory and analysis of the site and review of background material,
- Consultation with Lake Country staff, and a visioning session with staff, Council members and interest groups in January 2005 (see Appendix A),
- Preparation of a draft vision, program and preliminary design options,
- Public meeting April 2005,
- Follow-up correspondence with staff (who had meetings with the Steering Committee) to select a preferred option,
- Completion of the Swalwell Park Master Plan, and
- Presentation to Committee of the Whole on March 14, 2006.

2.0 INVENTORY AND ANALYSIS

2.1 Site Inventory



Swalwell Park is adjacent to Bottom Wood Lake Road on its north and east sides, where the road does a 90 degree turn (see Map 1: Air Photo). There is a significant amount of traffic on the road. Along the north perimeter of Swalwell Park, there is a plan to realign the road. This will effectively add a portion of the existing road right-of-way to the park.

Across the road from Swalwell Park to the north is the George Elliot Secondary School. Across the intersection to the northeast is a seniors' care facility. East and south of the park site, there are orchards. To the west, across Vernon Creek, is the Lake Country Town Centre.

There are several other parks in the vicinity. Across Vernon Creek from the north portion of Swalwell Park is Creekside Park, with Memorial Park just north of that. Two properties to the south of the park, is the Winfield Recreation Centre, which houses an arena, curling rink, seniors' activity centre, and horseshoe club. The long-term plan is to connect these sites with a trail system.



Swalwell Park is made up of open grass playfields (baseball and soccer), lovely shaded areas with grass and mature trees, a portion of the Vernon Creek riparian area, a skatepark, and a parking lot. A popular farmer's market is held on the site Friday evenings from May to September.

The site is essentially flat, except for the incised creek corridor. There are outstanding views of hills to the east. Two major public art works are located in the park: Circle of Life, and Entrance to the Valley. These are associated with the Lake Country Public Art Commission's *Art Trail in Creekside Park* project.

Swalwell Park has groves of trees of varying types and sizes. In January of 2003, a tree assessment was undertaken by Ken Salvail, Horticulturist, of Moondance Gardens Ltd. The assessment confirms that the trees have been neglected for many years. The benefit of this is that the trees have a natural shape undamaged by incorrect pruning. The challenge is that the dead wood on trees has caused wood decay fungus on numerous trees. The report provides recommendations for tree care, and suggests removal of several trees.

2.2 Park Use



There is a wide range in the uses that occur within Swalwell Park, from casual informal use to large special events. The following is a summary of the primary uses, along with some analysis of the suitability of the park for these activities.

Two major events are scheduled in the park in the summer; the Garden Party following the Garden Tour, and Summer Jam. These are well attended events, each accommodating a variety of activities. Although the park offers an attractive setting in a central location, the facilities for these events are substandard since the park lacks a pavilion, concession, adequate washrooms, proper storage, and other amenities. Food service within the park is currently operated out of the old garage for special events, an inappropriate facility for that use.



A popular farmer's market is held Friday evenings from May to September, within a fenced area near the road on the north park edge. As for the special events, basic facilities to support this type of use are lacking.

The skatepark is used regularly by youth, particularly those from the adjacent secondary school. There is no formal supervision of the park.

There is intermittent use of the soccer field, approximately once a week, by the high school and children's groups. This field is not among the high-level fields maintained by the Soccer Society. Although the Swalwell Park field is not in top condition, it is larger and better than the field at the high school.

The softball diamond is used mostly by children who are members of the Lake Country Minor Softball League for softball and T-ball from April to June, with practices or games several times a week. The minor softball league would like a 4-diamond complex in the community. If that could be built, it would alleviate the need to use the Swalwell Park diamond. Although adults occasionally use the Swalwell Park diamond for softball when no other field is available, this field does not meet size or quality standards for adult use. Both the soccer and baseball fields are used for activities during special events.



The Central Okanagan Dog Agility Club has been granted permission to use Swalwell Park from spring to fall for dog agility training and events. They have been erecting seasonal temporary fences in the southwest corner of the park for this purpose. The club has interests in a more permanent facility within Swalwell Park, which is attractive because of the flat ground, shade and central location.

In addition to scheduled and formal events, Swalwell Park supports informal use by walkers and dog walkers. Informal gatherings of teens

also occur, particularly near the skatepark and in the shaded grass areas near the creek. Littering and vandalism have been operational issues.

2.3 Site Analysis

A site analysis was undertaken by dividing the park site into areas with similar characteristics. These are illustrated on the Site Analysis Plan (see Map 2), with names that describe their key characteristics. The following text summarizes for each area: key positive features, key negative features, and potential opportunities with respect to future park development. Site-specific issues identified during the planning process are listed as negative features.

Access to Park



Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> Major access route from downtown along upgraded Bottom Wood Lake Road 	<ul style="list-style-type: none"> No defined access from seniors facility Route from school is limited to painted lines, no walkway 	<ul style="list-style-type: none"> Improve access from downtown, seniors facility, and school, preferably including sidewalks

Use of Park



Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> Use by special events, school, youth, softball groups 	<ul style="list-style-type: none"> Minimal use by seniors due to difficult access Vandalism and other worrisome uses at night 	<ul style="list-style-type: none"> Increase use of the park by all age groups Discourage vandalism by upgrading park and engaging user groups

Old Road Curve



Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> Paved surface could be retained for use Patch of trees may be retained 	<ul style="list-style-type: none"> Alignment is fixed Goes over Vernon Creek (in culvert) High level of road noise 	<ul style="list-style-type: none"> Parking Drop-off Farmer's Market



Park Entry

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Convenient location 	<ul style="list-style-type: none"> • Unattractive gate, multitude of signs • No sense of entry • No accommodation for universal access 	<ul style="list-style-type: none"> • New park entry with sense of arrival, setting character for the park



Outer Berm

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Partially hides parking • Defines corner of park 	<ul style="list-style-type: none"> • Lacks character 	<ul style="list-style-type: none"> • Enhance with planting



Farmer's Market

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Visible from road • Close to parking 	<ul style="list-style-type: none"> • Small • Lacks identity • High level of road noise 	<ul style="list-style-type: none"> • Define and add character • New use



Sheltered Glades

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Large trees provide character and shade • Close to river • Variety of spaces, some intimate 		<ul style="list-style-type: none"> • Walkways • Picnicking • Art



Garage

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Indoor space • Fairly central 	<ul style="list-style-type: none"> • Unsightly • Substandard as a park facility 	<ul style="list-style-type: none"> • Remove



Parking Lot

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Separated from road by berm • Trees provide some character and shade 	<ul style="list-style-type: none"> • Inefficient layout • Protrudes into ball diamond • Can't meet peak demand • Infrastructure in disrepair 	<ul style="list-style-type: none"> • New parking lot • Farmer's market



Skateboard Park

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Well used • Visible from road and parking lot 	<ul style="list-style-type: none"> • Some negative perceptions of associated uses 	<ul style="list-style-type: none"> • Retain • Link to other youth opportunities



Transition Space

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Flexible 	<ul style="list-style-type: none"> • Undefined space 	<ul style="list-style-type: none"> • Variety of facilities • Circulation



Vernon Creek Riparian Area

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Very attractive - riparian vegetation and creek • Variety of cover (+ and -) • High environmental values • Wildlife viewing opportunities 	<ul style="list-style-type: none"> • Limits to access and use required to protect environmental resources • Riparian protection varies 	<ul style="list-style-type: none"> • Walkway • Viewing areas • Environmental enhancement



Bridge

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Major entry from downtown/creek walkways • Attractive riparian setting 	<ul style="list-style-type: none"> • Bridge is narrow • Railings very unattractive 	<ul style="list-style-type: none"> • Improve railings • Incorporate art • Add viewing areas • Enlarge bridge



Open Glades

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Large trees provide character and shade • Close to river • Large shaded spaces 	<ul style="list-style-type: none"> • Competition for use – special events, dog trials, youth gathering 	<ul style="list-style-type: none"> • Walkways • Picnicking • Art • Special events



Soccer Field

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Used by school • Grass area used by festivals 	<ul style="list-style-type: none"> • Substandard condition for community sports field 	<ul style="list-style-type: none"> • Improve quality • Overlap with ball diamond



Softball Diamond

Key Positive Features	Key Negative Features	Potential Opportunities
<ul style="list-style-type: none"> • Used by school and community sports groups • Grass area used by festivals 	<ul style="list-style-type: none"> • Substandard condition • Field orientation not good • No space for spectators • Parking lot intrudes • No play area for children 	<ul style="list-style-type: none"> • Improve field layout and quality • Remove parking lot intrusion



Existing Washroom

Key Positive Features	Key Negative Features	Potential Opportunities
	<ul style="list-style-type: none"> • Unattractive • Substandard facility 	<ul style="list-style-type: none"> • Remove



Sewage Outfall

Key Positive Features	Key Negative Features	Potential Opportunities
	<ul style="list-style-type: none"> • Fence is an obstacle 	<ul style="list-style-type: none"> • Less obtrusive barrier if possible

3.0 MASTER PLAN

3.1 Guiding Statements



Vision

The following is a vision statement for the park. It is expressed in the present tense since it represents how it is hoped that Swalwell Park will be described in the future.

Swalwell Park is an inviting community park that accommodates all ages and types of citizens. Appealing to families, youth and seniors, there are attractive features within the park. Located across Vernon Creek from the Town Centre, the park complements its varied surroundings; the Art Trail, Main Street, Senior's Manor, secondary school, and Vernon Creek spawning area.

The park preserves and enhances natural vegetation, and it provides new community facilities and art pieces. A variety of walkways provide links along both sides of Vernon Creek to other sites. Within the park, looping walkways pass through a variety of settings.

Activities within this park are diverse. The site is a focus for special community events and festivals, as well as the farmer's market. School students and youth have athletic programs and they use the park for skateboarding and gathering. Community teams play on the softball diamond. When there is no programmed use, there are usually people walking, picnicking, playing and relaxing within this park, enjoying the beautiful setting.

Goals and Objectives

Elaborating upon the vision are Master Plan goals and objectives. Each goal is followed by more specific objectives.

Environmental

- Protect and enhance the environmental resources of the park site.
 - Protect as much as possible of the environmentally significant habitats and vegetation on the site.
 - Enhance the riparian area along Vernon Creek.
 - Base all new park development on sound environmental principles (e.g., stormwater infiltration, responsible use of water).



Recreation



- Provide an appealing park that offers a range of recreation opportunities serving community and regional residents, as well as tourists.
 - Ensure that the park is attractive and that the view opportunities are retained into the future.
 - Minimize the perception of road traffic noise.
 - Continue to support a range of recreational opportunities, including special events, farmer's market, field and ball diamond sports, and skateboard park.
 - Provide passive recreation opportunities to serve the needs of the community, including walking, picnicking and related informal use for all age groups.
 - Work with regular park visitors to involve them in park stewardship activities.

Access, Transportation and Parking

- Provide a connected universally accessible trail system with major and minor looped trails, linking major facilities within and surrounding the park.
- Provide effective vehicular access into the park, with an efficient parking lot that maximizes vehicular flow and parking capacity, without dominating the park.

Arts, Culture and Heritage



- Integrate arts, culture and heritage into the facilities and programs within the park.
 - Provide interpretation of the natural characteristics of the park site through signs and interpretive programs.
 - Extend the art program to include more artworks within the park.
 - Reflect the heritage of the community in the design of new structures.

3.2 Program

Potential program elements (facilities) were identified during the master planning process. The following are the ones selected for inclusion in the Master Plan, along with relevant design criteria.

Infrastructure

- Parking – provide a new parking lot with efficient flow and parking, trees for shade and character
- Washrooms – provide a new washroom building with a character that fits with the park, clearly visible for safety and security reasons
- Pavilion – provide a covered pavilion that can be used for picnics in the rain, special activities, and potentially as a stage, with an enclosed interior space that can be used as a concession. The Lake Country Planning department is currently working on a Town Centre plan where the development theme is ‘heritage’ style. It may be appropriate to extend that theme into Swalwell Park, particularly for a new building.
- Storage – provide a storage building that can support park maintenance equipment and items used for special events

Nature-Based

- Major trails – provide a major trail for pedestrians, cyclists and other non-motorized modes along Vernon Creek, primarily outside of the 15 metre (from top of bank) riparian setback
- Looped trails – provide a large looped trail around the park, with trails connecting to the parking lot and major facilities
- Walkways – ensure that walkways are provided from the park to key surrounding facilities
- Viewpoint with interpretive signage – provide at least one viewing deck with a sign close to Vernon Creek, potentially overhanging the slope
- Riparian enhancement – enhance the riparian area along Vernon Creek by conforming as much as possible to a 15 metre wide riparian area (as measured from top of bank).

Informal Recreation

- Green open space for performances, special events and unorganized activities – provide large area of mowed grass to support a variety of activities
- Seating areas – provide benches throughout the park, particularly along walkways

Active Sports

- Children’s play area – provide a new play area catering to age groups 2 to 9
- Water play – provide a water play area adjacent to the play area
- Softball diamond – similar size as existing but with better layout and orientation
- Soccer field – overlapping with ball diamond in order to make more park space available for other uses

Unique Facilities

- Farmer’s market – distinctive layout, e.g., country lane
- Art – details to be determined in consultation with arts community, park entry features, bridge and pavilion could potentially include “art” elements
- Dog agility facility – define area and work with user group to ensure that the facility is compatible with the park’s character, e.g., fence and storage area to be attractive materials and high quality construction, minimize effect on views

Facilities Not Included

The following program elements were considered for inclusion in the Master Plan, however they were not selected for the reasons outlined below:

- More creek crossings – these will happen west of this site along Vernon Creek
- Building, e.g., tea house, art gallery, museum, multi-purpose building - did not receive a high level of interest at the workshop, these may be better located along the north side of the creek since space is limited in the park

3.3 Plan Features

The following is a description of each portion of the Master Plan (see Map 3 and Sheet 4).

Park Entry at North-east Corner

A new road access will be provided into the park, very close to the existing entry. There is an opportunity for an artistic entry feature, potentially in the form of a gate, sculpture, banner poles, and/or sign structure. The entry features to the park should all be consistently

designed, with the largest feature at the road entry, possibly on both sides of the road, and smaller, perhaps single features, at the main path entries.

The entry road will curve to the east, and provide access into an efficient parking lot, with two aisles of double-loaded parking, connected by curved lanes at either end. The parking lot is tucked as far towards the road as possible, maximizing useable parkland.

A generous landscaped island will be located through the centre and at either end of the parking lot. The island will be curbed and planted with trees; if possible by replanting the existing trees. The entry road and both ends of the parking lot will also be curbed, with a low wood rail barrier at the ends of the outside parking stalls to allow for sheet drainage off the parking lot. Some existing trees along the east side of the parking lot will be retained, if possible, in curbed islands. Surface options within the parking lot islands include low shrubs or ground cover, or some form of mulch.

The existing berm around the north-east corner of the parking lot will be planted with additional shrubs, or shrubs and small trees. This planting could be a formal bed or take on a more naturalized character.

East of the parking lot, the skatepark will remain as it is, with good surveillance available from the parking lot.

Core Activity Area

The north central portion of the park will become the focal point of activity. A pavilion will be suitable for picnicking, special activities, and performances. It will also contain facilities that can support a temporary concession. Attached to the pavilion, with separate entrances, will be a storage building, and washrooms. The pavilion will be oriented so that audiences are facing the hill view to the east, and to enable audiences to overflow onto the soccer field. A large open grass area south-west of the pavilion will be retained to accommodate spectators and a variety of uses.

The washroom will be easily accessible from the parking lot and the play area, with some planting to screen the side of the building. The storage building will have one large garage-style door to support easy storage of large equipment.

North of the buildings will be a play area and water play area. These will be interesting shapes, woven between some existing trees, with small attractive seating areas around the edges.

Farmer's Market

Close to its existing location, the space used by the farmer's market will be improved to support that use. A tree-lined walkway/lane through the centre of the area will accommodate access by farmers, and serve as a main thoroughfare for visitors to the market. Small extensions off this walkway can be provided on the grass, depending on the number of stalls. No separate fencing is indicated for this area since it would detract from the park setting.

Vernon Creek Riparian Area

Several improvements will occur within the riparian area. At the north end of the site, after the road is realigned, the existing road will be removed and regraded, the culvert shortened, and the new banks will be planted with riparian vegetation to expand the riparian habitat. This will help to compensate for the new road construction to the north.

The existing bridge to the town centre will be rebuilt in its existing location. The new bridge will be wider to accommodate viewing off the bridge, and it will have attractive railings. The bridge will be partly heavy timber, but it may also incorporate metal elements to address maintenance and vandalism concerns.

North of the bridge, a new viewing deck will be built overlooking the creek. It will include a small decked area, seating, an attractive railing, and some interpretive information. There is an opportunity to incorporate artistic features within the design of the new bridge and/or the viewing deck, possibly in the railings, signs, or overall design.

Sports Field Area

The ball diamond will be reconstructed to address functional concerns. This will include removing the incursion of the parking lot, and relocating the backstop and infield to the north-east corner. This will provide optimum lighting, and the distance from the road will improve safety and enhance viewing opportunities. Small bleachers will be provided.

The soccer field will overlap with the outfield of the ball diamond. This is in recognition of the fact that there are rarely demands for softball and soccer use at this park at the same time. Overlapping the fields provides more space for the multiple community park uses that occur on this site.

West of the soccer field, within the trees, permission will be granted to the Central Okanagan Dog Agility Club to establish a dog agility area. This will be built with close guidance by Lake Country staff according to strict guidelines, as described in the previous section. The use will be

permitted on a year-to-year basis, subject to cancellation by the District if the use is causing negative impacts on the park.

Around the dog agility area, the trees and grass will be maintained, with some picnic tables in the summer, as a multiple use area. Potential activities include informal lounging, picnicking, and special events.

Walkways

Swalwell Park will have a hierarchy of walkways, providing opportunities for large and small loops, and connections to surrounding sites. A major walkway will follow the top of the Vernon Creek riparian area, connecting to Bottom Wood Lake Road at the north end, and hopefully southward in the future. The bridge crossing to the town centre and the new viewing deck will be accessible off this walkway.

A walkway will parallel the road entry into the park, with several walkways extending from the parking lot towards various park features. Within the park, there will be two major loops; one along the south perimeter, around the sports fields, and around the performance space, the other continuing from the pavilion around the play areas and through the farmer's market, back to the creek. There will also be small walkways interconnecting the pavilion, washrooms, storage and play areas.

3.4 Recommended Policies

The following are recommended management policies for Swalwell Park:

Environmental

- Conduct tree care as required to remove highly diseased and dangerous trees, and to promote the health of trees to be retained.
- Add new plants, including trees, selecting species that are appropriate to the physical and aesthetic conditions, and using installation methods that will promote long-term plant health.
- Develop and apply vegetation management practices for the riparian area as required to address: approach to succession, potential fuel management and response to fire, and approach to fallen trees (old trees and blowdown).
- Initiate habitat restoration and enhancement projects within the riparian area, recognizing that this is part of a fish and wildlife corridor. Potential options might include: removal of non-native species, addition of organic matter, special plantings.

- Drain to landscaped areas to maximize infiltration of stormwater and to minimize the need for subsurface piped drainage.
- Develop new park facilities to showcase innovative approaches and technologies where possible, such as infiltration of stormwater, storage and reuse of stormwater, alternate energy sources.

Arts and Culture

- Provide opportunities for local artists to participate in the design and provision of special elements on the park site, e.g. entry features, bridge, viewing deck, pavilion.
- Explore opportunities to expand artistic and cultural events within Swalwell Park.

Park Use

- Develop a coordinated signage system for the park to include: major and minor entry signs, directional signs for vehicles and pedestrians, informational signs, and interpretive signs.
- Monitor the park for inappropriate uses, and work to manage these in keeping with overall park objectives.
- Continue to work with park users to identify park use issues and ways to resolve these. Consider the involvement of regular park users in informal surveillance and reporting.
- Support volunteer groups interested in environmental stewardship activities.
- Establish a close relationship with the secondary school to encourage and support them in taking more ownership and responsibility for the way their students use the park.

Operations and Maintenance

- Ensure that there is an operations and maintenance program for the site that reflects the different levels of maintenance appropriate for each area, e.g., most formal areas including sports fields and ornamental plantings, less formal grass areas, and riparian area (listed in order from most to least maintenance required).

3.5 Phasing

The Swalwell Park Master Plan will likely be implemented in phases, as funding becomes available. The timing of each phase will be based on community interests, related projects and budgets. There are no major constraints affecting the order of construction.

One consideration might be to build the new parking lot last so the existing parking lot can serve as a construction staging area as the other portions of the park are built. Another consideration might be undertaking the riparian restoration at the same time as path construction so the growing medium removed to build paths can be used in the riparian area.

The potential units of work are illustrated on Map 5 and listed below.

1. Play Areas
2. Buildings
3. Riparian Restoration
4. Park Restoration
5. Viewing Deck
6. Bridge
7. Sports Fields
8. Creek Path
9. Other Landscape
10. Road Entry and Parking

3.6 Preliminary Cost Estimate

The preliminary cost estimate for the proposed Master Plan follows. This estimate is a Class C cost estimate based on typical 2005 construction costs. It should be noted that construction costs have been increasing steadily in the recent past, and they do not yet appear to be levelling off.

The following is a summary of the items included in the preliminary cost estimate:

- Play Area (Dry) – variety of play structures for tots and children, including drainage, surface, and edging; special paved seating areas (e.g., flagstone set in concrete) and benches
- Water Play Area – variety of water play equipment, including base and drainage system, paved surface, and water control system; special paved seating areas (e.g., flagstone set in concrete) and benches; linking walkway between dry and wet play areas
- Buildings – construction of pavilion, washrooms and storage building complex, including all geotechnical, mechanical, structural and electrical systems; shrub planting area adjacent to buildings
- Riparian restoration – complete restoration of the area currently occupied by road, after road is realigned; work to include demolition of road and culvert, grading, stream works, growing medium and new riparian planting

- Park restoration – restoration to parkland of the area currently occupied by the road after road is realigned; work to include demolition of road, grading, growing medium and new grass
- Viewing deck – construction of a viewing deck overlooking Vernon Creek, with benches and railing
- Bridge – construction of a new pedestrian bridge over Vernon Creek, same location as existing bridge
- Sports fields – removal of existing backstop and dugouts, construction of new backstop, bleachers and dugouts; construction of new infield (reusing some of existing material if possible), new grass in previous infield, new irrigation system, restore/repair turf
- Creek path – excavation of existing surface material, new granular base, asphalt paving, restoration of grass along edges, pedestrian lighting
- Other landscape and infrastructure – removal of existing garage and shed, removal of parking lot gravel outside edge of new parking lot, construction of new paths (similar to creek path), tree and shrub planting, restore/repair grass, new benches, new public art, relocation of sculpture in farmer’s market area, new entry features, pedestrian scale lighting of path from parking lot to creek, upgrading and extension as required of water, sewer and electrical services
- Road entry and parking – removal of trees as required, excavation of new parking lot area, construction of curbs around islands, granular base (using existing base where possible), rough and fine grading, asphalt paving and painting of lines, growing medium and planting of islands, special paving at walkway entry (e.g., flagstone on concrete), post and rail barrier around outside edges, bollard at non-curbed path entry, lighting

Summary Cost Estimate

Item	Description of Work	Amount
A	PLAY AREA (DRY)	\$ 207,600
B	WATER PLAY AREA	\$ 358,400
C	BUILDINGS	\$ 593,800
D	RIPARIAN RESTORATION	\$ 185,000
E	PARK RESTORATION	\$ 13,760
F	VIEWING DECK	\$ 17,400
G	BRIDGE	\$ 200,000
H	SPORTS FIELDS	\$ 233,000
I	CREEK PATH	\$ 37,500
J	OTHER LANDSCAPE AND INFRASTRUCTURE	\$ 503,700
K	ROAD ENTRY AND PARKING	\$ 227,800
K		INITIAL TOTAL \$ 2,577,960
		20% Contingency \$ 515,592
		GST \$ 180,457
		TOTAL \$ 3,660,703

Detailed Cost Estimate

Item	Description of Work	Unit	Unit Price	Quantity	Amount
A PLAY AREA (DRY)					
1	Dry Play Area	L.S.	200,000.00	1	\$ 200,000
2	Special Paving at Seating Areas, e.g. flagstone/concrete	m ² .	100.00	40	\$ 4,000
3	Benches	each	1,200.00	3	\$ 3,600
Subtotal - A					\$ 207,600
B WATER PLAY AREA					
1	Water Play Area	L.S.	350,000.00	1	\$ 350,000
2	Special Paving at Seating Areas, e.g. flagstone/concrete	m ² .	100.00	30	\$ 3,000
3	Benches	each	1,200.00	2	\$ 2,400
4	Linking Walkways, e.g., stepping stones	L.S.	3,000.00	1	\$ 3,000
Subtotal - B					\$ 358,400
C BUILDINGS					
1	Pavilion	m ² .	2,000.00	176	\$ 352,000
2	Washrooms	m ² .	2,000.00	90	\$ 180,000
3	Storage	m ² .	1,500.00	40	\$ 60,000
4	Shrub Planting	m ² .	45.00	40	\$ 1,800
Subtotal - C					\$ 593,800
D RIPARIAN RESTORATION					
1	Mobilization & Demobilization	L.S.	5,000.00	1	\$ 5,000
2	Demolition / Clearing	L.S.	50,000.00	1	\$ 50,000
3	Rough Grading	L.S.	10,000.00	1	\$ 10,000
4	Stream Works, e.g., diverting, channel construction	L. S.	50,000.00	1	\$ 50,000
5	Riparian Planting - with growing medium	m ² .	50.00	1,400	\$ 70,000
Subtotal - D					\$ 185,000
E PARK RESTORATION					
1	Demolition / Clearing	L.S.	10,000.00	1	\$ 10,000
2	Grass Restoration - with growing medium	m ² .	8.00	470	\$ 3,760
Subtotal - E					\$ 13,760
F VIEWING DECK					
1	Viewing Deck	L.S.	15,000.00	1	\$ 15,000
2	Benches	each	1,200.00	2	\$ 2,400
Subtotal - F					\$ 17,400
G BRIDGE					
1	Bridge	L.S.	200,000.00	1	\$ 200,000
Subtotal - G					\$ 200,000
H SPORTS FIELDS					
1	Demolition / Clearing	L.S.	3,000.00	1	\$ 3,000
2	Backstop	L.S.	20,000.00	1	\$ 20,000
3	New Infield	L.S.	10,000.00	1	\$ 10,000
4	Bleachers	each	10,000.00	2	\$ 20,000
5	Dugouts	each	5,000.00	2	\$ 10,000
6	Grass Restoration	L.S.	20,000.00	1	\$ 20,000
7	New Irrigation System	L.S.	150,000.00	1	\$ 150,000
Subtotal - H					\$ 233,000

Item	Description of Work	Unit	Unit Price	Quantity	Amount
I	CREEK PATH				
1	Demolition / Clearing	L.S.	5,000.00	1	\$ 5,000
2	Path - 3m Asphalt and Base	L.M.	110.00	250	\$ 27,500
3	Grass Restoration	L.S.	5,000.00	1	\$ 5,000
Subtotal - I					\$ 37,500
J	OTHER LANDSCAPE AND INFRASTRUCTURE				
1	Demolition / Clearing	L.S.	20,000.00	1	\$ 20,000
2	Paths - 2m Asphalt and Base	L.M.	80.00	800	\$ 64,000
3	Trees	each	300.00	40	\$ 12,000
4	Shrub Planting	m ² .	35.00	660	\$ 23,100
5	Grass Restoration	L.S.	20,000.00	1	\$ 20,000
6	Benches	each	1,200.00	8	\$ 9,600
7	Public Art	L.S.	20,000.00	1	\$ 20,000
8	Entry Features (vehicle entry with gate)	each	15,000.00	1	\$ 15,000
9	Entry Features (small)	each	5,000.00	4	\$ 20,000
10	Lighting of major paths - creek, parking lot	each	150,000.00	1	\$ 150,000
11	Utilities - water, sewer and electrical	L.S.	150,000.00	1	\$ 150,000
Subtotal - J					\$ 503,700
K	ROAD ENTRY AND PARKING				
1	Mobilization & Demobilization	L.S.	5,000.00	1	\$ 5,000
2	Demolition / Clearing	L.S.	3,000.00	1	\$ 3,000
3	Curb	L.M.	90.00	470	\$ 42,300
4	Parking Lot Base	m ² .	10.00	450	\$ 4,500
5	Grading and Base Repair	L.S.	10,000.00	1	\$ 10,000
6	Parking Lot Paving (Asphalt, including line painting)	m ² .	27.00	2,800	\$ 75,600
7	Parking Lot Island Landscape (includes Soil and Shrubs)	m ² .	40.00	580	\$ 23,200
8	Parking Lot Trees	each	300.00	17	\$ 5,100
9	Special Paving at Walkway Entry	m ² .	75.00	20	\$ 1,500
10	Log Rail	L.M.	60.00	110	\$ 6,600
11	Bollard	each	1,000.00	1	\$ 1,000
12	Lighting	each	50,000.00	1	\$ 50,000
Subtotal - K					\$ 227,800
INITIAL TOTAL					\$ 2,577,960
20% Contingency					515,592.00
15% Design Fees					386,694.00
GST (7% of Initial Total)					\$ 180,457
TOTAL					\$ 3,660,703

The following items are not included in the preliminary cost estimate:

- Irrigation system, except for the sports fields
- Maintenance – the existing maintenance budget for this park may need to be increased as more infrastructure is built
- Dog agility area – it is assumed that construction would be undertaken by the user group

3.7 Conclusion

The proposed Master Plan will continue to meet the diverse needs of the existing users of this park, and it will support increased use and enjoyment by adding facilities and infrastructure. Swalwell Park has very attractive elements in a beautiful setting. The plan is based on respecting and enhancing those qualities and adding facilities and features that are completely complementary with the park's character.

With the proposed new facilities and features, along with the continued growth of the Town Centre, Swalwell Park will become a busier place. The play areas and improved vehicular and pedestrian access will attract more everyday visitors. The new buildings will support more organized events. With a higher level of use, some of the existing operational challenges such as vandalism and litter should be reduced, since there will be more informal stewardship of the park by the community.

The Master Plan is the first step towards achieving a revitalized Swalwell Park. A series of construction projects now must occur, with professional design expertise involved in each stage of the work. The full implementation of the Master Plan will attract more residents and tourists, establishing Swalwell Park as one of the jewels of Lake Country.

APPENDIX A: VISIONING SESSION

Visioning Session Notes – January 27, 2005

Each bullet represents an idea put forth during the session. The numbers in brackets represent the number of “dots” given by workshop participants to each idea as part of a priority setting process. Items under each heading are listed in order of these ratings, otherwise in random order:

Strengths

- Located in heart of town center (6)
- Mature vegetation / mature trees (6)
- Sports - ball, soccer, should remain (5)
- Good natural areas and features (2)
- Wildlife (2)
- Linked to Main Street (2)
- Proximity to other parks, hall & community complex (1)
- Flat (1)
- Location
- Large area
- Good picnic area
- Near waterway
- Key central location
- Good start with present art work
- Creek walk potential
- Infrastructure available
- Existing functional features – parking lot etc.

Weaknesses

- No play space or playground for children (6)
- Vandalism & night time activities (6)
- Parking lot – surface is poor, capacity too small (5)
- Bathroom location is poor, facilities are not adequate (4)
- Ball diamond is in the wrong spot – wrong angle for sun orientation (3)
- Soccer field not built properly, poor maintenance (2)
- Lack of handicap accessibility (2)
- Lack of parking (1)
- Riparian – needs to be improved to keep people out (1)
- Ball diamond is not sufficiently utilized
- Not enough room on ball diamond for spectators or batter’s circle
- Open space is wasted – not really good passive park as is
- Water and power are lacking
- Supervision of children is very difficult due to orientation

Vision/Objectives

- It is a park that accommodates all ages and types of citizens (9)
- Compliment existing surroundings - artwork, Main Street, school, skateboard park, spawning area (6)
- Focus for community events (6)
- Preserve natural vegetation (5)
- Washrooms (5)
- Needs to be walker friendly, especially for seniors (3)
- Inviting / user friendly connecting all existing amenities (3)
- Enhanced by and provides spaces for public art (3)
- Sports oriented (3)
- School uses park / ball diamond (1)
- Pathways senior access (1)
- Preserve old growth (1)
- Relaxing (1)
- Easy access from Seniors' Manor (1)
- Multiuse
- Family oriented
- More accessible for disabled persons
- Overflow from downtown uses due to proximity to Town Centre
- Child safety along creek is important
- Welcoming and inviting
- Shady
- Community Park
- Safe
- Stimulating
- West linear park is artery with several crossings to access both sides

Ideas

- Trails from seniors through park connecting to linear trail and to other areas of park (7)
- Pavilion or gazebo (6)
- More foot bridge crossings (5)
- Bandshell or amphitheatre for community events (5)
- Children's playground (4)
- Viewing site for Kokanee (2)
- No expansion of amount of space currently used for active sports (2)
- Information centres along trails - spawning (1)
- Pathways linking recreation centre (wandering feelings) (1)
- Dog agility facility (1)
- 2 youth-sized ball diamonds – future for minor baseball (1)
- Need more varied vegetation, landscaping (1)
- Building: tea house, art gallery, storage, washrooms (1)
- Lighting for walkways (1)
- Multipurpose building with change areas, washrooms (1)
- Expand current obvious passive areas further into open areas
- Artwork can be extended into the creekside park
- Small gazebos along trails or in passive areas
- Variety of interest stops
- Pathways and bridges
- Adequate facilities for spectators (bleachers)

APPENDIX B: PARK PLAN OPTIONS 2002

As a first step in preparing the Master Plan, three optional plans were developed (see next pages). These explored a range of locations and relationships among park facilities. Seating, art, minor paths, and planting are to be determined once an overall option is selected.

Item	Option A	Option B	Option C
Park Entry	New entry feature (e.g., sign, planting, art) at parking lot entry	New entry feature (e.g., sign, planting, art) at two parking lot entries	New entry feature (e.g., sign, planting, art) at parking lot entry
Parking Lot	Central axis, oriented parallel with road	Use of old road for parking, two parking lot entries and areas, curved layout	Parking as close to corner of site (skateboard park and berms) as possible
Old Road	Farmer's Market Lane	Parking lot	Daylight creek and restore riparian area
Berm	Plant row of trees along top of berm Extend berm around entire parking lot	Retain grass on berm Extend berm around entire parking lot	Add shrub beds or shrubs to be naturalized to top of existing berm
Vernon Creek	Riparian enhancement to 15 m except for one grass area on peninsula Walkway outside riparian area Two viewing decks – on bridge and peninsula	Riparian enhancement to 15 m except for one grass area near bridge Walkway outside riparian area One viewing deck – on shoreline near bridge	Riparian enhancement to 15 m everywhere Walkway outside riparian area Wider bridge to include viewing
Sports Fields	Improve softball diamond quality, size and layout Overlap soccer field and improve quality	Improve softball diamond quality, size and layout Soccer field stays where it is, improve quality	Improve softball diamond quality, size and layout Overlap soccer field and improve quality
Farmer's Market	On old road, add road of trees	East of parking lot, add walkway and row of trees	Near existing location, add walkway and rows of trees
Play Area	Between parking lot and sports fields	Central, close to parking lot and soccer field	North central, close to parking lot and farmer's market
Pavilion	Central, west of parking lot, could function as stage (or stage attached)	Central, south of parking lot, could function as stage (or stage could be attached)	Central, southwest of parking lot, could function as stage (or stage attached)
Washrooms	Attached to pavilion, central	Close to play area, parking lot and sports fields, central	Close to play area and farmer's market, north central
Performing Space	Central feature of site, audience is oriented north	Only available by using softball diamond	Central feature of site, audience is oriented east
Looping Walkway	Large loop through most parts of park	Formal walkway axis through central portion of park Perimeter walkway also	Smaller loop through central portion of park
Open Glades	Retain for informal and programmed uses	Retain for informal and programmed uses	Retain for informal and programmed uses

OPTION A



OPTION B



OPTION C

