

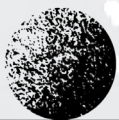
HISTORIC PRECINCT SITE MASTER PLAN

GUIDING DOCUMENT

MARCH 2014



Prepared By:



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architects



CITY OF
FORT SASKATCHEWAN

gotta  *it!*
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When beginning this project, we all were faced with the challenge of creating a memory. Our challenge was not in creating memories, but rather in allowing memories of yesterday to be revealed.

The people and past events, in times good and bad, that played their part within the Historic Precinct left their impress upon the region. Many decades have now passed when the sound of the bugle was first heard in the fort.

As W.A. Griesbach once wrote:

“By the pale light of the moon in fancy one may still see and hear on the old fort site ghostly figures, stalwart and stern-faced, in scarlet and gold, riding in and out of the main gate on errands of justice or mercy. The ‘old guard’ presents arms to the ‘new guard,’ the stable picket saunters slowly through the stables, lantern in hand, the bugle again sounds ‘Last Post ... ‘All present and correct, sir.’”

W.A. Griesbach: *Old Fort Saskatchewan, Scarlet and Gold*, 1927

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EXECUTIVE SUMMARY

The preservation of the City's history is critical to the community. Past Councils have already adapted a series of strategic priorities to develop the Historic Precinct to honour Fort Saskatchewan's past. A fact recognized by the Consultant Team who worked under the direction of members of the Culture Services Branch. Each consultant contributed to their relevant area of expertise:

- EIDOS reviewed and inventoried the cultural landscapes and natural resources on site;
- EIDOS led the public consultation process;
- EIDOS developed the overall Site Master Plan; and,
- MTA developed the conceptual design of the new Interpretative Centre.

VISION

Our Project Team's vision for the Historic Precinct Master Plan is aimed at:

1. Protecting provincially designated historic buildings and sites;
2. conserving and interpreting cultural landscapes and other identified historic and natural resources of significance; and,
3. offering an enjoyable and matchless interpretive experience to a wide range of users and for future generations.

PROJECT PRIORITIES

To develop a successful Site Master Plan and Interpretive Centre Concept our Team placed a priority on:

- Engaging the 'community spirit' through effective Community Stakeholder and Meetings, Open Houses and questionnaires (both web-based and traditional);
- Respecting the geographic, historic and cultural context;
- Promoting environmental stewardship through the protection and enhancement of natural ecosystems;
- Planning pedestrian corridors, vehicular roads and parking compounds that can easily implement Low-Impact Development (LID) strategies;
- Applying sustainability measures for landscape design and open space development, architectural form, site circulation and accessibility, and parking;
- Implementing design standards for interpretive, educational and way-finding signage;

- Commitment to long term municipal planning strategies for the Precinct; and,
- Strengthening the Historic Precinct's visual and physical connections to the City's downtown core.

KEY RECOMMENDATIONS

- Protect, conserve, and interpret the commemorative on-site work by the Historical Society of Fort Saskatchewan.
- Conserve and interpret the cultural heritage resources within the Historic Precinct including:
 - Restoration of the fort barracks and parade grounds through 'ghost' buildings;
 - Restoration of the 1915 Provincial Gaol main cell block;
 - Restoration of Gaol Way including the former historic gardens;
 - Restoration of the Our Lady of the Angels Roman Catholic Church facade and steeple; and,
 - Restoration of the Métis cabins.
- Add a new Interpretive Centre as the focal point of public education in the Historic Precinct.
- Enhance public programming in the Precinct.
- Plan in the long-term renewed health and ecological diversity within the River Valley and interpretive opportunities within it.
- Identify water recreational opportunities as part of the Capital Region River Valley Park Plan.
- Undertake an archaeological site management plan to ensure that the management of all remaining areas are actively integrated into all Historic Precinct activities entailing future soil disruption.
- Increase barrier-free access.
- Mitigate the impact of visibility from adjacent multi-family housing on the western side of the Precinct;
- Increase the site's security through increased lighting and vehicular control measures in consideration of CPTED principles (Crime Prevention through Environmental Design).
- Promote a Historic Precinct overlay for architectural controls and streetscape improvements.
- Adapt transportation service through the Precinct and to Downtown.

1.0 CONTEXT PLAN

The City of Fort Saskatchewan's Historic Precinct is home to much of the community's treasured history, including:

- First Nations and initial fur traders occupying the area;
- Establishment of the original 1875 North West Mounted Police (NWMP) fort and barracks;
- Original 1905 Canadian Northern Railway Station;
- Former 1915 Provincial Gaol (Jail) site and 1937 Warden's House;
- 1909 Provincial Courthouse; and,
- Present day activities and occurrences within the Fort Saskatchewan Museum and Historic Site (commonly known as the Cultural Village).

The Historic Precinct is located in the northwest portion of the City of Fort Saskatchewan's Downtown Area Redevelopment Plan and is bounded by the:

- North Saskatchewan River Valley to the north;
- 101 Street to the east;
- 99 Avenue to the south; and
- Approximately 100 Street to the west.

Surrounding land use development includes the:

- North Saskatchewan River Valley and associated City trail system to the north;
- Civic and Core Commercial Precincts to the east;

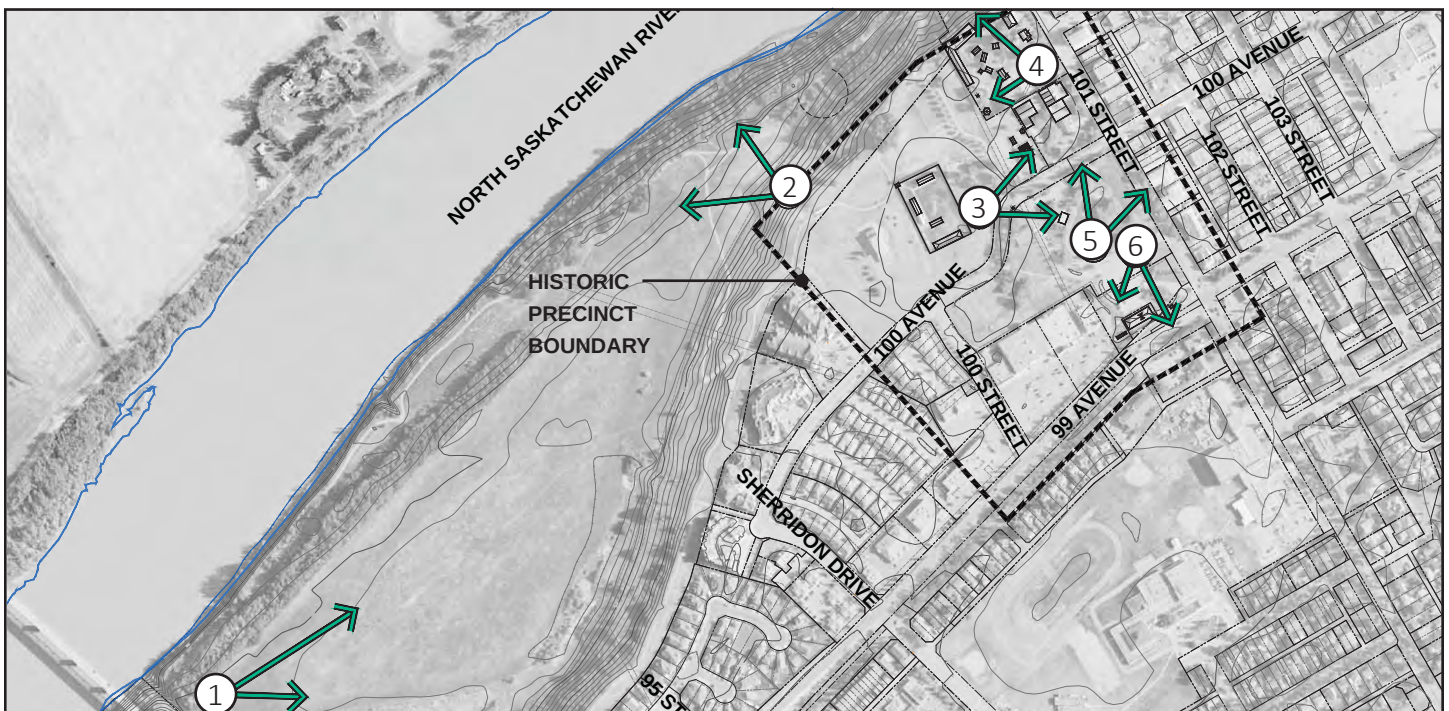
- Open space/schools area and the 99th Commercial Precinct to the south; and,
- Established residential area to the west.

Peter T. Ream Historic Park is situated in the northwest and central portions of the Historic Precinct. The Park currently holds the City's most cultural and historic resources. Its site extents once included the former Provincial Gaol, and include the only surviving building of that epoch – the 1937 Wardens House. Other significant historical resources include: the 1909 Courthouse; the Original NWMP Fort Site; and the 1875-1885 NWMP Fort Representation.

Other land uses within the Historic Precinct include:

- A single detached dwelling on the west side of 101 Street, just south of the Museum; and,
- A religious assembly at the northeast corner of the intersection of 101 Street and 100 Avenue.

Finally, the Historic Precinct is home to Legacy Park. A well established and successful open space feature that serves not only the Downtown, but the entire city. The Legacy Park Band Shell and the City's Sheep Grazing Program is also based out of the area. The balance of Legacy Park is used for open space and other passive recreation opportunities, and is a popular location for community events and festivals year round.



Overall Context Plan



View towards Historic Precinct from River Valley



View of Cultural Village from 101 Street



View of River Valley + Lamoureux from Historic Precinct



View of Legacy Park looking northeast



View of former Provincial Gaol entrance road (now 100 Avenue)

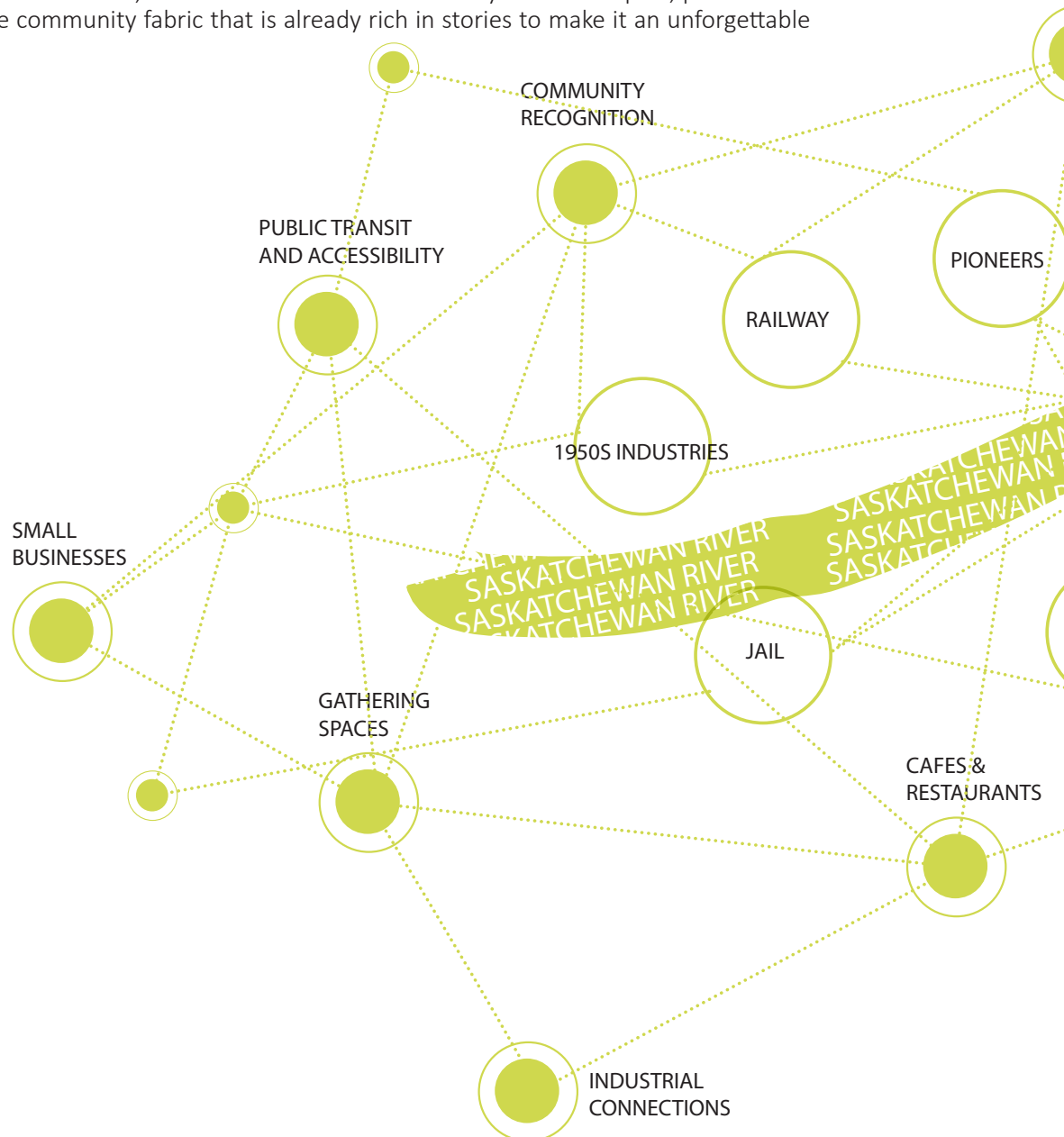


View of existing CN Railway Station looking towards 99 Avenue

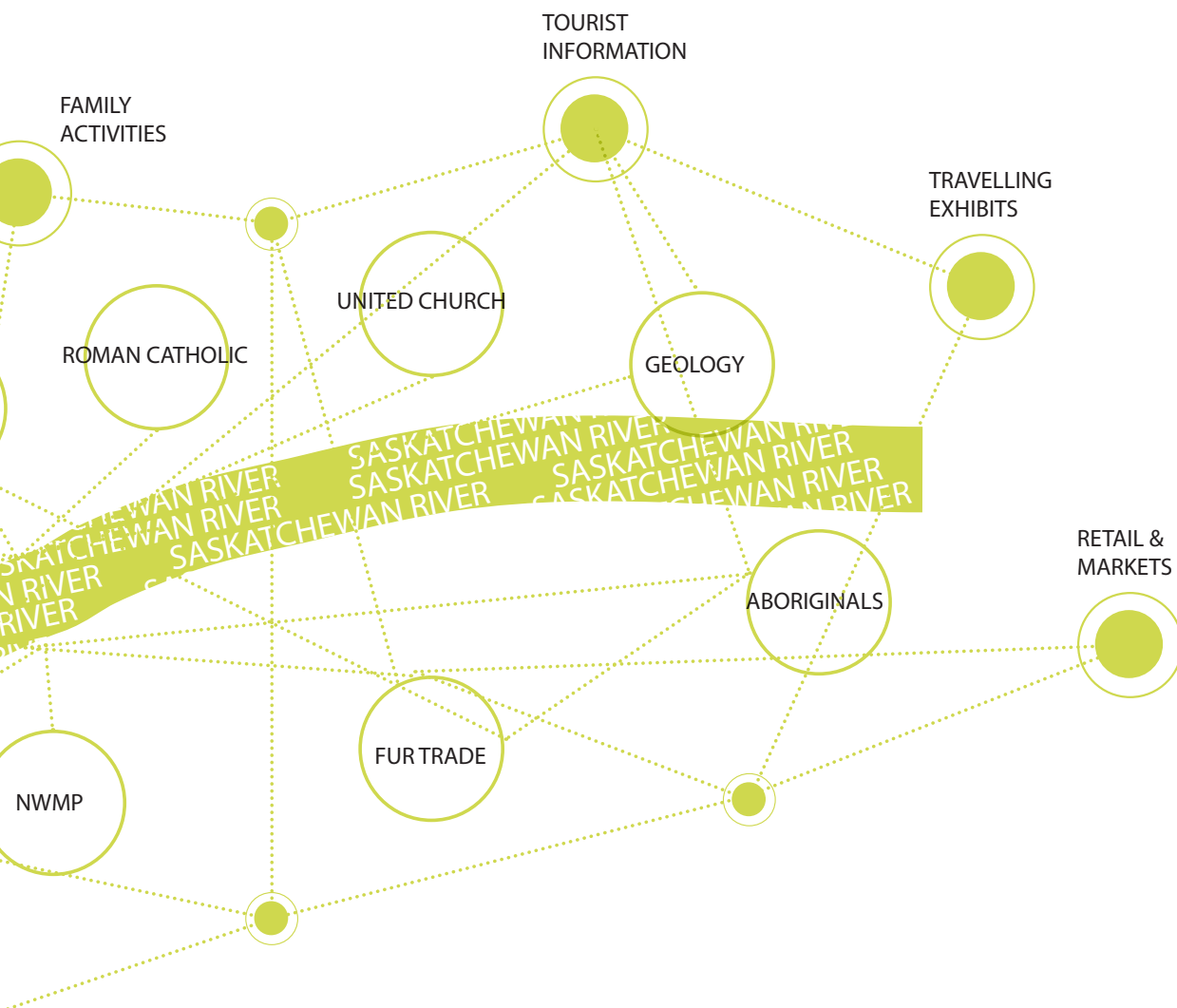
2.0 DESIGN PHILOSOPHY

THE STORY BEGINS AND ENDS WITH THE RIVER

The story of Fort Saskatchewan starts with the river. The Historic Precinct Master Plan and the new Interpretive Centre aim to return public interest to the river as a place where past stories are unveiled and explored, where discovery and discussion take place, and where history continues to be made. Just as the river brought life to Fort Saskatchewan, the Master Plan aims to not only thread the past, present and future, but also strengthen the community fabric that is already rich in stories to make it an unforgettable destination.



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HISTORIC VALUE + EDUCATIONAL VALUE

The heritage value of the Historic Precinct is truly unprecedented in Western Canada. There are so many historic themes and resources to support them. It resides in both its pre-settlement natural history and First Nations history, and in its post-settlement history. The latter was shaped and used by public landowners from the late 19th century until the end of the 20th century. This history informs us about Fort Saskatchewan's rich cultural history, its long tradition of administering law and justice, and the relationship between these histories and the region's geography.

An important part of the Precinct's heritage value is found in the relics of law and order and public works, including buildings, structures, sightlines, earth mounds, plant materials and features that remain in situ. These relics constitute part of the heritage value of the area by providing tangible evidence of how it was transformed and used by the NWMP, Canadian Northern Railway, the Province and the City. They also speak to what it was like to work and live in the twentieth century.

Most of the landscape throughout the Historic Precinct has remained essentially unchanged; helping us to recall the former surroundings and provoke us to ask who changed it and what it replaced. The capacity of this unique landscape to raise these questions gives it extreme educational value. It is these stories that will form the basis for award-winning interpretation opportunities.

3.0 DESIGN OPPORTUNITIES

The following Section is a summary of key design opportunities that were considered in the planning of the Historic Precinct Master Plan including:

CONNECTIONS: INTERNAL + EXTERNAL

- Safe, wide and well marked pedestrian corridors.
- Universal accessibility.
- Reduced pedestrian-vehicle conflicts.
- External destination connections to the downtown, North Saskatchewan River and residential areas.
- Strengthened internal connections within Precinct to support programs and events.

SUSTAINABLE LEADERSHIP

- Best sustainable design practices.
- Utilize native plant materials.
- Locally sourced materials and products with low environmental impacts.

CONSERVATION, PRESERVATION + RESTORATION

- Devoted to the preservation and conservation of historic and culturally significant landscapes.
- Adhere to Parks Canada cultural landscape conservation guidelines.
- Provide an excellent foundation on which to expand on the community's past.
- Protect provincially-designated buildings.

SITE FURNISHING + LIGHTING

- Unify the site through the use of a common furnishing family or style.
- Locally sourced products.
- Promote 'dark skies' initiatives.
- Utilize LED lighting throughout site.

PARKING

- Avoid visual intrusion.
- Incorporate Low Impact Development (LID) stormwater management strategies.
- Opportunities for parking compound expansion.
- Reorganization of existing parking compounds.

PUBLIC ART INTEGRATION + LEADERSHIP

- Support installation of stand-alone pieces or as integrated art as part of a downtown public art program.
- Provide opportunities for art throughout Precinct.
- Encourage partnerships with public and private sources.
- Appreciation for culture and heritage is developed through integration of public art.
- Opportunities for local artists.

SITE LANDSCAPING

- Promote desirable view sheds.
- Introduce native plantings through reclamation.
- Remove foreign trees in native tree stands.
- Ornamental trees to resemble species found in Gaol orchards.
- Reconstruction of former Provincial Gaol Gardens.
- Respect existing contours and geography.

ARCHITECTURAL ANCHOR

- The new Interpretive Centre must convey an open community 'ethos'.
- Life cycle assessment and historic preservation.
- User-centred design.
- Sustainable and economic responsibility.

COMMUNITY ENGAGEMENT

- Engage the individual in wonder and appreciation of the events, artifacts and people that have shaped the region and the community.
- The 'Vision' shall outline the 'Plan'.
- Ensure needs and desires are considered.

DESIGN GRAPHICS

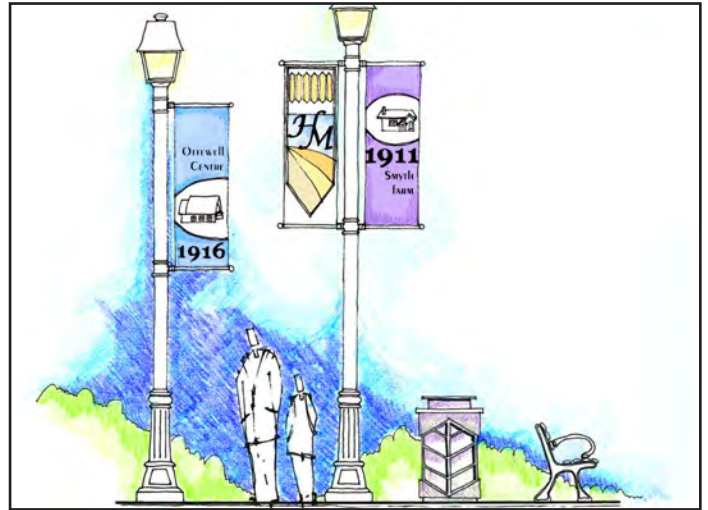
- The use of planning graphics that are compelling and pleasing.
- Understandable method of communicating planning and design concepts to the widest audience.

SIGNING + WAY-FINDING

- Interpretive Signage.
- Provide insight and information to the Precinct, downtown and city destinations.
- Educational signage.
- Establishment of visual character.



LID Stormwater Management Techniques



Common Furnishing Family



Interpretive Signage



Compelling Planning Graphics



Public Art Integration



Community Engagement

4.0 HISTORIC PRECINCT MASTER PLAN

DESIGN OVERVIEW

The Master Plan presented represents a collective public vision for the future of the Historic Precinct. The Plan expands upon previous planning documents and policy guidelines for the long-term development, use and care of the entire Precinct and adjacent River Valley park lands. The Plan also provides design criteria on which municipal decisions can be made. Finally, it presents a sequence for planning to help synchronize public input, public expectation and construction.

There were two principal components in the preparation of the Historic Precinct Master Plan:

Phase 1: Analysis

- A comprehensive descriptive assessment of the site's cultural and natural resources.
- Research, review and documentation of relevant historical documents, reports, plans and surveys.
- A strategic and operational analysis of the site's design issues and opportunities.
- Online (web-based) and traditional public consultation conducted to help establish an overall sense of how the Precinct and adjacent land uses are being used.
- A review of the City's policies and design standards within affected River Valley park lands, in tandem with the development of the Capital Region River Valley Park Plan.

Phase 2: Master Planning

- Development of a strategic framework: vision statement, priorities and objectives.
- Design and illustration of proposed interpretive nodes and trailheads to supplement existing interpretive areas and/ or provincially-designated buildings.
- Creation of a comprehensive Historic Precinct Master Plan.
- Estimation of probable construction costing.

It is clear that citizens of Fort Saskatchewan want the Precinct protected and expect development and management to be conducted in a careful and conscientious manner.

KEY POINTS OF THE MASTER PLAN

- New Interpretive Centre site located in Legacy Park area, creating opportunities for community events.
- Two (2) forecourts for Interpretive Centre.
- 7.0m width pedestrian corridor reclaimed from portion of 100 Avenue provides safe and convenient access to Downtown Core.
- Public art opportunities along Jarvis Walk.
- Earth mound and tree buffer to screen views along east edge of the Precinct.
- Métis cabins located east of Precinct.
- Cultural Village parking re-arrangement.
- Replica historic Provincial Gaol formal gardens.
- Retention of historic trees belonging to former Provincial Gaol.
- Future historic building orientation within Cultural Village.
- Recreation and expansion of caragana Gaol walk.
- Farmer's Market expansion opportunities (ie. new entrance road, Jarvis Walk or Gaol Way).
- Sentinel Walk overlook of River Valley, park lands and Hamlet of Lamoureux.
- NWMP Barracks representation.
- New plaza development at 100 Avenue and 100 Street.
- Increased pedestrian connectivity to existing asphalt trails throughout Precinct.
- Opportunity to redevelop Jarvis Park with the Our Lady of the Angels Roman Catholic Church .
- Parking compound expansion opportunities in all areas.
- Agricultural Machinery Display Areas.
- Exhibit expansion for trains, cars or other related conveyances.
- Historic themed children's play park.
- Archeological Dig/Display Areas (in partnership with Province of Alberta).

BEST PRACTICES + PRINCIPLES

The Historic Precinct Master Plan must also provide an opportunity to enhance the City's downtown core and surrounding residential communities. Therefore, the Master Plan has had to meet the needs of the City as a whole by addressing the following best practices and principles of:

- Sustainable Design;
- CPTED (Crime Prevention Through Environmental Design Guidelines);
- Winter City/ Climate-Sensitive Site Design
- Education + Interpretation
- Universal Accessibility + Connectivity



Design Overview:

- Two (2) forecourts for Interpretive Centre.
- 7.0m width pedestrian corridor reclaimed from portion of 100 Avenue.
- Public art opportunities along Jarvis Walk.
- Earth mound + tree buffer to screen views.
- Cultural Village parking re-arrangement.
- Farmer's Market expansion opportunities.
- Replica historic Gaol formal gardens.
- Sentinel Walk overlook.
- Retention of historic trees.
- New plaza development at 100 Avenue and 100 Street.

HISTORIC PRECINCT MASTER PLAN

MARCH 2014

5.0 INTERPRETIVE CENTRE

“To develop a building that is more than just an interpretive centre, and create a building that acts as a community hub ... “

DESIGN OVERVIEW

The design concept for the Interpretive Centre is rooted in the notion that the building should:

- Strengthen community connections; and,
- Provide a venue to celebrate the history and stories that make Fort Saskatchewan unique.

Our approach is to develop a building that is more than just an interpretive centre, and create a building that acts as a community hub orienting people to activities and history in and around the Historic Precinct.

KEY POINTS OF THE CONCEPT

- Building orientation is to public park/community.
- Building as interpretive centre/activity hub.
- Building form is less about history of site and traditional building forms.
- Engages Legacy Park and directly supports Farmer's Market and other seasonal events.
- Building is centred in Historic Precinct.
- Building location supports hard surfaced plaza in Legacy Park.



Precedent Example- SAIT Campus Centre Study



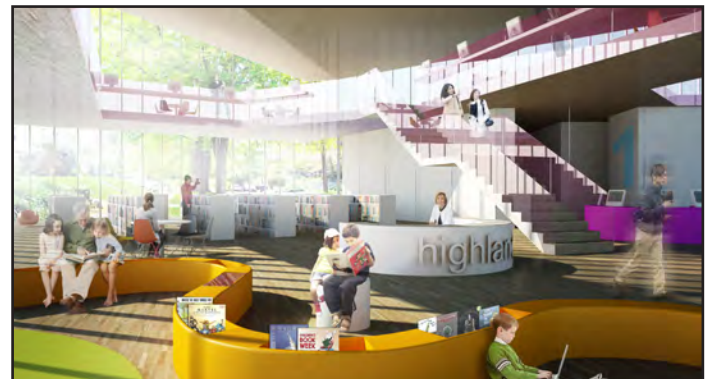
Precedent Example- Tsuu T'ina Nation Multi Purpose Community Centre

GALLERY SPACE

The gallery space, like the Fort Saskatchewan River is the organizing element that links the other program spaces around it. The inspiration for the building floor plan and orientation to Legacy Park uses the gallery as the 'community living room', allowing people to meet, share stories and experience their collective history.

The wedge shaped form of the gallery with the ascending roof toward the park creates an inviting form that acts as a beacon for gathering and provides a large glass vista on to park activities.

Once visitors are in the space they will experience displays and maps that orient them to the site and give them a glimpse of what the Precinct (the Interpretive Centre) has to offer them.



Precedent Example- Highlands Branch Library



Precedent Example- Pumphouse Theatre and Cultural Centre



Design Concept:

- Building orientation is to public park/community
- Building as interpretive centre/activity hub
- Building form is less about history of site and traditional building forms
- Engages Legacy Park and directly supports Farmers Market & other seasonal events
- Building is centred in Historic Precinct
- Building location supports hard surfaced plaza in Legacy Park



6.0 RIVER VALLEY INTERPRETIVE LOOP

“The entire journey can be self-guided or group-led interpretive experiences as pedestrians or other active transportation modes such as bicycles.”

DESIGN OVERVIEW

The Interpretive Loop is intended as a pleasant and short walk through some of the most botanically-rich Parkland Forest (Trembling Aspen, Balsam Poplar and White Spruce) and native grass/forbs meadows within the City with scenic viewpoints over the North Saskatchewan River Valley and up towards the Historic Precinct. The entire journey can be self-guided or group-led interpretive experiences as pedestrians or other active transportation modes.

Active Transportation is generally considered to be recreational cyclists. The mechanical efficiency of bicycles allows users of all ages to significantly increase their travel speed and distance, often allowing them to experience much more countryside by cycling rather than walking. Increasingly popular forms of other active transportation modes among all age groups, particularly in other urban areas include: in-line skating, skateboarding and non-motorized scooters. Small environmentally friendly transportation vehicles such as horses and buggies, power carts or small shuttles will also be required to support seniors, young children and people with disabilities.

Community trails are an integral part of the urban fabric within Fort Saskatchewan and are a key component of the recreation and transportation system. In the context of the Historic Precinct Master Plan, our proposed Interpretive Loop is planned along existing City of Fort Saskatchewan asphalt trails within the River Valley lands immediately north of the Historic Precinct. The trails allow convenient and easily accessible interpretive encounters that take advantage of inherent qualities found in the natural or cultural landscape resources situated within the project boundaries.

KEY POINTS OF THE CONCEPT

Interpretive trail users will vary widely in terms of age and physical ability, and have their own sense of what the experience should be, depending on the type of use they are interested in or what user group they consider themselves to be a part of. A “one size fits all” design approach does not apply to trails, and it is important to try and match the trail type and design with the type of experience that is desired. A recognizable and consistent high quality design will create a community asset where user experience, enjoyment and safety are maximized.

There are two (2) distinctive geographic trail alignments within the River Valley Interpretive Loop:

- Upland Hill Section- adjacent single-family and medium density neighbourhoods north of 99 Avenue. This trail section incorporates two (2) existing interpretive areas; the Provincial Goal Cemetery plot and interpretive overlook immediately north of Sherridon Drive.
- North Saskatchewan River Valley Section – paralleling the river from the Highway 15 Bridge to 101 Street. This trail section augments several existing rest areas, a centrally located interpretive overlook, the RCMP Musical Ride, Rotary Amphitheatre and Arboretum.

Finally new trail development will allow closed-loop trail design to utilize existing connections among neighbourhood destinations, 99th Avenue and 101st Street and enhance connectivity with the surrounding areas. In addition, two sections of asphalt trail development are proposed to allow users safe access down the escarpment from the Upland Hill Section to the North Saskatchewan River Valley Section (see River Valley Interpretive Loop Plan).



Active Transportation Users

TRAILHEADS

A trailhead is the point at which a trail, or trail system, begins. This is the first opportunity to introduce the Historic Precinct logo and character of the Interpretive Loop as expressed through the design of the amenities, articulated by signing and layout of the trailhead.

A series of trailheads are proposed within the Master Plan because of their high visibility and proximity to other cultural resources, recreational facilities or downtown core. Trailheads help to raise the profile of the Interpretive Loop as some of the necessary amenities are already present or located nearby.

There are eleven (11) trailheads planned within the Historic Precinct and adjacent the river valley lands:

- Along 99 Avenue on each side of the CN Railway Station – quantity two (2);
- Along 101 Street- River Road – quantity four (4);
- Along 100 Avenue at the south west corner of the Precinct – quantity one (1);
- South of Sherridon Drive – quantity one (1);
- At the existing Provincial Gaol cemetery site – quantity one (1);
- Immediately east of the Highway 15 Bridge – quantity one (1); and,
- Adjacent North Saskatchewan River near former Lamoureux Ferry – quantity one (1).

A well designed trailhead is intended as a staging area that typically incorporates the following elements:

- Orientation maps about the Interpretive Loop and its feature nodes;
- Directional trail sign posts;
- Trail access barriers;
- Easy access to, and from, the trail;
- Ample room to load and unload equipment;
- Secure bicycle racks;
- Waste receptacles; and,
- Hard surfaced pavement.

Optional features may include:

- An emergency telephone;
- Distribution centers for informational brochures or incorporation of QR Codes;
- Lighting (depending on location and site context); and,
- Washrooms.

PEDESTRIAN BRIDGE

Where possible, the Interpretive Loop will make use of the existing trail infrastructure. The installation of a pedestrian bridge is required over a drainage course that bisects a new trail length running along Highway 15.

In most situations the prefabricated steel truss bridge is a practical, cost effective solution. Railings should be considered if the height of the bridge deck exceeds 60 cm above the surrounding grade. It should be designed with a “rub rail” to prevent bicycle pedals and handlebars from becoming entangled in the pickets.

Decking running perpendicular to the path of travel is preferred over decking running parallel, as the latter is more difficult for use by wheelchairs, strollers, in-line skates and narrow tired bicycles.



Pedestrian Bridge - Muskoseepi Urban Park



Interpretive Trail Sign + Node- Wood Bison Trail

INTERPRETIVE NODES

Each interpretive node is intended as an architecturally designed outdoor classroom, for either self-guided or group led interpretive experiences. Each node is a space that brings learning outside. It becomes a gathering place for users to integrate directly with the identified cultural or natural resource.

A number of interpretive nodes are being introduced next to the Interpretive Loop trail system. Each node was located through careful examination of a variety of factors including:

- Topography and drainage,
- Slopes and soil conditions,
- Plant and animal communities,
- Microclimate and human comfort,
- Historic/ cultural resources,
- Public education opportunities,
- Significant views and vistas

There are seven (7) interpretive nodes planned within the Historic Precinct (refer to section 7.0 of this report):

- The original 1875 Fort Site, 1875-1885 Representation Fort, Barracks and Parade Grounds, Provincial Gaol, Religion, CN Railway and Métis Nodes.

There are nine (9) interpretive nodes planned within the adjacent River Valley lands:

- Along the North Saskatchewan River Valley Section – quantity five (5) new nodes: Geology, Natural History, Fur Trade, Water Travel + CN Bridge.
- Along the North Saskatchewan River Valley Section – quantity one (1) existing node: Fort Saskatchewan Ferry.
- Within the North Saskatchewan River Valley Section – quantity one (1) new node: First Nations Node.
- Along the Upland Hill Section – quantity one (1) new node: Valley Settlement.
- Along the Upland Hill Section – quantity one (1) existing nodes: Provincial Gaol Cemetery.

There is no standard design for an interpretive node; the key is to develop a space that will work best for anticipated program needs and numbers of expectant visitors. Research on visitor outcomes has consistently shown that actively engaged users learn more and enjoy themselves more. This knowledge is reflected in the 'contemporary' emphasis on informal learning as compared to the more passive learning (i.e. looking at artifact cases and dioramas) found in the new Interpretive centre experiences.

Seating within the interpretive nodes provides the opportunity to pause along the trail system. Young children, older adults and those with disabilities will need to rest more frequently than others. Picnic tables are the most common form of seating offered as the table surfaces provide additional interpretive classroom teaching space.

Sufficient numbers of bicycle racks are also planned at all nodes throughout the Historic Precinct and along the Interpretive Loop trail system. This will allow trail users to confidently secure their bicycles while pausing at the various locations or enjoying nearby natural attractions or lookouts. Single unit racks have been placed as close as possible to the trail, but not in a location where they would inhibit users.

Each Interpretive node will therefore feature the following elements:

- Interpretive trail panels (quantity 2) specific to the cultural or natural resource nearby;
- Picnic tables/ seating (quantity 2)/ informal activity space;
- Easy access to, and from, the trail;
- Ample room to load and unload equipment;
- Secure bicycle racks;
- Waste receptacle (quantity 1);
- Hard surfaced pavement; and,
- Small landscaped planting bed.

Optional trailhead features may include:

- Emergency telephone;
- Distribution centers for informational brochures or incorporation of QR Codes;
- Lighting (depending on location and site context);
- Washrooms; and,
- State-of-the-art interactive touch screens.



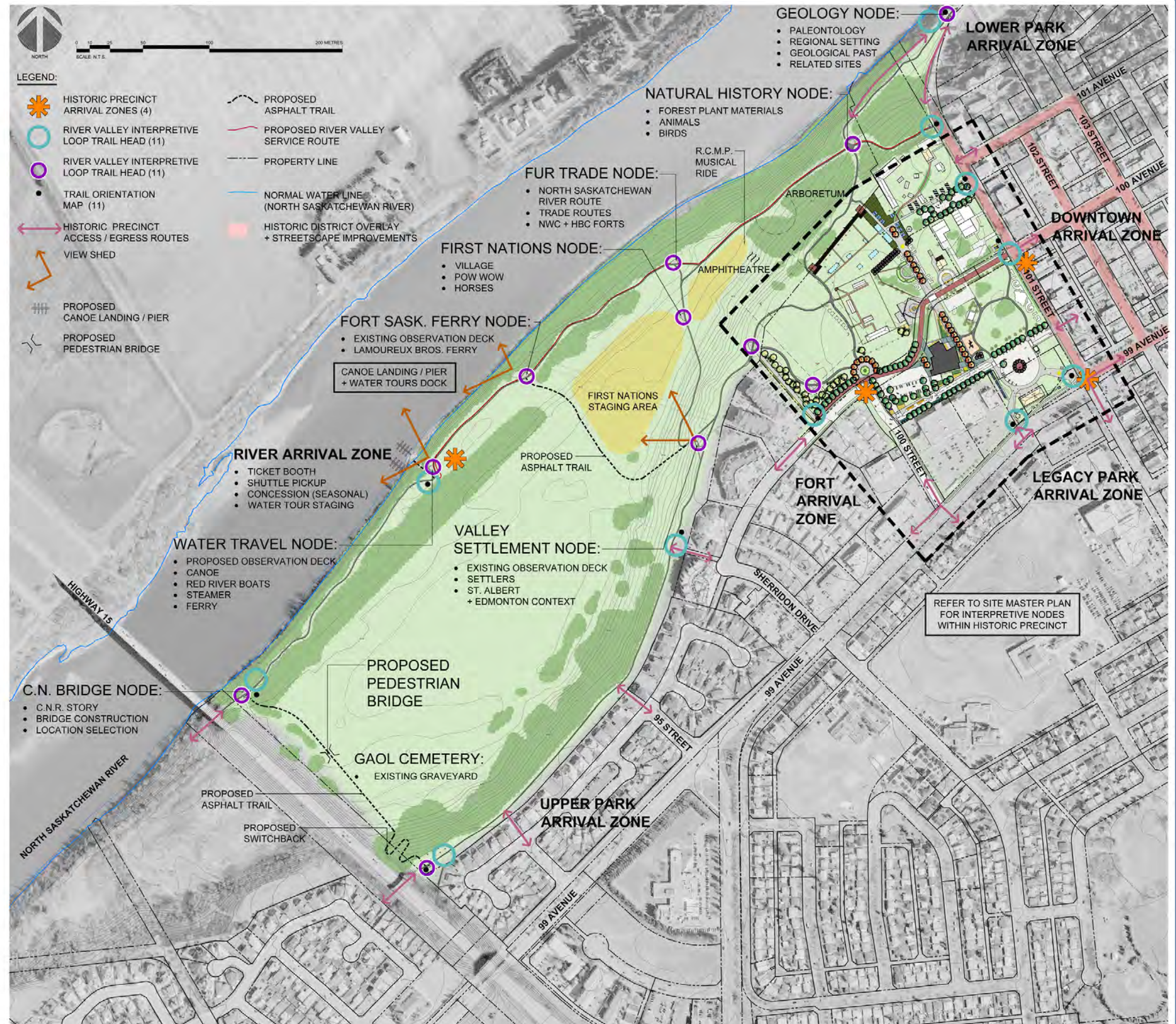
- INTERPRETIVE TRAIL PANELS (QTY. 2)
- PICNIC TABLES/ SEATING (QTY. 2)
- INFORMAL ACTIVITY SPACE
- SECURE BICYCLE RACKS
- WASTE RECEPTACLE (QTY.1)
- HARD SURFACED PAVEMENT
- SMALL LANDSCAPED PLANTING BED

INTERPRETIVE NODE (TYPICAL)



- ORIENTATION MAPS
- DIRECTIONAL TRAIL SIGN
- SECURE BICYCLE RACKS
- WASTE RECEPTACLES
- HARD SURFACED PAVEMENT

TRAIL HEAD (TYPICAL)



7.0 HISTORIC PRECINCT NODES

This Section offers an overview of interpretive concepts planned for a series of outdoor teaching and program spaces called nodes. The nodes are located near site-specific cultural or natural resources and provide a physical link to supplemental exhibits presented in the new Interpretive Centre.

The outdoor interpretive nodes represent a shift from a curatorial-driven approach to a market-driven, visitor-focused approach to interpretation that creates a balance between the two. Four goals guide the planning around each node. Collectively they address the understanding and appreciation; sustainability; authenticity and relevancy; and best practices of interpretation. Those planning goals were:

1. Contribute to a common understanding and appreciation of the heritage within the Historic Precinct. Engaging and communicating to ensure visitors have a higher awareness of, gain more meaning from, and also value the heritage found within the site.
2. Achieve sustainability by ensuring that the cultural resources thrive and survive into the future. Essentially choosing the most appropriate conservation methods- be it preservation, rehabilitation or reconstruction.
3. Ensure that interpretation is authentic, relevant and inclusive for all audiences. This speaks to the qualities that effective interpretation must embody in order to truly represent the Precinct's heritage and to attract and engage visitors.
4. Ensure best practices in interpretation are followed. This goal focuses on the skills and competence that Heritage Interpreters require to develop quality, engaging programs that best supports the three other goals.

We recognize that the core visitor experience will differ at each Historic Precinct node location. However, to respond to these challenges, the overall visitor experience at each node, and throughout the site, needs to:

- Put the visitor first. Audience needs and expectations are paramount and must be carefully considered. Visitors must be catered to before they arrive (web), while there (washrooms, food, seating, access, orientation, parking, etc.), and after they leave (programs, memberships, web).

- Ensure that themes are reflected in all aspects of public experiences and spaces.
- All aspects of the nodes must be considered when reflecting the content, including buildings, landscapes, exhibits, graphics, costumes, activities, sounds, smells, artwork, live events, live animals, and glimpses "behind the scenes."
- Cater to multiple learning styles, which can include traditional "show and tell, "hands-on minds-on" with interactive and engaging experiences, or self-directed and guided experiences. There is a shift towards facilitating rather than informing as visitors become more adept at self-directed learning and information gathering.
- Provide a healthy variety of media to attract varied interests and learning styles. This may include visuals (graphics and text), tactile, audio-visual (sound and video), whole body or kinesthetic, etc.
- Understand that audiences are not all homogenous and respond to the interests of different age groups, multi-cultural groups, etc. Assumptions that people will be interested in new exhibits and technologies should be tempered with market research and an understanding of visitor needs.
- Be socially relevant, with links to real people (when presenting history) and the real world around them (in linkages to the site, surrounding landscape or activity, and content experts.
- Make use of new communication styles including social networking, sharing of information and two-way communication. Social media initiatives such as Twitter are good examples of information sharing. The Interpretive Centre can also help create discussion through blogs or other online forums to include the public in curatorial and interpretive dialogues (e.g., help select artifacts and specimens for exhibit, ask the curator a question, and send in your story).

The following is a brief overview of each Historic Precinct node and includes any noteworthy features present at the location.

ORIGINAL 1875 FORT SITE NODE



Key Plan- Original Fort Site Node



Fort Side Node looking northwest



Original Fort Site Gateway Markers

In 1875, born out of a need for a national police force to implement the law in Canada's newly acquired western territories, the North West Mounted Police (NWMP) established Fort Saskatchewan on the North Saskatchewan River under the command of Inspector W.D. Jarvis. Jarvis chose a site about 30 kilometres down river from Fort Edmonton.

The original 1875 Fort Site Node is envisioned as it once was – open prairie, native grasses. The serenity of the site has already been eloquently shaped by the Fort Saskatchewan Historical Society who erected a series of timbers to demark the original fort's outline as well as a boardwalk path through the site. Both features will remain in the Master Plan.

The original 1875 Fort Site is a Provincial Historic Resource. The only site intrusions will eventually be a series of archaeological dig sites, in partnership with a Canadian university or local historical group. Any future work will all be under the auspices of the Province of Alberta.

REPRESENTATION 1875-1885 NWMP FORT NODE



Key Plan- Representation NWMP Fort Node



1875-1885 Reconstructed NWMP Fort Bastion



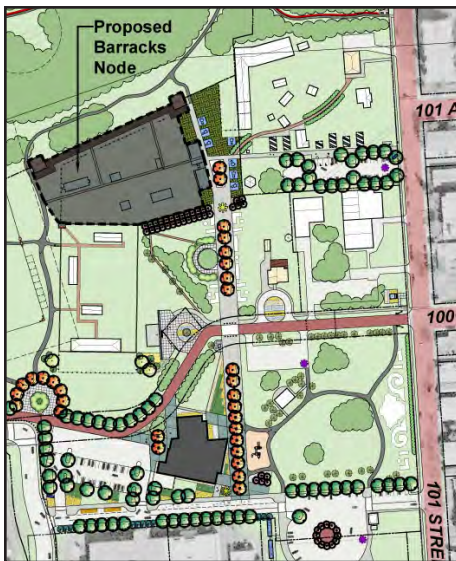
1875-1885 Reconstructed NWMP Fort Barracks

The fort representation is complete with stockade; barracks rooms, guard room, cook house, workshops and parade grounds. The stable and a corral should be completed by 2014. Future buildings will include an ice house, latrines, workshop and cattle yard amenities.

Currently, the Men's Quarters and Officers' Quarters are now both open for tours. In addition, the fort offers numerous programs including: a Grade 4 and Grade 5 Education Program; Summer Youth Programs; and Outreach Programs.

No changes to the site are envisioned within the Master Plan.

NWMP BARRACKS NODE



Key Plan - Barracks Node

After the North West Rebellion in 1885, 'G' Division established its divisional headquarters at Fort Saskatchewan, swelling the garrison to around 100 men. The location served the men well, and was expanded as Fort Saskatchewan grew in importance.

From Fort Saskatchewan, NWMP constables were sent to other outposts at Red Deer, Wetaskiwin, St. Albert and Victoria. The Fort's importance gradually diminished. 'G' Division moved to Edmonton in 1909 and men were re-assigned, until by 1913 only 14 men remained at the Fort. It finally closed in 1913.

The Barracks Node is very similar to the Original 1875 Fort Site in that the accurate locations of the former barracks rooms, guard room, cook house, workshops and jail cells have all been identified through 'ghost buildings'. The white metal-frame buildings are "ghost" reconstructions of the exact structures which once stood on the same space. Each building has been depicted from archival photographs. The entire periphery will be outlined by a crimson coloured hedge – symbolic of the red tunics once worn by the many men who inhabited the site.



Sentinel Walk + Rampart Pavilion (northeast view)



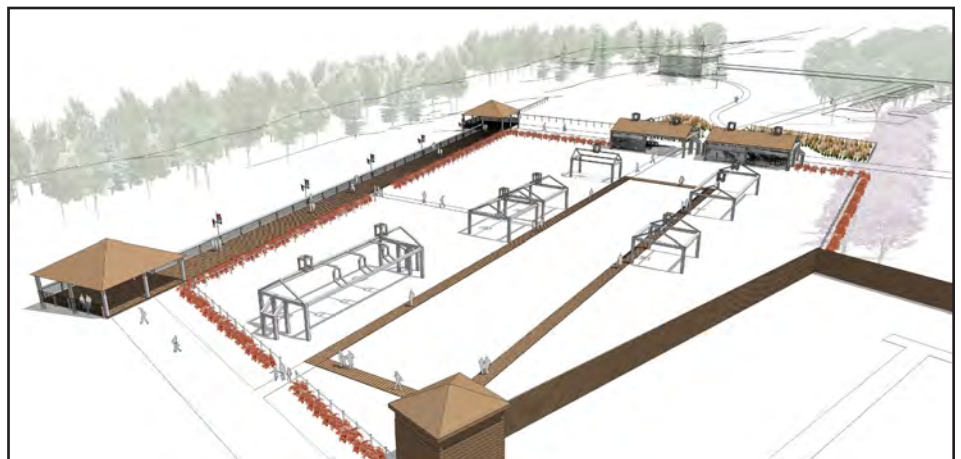
Sentinel Walk (east view)



1886-1914 Ghost Buildings + Parade Square (pedestrian view)



Guard House Entrance + Agricultural Machinery Displays (south view)



1886-1914 Ghost Buildings + Sentinel Walk (east view)

Within the Barracks Node is also the Sentinel Walk which helps physically demark the northernmost property limits of the Historic Precinct. The Walk is intended to be a 5.0 metre wide boardwalk that functions as a crucial east – west pedestrian oriented promenade through the Precinct. During civic events, such as Canada Day celebrations visitors can stand along the promenade with unobstructed views down to the RCMP Musical Ride and Rotary Amphitheatre or see the North Saskatchewan River beyond. Two (2) large pavilions will anchor the Sentinel Walk on each side and function as covered teaching spaces or vantage points during inclement weather.

FORT SASKATCHEWAN MUSEUM + CULTURAL VILLAGE NODE



Key Plan - Cultural Village Node



Courthouse



Preserved Buildings



Blacksmith shop



Castle School and Soda Lake Church

The Fort Saskatchewan Museum and Cultural Village is operated by the City of Fort Saskatchewan. People of all ages can come and enjoy eight (8) heritage buildings furnished with period pieces, which form a picturesque historic village.

The jewel of the village is an early twentieth century, one and one-half storey brick building situated so that it overlooks the North Saskatchewan River valley. Constructed in 1909 to serve as a courthouse, it was part of the government's ambitious program to develop the administrative and legal infrastructure of Alberta shortly after the province's creation. The courthouse originally heard both the criminal proceedings of prisoners from the Provincial Gaol and the disputes and issues of the local citizenry. The main floor also served as a residence for a member of the Alberta Provincial Police. The building remains intact, provides a structural reminder of the city's long tradition of administering law and justice, and is a Provincial Historic Resource.

The Master Plan features some enhancements to the Cultural Village property including: reorganization of the existing parking lot with room for future expansion;



Cultural Village Enhancements (northeast view)

pedestrian corridor connection into the Precinct from 101 Street, and potential spaces for more historic building relocations.

Of note are several outdoor vintage agricultural machinery display areas - beside the Cultural Village and east of the Barracks Node. These special displays are intended to not only showcase the machinery, but also the early European settlement history, people, daily life, farming, horse-drawn era, business and land development in the region. Machinery on display has been sourced from those kept in buildings within the Village and with links to well-known local characters and significant historical leaders.

GAOL NODE



Key Plan - Gaol Node



1937 Warden's House



Provincial Gaol Entrance- Gaol Way (west view)



Administration Building 'Ghost' Facade
(west view)



Administration Building 'Ghost' Facade
(southeast view)

A new Provincial Gaol (jail) opened in 1915 to replace the 34-cell guard house that had been used to hold prisoners since the NWMP fort was constructed in 1875. The Gaol would see various additions throughout the next 70 years, including the construction of more cell blocks as well as a stand-alone power plant. By 1973, the Gaol housed both male and female offenders, but was replaced in 1988 when a new Provincial Correctional Centre was built south of Highway 15.

The Warden's House was built in 1937, to replace the old Commanding Officer's quarters of 1889. A new kitchen was built in 1960 and dining room excluded. It remains the last building from the Provincial Gaol Complex.

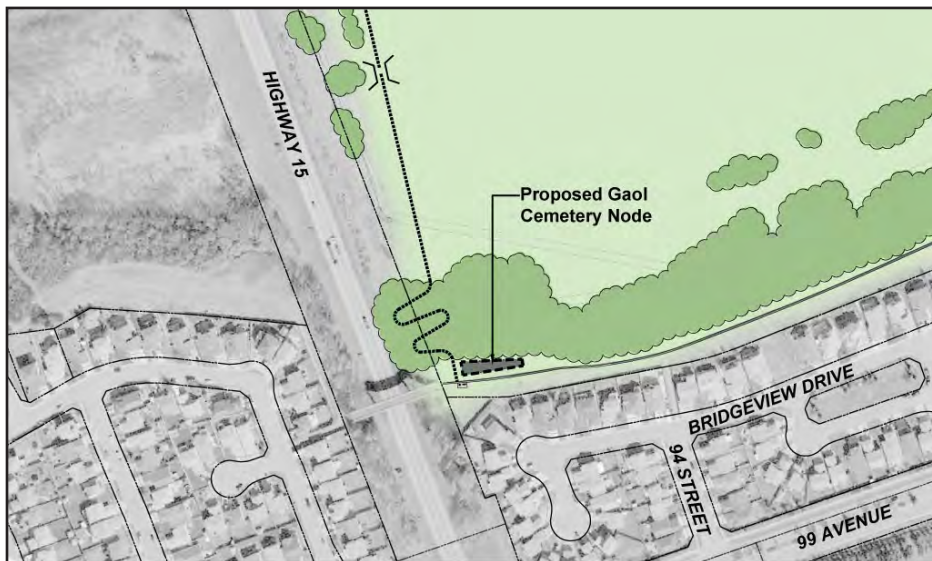
The 1915 Provincial Gaol was constructed atop the original NWMP fort and barracks sites. Despite the Gaol's demolition in 1994, there still remain many intact, historically significant cultural resources within the Historic Precinct. Included are the:

- Original Gaol approach road to the end of what is now 100th Avenue;
- Unobstructed sightline towards the City's downtown;
- Traffic turn-around and drop off area in front of former Administration Building and central turnaround;
- Original mature trees (both deciduous and coniferous) that flank the approach road;

- Intact and undisturbed grounds where the formal gardens once were;
- Remnant staff parking compound;
- Original sidewalks that once lead to the various Gaol facilities;
- Iron bar door to a prison cell standing in the Cultural Village;
- Remnant slab of concrete from the Gaol's demolition in 1994 with intact graffiti; and,
- Original wrought iron gates near 101 Street.

The proposed Provincial Gaol Node is situated on the very site of the former Administration Building. The Node will consist of another 'ghost' reconstruction of the facade of the Administration Building as depicted from archival photos. The facade will consist of a white metal latticework to allow plant material (i.e. climbing ivy) to ascend up from a concrete planter at its base. To the back of the facade are opportunities to consolidate the many cultural resources on the site; plus, reconstruct or relocate other resources to it. The area could feature the names of Wardens who served on site or those who were executed in the hanging room. In addition, the former Provincial Gaol light standards are proposed to be reconstructed and distributed throughout the Historic Precinct.

GAOL CEMETERY NODE



Key Plan- Gaol Cemetery Node



Cemetery



Cemetery

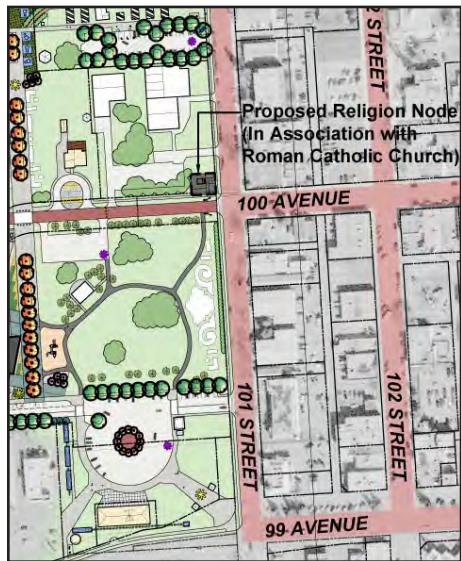
The current cemetery is fairly non-discerning given the white picket fence around the grave markers. This is the cemetery where they buried inmates who died at Fort Saskatchewan Goal. There is currently no identification on the markers, but public input suggests that the names of individuals should be placed on them.

The Gaol Cemetery Node is planned to continue 'as is'. No site improvements are suggested short of improved interpretive displays at the node beside the asphalt trail. Furthermore there is a greater interpretive opportunity to link this cemetery with other cemeteries in the area through the professions or relationships between individuals and their association with the former Provincial Gaol.

With respect to providing a heritage interpretation program; there are considerations:

- Any interpretive guided programs or tours, and self-guiding interpretation must be respectful of the site. Panel design should be sympathetic to the surroundings and any copy or graphics should convey a sense of respect and reverence.
- Check into the need to acquire permission or planning consent to interpret a cemetery. Land ownership and management of graveyards isn't always clear.
- People may become protective of a place that has strong emotional ties, so engage and communicate with stakeholders from the start.
- Be mindful of how many visitors you could manage in the cemetery at any one time and the impact that new visitors may have on the landscape and on the local community.

RELIGION NODE



Key Plan - Religion Node



Ghost Replica R.C. Church Spire (west view)



Ghost Replica R.C. Church Spire (underneath)



Original R.C. Church Archival Photo

In 2008, the Our Lady of the Angels' parish in Fort Saskatchewan celebrated its centennial: 100 years as a Catholic community. The church's history is rooted in the opening of the West.

The first Franciscans arrived April 11, 1908 and were asked to take charge of the Lamoureux parish until a replacement could be found for the former parish priest who had died unexpectedly. Because there was no Catholic parish on the Fort Saskatchewan side of the river, the Lamoureux parish gave the Franciscans a base as they laid the groundwork for their ministry in the West. The Fort Saskatchewan Reporter, in May 21, 1908, recorded the occasion for the first mass (May 17, 1908) said by Father Arthur: "It is stated N. Millet (sic), one of the members of the church, has donated an acre of land in Fort Saskatchewan for the church buildings, and the priests' residence will be built as soon as possible." A church was built and dedicated in 1910 on the property. It served the parish for 57 years before a fire razed it to the ground in 1967. In 1968, a new church was built on the same site and remains as the focus of worship for the Catholics of Fort Saskatchewan.

The Religion Node is intended to be built on the existing Jarvis Park and in partnership with the Roman Catholic Church. A "ghost" reconstruction of the Our Lady of the Angels' front entry and steeple is proposed. The white metal frame outline will be the same dimensions and height as its former community landmark which stood as a religious icon for almost 60 years. There is also an opportunity to install the original bell within the reconstruction.

Opportunities to collaborate with other religious denominations in the City exist, or to conduct a walking tour of other historic religious structures in the downtown core. In addition, the Religion Node can also serve as a regional staging area for group interpretive tours to other religious venue sites and monuments within the region.

RAILWAY NODE



Key Plan - Railway Node



Railway Node Farmer's Market (northwest view)



Railway Station



Railway Station Platform



Railway Station Archival Photo

In 1905, the Canadian Northern Railway extended its line west through Fort Saskatchewan and on to Edmonton. Built in 1905, the Canadian Northern Railway Station is a one and one half-storey building. The Station features a hip roof with bellcast eaves supported by brackets, dormers on the south and north elevations, and a series of nine-over-one windows. A platform extends along the south elevation. The CN Station building is a Provincial Historic Resource.

The heritage value of the CN Railway Station lies in its association with the early twentieth-century development of Fort Saskatchewan, its fine representation of a standard third class railway station, and its value as an icon of the central role of railways in opening the province to settlement and agriculture. The Canadian Northern Railway Station continued to serve Fort Saskatchewan until the late 1980s, when declining rail traffic warranted its closure.

Situated in the south east corner of the Historic Precinct the Station still serves as a proud reminder of the busy transportation hub this locale once represented. Improvements within the Master Plan include:

- The opportunity to showcase other rail cars or infrastructure along the western property line;
- A second Legacy Park entry plaza;
- A reconstruction of the water tower that stood in association with the Station;
- Asphalt and curb improvements to the current visitor parking and central circle feature; and,
- Site landscaping improvements.

MÉTIS NODE



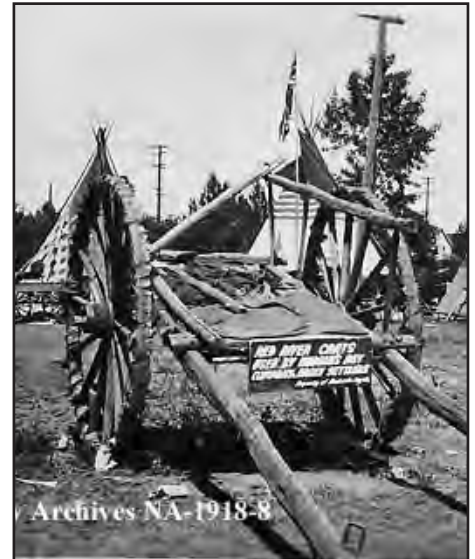
Key Plan- Métis Node



Original Métis Cabin



Reconstructed Métis Cabin



Traditional Cart

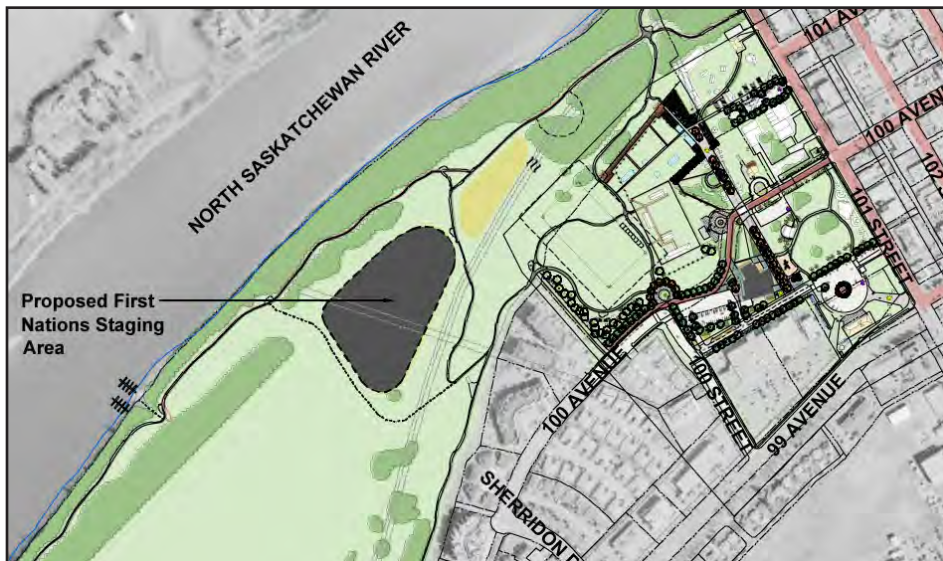
Métis communities were established along the major fur trade routes, mostly near the important freighting waterways. As the fur trade moved west, so did the French-Canadian fur traders. The voyageurs that traveled along the large rivers (like the North Saskatchewan River), set up settlements, got married to native women and had children, giving rise to new Métis communities.

Log houses were the most common Métis dwellings. They were basic square log cabins with flat roofs, made out of rounded logs with notched ends. Mud, hay and buffalo fur were put on the outside/ inside of the house for added insulation, while floors were generally dirt. The furniture and utensils in a typical Métis log house were a mixture of both Native and European culture. Small Métis settlements, or villages, had around 40-50 log cabins usually built in a circle. The largest building was placed in the centre, generally used for dances and town meetings. These Métis communities were made up of farmers, hunters, fishers, and trappers. They also provided valuable services for the Hudson's Bay Company, the Geological Survey of Canada; and the North West Mounted Police.

The Métis Node is envisioned to contain a small sampling of reconstructed log houses, work areas and gardens. Visitors would be encouraged to tour inside one or two log house dwellings viewing period specific furniture, ovens, utensils, decorations and associated furs and animal skins.

Orally based community histories will allow Métis people from the Fort Saskatchewan area to describe their own historical experiences, despite a commonly held culture and life experiences with other Métis. Each community has a unique history and slightly different cultural practices. The opportunity to retell the Métis community history is also empowering because they allow Elders to give a contemporary voice to the Métis experience.

FIRST NATIONS NODE + STAGING AREA



Key Plan- First Nations Staging



Archival Photo of Teepee Village



Traditional Re-enactments

First Nations peoples have cultures spanning thousands of years and have had an influence on the national and local culture, while preserving their own identities.

In today's world, interpretation is a key communication tool designed to provide a means of telling a story, and transmitting history and culture. The focus of the First Nations Node and Staging Area within the River Valley Interpretive Loop is to honour First Nations heritage in the vicinity of Fort Saskatchewan and lands adjacent the North Saskatchewan River.

The planned vision for the node is to inspire people to discover, revive, protect and demonstrate First Nations past and present cultures through new visitor experiences and first-hand programs. The node is planned as a gathering place for people of all cultures. The immediate area will be a large open space of native grassland, with no visual architectural or structural intrusions, similar to site conditions back in 1875 when the NWMP first arrived in the area. However, many fascinating temporary, outdoor exhibits could be erected in keeping with the culture's transitory lifestyle.

Colourful site highlights may include:

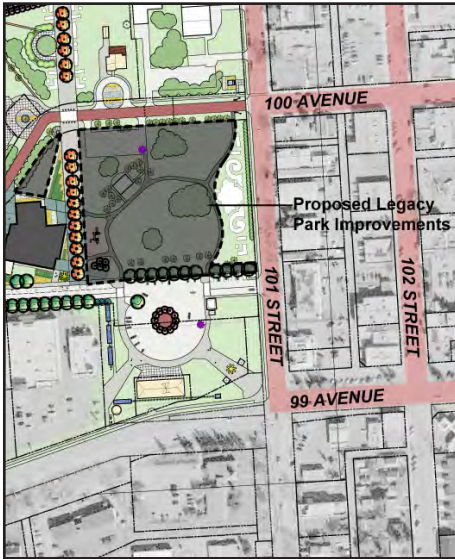
- A teepee village in the summer;
- Cultural activities and work areas (i.e. skinning or fishing areas, etc);
- Collections of stone and bone tools;
- Clothing and traditional outfits;
- Horse corral;
- Open fire area; and,
- Traditional re-enactments.

Potential program opportunities may include:

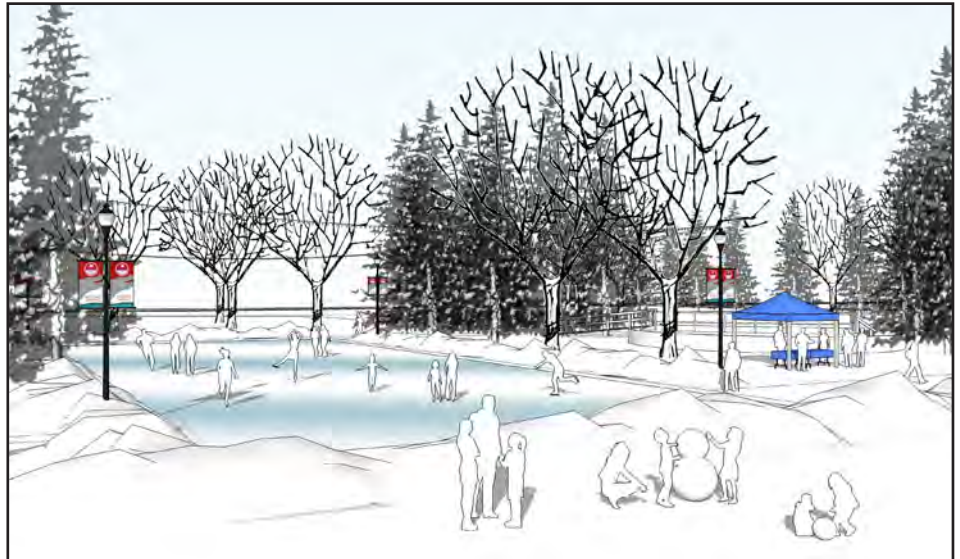
- Exchange stories with elders, local artists and singers;
- Cultural workshops with a variety of educational and recreational activities;
- Daily guided walks;
- Enjoyment of traditional meals and foods.

In such a picturesque location it is also possible to have an annual cultural celebration, or traditional Pow Wow, as an expression of First Nations identity. For First Nations the Pow Wow is an ancient tradition and the dancing conveys important traditional teachings. Traditional Pow Wows lack the dancing and drum group competitions as do competitive Pow Wows.

LEGACY PARK IMPROVEMENTS



Key Plan- Legacy Park Enhancements



Legacy Park Winter Skating (northeast view)



Existing Unit Paver Path



Bandstand



Overall Aerial of Legacy Park

Legacy Park constitutes a large part of the Historic Precinct. It is at the core of most civic celebrations - Canada Day, movies-in-the-park, annual farmer's market, family festival, 5k run, etc.

While no comprehensive site changes are envisioned, there are several improvements recommended to help the users and events being held in Legacy Park. Our recommendations are based on a perceivable need to centralize civic events with expectant large numbers of people, so as to help protect and mitigate any damage to the sensitive cultural and historic resources/nodes immediately north of the park.

Our recommended improvements are:

- Asphalt trail extensions and widening (width of 3.0m);
- Inclusion of a themed children's play park;
- Provisions for future parking stalls;
- Additional lighting within the park and new trails;
- Resurfacing of the existing parking compound (south of Gaol Way) to support civic events (i.e. bands, winter skating, shuttle pick-up/drop-off for visitors, etc.);
- Reconstruction of the formal gardens that were once a central feature of the grounds.

8.0 WAY-FINDING

Way-finding is the art of using landmarks, signing, pathways, and environmental cues to help first-time visitors navigate and experience a site without confusion. These cues should be well planned, seamlessly connected and aesthetically pleasing, creating a positive first impression and a sense of security, comfort and well-being.

Principles for effective way-finding include:

- Create an identity at each location, different from all others.
- Use landmarks to provide orientation cues and memorable locations.
- Create well-structured paths.
- Create regions of differing visual character.
- Don't give the user too many choices in navigation.
- Use survey views (give navigators a vista or map).
- Provide signs at decision points to help way-finding decisions.
- Use sight lines to show what's ahead.

The City of Fort Saskatchewan has recently approved a comprehensive family of way-finding signage that ranges in scale; from: gateways, vehicular directional signs, building and street identification, pedestrian directional blades, trail and downtown information kiosks, and trail directional blades and markers. We have applied these analogous colours, logos and built form into the Historic Precinct Master Plan.

Notable new way-finding elements introduced include:

Historic Precinct Marker and Pennants:

Utilizing the previously approved Pageantry Banner; complete with a steel pole and three (3) red and white pennants affixed to it. Colours and forms are analogous.

Interpretive Trail Panel:

Located in all interpretive nodes and resembling the previously approved Vehicular Directional Sign, but miniaturized and scaled proportional to suit a pedestrian environment. Colours and forms are analogous.

Trailhead Directional Sign:

Located in all trailheads and resembling the previously approved Vehicular Directional Sign, but proportional to suit a pedestrian environment. Colours and forms are analogous.

Historic Precinct Light Standard:

The light standard is intended to replicate the former Provincial Gaol light standards that once lined the driveway (now 100 Avenue) leading up to the former Administrative Building. The top of the light standard has a classical oval luminaire with the Historic Precinct logo on all sides, as well as four (4) red and white pennants affixed to it.



GRAPHICS BY:
• form.media

HISTORIC PRECINCT LOGO



GRAPHICS BY:
• form.media

DOWNTOWN LOGO



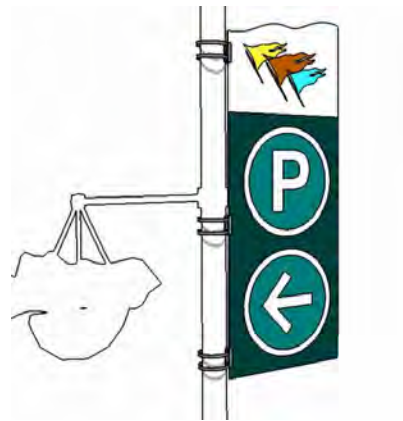
GRAPHICS BY:
• form.media

VEHICULAR DIRECTIONAL SIGN - TYPE 1



GRAPHICS BY:
• form.media

VEHICULAR DIRECTIONAL SIGN - TYPE 2



GRAPHICS BY:
• form.media

VEHICULAR PARKING DIRECTIONAL SIGN



GRAPHICS BY:
• form.media

PAGEANTRY BANNER



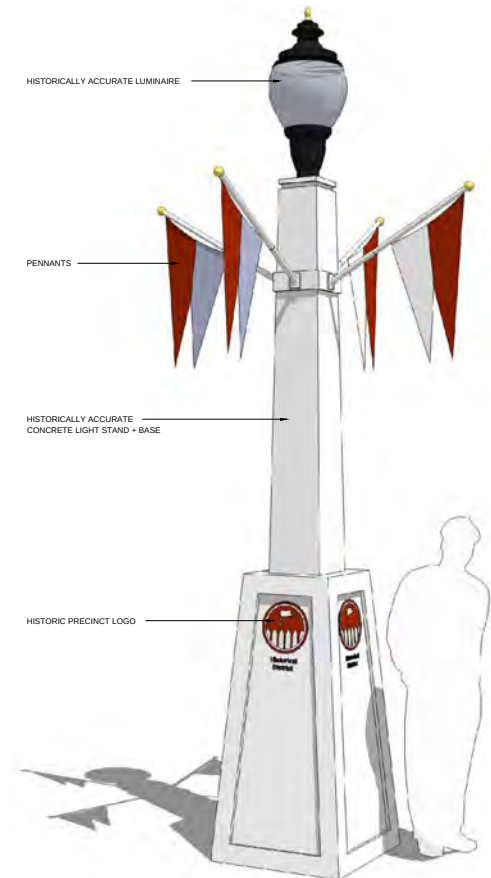
GRAPHICS BY:
• form.media

PEDESTRIAN DIRECTIONAL SIGN



GRAPHICS BY:
• form.media

TRAIL DIRECTIONAL SIGN



HISTORIC PRECINCT LIGHT STANDARD (GAOL REPLIC)



GRAPHICS BY:
• form.media

TRAIL MARKER SIGN



INTERPRETIVE TRAIL PANEL



HISTORIC PRECINCT PAGEANTRY BANNER



TRAIL HEAD MAP + DIRECTIONAL SIGN



HISTORIC PRECINCT MARKER + PENNANTS

PAINT FINISHES :

EXTERIOR GRADE ARCHITECTURAL SIGN PAINT FOR METAL SUBSTRATES OR POWDER COAT - SATIN FINISH.
PAINT TO MATCH PANTONE SPECIFICATION.



VINYL APPLICATIONS:

EXTERIOR GRADE VINYL: APPLIED PER MANUFACTURER'S SPECIFICATIONS.

PANTONE 5463C (AT 70% SATURATION)
OR MATCH MATTHEWS 128-MP0839 PETER OTEAL



9.0 IMPLEMENTATION PLAN

“It is critical that significant results be achieved early in the initial implementation phases to ensure that interest in the Plan is maintained among stakeholders, businesses owners, residents and City representatives.”

The implementation program undertaken for the Historic Precinct Master Plan and Interpretive Centre Concept will govern whether or not the project will be measured successful. It is critical that significant results be achieved early in the initial implementation phases to ensure that interest in the Plan is maintained among stakeholders, businesses owners, residents and City representatives.

While the Master Plan outlines implementation activities to support closely the 10 Year Guiding Document for the Development of Fort Saskatchewan Historic Precinct (developed by a Historic Resources Advisory Board, 2012), it is intended that a significant number of initiatives related to the new Interpretive Centre be undertaken within the first two (2) years of the program.

Our implementation program is divided into six (6) separate project construction boundaries (see Implementation Plan in this report).

Phase 1 initiatives (i.e. those that should be undertaken in 2015) involve the new Interpretive Centre exclusively. However, as opportunities and issues evolve over time, and adjust to emerging market conditions, succeeding initiatives identified in the implementation program may be accelerated or deferred in particular circumstances.

Finally, to keep the Master Plan and the implementation program relevant, it is recommended that proposed site development will be captured in the City 10 Year Capital Plan, which guides the timing and funding opportunities of all City capital projects. Each project will be brought forward for Council consideration during future budget deliberation.

The following cost summary is representative of the probable construction costs for the Fort Saskatchewan Historic Precinct project. The summary has been divided into separate sections for Site Development and the Interpretive Center Building. Further subdivision of the Site Development section outlines the individual construction phases of the Historic Precinct, along with the costs projected for the River Valley Interpretive Loop and Utility Improvements associated with the project.

Implementation Cost Estimates - Order of Magnitude

Historic Precinct

(Supply + Install, including Site Furnishings, Way Finding + Demolitions)

<i>Phase 1 Construction Boundary</i>	<u>\$6,500,000.00</u>
<i>Phase 2 Construction Boundary</i>	<u>\$700,000.00</u>
<i>Phase 3 Construction Boundary</i>	<u>\$1,400,000.00</u>
<i>Phase 4 Construction Boundary</i>	<u>\$1,800,000.00</u>
<i>Phase 5 Construction Boundary</i>	<u>\$1,200,000.00</u>
<i>Phase 6 Construction Boundary</i>	<u>\$550,000.00</u>

Implementation Cost Estimate Subtotal	<u>\$12,150,000.00</u>
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Utility Improvement Summary for All Phases - Order of Magnitude

<i>Power</i>	<u>\$950,000.00</u>
<i>Water</i>	<u>\$250,000.00</u>
<i>Storm + Sanitary</i>	<u>\$580,000.00</u>
<i>Gas</i>	<u>\$110,000.00</u>
<i>Shallow Utilities</i>	<u>\$210,000.00</u>
<i>Construction + Design Fee Contingencies</i>	<u>\$420,000.00</u>

Utility Improvement Subtotal	<u>\$2,520,000.00</u>
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Total Proposed Master Plan Enhancement Costs	<u>\$14,670,000.00</u>
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IMPLEMENTATION PLAN- HISTORIC PRECINCT

MARCH 2014



