



City of
Peterborough

TO: Members of the Committee of the Whole

FROM: Ken Doherty, Director of Community Services

MEETING DATE: December 5, 2011

SUBJECT: Report CSAD11-011
Morrow Park Master Plan Design Study

PURPOSE

A report recommending acceptance of the final Morrow Park Master Plan Design Study and request for approval of Phase I of the Plan.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report CSAD11-011 dated December 5, 2011, of the Director of Community Services, as follows:

- a) That a presentation on the Morrow Park Master Plan Design Study from Brown and Storey Architects Inc. be received for information;
- b) That the Morrow Park Master Plan Design Study be adopted to serve as a guide for future planning and budgetary decisions;
- c) That Phase 1 of the Morrow Park Master Plan Design Study be approved, pending the annual budget approval process.

BUDGET AND FINANCIAL IMPLICATIONS

Phase 1 of the Morrow Park Master Plan Design Study has an estimated budget of \$2.6 Million. This amount is presented as a Capital Budget request in the 2012 Budget and is to be reviewed as part of the annual budget approval process. Alternate sources of funding are also being explored in order to offset this total amount.

BACKGROUND

The Morrow Park Master Plan project was awarded to Brown and Storey Architects Inc. at a cost of \$54,500 before taxes, as a result of Report CSAD09-003 dated March 18, 2009. This project is defined to collect, interpret and synthesize all community and stakeholder input to come up with options for the future in order for staff to make recommendations and report these to Council.

A Project Steering Committee was established and included key City staff from Legal Services, Community Services, Utility Services, Planning and Development Services and Financial Services to ensure corporate information from all departments was being taken into account (i.e. Downtown Central Area Master Plan, Little Lake Master Plan, future development and road expansions). Five “Partners” were identified, being the tenants, and included the Agricultural Society, the Peterborough and District Farmers’ Market, Kawartha Gymnastics Club, Discovery Daycare and the Peterborough Petes. An initial private meeting was held with each Partner and the Consultant to get their feedback on the facilities used by them and their vision for the future.

The project began in the second quarter of 2009. It was deferred in the fall of 2009, after the first round of public consultation, due to other Arena Division priorities and administrative issues required to be resolved with the Agricultural Society, one of the main partners in this project, before proceeding any further. The Master Plan project resumed in April 2011 and included two additional Public Information Sessions as well as public displays of the Plan drawings.

The Morrow Park Master Plan Design Study recommends strategies to open the park up to everyday use while essentially maintaining current programming, but with elements allowing for each to co-exist. Phasing strategies were developed that will ensure all partners in the Park will have continuous use; existing facilities will remain in use until new facilities are provided for them. In Phase 1 of the Plan, it is recommended that the Linear Park be the first phase of the Morrow Park transformation. The new perimeter green zone would establish a series of trails and green space that would immediately expand the use of the park by creating new uses and provide a more welcoming edge at all street faces. The new trail network would provide a new recreational activity that would also connect the park to other significant city open space networks.

Phase 1 is being recommended for implementation in 2012, and has been included as a 2012 Capital Budget request. If approved, Phase 1 will result in the demolition of the grandstand, Lounge building, currently occupied by the Montessori School, and the removal of the perimeter fencing. A linear park will be developed around the perimeter with a trail system, primary tree planting and a dedicated space for portable grandstands. Events like tractor pulls, demolition derbies, and snowmobile/ motor cycle races will be relocated to a more suitable venue.

Implementation and any required adjustments of Phase 2 and future phases are being recommended on an annual review basis and will be presented in future Capital Budget requests.

SUMMARY

The Morrow Park Master Plan Design Study presents a comprehensive study of R.A. Morrow Park, its tenants and the community. Approval to proceed with Phase 1 of the Morrow Park Master Plan Design Study, pending the annual budget approval process, will greatly benefit the community by enhancing and beautifying one of the largest park areas in the City of Peterborough and will provide direction to staff regarding existing aging facilities on the property.

Submitted by,

Ken Doherty
Director of Community Services

Sue Warrington
Arena Division Manager

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Attachment: Appendix A - Morrow Park Master Plan Design Study



R.A.MORROW PARK

MASTERPLAN DESIGN STUDY

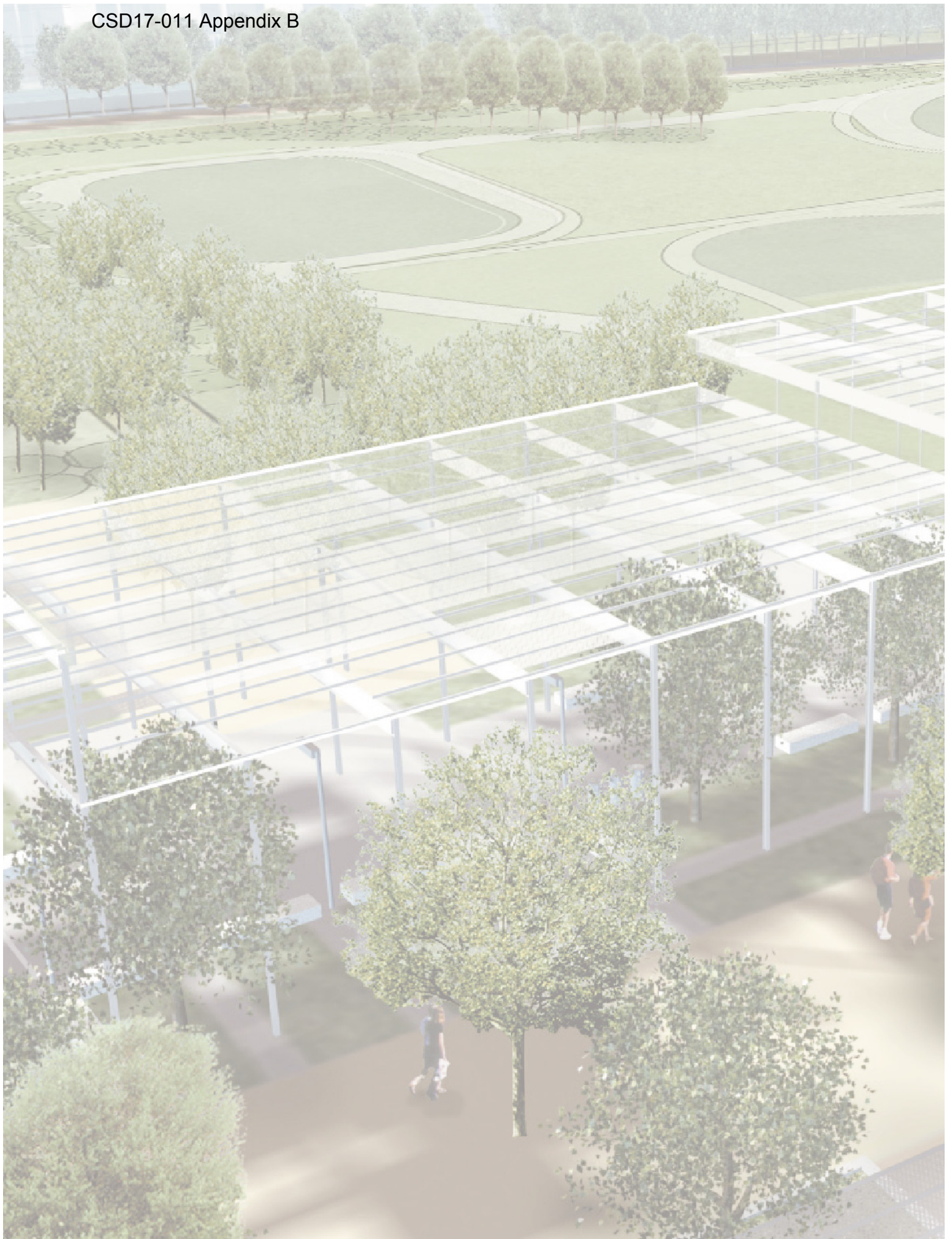
August 2011



B+SAi

BROWN + STOREY ARCHITECTS INC.

**Scott
TORRANCE**
LANDSCAPE ARCHITECT INC.



R.A. Morrow Park Masterplan Design Study

For the City of Peterborough

August 29, 2011

Prepared by:

BROWN + STOREY ARCHITECTS INC.

Scott Torrance Landscape Architect Inc.



City of
Peterborough

Project Team:

BROWN + STOREY ARCHITECTS INC.

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Ken Doherty, Director of Community Services
Mary Gallop, Manager of Facilities and Special Projects
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Table of Contents

1. Executive Summary	1
2. Format and Process of the Master Plan Study	9
3. Existing Site Analysis.....	13
4. Design Directions & Strategies	39
5. Phasing Scenarios	75
6. Next Steps	89

Appendices:

Appendix A: Workshop Notes / Open House Comments

Appendix B: Presentations





1 Executive Summary

The twenty-seven acres of R. A. Morrow Park have been an integral part of the City of Peterborough since the 1880's, when R. A. Morrow first began assembling the properties that now comprise this major open space. The overarching purpose of this Master Plan Study has been to examine the present conditions and use of the Park, and, mindful of its rich history, offer recommendations for a new vision that can guide plans for improvements in both immediate and long range scenarios.

This study recognizes both the long history of the Peterborough Agricultural Society and the Peterborough Exhibition, and the substantial potential for Morrow Park to become a major open space of the city – connected to the larger context of parks and trail networks for pedestrians and cyclists, and a place for year-round recreational use. The goal of the Master Plan recommendations is to strike a balance, improving facilities for the activities that occur there now while opening up the park to the city as a year-round major open space, creating opportunities for new programming and a new cohesiveness for present programming.

The recommendations proposed for Morrow Park have been framed as 'scenarios', suggesting several initial transformations that can form a strong infrastructure bringing a larger city constituency of people who use the park more regularly. Further improvements to the park can be developed through an ongoing consultation with an expanded community of users. The master plan suggests a number of scenarios for future improvements, while acknowledging that opening the park for a larger community can also create new evolving and dynamic directions that are yet to be seen. Key to the Morrow Park scenarios is the principle that all existing facilities will remain in use until new facilities are provided for them. (For example, there are four ball diamonds currently located in the park. The Master Plan suggests that two ball diamonds be provided, but not until two new baseball diamonds are provided in other city locations.)

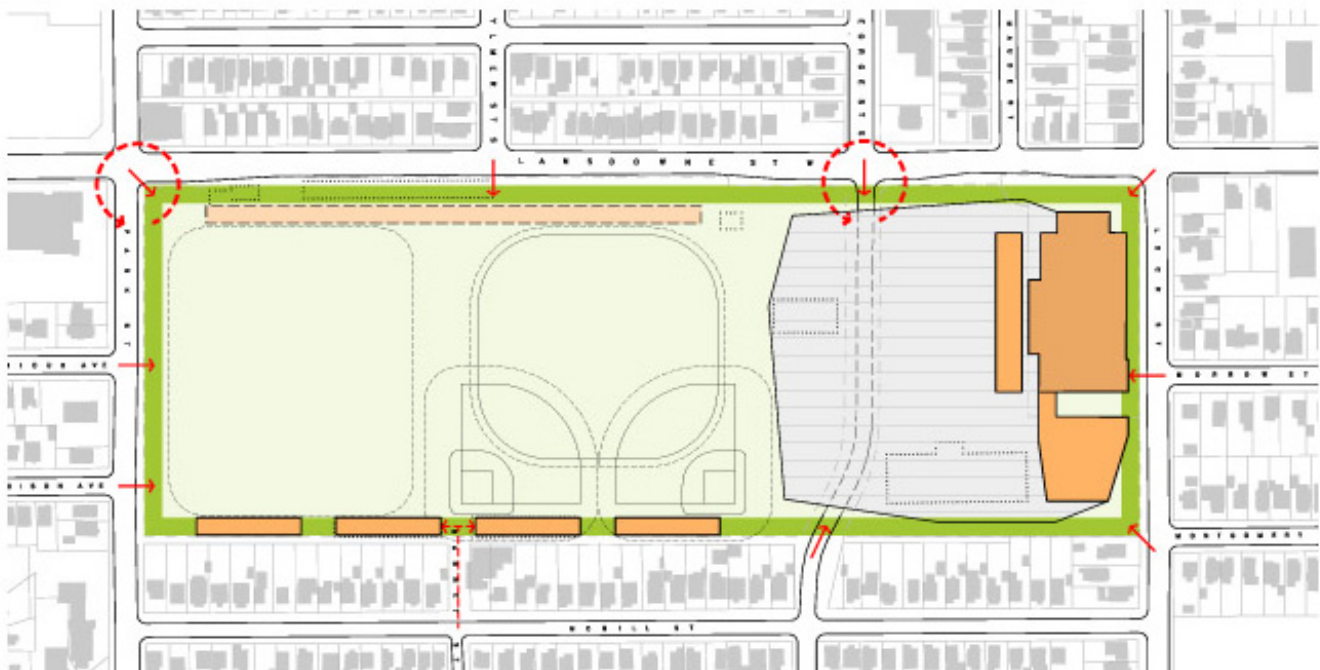
The project team has consulted regularly with the Steering Committee, throughout the duration of the study, with both the core group and an expanded committee representing all City Departments. The initial step of the study consisted of individual interviews with representatives of the Peterborough Agricultural Society, the Discovery Montessori Schools Inc. / Discovery Child Care, the Peterborough Petes, the Farmers Market and the Kawartha Gymnastics Club. The first design workshop was attended by many members of the above groups, with additional input provided by users of the baseball diamonds and cricket pitch. Two further open houses were held to gather reactions from the larger community. An exhibition of the master plan has been provided at the Y.M.C.A., and the City of Peterborough website has been updated through the project stages. Notes from these interviews and events are provided in Appendix A of the report.

Recommendations

The R. A. Morrow Park Master Plan recommendations have determined that current uses of the park are disconnected and require a great deal of coordination to co-exist. The present configuration of the park is determined by the need for controlled access to the grounds for the annual Peterborough Exhibition, which at the same time prevents the park from being a welcoming green space in the city inviting people to use it on an everyday basis. The Master Plan design recommends strategies to both open the park up to everyday use, while essentially maintaining current programming, but with elements allowing for each to co-exist.

Primary Directions:

- R.A. Morrow Park should be reconnected to the larger context of the City and its network of public spaces and trails, and at the immediate context to its local community
- R. A. Morrow Park should foster year-round, medium intensity uses that both can accommodate present users and a new generation of users. This requires changes to how the park is presently used, and may effect current agreements between the City and the Agricultural Society for the use of the Park. It is recommended that 'monster truck' type of events be relocated to a more suitable venue.





- Current built facilities should be significantly renovated or relocated and rebuilt. Phasing has been proposed that ensures that no facility is taken out of the park without its replacement being immediately available.
- A new linear park strategy is proposed for a 25 meter perimeter of the Park that will allow an evolving structure that can be responsive to future activities and scenarios of use. **This is recommended as the first phase of the R. A. Morrow Park transformation.**
- Conflicts between new elements proposed and the changes to the present operation of the Exhibition are noted by the Agricultural Society and will require further negotiations between the City of Peterborough and the Peterborough Agricultural Society. Scenarios suggesting how the Exhibition be physically accommodated have been provided.
- A separate parking study should be undertaken to develop strategies to deal with event parking that does not overcrowd neighbourhood streets.

The following sections of the larger report expand upon the background conditions, design strategies, and final recommendations through photographic documentation, mapping, explanatory texts, site plans, sections, and three dimensional views.

The master plan recommendations represent an update of how cities use their open spaces as valuable resources for every member of a diverse community. Like all major civic parks, R. A. Morrow Park has a continuously evolving presence in Peterborough. We believe these recommendations can bring improvements to the physical reality of Morrow Park, to match the broader expectations of the community and to bring a new generation of participation in the ongoing dialogue for its future.

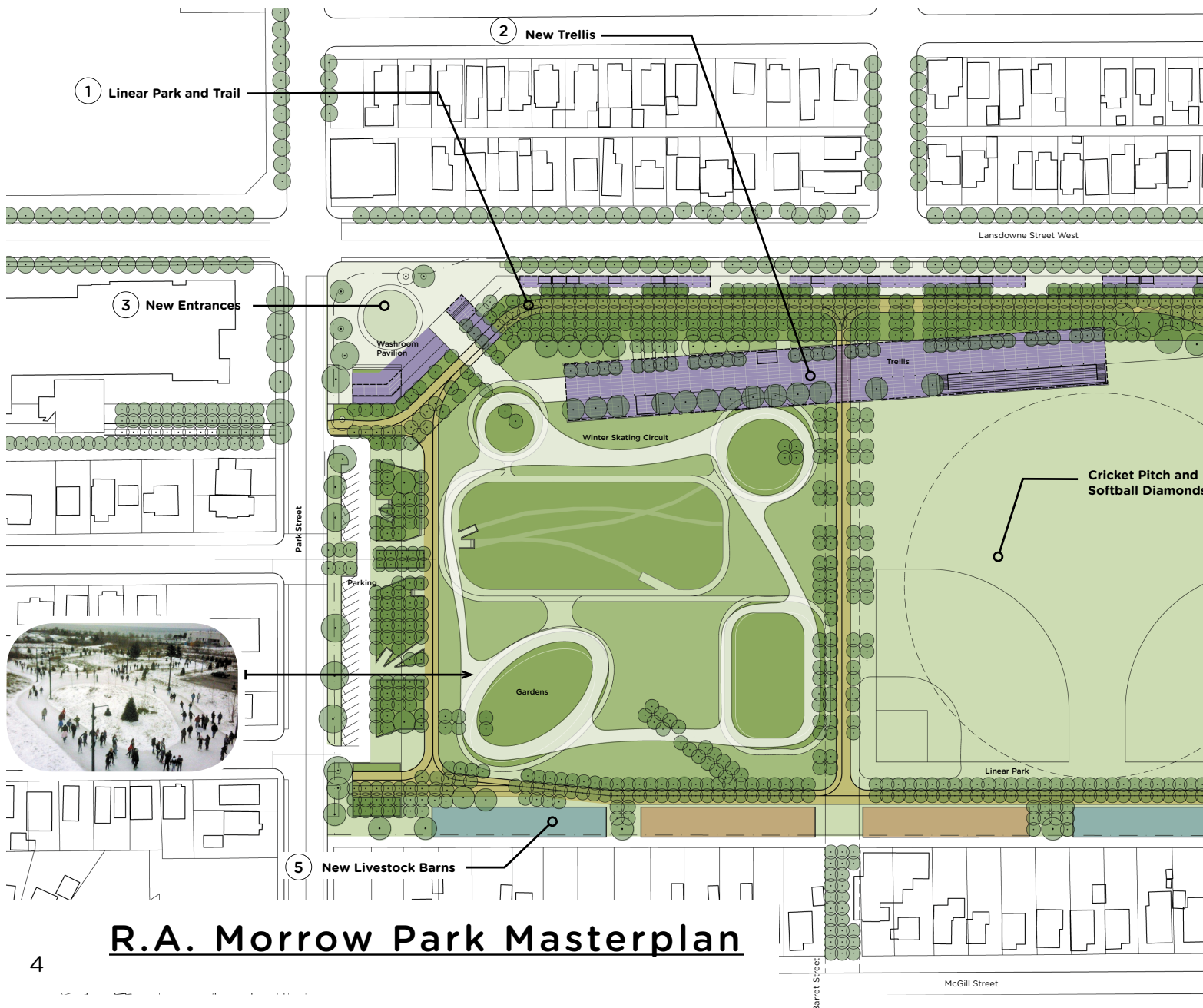
Elements of the New Plan:

The primary goal of the new R. A. Morrow Park master plan is to open the park up to the city as a year-round major open space, while at the same time improving the facilities for the activities that occur there now. The master plan explores the benefits of connecting green space to a larger city context of parks and trail networks for pedestrians and cyclists. In creating a medium intensity of use for both everyday and special events through all four seasons, opportunities are created for new programming and a new cohesiveness for the present set of programming requirements.

Phasing Strategies

Phasing strategies are being developed that will ensure all partners in the Park will have continuous use - existing facilities will remain in use until new facilities are provided for them.

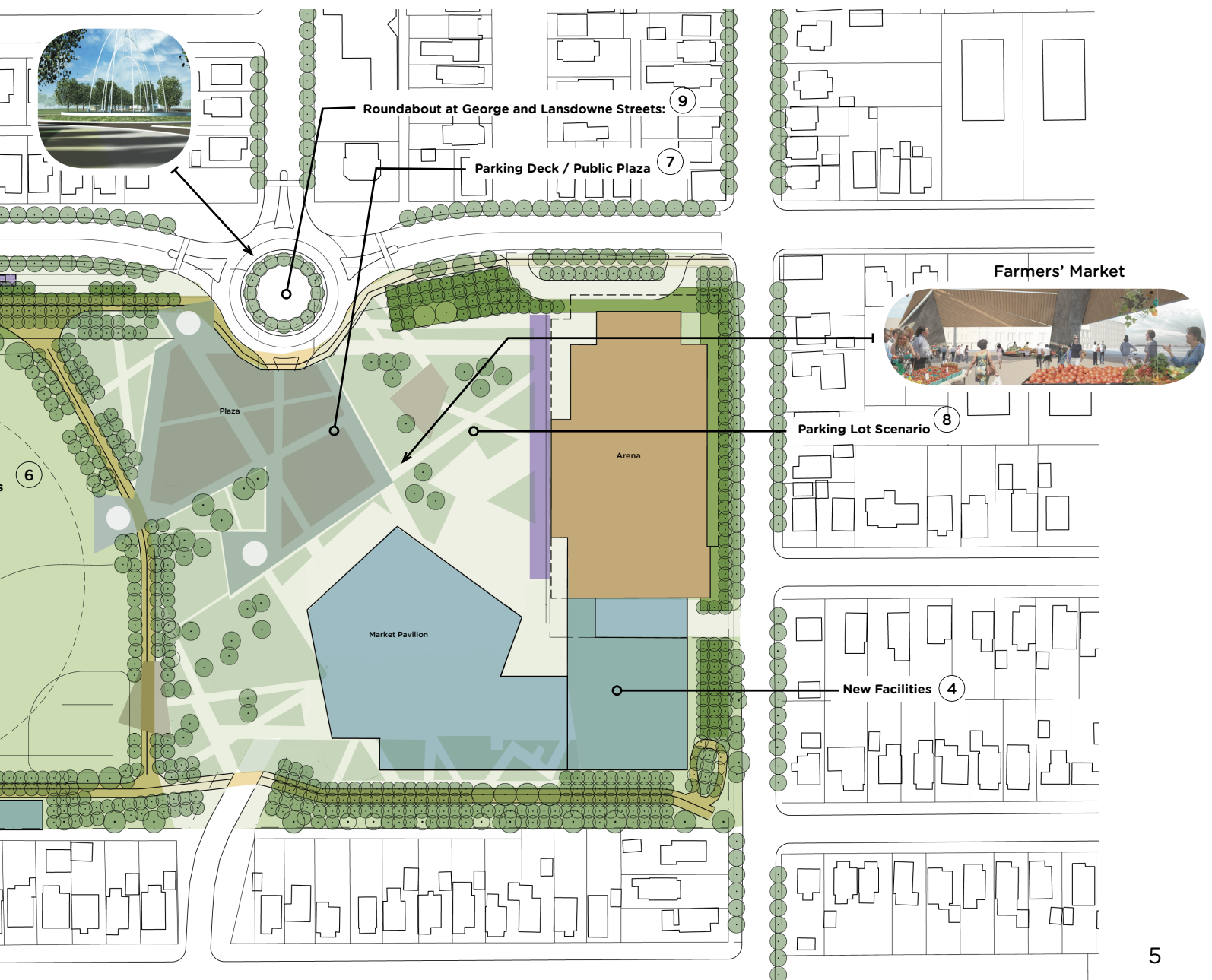
- ① **Linear Park and Trail:** A new perimeter green zone 25 meters (82 ft.) wide, generously planted with over 1,200 new trees, will replace the chain link fence and grandstand, encircling the main body of the park, containing all season looping trails of various lengths - 600 meters, 1000 meters, 1700 meters - for training, cycling and pedestrians enjoying the new park. Lighting is proposed for evening use. As a first phase of transformation, the linear park will create a new open relationship with Lansdowne Street and Park Street and provide a buffer between neighbourhood backyards and the interior of the park with a continuous berm providing an edge between the streets and Morrow Park. A curb will be located at the inside edge of the linear park that will allow for temporary fencing to be erected for special events like the Exhibition.
- ② **New Trellis:** A large overhead trellis is proposed that runs inside of the linear park providing a zone for temporary grandstands for special events like the Exhibition. The trellis will also provide a framework for installations for special events, exhibits and kiosks.
- ③ **New Entrances:** New public entrances into the park are shown at Park Street, Barret Avenue and Lansdowne Street. A new smaller parking area is provided along Park Street for casual use of the park. New public washrooms are shown with a small commercial / office facility at the Park Street entrance.



R.A. Morrow Park Masterplan

- ④ **New Facilities:** New buildings suggested in the new plan include an exhibition building creating a new face to the arena, a potential second ice pad, gymnasium, meeting spaces and offices. The new buildings would replace the Daycare Building, Agricultural Society of office, Centennial Building and Morrow Building, but continuous use for all park users will be ensured. The Farmers Market would also have interior space for winter months and additional interior space for the other months of the year that are currently located in the Morrow Building.
- ⑤ **New Livestock Barns:** The two existing barns on the east side of the property will be replaced and two new additional barns added, set within the new linear park space. A design is suggested that would allow people to see into the barns from the perimeter trail system, as well as visiting them during special events.
- ⑥ **Cricket Pitch and Softball Diamonds:** Two of the existing softball diamonds are suggested for relocation to another city location, with two remaining, integrated with a cricket pitch.

- ⑦ **Parking Deck/ Public Plaza/ Farmers' Market:** The master plan shows two variations. A new public space is shown in this plan that would be located over a parking deck set one half level below grade. This new public plaza will contain hard and soft areas, an improved outdoor Farmers Market and area for the Agricultural Society midway, and will be the site for other special public events. The midway can alternatively be located in the softball diamond / cricket pitch area. Roger Neilson Way would be closed to vehicular access.
- ⑧ **Parking Lot Scenario:** The second variation shows a more consolidated parking area, with Roger Neilson Way closed to vehicular traffic, except as access to the surface parking area. This parking lot would be improved for better conditions for the Farmers Market and could also be a location for the midway.
- ⑨ **Roundabout at George and Lansdowne Streets:** A roundabout has been suggested for the George and Lansdowne intersection that would become a landmark entrance both for Morrow Park to the east and the Peterborough downtown to the west. This plan is currently being reviewed by the City of Peterborough for feasibility.



Phase 1 Plan:

It is recommended that the Linear Park be the first phase of the Morrow Park transformation. The new perimeter green zone would establish a series of trails and green space that would immediately expand the use of the park by creating new uses and provide a more welcoming edge at all street faces. The new trail network would provide a new recreational activity that would also connect the park to other significant city open space networks.

The detailed budget outlined in the report suggests an overall capital cost of \$2,600,000.00.



Coming In:

- Linear Park
- Trail
- Temporary grand stands
- Primary tree planting

Staying:

- Morrow building
- Gym Building
- Agricultural Society Office
- Barns
- Ball Diamonds

Removed:

- Grand stand
- Fence
- Daycare building



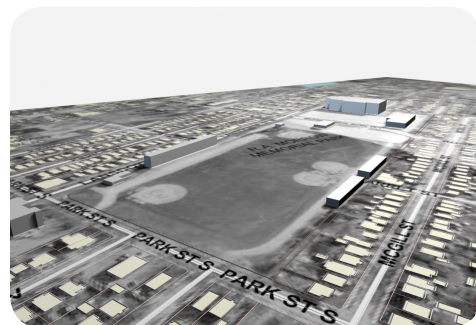


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Format and Process of the Master Plan Study

The Master Plan Design Study for the City of Peterborough was initiated in March 2009, with the first stage of Information Gathering and Site Analysis. This stage involved meeting with the Steering Group and representatives of the stakeholder groups, including the Peterborough Agricultural Society, the Kawartha Gymnastics Club, the Discovery Montessori Schools Inc. / Discovery Child Care, the Peterborough Petes, the Farmers Market and the Kawartha Gymnastics Club. Photographic documentation, site walk-throughs and building visits with the Steering Group, mapping and site analysis were provided in the first stage of work, and resulted in a set of Design Directions. The work of this first stage of work was presented at the first design workshop on April 30, 2009, which was attended by several members of the above groups, with additional input provided by users of the baseball diamonds and cricket pitch. Of the approximately 35 attendees, there were 5 members of the larger community / neighbourhood present. The presentation and notes taken from this workshop are provided in Appendix A.

The second stage of work consisted of the development of site plan options for the work. The preferred option of creating a balance - working to improve the existing programme elements on the site while introducing new elements to encourage better connections to the larger city context, and to encourage more daily use by the community - was adopted in creating more detailed design proposals. The work of the study was postponed in the fall of 2009 to the spring of 2011, where this work was reviewed and resumed with the Steering Group and project team.



The Master Plan Design ideas were presented to a larger group at an open house during the 'inside' Farmers Market on April 30, 2011. This open house attracted hundreds of people who were visiting the Market and many stopped to watch the 'looped' slide presentation and to take a closer look at the exhibit panels displayed. Across the five hours, many comments were received which helped the project team to provide variations to the design ideas when the following public open house was held in the following week on May 3rd. The attendance at this open house was approximately 75 people. The comments received were recorded along with additional comment cards that had been provided through an additional exhibit provided at the YMCA. These comments are provided in Appendix A. The comments, while generally enthusiastic and favourable, also identified concerns about the size and servicing of the Farmers' Market and the Agricultural Exhibition facilities, and the accommodation of event parking.

These comments were taken into account while refining the Master Plan Design ideas into the final site plan included in this report. Scenario plans have been added that show how the Market area can be expanded to approximately twice its current area, and where the Agricultural Exhibition would be accommodated within the transformed R. A. Morrow Park. Phasing scenarios are provided that suggest the prioritization of the design proposals for the park, with a preliminary budgeting for the first phase of work in providing the linear park and trail.



Community Consultation Key Dates

Separate Interviews with Stakeholders - June 2009

Website information - continuous updates by City staff

Design Workshop - April 30 2009

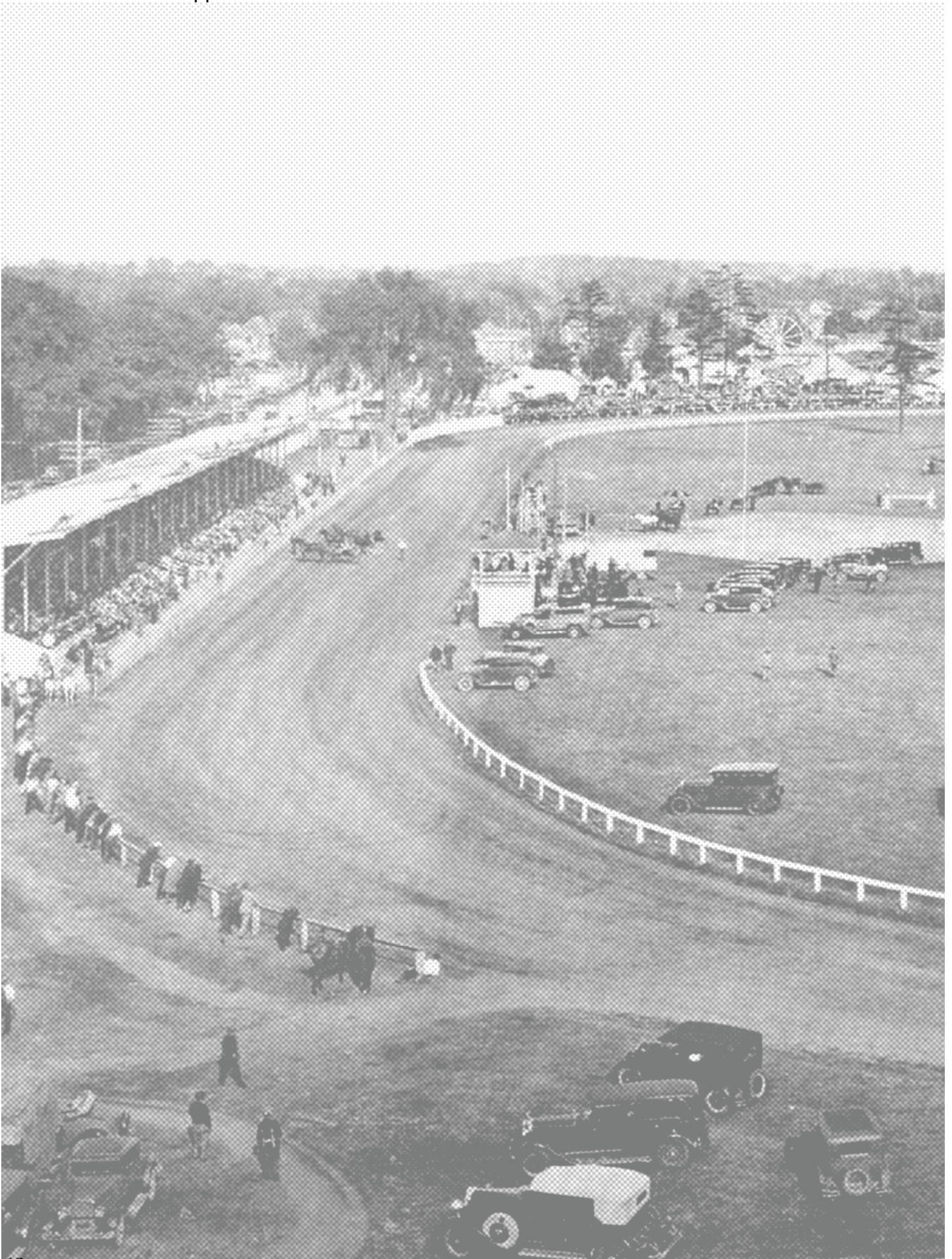
YMCA Display - April / May 2011

Public Open House, Farmers' Market - April 30, 2011

Public Open House - May 3, 2011

Concerns:

- general support for proposals
- room for the Market to expand
- a Memorial to represent the site's military history
- accessibility to the park
- concerns about the roundabout
- parking in the neighbourhood during events
- Agricultural Society use and City agreement
- loss of two ball diamonds



3 Site Documentation and Analysis

The first phase of work consisted of the following research tasks:

- Archival research in photographic collections, maps and texts
- Documentation of Morrow Park plan and specific detail areas such as the grandstand, livestock barns and market building
- Contextual mapping illustrating the park's relationship to larger open space networks
- Public consultation through an initial walk-about with stakeholders and city staff to identify areas of concern and interest
- Ongoing Steering / Stakeholder meetings to show work in progress
- 3-D computer model of the park for future illustration of design concepts
- Urban design analysis of the immediate context of the Park
- Mapping Analysis of internal relationships within the park boundaries



Barracks - c. 1945



Present Day

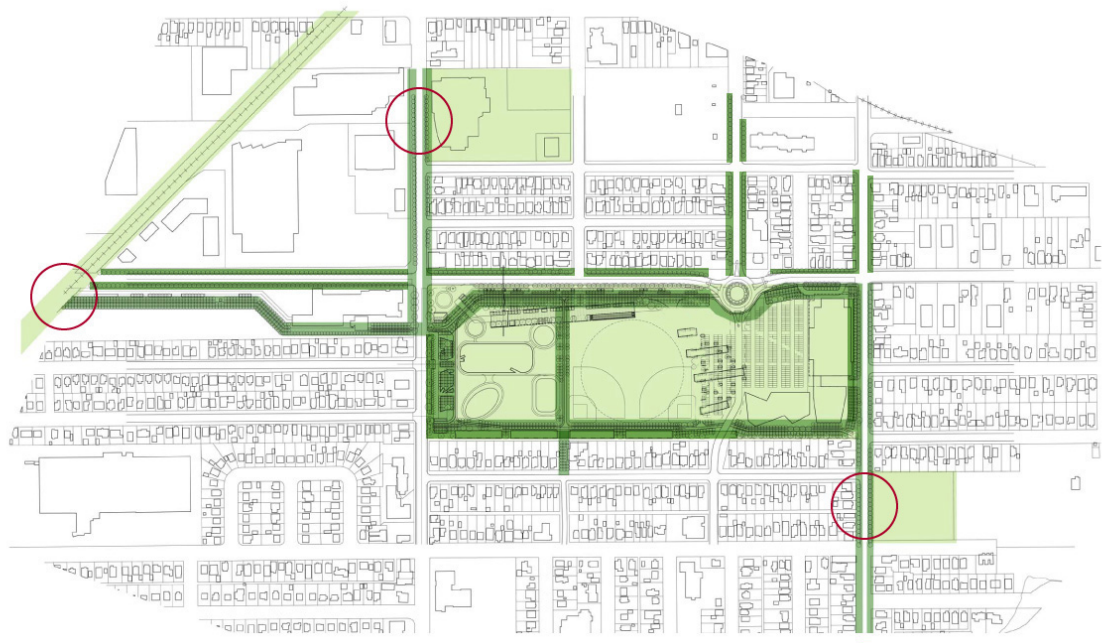


Larger Civic and Open Space Context

At 27 acres, R.A. Morrow Park is one of the largest parks in the City of Peterborough not bordering onto the Otonabee River and Little Lake. Set within the traditional and historical city grid, the park is surrounded predominantly by single family residential housing, with the beginning of retail at its George Street entrance, and a handsome industrial building across from the Lansdowne and Park Street intersection on the southwest corner.

Morrow Park is within close distances to a set of city parks – King Edward and Brinton Carpet Park – and to the Otonabee River and Little Lake open space systems. Through a potential open green connection through the industrial property to the west, Morrow Park can establish a direct connection to the planned Rail Trail which travels across the city. Lock Street, George Street, Aylmer Street and Park Street all make short and direct connections to the waterfront and Trans-Canada Trail, to the downtown and to the YMCA.

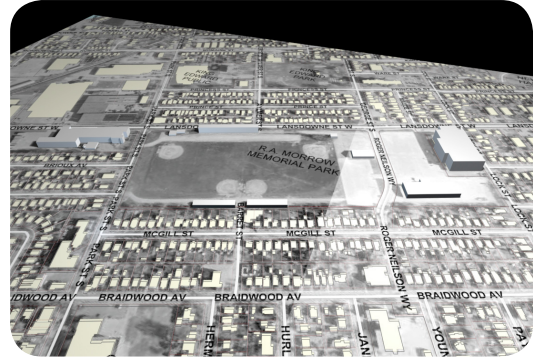
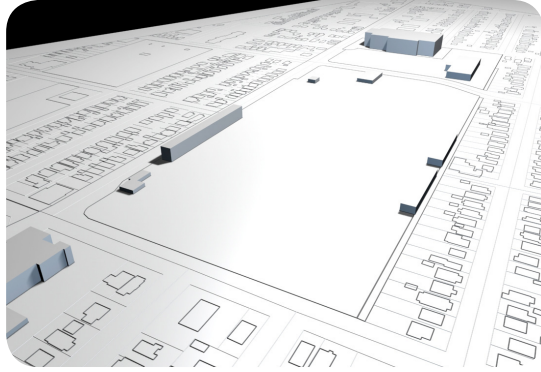
While these connections have not been elaborated, the creation of a trail network within Morrow Park through the introduction of the linear park would create an impetus to make these short linkages that will connect to the larger context of the city, through cycling and pedestrian networks, through major vehicular routes into the centre of Peterborough and along the extensive waterfront. The extensions of the linear park on Park Street, George Street, Lock Street and through the industrial neighbour by special tree planting and distinctive streetscaping is strongly recommended to establish this latent network.



Existing Conditions

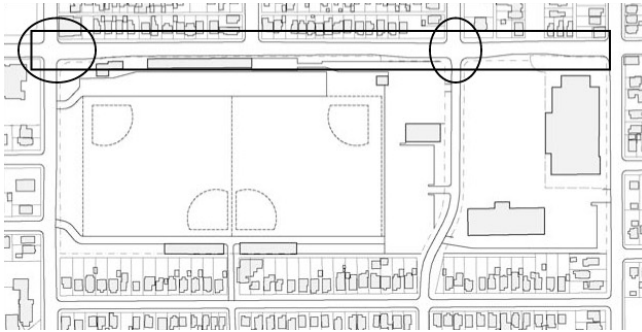
The following section describes both open space and built conditions at Morrow Park. The descriptions are combinations of project team documentation and observations with the comments received from the interviews with stakeholders. More detailed notes from the stakeholder interviews are provided in Appendix A of this report.





EDGES OF THE PARK

○ Lansdowne Street



Morrow Park's longest continuous street face is along Lansdowne Street which is a very busy 4 lane main arterial road connecting drivers east-west across town. The intersection of Lansdowne and George Streets at the entrance into the park also forms a gateway into the retail core of Peterborough. Currently, there is no access along Lansdowne Street, with no sidewalks provided. The edge is made by a narrow dirt path and six foot high chain link fence that borders the daycare yard and building and its west end, traveling to the blank metal siding wall of the grandstand, and ending at the George Street intersection, where Roger Neilson Way enters into the parking lot and across the park site. Beyond this intersection Lansdowne then borders the asphalt parking lot and access drives / drop offs for the Memorial Arena. The poor condition of this edge of the park - no pedestrian connections, limited visibility into the park - are obvious. At the same time the strong potential of this edge to become a new major face of Morrow Park are obvious.

The frontage of the Memorial Arena while functionally important, also requires new streetscaping to physically include this major facility of the site into the full body of the park. The parking lot and arena, while technically part of Morrow Park, appear to be part of a separate site. Creating a cohesive Lansdowne edge would help to unite these disparate areas together.

The Lansdowne and Park Street intersection is equally impenetrable while suggesting major improvements to create a signature landmark entrance into the park. The George Street intersection suggests a similarly strong response for a landmark entrance both into the Morrow Park and into the centre of the city.



Lansdowne edge looking west from George St.



Lansdowne edge looking east from George St.



Lansdowne edge looking east from Park St.



Lansdowne edge looking at Grandstand

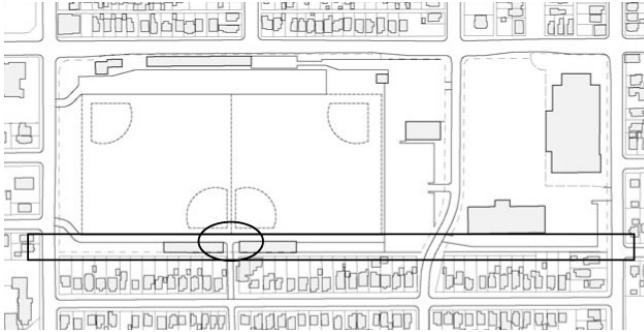
Recommendations

Significant improvements required to open this major face of the park to Lansdowne Street

Create new fully accessible edge that gives a welcoming image to the city and visitors, and provides a new recreational use.

EDGES OF THE PARK

○ South Laneway



The south face of Morrow Park borders onto an informal alley and backyards of single family residences along McGill Street. The alley is variously left clear and made discontinuous through its appropriation into some of the back yards. The ownership of the alley is not entirely clear, and its informal nature is low-key and unobtrusive. Barret Street intersects with McGill Street and dead ends at the southern edge of the park. It is bordered by a repair shop that has appropriated the right of the way street somewhat and makes an unattractive access point into the park, which is used during the exhibition for servicing the barns that are located along the south edge. Barret Street presents another opportunity to make a public pedestrian entrance into the park. The position of Barret Street suggests a division of the large body of the park into segments with a 'nearly' aligned relationship with Aylmer Street to the north that in turn connects to the YMCA and King Edward Park.





South edge at parking south of Memorial Centre



View from McGill Street into backyard + park



View from park into Barret Street right of way



View from Barret Street right of way into park..

Recommendations

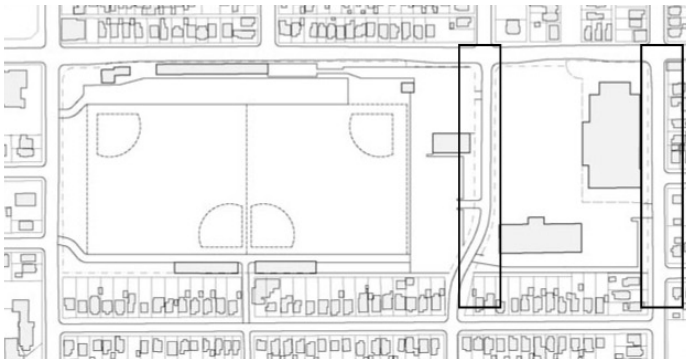
Provide small parking area at street creating boulevard incorporating existing trees

Remove chain link fence

Provide new street design to build upon axial relationship with neighbourhood streets

EDGES OF THE PARK

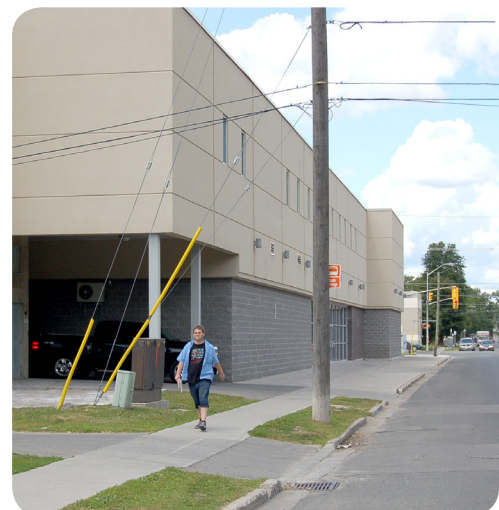
○ Lock Street Roger Neilson Way



The Memorial Arena and adjacent parking lot dominates the Morrow Park edge onto Lock Street. Morrow Street and Montgomery Street are residential neighbourhood streets that terminate at Lock Street and present opportunities for a new streetscaping approach that would mark these axial relationships and create formalized pedestrian entrances into the east portion of the site. New streetscaping along Lock Street could link the full site together while providing a template for the connection of the park to the Otonabee River and Newhall Park to the south to Little Lake to the north.

Roger Neilson Way crosses the site effectively dividing the parking lot and Memorial Arena from the remainder of the park. This street was added to the site in the 1940's and is not part of the original street grid. It is recommended that this street be downgraded to be part of a simpler access point into the parking areas, providing service access for the Market and other events, while maintaining an essentially pedestrian nature. Roger Neilson Way can become part of a larger idea of a large public space that occasionally serves as a parking lot – i.e. Roger Neilson Square.

Lock Street

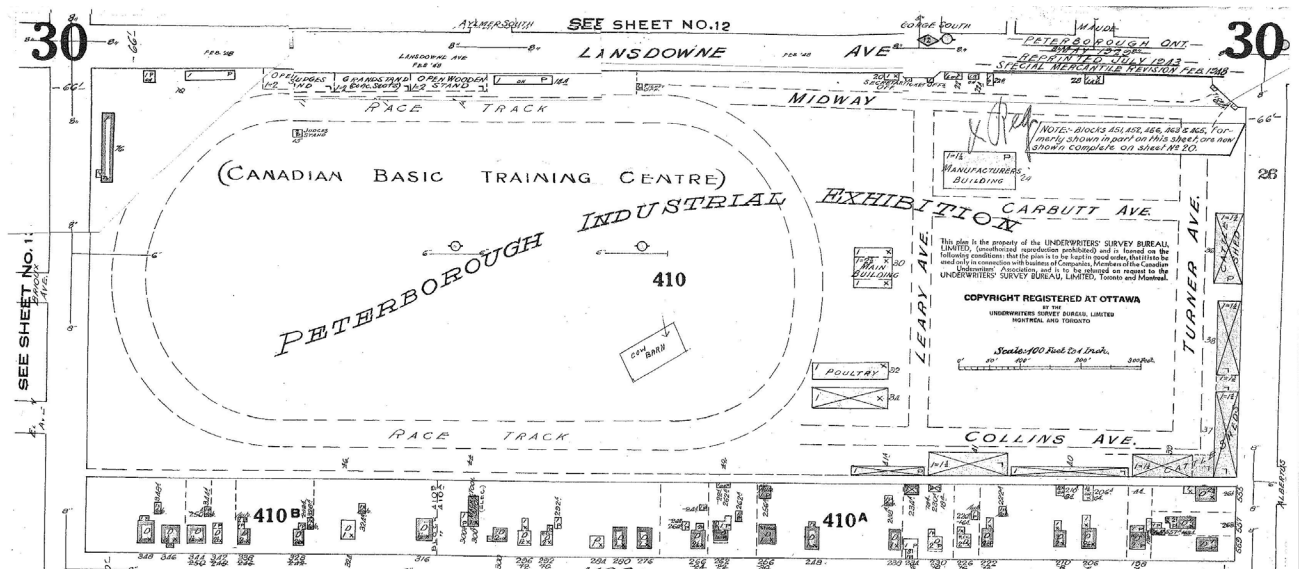




Roger Neilson Way looking north



Roger Neilson Way looking south



Goads Atlas Insurance Map showing site 1929 updated to 1948.

Recommendations:

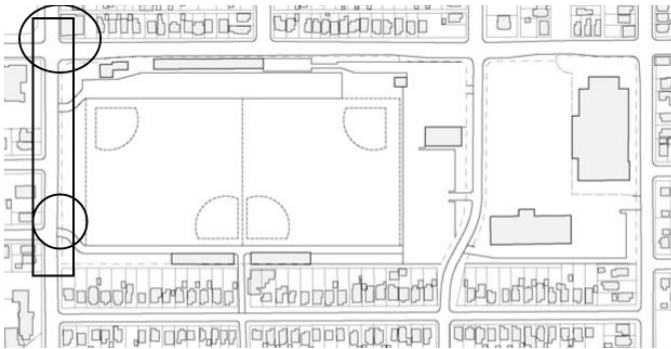
Transform Roger Neilson Way to Roger Neilson Plaza by integrating the vehicular route into pedestrian network and public space.

Provide new streetscaping at Lock Street matching Lansdowne Street edge that will bring a continuous treatment around full perimeter of site.

Provide new street design to build upon axial relationship with neighbourhood streets.

EDGES OF THE PARK

○ Park Street



In contrast to the multi-lanes and intense traffic of Lansdowne, Park Street is a narrower street that forms the west edge of Morrow Park and sees far less traffic. Brioux and Edison Avenues terminate at Park Street creating axial relationships with the park which are currently unacknowledged. The park edge along Park Street is marked by the chain link fence with a vehicular and pedestrian gate entrances. A line of mature trees marks the edge as well.

Creating a secondary and neighbourhood scaled entrance into the park for everyday use is highly recommended. Developing this as a fully accessible edge into the park would contribute in a significant way to the connection of the park to the surrounding neighbourhood context. The north end of this accessible edge could terminate with a landmark element at the intersection with Lansdowne.





Park Street Views

Recommendations

Provide small parking area at street creating boulevard incorporating existing trees

Remove chain link fence

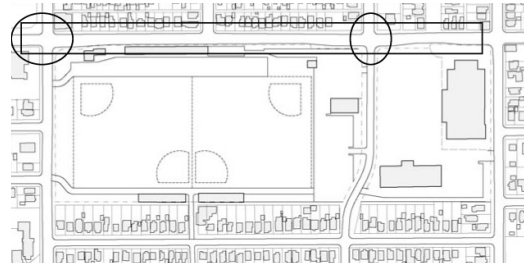
New street design to build upon axial relationship with neighbourhood streets

EDGES OF THE PARK

○ Entrances / Gateways

Lansdowne and George Street Entrance:

The main entrance to R. A. Morrow Park is marked by two pillars facing George Street. The entrance is not visible and does not mark the importance of the park. By flanking the entrance with parking lots, the intersection is further undervalued. This entrance can be seen as two-way – a gateway to Morrow Park, and also a gateway to the downtown, becoming an important iconic landmark to both.





Park Street Entrance

There is currently no entrance at Park Street, although the importance of this intersection should be enhanced with a new pedestrian and vehicular entrance and gateway. The proximity to the YMCA and the potential connection to the industrial open space / trail across Park Street, makes this area a prime location for a secondary landmark way into the park.

Recommendations

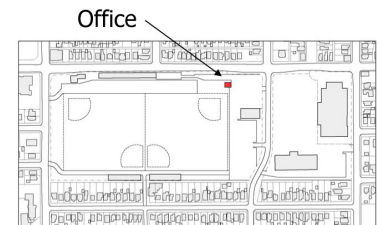
Create new park entrance along Park Street to make highly visible landmark and to connect park to the neighbourhood.

Improve the George / Lansdowne entrance to build upon the landmark status of this intersection.

PLACES IN THE PARK

○ Agricultural Society Offices

The Agricultural Society Office (1,200 s.f.) is in a compact building built circa 1960, located close to the George Street entrance. The building is isolated from the other facilities on the site, and taking into account the general condition of the building, it is recommended that the Agricultural Society offices be relocated into the consolidated community building or alternately as part of a new building location potentially sited at the Park Street Entrance.

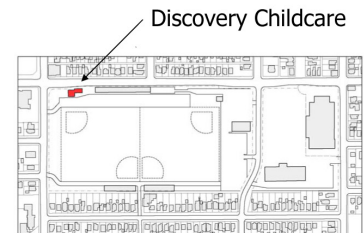


Recommendations:

New office in more central position - either with potential community building adjacent to Arena or at potential new smaller buildings at Park / Lansdowne intersection

○ Discovery Childcare Centre

The daycare building (3,100 s.f.) is located at the Park Street and Lansdowne intersection, along with a playground and parking / drop off zone within the park. The location of the building and playground so close to the heavy traffic of Lansdowne Street is a problem with regard to both air quality and cars. During the Exhibition the close proximity to the midway workers who set up a temporary 'camp' is not ideal for the daycare. The presence of the daycare on the site would be ideally part of a larger community building with shared access to gardens, gymnasium, etc. and it is recommended that the daycare be relocated either off-site or within the future recommended community building.



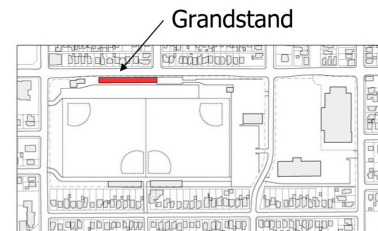
Recommendations:

New daycare location is recommended in safer space; either off site or developed with future building plans.

PLACES IN THE PARK

○ The Grandstand

The Grandstand is immediately adjacent to the Lansdowne Street edge, preventing any public edge to the street. The structure has a capacity of 2,200 and is used for the viewing of Exhibition events and 'Monster Truck' type events. Public washrooms are located below. The washroom facilities are not usable or accessible. Ongoing remedial work is regularly undertaken to allow the grandstands to be used every year. The Grandstand is recommended for replacement due to its position in Morrow Park, which prevents Lansdowne Avenue improvements, and for the ongoing expense of its upkeep. The replacement of the grandstand could take the form of either a permanent structure or the provision of portable grandstands during special events. Permanent all-season and fully accessible public washrooms should also be provided in the park.



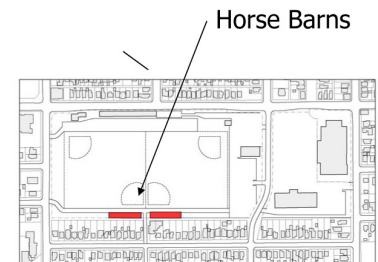
Recommendations:

Replace with relocated stands – either portable for special events or permanent; set further into the park to allow for linear park and future Lansdowne widening

New public washrooms needed for year-round use.

○ Livestock Barns

The two Livestock Barns (7,000 s.f. + 7,400 s.f.) are located along the south edge of the park, facing into the alley and backyards of the McGill Street properties. The horse barns are used for livestock shows during the Peterborough Exhibition, and in the off season are used for shared storage. The structures require restoration or replacement as they are not set up from the grade properly. It is suggested that these structures could be updated and expanded with new adjacent livestock barns to create more opportunities for exhibition of livestock during the year. The presence of the horse barns for the community was divided. Some felt that the presence of the barns was a good feature, while others found the barns a source of vandalism from 'kids' climbing on the roofs. The addition of new barns along this edge would require further consultation with the community to ensure their concerns are dealt with appropriately.



Recommendations:

Replace existing barns with new structures and add two additional barns in same alignment to work with linear park and with expanded exhibition uses. (Concerns regarding existing and new barns expressed by local residents)

Alternate location also possible north of Roger Neilson Way at eastern Park boundary

PLACES IN THE PARK

○ Sports Fields

Four ball diamonds with a superimposed cricket pitch are currently located in the main body of the park. Support facilities for the sports fields, like equipment storage, lighting, and washrooms would be improvements. The space occupied by the ball diamonds are used for the Exhibition mid-summer for livestock shows and the midway, which compromises the quality of the fields. The vast size of Morrow Park is entirely occupied beyond the west parking lot by the ball diamonds, which tends to 'freeze' the use of the park for any other kinds of use. It is recommended that the number of the ball diamonds be reduced to two to allow for other uses within the park. Two other locations for ball diamonds would be found before any facilities are removed from the park.



Recommendations:

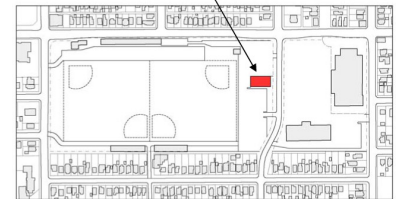
Reduce number of ball diamonds to two to allow for other uses within the park

Incorporate storage and facilities for sporting activities into new structures

○ Bicentennial Building

The Bicentennial Building (7,400 s.f.) accommodates both the Peterborough Exhibition vendors during three weeks during the summer, and the Kawartha Gymnastics Club for the remainder of the year. The building is not ideal for its uses. The gymnastics club uses the building intensively, however, many problems exist. The ceiling height is inadequate for their routines and there is no natural light. Also, the washrooms are commonly mistaken for public facilities. As strangers come in, tracking mud and rain, the athletes are put at some risk. Senior athletes have to transfer to other cities to train and the club is unable to host tournaments which could potentially be a major attraction. In addition, the Gymnastics Club has to completely vacate their equipment for three weeks every year while it is used for the Exhibition. It is highly recommended that the Bicentennial Building be replaced and the accommodation of the uses for both the Gymnastics Club and the Vendors be provided in a consolidated community building.

Bicentennial Building



Recommendations:

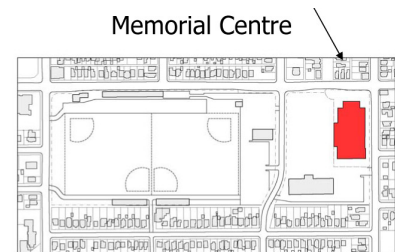
Incorporate new structure into larger community building that will allow expanded use for Gymnastics Club to hold meets and to provide instruction for more advanced gymnasts

Incorporate permanent exhibition building space that will provide an improved facility for Exhibition Vendors

PLACES IN THE PARK

○ Peterborough Memorial Centre

The Memorial Centre is a single pad ice facility, with a capacity of between 3,200 – 4,000. It is the home of the Peterborough Petes hockey team, with an equally active lacrosse league using the facility in the summer months. The Centre is used for special events, and for the Peterborough Exhibition in mid-summer. The Centre also has offices and meeting rooms. The arena has been recommended for potential upgrading – a second pad, improved practice and press facilities – that would allow the Centre to sponsor major events like tournaments, which would in turn bring economic spin-off benefits for the City. The Memorial Centre and parking lot effectively are seen as separate entities from Morrow Park although technically part of it. The face of the Memorial Centre to the expanse of Morrow Park to the west is essentially as a ‘back’. An addition of a second pad could be accommodated to the south of the present site with a second addition facing the park that could create a more welcoming community structure that could be used for vendors, interior market facilities, or general community uses.



Recommendations:

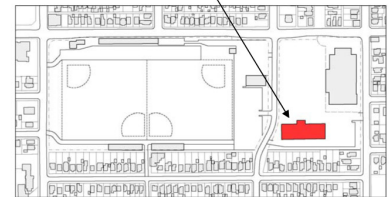
Future expansion of arena to provide additional ice pad to allow for more exhibition / event spaces, and to allow more flexibility for sports teams to attract meets

Attach new exhibition building to create a more public face to the Park

○ Morrow Building

The Morrow Building (25,100 s.f.) is a multi-purpose all-weather large barn structure with attached washrooms. The building has been retrofitted to become an all-season facility. It is used as the winter inside location for the Farmers Market, and the summer location for the Flea Market. It has been used for fundraising dance events by the Agricultural Society, and is used as a farm trade show for cattle during the Exhibition. The public washrooms need considerable updating. The combined uses of the building as a cattle barn, dance floor, and market are not compatibly ideal, and it is recommended that the Morrow Building be replaced with a consolidated community building that would provide better environments for these uses, with a separate and improved facility for animals.

Morrow Building



Recommendations:

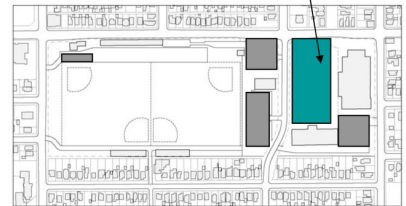
Replace Morrow Building with new multi-use exhibition building that allows for several uses to co-exist

PLACES IN THE PARK

○ Farmers' Market

The Peterborough Farmers Market was originally started in 1825 in a downtown site, and subsequently moved in the 1980's to its present site at Morrow Park. During the summer months, the Market runs on Saturdays from 7 a.m. to 1 p.m. in the parking lot. In the winter months, (November to mid-April), it is accommodated in the Morrow Building. There are 110 vendors presently in the market. The Market presents a use that is a regular and popular draw to Morrow Park, bringing tourists, students, and residents every week. Bringing a host of new amenities to this event is recommended as an excellent investment in the park, including an expanded area, shade trees and awnings, areas for people to sit, water features, under-cover facilities, bike parking, electrical hook-ups, outside water hose-bibs, improved signage, better lighting, and better interior facilities.

Farmers' Market



Recommendations:

Year-round interior facility for market + expanded exterior space to be designed either as major public plaza with below grade parking, or an expanded parking lot with new amenities.

○ Parking

There are several areas of parking within Morrow Park. A small parking zone services the daycare building at the northwest corner of the park, with major parking zones on both sides of Roger Neilson Way. The largest parking area adjacent to the Memorial Arena is also used for the extremely popular Farmers Market from May to October. There are currently a total of 620 parking spots. Overflow parking for the Exhibition and other events is sometimes provided at the Brinton Carpet Park. Neighbours have expressed concerns about overflow parking also being accommodated on their streets. The issue of parking is sensitive. This report does not recommend increasing surface parking, while the number of cars being accommodated into the larger neighbourhood context is a concern for residents. This report recommends that a broader parking study be undertaken by the City of Peterborough where integrated / shared parking strategies could be examined in relation to the needs of Morrow Park.



Recommendations:

Incorporate below grade parking, or an expanded/ consolidated parking lot as part of improved Farmers' Market facility

Provide secondary parking at Park Street for park uses

Take away ancillary parking along Lansdowne edge



4 Design Directions & Strategies



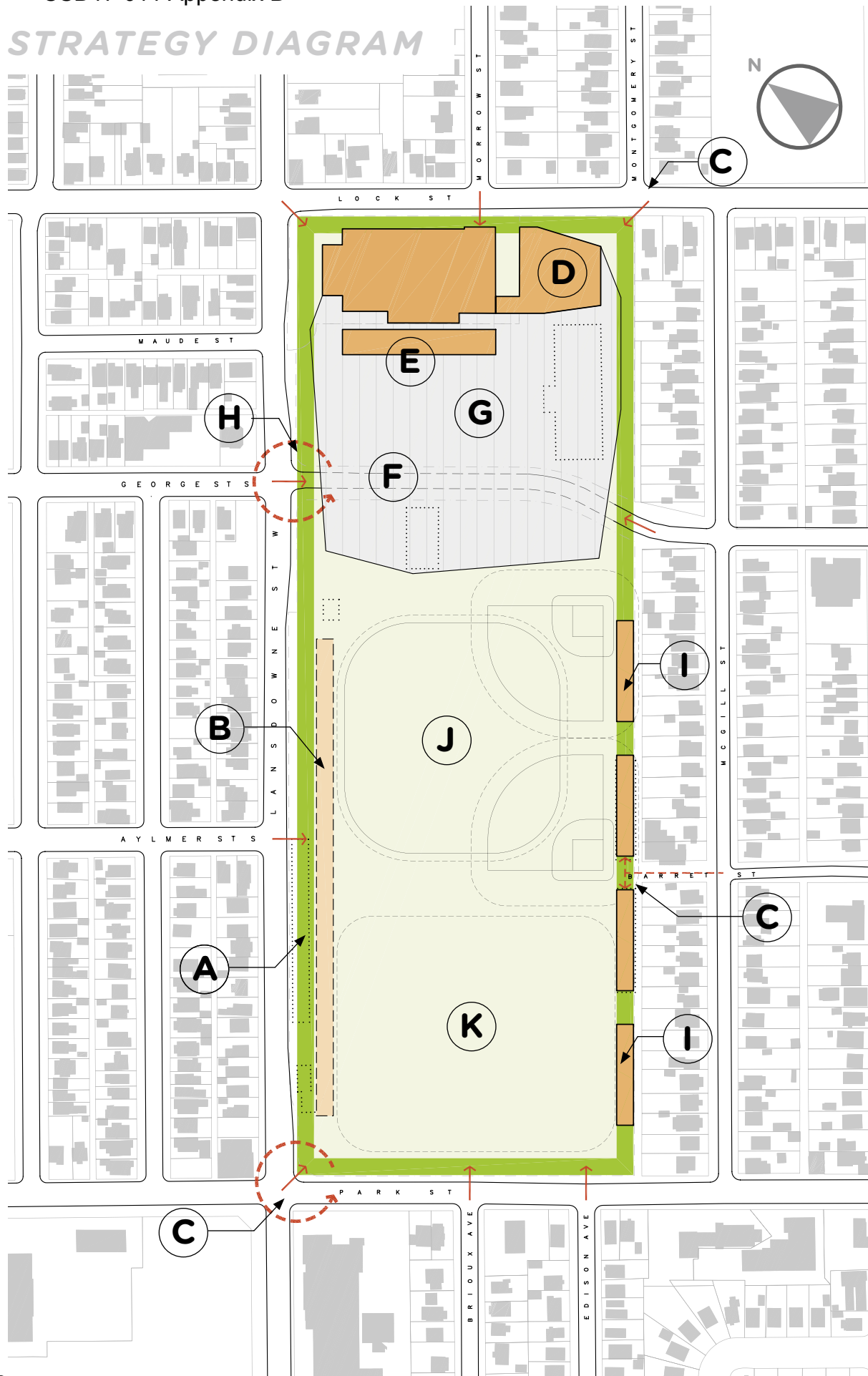
Design Directions

The documentation of the existing conditions and exploring the relationships between the number of programmes in Morrow Park indicate that this valuable open space asset for the City of Peterborough is substantially underused. The stakeholders presently using the park on a regular basis are largely disconnected and there are significantly complex arrangements that have to be made on a regular basis for the shared use of facilities in the park. While the Exhibition is a valued and historically special event in Morrow Park, its proper functioning requires controlled access and a need for most of the facilities to be vacated by all other users for several weeks each year. This has created defensive relations among each of the stakeholders, all of whom have significantly contributed to the park. So one important goal of the master plan is to find ways to create a better balance for the stakeholders through improvements to the built facilities of the park.

The second important goal of the master plan is to create a new environment for the park that will reconnect Morrow Park to the city, welcoming a new generation of users that can visit the park on a daily basis for passive and active recreation, creating a 'medium intensity' of use. The present configuration of the park, with its perimeter chain link fence, is determined by the need for controlled access to the grounds for the annual Peterborough Exhibition, which at the same time prevents the park from being a welcoming green space in the city. The challenge for the Master Plan study is to find ways for several parks to exist within one large park: the Exhibition, the Market, the sports fields, the parking lots, and a park that can be used either independently of the vast central space of the larger park, or as an integrated component that improves the functioning of the present stakeholder uses.

Design strategies, indicated in the diagrammatic site plan, are listed below that determine ways to both open the park up to everyday use, while essentially maintaining current programming, but with elements allowing for each to co-exist. The master plan recommendations represent an update of how cities use their open spaces as valuable resources for every member of a diverse community. Like all major civic parks, R. A. Morrow Park has a continuously evolving presence in Peterborough. We believe these recommendations can bring improvements to the physical reality of Morrow Park, to match the broader expectations of the community and to bring a new generation of participation in the ongoing dialogue for its future.

STRATEGY DIAGRAM



DESIGN STRATEGIES

- ➔ Maintain the current programming of R. A. Morrow Park and allow new major interventions for more programming and more effective operation;
- A** Linear Park: a new 25 meter wide zone along the park perimeter, establishing an everyday use of the park for the city, creating a new edge and boulevard on all streets; contains major tree planting, track, paths, and built facilities (public washrooms, offices, barns, trellis with grandstand provision);
- ➔ Perimeter chain link fence is demolished; the linear park allows for installation of temporary fencing for special events like the Exhibition.
- B** The Grandstand is removed and a new structure is built, set into the park perimeter to allow for pedestrian zone along Lansdowne Street. The proposed overhead trellis provides space for building of portable stands for use during the Exhibition and other special events.
- C** New entrances at Park Street, Park/Lansdowne intersection, Barret Street and Locke Streets are all incorporated into the new linear park.
- D** Current programmes are consolidated into a new community building at the east area of the park. New building components contain a second ice pad, gymnasium, meeting spaces and offices for rental income. This building would replace the Daycare Building, the Agricultural Society Office, the Centennial Building and Morrow Building, which are recommended for removal, following the completion of the new facilities.





- E** Memorial Arena: a new built façade to give the current ‘back’ of the arena a more inviting appearance onto the park. New addition can house Vendors space and Farmers Market interior facilities.
 - F** Roger Neilson Way transformed from road to Roger Neilson Square. The large parking lot becomes a multi-use space for events.
 - G** Parking Deck Variation: the existing surface parking is relocated to a half level below grade parking deck with new public square / event on top surface (for Farmers Market, Exhibition midway and other new events).
 - H** Roundabout at George / Lansdowne intersection; creating a traffic roundabout with centre becoming a gateway feature to both the Peterborough downtown core and Morrow Park.
 - I** New livestock barns: built on the south side of Morrow Park for expanded livestock facilities – existing barns restored or replaced.
 - ➔ Lighting provided throughout linear park for evening use.
 - ➔ Monster truck and similar events are relocated to a new site.
 - J** Two softball diamonds and cricket pitch are maintained in the centre space of the park. Two more softball diamonds are relocated to a new site.
 - K** New gardens: the reduction of the ball diamonds provides a new area of the park for passive park enjoyment – i.e. gardens, water features, recreational ice skating route, playgrounds.
 - ➔ New trail system connection: connecting the trail system in the new linear park to city-wide cycling and pedestrian networks, with particular links to the railway trail and to the Y.M.C.A.
-



COMMUNITY CONCERNS:

Parking

While a great many people showed enthusiasm for the changes proposed for Morrow Park, concerns were expressed about parking. Neighbours are concerned about overflow parking on their streets during major events. The Master Plan does not suggest additional surface parking on the site, while the current parking layout could be optimized marginally. The suggested variation of the parking deck to provide underground parking under a new public plaza is a substantial capital expense which may become more financially viable in the future. A parking study that looks at the larger context for parking solutions is recommended.

The Agricultural Society and the Exhibition

Conflicts between new elements proposed and the changes to the present operation of the Exhibition are noted by the Agricultural Society and will require further negotiations between the City of Peterborough and the Peterborough Agricultural Society. Scenarios suggesting how the Exhibition be physically accommodated have been provided.

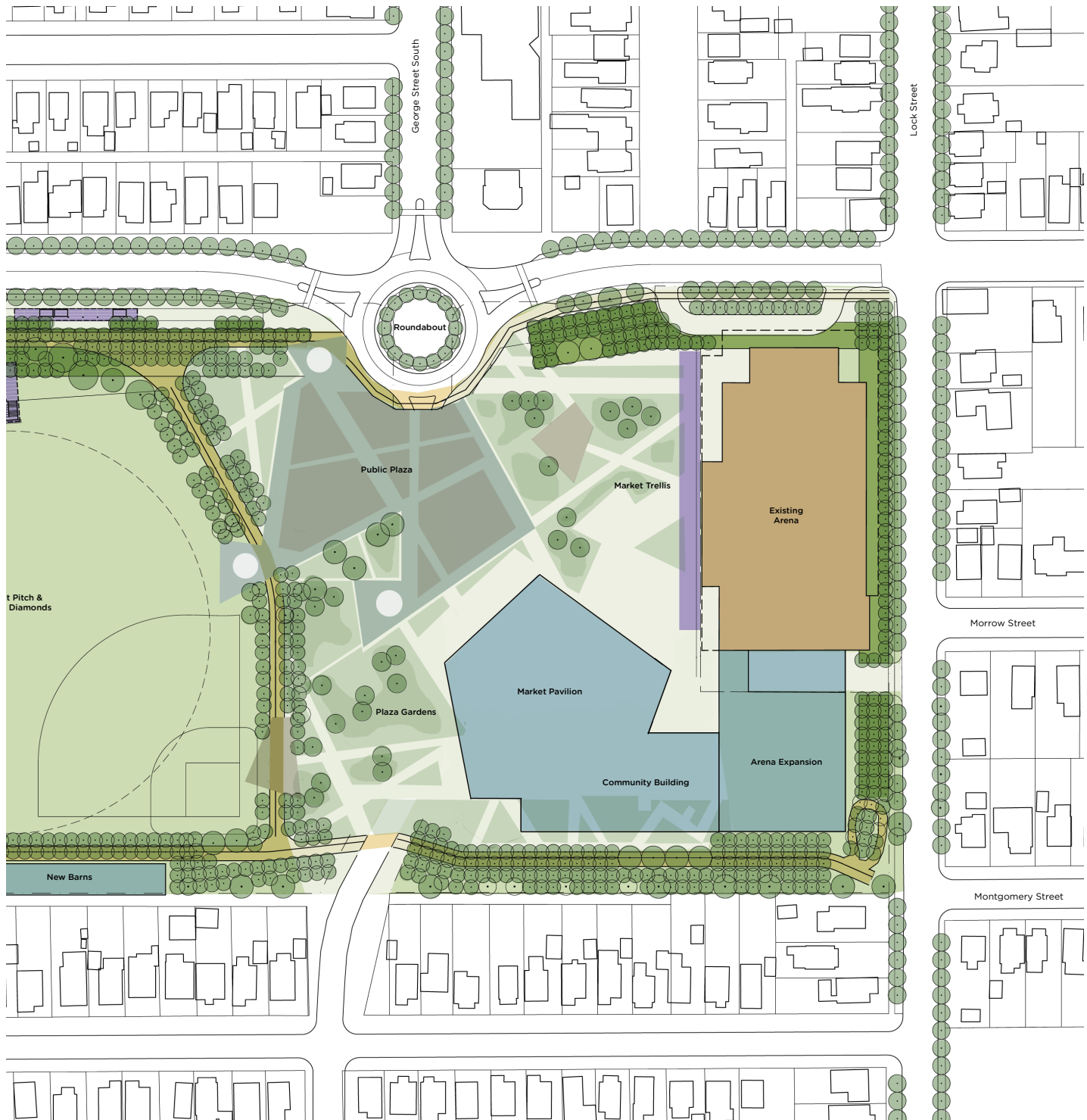
NEW PLAN FOR R. A. MORROW PARK



Master Plan Showing Raised Market Surface with Underground Parking



The new plan for R. A. Morrow Park is shown in a completed state, followed by scenarios for staging of the new park elements. Essentially, the transformations proposed can be divided into three categories: a) the Linear Park, b) Interior Park and public plaza and c) Community Buildings. The Linear Park, recommended as the first phase of the park transformation, is the most economically effective element, because it creates essentially a new park while creating a new open accessibility to the city, and creates a green ‘membrane’ around the central interior spaces: a park within a park. The proposals for the interior central park and community building build upon the transformations initiated by the linear park, but would require a greater degree of capital investment.

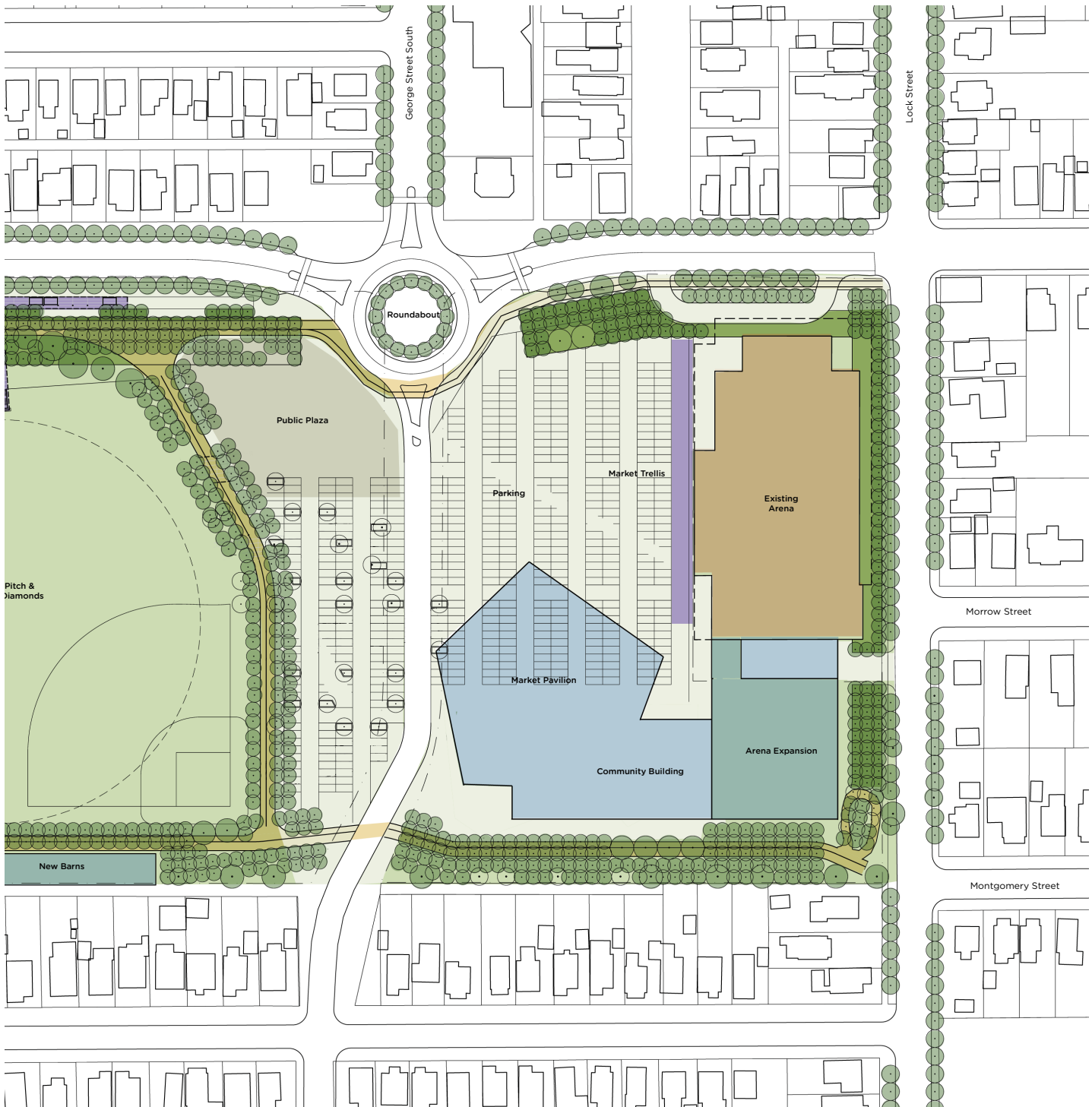


NEW PLAN FOR R. A. MORROW PARK

B

Master Plan Showing Surface Parking in Market Area





ELEMENTS OF THE NEW PLAN

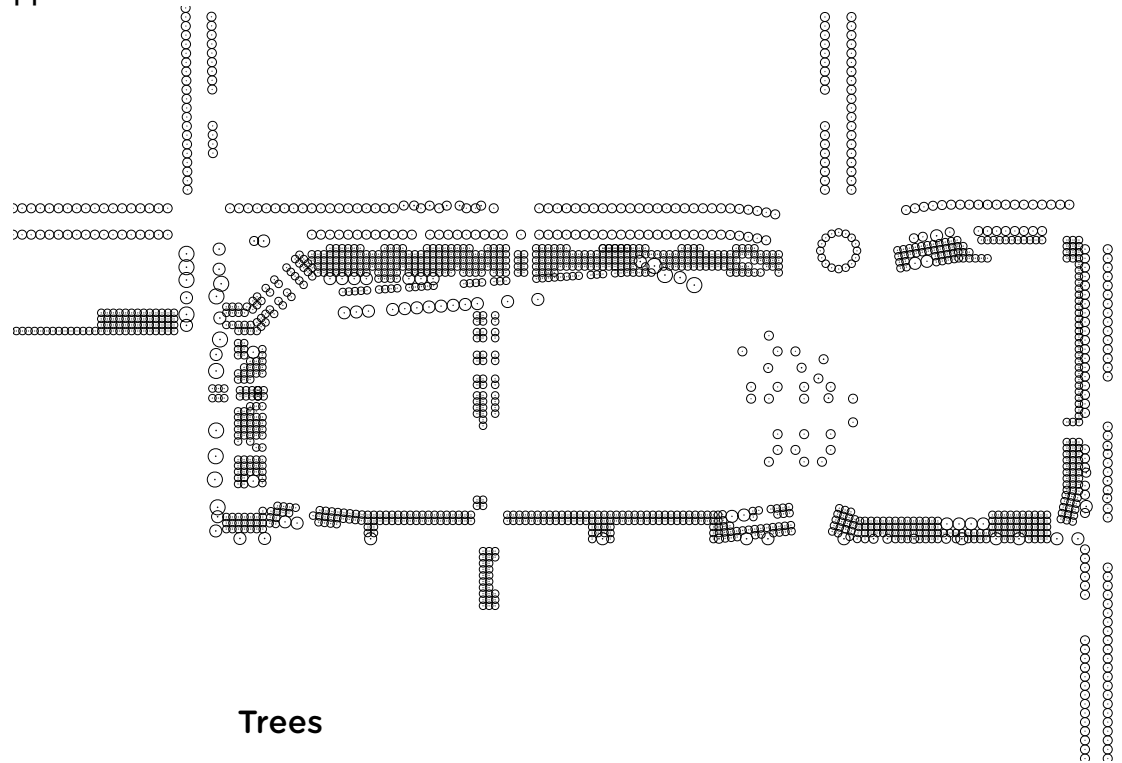
Linear Park and Trail:

The primary design element for R. A. Morrow Park, and its first phase of transformation, is a new linear park and trail - a 25 meter perimeter park zone that acts like a green membrane to accomplish several goals. The main goal is the reconnection of the park to the city through a new open and accessible edge at all sides of the park. The linear park trail creates a continuous surface for running, walking, and cycling, which can connect to the larger city trail networks and institutions - nearby parks, the rail trail, the YMCA and the waterfront. The generous width of the linear park at 25 meters allows for places within its boundaries like clearings, special gardens, places to sit, support structures like public washrooms, equipment rooms, kiosks and picnic sites, while preserving a large open interior space where sports fields and special event spaces associated with the Exhibition can be held independently. The interior curb edge of the linear park would allow for easy erection of temporary fencing where controlled access is required.

The linear park zone would be tied together by a continuous planting of trees adhering to the Urban Forestry guidelines. The accompanying diagrams show scenarios for growth over time for various tree planting species and grids.

The linear park zone also serves to unify the street edge around the full perimeter of the park, reinstating a relationship with the Memorial Centre to the east, the livestock barns to the south and creating a new neighbourhood edge at Lock and Park Streets. The linear park will create a unique enclosure to the large interior central space of the larger park, effectively creating 'a park within a park'.





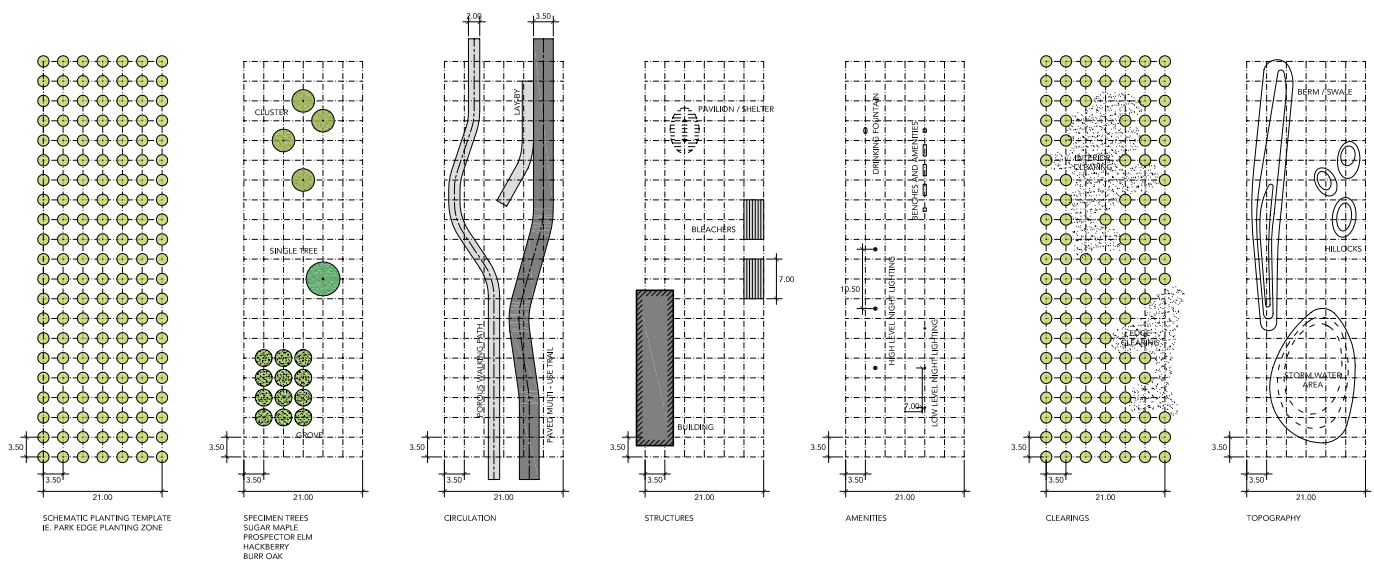
Trees

The linear park construction entails the planting of a significant number of new trees. The selection of trees, their maintenance and planting details would be done in accordance with the City of Peterborough Urban Forest Strategic Plan. The addition of over 1,200 new trees to the canopy cover of the City in the initial stage, and increased to over 2,000, is seen as a strong incentive to other areas of the City for an increased tree planting programme. The selection trees would combine the species used in street trees and park trees and should be designed specifically to create unique identities, groves, seasonal colours and patterns along the length of the linear park.

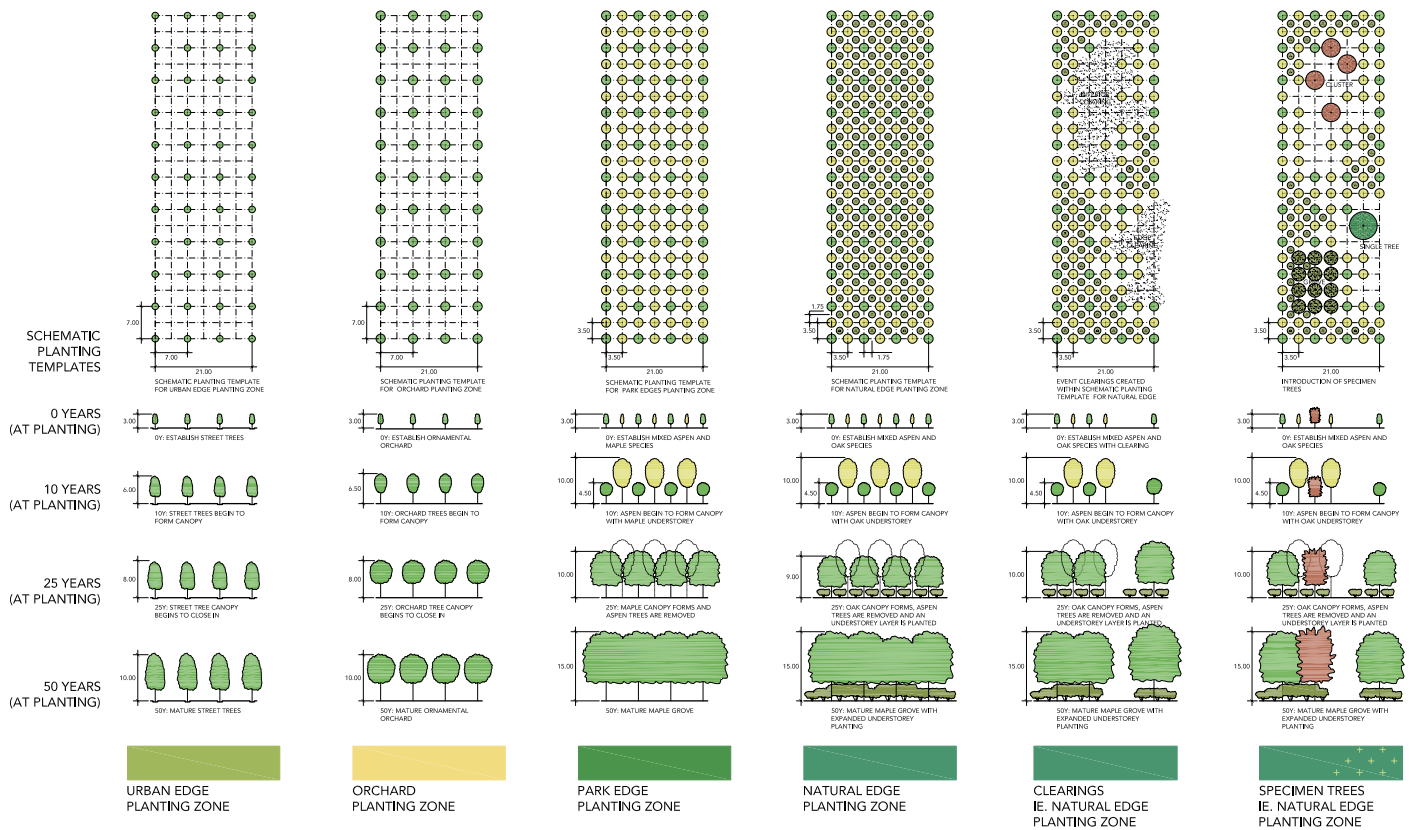
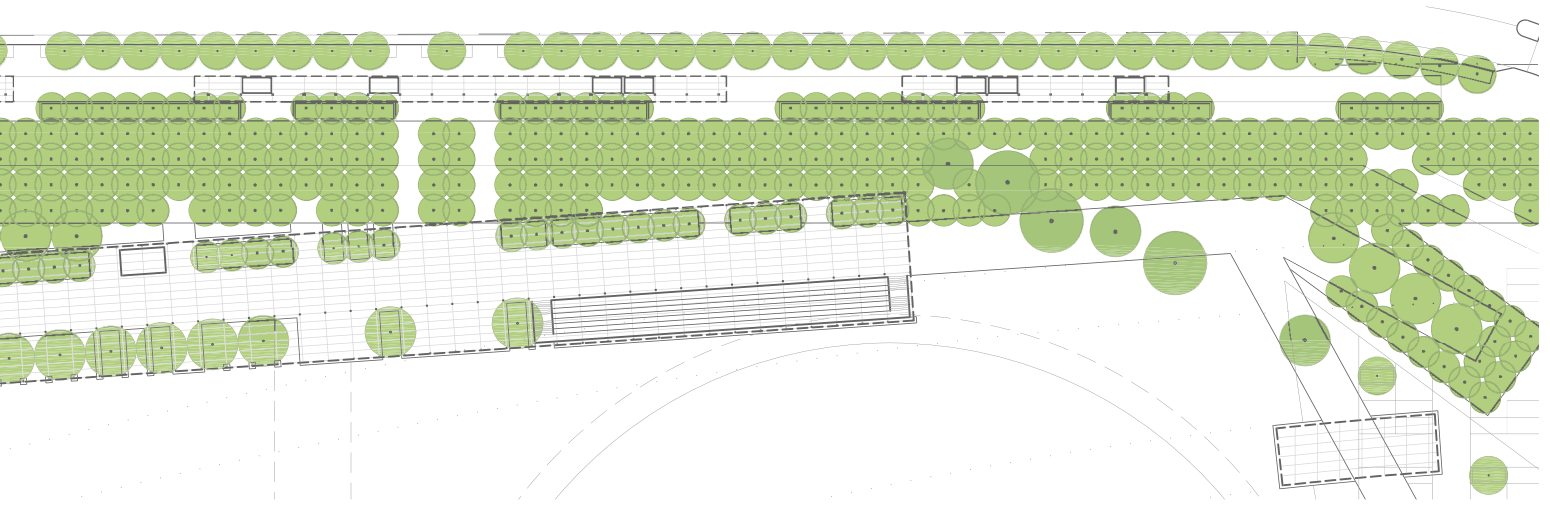


LINEAR PARK TEMPLATES & STRATEGIES

The prime intent of the linear park is to transform Morrow Park into an open space used by a new contingent of users who will help in determining priorities in the following stages. Morrow Park must first become a functioning park in the traditional sense of public green spaces that people frequent as a pleasurable place to be. As the first stage of work in Morrow Park, the making of the linear park is the most economically effective and most transformative.



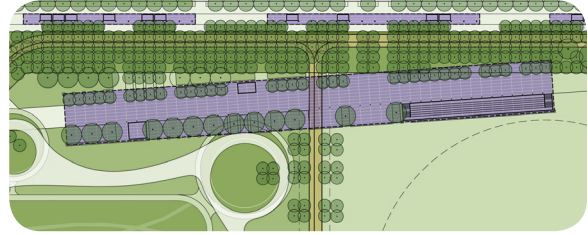
PERIMETER PARK
TEMPLATES FOR DESIGN STRATEGIES AND INTERVENTIONS



PERIMETER PARK
TEMPLATES FOR PLANTING ZONES

New Trellis

A large overhead trellis is proposed in the second phase of work that runs inside of the linear paths providing a built infrastructure for a number of uses within the park. The trellis is seen as a multi-use open structure, constructed of wood or metal, which can be roofed alternately with solid materials or open slats. The trellis is seen as a loggia or open porch to Morrow Park, creating a structure that can be used as a gathering spot for everyday use, i.e. setting up a picnic, finding shade to read a book, or to find a good vantage point to watch an informal ballgame. Within the trellis open structure would be located public washrooms, equipment rooms for the ball teams, or general park storage. Seating facing into the recreational fields and provisions for portable grandstands would be located under the trellis, using its structure as a support framework. Tents could also use the trellis for support for 'art in the park' events, festivals and exhibitions.



Proposed Trellis Structure

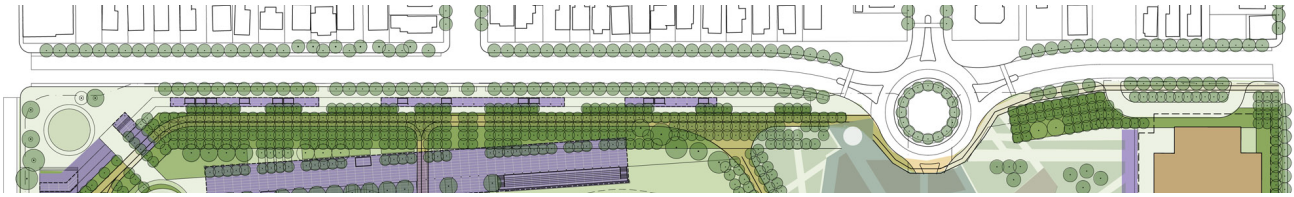


Parque de Isabel II *Palencia, Spain*



Massey Harris Park *Toronto, Canada*

STREET SECTIONS



Lansdowne Street

The linear park adjacent to Lansdowne Street is the most generous and greatest length of the new intervention. The width of this section of park begins at Lansdowne Street edge with green verge and tree planting, sidewalk, areas for kiosks, and a second row of planters and trees. This set of elements becomes a template for the entire perimeter of Morrow Park. Where the proximity of the Memorial Centre would prevent the full width of 25 meters to be realized, this template can be carried through the perimeter as a more compact green edge. The elevation steps up past the green template, where the circuit paths and trails run parallel to the street, with accommodation for pedestrians, cyclists and joggers. The raised berm, planted with multiple rows of trees, divides the paths from the central interior space of Morrow Park. The division is marked by a low curb designed to facilitate the provision of temporary fencing for controlled access into the park. The trellis is placed into the interior space and can be used by both the linear park and as a special event space in the central interior space. Its larger scale is suggested as an appropriate response to the importance and largeness of Morrow Park, and is similar to the height of the original grandstand.

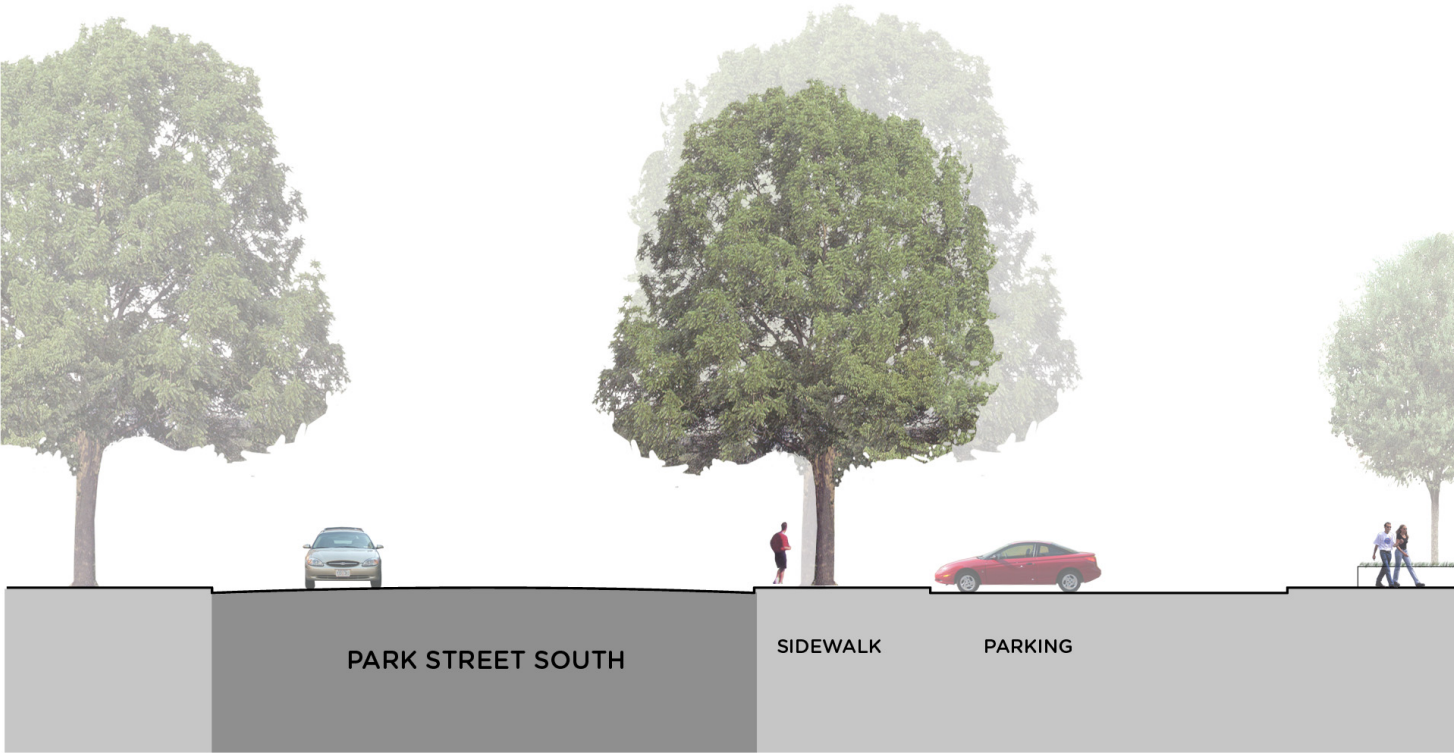




Park Street

The linear park changes its nature as it travels along Park Street, in order to establish a comfortable new secondary edge with full access to the park. A modest parking lot with angled barrier free parking is set in from the road, allowing the original strong line of trees to be maintained and strengthened with new planting in a widened grass verge. The parking area connects to a raised area that carries through the elevation of the berm along Lansdowne Street, stepping and ramping down to the continuous path circuit, which is adjacent to the proposed gardens of the south zone of the interior central space of the larger park. This area is seen as the secondary entrance into the park used by the neighbourhood on a daily basis. Special treatment at the intersection of Brioux and Edison Streets gives importance to the adjacent neighbourhood. The connection to the pathways from the barrier free parking is made directly and accessible for people of all ages to enjoy the gardens and pathways

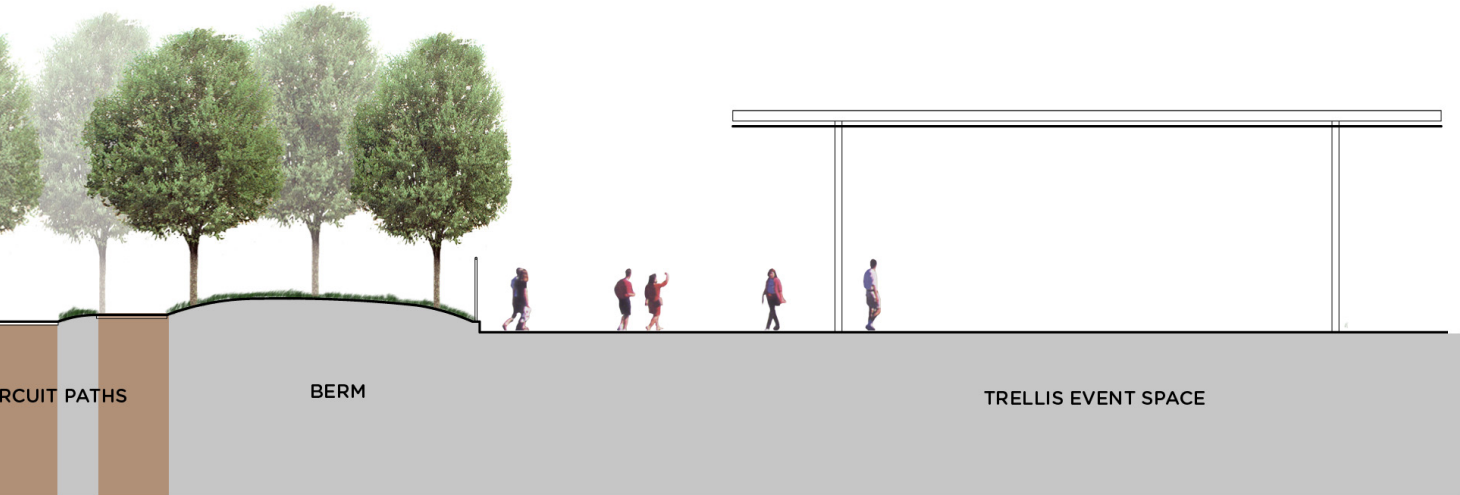
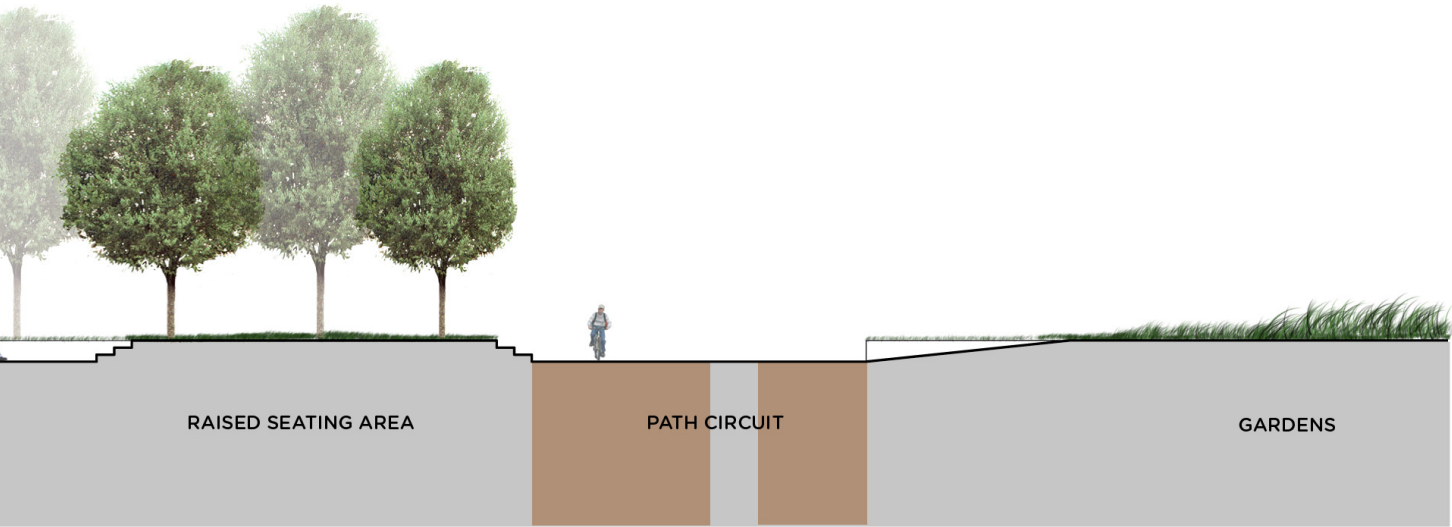




Park Street Section - Typical

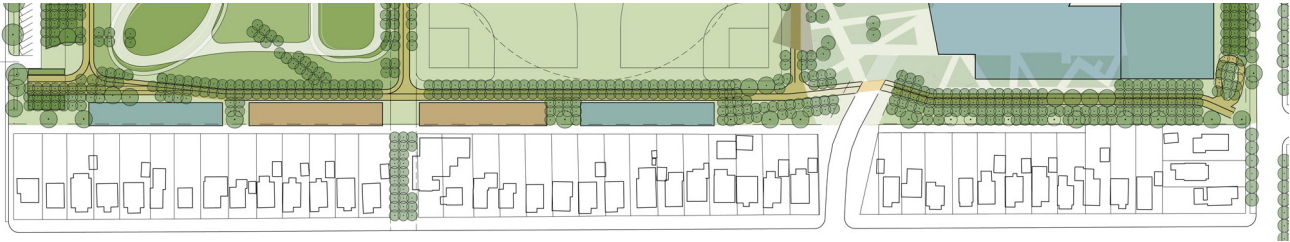


Lansdowne Street Section - Typical



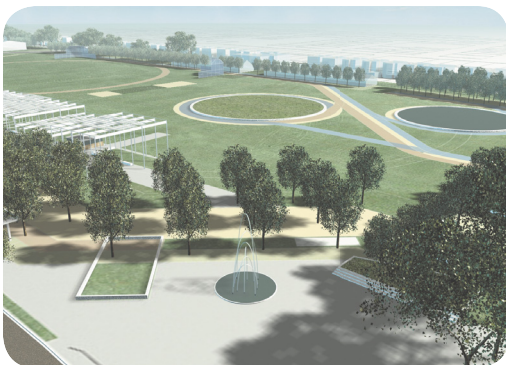
South Boundary

The south edge of the linear park shares a boundary with the alley and backyards of the residential properties on McGill Street, with a pedestrian entrance reinstated where Barret Street is carried in to the park limit. Here, the linear park continues through, with the barns set into the new tree planting. The path and trail circuit passes directly beside the livestock barns suggesting a potential for having agriculturally themed exhibits that would be visible throughout the year for users of the pathway.



Park Street Entrance

The linear park deflects at the Lansdowne and Park Street intersection to create a new landmark entrance. A water feature is suggested at this location with new small building sites that could include public washrooms, information kiosk, community room and a potential retail use for getting snacks. Adjacency to the angled parking areas suggests this area could also be used for small park offices. The Park Street Entrance / public space is suggested as an ideal location for a memorial wall that would commemorate the role of R. A. Morrow Park during the second World War, as well as its role as the home of the Peterborough Industrial Exhibition and subsequently the Agricultural Exhibition. The linear park trail potential diverges at the entrance area to connect to an extended cycling trail crossing through the industrial site and meeting with the rail trail to the west.



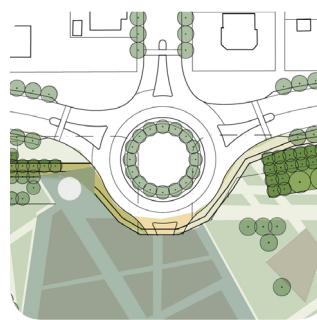
Memorial Wall Concept

The Lansdowne and George Street Entrance

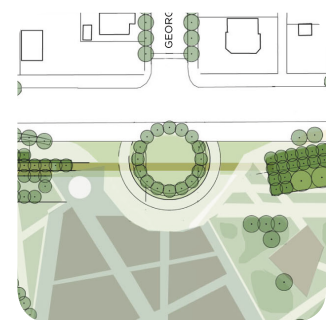
The main entrance into Morrow Park is also an entrance into the parking area for events held at the Memorial Centre, and the gateway to the commercial centre of the city. Because of the importance of each direction of this intersection, a roundabout is proposed set into the Morrow Park site without impinging on private property to the north of Lansdowne. This would create a major landmark entrance gate to the park and to the city. A water feature is proposed for the centre or a significant piece of public art. Mixed reaction to the roundabout feature - how people would be able to adapt to the use of the roundabout - has prompted a variation that maintains the traditional intersection format while still suggesting a broad circle that could still respond to the axial views in all directions.



Roundabout Option

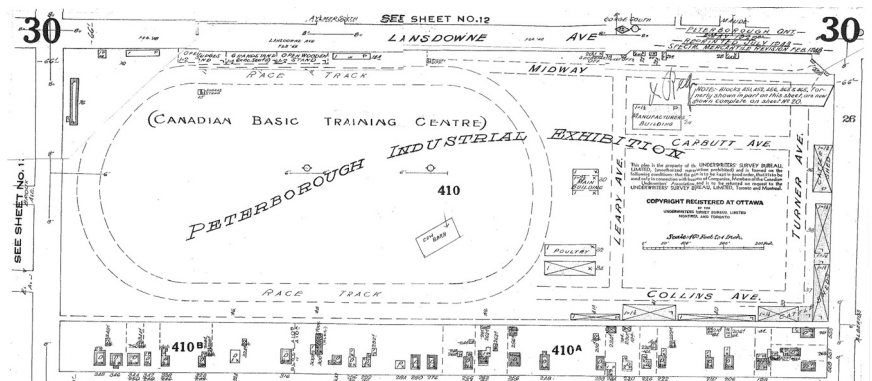


Variation without Roundabout



Roger Neilson Way

The illustration of an earlier plan of the R. A. Morrow Park lands are shown in 1948 from the Goads Insurance Atlas map. This plan shows several overlapping uses as it indicates the site as the Canadian Basic Training Centre and the Peterborough Industrial Exhibition. Several streets shown dotted - Leary Avenue, Collins Avenue, Carbutt Avenue and Turner Avenue indicate an early city grid that has been consumed by the site. No access to the site from McGill Street is shown, and Roger Neilson Way has not yet been added to the plan. Barret is also not shown connecting into the grounds. The master plan proposes that Roger Neilson Way be redesigned to be more integral as an access to the plaza / parking space rather than a through street dividing the park into two distinct segments. The 'calming' of the Roger Neilson Way would include tree planting, special pavement to slow down traffic and narrowing with specific pedestrian and cycling rights of way for crossing the route.



The Central Interior Park

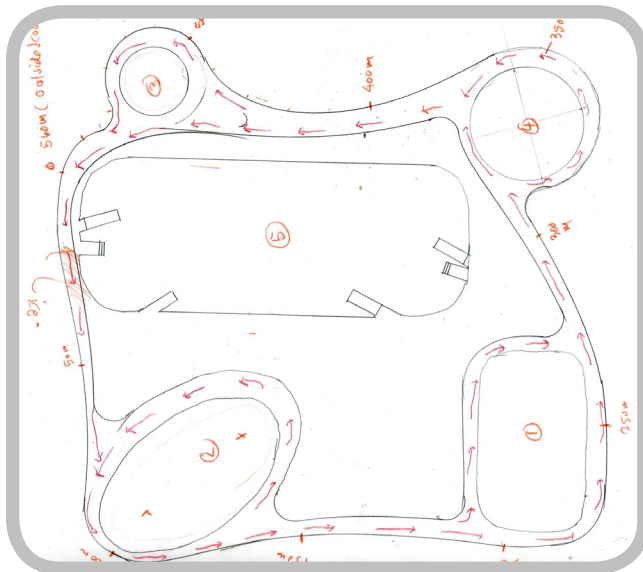
The linear park has effectively created a new porous and green enclosure around the large interior space of Morrow Park. Cross routes creating looping trails as part of the linear park circuit route are proposed that would create three zones within this area. In the central space, two ball diamonds and a superimposed cricket pitch are indicated. This area maintains the wide openness of the original park space, making space for the recreational sports and also for the Exhibition livestock events. The trellis and temporary grandstand structure within are oriented to focus onto the central space. The width of the trellis allows for a zone for judging and showing areas.



New Morrow Park Gardens

To the west of the central space, a series of looping paths and framed outdoor gardens create open areas for passive recreation and individual impromptu recreation (frisbee, catch, etc.). Here, the large scale of the park can be experienced in different ways. The looping pathways that link the outdoor spaces create variations of walks linking back into the larger linear park trail. This looping path network is suggested as a potential route for an ice skating route which has enjoyed success in several Ontario cities, bringing a winter season use to the park. These spaces, which are deceptively large (the oblong central shape is 40 meters by 100 meters), can be used for informal sports, gardens, performances, butterfly gardens, community gardens, groves, water features and playgrounds. As the linear park transforms the larger park into a more intensively used park by the city on an every-day basis, the nature of these garden spaces can be programmed by communities to respond to evolving needs.

Proposed Skating Track Circuit



New Roger Neilson Plaza and the Farmers Market

To the east of the central interior space of Morrow Park is the parking lot for the Memorial Centre. This space is currently divided by the throughway of Roger Neilson Way. It is proposed the Roger Neilson Way be transformed into the Roger Neilson Plaza, where permanent built trellises, tree planting and dedicated public spaces become interspersed with the parking uses to create a multi-use open space – parking for events, but divided into zones through planting and shade trellises with water and electrical hook-ups to provide an expanded zone for the popular Farmers Market. With the incremental removal of the Agricultural Society's office and the Bicentennial Building, this area would be appropriated for further expansion of the Market and give the Market a strong presence on to the main entrance into the park and onto Lansdowne Avenue, and directly adjacent to the paths and green planted zone of the linear park. The present area of the parking lot used for the Farmers Market is approximately 80,000 sq. ft. By adding the area east of a newly pedestrianized Roger Neilson Way, this area can be doubled in size.

The open space of the plaza would be framed on all sides to create a porous enclosure that would define the market space and all other events, like the Exhibition midway, that can be programmed in that area. The linear park pathways and lines of trees would frame the north, west and parts of the south edge of the plaza, while new building sites – a new west loggia-type building onto the existing arena face, and a new community building on its south face - to create support facilities for the market, midway and other events.



Expanded Market Plan

R.A. Morrow Park Masterplan

Plaza:

Hard surface, multi-functional space that would be the main area of the market and would function as a public gathering space during the week for festivals and events.

Trellis:

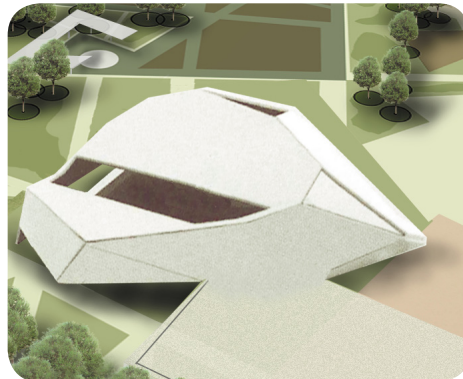
These smaller gathering spaces would provide shade and shelter for market stands to expand into and smaller public spaces at other times of year.

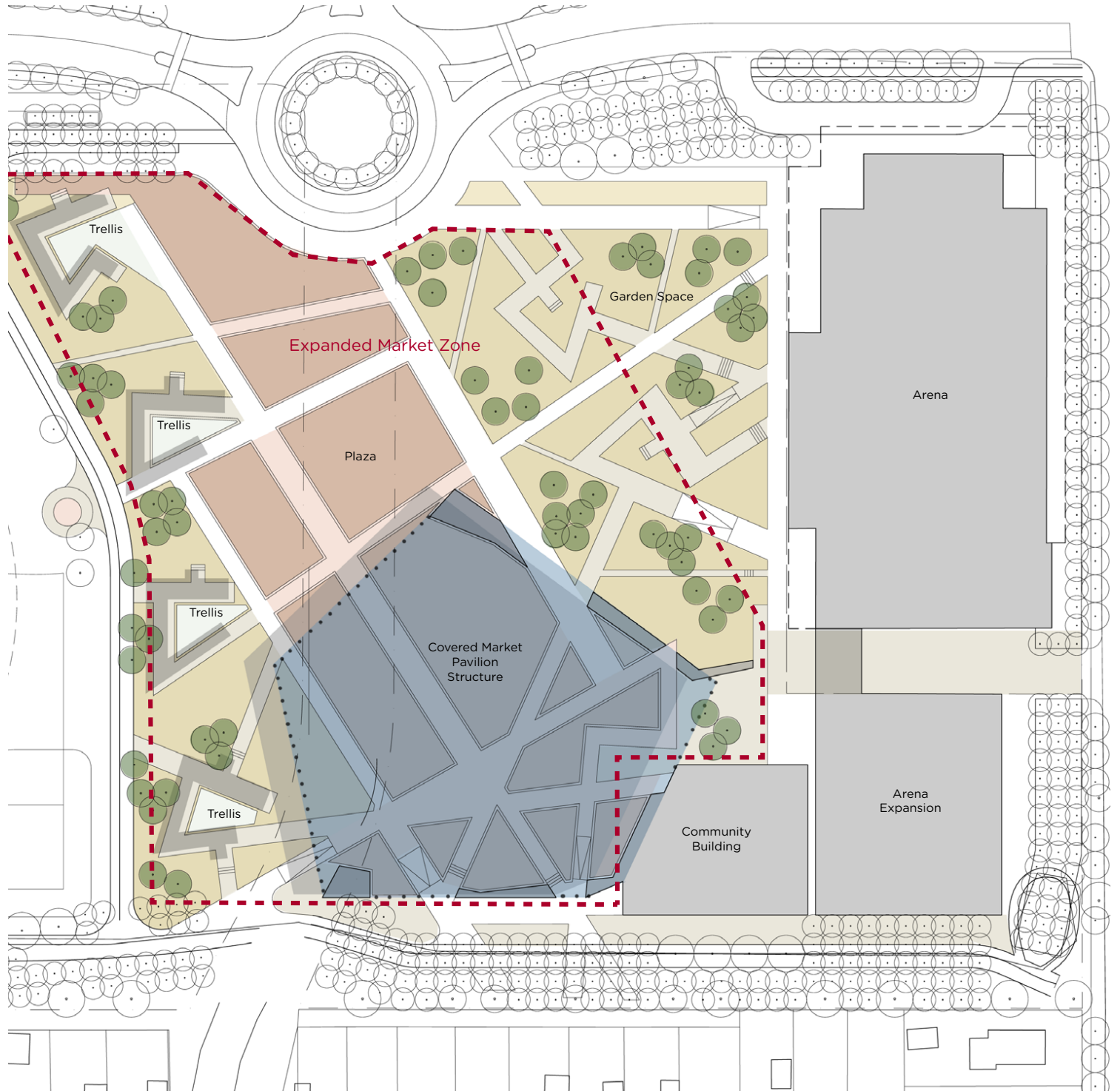
Garden Spaces:

Planted green spaces framing the market square provide an inviting edge that would define the space along the east and west edges and provide connection into the new park / path systems

Covered Pavilion

The market pavilion would be a semi-indoor / outdoor space that would provide protection for events and market kiosks. It could open up to the square for larger market events or close down and contain separate venues during larger multi-use scenarios.

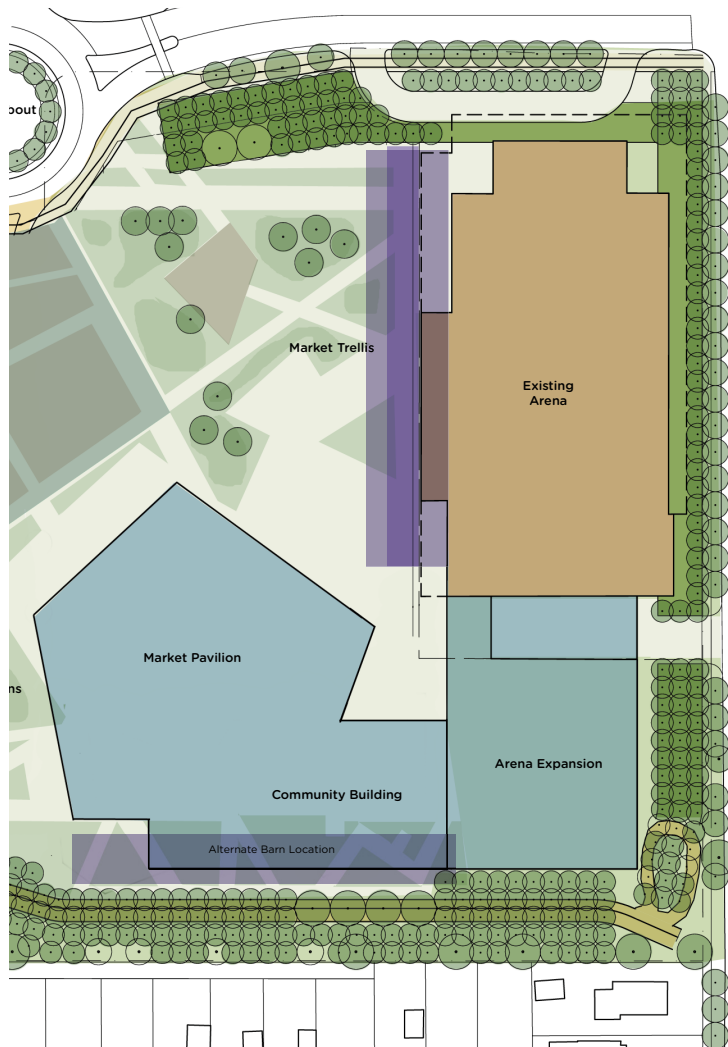




Memorial Centre Additions

Two building additions are proposed for the Memorial Centre. On the west face of the arena building, a new linear building is proposed that would create covered areas for vendors and exhibits, and public amenities like washrooms, creating a newly designed face to the park and to the plaza, supporting both the Market and Mid-way uses, along with many potentially new events.

To the south of the arena, a large addition is proposed that could contain a second ice pad, providing new facilities for tournaments for both hockey and lacrosse teams, and potential additional space for the annual Exhibition. The addition would preserve neighbourhood and servicing access into the site and provide frontages onto the linear park.



Community Building

The consolidation of the presently separated buildings in Morrow Park – the Morrow Building, the Bicentennial Building, the Agricultural Office, and possibly the daycare building – is proposed for a new site that would frame the south side of the Roger Neilson Plaza and parking area. This building would provide community space for the gymnastics club, the Agricultural Society, Farmers Market, and new groups that would be welcome to the park.

The linear park would create a double front for this building creating smaller scaled open garden spaces to the south adjoining the residential laneway, while the north side of this new building would face onto the plaza. This part of the building would provide further all-season market space that could be opened up to the plaza during good weather, and fully enclosed during the winter months. The combined floor area of the second pad and community building (assuming two storeys of programming) shown on the new plan are approximately 125,000 sq. ft. of available space. This would provide sufficient area to better accommodate present uses (currently totaling approximately 48,000 s.f.) with additional available space for a second ice pad and new and expanded facilities.

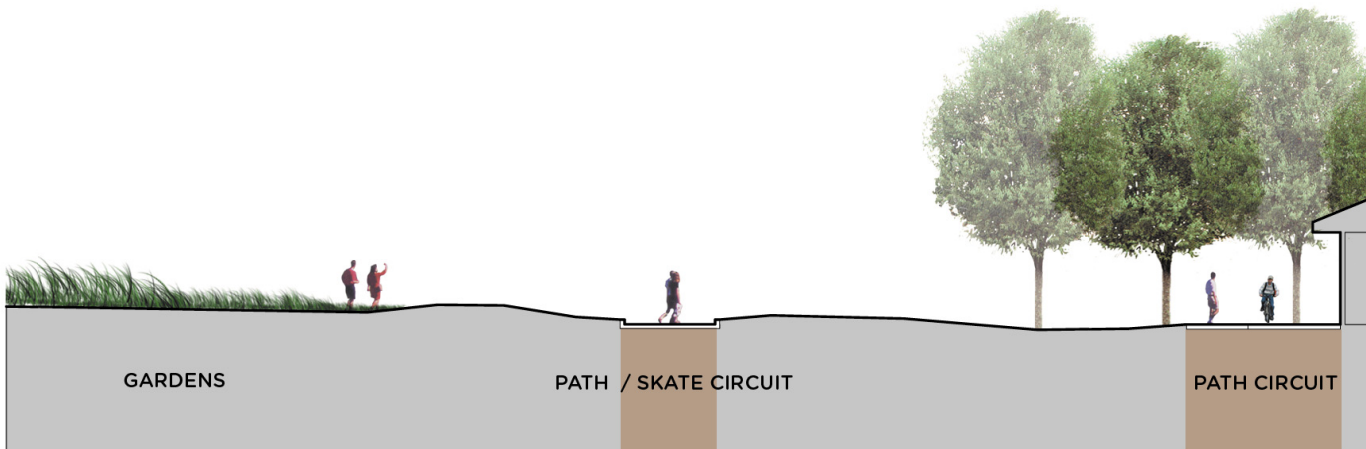
Sample programme areas:

Community Building / Memorial Centre Addition

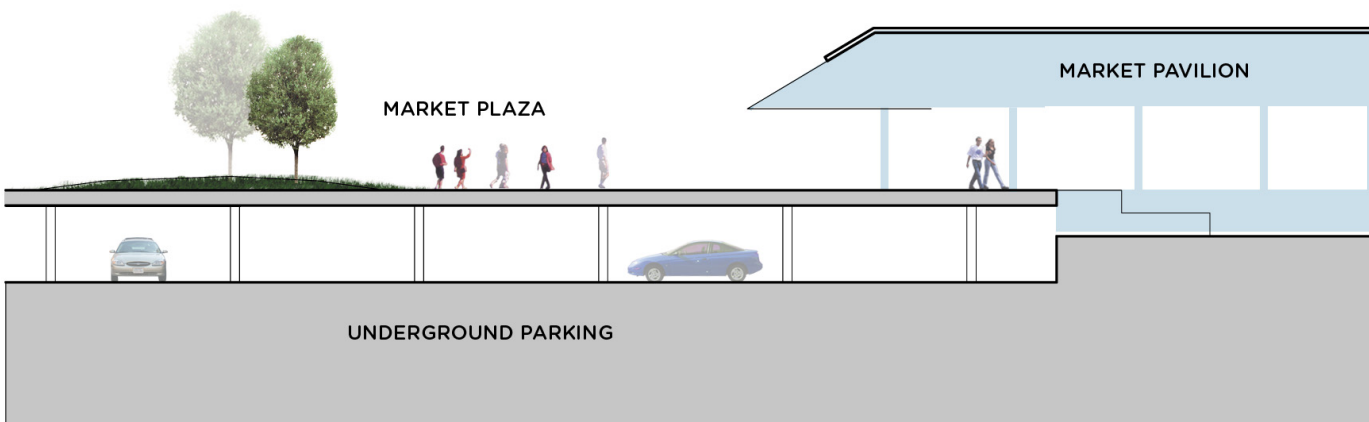
Second ice pad	28,000 sq. ft.
Double gymnasium	14,000 sq. ft.
Washrooms + lockers	4,000 sq. ft.
Community meeting rooms (3) ...	4,800 sq. ft.
Agricultural Society offices	1,600 sq. ft.
Market / vendor space	25,000 sq. ft.
Livestock barns (optional location)	25,000 sq. ft.
Subtotal	102,400 sq. ft.
Service, circulation	20,000 sq. ft.
Total	122,400 sq. ft.

Livestock Barns

Two new livestock barns are proposed in the same alignment with the two existing barns which would be rebuilt or restored. The livestock barns could provide ways to see in from the linear park for year round use. The mixed reaction received to additional barns along the laneway and backyards of the McGill Street residential properties suggests that an alternate location for the barns could be found to the north edge of the linear park, to the west side of the Roger Neilson Way, incorporated into the new Community Building. In this alternate location, the livestock barns would be separated by the 25 meter width of the linear park from the adjacent residential backyards.



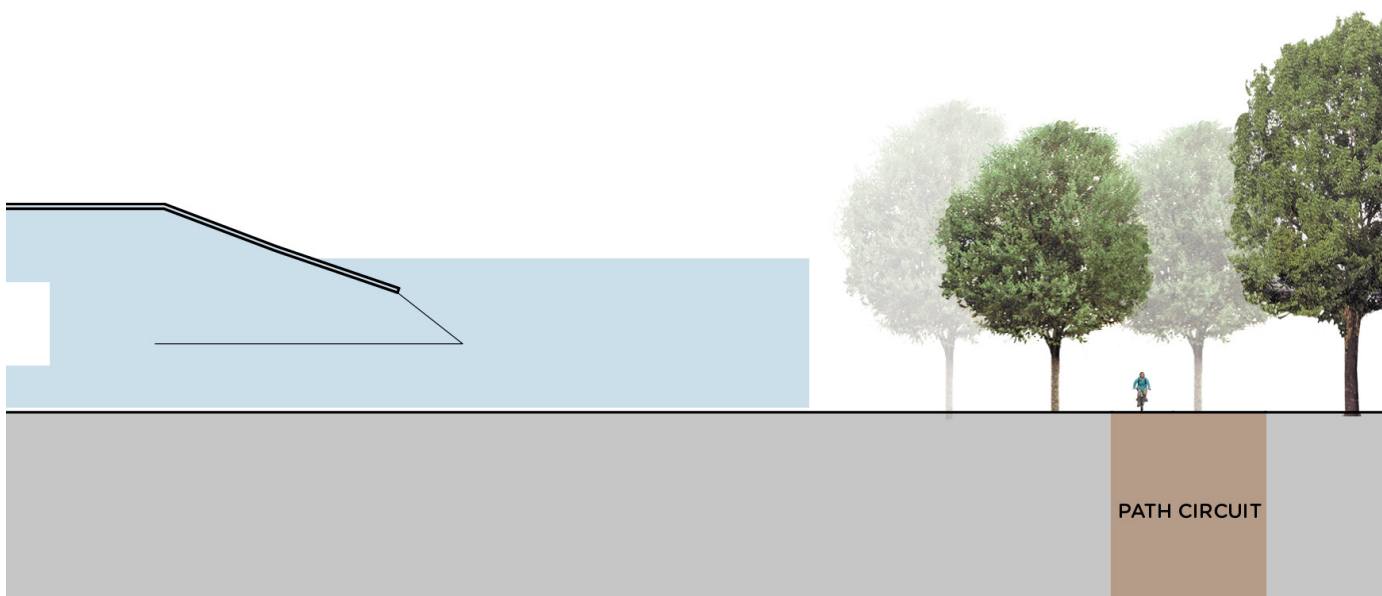
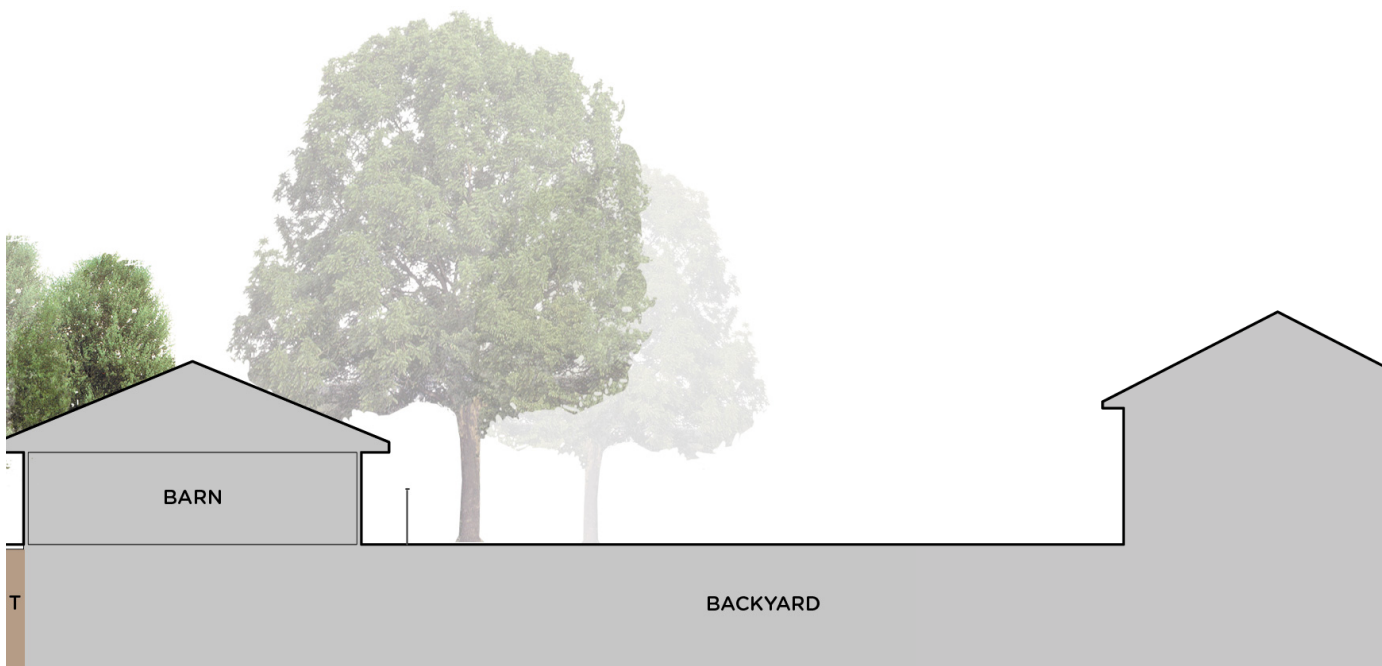
Section through Linear Park, Barns and Backyards



Section through Market Building and Partially Raised Underground Parking

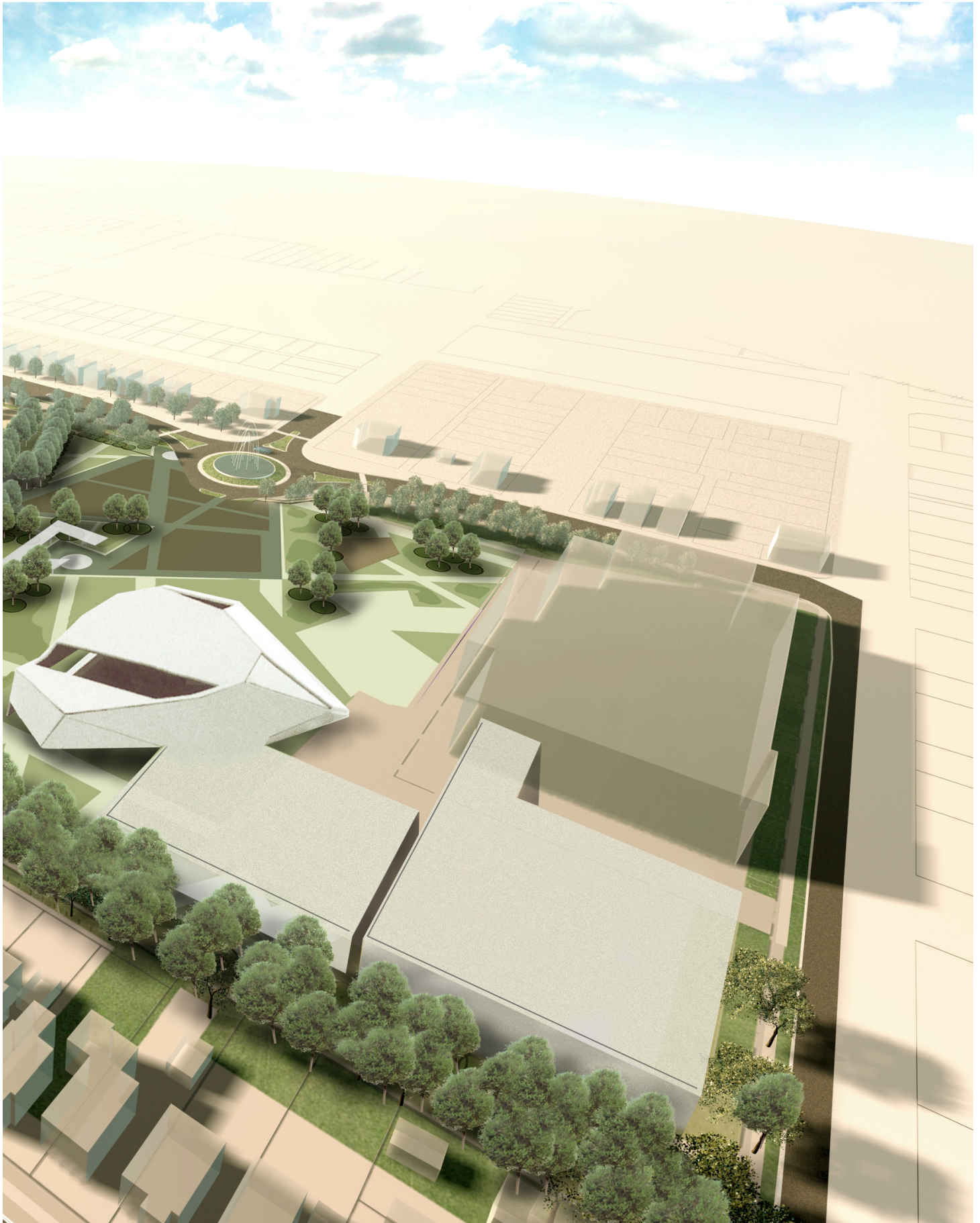
Parking Deck Variation

The site plan variation shows an alternate configuration, where increased parking is shown in a half level below grade with a raised plaza above. This would create a permanent public space with potentials for soft landscaping that would be interspersed with the expanded Farmers Market without the requirement of sharing with parked cars. In this variation, separate service access points to the plaza level would be provided from Lansdowne and Roger Neilson Way, while the main portion of the Roger Neilson Way would become below grade access route for the parking, with the permanent Roger Neilson Plaza above.





Aerial View of overall Concept Proposal



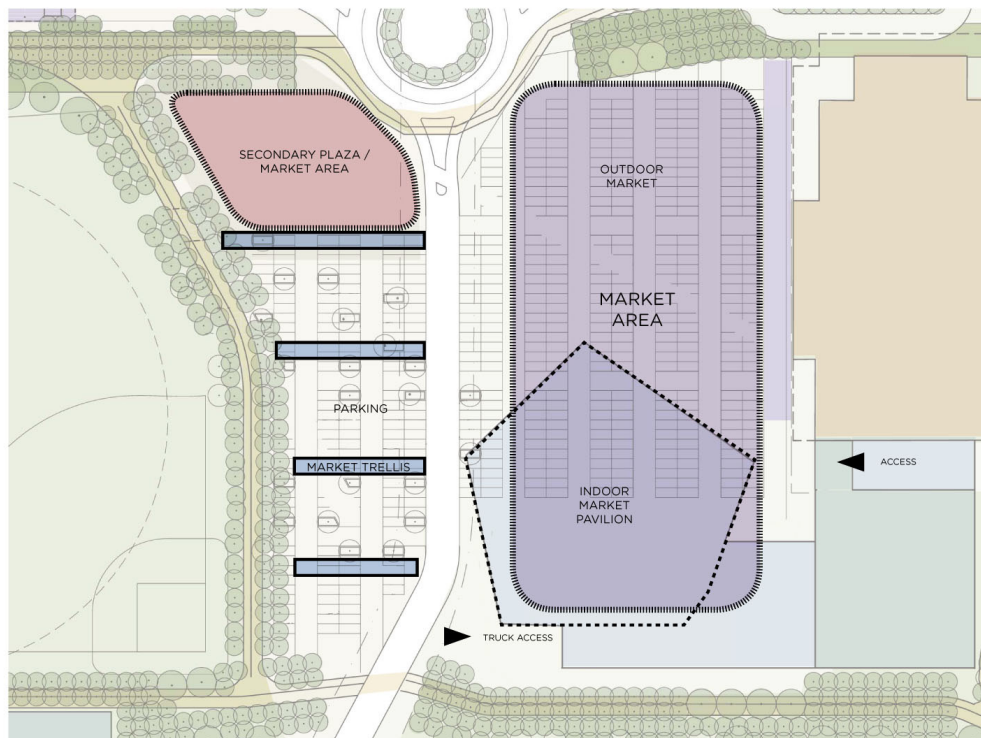
EVENT SCENARIOS

The Farmers Market

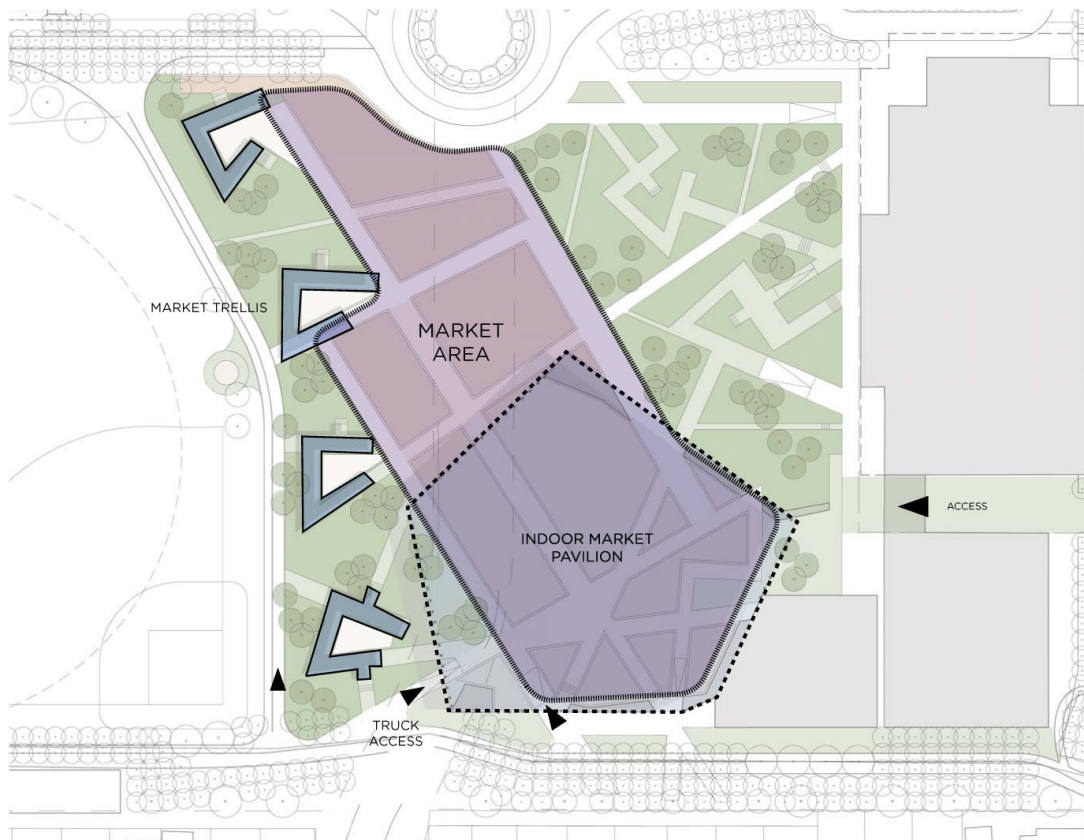
The Farmers Market is shown in two variations. With the new Roger Neilson Plaza shared with surface parking, the east parking area is incorporated into an expanded market area, bordered by the Linear Park on its east face and with new addresses onto the landmark entrance and Lansdowne Avenue. In this scenario, the Bicentennial Building, Agricultural Society Office and Morrow Building have been consolidated into a new Community Building including an indoor market pavilion.

The second variation shows the Farmers Market where an underground parking deck has been provided, allowing the Market to occupy a permanent outdoor plaza space integrated with tree planting and green open spaces, connecting again to the linear park and to a new indoor market pavilion.

In both scenarios, the area of the market is approximately doubled from its present size and has truck access points indicated from the south and north entry points into the park.



EVENT SCENARIO: FARMER'S MARKET WITH SURFACE PARKING OPTION

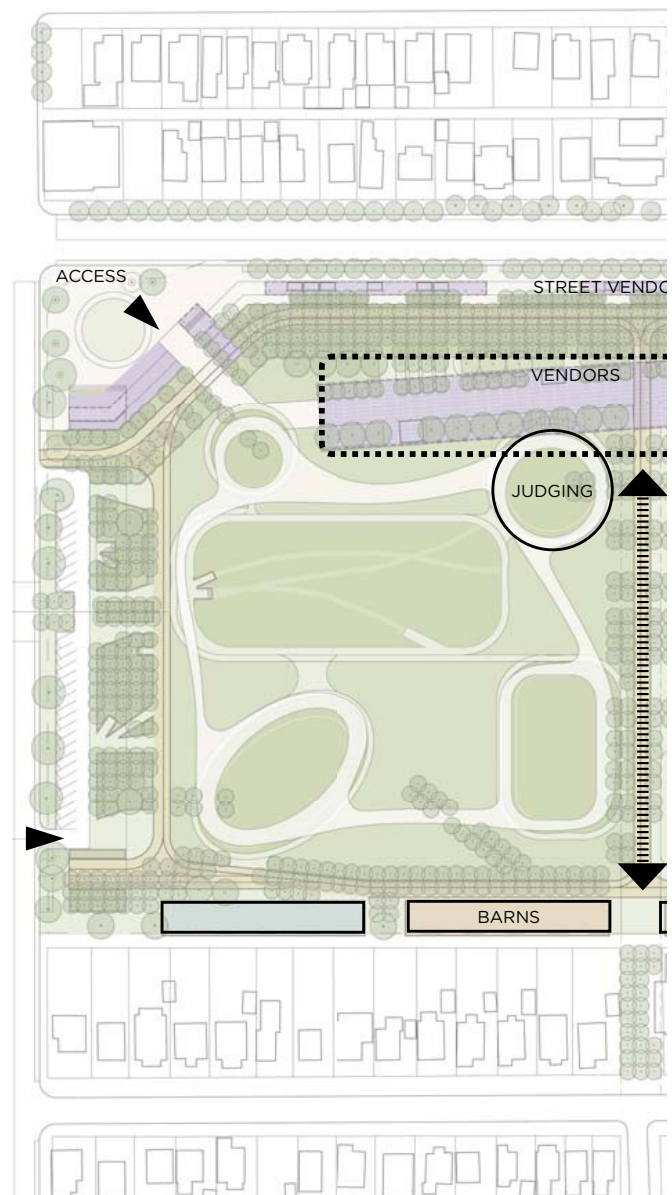


EVENT SCENARIO: FARMER'S MARKET WITH UNDERGROUND PARKING OPTION

The Agricultural Exhibition

This scenario indicates a potential allocation of programming for the Exhibition within the new master plan. The large trellis provides for portable grandstands with showing area along the linear park facing onto Lansdowne Avenue. The trellis also provides a framework for tent construction, electrical and water hook-ups for vendor spaces. The midway is maintained in the ball field locations, which would allow the Farmers Market and the Agricultural Exhibition to both be present on the site at the same time. Alternatively, the Exhibition could make use of the Farmers Market area in the plaza / parking lot area.

The adjoining new linear building on the west face of the Memorial Centre provides permanently enclosed spaces for vendors and direct access into the arena. The central cross route provides a route for livestock for the judging and showing areas with service access for the livestock barns from the Barret Street entrance. With the building of the new Community Building, the sharing of present facilities requiring temporary vacating by groups during the time of the Exhibition would no longer be necessary.



EVENT SCENARIO: AGRICULTURAL EXHIBITION







5 Phasing Scenarios

Phasing Scenarios

The Linear Park is suggested as the first phase of the transformation of R. A. Morrow Park, with subsequent phases of work to elaborate the central interior park and to gradually consolidate the present building locations into one integrated facility that would allow the current uses to co-exist and to promote new programming for the park. Removal of facilities would not take place until those facilities had been provided in newly constructed or relocated sites.



Phase 1 Plan:

It is recommended that the Linear Park be the first phase of the Morrow Park transformation. The new perimeter green zone would establish a series of trails and green space that would immediately expand the use of the park by creating new uses and provide a more welcoming edge at all street faces. The new trail network would provide a new recreational activity that would also connect the park to other significant city open space networks.

The detailed budget outlined in the report suggests an overall capital cost of \$2,600,000.00.



Coming In:

- Linear Park
- Trail
- Portable grand stands
- Primary tree planting

Staying:

- Morrow building
- Gym Building
- Agricultural Society Office
- Barns
- Ball Diamonds

Removed:

- Grand stand
- Fence
- Daycare building



1 First Phase Budget

Phase 1 Work, R. A. Morrow Park, Peterborough						
	Preliminary Budget Review					
	Element	Item	Area	Unit Cost	Total Cost	
1.0	Removals	Clear and grub site	54,800 m2	\$1.50	\$82,200	
		Fence and grandstand demolition and removal	600 lin. m.+ grandstand	lump sum	\$80,000	
	Subtotal				\$162,200	\$162,000
2.0	U/g services + connections	water supply, storm water and sanitary lines		lump sum	\$200,000	
		electrical u/g services			\$40,000	
	Subtotal				\$240,000	\$240,000
3.0	Parking Lot (Park St.)	Asphalt pavement	1,800 m2	\$40.00	\$72,000	
		Concrete curbs	400 l.m.	\$25.00	\$10,000	
		Concrete walkways	600 m2	\$80.00	\$48,000	
	Subtotal				\$130,000	\$130,000
4.0	Lansdowne Street	Concrete walkways	1,200	\$80.00	\$96,000	
		Seeding	1,800 m2	\$5.00	\$9,000	
	Subtotal				\$105,000	\$105,000
5.0	Berm	Berm landform	6,000 m3	\$20.00	\$120,000	
		Topsoil	2,000 m3	\$36.00	\$72,000	
		Seeding	20,000 m2	\$2.00	\$40,000	
	Subtotal				\$232,000	\$232,000
6.0	Pathways	Asphalt path w/ gran. Fill	6,400 m2	\$70.00	\$448,000	
		Interior special pathways	1,600 m2	\$70.00	\$112,000	
		Concrete pathways	2100 m2	\$85.00	\$178,500	
		Park Street entrance		lump sum	\$100,000	
	Subtotal				\$838,500	\$838,500
7.0	Landscape	Trees	1,200	\$300.00	\$360,000	
		shrubs and planting	n/a	lump sum	\$100,000	
	Subtotal				\$460,000	\$460,000
8.0	Lighting	Pathway lighting - bollards / poles	40	lump sum	\$80,000	
	Subtotal				\$80,000	\$80,000
					Subtotal Budget	\$2,247,500
					Contingency @ 15%	\$337,125
					Total Estimate	\$2,584,625

2

Second Phase Plan



Coming In:

- Parking lot expansion
- Vendors
- Trellis
- Skating track + internal pathways
- New public washrooms
- New Agricultural Society office
- New face to arena building
- Secondary tree planting
- New Barns

Staying:

- Parking lot

Removed:

- Roger Neilson Road vehicular traffic (parking only)
- Existing Agricultural Society Office
- 2 Ball Diamonds



3

Third Phase Plan



Coming In:

- Part 1 of New community building (Indoor market, gym, offices)
- Roundabout
- Second Ice Rink Building

Removed:

- Existing Gym building
- Existing Morrow building



4

Fourth Phase Plan



Coming In:

- New Exhibition Pavilion
- New street tree planting around site



5

Fifth Phase Plan



Coming In:

- New Parking deck
- Public plaza and garden spaces

Removed:

- Surface Parking







6 Next Steps

The first and most important phase of work is the linear park. The work included in this phase would require the relocation of the Daycare programme and the demolition of the chain link fence and grandstand structure. New underground infrastructure for drainage, electrical and water supply is recommended. New work would also include asphalt and concrete walkways, Park Street parking area, streetscaping, new grading and granular fill for new pathways and berm construction, and significant numbers of new trees (minimum 1,200 trees). A preliminary budget review has been provided that estimates this first phase to be approximately 2.6 million dollars (HST n.i.c.).

The next step for the R. A. Morrow Plan would be the detailed design of the linear park, where more detailed community consultation can occur. A specific parking study should be undertaken that looks at the parking requirements of the larger community context and how special events can be managed in ways that do not overwhelm the neighbourhood streets with overflow parking.

APPENDIX

Workshop Notes / Open House Comments

EVINRUDE CENTRE
APRIL 30, 2009



A1

Workshop Notes

1. Introductions

Sue Warrington introduced the consultant team. Kim Storey (BSA) began the presentation with describing the process that would be in place for the master plan, and indicated the dates for the next two workshops.

2. Powerpoint presentation of existing park

The main body of the presentation consisted of the following sections:

- a. Illustrations of similar projects** by BSA & STLA that involved more complex arrangements of parks, where several uses were accommodated – i.e. passive use, event infrastructure, materials, edge treatments
- b. The larger context:** Morrow Park's relationship to other open spaces in the City and to the cycling and trail network
- c. The historical context:** a brief description showing several images of the park under other uses, and a plan showing in particular, the race track, and when Roger Nielson Way didn't exist. (dated 1929, and updated to 1948)
- d. Edges:** showing the relationship of the park to its immediate surroundings
- e. The Built Facilities and Programming:** - brief descriptions (key plan and photographs) of the existing facilities and their current shared programming
- f. Landscape treatment precedents:** landscape strategies for planting and spatial effects

DESIGN WORKSHOP 1 - APRIL 30-09



g. Questions for the separate table discussions:

- How do you use R. A. Morrow Park?
- Are the facilities that you use adequate for their function?
- What changes would you suggest to meet your current needs?
- What future opportunities do you think could be met by R. A. Morrow



3. Break into groups

Following the presentation, the +/- 35 participants formed 5 separate groups that represented the Agricultural Society, the softball players, the cricket players, the Farmers Market, residents. These groups drew on the site plan provided and wrote on the large newsprint sheets to both answer the questions posed and to add other information and ideas. James Brown, Kim Storey, and Scott Torrance moved around the different workshop areas during the discussion periods.

4. Presentations of each group's discussions

Each of the six groups presented their notes and sketches to the larger group. These notes are summarized in the next section. Separate presentations were given by two local residents.

5. Next steps

In the following four weeks, the consultants will be working with the descriptions and suggestions provided by the workshop, the Steering Committee, and separate interviews held earlier with the 'Partners' to provide a set of different master plan options and scenarios. These will be presented at the next workshop that is scheduled for May 28th at the Evinrude Centre.

For the next workshop, the consultants asked that the separate groups that worked together at the first workshop try to move around so that each table will have representation of many interests working together.

The powerpoint presentation and the workshop notes will be posted to the City of Peterborough website.

WORKSHOP NOTES

(The workshop notes are taken from both questionnaires handed out and from newsprint panels that groups wrote on, and also on site plan sketches. More notes are provided in the 'Panel Comments' section following)

How do you use R. A. Morrow Park

Resident: Walking, running, Farmers' Market, events at Memorial Centre, attend Exhibition

GE Slo-pitch League: Diamonds 1, 2, and 3 (hopefully 4) May – September 6 – 8 p.m. on Thursdays.

Resident: Farmers Market / Hockey / Shows

Are the facilities that you use adequate for their function?

Resident: On street parking occurs during the large events. If parking lots are lost it would create a problem.

GE Slo-pitch League: Yes. The fields are uneven and should be regarded. Also the drainage of rainwater isn't very good.

Resident: No

What changes would you suggest to meet your current needs?

GE Slo-pitch League: Keep the four ball diamonds. (See plan for suggested arrangement)

Resident: Expansion to more multi-use. Show case Eco-Development Project. Zero carbon footprint via geothermal and solar techniques.

What future opportunities do you think could be met by R. A. Morrow Park

Resident: Would like to see the open space remain for sports teams, parks and recreations for team sports through the summer. Local schools use it as well. Park and garden space and agricultural events should stay. Agencies like the YWCA use the space in Morrow Building for Food Boxes. Hard to find large spaces for that!

GE Slo-pitch League: Consolidate the parking lots into one multi-level lot. We use the portable toilets at the south end of Diamonds 2 and 3.

Resident: It is absolutely wrong to widen Lansdowne.



PANEL COMMENTS

Farmers' Market Group

- Additional storage, additional building on northeast corner of Morrow Building
- Enlarge area south of Morrow Building for parking both winter and summer.
- Improve the look of Morrow Building – inside and out.
- Signage at part of the opening – Lansdowne and Roger Neilson Way
- Benches for seniors on boulevard area.
- Stage for concerts etc. in park area.

Peterborough Agricultural Society

How the Agricultural Society uses the park:

- o Open fields are used for the midway and livestock shows.
- o The track is used for demolition derbys, livestock and motor sports.
- o The barns and Morrow Building are used for livestock
- o The Memorial Centre is used for exhibits and entertainment.
- o The Gym building is used for vendor space.

What the Agricultural Society needs in the park:

- Grandstand – more washrooms, and accessible washrooms during the Exhibition
- Open space to host shows (livestock and midway)
- Secured buildings – multi-purpose buildings particularly for vendors.
- Bigger visual presence – promote agricultural and manufacturing sectors
 - entrance gates to the park
 - permanent signage
- More parking during exhibition and events
- Office in a central location.



Future Uses

- More rental possibilities (to prevent trade shows from leaving town for better facilities)
- Opportunity to host livestock competitions – breed specific – outside of the Exhibition event.

Transition Town Peterborough

Multi-Phase Design Principles

- o Agriculture heritage / food: Farmers Market stays No. 1, Exhibition No. 1-a.
- o Zero carbon footprint – geothermal / solar / wind?
- o Signature / or showcase for the city and county
- o Integrated with the Downtown and Lansdowne Place – by light rail – Park and ride support high density in the city.
- o Ecological people friendly
 - Trees / gardens / benches
 - Bicycle paths
 - Community garden space
- o Why widen Lansdowne Street?
- o (Elaine) – Why knock down existing heritage grandstand (divided support for this)

Added 'stuff'

- o Community food kitchen
- o Outdoor square
- o Enlarged Farmers Market
- o Food co-op space
- o Underground parking under new Farmers' Market



Sunday Ball League

- o Place new multi-purpose building south of Memorial Centre and east of Morrow Building in corner of Morrow Park
- o Tournaments do not want to play here because the infields are in poor condition.
- o Place new grandstand west of the Morrow Building.
- o Place four new ball diamonds with home plate areas grouped together in area that is 800' x 1100'.

Peterborough Cricket Association (PCA)

- Past history: Cricket is the first established team sport in 1870
- Currently use Morrow Park, in the area between 2 diamonds #3 and #4; have used it in the last 4 years

Requirements:

- Flat field – circular with 450 foot diameter
- Storage facilities (for all users and groups)
- Pitch / track (area of pitch 66' x 10') prepared as per requirements, on which to play game and additional tracks / pitches (1 – 2)
- The pitch is centred within the 450 foot diameter circle. The additional pitches could be provided on either side for flexibility.
- Adequate water supply with hose to water the pitches occasionally.



Potential Enhancements to Attract Community:

- Perimeter walkway with seating area / sections.
- Trees around perimeter to provide shade.
- Perimeter running track.
- Separate shelter areas for family / community gatherings and events – barbecue pits
- Lighting for evening / night events
- Food court

Local Residents

- Bright open space is a premium and should be retained – don't want to see the space get chopped up
- Honour the heritage of the park
- Make sure the siting of the grandstand isn't facing the 'setting of the sun'
- Need a prettier buffer zone to the edges
- The daycare location is crazy, find a better place in the park
- Accommodate everything – more gardens, community gardens, gymnastics etc.
- Too much parking means there is no green space; however the residential streets get taken over for parking in major events – we need a good parking solution
- Let the park be a useful space for the neighbourhood
- The monster truck and snowmobile events could be moved to a better location – the noise pollution is very disturbing for the neighbourhood
- The farmers market and the agricultural heritage need to be celebrated – get back to our roots

A separate presentation was made by Ms. Daphne Molson that advocated a large building project for a recreation centre with Hall of Fame, multi-recreational and sports fields / exhibition facilities, among many other uses, stacked covered by a protective dome.

Comments:

R. A. Morrow Park - Master Plan Design Study		
	<i>The following comments have been collected from the YMCA display, the Farmers Market Open House (April 30, 2011), the Public Open House (May 3rd, 2011), through both printed forms and comments made during the question and answer periods.</i>	
	Comment	Responses
1	Lives in Brooklin but comes to Petes' games. Impressed with plans. Especially likes underground.	
2	As a resident I want to see more green space. I think the plan should go ahead. The roundabout is needed to slow and control traffic on Lansdowne. Linear trail is brilliant. Like the idea of a community market space - act as a gathering spot. Please get rid of inappropriate events (monster trucks etc.) these activities are not compatible with residential areas.	<i>Monster truck events have been recommended for relocation to another site.</i>
3	Free off leash dog park area? I like the open access idea.	<i>Garden areas could provide separated areas for off leash zones if desired.</i>
4	Please have walking access from Lock St.	
5	Great initiative. Would add a lot to the city. Would contribute to harmonizing Lansdowne.	
6	Fabulous idea/concept. Only concern is parking as when ever there is an event at Memorial residents suffer.	<i>Parking study has been recommended.</i>
7	Are you kidding me - 2 ball fields	<i>Two ball fields have been recommended for relocation, not removal. Ball fields would not be removed from Morrow Park, leaving two to remain, only when new fields have been provided.</i>
8	As we are a large out door farmers market and because we are trying to grow & encourage more people to buy local food, we want to be sure there is enough space allotted to the market for this to happen.	<i>Farmers Market scenarios provide double the area currently used.</i>
9	Love the ideas! An inviting green space we can all use. Get rid of the monster trucks! What about having community gardens in some of the space. Some water features like a pond or fountain would be nice.	<i>The areas shown in the central garden areas could provide areas for community gardens and water features.</i>
10	The plans look inviting for all members of the public. I like the linear park and the removal of the fences and grandstand. Make it a year round park for everyone.	
11	They must replace all four ball diamonds before they take away four.	<i>Two ball fields have been recommended for relocation, not removal. Ball fields would not be removed from Morrow Park, leaving two to remain, only when new fields have been provided.</i>
12	Excellent plan for park improvement. Truck and livestock trailer access to barns. Show area and track	<i>Agricultural Exhibition Scenario shows areas suggested for judging and showing area, with access to barns from Barret Street entrance.</i>
13	Attractive but farmers market appears to be greatly reduced. Not enough parking. Farmers market is a huge draw and continues to grow each year. This is not something I want to see ignored buried or hidden.	<i>Farmers Market scenarios provide double the area currently used.</i>
14	Concern for me is traffic on McGill. Suggest open traffic to Lock St. instead of McGill - close McGill entrance to vehicles. Insert solar panels.	<i>Parking study has been recommended.</i>
15	Leave Morrow park the way it is now! 2 million estimate for the first phase is too low. To build the underground parking in my opinion will cost 20 million. Spend the money and build the parkway to the hospital.	<i>Parking study has been recommended.</i>
16	Insufficient onsite parking, underground parking will not be utilized resulting in spill-over traffic on residential streets. Arena is underutilized, selling to private enterprise would result in an injection to municipal reserves and greater use of facilities.	<i>Parking study has been recommended.</i>
17	Where will the midway people stay / park? Parking for truck pull / demo?	
18	It is very unfortunate that the agricultural society gets painted with the "trouble child" brush. There is a trust agreement that must be adhered to an there are currently many breeches. I hope the city council and committee understand that nothing can take place until consent is given from the agricultural society.	
19	I am a resident of McGill street and generally I am in support of the plan. My only concern is that traffic and parking on McGill street may be increased. Already there is significant overflow from the market hockey and lacrosse. I hope any increase can be avoided. Perhaps traffic could be reduced on McGill.	<i>Parking study has been recommended.</i>
20	Who would pay for the temporary fences and other crowd control at exhibitions and other pay to enter events?	
21	With a linear walkway and trees will you not lose 1 or 2 ball diamond anyway? To push two more ball diamonds out of the park for cricket seems foolish.	<i>The cricket pitch is already being used concurrently with two of the ball diamonds.</i>
22	We really need a new (permanent) grandstand.	

CSD17-011 Appendix B

23	I can see horrendous traffic problems at the roundabout. Merging from one lane to the other works well until gridlock happens then you tie up through traffic.	<i>A variation of this intersection is provided that would not use the roundabout if not considered feasible.</i>
24	Underground parking should be well away from the food vendors at the market, fumes and food don't mix. Parking should be under the ice pad.	<i>Ventilation design in the underground parking lot would ensure that fumes would not be allowed into the open market area.</i>
25	I feel that the demolition derby and the monster truck events should definitely be moved elsewhere. We need to plan ahead and I appreciate that this is a long term plan. Parking - we need to have a limit on parking or else the whole area could be designated for parking. for some events we have had the shuttle bus service.	<i>Parking study has been recommended. The monster truck event has been recommended for relocation.</i>
26	What are the key economic drivers? What are the green plans? What Canadian heritage features will be included? What commemoration of military training camp in WWII? What emergency issues like policing such a large park be planned and addressed? How green is the revitalized park to be?	<i>A memorial for the military training camp is suggested at the new Park Street / Lansdowne entrance. Detailed design stages if park is to be realized would address 'green' strategies, policing and maintenance.</i>
27	No to metal pergolas, waste of time/resources/money Yes to trees.	
28	A very interesting concept. Ambitious project with great green space potential. Parking issue. Build a fourplex arena elsewhere, scrap single pad idea.	<i>Parking study has been recommended.</i>
29	Please include; drinking fountains, washroom facilities, bike parking and community planting beds.	<i>Public washroom facilities are recommended in several locations. Drinking fountains, bike parking, community planting beds are all excellent ideas and could be included in the detail design stage.</i>
30	The openness is beautiful. Not sure about the covered area, just something to get vandalized unless there are more kid friendly, i.e.. playground for smaller children possibly a skate park for older kids as there is only one in Peterborough. Need to have more for teenagers to do in this town without getting into trouble. covered areas should be more eco-friendly i.e.. eaves troughs into rain barrels.	
31	Love the skating circuit and in this community it would be well used. Perhaps a more user friendly parking option given the current demographics would be some underground parking with more above ground at both ends of the park. The current plans don't really show many features for our older population. Appreciate seating surfaces and parking.	<i>Detail design stages of the park transformation would include features for like seating. Barrier free parking with good access to park pathways is shown in the Park Street edge design.</i>
32	It seems like a waste since Peterborough already has many parks and trails that aren't being used. Fix them instead of building more. Market pavilion seems too small for what is already existing as a large market. There is no space for the market when it goes outside in the summer. The market needs to go outside because it adds character. need more space for local vendors to allow people to be able to buy crafts or food. The market seems doomed in this useless plan. use the money for something useful.	<i>Farmers Market scenarios provide double the area currently used.</i>
33	Not enough parking and farmers market too small.	<i>Farmers Market scenarios provide double the area currently used. Parking numbers have been maintained and parking study has been recommended.</i>
34	Is there enough interest & need for the four livestock barns? Ensure that the walls that face neighboring backyards are esthetically pleasing and that they could have plants planted on them. A green wall instead of cinderblocks. Incorporate rain capture systems on all new buildings. minimize light pollution. year round live stock viewing may result in odors.	<i>Because Morrow Building is recommended for eventual replacement, additional space may be required for livestock exhibition. Alternate location for livestock barns could be provided north of Roger Neilson Way.</i>
35	Place "natural exercise" stations around the running walking track - Portland Oregon makes use of these.	<i>Excellent idea that can be addressed in the detail design of the linear park.</i>
36	Consider building new grandstands on top of proposed buildings.	
37	Parking, this is a great concern with all the events. Over-flow into city streets. Too far away from market for customers to carry shopping. No truck access for the market. City does not maintain property or buildings at Morrow Park.	<i>Parking study has been recommended. Truck access for the market is indicated in Market Scenario drawing.</i>
38	Must add a small grand stand over by the barns and a playground structure somewhere.	<i>Portable grandstand seating is a potential strategy. Playground structure locations are important and can be addressed in the detail design stages of work.</i>
39	Existing trees which are mature trees should remain as they create a sound barrier from the park as well as Lansdowne St. The trees also help cut down on the dirt that passes over the flat grounds of the park from Lansdowne St. The trees provide a much more preferable privacy barrier than having to look at a barn. Cutting down trees eliminates park like feel.	<i>Over 1,200 trees recommended for Phase 1 Linear Park with additional tree planting in subsequent phases of work. Existing trees to remain.</i>
40	Existing Barns - Kids play and climb on the barns. Kids throw rocks and garbage into the yards the existing barns back onto. People have been able to access residents backyards from these buildings.	<i>Alternate locations for barns are also suggested north of Roger Neilson Way.</i>
41	There should be bench seating throughout the park, garbage bins, abundant lighting and limit the areas that can become areas of illegal behavior.	<i>Excellent ideas that can be addressed in the detail design of the linear park and future phases.</i>
42	Concerns that the city is not ready for a roundabout.	<i>Roundabouts are becoming more common throughout Ontario. However, variation that does not include roundabout is also included in the report.</i>
43	Transit needed along edge of park.	<i>Linear park can incorporate transit stops.</i>

CSD17-011 Appendix B

44	Put roundabout on quieter street.	<i>Roundabouts are becoming more common throughout Ontario, and can handle high volumes of traffic. However, variation that does not include roundabout is also included in the report.</i>
45	Widening of Lansdowne means Ag. Fair will have to move. Livestock barns not appropriate.	
46	High cost for a small town. (underground parking)	<i>The master plan shows two variations with surface parking and underground parking, depending on available funds dedicated to project. Underground parking allows for more green surfaces for park, but does carry a heavy price tag.</i>
47	Need a staged plan to form a budget on a yearly basis.	<i>Phasing scenarios suggest staging. Budget is provided for first phase of work. Budgets for later work involving built facilities to be developed in next steps.</i>
48	Address public safety issues such as lighting and access.	<i>Lighting is included in the phase one linear park design and clear access points are recommended.</i>
49	Morrow trust not well represented especially the Ag. Society, trailers, automotive use and livestock. Some uses incompatible.	<i>Ongoing negotiations with Agricultural Society and City of Peterborough to address concerns.</i>
50	Arenas refurbishment recently, too soon to add another pad.	
51	Second pad will require parking and effect vendors. Already parking issues.	<i>Parking study has been recommended. The impact of a second ice pad would be included in the study.</i>
52	Travel distance between market and pad too far for elderly users. Vendors also older and have to carry items.	<i>Parking and market are expanded but located in the same areas.</i>
53	Exciting scheme to bring people back to the park.	
54	People will get used to the roundabout.	
55	Vehicular access to parking not well defined.	
56	Budget issues, the city did not replace a building that was removed several years ago.	
57	How much will the park cost? 20 or 30 million? With taxpayers on the hook.	<i>First phase of work is estimated at 2.6 million.</i>
58	Replace roof instead of building a new building.	<i>Buildings need to be replaced over time.</i>
59	Leave it alone.	
60	Too much parking now.	<i>Parking study has been recommended.</i>
61	Park is used for many large events. Need more parking, 6000 people per day at some events.	<i>Parking study has been recommended.</i>
62	Design is beautiful and park needs to be freshened up.	
63	Current bike paths don't connect to the park and riders must use the street. Connect bike paths for increased safety.	
64	Overflow parking for large events is a problem for adjacent residents.	<i>Parking study has been recommended.</i>
65	Trees make the park more secluded and decrease security. Park will be vandalized, see Millennium Park.	<i>Increased usage of park would reduce security risks - i.e. 'eyes on the park'. Lighting has also been included in Phase 1 linear park.</i>
66	Kids would love the park. Better use of taxpayer dollars than the Monster trucks.	
67	Parking will always be cited as a problem but parking so available in the area	
68	People will get used to the roundabout.	
69	Will flooding be an issue regarding Rodger Neilson Way.	<i>Incorporation of Roger Neilson Way into consolidated parking / plaza area could take into account flooding issues.</i>
70	How long will trees take to grow.	<i>Ideal initial improvements in two years with the rest growing in 15 to 30. Report shows incremental growth patterns.</i>
71	More bike paths being developed in Peterborough	
72	Gymnastics plan has great potential. Where will the new gym be? Where will parking be? How much will they be involved.	<i>New gymnasium is recommended for new Community Building north of Roger Neilson Way.</i>
73	Need children's play area in one location of the park.	<i>Children's play areas can be located within the 25 meter linear park, and also in the central garden area at south end of park.</i>
74	How is the military heritage in the park being accommodated?	<i>Memorial is recommended at new Park Street entrance.</i>

CSD17-011 Appendix B

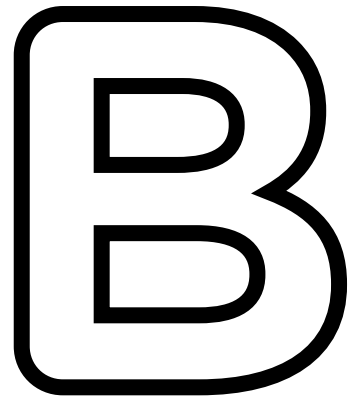
75	Livestock barns were barracks for training.	
76	What are current economic drives of the park, sources of revenue that will contribute to the cost of park operations?	
77	Green plan?	<i>Sustainable design strategies are assumed and would be included in detail design of stages of work.</i>
78	What are the heritage aspects overall?	<i>Potential memorial at new Park Street entrance; exhibit space within new building could also be provided.</i>
79	Create infrastructure - key move to form the basis of redevelopment.	
80	This park is not well used. Like the open green space and retention of the barns and grandstand.	
81	This is a draft that tries to meet the needs of many. This is a long term plan that can respond to the community if they give input.	
82	Build buildings first to generate revenue then do the rest. Better facilities mean more revenue. Peterborough is central and could draw others from the region.	<i>Phase 1 Linear Park is suggested to bring more people into the park and to develop more enthusiasm for higher capital budget items like new buildings.</i>
83	Greening up is good.	
84	Ottawa's grandstand has an ice rink built under it. Could also put other uses like gymnastics under grandstands in Peterborough.	
85	Lack of care for existing buildings. Ensure that new buildings will continue to be maintained.	
86	Interesting and ambitious concept. Great green space potential.	
87	Parking Issue	<i>Parking study has been recommended.</i>
88	Build fourplex arena not a single pad.	
89	Money and parking are the main issues. Concentrate parking in the east and green space in the west. Potential take over industrial area on the other side of park street.	
90	Parking - fumes not good to mix with food, consider locating parking under the ice pad.	<i>Ventilation design in the underground parking lot would ensure that fumes would not be allowed into the open market area. Parking can also be provided under the ice pad.</i>
91	The park once had a gate saying 'Morrow Park'. Replacing gate is better than the roundabout.	
92	The Ag. Exhibition is not holding up the project. They did not give any input before the project went public.	<i>Will come back to the steering committee before plan is finalized.</i>
93	Trailers from exhibitions now park along Park Street. What are the new parking plans?	<i>Parking study has been recommended.</i>
94	Is there grass in front of the grandstands	<i>A showing area and grandstand can be provided within the new trellis area.</i>
95	Currently 650 parking spaces, how many will be eliminated with the new plans.	<i>Parking study has been recommended. Same number of parking spaces currently shown in plan.</i>
96	Lots of parking on side streets.	
97	What will happen with Roger Neilson Way, the name is commemorative.	<i>Roger Neilson Way can become Roger Neilson Square / Plaza.</i>
98	Residents on the south side will have to go around the park. Ag exhibition people are hassled for parking on the streets and this scheme will cause the same problems.	<i>Parking study has been recommended.</i>
99	Lindsay Ag. Grounds is beautiful.	<i>It's 80 acres, compared to Morrow Park at 27 acres.</i>
100	yes, trees	
101	No metal pergolas, they are ugly and a waste of resources.	
102	Roundabout is a great idea because traffic is to fast on Lansdowne. They are used everywhere in Europe.	
103	More green space not less.	
104	Green space increases property value.	
105	Make the park for people to use.	
106	Safety is an issue especially for women.	
107	Parking issue, people don't respect neighborhood one side parking during events. No room for emergency vehicles. Could YMCA lot be used, it's often not full. Eliminate parking on both sides of George St.	<i>Parking study has been recommended.</i>
108	Good things cost money, see the park as a long term investment. Not just spending money on hard infrastructure.	
109	Take away the monster truck event and move it to a non-residential area.	<i>Monster truck events have been recommended for relocation to another site.</i>
110	It is a great scheme and the majority of neighbors want to see this.	
111	City for people.	
112	Connections happening with green spaces all over town.	

CSD17-011 Appendix B

113	Millennium Park is used al the time and is wonderful except for one corner by the railroad tracks.	
114	Quality of experience should be mirrored in Millennium Park.	
115	Make park more dog friendly	
116	Meet neighbors in the park	
117	North end of the city is growing and Northcrest will be shut down. Residents will have to use Morrow park arena. Spread out use to other arenas.	
118	Existing traffic problems on Lansdowne will be compounded.	
119	Too many uses in one area. Spread them out, stagger uses.	
120	Parking issues.	<i>Parking study has been recommended.</i>
121	Need parking close by for a large population in town.	<i>Parking study has been recommended.</i>
122	Like the landscaped promenade with its connections to existing and planned trail systems.	
123	Not sold on the grand trellis. It appears large, expensive and difficult to maintain.	
124	Cost of parking structure too high and not functional for Petes' games. Would be nice to eliminate surface parking and in favor of designing it as multi-use space.	<i>Parking study has been recommended.</i>
125	Support the idea of a new building and a second ice pad.	
126	Hope there is enough space to accommodate the proposed uses shown on the master plan drawing.	
127	There is an opportunity for the master plan to tie into the downtown gateway planned at the intersection of George and Lansdowne.	
128	Close Roger Neilson Way and create Roger Neilson Square.	

APPENDIX

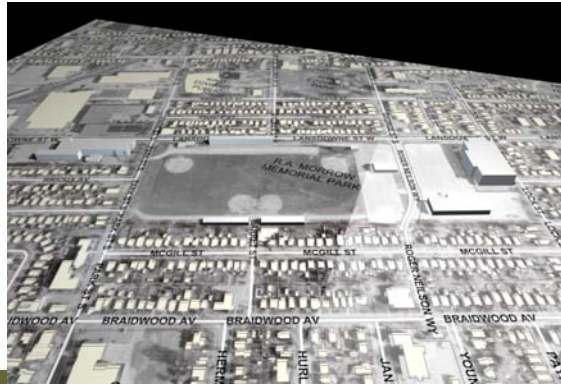
Presentations



B **Presentation Material:**

Steering Group Meeting #3:
May 22, 2009

R. A. Morrow Park - Master Plan Steering Group Meeting #3 Design Strategies



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May 22, 2009

R. A. Morrow Park - Master Plan

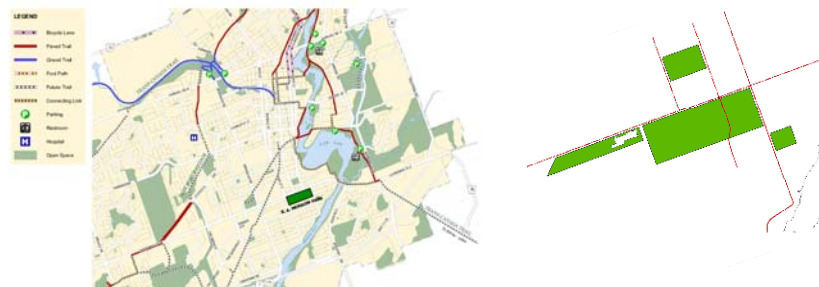
Revised key dates

Project Start:	April 2, 2009
Stakeholders Workshop	April 30
Master Plan Options Workshop	June 24
Draft Master Plan Workshop	August 20
Final Master Plan Presentation	October 19

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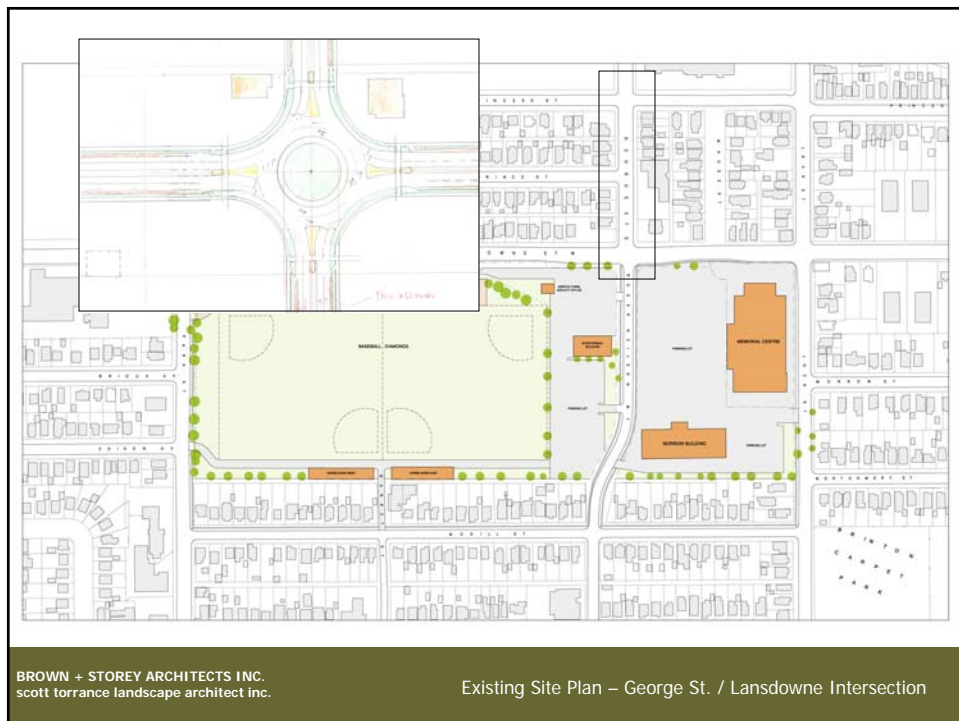


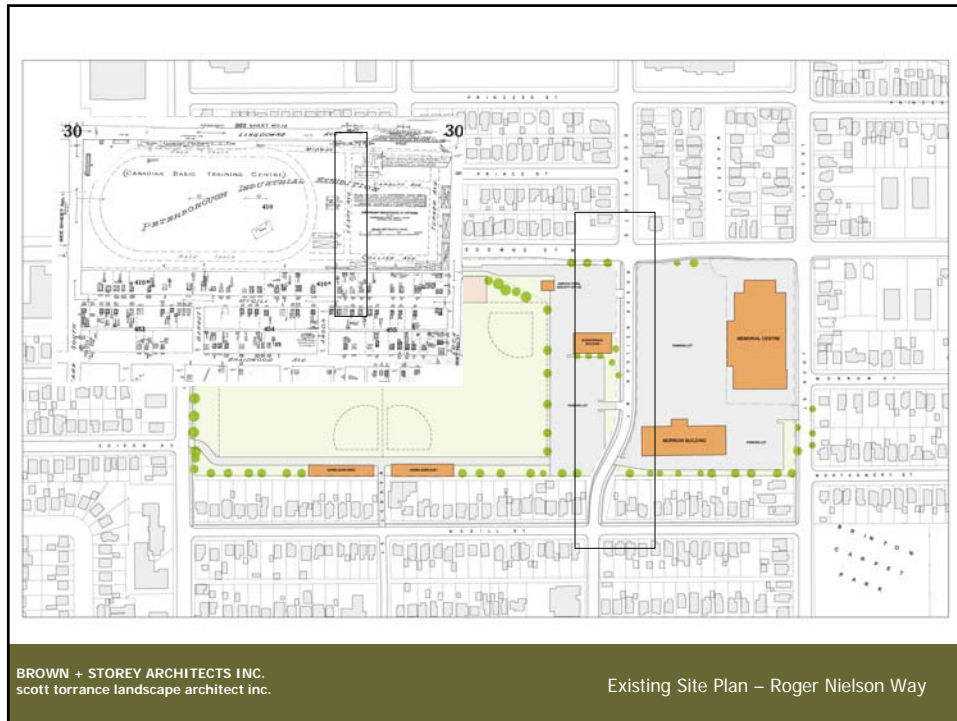
- Make the park more porous at its edges.
- Expand the perception of the park.
- Include the other sides of the streets and expanded strategies for streetscaping in the general area.
- Plan for improvements as part of the ongoing reconstruction of streets (i.e. Lansdowne)
- General porosity will improve linkages.

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Connecting to the Larger Context

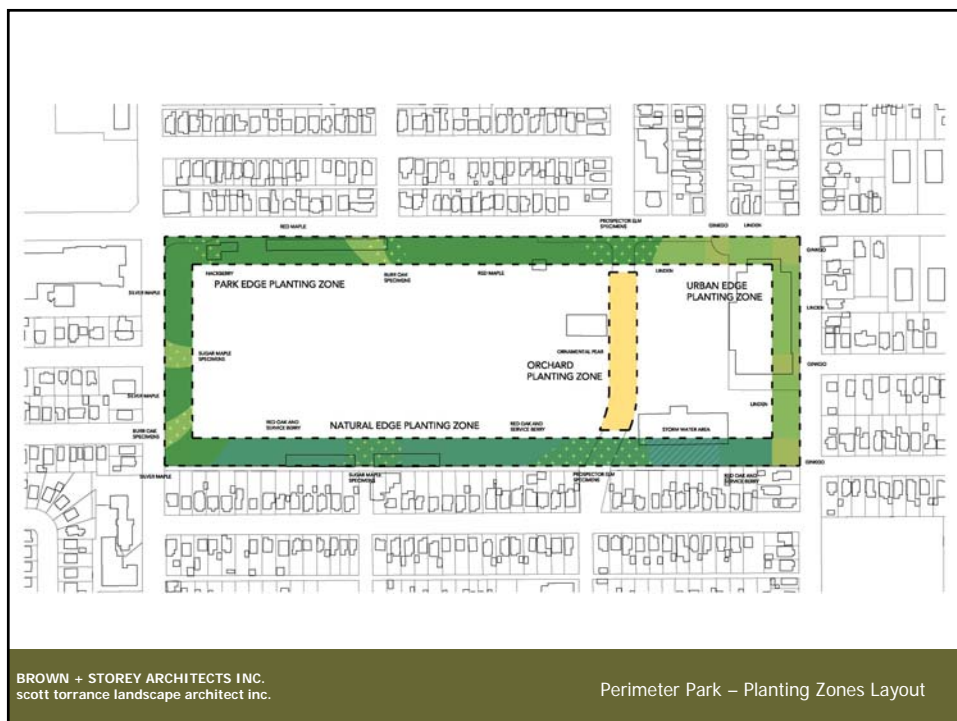
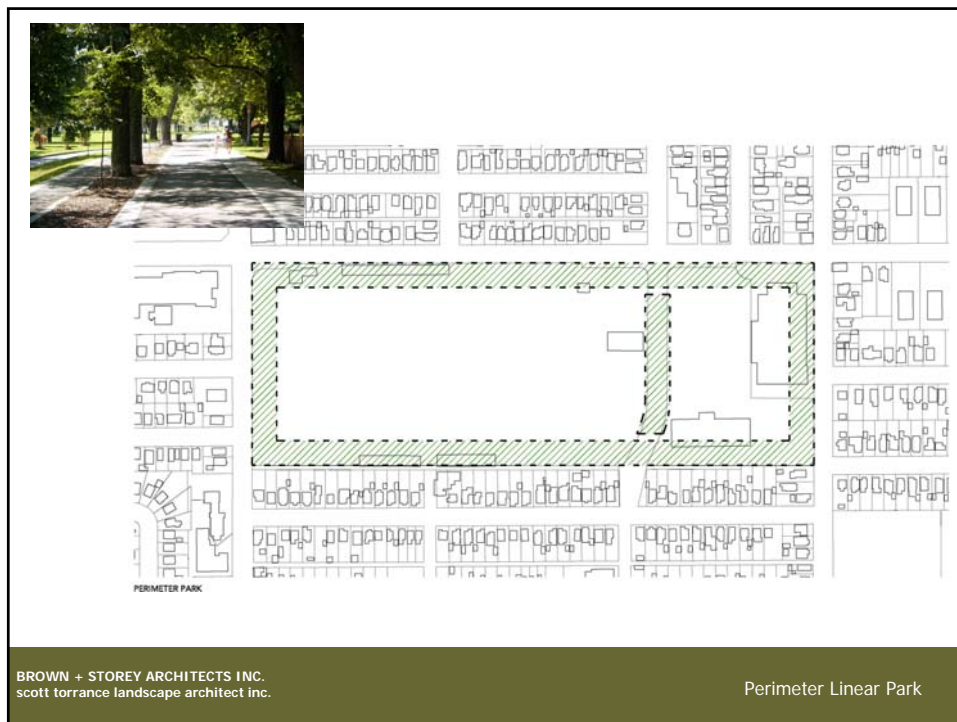


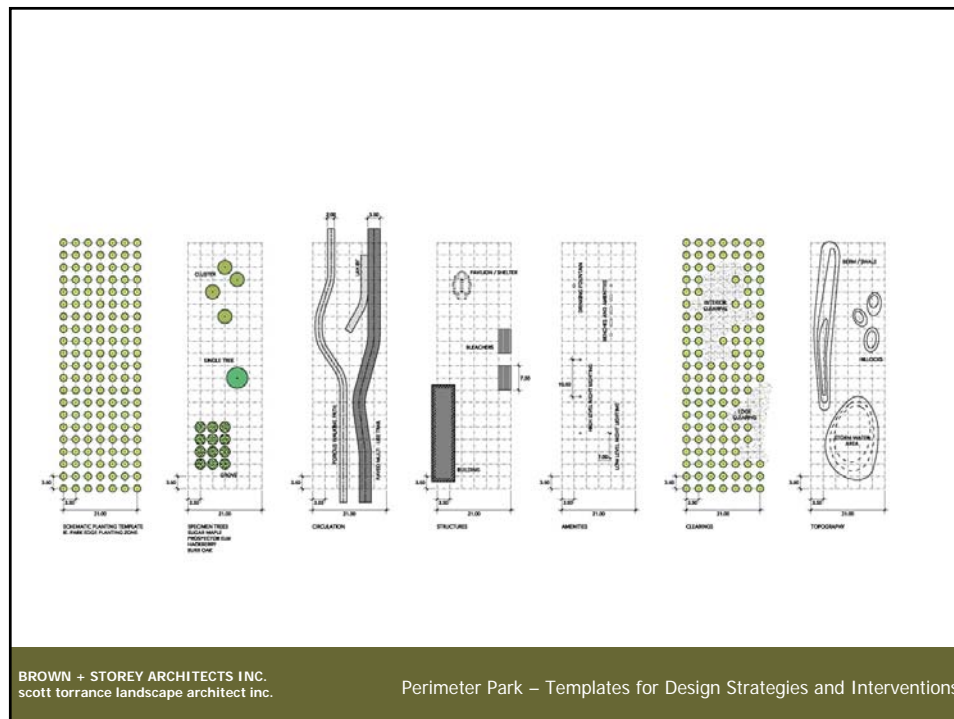
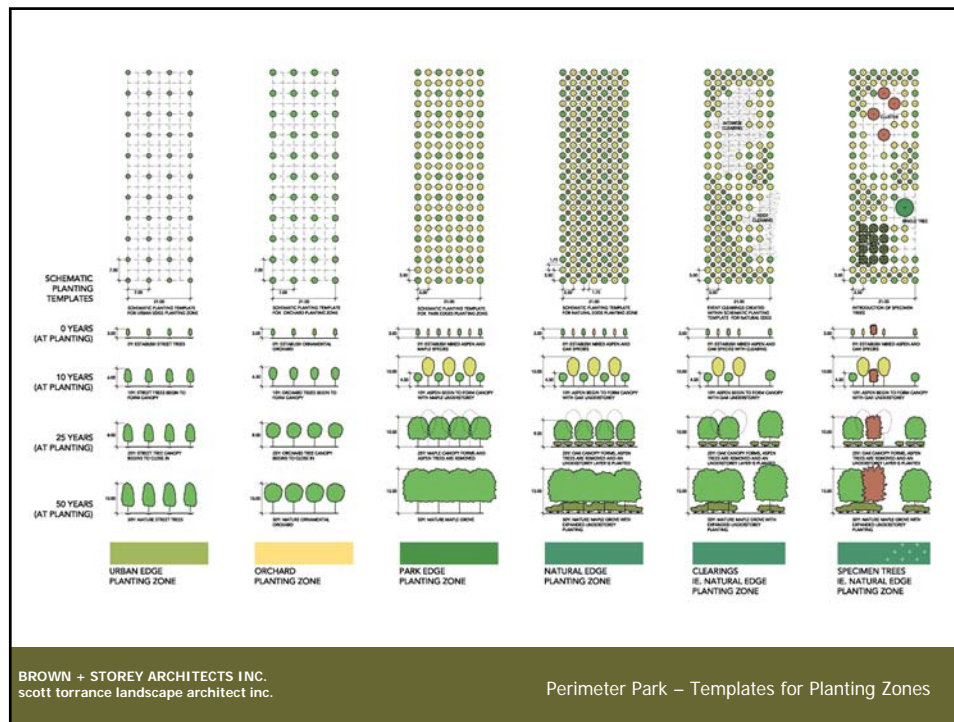


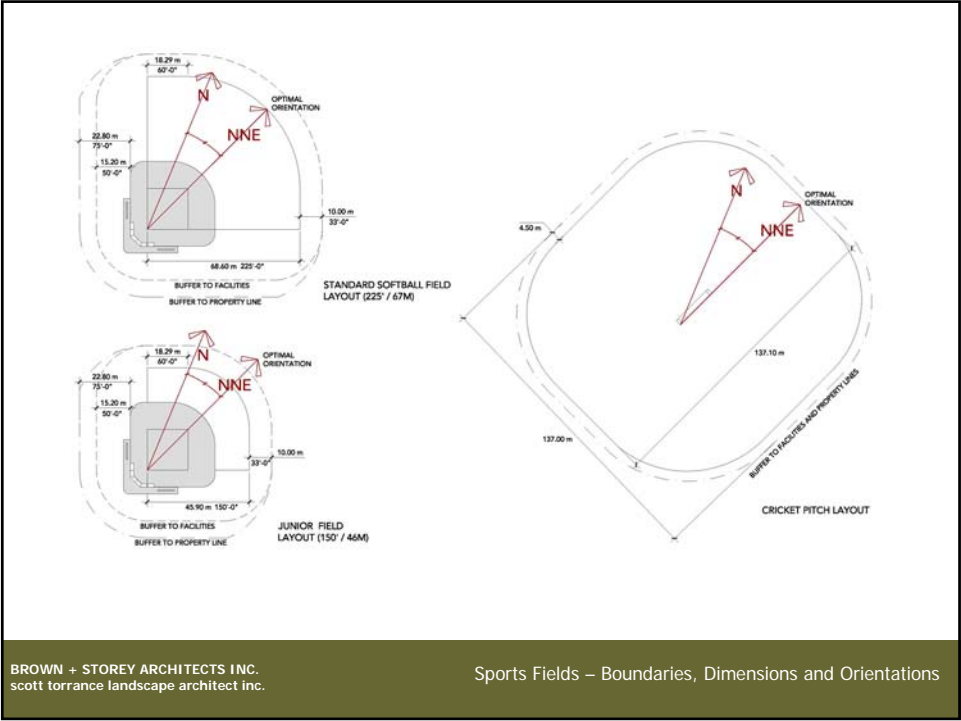


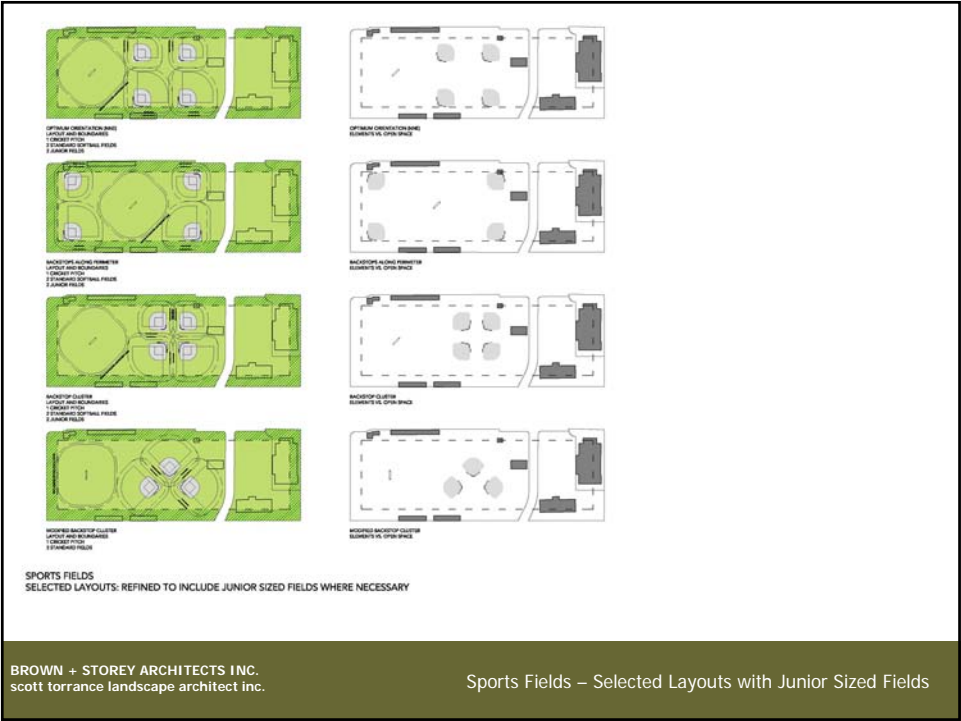














B **Presentation Material:**

Final Workshop Presentation:
June 14, 2011

R. A. MORROW PARK MASTER PLAN



BROWN AND STOREY ARCHITECTS INC.
SCOTT TORRANCE LANDSCAPE ARCHITECT INC.

R. A. MORROW PARK MASTER PLAN

Primary Directions

R.A. Morrow Park should be reconnected to the larger context of the City and its network of public spaces and trails, and at the immediate context to its local community

R. A. Morrow Park should foster year-round, medium intensity uses that both can accommodate present users and a new generation of users. This requires changes to how the park is presently used, and may effect current agreements between the City and the Agricultural Society for the use of the Park. It is recommended that 'monster truck' type of events be relocated to a more suitable venue.

Current built facilities should be significantly renovated or relocated and rebuilt. Phasing has been proposed that ensures that no facility is taken out of the park without its replacement being immediately available.

A new linear park strategy is proposed for a 25 meter perimeter of the Park that will allow an evolving structure that can be responsive to future activities and scenarios of use.

A separate parking study should be undertaken to develop strategies to deal with event parking that does not overcrowd neighbourhood streets.

BROWN AND STOREY ARCHITECTS INC.
SCOTT TORRANCE LANDSCAPE ARCHITECT INC.



R. A. MORROW PARK MASTER PLAN

Community Consultation

Separate Interviews with Stakeholders

Website information

Design Workshop - 04/30/09

YMCA Display - April / May 2011

Public Open House - 04/30/11

Public Open House - 05/03/11

Concerns:

- room for the Market to expand
- a Memorial to represent the site's military history
- accessibility to the park
- concerns about the roundabout
- parking in the neighbourhood during events
- Agricultural Society use and City agreement
- loss of two ball diamonds



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R. A. Morrow Memorial Park - Path Connections



R. A. Morrow Memorial Park - Park Context & Connections



R. A. Morrow Memorial Park - Site Plan: Existing Condition



**Offices and meeting rooms for
Peterborough Agricultural Society members**

Recommendation:

New office in more central position - either
with potential community building adjacent to
Arena or at potential new smaller buildings at
Park / Lansdowne intersection

Office



Grandstand

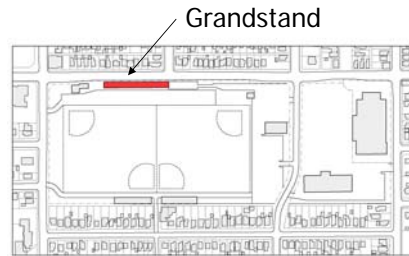
Capacity 2800 – 3200, viewing for Exhibition events, 'monster truck' event with public washrooms below

Ongoing maintenance and repairs required

Public washrooms below

Recommendation: Replace with relocated stands – either temporary for special events or permanent, set further into the Park to allow for linear park and future Lansdowne widening;

New public washrooms needed to for year-round use.



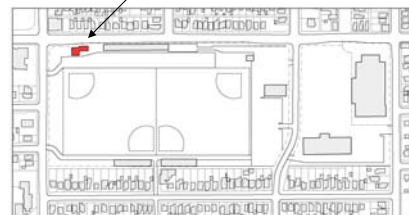
Grandstand

Discovery Childcare Centre

39 children facility with playground and parking / drop-off

Playground too close to busy intersection

Recommendation: new daycare location is recommended in safer space; either off site or developed with future building plans.

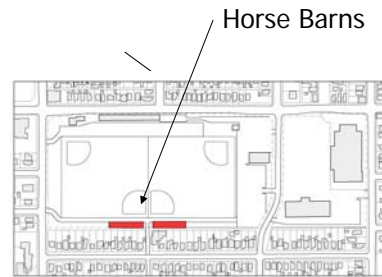


Discovery Childcare

Horse Barns

Livestock shows, Peterborough Exhibition
Off season shared storage

Recommendation: Replace existing barns with new structures and add two additional barns in same alignment to work with linear park and with expanded exhibition uses. (Concerns regarding existing and new barns expressed by local residents)



Morrow Building

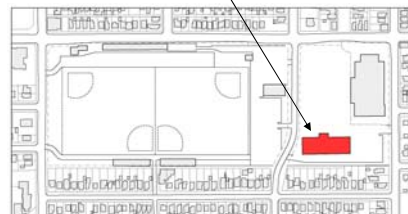
Farmers Market – (October – May, on Saturdays)
Cattle Show, Peterborough Exhibition
Special Events – Dances
Flea Market (winter – Sundays, summer – Sat. & Sun.)

Recommendation:

Replace Morrow Building with new multi-use exhibition building that allows for several uses to co-exist



Morrow Building



Bicentennial Building

Kawartha Gymnastics Club – Fitness for Youth /
Peterborough Agricultural Exhibition Vendors Building

Recommendation:

Incorporate new structure into larger community building that will allow expanded use for Gymnastics Club to hold meets and to provide instruction for more advanced gymnasts

Incorporate permanent exhibition building space that will provide an improved facility for Exhibition Vendors



Bicentennial Building



Memorial Centre

Peterborough Petes / Hockey, Lacrosse, Practices
Memorial Centre offices and meetings rooms
Special events and Peterborough Exhibition

Recommendation:

Future expansion of arena to provide additional ice pad to allow for more exhibition / event spaces, and to allow more flexibility for sports teams to attract meets

Attach new exhibition building to create a more public face to the Park.



Memorial Centre





Farmers Market and Parking

Market runs Saturdays and Sundays, May – October on parking lot, and in Morrow Building during winter months

Parking for major events, hockey and lacrosse games, Peterborough Exhibition

Overflow parking at Carpet Park during Exhibition

Total 620 parking spots

Recommendation: Year-round interior facility for market + expanded exterior space to be designed either as major public plaza with below grade parking, or an expanded parking lot.

Provide parking at Park Street for park uses

Farmers' Market



Lansdowne Street Edge

No access along Lansdowne Street Edge, no sidewalks, and restricted by chain link fence.

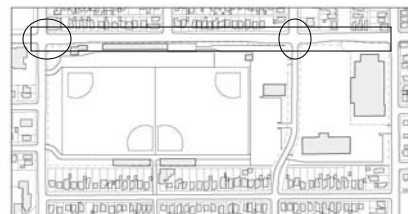
Planned Lansdowne St. widening will require significant relocation of park elements

Limited visibility into park.

Recommendation:

Significant improvements required to open this major face of the Park to the Lansdowne.

Create new fully accessible park edge that gives a welcoming image to the City and visitors, and provides a new recreational use



Gateways to R. A. Morrow Park

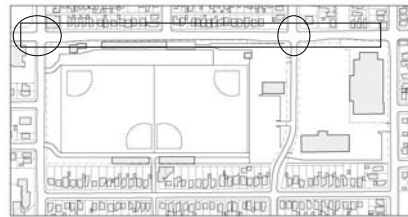
Potential entrance area identified at Park and Lansdowne for highly visible gateway

Gates at George / Lansdowne not very visible and doesn't fulfill its potential 'Gateway to Peterborough' landmark status

Recommendation:

Create new park entrance along Park Street to make highly visible landmark and to connect park to the neighbourhood.

Improve the George / Lansdowne entrance to build upon the landmark status of this intersection.



Park Street

Vehicle gate and pedestrian gate along Park Street in chain link fence

Axial relationship with streets not acknowledged

Chain link edge, reduced accessibility

Recommendation

Provide small parking area at street creating boulevard incorporating existing trees;

Remove chain link fence

New street design to build upon axial relationship with neighbourhood streets









Lane separation and Barrett Street entrance

Chain link fence along boundary

Alley way is sometimes appropriated by back yards in informal relationship

Barrett Street entrance used for loading and not inviting to local community

Barns at property edges viewed as advantage and disadvantage by community

Recommendation:

Develop new enhanced pedestrian entrance at Barrett Street for community access to park and occasional loading for barns;






The Vastness of the Park

Recommendation

Develop strategies for making the vast size of R.A.Morrow Park more accessible to everyone year-round and at a medium intensity of use. Introduce gardens + linear park to engage new users and a new dialogue about the future of Morrow Park.







Design Directions

Maintain the current programming of R. A. Morrow Park, and allow new major interventions for more programming and more effective operation. The linear park is introduced as a major intervention designed to create a new facility for residents and provides an infrastructure for new strategies:

Linear Park: establishes an everyday use of the park for the city, and creates a new edge and boulevard on all streets; contains 25 meter zone for track, paths, tree planting and built facilities (washrooms, offices, barns, trellis)

New Entrances at Park Street, Park/Lansdowne intersection, Barret Street and Locke Streets are all incorporated into the new linear park.

Perimeter chain link fence is demolished; the linear park allows for installation of temporary fencing for special events like the Exhibition.

The grandstand is removed and a new structure is built, set in to the park perimeter to allow for pedestrian zone along Lansdowne Street. The new large overhead trellis provides space for building of temporary stands for use during the Exhibition and other special events.

Current programmes are consolidated into the new buildings at the east portion of the park. The new buildings contain a second ice pad, gymnasium, meeting spaces, offices for rental income. When these new facilities are provided, then present buildings - the Daycare Building, the Agricultural Society Office, the Centennial Building and Morrow Building are removed - no programming is left without a space to operate in continuously.



Design Directions

A new building creates new façade for the Memorial Arena onto the park - this building houses the interior Farmers Market and creates an event structure that can also be used for Vendors during the Exhibition.

A potential new parking deck - existing surface parking is relocated to a half level below grade parking deck with new public square / event space on top surface (for the Market, Exhibition midway and other special events)

A roundabout is proposed for George Street at Lansdowne creating a landmark entrance to the downtown.

Roger Neilsen Way is transformed into a new pedestrian way.

New livestock barns to be built on the south side of Morrow Park for expanded livestock facilities - existing barns restored or replaced.

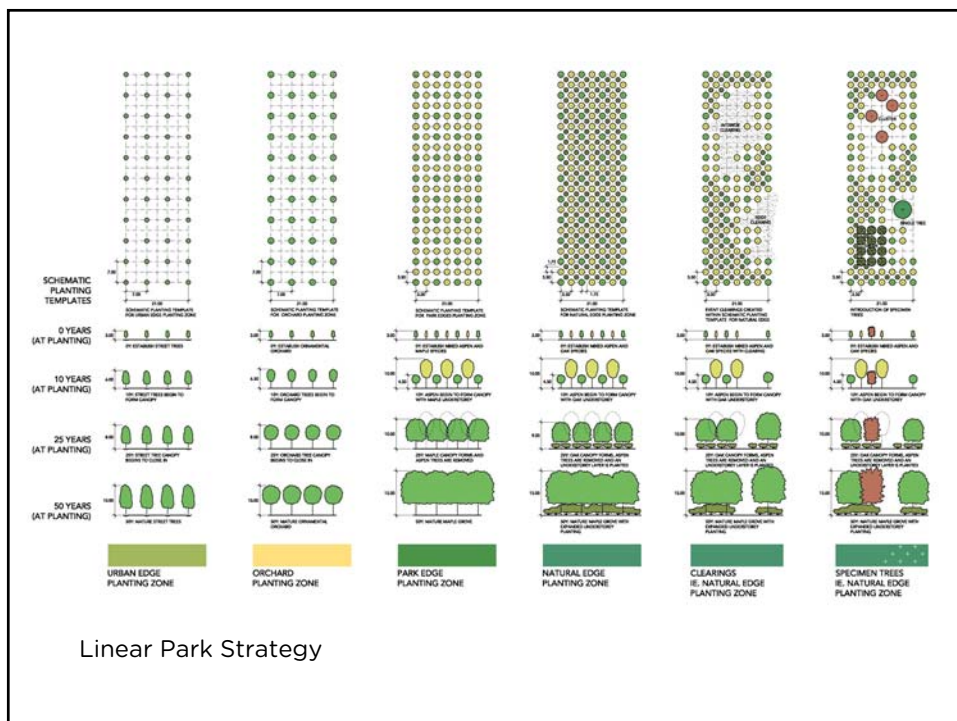
Lighting provided throughout linear park for evening use.

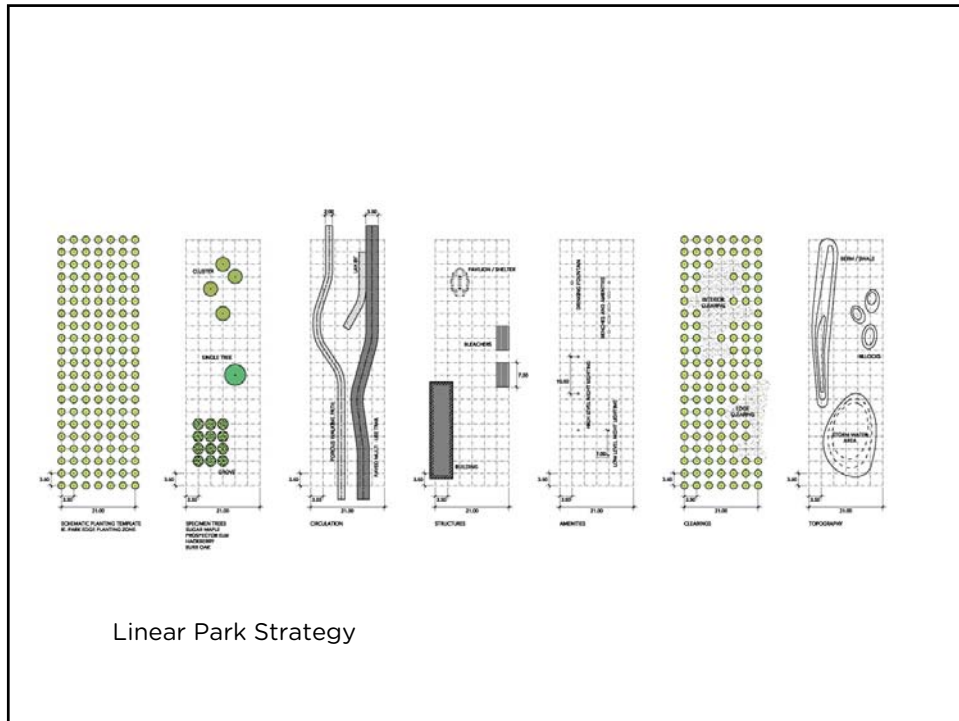
Monster truck-type events are relocated to new site.

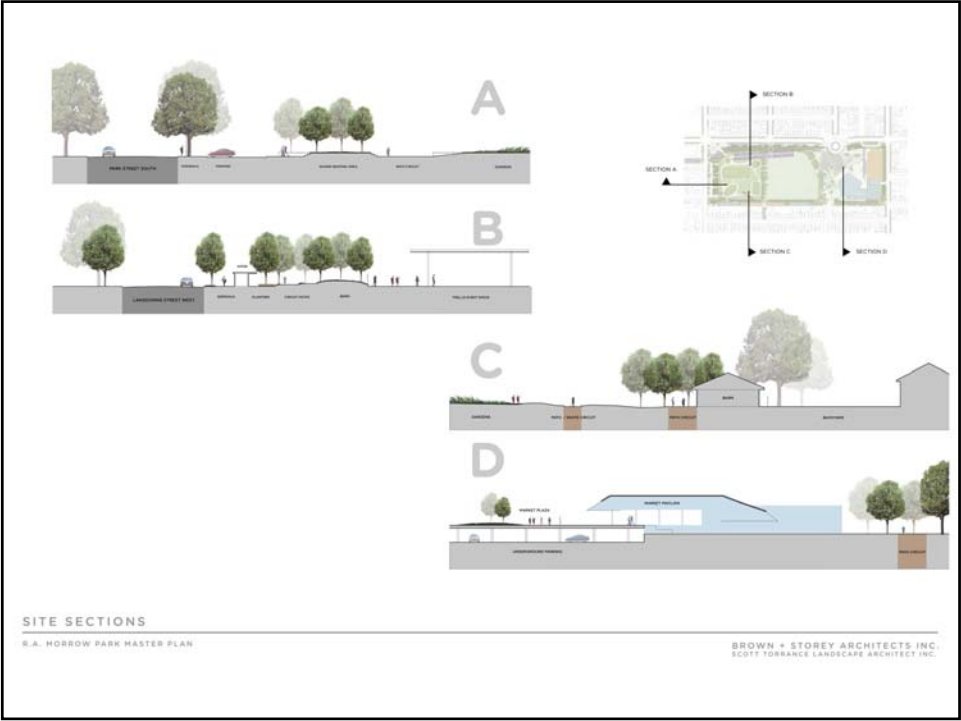
Two softball diamonds and cricket pitch are maintained in the centre space of the park. Two more softball diamonds are relocated to a new site. This leaves an open area for gardens, and other recreational uses, - potential uses include water features and recreational ice skating route.

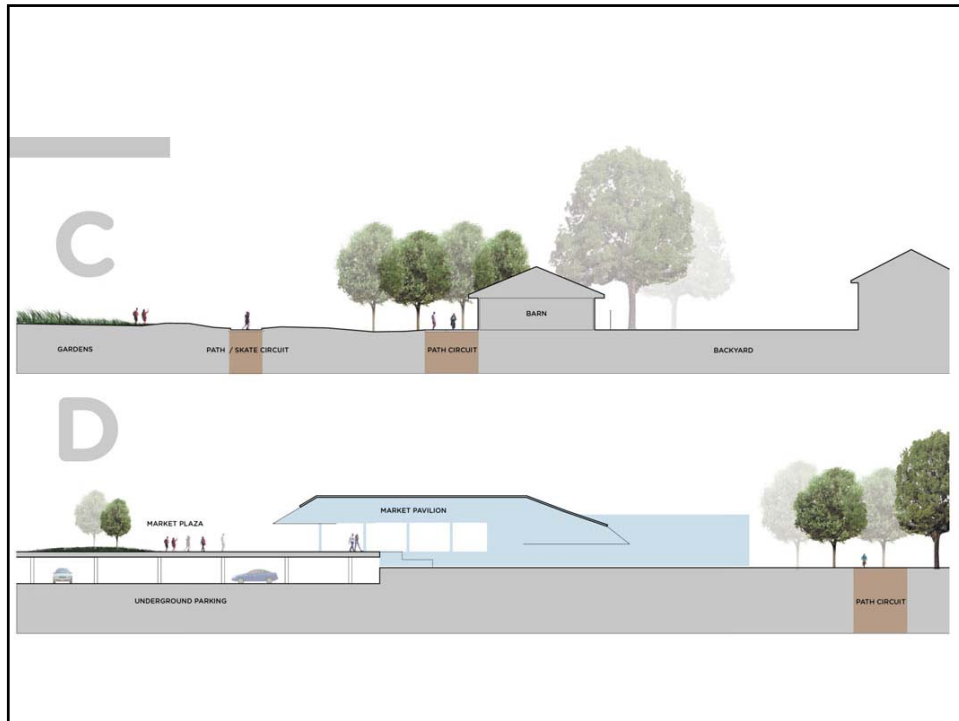
Connect the new trail system in the linear park to city-wide cycling and pedestrian networks.















View Looking West Along Lansdowne

R. A. Morrow Memorial Park



South Linear Pathways and Field

R. A. Morrow Memorial Park



VIEW LOOKING SOUTH FROM LANSDOWNE STREET

R.A. HORROW PARK MASTER PLAN

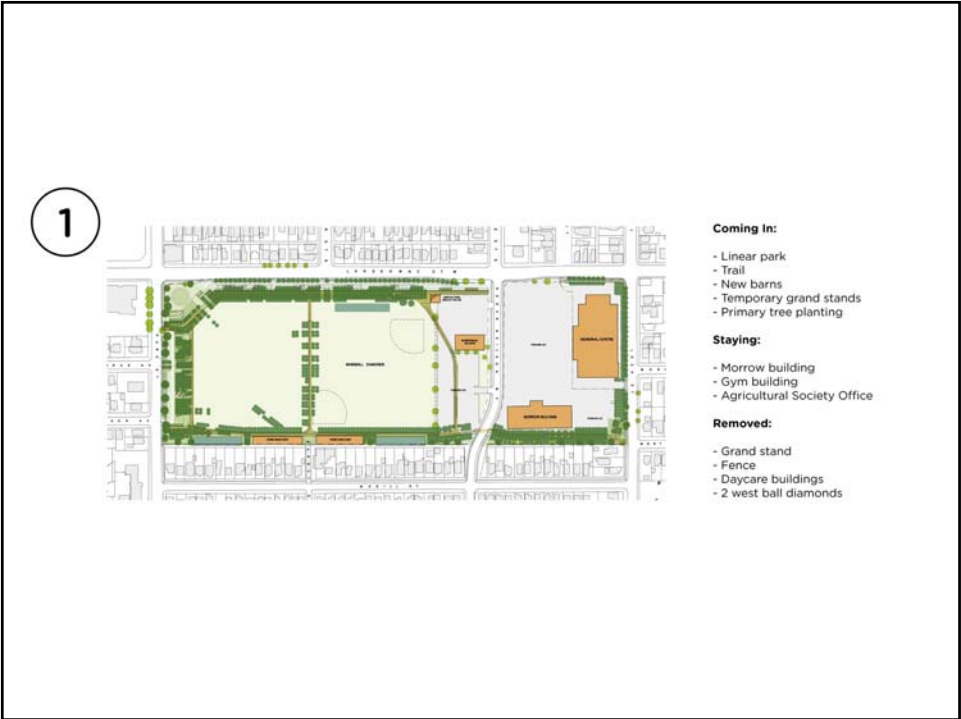
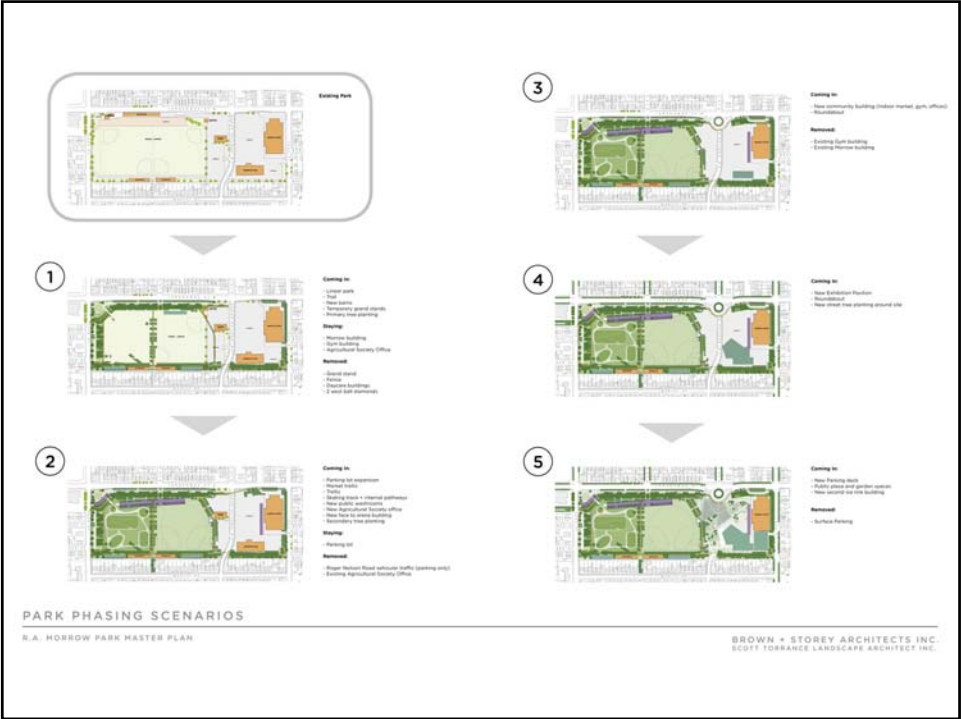
BROWN + STOREY ARCHITECTS INC.
SCOTT TORRANCE LANDSCAPE ARCHITECT INC.



VIEW LOOKING EAST FROM CIRCUIT PATHS ALONG LANSDOWNE STREET

R.A. HORROW PARK MASTER PLAN

BROWN + STOREY ARCHITECTS INC.
SCOTT TORRANCE LANDSCAPE ARCHITECT INC.



2



Coming In:

- Parking lot expansion
- Market trellis
- Trellis
- Skating track + internal pathways
- New public washrooms
- New Agricultural Society office
- New face to arena building
- Secondary tree planting

Staying:

- Parking lot

Removed:

- Roger Neilson Road vehicular traffic (parking only)
- Existing Agricultural Society Office

3

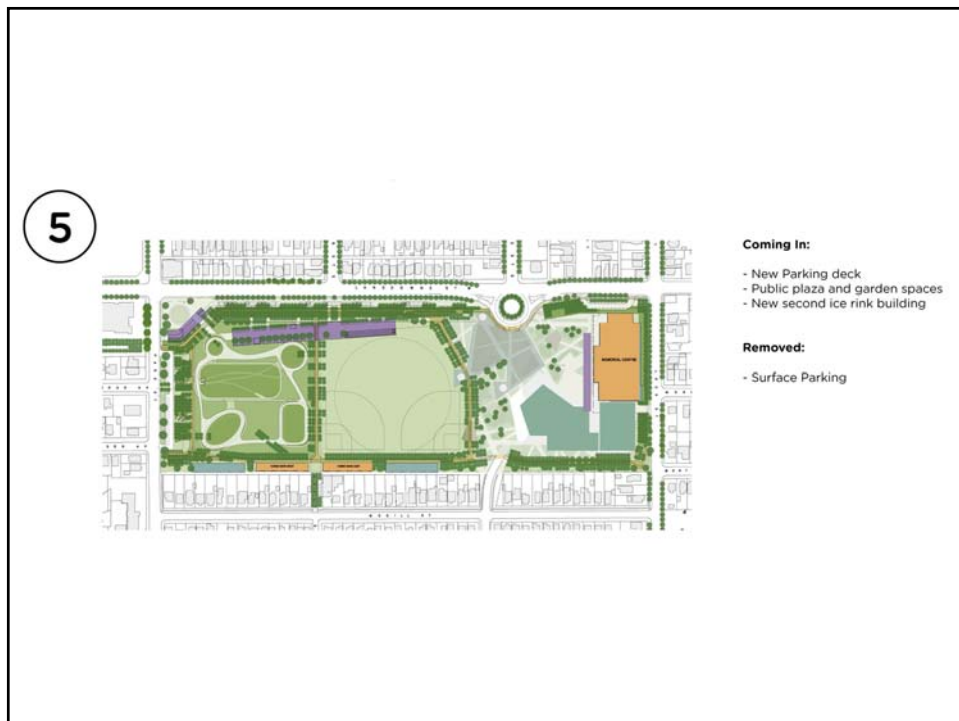


Coming In:

- New community building (Indoor market, gym, offices)
- Roundabout

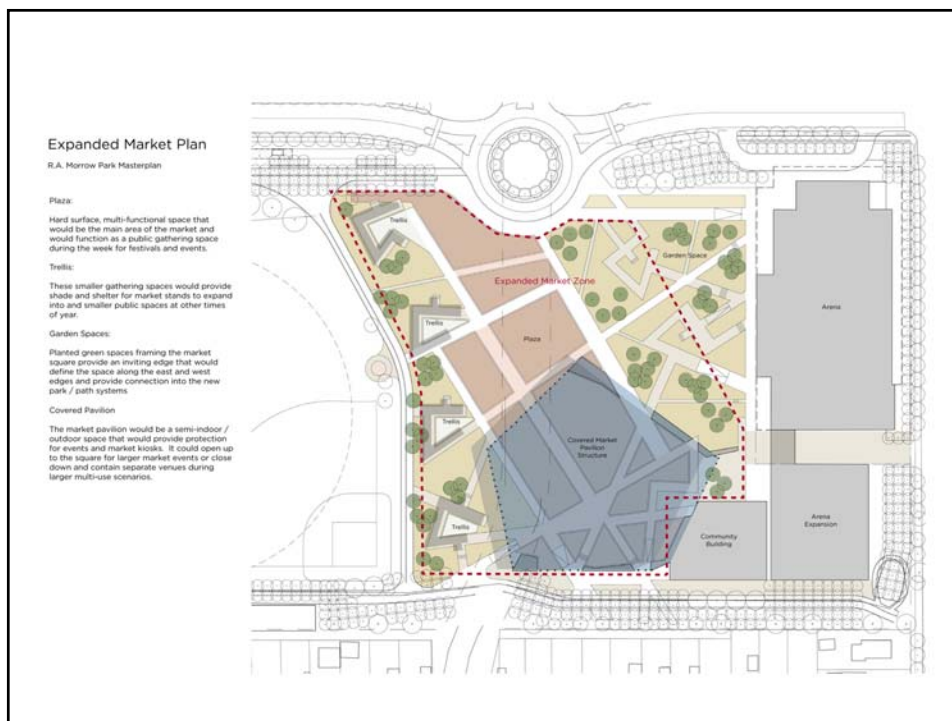
Removed:

- Existing Gym building
- Existing Morrow building



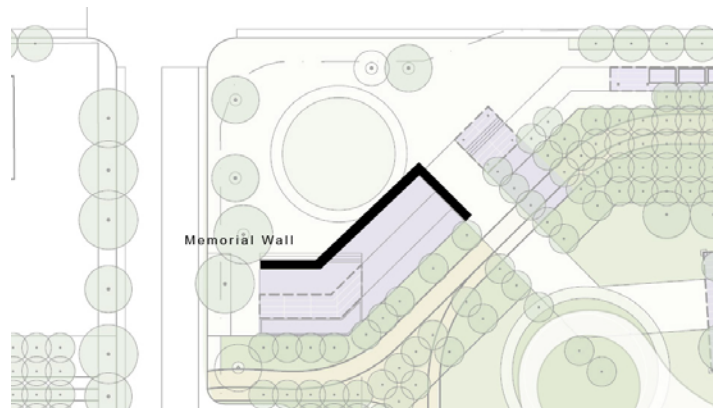
Main Considerations from Workshop Comments:

- The market area seems small and should be given more room to expand
- A place should be set aside for a Memorial to represent the site's military history
- The roundabout is a good idea but may be confusing to drivers and cause traffic problems in this neighbourhood
- Accessibility to the park systems for seniors and the disabled
- Event Scenarios – how will the new park function for events like the exhibition?
- Improvements to the park will bring more cars – how will the overflow parking be accommodated?
- The changes in the Park will require a new / renegotiated agreement between the Agricultural Society and the City
- Cost Implications





Location of Memorial Wall



Memorial Wall



EVENT SCENARIO: AGRICULTURAL EXHIBITION



EVENT SCENARIO: FARMER'S MARKET WITH SURFACE PARKING OPTION

Accessibility to the Park



Lansdowne Street Round-about Alternative:



VIEW LOOKING EAST FROM CIRCUIT PATHS ALONG LANSDOWNE STREET

R.A. HORROW PARK MASTER PLAN

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