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AWARDS 2014: SPECIAL PROJECTS

AECOM

SHAWNEE PARK LAND USE RE-DESIGNATION AND OUTLINE PLAN



SUBMITTED BY:

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Geo-Energy Enterprises Ltd.



An aerial photograph of a lush green field, likely a meadow or park, with numerous small yellow wildflowers scattered throughout. A thin red line, possibly a path or boundary, runs diagonally across the lower right portion of the image. The background is a dark, textured surface, possibly a road or a different type of vegetation.

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ACEC AWARDS 2014: SPECIAL PROJECTS

SHAWNEE PARK LAND USE RE-DESIGNATION AND ROUTINE PLANN



SECTION 1

75 WORD SUMMARY

AECOM worked with Geo-Energy Enterprises on the Land Use and Outline Planning and successful approval of the Shawnee Park development. This project will transform the former Shawnee Slopes golf course into a unique bio-diversely

significant and sustainable new residential development. The development will be characterized by retaining the majority of the beautiful mature trees, and will provide a variety of different housing types, shopping and employment opportunities. AECOM was

instrumental in supporting Geo-Energy in securing the necessary approvals from the City of Calgary. Professional services provided included environmental, geotechnical, stormwater, landscape architecture, infrastructure and transportation engineering.



Grand Boulevard After Development

PROJECT HIGHLIGHTS

PROJECT
HIGHLIGHTS



SECTION 2

PROJECT HIGHLIGHTS

2.1 INNOVATION

The Shawnee Park project originates with 51.41 ha of beautifully landscaped golf course amenities and their related natural and man-made features. These golf course lands were developed in 1965 and were part of a long standing Shaw family holding in southwest Calgary. The golf course lands were conceived as a privately held for-profit recreational facility that served as an attractive life cycle component of the greater surrounding community. The land also served as an effective placeholder for future development in the Shawnessy-Evergreen area. The project lands are surrounded by existing beautiful residential properties, borders the iconic Fish Creek Park, and is connected with the significant south escarpment banks of Fish Creek located just west of the McLeod Trail transportation corridor.

The Shawnee Park development concept for these lands revolve around the development of a mature park like setting to be achieved through the conservation of significant measures of existing mature tree stands and integrated water features. Large open spaces created throughout the property will be connected by an expansive trail network that supports both passive and active recreational components. Access to Fish Creek Park and both existing and proposed new recreational features located in the community will serve to bring a more integrated community engagement with the project lands. The concept plan calls for sensitive development in numerous phases over a projected ten (10) year horizon. Overall, the site will provide community residential home options of nearly 1700 units configured in multiple home styles including single

family and varying types of multifamily, commercial and live work relationships.

Innovation in the implementation strategy includes Low Impact Development (LID) features and enhanced pedestrian, engaged active public street interfaces proposed within the development program. The site also serves as a key transit node along the City of Calgary Light Rail Transit (LRT) line in southwest Calgary. The development plan embraces continuing innovation in infrastructure form and function to facilitate enhanced livability and work/live lifestyle choices.

SECTION 2

PROJECT HIGHLIGHTS CONT'D

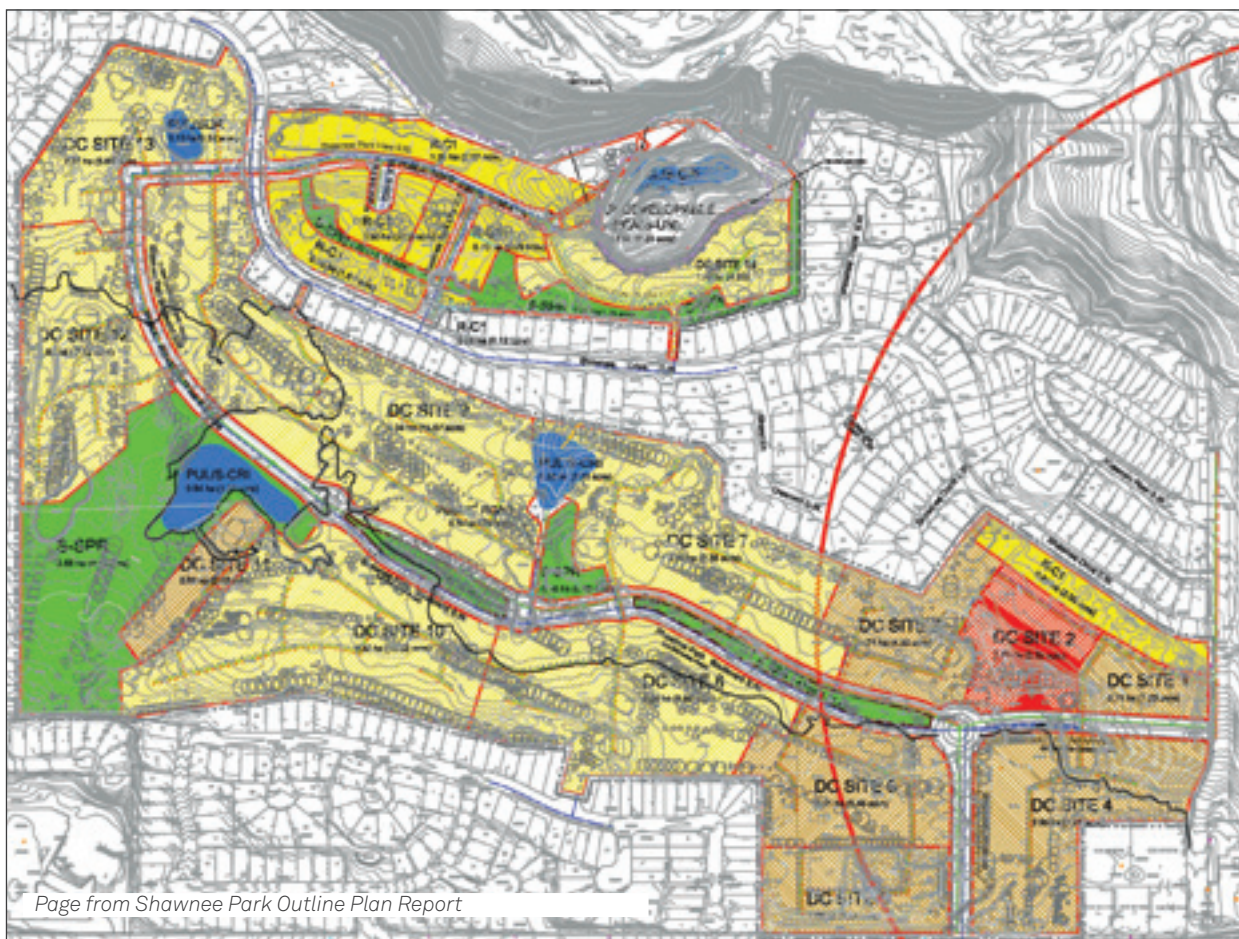
2.2 COMPLEXITY

Shawnee Park was inherently risky, in that the project was going to require the removal of an existing golf course in the middle of a well-established neighborhood. Neighbor's houses were backing onto the fairways of this beautiful property. As the process

unfolded, the community raised significant concerns on the viability of the project within their community and questioned the concepts supporting its visioning. AECOM responded primarily to the technical aspects of the project, AECOM's integrated professionals were required to provide evidence of due

diligence and technical competence in facing the challenges raised by the skeptical public at large.

AECOM worked firstly with the City of Calgary to make sure that all the technical information was accurate, professionally sound and met their requirements. As



Page from Shawnee Park Outline Plan Report

SECTION 2

PROJECT HIGHLIGHTS CONT'D

the project advanced into the political realm, AECOM continued to provide insight and dialogue to the public and the City to articulate facts in complex issues and simplify concepts to those without deep technical insights. Of significance in the nearly five (5) year process of approvals

undertaken for the project, was the milestone moment in late 2012 when City Council asked Geo-Energy and AECOM to directly address the concerned community on issues of transportation, hydrogeology and geotechnical integrity with its own retained professionals. This resulted in three months

of face to face meetings with key technical professionals on both sides of the community engagement process whose findings confirmed the efforts of AECOM's professionals in making sure that the development technical parameters were solidly based and supportive.



SECTION 2

PROJECT HIGHLIGHTS CONT'D

2.3 SOCIAL AND/OR ECONOMIC BENEFITS

Societies evolve from the values they embrace. Shawnee Park is reflective of the value system of this current society.

Environmental stewardship, integrated lifestyle choices and reasonable and responsive access to local and non-local amenities, attractions and opportunities in a highly mobile and diverse human community. Those benefits brought by Shawnee Park are inherently

diverse and far ranging as are the values of those who live in our communities. Fish Creek Park and Shawnessy – Evergreen and the City of Calgary Light Rail Transit are integrated into this community and the benefits reach well beyond its borders.



Grand Boulevard Before Development



Grand Boulevard After Development

SECTION 2

PROJECT HIGHLIGHTS CONT'D

Strategic forward thinking by the client and the supporting technical team are bringing enhanced opportunities for more active, accessible and integrated recreational open space within both the new

and the existing communities. A key frame of reference for the project was the principle that the redevelopment of the private golf course facility would be the transformation of “land dedicated to the exclusive

benefit of the few that would now serve to benefit all ... land that served as a boundary to the public would become the corridor of opportunities for all”



South Edge Before Development



South Edge After Development

SECTION 2

PROJECT HIGHLIGHTS CONT'D

2.4 ENVIRONMENTAL BENEFITS

Environmental sustainability is the end game for Shawnee Park inclusive in its vision for a vibrant bio-diverse and engaged community fabric. With nearly 3000 mature trees lining the existing fairways of the golf course, the new

community concept is designed to capture them almost in their entirety. The existing wetlands are to be preserved with an enhanced system of LID stormwater components that include both water quality enhancement and water conservation measures. As proximity to Fish Creek Park is a significant amenity contributing to the community,

the Shawnee plan embraces its connectivity of open space and environmental preservation to enhance a subtle and responsible transition from natural to urban park model. Shawnee's environmental value is its greatest asset and its visioning represents that in spades.

Key Issues

- 1 80% Tree Preservation
- 2 Existing Community
- 3 Low Impact Development
- 4 Slope Stability
- 5 Intersection Improvements
- 6 Sanitary Sewer Upgrade



SECTION 2

PROJECT HIGHLIGHTS CONT'D

Shawnee Park plays a significant role in the vitality and diversity of the City of Calgary and the Shawnessy-Evergreen community. The City of Calgary, through programs such as Go Plan Calgary and other long term healthy cities initiatives, relies on increased housing density around key transit nodes and more specifically the Calgary's Light Rail Transit (LRT) system. With the area around this transit node dedicated to higher density housing, Shawnee Park will assist in achieving these goals. The Shawnee Park concept integrates this type of housing with sensitivity and objectivity. Its results are a stunningly attractive and vitally important step forward in community sustainability and innovation.

2.5 MEETING CLIENT'S NEEDS

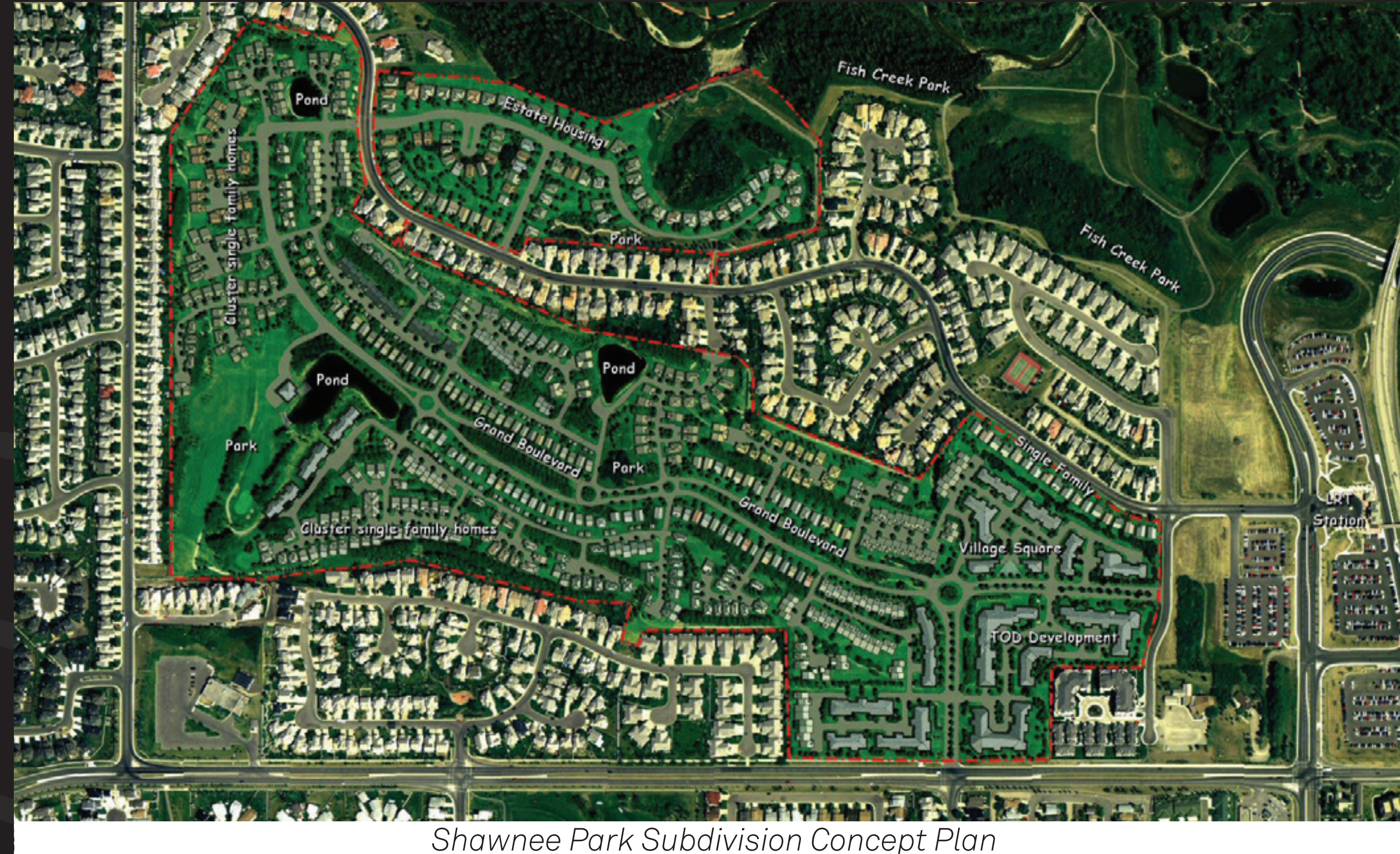
Geo-Energy Enterprises Ltd. retained AECOM in 2008 as the prime consultant to develop this unique community development. AECOM's engineering professionals, led by Kevin Buchanan P. Eng, undertook extensive site "brownfield" style evaluation assessments and supporting engineering reporting. AECOM provided important innovative and creative engineering infrastructure insights on the evolving planning initiatives and community engagements with important supportive preliminary engineering. In February 2013, the City of Calgary's Council voted unanimously to support the Land Use and Outline Plan Amendment to establish Shawnee Park as part of the vision of Calgary's continued goals

and initiatives of sustainable community growth and redevelopment. AECOM's long serving project involvement included community planning, infrastructure assessment and preliminary design, geotechnical evaluation, hydrogeological review, low impact development (LID) stormwater management modelling, sewage system evaluation and integration, wetland assessment, biophysical assessment and environmental review, conceptual landscape designs and transportation impact assessment and preliminary design. The communities were skeptical about the merit of the project. However, the technical parameters of the project were examined, and it received the City's approval. This demonstrates AECOM's accomplishments and commitments to client service.

SHAWNEE PARK LAND USE RE-DESIGNATION AND OUTLINE PLAN



Grand Boulevard After Development



Shawnee Park Subdivision Concept Plan

AECOM worked with Geo-Energy Enterprises on the Land Use, Outline Planning and successful approval of the Shawnee Park development. This project will transform the former Shawnee Slopes golf course into a bio-diverse, and sustainable development by retaining the majority of the mature trees and providing a variety of different housing types, shopping and employment opportunities. AECOM supported Geo-Energy in securing City approvals. Professional services provided included environmental, geotechnical, stormwater, landscape architecture, infrastructure and transportation engineering.

LOCATION:

Shawnee Park, Calgary, Alberta

YEAR COMPLETED:

2013

ENTERING FIRM:

AECOM

ROLE OF ENTERING FIRM:

Prime



South Edge Before Development



South Edge After Development