

# Geo Energy proposes Shawnee Park development



On the left is the current development around the Shawnee Slopes golf course. On the right is the proposed development of Shawnee Park.

Geo Energy Enterprises is proposing to turn Shawnee Slopes golf course into Shawnee Park, a development that, in its current plan, will include about 600 multi- and 460 single-family homes, if the plan is approved.

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There are three main elements to the plan: Courtyard cluster developments, with homes situated closer together, freeing up more green space; Bare land condominiums, which will see the golf course divided into individual units for duplexes, townhomes and detached homes, with the land around the homes being common property and owned by the condominium association, and; the grand boulevard, featuring treed medians into primary streets.

The plan marches in tune with Plan It Calgary.

"With the concept, we hit eight out of the

eleven criteria for Plan It," says Will Hoes, of Geo Energy. "We looked at a number of different plans and combined them, primarily using Wildwood Park in Winnipeg, which is a good example of houses in the park where yards blend into the park."

Multi-family housing will be concentrated on the east side of the development, putting it in close proximity to the LRT.

The main entrance to Shawnee Park will be from 6 St. S.W. on the east side, with the grand boulevard winding west through the community.

"The existing residents on the golf course will have 20- to 30-metre buffer zones between them and our houses, keeping the existing foliage in between them and the new houses," says Hoes. "Their immediate views will not change and that's key to what we want to do as far as blending into that environment.

**"Our vision is to retain much of the character of the land as it connects with the surrounding communities."**

Les Humphrey, lead designer for AECOM

**"We're providing** public pathways throughout and want to open the area for year-round use and we're also proposing a community centre for the entire community for whatever use they want, at our expense."

AECOM, an award-winning design firm, created the concept, which would bring together all parts of the community with central meeting points for everyone's benefit, says lead designer, Les Humphrey.

"Our vision is to retain much of the character of the land as it connects with the surrounding communities," says Humphrey.

"We envision the landscape becoming a

functioning and accessible parkland for everyone."

Shawnee Park will be an upper-scale neighbourhood, says Hoes.

"If I had to compare it to something in Calgary, **it will compare** to upper Garrison Woods, which is an upper-end development of various types of housing," he says. "We will approach local builders to participate **and actually** have already had lots of interest."

Geo Energy is currently working on a traffic impact report with the city and expects to go before the planning commission in the next few months.