

#### **Executive Summary**

Riverside Minor Baseball Association is seeking an approval in principle from the City of Windsor to redevelop the site of the former Riverside Arena property at 6755 Wyandotte Street East. The proposed development will include a Miracle Sports Field and an accessible playground, as well other amenities benefiting the residents of the City of Windsor.

Windsor needs a Miracle Sports Field. The existing Miracle Field in Amherstburg has been highly successful - but it is not accessible to many residents in Windsor and the program has a waiting list. Riverside craves a community space to replace the former Riverside Arena. The RMBA plan to redevelop the Riverside Arena property fulfils those needs and offers the community an inclusive, dynamic park that would be developed entirely through private funds. The projected cost for construction of the entire project is \$2.4 Million.

The proposed redevelopment has strong community support. Over 1,500 signatures have been collected for a petition to construct a new Miracle Field on the site. The proposed use for youth sports and community gathering is consistent with the historic use of the property for almost 100 years.

RMBA is well positioned to manage both the redevelopment in partnership with the City of Windsor and to operate the Miracle Field program upon completion. RMBA has already secured over \$600,000 in cash commitments toward construction of the project. Upon the City of Windsor committing to a long-term lease of the property to RMBA, the capital campaign can begin in earnest, and RMBA is confident that all funds will be raised to complete both the essential and desirable elements of the project.

The Miracle Field Project meets many objectives in the City of Windsor's 2015-2035 Parks & Outdoor Recreation Master Plan by responding to the needs of many citizens with many different needs and abilities. Most importantly, the RMBA proposal is inclusive, integrating those with disabilities and their families into the wider RMBA community both geographically and socially.

### **Riverside Miracle Sports Field Proposal**

#### 1.0 Introduction

This document has been prepared by the Riverside Minor Baseball Association (RMBA), in cooperation with our community partners, to present our conceptual plan for the redevelopment of the former Riverside Recreation & Memorial Centre site (a.k.a., Riverside Arena) at 6755 Wyandotte Street East in Windsor, Ontario. The centrepiece of the proposal is the construction of a new Miracle Sports Field on the site. A Miracle Field's purpose is to provide children and adults with a wide range of physical, cognitive, developmental and intellectual disabilities the opportunity to play sports on a purpose-built, cushioned, and fully-accessible surface.

In addition to the Miracle Field, our proposal for the site includes at Figure 1 (attached) a variety of other potential features to benefit the local community, including:

- a new accessible playground;
- a prominently relocated cenotaph;
- a new recreational pathway around the perimeter of the site;
- new accessible parking facilities with improved landscaping features;
- a new public stage / community gathering point; and,
- the preservation of the existing baseball diamonds and the outdoor pool facility.

By incorporating these diverse elements, it is our intention to restore the historic function of this site as a central gathering point and recreational centre for the Riverside community and, by extension, the City of Windsor as a whole.

In an effort to gauge the level of public support for this undertaking, RMBA organized and hosted an open community meeting on October 4<sup>th</sup>, 2016, wherein we presented the essential components of our conceptual plan. Despite the timing of this meeting falling less than one week after one of the most severe local flooding events in recent memory, over 250 residents attended and voiced their opinions regarding our proposal. The feedback was overwhelmingly very positive. We have since organized a petition drive in support of this project, which has garnered over 1,500 signatures to date.

Based on the outcome of the community meeting, the response to our petition, and consistent feedback that we have received from various individuals, groups and businesses, it is clear to RMBA that there is broad, enthusiastic support for this project within the City of Windsor. We are therefore seeking City Council's approval (in principle) to commit to a long-term lease of the former Riverside Arena site to RMBA for the express purpose of constructing a new Miracle Field. With this commitment in hand, we can pursue funding for the project and organize the overall redevelopment as presented in this proposal.

For the past several months, RMBA has engaged in extensive consultations with community partners, the Mayor, city councillors, administration, potential donors and the wider community. This proposal / business plan, required because the project requires use of municipal lands, reflects those consultations.

#### 2.0 Background

The Riverside Arena and Riverside Baseball Park properties have consistently been used for community sport purposes since about the mid-1920s. Organized youth baseball began on the site in 1954. Riverside Arena was subsequently built in 1957, and remained an important community hub until its demolition in



2011. Anecdotally, we understand that many Riverside residents still mourn the loss of that important community centre.

RMBA has a longstanding involvement in the Riverside community. The organization recently celebrated 60 years of providing youth baseball to local children. Currently RMBA has about 500 participants

aged 5 to 18 years old, including a successful 10-team travel program and a thriving house league. Riverside Baseball Park diamonds serve as the home fields for RMBA's travel teams, as well as a location for each house league team to play "under the lights" for a game each season.

RMBA also regularly hosts special events at Riverside Baseball Park, including welcoming 12 teams from around Ontario to the AAA Baseball Ontario Championships each Labour Day weekend - and the 100-Inning Game, an annual fundraiser that last year raised over \$9,500 for Family Respite Services. Riverside Baseball Park is a dynamic baseball venue, used extensively throughout the season. Located directly across the street for the past 25 years is the Riverside Sports Centre, RMBA's home base, which also provides community space to local sports clubs and other organizations, including baseball, soccer, pickle ball and basketball.

The RMBA mandate contemplates an expansive approach, providing opportunities for all children to participate in baseball, regardless of ability. The idea of a Miracle Field at Riverside Baseball Park was born out of Board discussions about our mandate and the needs of the community. While RMBA has children in its programs that have various special needs, a gap was identified for those children who cannot be accommodated in a typical baseball setting. The experience of the Amherstburg Miracle Field is very positive, but given the distance and the travel time involved, we understand that it is insufficient to meet the needs of the Windsor community.

The RMBA mandate clearly supports an expansion of its programming to meet the needs of this group and the plan that we have developed herein satisfies many community needs, as outlined further below. We firmly believe that RMBA is ideally suited to develop and operate the Miracle Field and its attendant elements. Given its proximity to our Sports Centre and its location at the heart of the Riverside community, we strongly believe that Riverside Baseball Park is ideally located and suited as the site for this development.

#### 3.0 Community Need for Miracle Field Development in Windsor

The Miracle Field in Amherstburg has been highly successful since its inception in 2010. Its programs are full, and the response from both users and donors has been extremely positive. Nevertheless, a Miracle Field is needed within the City of Windsor (and is supported by the Amherstburg program) in part because:

- a. There is currently a waiting list for new players to register with the program in Amherstburg.
- b. Many families in Windsor are unable to participate in the Amherstburg program for a variety of reasons, including: a lack of public transportation; travel time is prohibitive; travel costs are prohibitive; a lack of respite availability.
- c. Family Respite Services provides support to over 900 children in Windsor-Essex region, of which 566 reside within the City of Windsor. FRS has indicated that there is a real need for additional activities within the city for individuals with disabilities.
- d. A second Miracle Field in the Windsor-Essex region creates the potential opportunity for Miracle League tournaments and tourism for a vastly underserviced group.

Locating a new Miracle Field on the site of the former Riverside Arena would serve to meet the needs of the community, because:

- a. the proposed site is located directly on multiple bus routes, making it easily accessible to families and volunteers;
- b. the proposed site is located in close proximity to several high schools, creating a strong source of potential volunteers to help operate the program;
- the proposed site is located in close proximity to RMBA's two main diamonds and will be administered as part of Riverside Baseball programming. This ensures that Miracle League

participants and their families are integrated both geographically and socially into the wider RMBA baseball community.



This final inclusion is an important hallmark of the program to be administered by RMBA and will offer benefits not only to those participating in the Miracle Field, but also to typical children and their families. The benefit will be amplified with the construction of the accessible playground. Creating inclusive communities requires inclusive spaces and programming. Our proposal will serve to meet this need. Miracle League players will be Riverside Baseball players.

#### 4.0 Project Objectives

We have established the following objectives for this project, based the needs identified above and consultations with our community partners and with the community at large:

- To build and operate a Miracle Sports Field on the site of the former Riverside Arena for the benefit of the entire City;
- To create an engaging and truly accessible playground for the benefit of Miracle League participants and the wider community;
- To re-establish the site as a central meeting/gathering space for the Riverside community;

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- To re-establish the Cenotaph as a meaningful and important focal point for the park; and
- To enhance the existing park space to service the entire community.

It is important to note that the above objectives are directly aligned with many of the goals and objectives that are stated in the City of Windsor's 2015-2035 Parks & Outdoor Recreation Master Plan, including the following:

"Strategic Direction #1: To recognize and respond to the needs of a diverse population of citizens, making parks that are accessible for all people, all ages, and those with special needs. (p. 96)"

By making a Miracle Sports Field the centrepiece of this project, and by including elements such as a multi-use trail and an accessible playground, the redevelopment of the former Riverside Arena site will serve a diverse range of people – accommodating all ages, and persons with special needs in particular. Moreover, the integration of these elements in one large space promotes inclusion, active participation of people with disabilities in society and the provincial objective of creating an accessible province by 2025.

"Recommendation: Encourage the establishment of partnerships with private and community organizations as sponsors... to help promote parks and trails, as destinations, through sponsorship of park development, park stewardships and outdoor recreation activities. (p. 104)"

By way of this proposal, we are seeking to establish a working partnership with the City of Windsor, wherein RMBA will organize and sponsor the design, construction, and operation of the new Miracle Sports Field and its associated facilities. This will serve to solidify the local community's investment in the site of the former Riverside Arena and will provide financial relief for the City in terms of both capital investment and long-term maintenance costs for the site.

RMBA has successfully partnered financially and otherwise with the City of Windsor on other projects in the past, including the construction of washrooms at Realtor Park, construction of diamonds and installation of lights at Riverside Baseball Park and the 2003 all-division Canadian Baseball Championships.

"Recommendation: Establish partnerships with the organized sports community to assist the City of Windsor in providing the best sports opportunities available in the region. (p. 104)"

As noted above, RMBA is a well-established local organization with deep roots in the Riverside community. In developing this project, we intend to partner with the City of Windsor in order to provide sports opportunities for all.

"Recommendation: Establish Neighbourhood Parks and a stronger community focus by providing opportunities for social gathering and a sense of pride in the community. (p. 138)"

As noted above, one of our key objectives is to re-establish the site of the former Riverside Arena as a central meeting/gathering space for the Riverside community. One of the themes that we have consistently heard from local residents through our efforts to solicit feedback from the community is the lasting void left by the demolition of Riverside Arena and the need for a replacement social gathering space. By incorporating a new public stage / community gathering

point into the design of the Miracle Sports Field, opportunities for public events such as festivals, concerts, flea markets, and movie nights will become possible.

### 5.0 Community Support

As noted above, since the community meeting in October 2016, RMBA has created a petition regarding redevelopment of the former Riverside Arena site as proposed herein. As of April 20, 2017, there are approximately 1,500 signatures on that petition. Anecdotally, comments and posts on our social media platforms also show widespread support for the proposal.

Moreover, the project has received endorsement from various stakeholders, including the Miracle League of Amherstburg, Community Living Essex County, and the John McGivney Centre – three local organizations servicing the needs of children with disabilities and their families. Copies of the endorsement letters are attached to this report as Appendix A.

#### 6.0 Existing Conditions, Amenities & Services

The site of the former Riverside Arena occupies approximately 1.3 hectares (3.2 acres) of vacant land on the south side of Wyandotte Street East between Janisse Drive and St. Rose Avenue, as part of a larger 4.1 hectare (10.2 acre) park property that includes Riverside Centennial Pool and two existing baseball diamonds. The arena site has not been significantly improved since the demolition of the building in 2011, and consists primarily of cut grass and old asphalt parking lots – each accounting for about half of the unimproved area. The site is bordered by single family detached homes along Janisse Drive to the west, and by St. Rose Elementary School to the east. Photographs, depicting the general condition of the existing site, are attached as Appendix B.

The overall site is currently zoned as a Green District 1.1 (Public Park) and is owned by the City of Windsor. In addition to the unimproved area, the outdoor pool, and the baseball diamonds, the park currently features the following amenities:

- A small plaza area that includes the Riverside Cenotaph monument;
- An approximately 300 m<sup>2</sup> (3200 ft<sup>2</sup>) change room / washroom building servicing Riverside Centennial Pool;
- An older, non-accessible 45 m<sup>2</sup> (500 ft<sup>2</sup>) playground structure;
- Approximately 350 metres of standard (1.2m-wide) concrete sidewalk, providing pedestrian access through the park, adjacent to the pool and along the former Ontario Street right-of-way;
- Approximately 95 metres of 4m-wide asphalt pathway, providing access along the south edge of the main baseball diamond from Parkview Avenue.

The condition and remaining service life of each of the above amenities will need to be assessed as part of the design process for the overall project.

It terms of servicing, the existing site has direct access to municipal drainage, sewage, hydro and water services. It is not known at this stage in the process whether the abandoned services from the former Riverside Arena would be suitable for recommissioning. Nevertheless, with utility services already in place on-site at the Riverside Centennial Pool, we do not anticipate any significant issues with providing servicing for the new amenities proposed herein.

It should be noted that the City of Windsor's Sewer Atlas depicts two large-diameter storm sewers that run north-south through the west half of Riverside Baseball Park and the former Riverside Arena site. Thus, the design of any new amenities will have to ensure that no major features are located atop of these sewers. The current conceptual layout depicted in Figure 1 respects this constraint.

#### 7.0 Proposed Works

As previously discussed, a conceptual plan has been prepared for this project (see Figure 1), depicting a possible arrangement for the proposed amenities on the site of the former Riverside Arena. It should be noted that the plan depicted in Figure 1 is strictly a concept at this stage in the process. Thus, the various elements could potentially be moved, added, or deleted (as needed to serve the project objectives) as the final design process moves forward.

Nevertheless, recognizing that certain components of the proposed works are more critical to the project's success than others, we have categorized the various elements of the existing plan into 2 main categories: Essential Components and Desirable Components. These are described in greater detail below.

#### 7.1 Essential Components

#### a) Miracle Sports Field

The proposed Miracle Sports Field will be modeled on the existing facility that was constructed at the Libro Centre in Amherstburg in 2010. Recent photographs of the Amherstburg facility are attached for your reference as Appendix C.

A Miracle Field generally consists of an approximately 1,600 m² (17,000 ft²) asphalt or concrete surface (complete with a granular base and drainage), surrounded by vinyl-coated chain-link fencing, and covered with a coloured, poured-in-place rubberized surface. This surface is wheelchair accessible, anti-slip, shock-absorbing, and fungus-resistant, and requires minimal maintenance beyond infrequent powerwashing. The surface that was installed in Amherstburg included a 5-year full warranty against defects in materials and workmanship. The contractor who installed that surface indicated to RMBA that they have constructed several similar projects that still maintain their original attractiveness and functionality after more than 15 years.

It would be RMBA's intention to run a Miracle League program at this facility on a schedule similar to that used by the Miracle League of Amherstburg. Games would be held on weekends during the months of May, June, September, and October – with a break over July and August, since we understand that many of the participants are sensitive to the hot summer weather. To ensure that the facility is well-used outside of the Miracle League game days, RMBA is considering moving part of its house league T-ball program to the Miracle Sports Field – potentially ensuring use on regular weeknights between May and July. Other ideas under consideration include: utilizing the field for outdoor pickle ball, and staging community events such as festivals, concerts, flea markets, and movie nights.

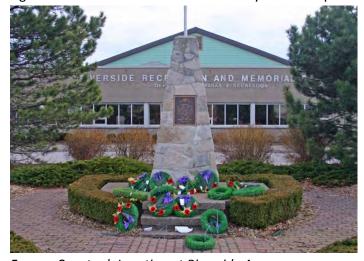
#### b) Accessible Playground

Given that the existing playground at Riverside Baseball Park is not accessible and does meet current safety standards, this amenity will require replacement whether or not this project moves forward. A well-designed, truly accessible playground area is typical in many Miracle Field installations and would serve to complement the proposed facility. Families and children using the Miracle Field would have an additional reason to visit the site, as would other children and adults (with or without disabilities), thus providing a benefit for the entire community.

The playground that is being contemplated would provide not just access, but engagement and enjoyment for participants, regardless of ability. Ideal components would include accessible electronic games, an aeroglider (no transfer from wheelchair required), etc. Images of a local accessible playground design that would be representative of the type of playground being contemplated for the former Riverside Arena site are attached herein as Appendix D. Note that this playground is part of a private institution and to the best of our knowledge is not publicly accessible. The contemplated design would contain features, accessibility and engagement that would be unique in a publicly accessible local park.

#### c) Cenotaph relocation

Based on our community consultations and feedback, the current location of the Riverside Cenotaph is of significant concern to the local community. While its position directly in front of Riverside Centennial Pool



Former Cenotaph Location at Riverside Arena

does ensure that pool users pass by the monument on their way into the facility, the existing cenotaph is often obscured from view by parked vehicles and school buses. An important part of the proposed redevelopment is the restoration of the Cenotaph to its prior place of prominence (see photo inset) so that the community is reminded and can properly honour the memory of those who have made the ultimate sacrifice for our country.

### d) Accessible Change Rooms / Washrooms

In order to provide proper amenities for users of the Miracle Sports Field, new fully-accessible change rooms and washrooms will be needed on the site. Based on our review of similar facilities (the Amherstburg Miracle Field, in particular), we estimate that a change room building with a floor area of approximately 90 m<sup>2</sup> (1,000 ft<sup>2</sup>) would be sufficient for this purpose.

Given that there is already an existing change room / washroom facility on-site, servicing Riverside Centennial Pool, there may be an opportunity to partner with the City of Windsor in order to combine the new amenities with the existing facility – with potential cost savings for both. As part of the initial project

planning process, it is our intention to work with City administration to determine whether an upgrade or renovation of the existing change room / washroom facility would be warranted in conjunction with our proposal. We would also intend to work with the Windsor Accessibility Advisory Committee to ensure that the final design of the building is truly barrier-free.

#### e) Parking facilities

The updated parking facility depicted in our conceptual plan for this project (see Figure 1) was modeled after the parking lot that services the Miracle Field in Amherstburg. It features a total paved area of approximately 2,500 m<sup>2</sup> (27,000 ft<sup>2</sup>) and includes 45 parking spaces – 22 of which are depicted as being accessible parking.

While we understand that a parking lot of this size has served quite adequately for the Miracle Field facility in Amherstburg, we recognize that there are other amenities on the site of the former Riverside Arena that will also create a parking demand. It is our intention to re-visit the parking issue as one of the first steps in the final design process to ensure that an appropriate level of service is provided.

#### 7.2 Desirable Components

#### a) Walking trail / Pathways

The addition of a walking and biking trail around the perimeter of Riverside Baseball Park was frequently cited as a desired amenity over the course of our discussions with members of the Riverside Community. Currently, there is only a concrete sidewalk running East/West through the middle of the park - used generally by pedestrians to short-cut through the park from Janisse Ave. to Parkview Ave. It is our expectation that the proposed pathways will significantly increase the use of the park - thus making the existing baseball diamonds more accessible, and discouraging the incidence of undesirable activities such as vandalism. Also, as noted in the City's Parks Master Plan, the creation of accessible trails and pathways serves to promote active lifestyles for all residents.

The trail that is depicted in our conceptual plan (see Figure 1) was modeled after the cross-section that was used for the redevelopment of the nearby Ganatchio Trail Extension. It consists of an asphalt pathway with a granular base, drainage improvements, and a surface width of 4.3 m (14 ft). Should our fundraising activities allow this component of the project to be implemented, we would also explore the idea of including supplementary outdoor fitness stations along the path – similar to what was recently installed by the City at Walker Homesites Park.

#### b) Stage area / Meeting space

Over the course of our consultations with the Riverside Community, the desire for a new stage area/meeting place/gathering space was also frequently cited as a desired feature. This would serve to restore a prior amenity of the former Riverside Arena. A serviced platform/stage area would be intended to facilitate small concerts and community events.

The stage area that is depicted in our conceptual plan (see Figure 1) envisions a raised concrete stage, complete with services and an overhead canopy, covering an area of approximately 130 m<sup>2</sup> (1,400 ft<sup>2</sup>). The final design of this amenity will be further developed in consultation with the City and the community.

#### 7.3 Additional Ideas / Community Input

In addition to the above, through our community outreach efforts we have also received numerous suggestions for elements that could be included in the final project to help enhance the site for the community. Although the site cannot meet all needs for all people, these ideas and concepts will be explored further as part of the final public consultation and design process.

#### 8.0 Projected Costs

#### 8.1 Construction Costs

In assembling a cost estimate for this undertaking, we consulted a wide variety of individuals and organizations having specific experience with the individual project components and with projects of this scale in general. These consultations included discussions with: the Town of Amherstburg, their contractor, and the supplier of their Miracle Field surface; a local designer of accessible playground equipment; and, a local contractor with experience in building facilities for the City of Windsor's Parks Department. Where data and unit rates were provided for representative projects from years past, the cost numbers were pro-rated to 2017 dollars based on an assumed annual rate of inflation of 4%. The cost estimate was then reviewed and compiled by a local professional engineer who serves on the RMBA Board of Directors.

A breakdown of the construction cost estimate for the overall project is presented below:

	<u>Design Element</u>	Projected Construction Cost
		•
a)	Miracle Sports Field	\$ 450,000
b)	Accessible Playground	\$ 300,000
c)	Relocated Cenotaph	\$ 60,000
ď)	Accessible Change Room / Washrooms	\$ 480,000
e)	Parking Lot	\$ 240,000
f)	Walking Trail & Pathways	\$ 200,000
g)	Stage Area / Meeting Space	\$ 150,000
h)	Lighting & Servicing Allowance	\$ 120,000
i)	<u>Drainage Improvements &amp; Supplementary Landscaping</u>	\$ 100,000
	Subtotal:	\$ 2.1 Million
	Engineering & Project Management Allowance (15%)	\$ 300,000
	Project Total:	\$ 2.4 Million

We are confident that these numbers that we have compiled are a reasonable reflection of the costs that will be involved in bringing this project to fruition. It should be noted, however, that these costs are presented in 2017 dollars. These estimates should be revisited with adjustments made for inflation should more than a year or two pass before construction can begin.

#### 8.2 Maintenance Costs

Based on our consultations with the Town of Amherstburg and the Miracle League of Amherstburg, our initial financial plan for this undertaking will include an annual maintenance budget of approximately \$20,000. This will serve to ensure that the Miracle Sports Field, the new change room / washroom

building, and the surrounding grounds are kept in a neat and clean condition to service the public. This figure will also be supplemented by several donations-in-kind for maintenance services that have already been pledged by some of our community partners.

The amount of the maintenance budget will be revisited and revised as needed over the course of the project planning process.

#### 9.0 Project Team and Funding

As a well-established local volunteer organization, RMBA has both the experience and the capacity to undertake this park development - including project management and fundraising capabilities. In preparation for this proposal, Steering and Financial Committees have been created to help direct and guide the implementation of our proposal. These committees include both members of the RMBA board and community stakeholders — many of whom have professional qualifications that will provide the necessary expertise.

RMBA and its related organizations are well equipped to raise the capital necessary for this project. For example, between 1992 and 1998, nearly \$1,000,000 in total was raised to first purchase then expand the Riverside Sports Centre building. To date, RMBA has secured more than \$600,000 in cash commitments toward the Miracle Field project, plus commitments of donations in kind to offset costs associated with redevelopment of the property. These commitments are based only on our limited initial overtures. Upon receiving an approval in principle for the project from the City, RMBA will be able to move forward with a full fundraising campaign - directed by our Campaign Cabinet.

In addition to money raised through donations, RMBA is experienced in soliciting grant funds and will take all necessary steps to secure funding for the various elements of the development, including the Miracle Sports Field and the accessible playground. Potential sources for which all or part of the project would qualify for funding include: the Ontario Trillium Foundation, Jays Care Foundation, Goodlife Kids Foundation, Air Canada Foundation, Adidas Group Canada Community Support Program and the True Sport Foundation. Much of this funding is only available to charitable organizations and non-profits (such as RMBA), but would not be available to the municipality.

We cannot overemphasize that without the City of Windsor's commitment to this project, RMBA cannot effectively pursue further fundraising and grant applications.

#### 10.0 Project Phasing

Although the current plan for this undertaking would involve the complete construction of all of the various components as a single project, cash flow and other practical concerns may necessitate a phased approach. As part of the initial project planning process, it is our intention to develop a project phasing plan – identifying the essential project components that would be needed as part of Phase 1, and coordinating the phasing of the remaining components with corresponding fundraising milestones.

#### 11.0 Summary / Next Steps

For the foregoing reasons, RMBA strongly believes that this project has enormous potential to benefit the Riverside community in particular and the City of Windsor as a whole. By creating an accessible sports

facility at the heart of an established neighbourhood, opportunities will be created to showcase the abilities of children and adults who are often marginalized in our society. Furthermore, by adding a wide variety of new and improved amenities to the existing park, this project will serve to re-establish the site of the former Riverside Arena as a central gathering place for the community and improve the quality-of-life for local residents. The site becomes a destination.


With the enthusiastic public support that has been expressed for this project to date and the remarkable contributions and pledges that have already been made by the local community, we anticipate that the new Miracle Sports Field can be built and maintained at no cost to the City of Windsor. Given RMBA's status as a well-established volunteer organization with deep roots in the community and a proven track record in organizing new projects, we believe that we have the talent, the contacts, and the vision to bring this project to fruition. We therefore request that Windsor City Council:

- Rescind its prior resolution directing City Administration to list the site of the former Riverside Arena for sale as surplus municipal property;
- Agree in principle to a long-term lease of the site of the former Riverside Arena to RMBA for the purpose of developing a Miracle Sports Field; and,
- Direct City Administration to work with RMBA to finalize the redesign of Riverside Baseball Park and the former Riverside Arena in cooperation and consultation with the public.

We very much look forward to working with the City of Windsor and the community as a whole to help revitalize the heart of Riverside.

In conclusion, RMBA would like to thank Windsor City Council for their careful consideration of this proposal. We would also like to thank the community at large and our community partners for their enthusiasm and for their assistance in bringing this report together. Without your support, none of this would be possible.







CONCEPTUAL SITE PLAN

MAR. 13, 2015

Project No.

RMBA MIRACLE DIAMOND PROPOSAL

# Riverside Miracle Sports Field Proposal APPENDIX 'A'

**Endorsement Letters in Support of the Project** 



3945 Matchette Road Windsor, Ontario N9C 4C2

T: 519.252.7281

Toll Free: 1.866.636.6666

F: 519.252.5873

www.jmccentre.ca

December 16, 2016

City of Windsor Counsellors:

RE: Riverside Minor Baseball Association (RMBA) Miracle League Playing Field Proposal

This is a letter of support for the plans that the RMBA has presented to JMCC for consideration.

JMCC strongly supports programs that strive to improve accessibility and inclusiveness for our children and their families. The proposal to build a second Miracle League playing field with an accessible fitness path and accessible playground would further promote these opportunities for both children and adults with physical, cognitive and sensory issues.

Windsor/Essex County has always been a leader in promoting opportunities for individuals with disabilities. Essex County was the first community to bring the Miracle League to Canada. As a community partner we have both endorsed the program and have strongly recommended its program to all our clients. Few programs allow such a wide range of ages and disabilities. Family feedback has always been extremely positive.

The current Miracle League program is located in Amherstburg, which limits many of our families being able to access the program who have transportation issues or distance issues with children who fatigue easily from car travel. The current Miracle League has been reported to be full to capacity with a waitlist for participants. We believe a second location would be a benefit to those who cannot currently access the program.

We urge you to give support to this program.

Respectfully,

Anne Girard
Director of Physiotherapy/Recreation
John McGivney Children's Centre
519-252-7281 ext 529
Anne.girard@jmccentre.ca



February 20, 2017

### City of Windsor Counsel:

We are writing this letter in support of the Riverside Group's project to create another miracle field within Essex County.

The Miracle League provides the opportunity for children and adults with disabilities a chance to play baseball, make new friends with both able bodied individuals and their own peers, and to build self esteem.

The Miracle League removes barriers that keep anyone with a disability off the baseball field and lets them experience the joy of this great pastime.  $\Box$  Our Players may not be able to run the bases as well as their peers, but they have an equal amount of love and determination to play the game. We want to help them achieve that dream.  $\Box$ 

If we can help give just one more person with a disability the joy of playing baseball, we support the Riverside Group in their endeavor to create more miracles both on and off a miracle field. We believe there is enough need to justify the creation of this field. You are welcome to contact Chuck Bondy, President (519 736-6171) or visit our website at <a href="https://www.amherstburgmiracle.com">www.amherstburgmiracle.com</a> if you require any further information.

Sincerely

Board of Directors of the

Miracle League of Amherstburg

"Everyone deserves a chance to Play Baseball"



March 27, 2017

Mr. Bill Kell Riverside Minor Baseball Association 6865 Ontario Street Windsor, Ontario N8S 1W7

Dear Mr. Kell:

Re: Support for a Windsor Miracle Field

Community Living Essex County is a non-profit, charitable organization which supports over 650 people, of all ages, who have an intellectual disability and their families throughout Essex County. Our vision is for a community that celebrates inclusion and inspires possibilities. Our mission is to support people in achieving their goals and dreams and to realize their value as full citizens in their community.

We applaud the work to bring a Miracle Field to the City of Windsor and fully support this initiative and are hopeful The City of Windsor will agree that this is a much needed, meaningful venue worthy of funding.

Everyone deserves the opportunity to participate in inclusive activities in their home communities. Many people we support enjoy the Miracle League in Amherstburg, Ontario. We know firsthand its' value has far exceeded the investment required.

We lend our support to the development of a Miracle Baseball Diamond in the east end of the City of Windsor.

If you have any questions, please feel free to contact me.

Sincerely,

Nancy Wallace-Gero. **Executive Director** 



# Riverside Miracle Sports Field Proposal APPENDIX 'B'

Photographs of the Existing Site (Former Riverside Arena)



Photo B1: Former Riverside Arena Site – View southerly from Wyandotte Street East



Photo B2: Former Riverside Arena Site – View of Cenotaph & Centennial Pool



<u>Photo B3: Former Riverside Arena Site – View southerly from Cenotaph location</u>



<u>Photo B4: Former Riverside Arena Site – View of easterly from Cenotaph location</u>

# Riverside Miracle Sports Field Proposal APPENDIX 'C'

Photographs of the Amherstburg Miracle Field at the Libro Centre



Photo C1: Amherstburg Miracle Field Site – View of infield



Photo C2: Amherstburg Miracle Field Site – View of outfield

# Riverside Miracle Sports Field Proposal APPENDIX 'D'

**Images of Accessible Playground Concept** 











