



City of Richmond

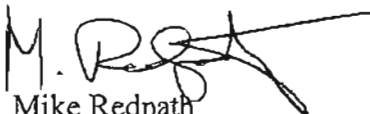
Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Mike Redpath
Senior Manager, Parks
Date: January 16, 2013
File: 06-2345-01/2012-Vol 01
Re: Cambie Road/Mueller Development Park Concept Plan



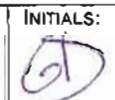
Staff Recommendation

That:

1. The design concept and proposed program of the Cambie Road/Mueller Development Park, as described in Attachment 1 of the report, dated January 16, 2013, from the Senior Manager, Parks, be received for information.
2. Staff seek public input on the proposed Cambie Road/Mueller Development Park Concept plan as described in the report, dated January 16, 2013, from the Senior Manager, Parks.


Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 4

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

An application for permission to rezone lands at 8311, 8331, 8351 and 8371 Cambie Road and 3651 Sexsmith Road, from single family detached and auto-oriented commercial uses to high rise apartments and school institutional use, was introduced and given first reading by City Council on December 18, 2012. One result of this rezoning will be the establishment of the Cambie Road/Mueller Development Park, designed and located to meet the needs of the Capstan Village's emerging residential community and commercial district in nearby Aberdeen Village.

Realization of this new park will strongly reflect a number of Council's term goals for 2011–2014. They are:

- #7—Managing Growth and Development: To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth;
- #10.3—Create urban environments that support wellness and encourage physical activity; and
- #10.4—Continued emphasis on the development of the City's parks and trails system.

This report summarizes the proposed park plan and the next steps for park planning and implementation.

Analysis

The CCAP proposes that the neighbourhood park needs of Capstan Village's emerging resident, worker, and visitor populations are served via the establishment of a network of small parks (i.e., one within each quarter of a quarter-section), each of which is to have a distinct, yet complementary, program of uses and related features.

Cambie Road/Mueller Development Park—the park proposed as part of the subject rezoning—is, at 1.69 ha (4.187 ac) in size, the largest of Capstan Village's proposed neighbourhood parks. It will result from the sale of the existing City owned playing field to the developer for consolidation with adjacent lands to create the new residential project, and the new park site. This park will be located at Hazelbridge Way and Cambie Road—an important “gateway” to Aberdeen Village's busy commercial precinct and only one block from the Aberdeen Canada Line station, and thus will become one of Capstan Village's most prominent and an important venue for local and larger community events and celebrations (**Attachment 1**).

A series of important objectives emerged during the planning process for the site:

1. **Seeing the future; respecting the past:** The Capstan Village area is rapidly changing from its original suburban/agricultural setting into a vibrant urban place. This story of transformation is to be reflected in design of the park.
2. **Building on its surroundings:** The park must build on the activity on the adjacent streets in order to be drawn into the city fabric. A carefully considered blending of the park and its

surroundings will help ensure a steady flow of users to both. Multiple entrances to the park will allow for easy access.

3. **Celebrating diversity:** A great diversity of people of different backgrounds and cultures will live, play, and work within this area of Richmond. The park will support and add to this rich, interesting and colourful mix.
4. **Creating identity:** Parks that are attractive to users, that have strong images, that encourage people to visit time and again, often become important centres of life for the communities they serve. There is great potential here for the park to assume this significant role within Capstan Village, and to foster a feeling of ownership and connectedness among the residents.
5. **Making connections:** Residents of Capstan Village will look beyond their neighbourhood for other recreational, social, and business opportunities. The park must therefore be well integrated into the overall parks and open space system, and the street network for Richmond's City Centre. It will connect with the Middle Arm waterfront to the west, and link together with the adjacent Aberdeen and Bridgeport Villages via various streets, greenways and greenlinks. The result will be a prosperous, healthy and livable urban scene.
6. **Providing for everyone and for every season:** Spaces within the park are to be designed to accommodate a great variety of activities at all times of the year. Activities may range from the quiet and passive, to highly active and energetic uses, from the spontaneous act with only a few people involved, to the highly organized, detailed and programmed public events that will draw very large crowds from throughout the district.
7. **Building in flexibility:** Flexibility of design of the spaces and features within the park will ensure programming opportunities at the park are maximized.
8. **Providing amenities and attractions:** A generous range of features will establish a friendly, welcoming, and neighbourly atmosphere at the park. It will become a place of great sociability, comfort, access, and activity.
9. **Introducing the natural landscape/environment:** The park design will incorporate aspects of the natural environment within its plan, allowing the park to act, in part, as a much needed oasis within the City Centre. This approach may be applied to landscape and play features, and will allow for efficient management and maintenance practices to occur.
10. **Demonstrating green technology:** Innovative ways to control storm drainage run-off within the park, and possibly from adjacent development, are to be incorporated with the design plan.
11. **Ensuring public safety:** A safe environment will add to the park's positive image with the community. Therefore, design of the park must satisfy Crime Prevention through Environmental Design (CPTED) principles and related public safety considerations.

The Park Concept Plan

The park concept plan (**Attachments 1 and 2**) was developed in a series of workshops and meetings between the applicant and consultant team, and City staff. Representatives from Parks, Planning, Transportation, Engineering, Recreation, and Sustainability participated in this project and provided valuable input and suggestions. Highlights of the plan include:

- a) **Urban plaza/square:** An urban square will form the core of a lively, exciting and cosmopolitan city space. It will function as the common ground for community celebration, expression, announcement and performance. It will be constructed of attractive and high quality yet practical and durable materials. It will be associated with a sheltered **stage**, both of which are supported by **public washrooms**, **mechanical room** and **storage space**, and a **concession**.
- b) **Lawn:** A Great Lawn will be developed for informal play and sunning. It will be large enough so that it may host a multitude of outdoor activities simultaneously, and will be sited adjacent the plaza to extend the range of activities and events.
- c) **Trees:** A mix of tree types will be planted to provide shade, colour, and seasonal interest. Some will be sited to act as focal points; others will be located to create space and contribute towards park character.
- d) **Landscape features:** These will include **earthworks and landforms**, **specimen trees**, **planting beds** and **grassy meadows**, and **urban water features** and **naturalistic intermittent streams** to add to the diversity of possible park experiences, and to enhance those parts of the park with a more natural and green character.
- e) **Pedestrian pathways and bicycle paths:** A hierarchy and network of pathways will be developed for walkers, joggers and cyclists to bring people in to, out from, and through the park.
- f) **Lighting:** Lighting will be installed to ensure public safety within the park, and to support programming opportunities within the plaza and throughout the site. Opportunities to create effects in the evening will be explored.
- g) **Site furniture:** The park will contain a variety of benches and seating edges, tables, and trash receptacles to support life within the park.
- h) **Play features:** Equipment ranging from traditional play to those freer, more natural and informal in character will be selected or constructed to create play environments of interest and fun.
- i) **Public art:** Works of public art will be commissioned and placed to enliven the park and contribute towards a sense of place, ownership, cultural identity and lasting memory for local residents and visitors.
- j) **Off-leash dog area:** An area of the park will be enclosed by a fence to provide for suitable furnishings (e.g., benches, water fountain), where responsible dog owners can exercise/socialize their dogs off-leash.
- k) **Infrastructure:** The plan will specify the entire infrastructure necessary for the efficient and effective operation and maintenance of the park including, but not limited to, irrigation, storm drainage, power, and water.

Public Input and Council Approval

The public will be given an opportunity to comment on the park concept plan at an Open House to be scheduled in March 2013. Based on the feedback received from the community, the plan will be revised, and brought back before Council for review and approval.

Implementation

The total cost of the park is estimated at \$4.2 million, plus \$200,000 for frontage works and \$358,000 for public art. Implementation of the park plan will occur in stages (for which further work is required to determine the phasing plan, schedule and park construction costs). Prior to rezoning adoption, the developer must enter into a Servicing Agreement for the detailed design and construction of the park's first phase (**Attachment 3**), which is proposed to include the plaza, landforming, lighting, tree planting and other landscaping, infrastructure, and related features as required to ensure that the park will be immediately attractive to and usable by local residents, workers, and visitors for general park activities.

The Operational Budget Impact (OBI) for the full build out of the park concept plan is estimated to be \$ 41,640 per year at the end of year 2017. Options will be explored for funding the operation of the future park as part of the funding strategy. The OBI will be submitted to the Parks Operations budget as each phase is completed, according to the phasing schedule.

Phase One Construction

The preliminary scope of work and related costing for the park's first phase of construction assumes the following:

- \$1.2 million for park construction, based on the subject development's total "park construction" DCCs payable;
- \$200,000 for frontage works (e.g., sidewalks, boulevards, street trees), to be constructed at the developer's sole cost; and
- 100% of the proposed public art budget (\$358,000).

Subsequent phases

Subsequent phases will involve the addition of special amenities (e.g., stage, water features) aimed at enhancing the park and its role in the community. To complete this park, a total amount of \$3.0 million has been proposed in the current Five Year Parks Capital Program from 2014 to 2017.

Temporary Sales Centre

Via the detailed design process for the first phase of the park, opportunities will be explored—through a licensing agreement—to potentially locate the developer's temporary sales centre on the park site, at the sole cost of the developer, together with the potential for repurposing the building to accommodate one or more of the park's future amenities (e.g., concession, storage, covered stage). Business terms with respect to potentially locating the sales centre on the park, would be developed as part of a separate licensing agreement

Financial Impact

None

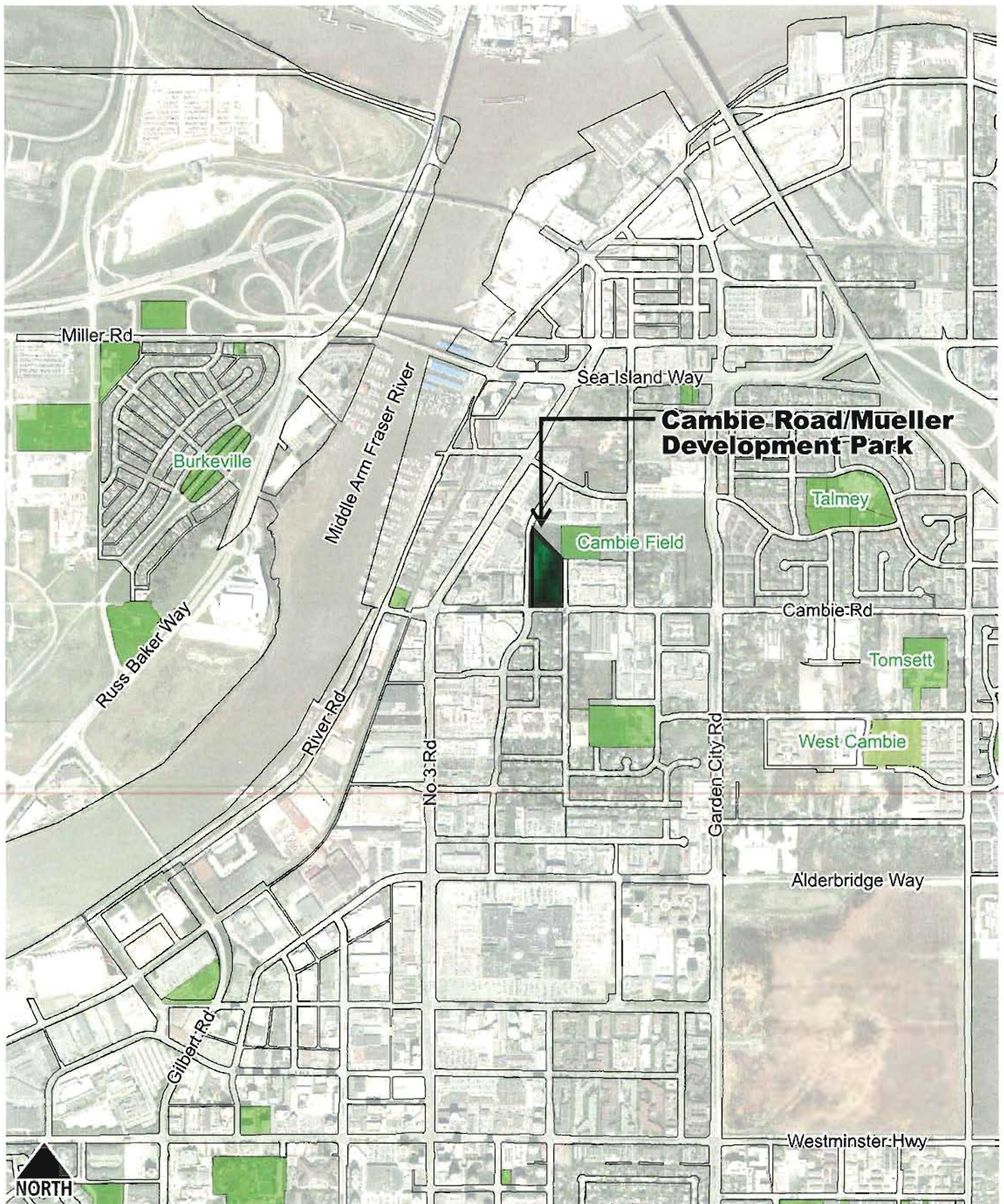
Conclusion

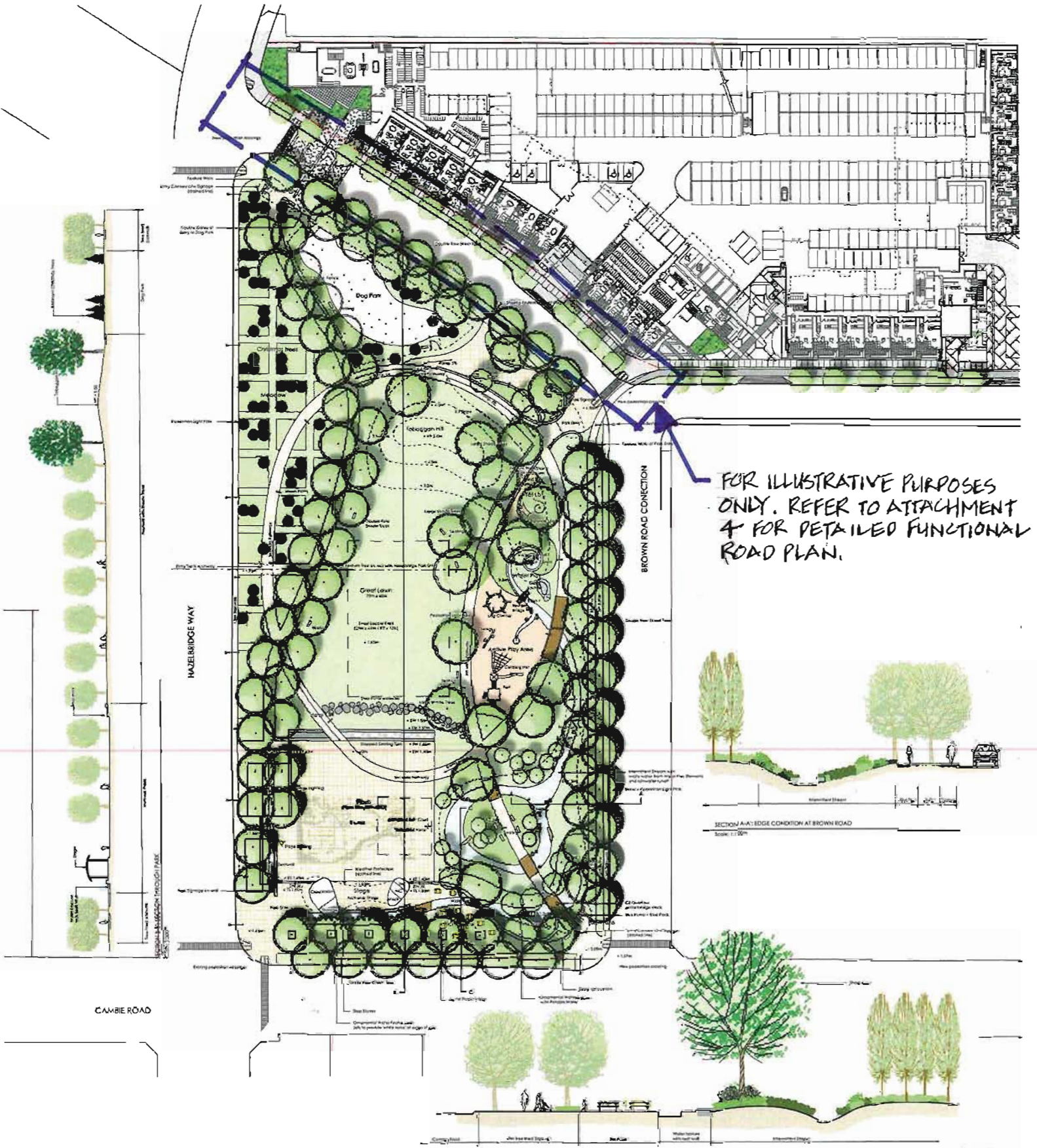
The Cambie Road/Mueller Development Park will play a vital role in helping the City establish a complete framework of parks and opens spaces for the City Centre, and will set the standard for a new type of park being planned for the downtown core.

The park is envisioned as the “living room” for the Capstan Village area of Richmond, serving as the home ground for the social, recreational, and business life of the local community. It will function both as a quiet sanctuary of neighbourhood green, and a public urban square, and will offer a diverse mixture of landscapes, programs, activities and amenities for all to experience and enjoy in a shared place. The park will provide something for everyone, and people will be welcome to visit at all times of the day and throughout the seasons. It will also become a destination, attracting visitors from across the city, the surrounding region, and from even more distant places. Approval of this report will advance the park concept to the public consultation phase.



Clarence Sihoe
Park Planner
(604-233-3311)





FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ATTACHMENT 4 FOR DETAILED FUNCTIONAL ROAD PLAN.

PRCS - 16

SITE PLAN MUELLER PARK



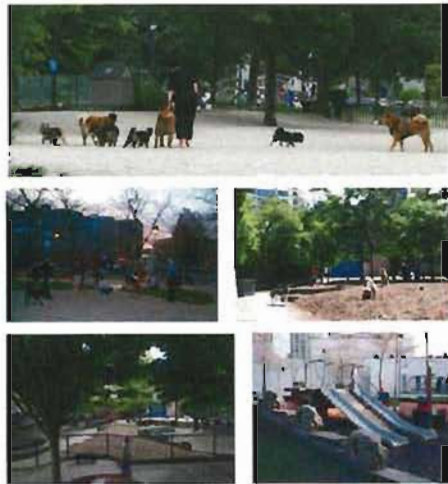
DESIGNED BY: LANSING & ASSOCIATES
1515 14th Street, Suite 100, Denver, CO 80202
415.555.5555
www.lansing.com

DATE: 14 JUNE 2012

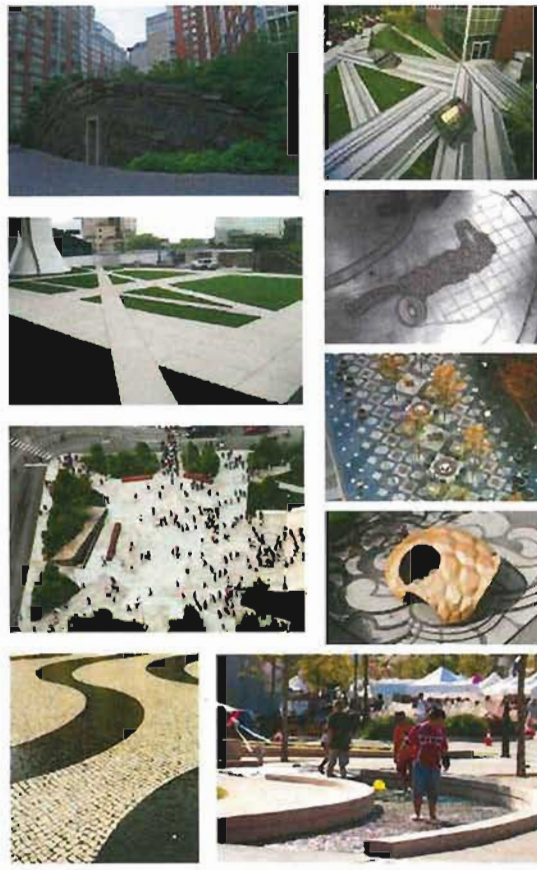
DRAWN: JESSEN



Winter Play Toboggan Hill



Dog Park Amenity



Public Plaza



Concession Pavillion

Project:
Mueller Park

Title:
Image Board

Project No.:
11057

Scale: NTS
Date: Jun21-12
Drawn: EN

PROS-17

LSK 4



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Places to Sit



Surface Stormwater Management



Art in the Park



Interpretive Signage

Project:
Mueller Park

Project No.:
11057

Scale:
Date: Jun21-12

Title:
Image Board

Drawn: EN

PROS-18

LSK 5

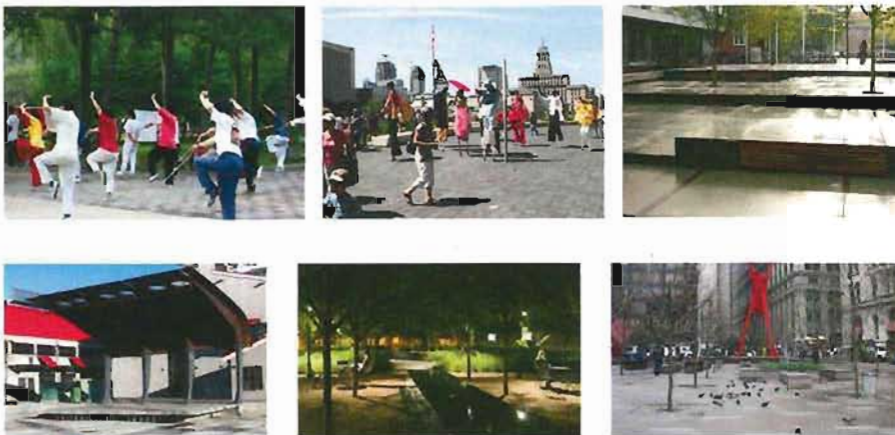


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Adventure Play



Public space



Open Spaces & Paths



Art for Play

Project:
Mueller Park

Title:
Image Board

Project No.:
11057

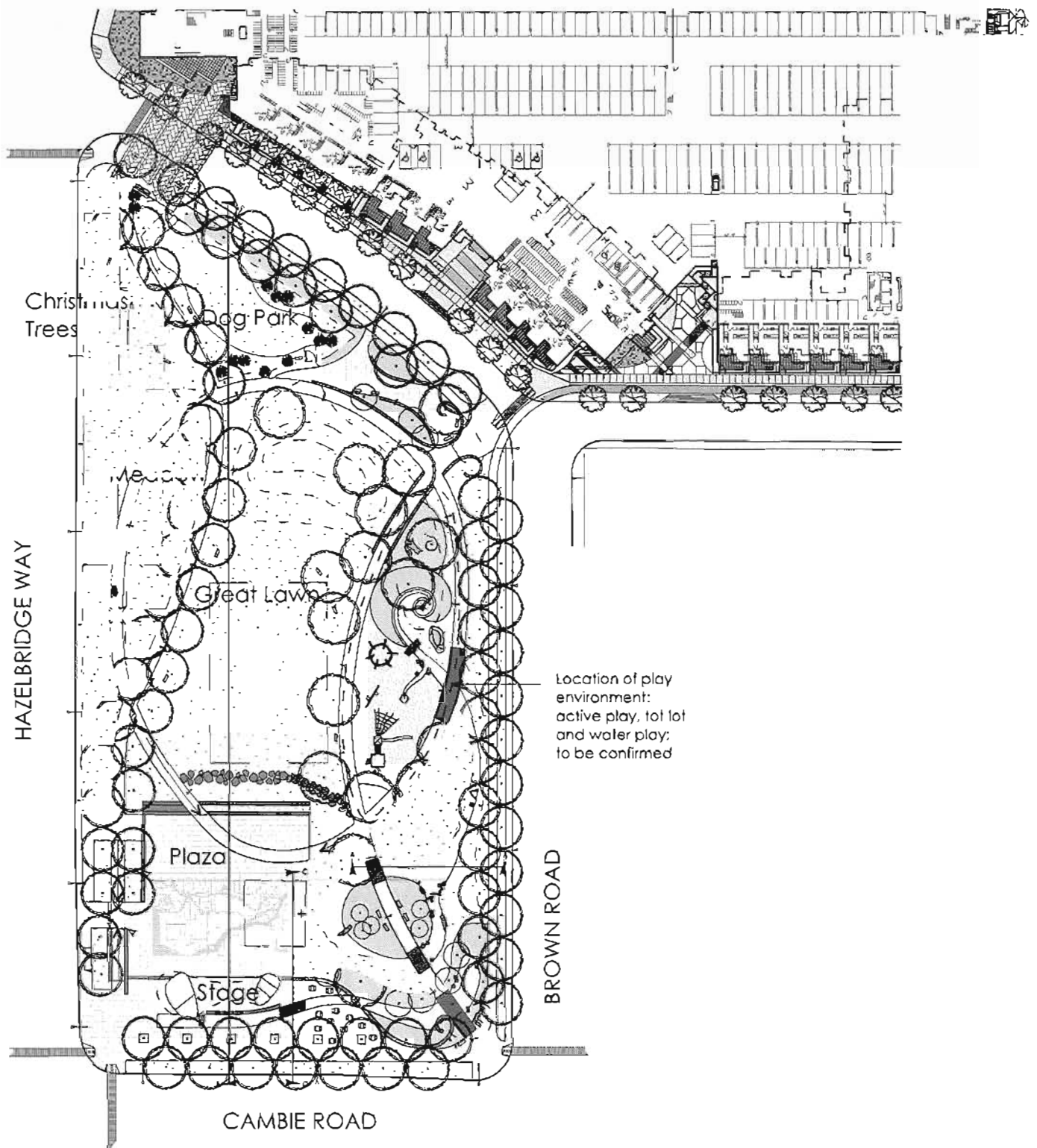
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LSK 6



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Project:
Mueller Park

Project No.:
11057

Scale: 1:1200

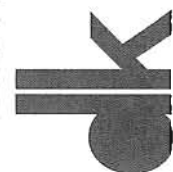
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Title:
Site Plan

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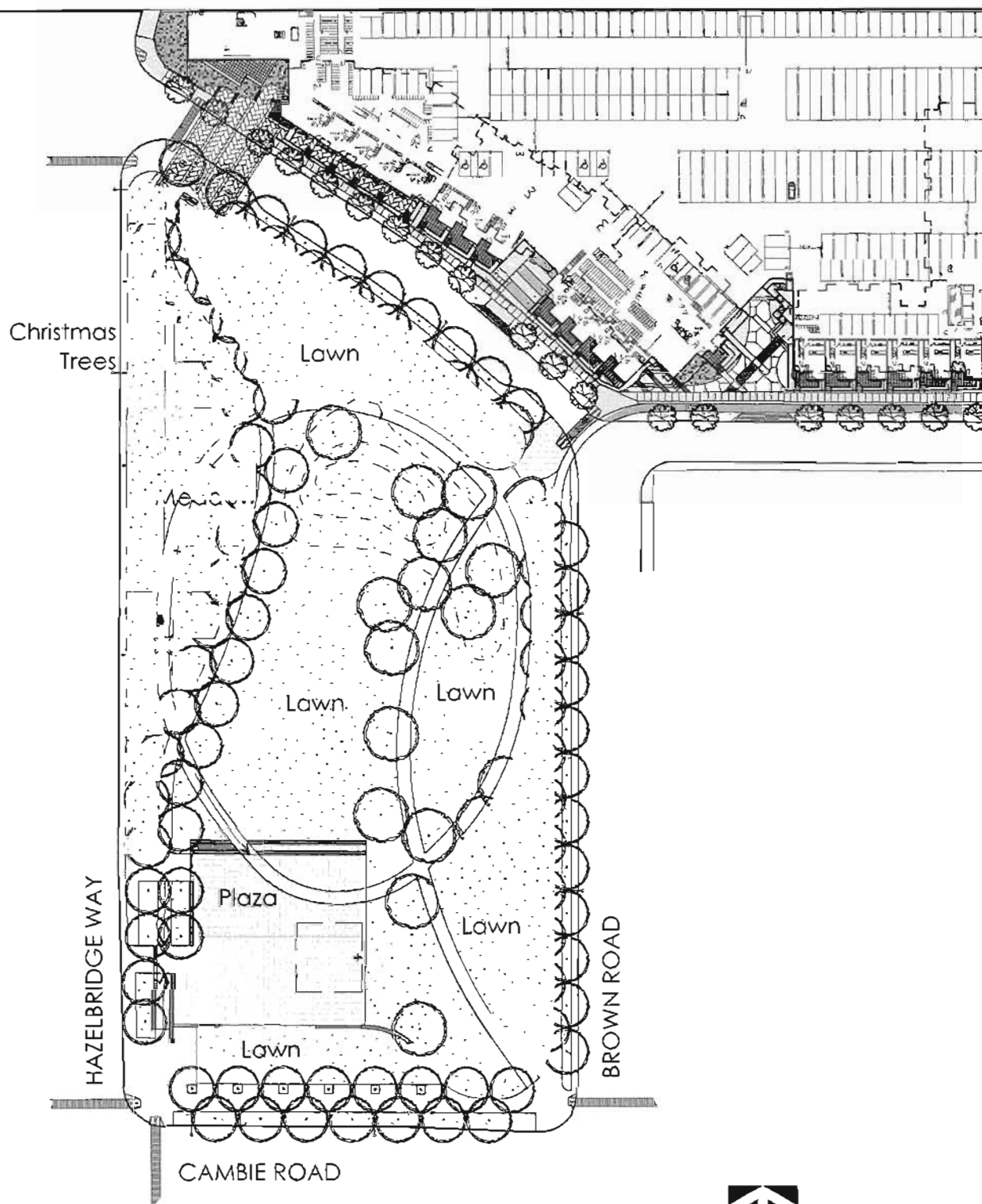
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Project:
Mueller Park

Title:
Phase One Plan

Project No.:
11057

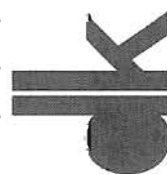
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Date: Jun21-12

Drawn: EN

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