

Coquitlam

For Council

April 10, 2018

Our File: 12-6100-20/63655/1

Doc #: 2761415.v9

To: City Manager

From: General Manager Parks, Recreation, and Culture Services

Subject: **Cottonwood Park – Phase 1A - Final Detailed Design and Budget**

For: **Council**

Recommendation:

That Council:

1. Approve the detail design for Phase 1A of Cottonwood Park as per the report of the General Manager Parks, Recreation and Culture Services dated April 6, 2018 and entitled "Cottonwood Park – Phase 1A – Final Detailed Design and Budget";
2. Directs staff to proceed with project procurement and construction of Cottonwood Park – Phase 1A utilizing the approved capital funding included in the 2018 5-Year Capital Plan;
3. Authorize the allocation of \$450,000 in Bonus Density to fund offsite utility service improvements necessary to expand Cottonwood Park; and
4. Direct staff to proceed with completion of the detail design of Phase 1B of Cottonwood Park for Council consideration and approval.

Report Purpose:

The purpose of this report is to seek Council approval on the final detailed design and budget for the redevelopment of Phase 1A of Cottonwood Park as informed by the public consultation process as well as feedback provided by Council-in-Committee ("CIC") on July 10, 2017.

Strategic Goal:

This project supports the City's corporate Strategic Goals of "Increasing Active Participation and Creativity" and "Enhancing Sustainability of City Services and Infrastructure". This project is an "A" Priority in the 2018 Business Plan and will advance the implementation of park and community recreation objectives in the Burquitlam/Lougheed neighbourhoods.

Executive Summary:

Cottonwood Park is an existing 2.2 acre park that is planned to be expanded into a future 11.5 acres community level park. On July 10, 2017 staff presented Council-in-Committee with the preliminary design for Cottonwood Park. Based on that concept, and feedback received at that meeting, staff is now presenting Council with a detailed design and an accompanying budget of \$4.70 million for the first phase of this park redevelopment and expansion project (Phase 1A). This phase of park

development presents an exciting opportunity to add valuable parks and recreation amenities in a neighbourhood that is experiencing rapid growth and an increased demand for parks and outdoor recreation services.

Background:

Cottonwood Park is currently a 2.2 acre neighbourhood park in the Burquitlam Neighbourhood area. As part of the approved Burquitlam-Lougheed Neighbourhood Plan, the planned expansion of Cottonwood Park has been adjusted from the 6 acre footprint Council approved in 2002, to an eventual 11.5 acres community level park.

On July 10, 2017, Council-in-Committee received a staff report, endorsed the final conceptual plan proposed in that report, including project phasing, and preliminary budget, and directed staff to proceed with the detail design and implementation of Phase 1A (Appendix 1). Staff has now incorporated public feedback and Council input to develop the final detailed design for Phase 1A for Council consideration (Appendices 2 and 3).

Discussion/Analysis:

In the discussion with Council at the July 10, 2017 Council-in-Committee meeting the following issues were raised for staff follow-up:

1. The need for additional sports fields as part of the Phase 3 build-out of the Park. With the densification of the neighbourhood there may be additional demand for other park elements rather than sports fields.

Response: At this point the Consultant is finalizing detailed design for Phase 1A and Phase 1B. Prior to moving forward with detailed design for Phases 2 and 3 of park development staff will re-assess the priorities for park amenity provision and come back to Council for direction.

2. With all of the new amenities planned for the park, especially the sports fields, will the parking provided be adequate?

Response: The design for Phase 3 is only conceptual at this point; however, if the potential sports fields shown in the concept are constructed in future years, they would be developed in conjunction with additional permanent parking areas.

3. As the neighbourhood densifies there will not only be many more people in the neighbourhood, but also many more dogs. The nearest dog off-leash area is in Miller Park, which is a long walk from the area around Cottonwood Park. Shouldn't we be providing for a dog off-leash area in the park design?

Response: Staff intends on initiating a Parks Dog Off-Leash Strategy potentially in 2019 as identified in the Parks, Recreation and Culture Master Plan to review the provision of dog off-leash facilities across the City. The results of that work will inform the potential needs and

possible facilities needed throughout the City, including this neighbourhood. Any outcomes of that Study will be incorporated into the future planning for Phases 2/3 of Cottonwood Park.

4. For people using, or watching children or grandchildren using, the new park amenities shouldn't we be providing shade?

Response: Trees have been included in the park design and are strategically located so that they will provide shade for park users.

Phase 1A Final Design Plan

The detail design plan for Phase 1A has now been developed (Appendix 2) and is consistent with the endorsed Cottonwood Park Phase 1A concept plan (Appendix 1- Attachment 9) and reflective of the feedback from public consultation and Council-in-Committee input. As part of the detail design process, the Phase 1A was modified to temporarily postpone the closure of Aspen Street along the Phase 1A eastern park boundary until future phases when more land assembly would be possible. This will allow for additional temporary on-street parking and result in less interim disturbance to the community. A temporary cross-walk is being proposed to assist the walkers from the parking lot to the park across Aspen Street.

The type and scale of amenities, as well as the project budget, are similar to the City's most recent community level park project at Rochester Park.

Children's Playground Area

This area is inspired by the mountain peaks in the distance and adopts the mountain forms in the creation of a play area that offers elements of sculpted mounds for play that also helps to define the areas for different playgroups in this community level play space. Play opportunities will accommodate age groups from 2-5 and 5-12 years. A feature play structure will provide optimum play opportunities and is sited to take advantage of grade changes. A younger children's play area will feature age appropriate and accessible play options including sliding and swinging.

Water Play Area

The water play area is also inspired by the mountains and is positioned to minimize impact to residential units and buffered with trees and low planted borders. It will feature a variety of play elements to cater to a range of age groups and pace of play, from less dynamic and contemplative to more active and dynamic. The design features interactive time-controlled sprays and in-ground sprays and bubblers to offer range of water play experiences and opportunities to interact and play with water. It is conveniently located near the washroom facilities as well as in close proximity to the picnic shelter. A future potential expansion of the water play is incorporated into the detailed design to allow for future expansion. Should the project budget allow for it at the time of project tender, the water play area would be expended as part of Phase 1A construction. The water play area expansion is estimated at \$350,000.

Youth Activity and Social Area

A youth activity and social area will be implemented in Phase 1A. This engaging area is designed to be flexible, incorporating both seating/lounge space with a skateboarding element and a basketball hoop. The youth area is centrally located along the main park pathway with some separation from the children's playground. The location of the youth activity area also allows for future expansion of youth programming with a possible future addition of elements such as parkour and skate bowl.

Washroom Building

The washroom building is centrally located for easy access and servicing. It will conveniently support many of the activity areas within the park and is strategically placed close to the active areas including the water play, playground and picnic areas. The building design, layout, and construction is modest and will be based on recent washroom facilities at Rochester and Mackin Parks, but the exterior detailing will be coordinated to complement the look and feel of the other park structures and fixtures.

Covered Picnic Area

This covered picnic shelter is located centrally in the area between the water play area and the playground. This feature will be functional as a central sitting, picnicking, and gathering area framed in a neat grouping of trees that will provide shade, but it will also be a central focal feature in the park symbolizing community.

Temporary Parking Lot

A temporary granular parking area for approximately 24 vehicles will be constructed. This will help complement available on-street parking to help facilitate park visitors coming to the park to access the new amenities.

Phase 1B Concept Design

A detailed design for Phase 1B will be initiated in 2018 and completed in 2019, with construction of these amenities to commence in 2019. Cost estimates are still high level for this phase until the design moves into a more refined stage. In the June 28, 2017 report (received by CIC on July 10, 2017) the concept plan for this phase was estimated at \$2.25 million to deliver a number of park amenities including 2 tennis courts, full-size multi-sport court, combined baseball diamond/sports field, and outdoor games tables.

A revised estimate for construction of this phase will be provided once the detailed design for this phase is complete later this year and industry-wide construction cost escalations have been considered. It is important to note that the acquisition of lands associated with the Phase 1B concept area includes acquisition of property that is contingent on the completion of the Concert Properties development application and subsequent property transfer that has been approved at Public Hearing but have not yet been granted final approval by Council. The outcome of this pending development application will dictate the timing and scope of Phase 1B.

Project Timeline

Subject to Council approval of the detailed design, Phase 1A will be constructed in 2018-2019. Phase 1B is currently included in the 5 Year Capital Plan and is scheduled to be constructed in 2019-2020. Phases 2 and 3 are subject to future land acquisition and therefore timelines are not certain at this point. Proposed timing of phases is as follows:

Project Phase	Detail Design	Construction
Phase 1A	2017-2018	2018/2019
Phase 1B	2018-2019	2019/2020*
Phases 2 & 3	Based on Land Acquisition	

**Subject to Council approval of pending development application and land transfer*

Financial Implications:

The current 2015 Development Cost Charge (DCC) Program includes a project estimate of \$6.7 million to support a 9.5 acre expansion and redevelopment of Cottonwood Park. The proposed increase in size for the park (from 9.5 acres to 11.5 acres) will be included, along with updated estimates of construction costs in the next update of the City's DCC program. This will ensure the entire Cottonwood Park acquisition and development program can be funded by DCCs, subject to amenity eligibility. The budget for development of Phase 1 (A & B) was originally estimated at \$6.5 million and as such has been phased in the capital plan as follows:

Year	Funding Source	Amount
2016	DCCs	\$170,000
2017	DCCs	\$783,000
2018	Park Improvement Contribution from Developer (Concert)	\$700,000
2018	DCCs	\$1,410,000
2018	LSR Borrowing with Repayment from DCCs	\$1,420,000
	TOTAL FUNDING ALLOCATED TO DATE	\$4,483,000
2019	DCCs	\$2,016,000
	TOTAL FUNDING INCLUDED IN CAPITAL PLAN	\$6,499,000

Phase 1A Revised Budget

Cost escalations in the construction industry as well as higher than expected site development and grading costs have made it challenging to achieve a design that delivers within budget the amenities initially envisioned in the concept plan. Staff has worked hard with the consultant to value engineer the design to maintain the value to the community while reducing the estimated construction value. Staff now expects that the design outlined in Appendix 2 can be constructed within a budget of \$4.70 million.

The original project estimates for Phase 1A (\$4.25 million) specifically excluded offsite servicing costs (ref. report dated September 6, 2016). These servicing costs have now been confirmed at \$450,000 and are included in the estimated Phase 1A total budget of \$4.70 million. Staff is seeking an

additional \$450,000 to cover servicing costs, which are not DCC eligible and thus Bonus Density funds are deemed an appropriate funding source. It should be noted that the City's conditional agreements related to the Concert development application at Whitgift and in relation to the YMCA, if approved, will generate substantial financial benefits that would more than off-set these additional site servicing costs.

Staff has ensured the revised costing has been based on advanced (Class A) drawings (95%) level of detail, and although the project costing will need to be tested in the market place through the future tender process, based on the detailed information available, the proposed budget is adequate. It is also worth noting that the Phase 1A budget has absorbed the consulting fees for both Phase 1A and Phase 1B detailed design. By utilizing the same design consultants for both projects, staff will ensure project continuity, achieve cost efficiencies, and expedite the planning work for Phase 1B.

Should the project tender come under budget, staff would normally direct any funding surplus back to the City's accounts; however, in this case staff would recommend that if sufficient surplus is realized, the water play area would be expended as part of Phase 1A construction. The water play area expansion is estimated in the range of \$350,000.

Operating Funding

As part of the completion of the detailed design, staff has determined the estimated cost to operate and maintain Phase 1A of the park. Once approved, the City will include these costs in the annual operating budget. Park operating requests are based on the park category, either City-wide, Community or Neighbourhood, which is used to determine the service frequency required to maintain each asset type. The rationale for various service standards is based on the intensity of use and the presumed profile of each site. As the operating budget already provides for resources to maintain the current Cottonwood Park, the table below illustrates the net estimated operating budget increase required to maintain the Park after completion of the Phase 1A improvements:

	Phase 1A Operating Costs	Current Operating Costs	Net Increased Operating Costs
Labour	Washroom/Water Play- \$38,000 Park- \$43,000	Park- \$15,000	\$66,000
Fleet Equipment	Washroom/Water Play- \$3,000 Park- \$11,000	Park- \$4,000	\$10,000
Materials & Supplies	Washroom/Water Play- \$18,000 Park- \$8,000	Park- \$1,000	\$25,000
TOTAL	\$121,000	\$20,000	\$101,000

Conclusion:

The redevelopment and expansion of Cottonwood Park is an "A" priority in the 2018 Business Plan, and in the long-term is intended to achieve an 11.5 acre park that supports a growing community. Staff has completed detailed design and construction cost estimates for Phase 1A of Cottonwood for

Council's approval based on the park concept previously received by Council-in-Committee. The proposed park improvements have been designed based on site considerations as well as community input. Phase 1A of the park improvement is estimated at \$4.7 million and will provide valuable park amenities that will be added to and further supplemented by amenities in other phases as outlined in the park concept plan.

Staff is recommending that Council support the additional \$450,000 Bonus Density funding required to support site servicing for this key Community Park. Staff also recommends that Council direct staff to proceed to procurement and construction of Phase 1A of Cottonwood Park based on the proposed detailed design and project budget. Construction of the park is anticipated to commence in May 2018 with the project complete by June 2019. The detail design for Phase 1B will be presented to Council for consideration together with the budget for that phase later in 2018.



Raul Allueva, RPP

Appendices:

- Appendix 1 – Council in Committee Report dated June 28, 2017 (with Attachments)
- Appendix 2 – Phase 1A Detailed Design
- Appendix 3 – Phase 1A Playground Design

This report was prepared by Lanny Englund, Manager Park Planning and Forestry and Andre Isakov, Park Planning and Design Manager and reviewed by Kathleen Reinheimer, Manager Parks, Ian Radnidge, Director Strategic Projects, Carmen Gonzalez, Manager Policy and Business Services, and Michelle Hunt, General Manager Finance and Technology.

Coquitlam

For Committee

June 28, 2017

Our File: 12-6100-20/63655/1

Doc #: 2582336.v4

To: City Manager

From: General Manager Parks, Recreation & Culture Services

Subject: **Cottonwood Park – Results of Public Consultation and Final Concept Plan**

For: **Council-In-Committee**

Recommendation:

That the Committee receive the report of the General Manager Parks, Recreation & Culture Services dated June 28, 2017 and entitled "Cottonwood Park – Results of Public Consultation and Final Concept Plan" for information.

Report Purpose:

The purpose of this report is to provide Committee information on the final concept design for Cottonwood Park, and to seek direction and feedback on the concept before proceeding with detailed design and construction costing for the first phases of park development.

Strategic Goal:

The capital project in this report supports the City's Corporate Strategic Goal of "Increasing Active Participation and Creativity" and "Enhancing Sustainability of City Services and Infrastructure" by offering new and improved facilities for recreation and sport and by achieving construction and amenity efficiencies. The advancement of Cottonwood Park expansion is a result of the Agreement-in-Principle between the YMCA, Concert Properties and City of Coquitlam to deliver community recreation and park amenities to the Burquitlam neighbourhood. This project is an "A" Priority on the 2017 Business Plan.

Executive Summary:

The conceptual plan for Cottonwood Park has been updated to reflect the comments and feedback to date from Council and the public. As well, project cost estimates have been revised to reflect the changes. Based on public feedback, a final Concept Plan and phased park development has been prepared for Committee consideration. The plan will see the development of this 11.5 acre park over many years, with Phase 1A proceeding immediately and subsequent phases proceeding thereafter, subject to construction timing being coordinated with proposed park acquisition and expansion opportunities. The anticipated costs to realize park improvements on Phases 1A and 1B of this park are estimated at \$6.5 million. The project is ready to proceed to detailed design where pricing will be confirmed and the design further refined prior to Council's approval for final park design and budget approval for the first two phases of park development.

Background:

Cottonwood Park is currently a 2.2 acre park in the Burquitlam Neighbourhood area (Attachment 1). In 2002, an initial phase of park improvements was completed that included play areas for both young and school-aged children, a seating/social area for parents, sport court, picnic tables, looped trail, and an informal grass area (Attachment 2). In the same year, Council also approved an acquisition strategy for future park expansion (Attachment 3).

In 2011, Mosaic Homes provided an amenity contribution of \$200,000 associated with their multi-family residential project on Foster Avenue. Work completed in 2014 included site filling and grading to match road elevation, a trellised entry plaza with seating, foundation planting, accessible pathways and grassed areas for informal use (Attachment 4).

In 2015, the plan to secure a Coquitlam YMCA facility was introduced and the Burquitlam/Lougheed Neighbourhood Plan ("BLNP") process was also initiated. After a comprehensive site analysis for the location of the YMCA, Burquitlam Park was chosen as the most suitable site for this new recreation facility. Consequently, to ensure that park amenities would be maintained in this neighbourhood, the Cottonwood Park expansion boundary was adjusted to reflect the Agreement-in-Principle with the YMCA and Concert Properties. This project resulted in the proposal to acquire, through a land exchange, an additional 2.55 acres to augment the Cottonwood Park expansion and redevelopment efforts. This land transfer allows for the re-establishment and expansion of amenities displaced from Burquitlam Park, along with other previously proposed programming priorities aimed at improving recreation services in the rapidly growing local area. While this comprehensive proposal involving multiple sites still requires Council land-use change approvals, staff are proceeding with the planning of park amenities in anticipation that such approvals, as per the existing agreements with Concert and the YMCA, will be realized.

As part of the approved BLNP, the planned expansion of Cottonwood Park has been adjusted from the 6 acre footprint approved in 2002, to an eventual 11.5 acres (Attachment 5). This long-term park expansion objective has been formally established through the recent approval of the BLNP on June 26, 2017.

Land acquisition for Cottonwood Park expansion has been ongoing since the 2002 planning process and has been endorsed by Council, with the land use designations for these properties reflecting future park use in the newly approved (updated) BLNP. The City has been acquiring lots for the purposes of the Cottonwood Park expansion since 2002, to date twelve (12) lots have been acquired (Attachment 6).

The immediate objective in expanding Cottonwood Park is to accommodate the re-establishment and expansion of amenities displaced from Burquitlam Park, along with other previously proposed programming priorities aimed at enhancing recreation services for this growing neighbourhood. These future

changes will reposition Cottonwood Park as the key community park in this neighbourhood and enable the centralization of a diverse range of both active and passive amenities.

On September 6, 2016, Council directed staff to proceed with public consultation with a preferred draft concept plan outlined in Attachment 7. The concept plan shows development of the ultimate 11.5 acre park expansion focused on clustering related activities that are arranged along a central spine with nodes of activity within the heart of the park, leaving the perimeter areas open and flexible for future development, formal and informal uses. The concept was subsequently presented to the public for feedback, and this report presents these findings and proposes completion of the Final Concept Plan in order to move forward to detailed planning and budgeting for the first two phases of park development.

Discussion/Analysis:

Public Consultation

On November 9, 2016, staff hosted a public information session to provide information on the proposed conceptual design layout, programming and phasing. Attendees were encouraged to provide comment and feedback on the proposed program.

Approximately 80 residents attended the Cottonwood Park information session. Attendees were asked to complete questionnaires to gauge support and rank the list of proposed park amenities. Of the 63 completed questionnaires, 76% expressed support, with 12% expressing specific concerns, and 5% unsure of the park concept. Respondents ranked the following top ten items:

1. Children's Play
2. Trees and Shade
3. Washrooms
4. Picnic Tables
5. Water Play
6. Sport Field
7. Open Grass/Informal Picnicking
8. Court Sports
9. Tennis
10. Covered Activity Area

Of the 12% who expressed concerns about the park, sheltered activity areas, trees and shade were identified as issues of concern. Seven respondents also requested that a dog off-leash area be considered in the park programming. A dog off-leash area was not identified as a core service item in the initial programming for the park and is not considered compatible with proposed uses. Overall, the majority of respondents supported the 2016 Draft Concept Plan (Attachment 7).

Conceptual Design Plan Update

Based on the public feedback and additional review, the concept design for Cottonwood Park has been revised (Attachment 8).

The updates include:

Reconfiguration of Water and Children's Playground Area

The location of the children's play and water play area were adjusted to respond to concerns about safety and privacy. Both the playground and the water play areas were shifted to be further away from the existing residential building and closer to the center of the park.

Permanent Parking Lot Location

The number of on-site parking proposed in the final phase of park development is expanded from 60 to 80 plus. This estimate will accommodate future demand when additional multi-use grass fields and community event space is implemented in the final phase of park development. The footprint of the expanded parking requires relocating it in the final project phase to the southeast corner of the site with access from Foster Street. This will reduce the size of the second multi-use grass field by half to 50x70, but allow for future expansion of the parking if required. A temporary parking area will be located in phase 1 to serve the park from the outset.

Redefined multi-use grass areas and playfields

The amended plan now shows that one of the two proposed full sized grassed play fields has been adjusted from a full size to a Super 8 field to accommodate various amenity options in the future phases of park development, including a larger and more flexible parking facility and other usable park spaces. However, this option has sufficient flexibility and space to enable the future uses to be revisited depending on future sports field needs. The change will help to accommodate the increased use and variety of amenities and program elements offered in the park, while still providing adequate field services needed to meet current and future needs.

Expanded Youth Zone

The relocation of the permanent parking area has provided more room to extend the youth social and gathering area offering more open space, visibility, and improved access to the park.

A summary of the total proposed number and type of park amenities in the various phase of park development is provided below:

SUMMARY OF PROPOSED AMENITIES AND PHASES

Updated Concept Plan July 2017				
Amenities	Phase 1A 2018	Phase 1B 2018-2020	Future Phase 2	Future Phase 3
Grass Sport Fields & Ball Diamond		Ball Diamond & Super 8 Field	Super 8 Field	Full-Size Fields 1-Super 8
Tennis Courts		2 Courts		1 court
Child Play Area	Yes			
Youth Area	Yes			Enhancements
Sport Court	Half Basketball	Full Multi-sport		
Water Play	Yes			
Outdoor Exercise	Yes			
Table Games		Yes		
Washroom	Yes			
Picnic Area and Facilities	Yes		Yes	
Parking	Temporary – ~25 stalls		~80 car parking lot	Possible expansion

Project Timeline

Phase 1A (Attachment 9)

With final concept design and preliminary budget approval, Phase 1A is projected to proceed to detailed design development for final detailed design and budget approval at the end of 2017 with construction completed by late 2018. Detailed design plans and a detailed budget will be presented to Council late in 2017 seeking approvals for this Phase of the project at that time. It is noted however that should additional land acquisition be achieved in the near future, the current phasing and budget scope may be adjusted accordingly to capture new properties.

Phase 1B (Attachment 10)

Phase 1B of this park expansion project is at this point subject to the successful rezoning and land acquisition of the Concert properties at Whitgift Gardens, which is a condition of the YMCA agreement. The development of this phase is contingent on the YMCA process proceeding within the necessary timing to match the phasing of the park. Assuming all approvals will be achieved in a timely way, this part of park redevelopment is planned to proceed with detail planning in 2017/2018 with construction commencing in late 2018 or early 2019, and completion in 2019/2020. The intent is to proceed with the phase as soon as possible, ideally immediately following Phase 1A.

Future Phase 2 and Phase 3 (Attachment 11 & 12)

The completion of phases of the park development beyond 1B will depend on the future ability to secure additional properties for park expansion. The goal is to first strategically acquire the properties that would allow for the establishment of an additional sport field and other critical amenities such as an expanded picnic area and permanent parking lot. Flexibility may be needed in the future layout of the proposed programming in these latter phases in order to facilitate ongoing park development and optimize existing land holdings in order to bring forward additional park areas as soon as possible. Staff will monitor this process to ensure the City's resources and land is maximized for optimum public value.

Park Development activities will be managed and staged to provide smooth transition between phases so as to maximize access to new park amenities and minimize impact to the neighbourhood. Construction timing is anticipated as follows:

Description	Detail Design	Construction
Phase 1A	2017	2018
Phase 1B	2017-2018	2018-2020
Future	Based on Land Acquisition	

Project Estimate:

Based on the revised conceptual plan, Class C project estimates have been prepared to reflect the anticipated project budget envelopes for each of the phases based on 2017 costs. Collectively, Phase 1 of the project is projected to cost in the range of \$6.5 million, with Phase 1A costing \$4.25 million and Phase 1B costing additional \$2.25 million. These estimates will be refined and updated through detailed planning completed for both phases at the next stage. A summary of all park phasing costs is provided below:

Description	Estimate
Phase 1A	\$ 4.25million
Phase 1B	\$2.25 million
Future Phase 2	\$2.5 million
Future Phase 3	\$4.5 million
Total	\$13.5 million

Financial Implications:

The development of Phase 1 (A & B) is projected to cost \$6.5 million. This is in line with the previous cost estimate provided to Council in September 2016. As the project moves to the detail design phase, the project budget will be closely monitored and refined. The final project design and budget for Phase 1A is anticipated to be presented for Council's consideration in late 2017 and for Phase 1B in the spring of 2018. To support the first phase of park expansion, an initial funding amount of \$905,000 has already been allocated in the 5-year Capital

Plan, with the balance to be included in the 2018 and 2019 Capital Plans in order to coincide with the timing of design and construction.

The current 2015 Development Cost Charge (DCC) Program includes a project estimate of \$6.7 million for a 9.5 acre expanded Cottonwood Park. The proposed increase in size for the park (from 9.5 acres to 11.5 acres) will be included, along with updated financial estimates of construction costs in the next update of the City's DCC program, which is proceeding later in 2017. This will ensure the entire Cottonwood Park acquisition and development program can be funded by DCCs based on funding eligibility.

Conclusion:

Staff are presenting Committee the updated Final Concept Plan for the expansion and renewal of Cottonwood Park for consideration and feedback. If supported, the concept plans for Phase 1A and Phase 1B can progress to detailed design where pricing will be confirmed and design further refined prior to staff seeking Council's approval to proceed with park development. The current Class C budget estimate for Phase 1A is \$4.25 million and Phase 1B is \$2.25 million and is consistent with the previously projected \$6.5 million Phase 1 budget envelope. The project is included in the 5-year Financial Plan. A detailed budget and funding plan will be presented to Council as part of the final project approval.



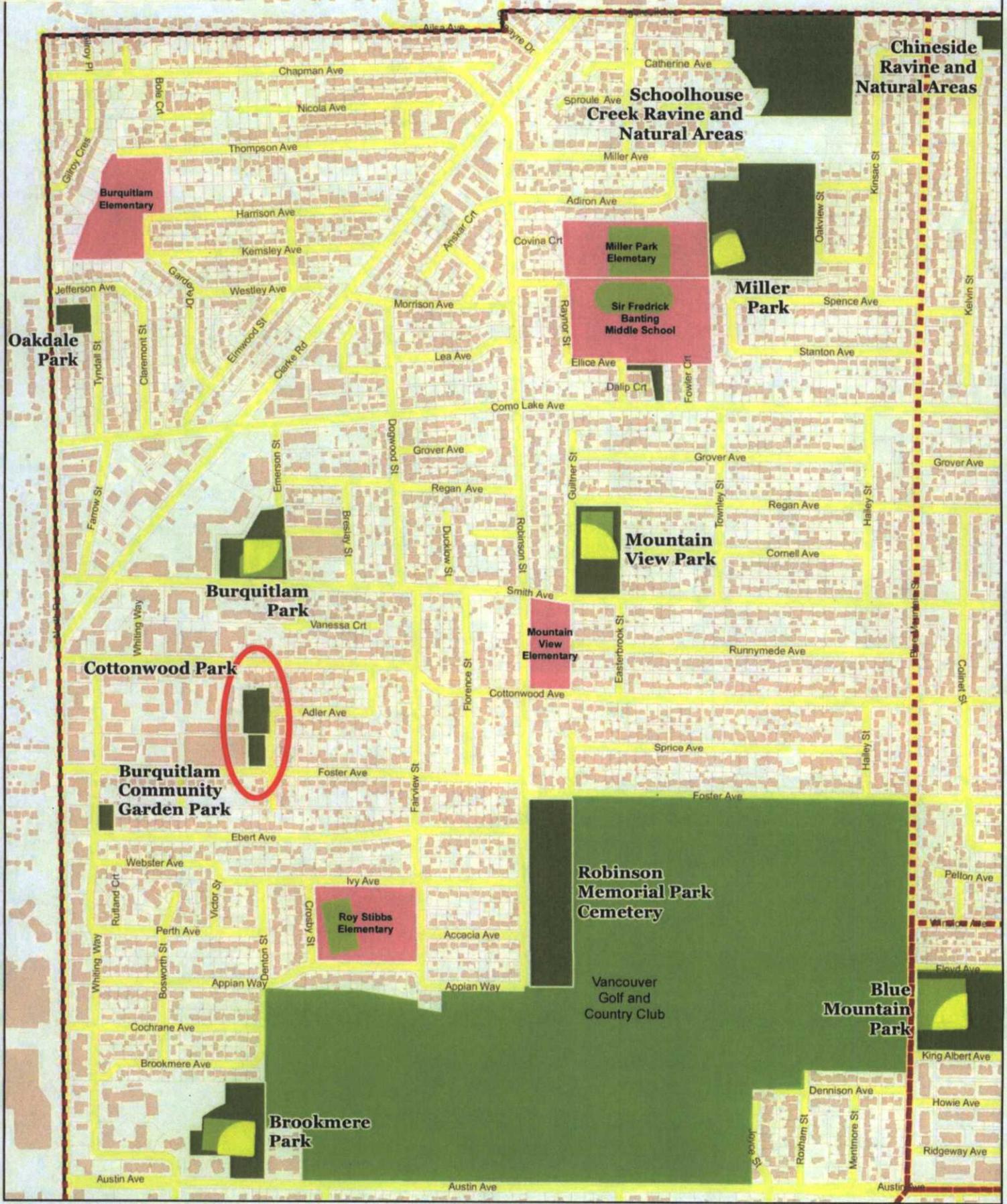
Raul Allueva, RPP

Attachments:

- Attachment 1 – Context Map
- Attachment 2 – 2002 Park Development
- Attachment 3 – 2002 Park Expansion Plan
- Attachment 4 – 2014 Park Development
- Attachment 5 – 2015 Park Expansion Plan
- Attachment 6 – Cottonwood Park – City Owned Land
- Attachment 7 – 2016 Draft Concept Plan
- Attachment 8 – Revised Concept Plan
- Attachment 9 – Phase 1A Concept Plan
- Attachment 10 – Phase 1B Concept Plan
- Attachment 11 – Future Phase 2 Concept Plan
- Attachment 12 – Future Phase 3 Concept Plan

This report was prepared by Wai-Sue Louie, Park Planner and Andre Isakov, Park Planning & Design Manager, and reviewed by Paul Costa, Parks & Facilities Construction Manager, Kathleen Reinheimer, Manager Parks, and Michelle Hunt, General Manager of Finance & Technology.

Cottonwood Park Context Map



Burquitlam Area Context Map



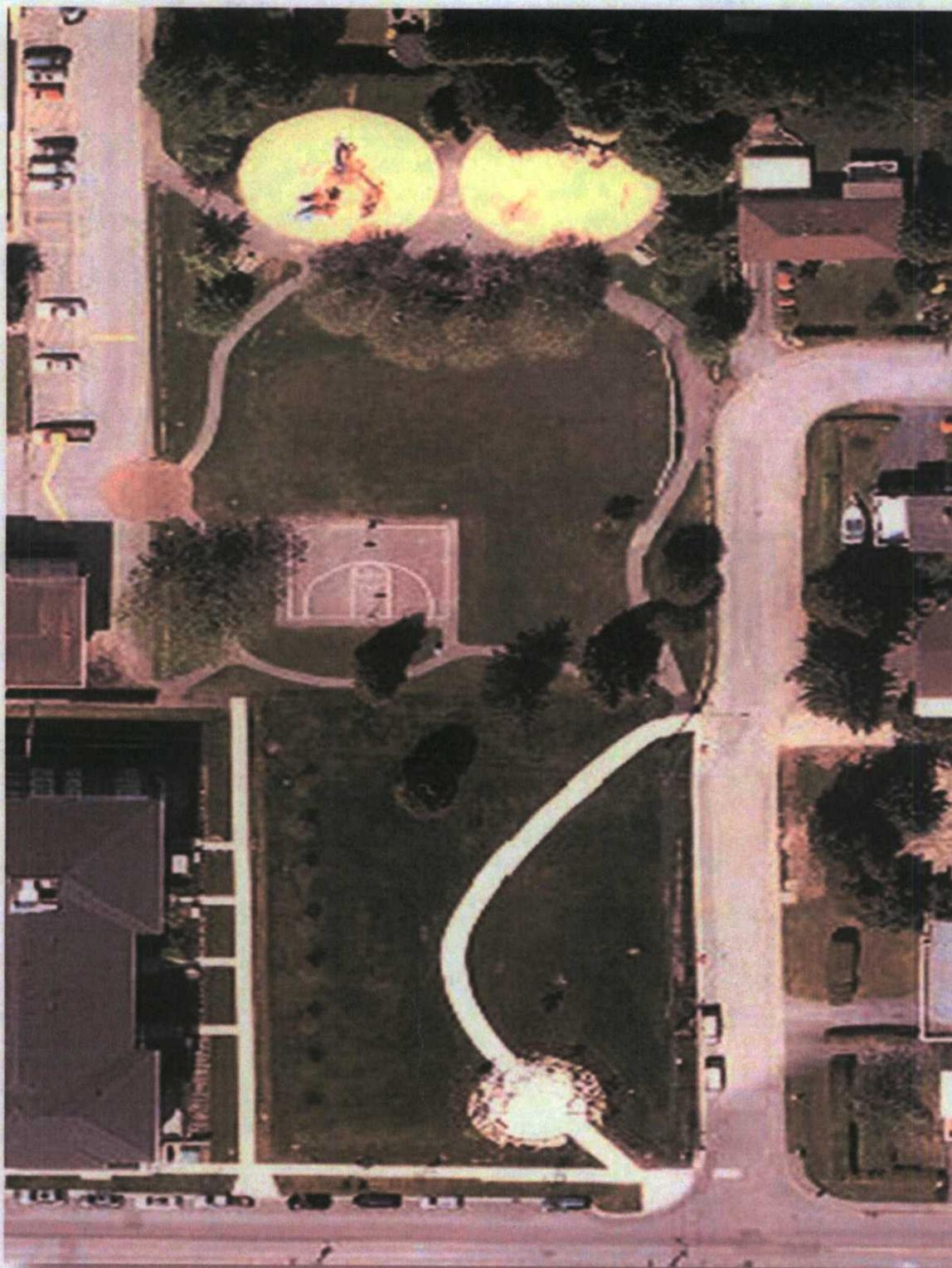
Cottonwood Park – 2002 Park Development



Cottonwood Park – 2002 Park Expansion Plan



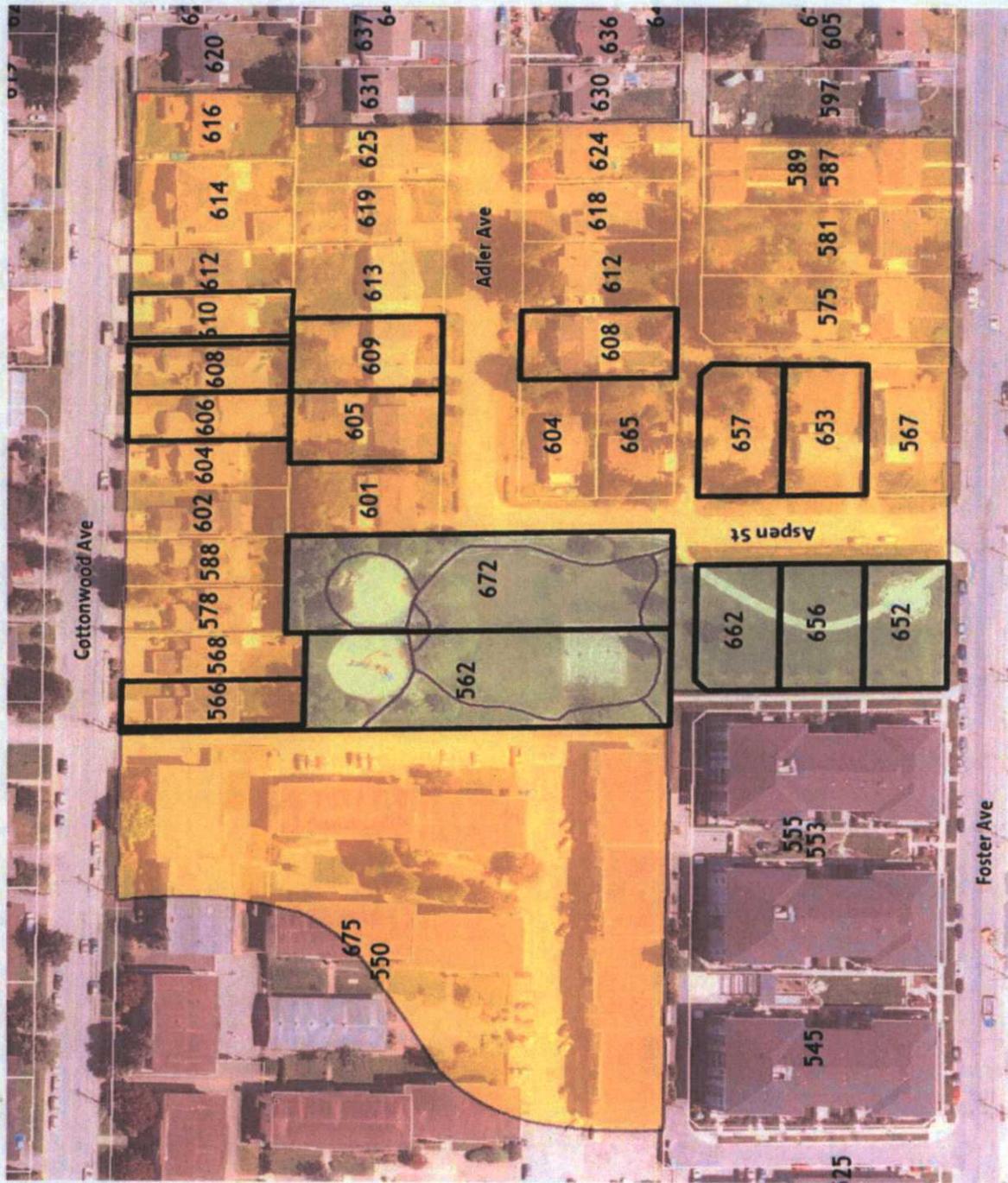
Cottonwood Park – 2014 Park Development



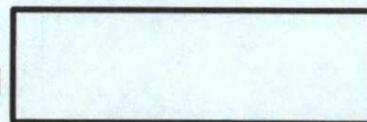
Cottonwood Park – 2015 Park Expansion Plan

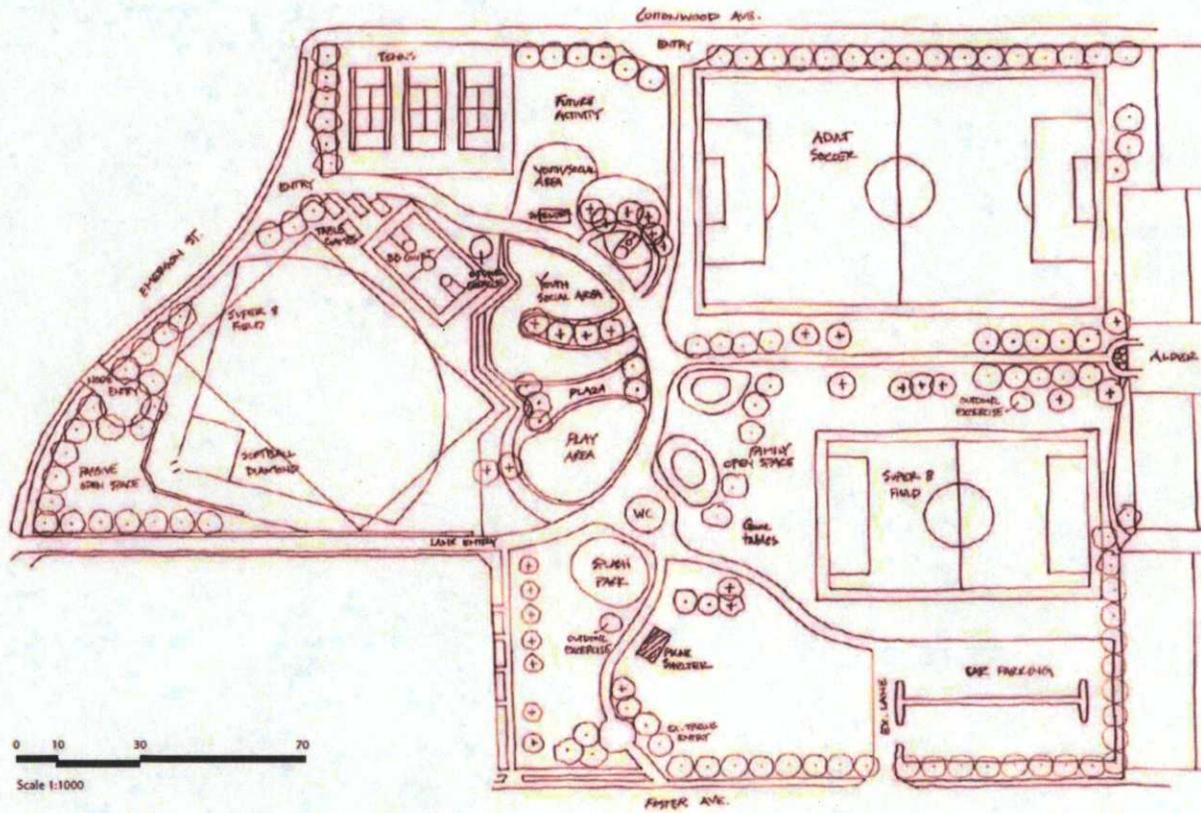


Cottonwood Park – City Owned Lots



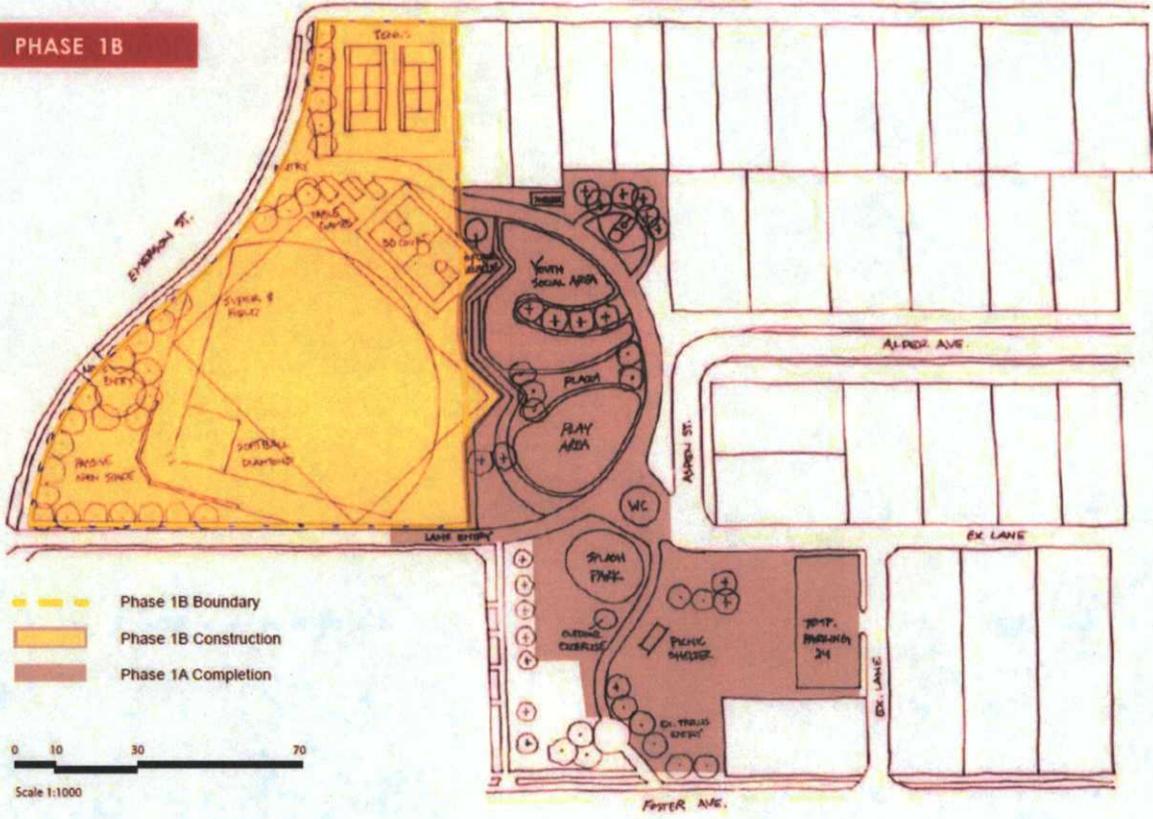
City Owned Land





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PHASE 1B



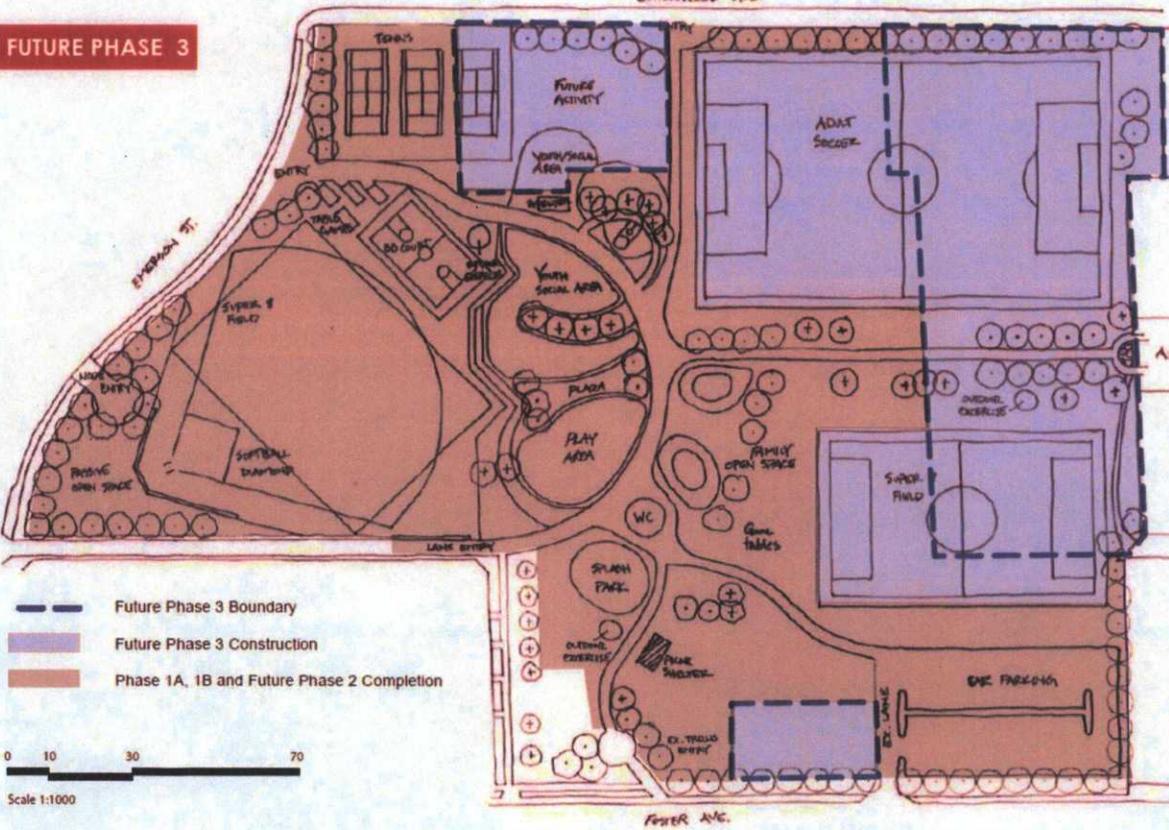
- Phase 1B Boundary
- Phase 1B Construction
- Phase 1A Completion

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Phase 1B Concept Plan

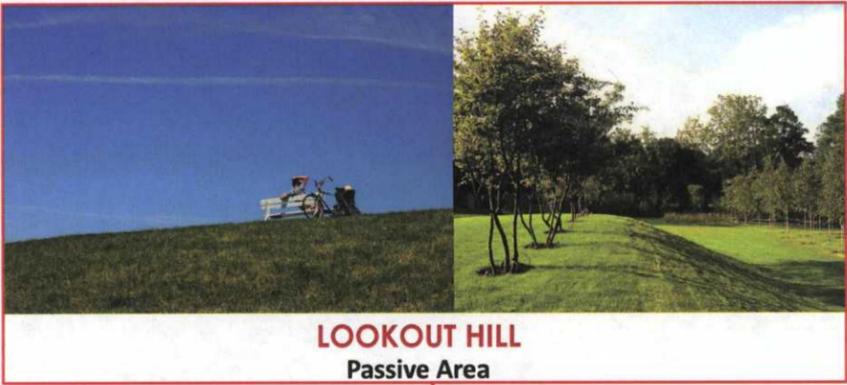
Attachment 10

FUTURE PHASE 3

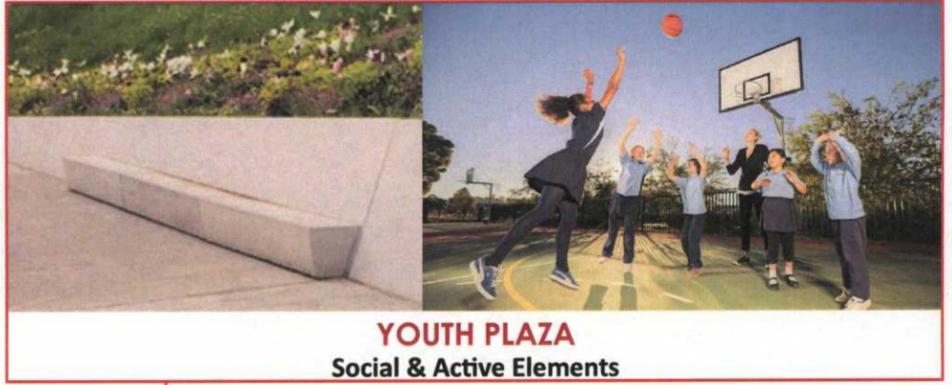


Future Phase 3 Concept Plan

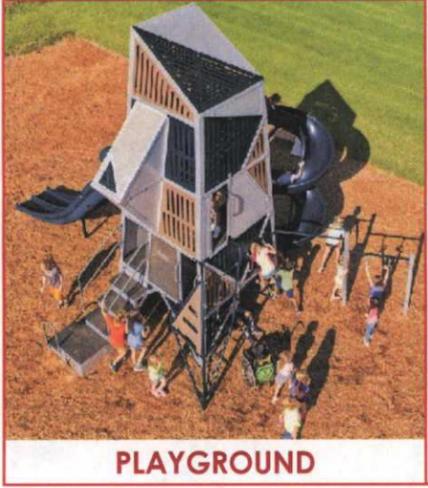
Attachment 12



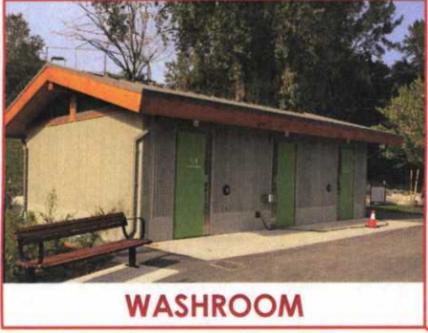
LOOKOUT HILL
Passive Area



YOUTH PLAZA
Social & Active Elements



PLAYGROUND



WASHROOM

CENTRAL PATH

RETAINED TREES AND LAWN

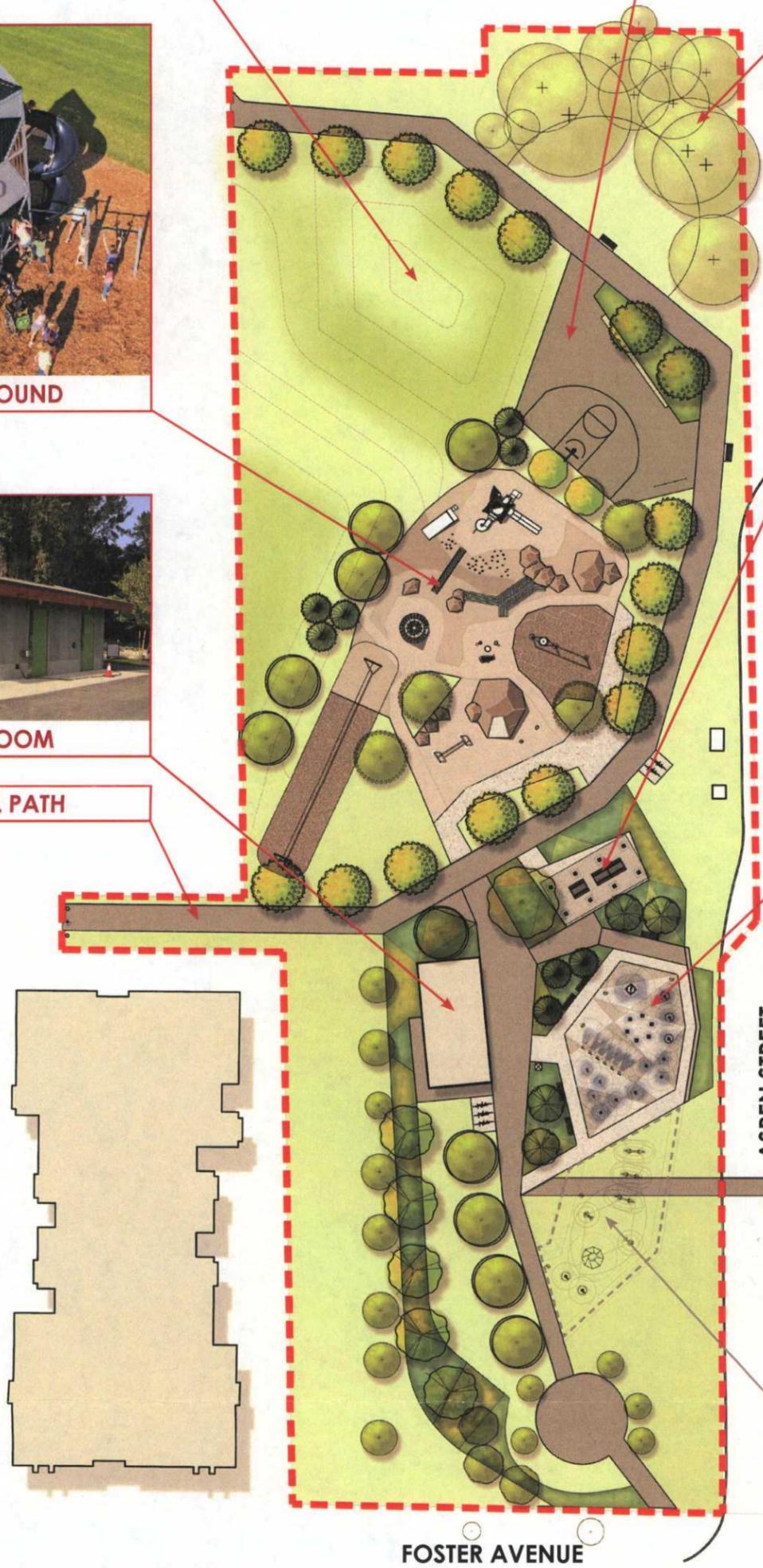


PICNIC SHELTER + TABLE

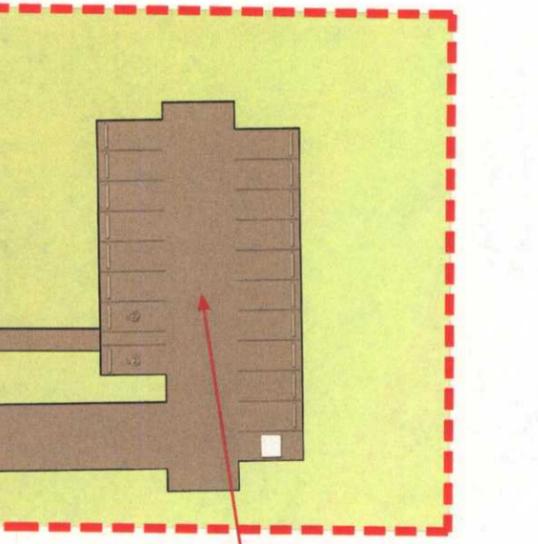
ADLER STREET



SPLASH PARK
Community Level



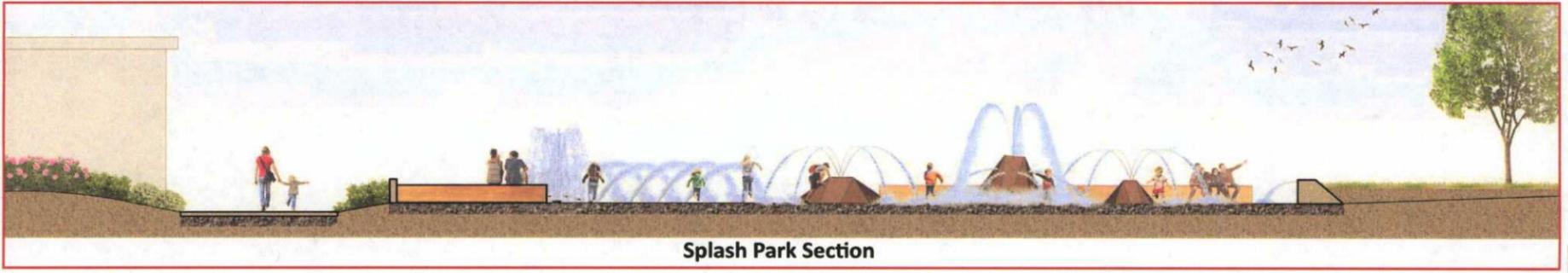
ASPEN STREET



TEMPORARY GRAVEL PARKING

OPTIONAL SPLASH PARK EXPANSION

FOSTER AVENUE



Splash Park Section

- ACCESSIBLE PATH
- RUBBER SURFACE MOUNTAINS
- ALPHA TOWER
- PARENT SEATING
- CLIMBING HOLDS
- ROPE BRIDGE
- CONCRETE SLIDE WITH ACCESSIBLE TRANSFER FEATURE

- SWING AND DISC SWING
- PARENT SEATING
- TOT AREA SWINGS, SLIDE AND SPINNERS
- MUSIC INSTRUMENTS
- CLIMBING MOUNDS
- APOLLO SPINNER
- ZIPLINE



DESCRIPTION

This design draws parents and children into the space to explore. In addition to providing much loved swings, spinners and slides, this playground offers a zipline, music instruments and mountainous topography. Mountain peaks, valleys and bridges provide exciting vantage and ways to move. The new, accessible and multi-level Alpha tower comes with play hammocks at the base and offers views over the entire park, and multiple ways to climb and slide down. The space is surfaced with colourful rubber and fibar. An accessible way leads throughout the play space.

