

Coquitlam

For Committee

June 28, 2017

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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

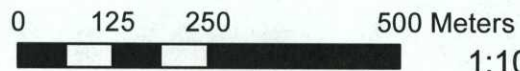
Attachments:

- 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.

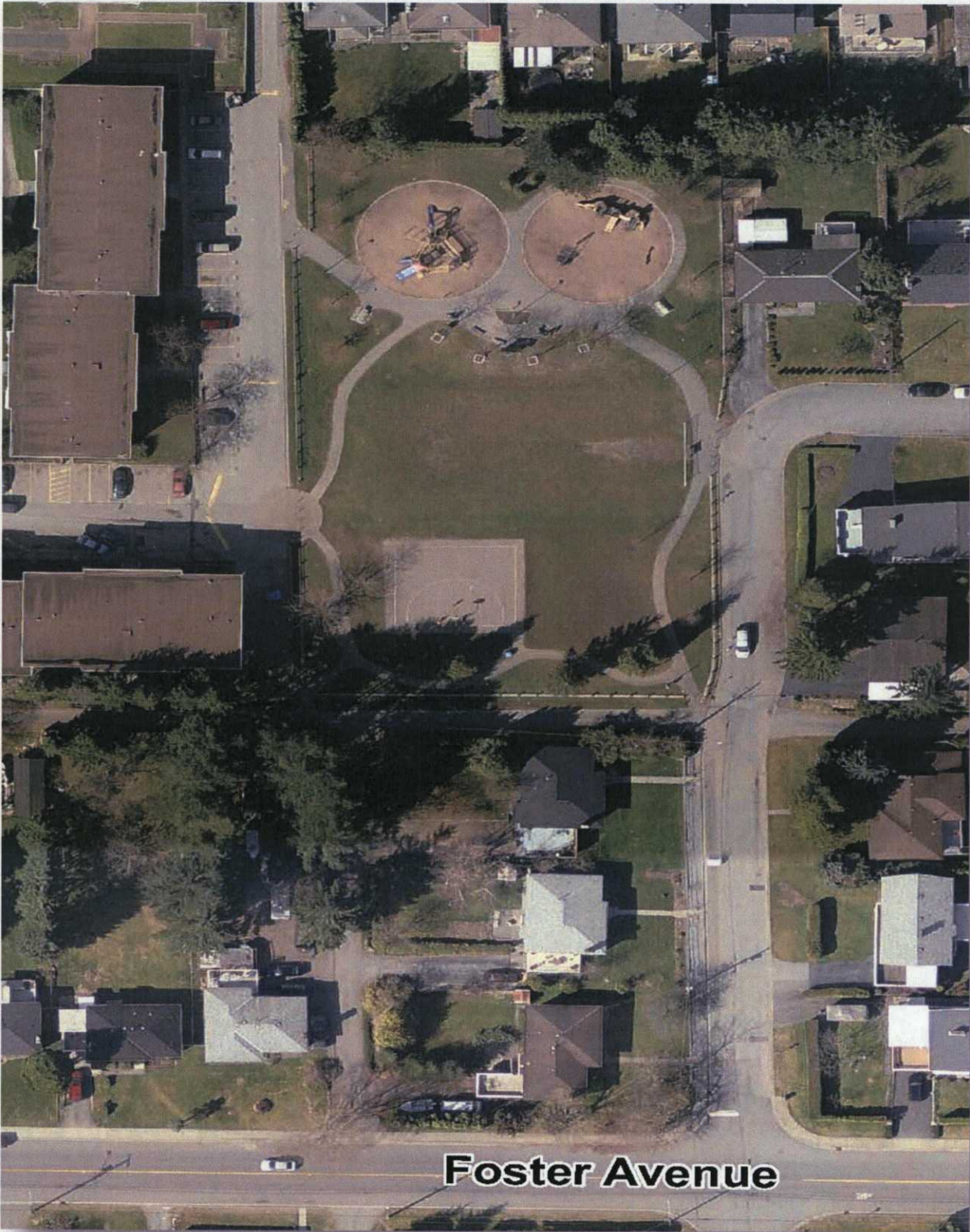


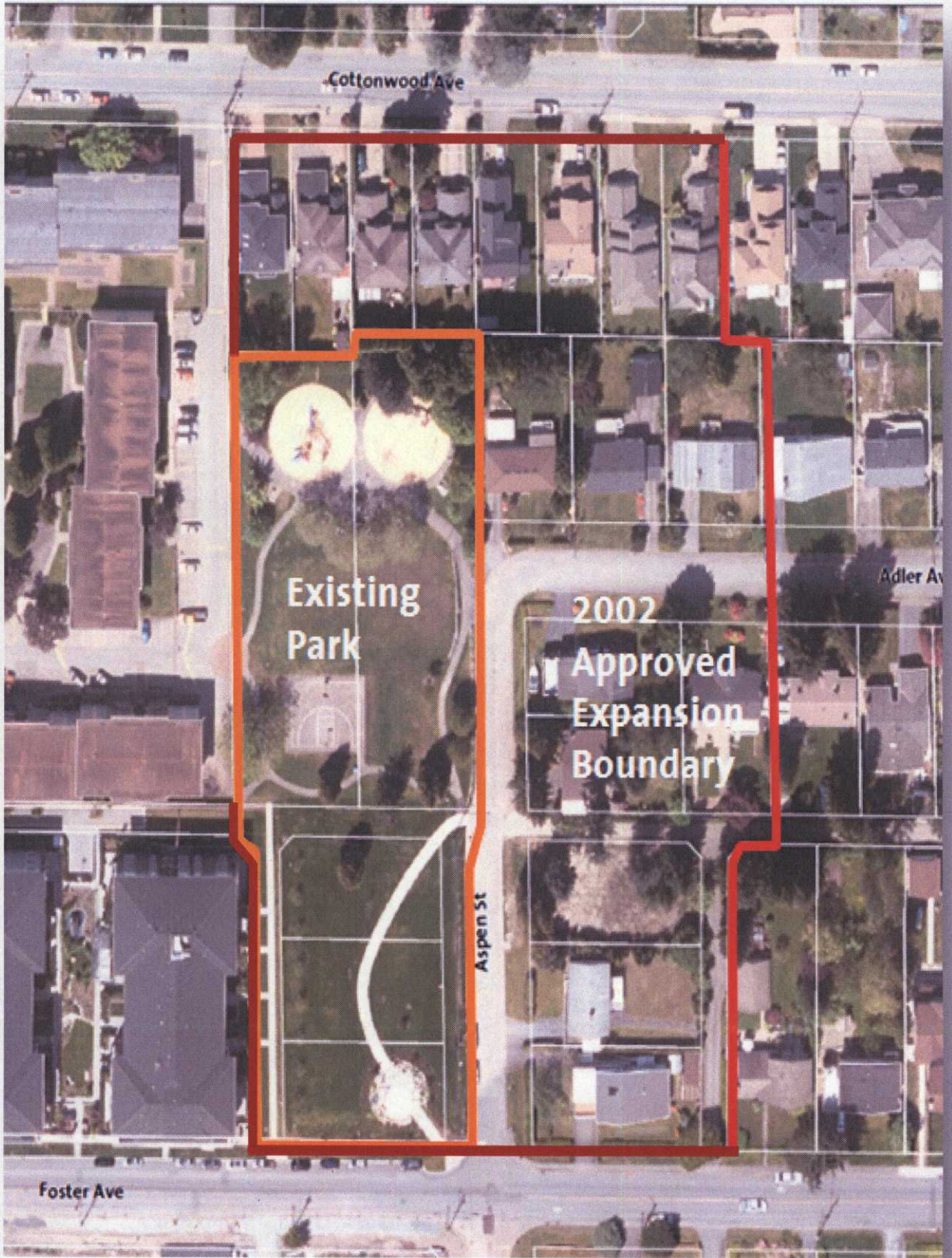
Burquitlam Area Context Map



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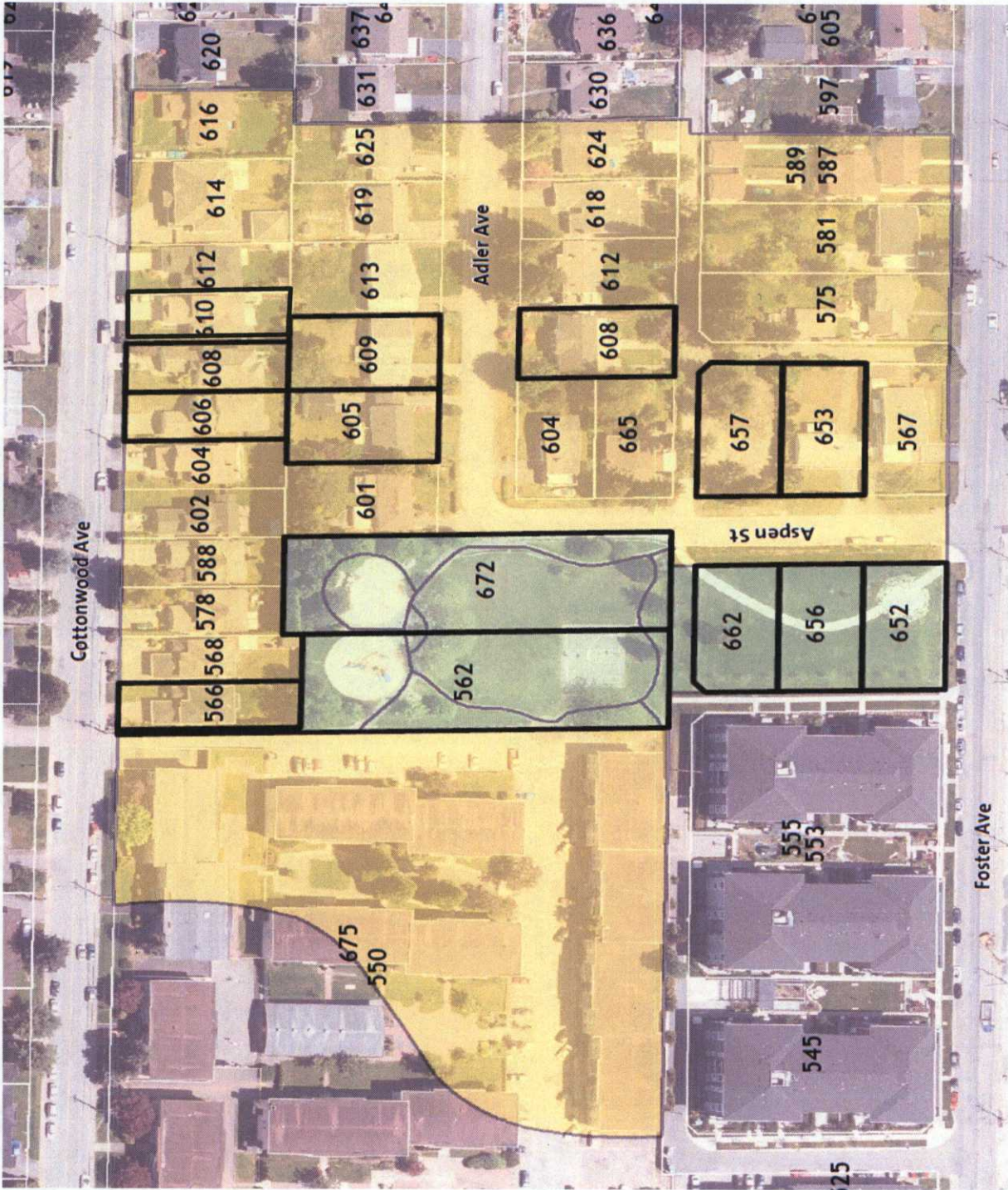






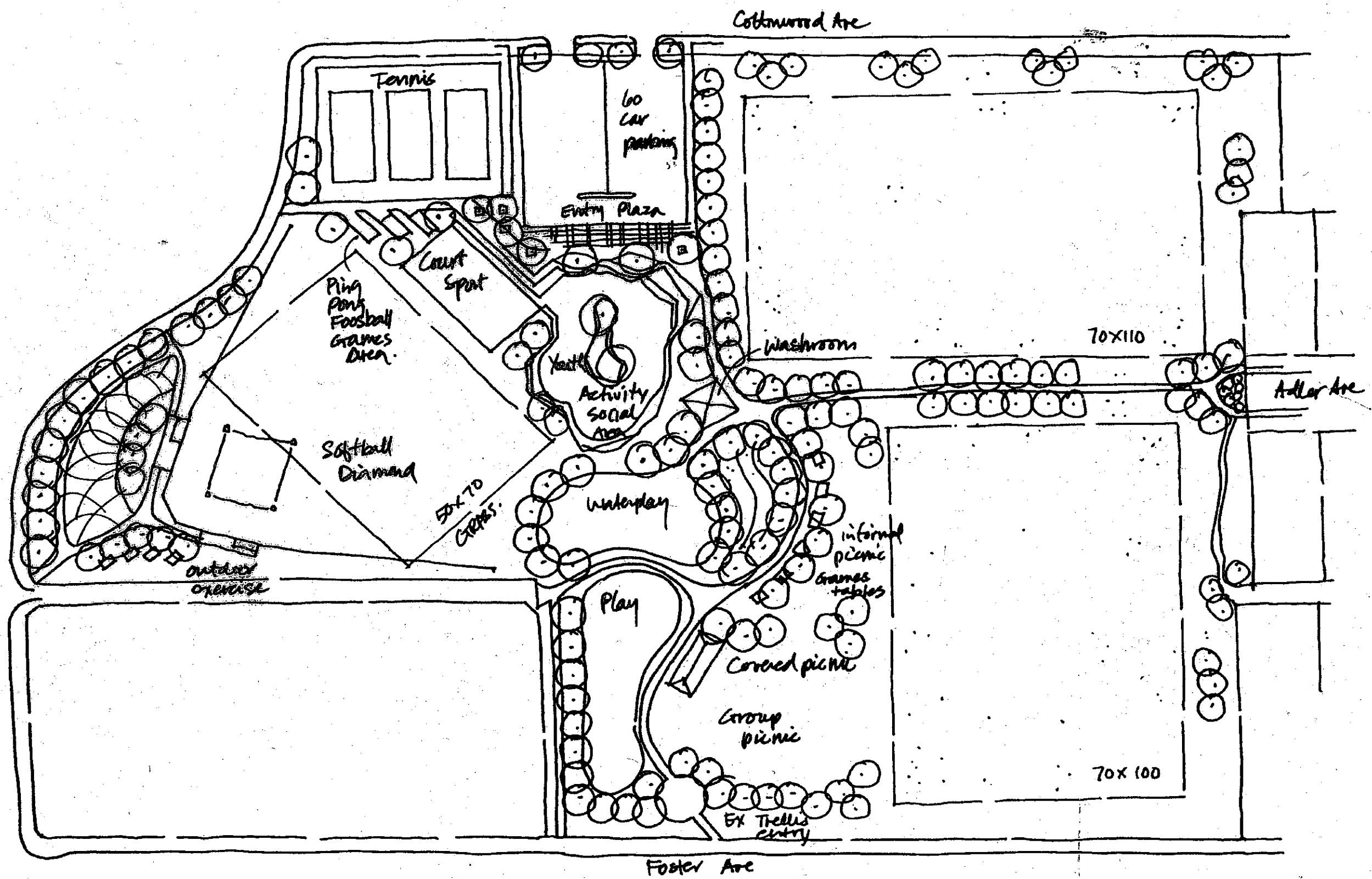


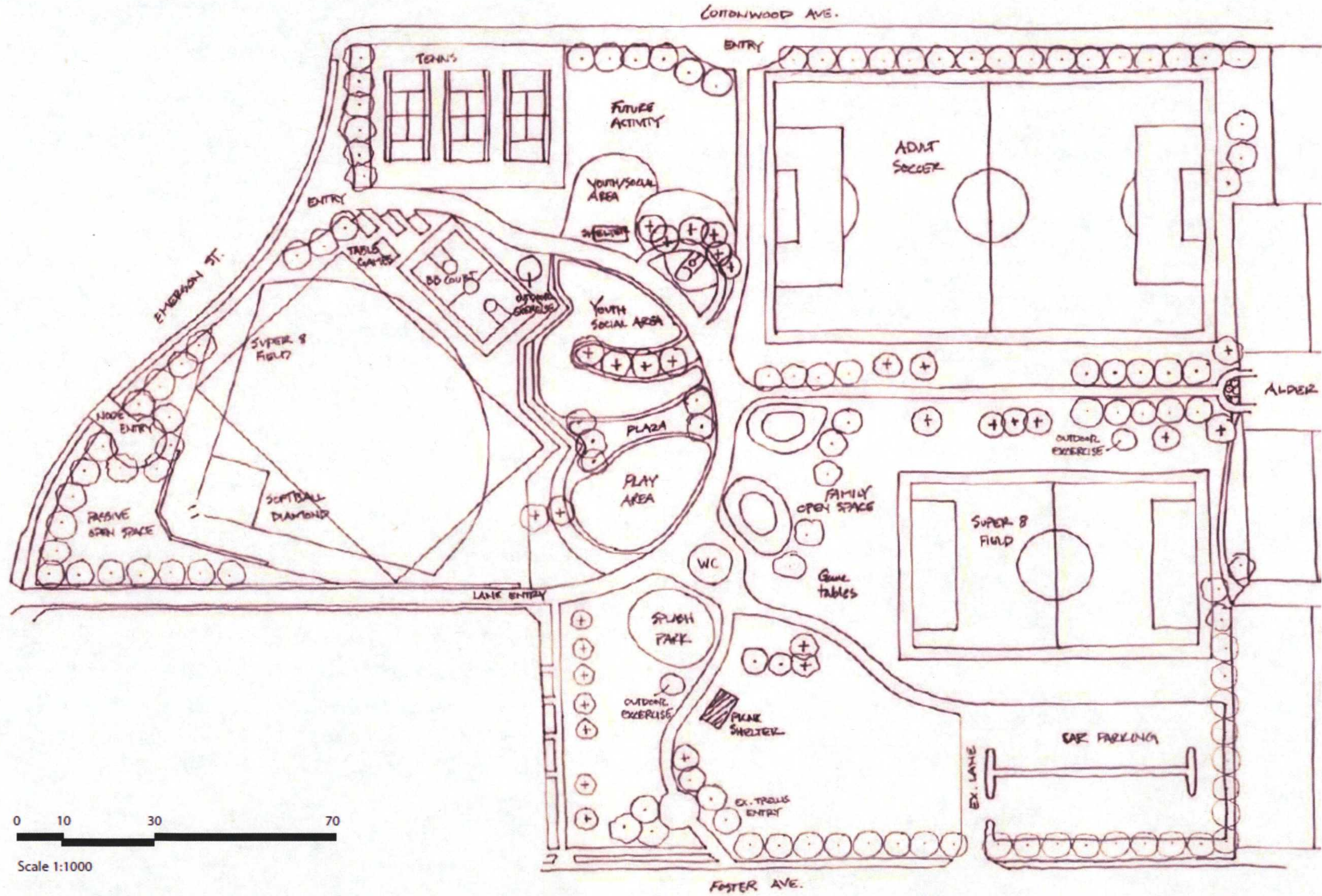




City Owned Land

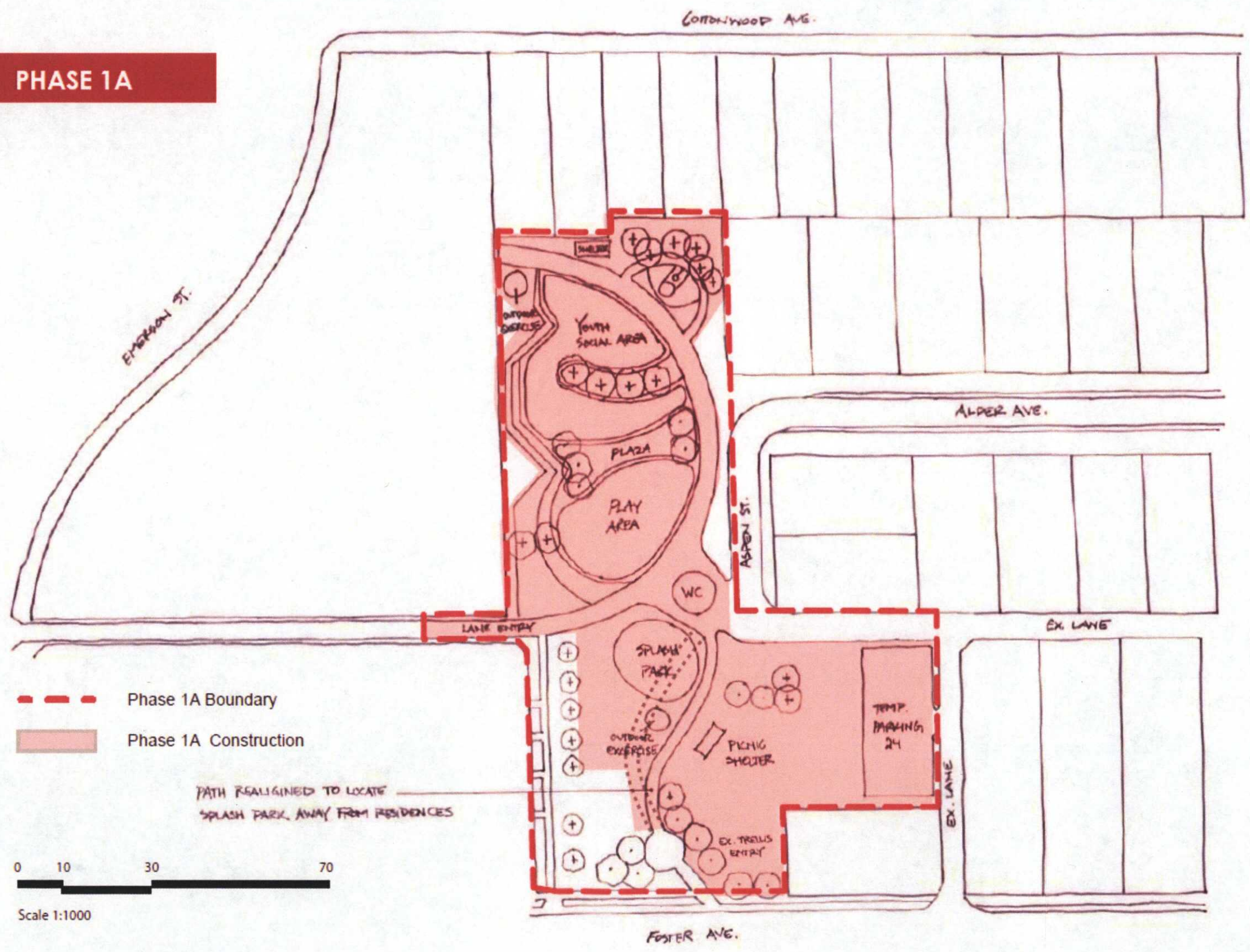






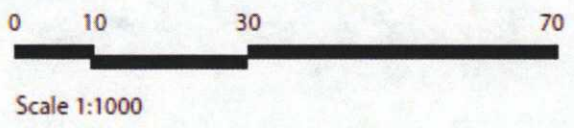
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PHASE 1A

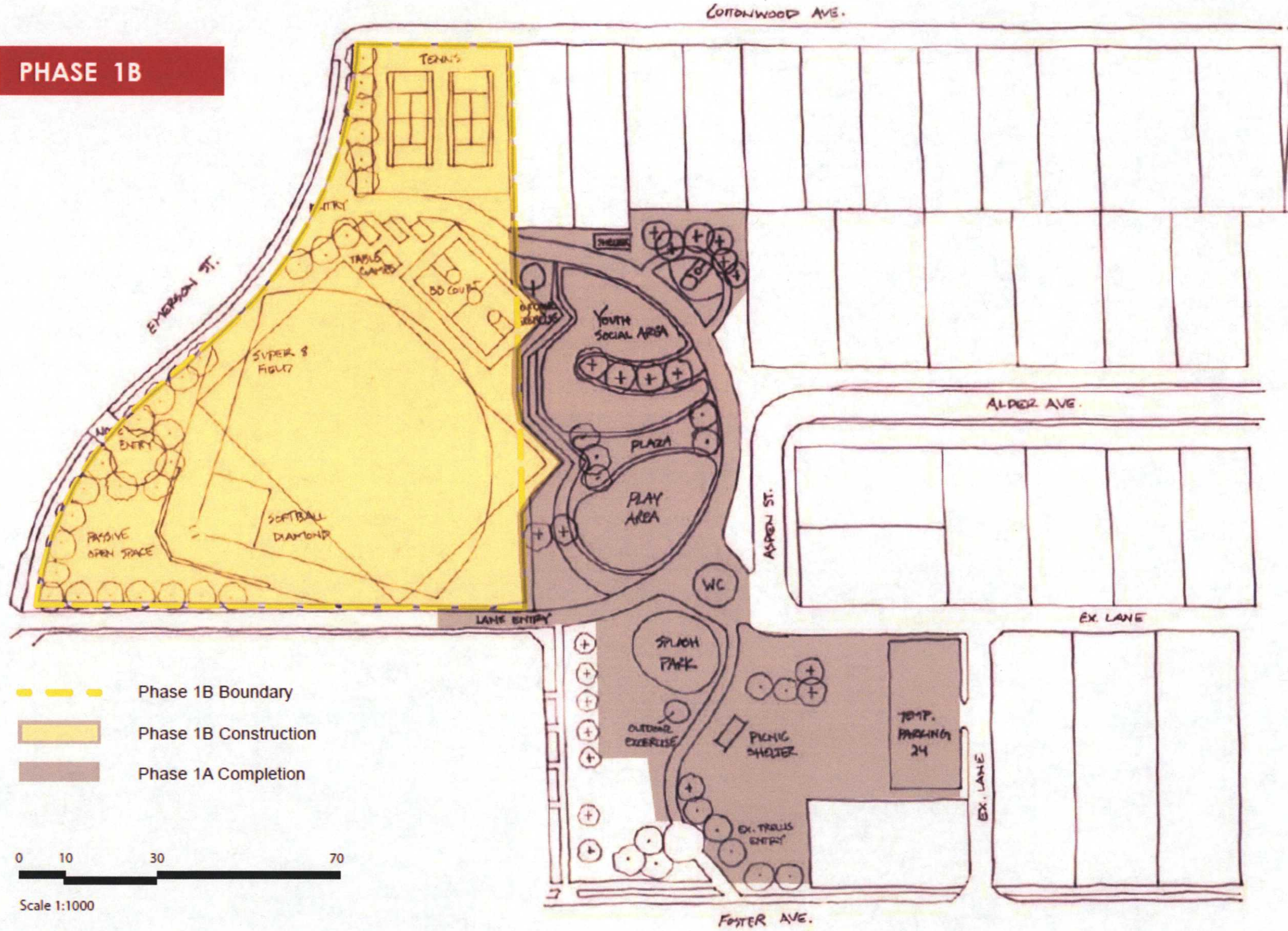


- Phase 1A Boundary
- Phase 1A Construction

PATH REALIGNED TO LOCATE
SPLASH PARK AWAY FROM RESIDENCES



PHASE 1B

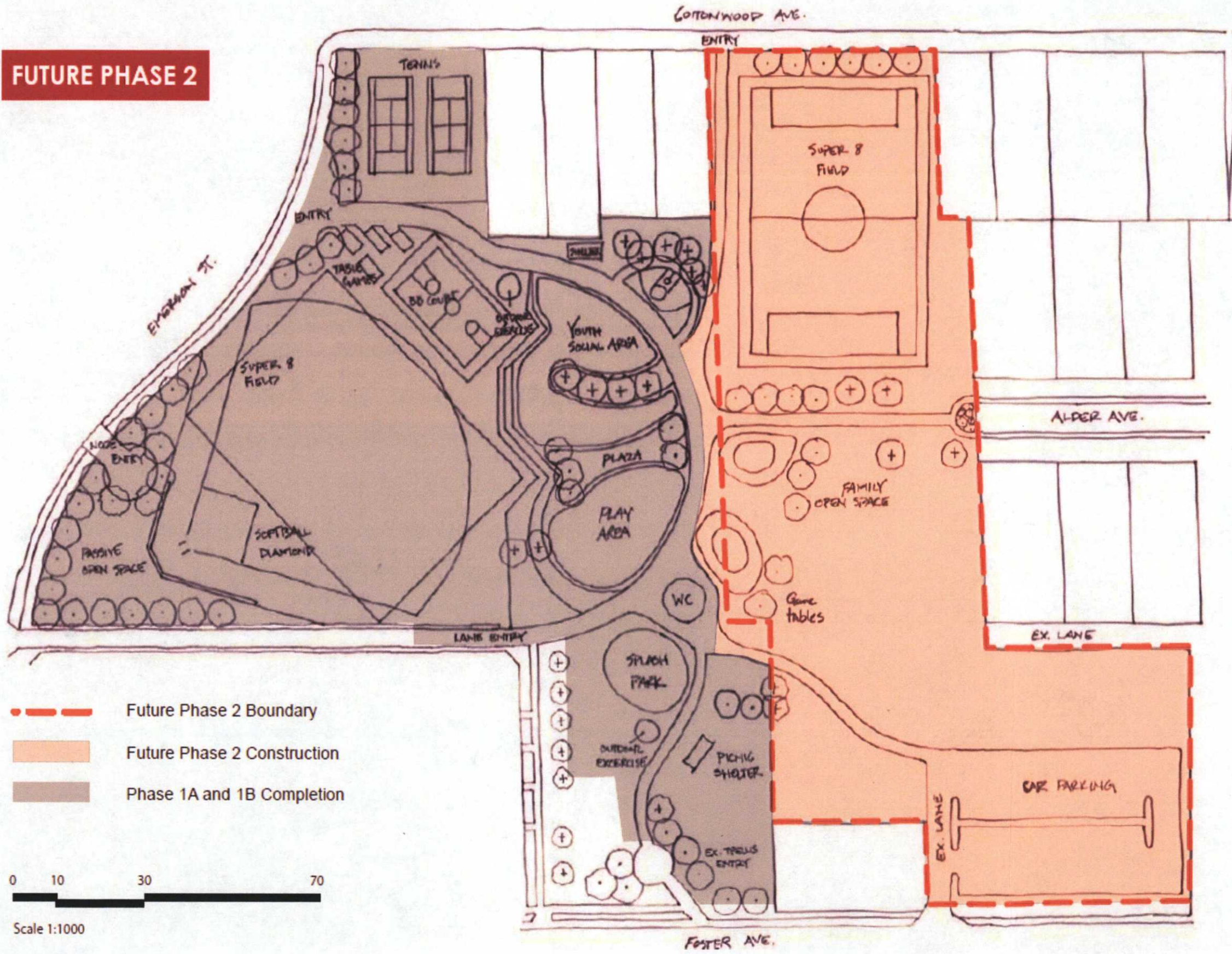


- Phase 1B Boundary
- Phase 1B Construction
- Phase 1A Completion

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FUTURE PHASE 2



FUTURE PHASE 3

