

Coquitlam

For Committee

January 17, 2017

Our File: 12-6100-20/63626/1

Doc #: 2510158.v3

To: City Manager

From: General Manager Parks, Recreation & Culture Services

Subject: **Riley Park and Sheffield Park – Preliminary Design Considerations**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report from the General Manager of Parks, Recreation & Culture Services dated January 17, 2017 entitled "Riley Park and Sheffield Park – Preliminary Design Considerations" for information.

Report Purpose:

The purpose of this report is to seek Committee feedback on the proposed preliminary design and schematic programming plans for Riley and Sheffield Parks. Feedback on Riley Park will be incorporated into an updated concept that will be presented to the community for input at a public information session to be scheduled in Spring 2017.

Strategic Goal:

The initiative recommended in this report supports the City's corporate strategic goal to "Enhance Sustainability of City Services and Infrastructure" as well as "Increase Active Participation and Creativity". The development of Riley Park is intended to deliver needed park amenities to the Smiling Creek neighbourhood and is identified as a "B" Priority on the 2017 Business Plan. Sheffield park design will be finalized in 2018 and the park established in 2018/2019.

Background:

Riley Park is a new undeveloped neighbourhood park comprised of 3.5 acres located at the corner of Burke Village Promenade and Riley Street. The location of Riley Park was originally identified as a Joint Middle School/Community Centre Site in the Smiling Creek Neighbourhood Plan where the City and School District 43 (the "SD43") would share amenities provided to the community such as a sports field and playground. In 2015, SD43 reallocated their distribution of schools in the Smiling Creek and Partington Creek Neighbourhoods which substantially altered the original land use plan and also reflected the planned relocation of the future recreation centre to the Partington Creek area. However in order to maintain the distribution of planned park amenities in this area, planned park space at this location was maintained.

Sheffield Park is a 2.0 acre park site located near the intersection of Chandler Street and Sheffield Avenue in a single family subdivision area in the Smiling

Creek Neighbourhood. The park was acquired and designated for park use in 2011 in accordance with the guiding principles and documents in the Smiling Creek Neighbourhood Plan and the Northeast Coquitlam Area Plan. Much of the new housing in the surrounding area has now been developed.

Discussion/Analysis:

Park Programming, Planning and Conceptual Design

Both Riley and Sheffield Parks are located in close proximity to one another, separated by 500m distance, or approximately 700m by walking routes, in the Smiling Creek Neighborhood (Attachment 1). Given the proximity of the two parks, the preliminary planning for both parks is being coordinated to ensure amenities at each park are not duplicated and enhance the variety of recreational offerings available in the neighbourhood. As always, the intent is to work towards providing resident access to public parks within a 10 minute walking distance. This criterion is applied to new parks to determine the neighborhood catchment walking distance of 5 minutes and 10 minutes to access public parks. Once fully developed, the existing and future neighbourhood will be well serviced with little to no gaps in service.

Riley Park Concept Plan

The concept design proposes a new neighbourhood level park that takes into consideration the existing site assets (e.g. topography and views), opportunities and constraints. The proposed conceptual design of the park is based on the themes of “Rest”, “Play”, and “Move” (Attachments 2 and 4) and contains proposed amenities and attributes that will cater to residents of all ages, including children and teens in this family-oriented neighbourhood:

- **Log jam climbing play** structure that will require children and youth to move through a series of logs and a network of netting challenging their balance, agility, coordination and strength;
- **Embankment play** elements to be determined during detailed design;
- **Pathway** design to provide several accessible walking circuit options and pedestrian circulation around and through the park;
- **Cantilevered wooden deck** rest and seating area to provide unobstructed views;
- **Open lawn area** for picnicking, gathering, and other informal uses;
- **Enhanced park entry** and access; and
- **Viewing opportunities** down Burke Mountain from various locations.

Sheffield Park-Schematic Program

Although a detailed site review has not been undertaken at Sheffield Park at the same level as Riley Park, a schematic park program has been developed at a

high level at this time to reduce duplication of amenities in parks in the surrounding area and to maximize the variety of future recreational elements in this area, and which features the following potential amenities (Attachment 3 and 4):

- **Play areas** to allow for active and imaginative play;
- **Open lawn areas** for picnicking, gathering, and other informal uses;
- **Older Youth Area** to encourage continued outdoor activity and enjoyment for children of all ages, including those aged 12-16;
- **Table Tennis and/or Outdoor Exercise Equipment** as an alternate activity for youth and adults as they are becoming increasingly popular in the community;
- **Pathway system** to provide several walking circuit options and improved pedestrian circulation; and
- **Spray Pad and Washroom (Optional)** based on available funding.

Next Steps (Riley Park):

Riley Park Tree Assessment, Clearing and Planting Strategy

An arborist report has been completed for the site to assess the health and condition of the existing trees and to support decisions during the development of the detailed design. Based on this report, it is likely that the majority of the existing vegetation will need to be removed.

The site is currently a second growth forest that was logged in the early 1920s and 1930s. The forest composition is a majority of Red Alders that are in spiral decline, some Hemlocks and an understory of ferns and deciduous shrubs (Red Huckleberry, Salmonberry and Beaked Hazelnut). Although some trees are currently healthy, their long-term viability will be impacted by the removal of failing adjacent trees and alteration of the soil hydrology with park construction. In addition, the number of severe weather events in 2016 coupled with the drought in 2015 has resulted in a higher than usual number of tree failures on site and generally in Northeast Coquitlam.

A tree replanting strategy will be developed to ensure the long-term sustainable re-vegetation of the park by providing a variety of native and ornamental trees, shrubs and groundcovers that will provide seasonal interest, scents, textures and ecological benefit while balancing the proposed programming.

Survey Work, Geotechnical Investigation and Subdivision Application

To support the development of the detailed design drawings, a topographic survey and geotechnical investigation will be conducted. The geotechnical investigation will determine the structure and composition of the ground.

The subdivision application that will also create the Riley Park site property is being reviewed and processed by Planning & Development staff.

Road Frontage – East Side and Phased Development

Due to Riley Park being constructed in advance of the residential development to the north and east of the park, the park development may have to be completed in two phases (Attachment 4), following the clearing of the site which is planned for Spring 2018. The majority of the trails, play areas, open grass areas, seating and softscape will be completed in the first phase; however, the eastern edge of the park may need to be completed once the road in the development parcel to the east has been completed and the finished grades of the sidewalk are known. Works at that time will include the decommissioning of a potential drainage channel required for park development, grading and completion of trail connection to the new sidewalk. The design and cost estimates exclude road frontage works along the east side of Riley Park, as these frontage improvements, such as sidewalks, street lighting and curbs, will be completed and established by the subdivision process to the north and east of Riley Park.

Project Timeline:

Should Council support the proposed concept plan for Riley Park, staff will proceed with the next steps for this park project, which includes public consultation. In order to complete construction of Riley Park by late 2018 or early 2019, the detailed design will follow public consultation and will be presented to Council for approval in early Fall 2017. This will allow for permitting and tender in late 2017 and construction to begin in early 2018. In terms of Sheffield Park, staff will proceed with the design process in Fall 2017, after completion of Riley Park detailed design, and continue through 2018 with construction to begin in 2019.

The anticipated project schedule with target milestone dates for Riley Park is summarized below:

Riley Park Work Activities	Target Date
Conceptual Planning	Sep - Dec 2016
Report to Council – Conceptual Design	January 2017
Public Consultation – Conceptual Design	Feb - Mar 2017
Detailed Design Development	Mar - Aug 2017
Report to Council – Final Design and Budget Approval	September 2017
Project Permitting, Tendering	Oct 2017 - Jan 2018
Project Construction	2018 - 2019
Project Completion	Early 2019

Financial Implications:

Capital Funding

The approved 2017 5-Year Capital Plan provides \$3.0 million for the design and construction of Riley Park over 2017 and 2018. Park amenities will be funded from both DCC's and General Revenue to match the type of improvements proposed. At this conceptual level, the high-level design can be accommodated within this funding envelope. An updated and more detailed cost estimate will be generated with the detailed design and project scope for Council review and approval in fall 2017.

Operating Impact

As part of the completion of the detailed design, staff will be determining the anticipated impact of the proposed park improvements on the City's annual operating budget. This will help inform Council of the long-term implications of the additional park assets on the City budget. The maintenance and operating costs are determined based on the inventory of park assets that are quantified when the detailed design has progressed to a stage where these assets can be selected. These details will be provided to Council at the detailed design approval stage.

Conclusion:

The planning and design process for Riley Park Park is currently a "B" priority project in the 2017 Business Plan. The proposed park concept and program plan for Riley Park has been designed based on site considerations and fits within the typical neighbourhood park program and will be complemented by Sheffield Park in the future. Based on feedback by the Committee, staff will update the proposed concept for Riley Park and proceed to public feedback and detailed design. Final design and budget details, including long term operational costs, will be brought forward in Fall 2017 for Council approval and will be targeted for construction in 2018 and completion in early 2019. Staff will also be proceeding with Sheffield Plan concept and detailed planning later in 2017, and more information will be presented to Council as both of these projects proceed.


Raul Allueva, RPP

Attachments:

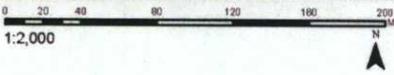
- Attachment 1 – Context Map
- Attachment 2 – Riley Park Concept Design
- Attachment 3 – Sheffield Park Schematic Park Programming
- Attachment 4 – Riley Park Phased Construction
- Attachment 5 – Slide Presentation

This report was prepared by Rajinder Singh, Park Planner and Andre Isakov, Park Planning and Design Manager and reviewed by Michelle Hunt, Director Planning and Business Services, Kathy Reinheimer, Manager Parks and James Clarke, Manager Capital Construction. The concept plan has been reviewed by a staff interdepartmental working team.

Attachment 1 - Context Map

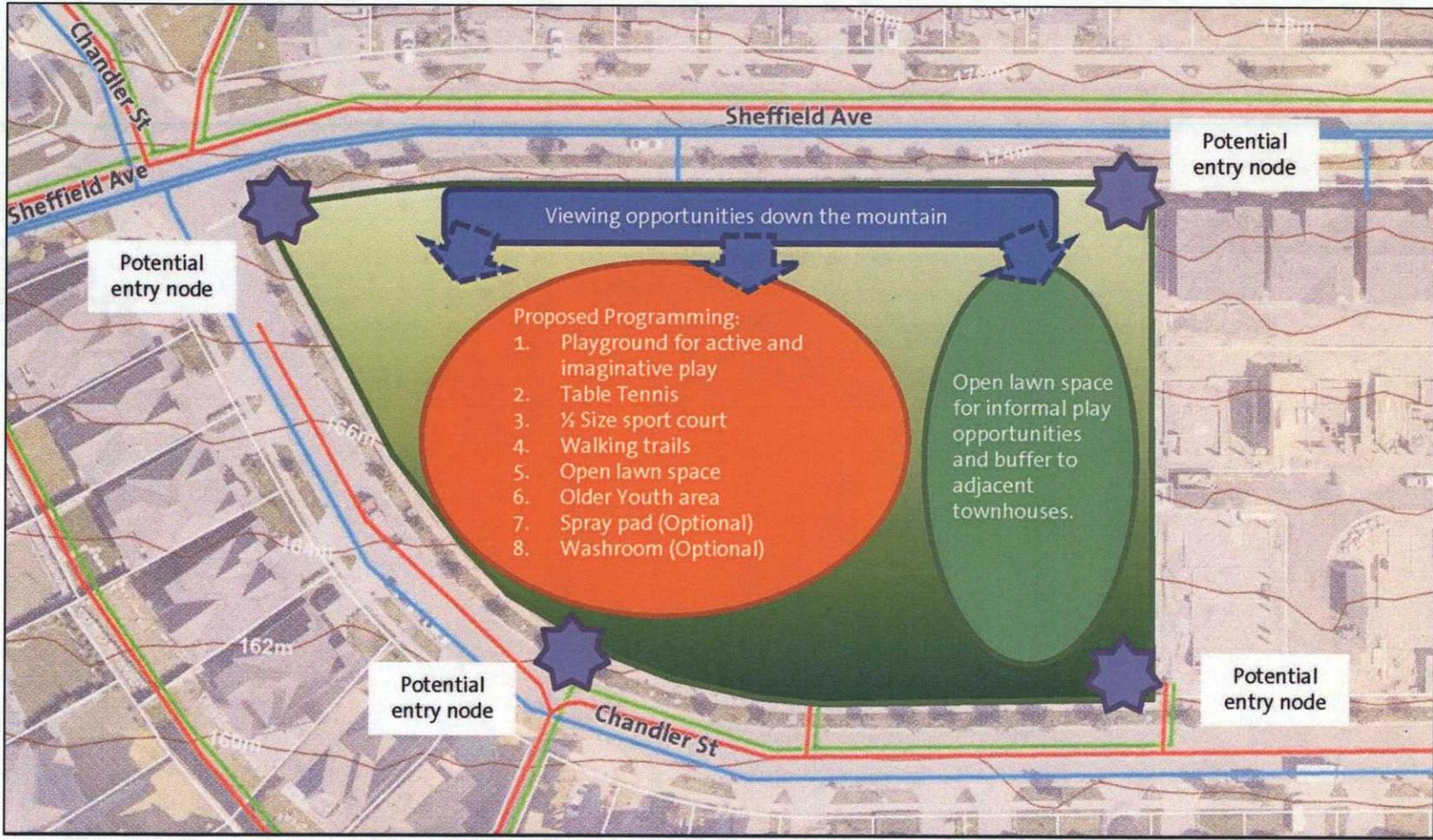


Sheffield Park and Riley Park Site Context



Attachment 2 - Riley Park Concept Design





Attachment 3 - Sheffield Park Schematic Design

Attachment 4 - Riley Park Phased Construction



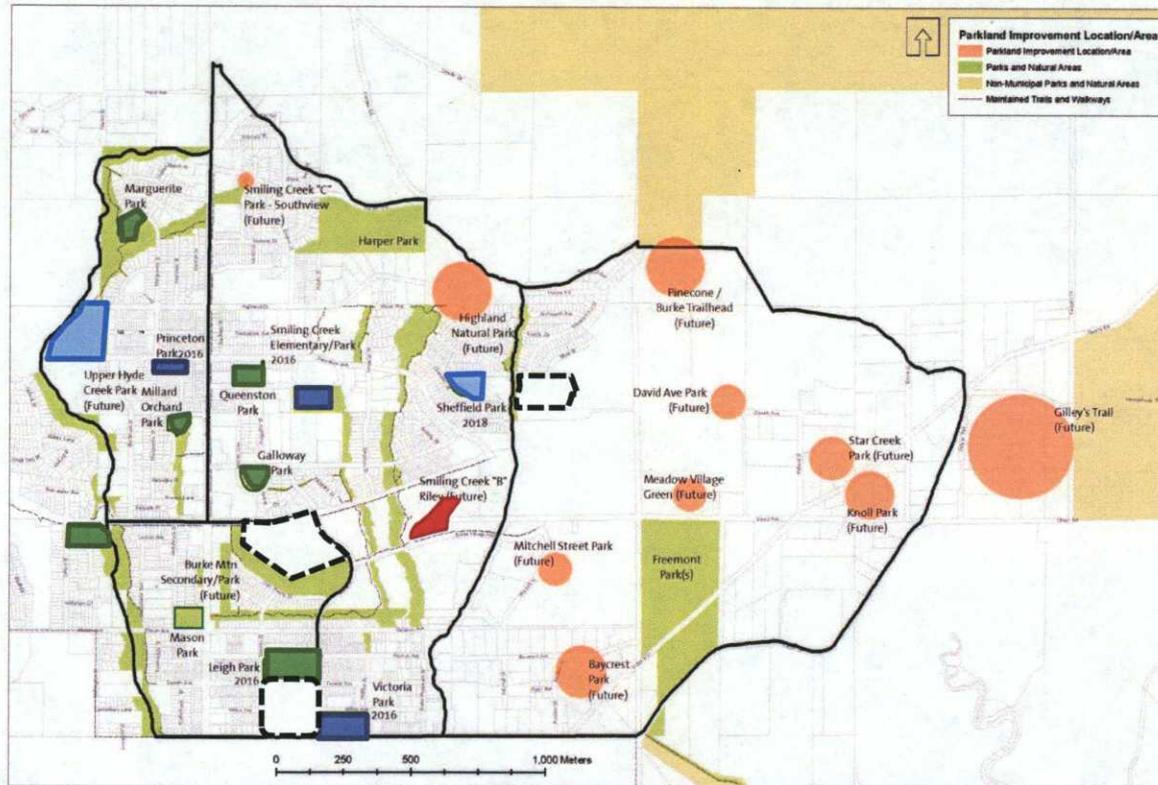
City of Coquitlam

Riley Park

Council-in-Committee

January 23, 2017

Existing and Future Parks in North East Coquitlam



Completed Parks

1. Queenston Park
2. Galloway Park
3. Millard Orchard Park
4. Leigh Park
5. Marguerite Park
6. Norm Staff Park

Parks Under Construction

1. Princeton Park
2. Victoria Park
3. Smiling Creek Grass Sports Field

Future Parks (next 3 years)

1. Collins Park (Wesbild D-9)
2. Sheffield Park (2018)

School Sites

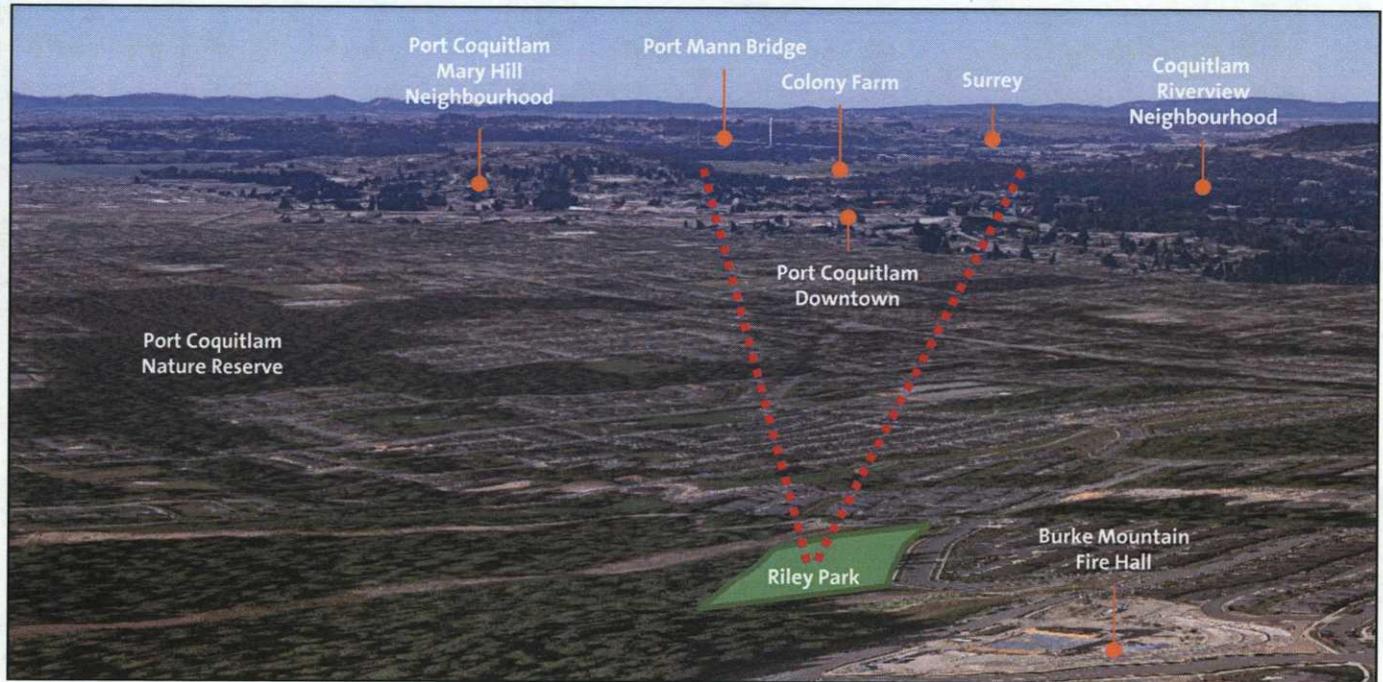
1. Leigh Elementary School
2. Burke Mountain Secondary and North Coquitlam Middle School (Future)
3. Sheffield Elementary School (Future)

Riley Park and Sheffield Park Category



- **Riley Park:** Neighborhood Park (N)
- **Sheffield Park:** Neighborhood Park (N) to be upgraded to Neighborhood Enhanced (NE) with the possible addition of higher use amenity programming.
- While the parks are in close proximity, the walking distance between them is greater than 10 minutes
- Amenities should be complementary but still provide core activities for each area of the neighbourhood

View Corridor Analysis



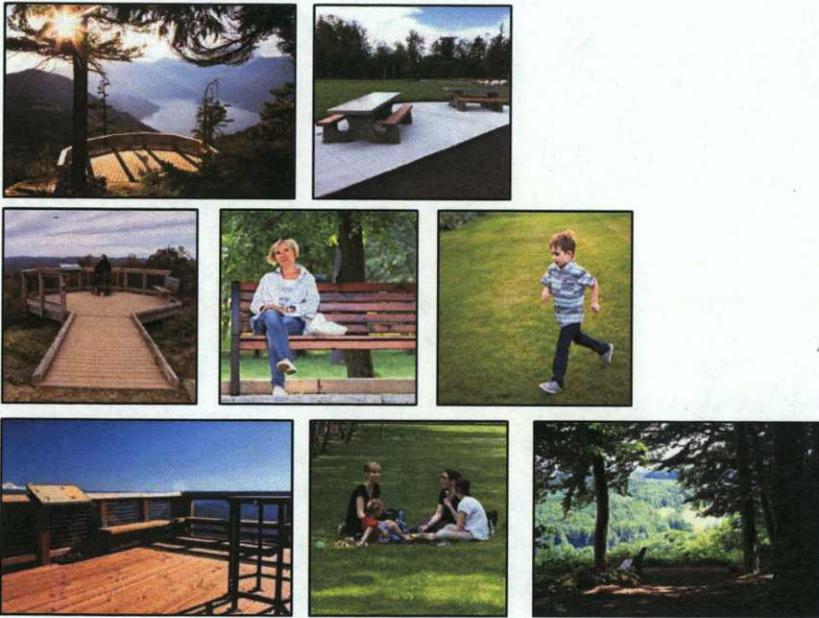
Riley Park Concept – Rest. Play. Move.

Riley Park has been redesigned around three themes:

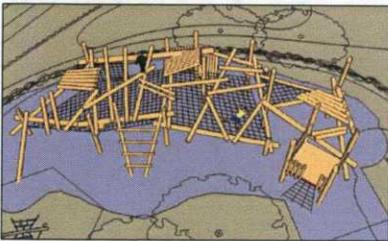
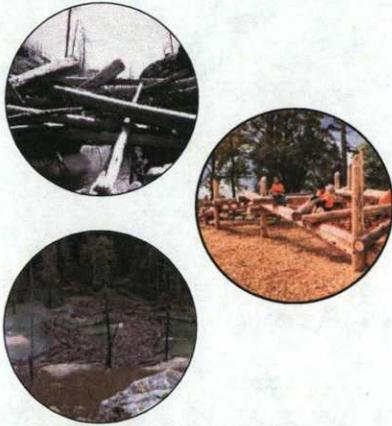
- Rest
- Play
- Move



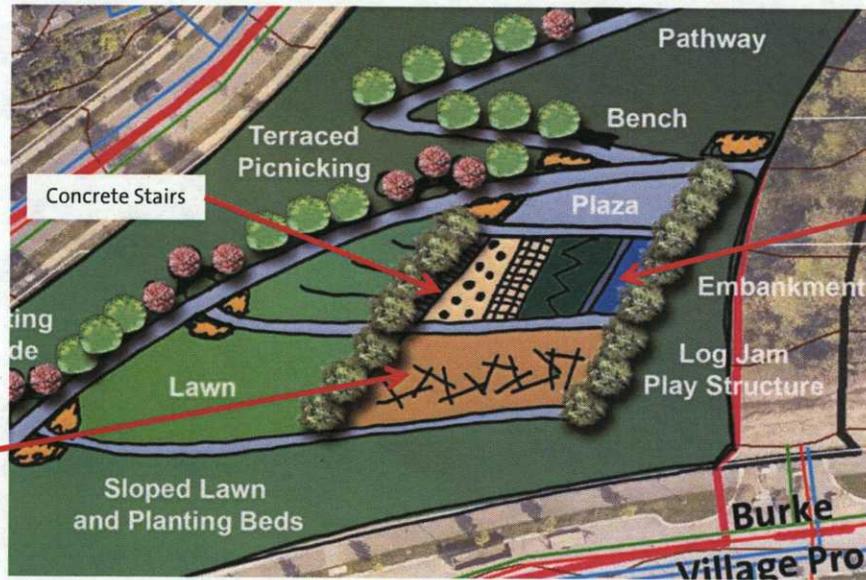
Rest.



Play.



Log Jam Play Feature



Embankment Play Features

Move.

The trails will be designed to be accessible with various seating opportunities to enjoy the views down the mountain.



Sheffield Park Preliminary Site Analysis



Items to consider:

- Topography and slope of the site
- Connection to existing services
- Surrounding parks and recreation amenities

Size: 4.7 Acres

Slope: 12% north-south

Site: Completely cleared of trees

Park Type: Neighborhood Park being upgraded to Neighborhood Enhanced (NE)

Opportunity:

- Views down the mountain

Proposed programming:

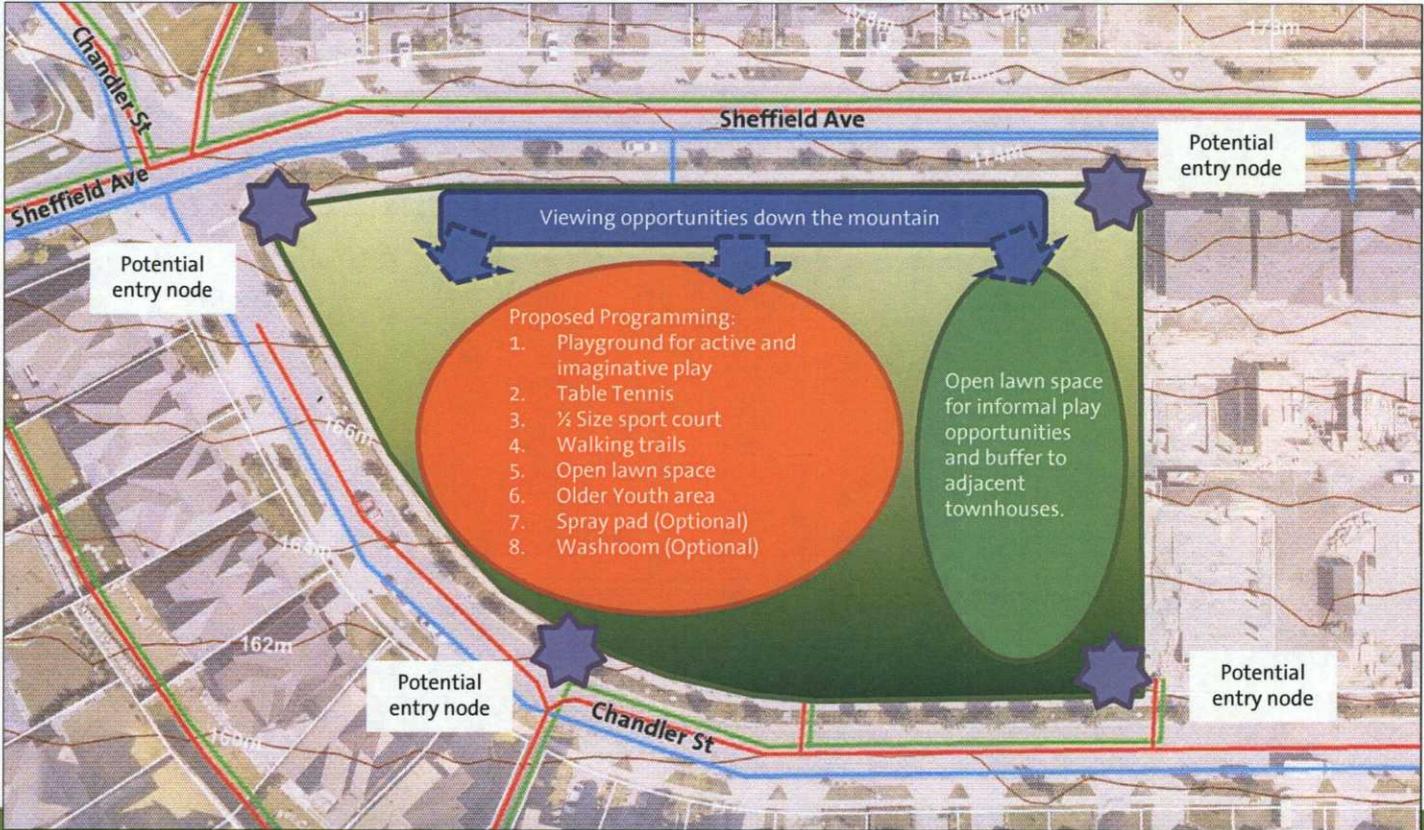
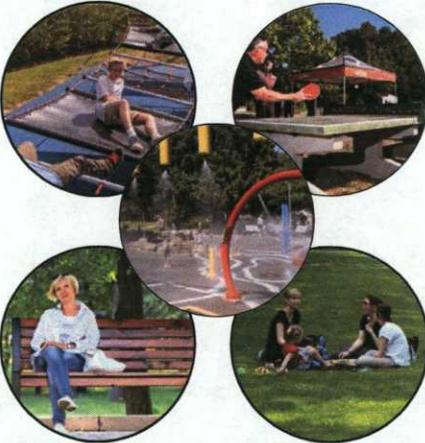
- Playground
- Trails
- Informal Grass Area
- Spray Pad and Washroom (to be determined based on funding)

Additional active programming that could be considered, but challenging due to site grades:

- ½ size sport court (nearest Galloway)
- Table Tennis (nearest TCP)
- Skate Spot/Lounge (nearest Victoria Park)

Sheffield Park Proposed Programming

Proposed Park Programming:
 To create a Neighbourhood Enhanced Park that captures and celebrates the views down the mountain while providing a variety of play amenities.



Questions & Feedback