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April 18, 2017

Our File: 12-6100-20/16-001/1

Doc #: 2568748.v5

To: City Manager

From: General Manager Parks, Recreation & Culture Services

Subject: **Town Centre Park Master Plan – Step 3 “Envision”**

For: **Council-in-Committee**

**Recommendation:**

That the Committee receive the report of the General Manager Parks, Recreation & Culture Services dated April 18, 2017 and entitled “Town Centre Park Master Plan – Step 3 “Envision”” for information.

**Report Purpose:**

This report provides an update on the Town Centre Park (“TCP”) Master Plan process and seeks Committee feedback on the proposed Draft Land Use Plan developed for this park prior to further public consultation.

**Strategic Goal:**

By creating a long-term plan for the amenities, facilities and infrastructure that supports the sport, recreational and cultural activities in the City’s premier destination park - Town Centre Park, this initiative supports the City’s corporate strategic goals of “*Increasing active participation and creativity*”, “*Enhancing sustainability of City services and infrastructure*” and “*Achieving excellence in governance*”. This project is identified as “A” Priority in the 2017 Business Plan.

**Background:**

Coquitlam is currently the fastest growing municipality in Metro Vancouver and the City’s population is projected to increase by approximately 90,000 people in the next 30 years, potentially reaching a population of over 225,000 by 2046. This population growth, along with the Evergreen Line terminus station located adjacent to TCP, is expected to substantially increase the number of visitors and users of the facilities and amenities within the park.

A comprehensive long-term plan will provide a framework for the park’s ongoing development, management and use within the context of its location, natural assets, and the community’s vision. It is important to develop a plan that will provide the direction and prioritization of park projects and programming to be started in 2017 that can enhance park use for the next 15 to 20 years.

The TCP Master Plan process involves the development of a long-term plan for the park based on an assessment of the state of current park programs, infrastructure and amenities; development of a vision and conceptual plan; accompanying principles to guide construction of future amenities; and an implementation



strategy to move from the present state to the future vision in a structured way. It is anticipated that the project will be completed by summer 2017. The following highlights the key milestones to date:

February 1, 2016 - Council received the Terms of Reference for the TCP Park Master Plan.

May 2016 - Phase 1 was initiated with the consulting firm PWL Partnership Landscape Architects Inc. (the "Consultants"). Staff and the Consultants reviewed a variety of background information, evaluated the inventory of assets, supporting infrastructure and services, and conducted a series of site tours and meetings with staff and stakeholders to assess associated challenges, opportunities and ideas.

September 6, 2016 - Council-in-Committee received a progress update prior to public consultation.

September 16, 2016 - Staff and the Consultants held a public information session at the Town Centre Park Plaza to reach out to the general public and key stakeholders for input towards the overall vision for TCP and guiding principles to guide park development. The public information session presentation boards were also moved to City Hall (outside Council Chambers) for two weeks after the public information session to continue seeking input from residents. In addition, a Town Centre Park Master Plan webpage was launched in mid-September which included information about the process and a survey form to receive online comments until early October. The collection and review of over 400 completed surveys provided a variety of issues and possibilities to be considered in the development of the Master Plan.

January 23, 2017 - Council-in-Committee received the Consultant's report "*Town Centre Park Master Plan - Results of Step 1: Analysis and Step 2: Guiding Principles*" that presented the results of the research and public consultation process. This report included a set of four Guiding Principles that were developed to capture the Vision of Town Centre Park and revealed many specific ideas and perspectives for the future of TCP that were aggregated into four "action" areas which guided the investigation and review in the next phase of the process. Council provided feedback and comments that have been considered in the next step of this process.

**Discussion/Analysis:**

*Step 3: Envision* is the next completed step in this process and has resulted in the development of a Draft Land Use Plan with proposed programming, site facilities, amenities and infrastructure that will be presented to the public for feedback and then be formalized into a final Concept Plan that, once approved, will also include a general project construction phasing and funding schedule.

The vision for the park attempts to achieve a balance between the integration of historical and existing feel and character, focusing on both the natural and man-made assets valued by the community, and the continuing evolution of the park to

reflect modern sensibilities and capture new and evolving opportunities. The public loves Town Centre Park for many different reasons, as it offers experiences and recreation opportunities for everyone. The vision for the park is to optimize such opportunities and balance competing interests, while achieving a harmonious park experience that serves people well. To achieve this, careful consideration and sensitive planning will be required, and phasing of new park elements will need to be properly managed to ensure these changes continue to be aligned with the needs and desires of organized park users and the general public. Staff are seeking Committee's views on this vision and feedback on the overall Draft Land Use Plan.

The vision for the park is captured by the four main guiding planning principles, and centers on the idea of Town Centre Park as a place of Destination, Connection, Evolution, and Celebration for the community. The four guiding principles are further reinforced by proposed improvements derived from the extensive inventory analysis and public engagement process which have informed this planning step to "Envision" the future of the park in the form of a draft Land Use Plan. This Land Use Plan is included in Attachment 1 and separated into 10 distinct elements which are summarized below.

#### **Draft Land Use Plan – Elements**

##### (1) Facilities and (2) Restrooms & Services

A description of the potential range of new facility types to support park users are identified under the "Upgrade Infrastructure" section on the Proposed Park Land Use Plan. They include the planned replacement of the North Fieldhouse (#29) and the Central Fieldhouse (#30). New restrooms are proposed on the north side of Cunnings Field to service the field users (#33), adjacent to Festival Hub to service the passive park users and large events (#31), which was a key request during public engagement, and access to the existing restrooms on the east side of the Evergreen Cultural Centre (#32).

The optimum distribution of the various facilities was determined on a 3 minute (240 metre) walking analysis and is illustrated on the Restrooms + Services, page 5, in Attachment 1.

##### (3) Green Commons, (4) Garden Walk and (5) Green Infrastructure & Habitat

The Green Commons which includes the TCP Plaza as the central feature is envisioned to be enlarged by repurposing and relocating existing uses, such as the BMX park and tennis courts, to provide more leveled open flexible lawn space to support various sizes of gatherings and events while securing and improving open green space for passive recreation and leisure. This is in response to the public feedback received to preserve and enhance the amount of open space in the southern portion of the park. Improvements in this area also include various enhancements along the edges of Lafarge Lake and creating a sense of arrival in the southwest corner.

A key new element of the plan is the Garden Walk which is identified on the Land Use Plan as a ribbon that extends from the Inspiration Garden through to the northwest portion of the park and around Lafarge Lake. It will create a feeling of a lush and colorful space that extends and enhances the community's desire for this type of year round seasonal horticultural experience.

(6) Park Core

The Park Core is envisioned to be the dynamic and vibrant "Heart of the Park," by centralizing and improving the integration of the various active uses. This will be achieved by creating an enhanced spray pad that can be used year round when the water is shut off plus a creative and imaginative playground for all ages and abilities, improved north-south pedestrian connections and the addition of central hubs for gathering and socializing. As part of creating the Park Core, staff are also proposing the relocation of existing tennis courts, basketball and lacrosse box to the Park Core and repurpose the spaces for use in the Green Commons.

(7) Sports Commons

The Sports Commons is already clearly defined and features high-quality fields and sport amenities. Key potential improvements include facility upgrades and maintaining the high quality facilities, defining a sports hub, or central location to serve as a gathering place to support the sport community, as well as north-south pedestrian connection to better link and integrate the Sports Commons with the rest of the park.

(8) Circulation (9) Wayfinding and (10) Hubs, Nodes and Gateways

Pedestrian and vehicular circulation is critical to ensure park users can easily navigate the park and enjoy the various amenities. This will be achieved by the use of Wayfinding signage, identification of parking lots, creating a hierarchy of hubs, nodes and gateways and improving the East-West and North-South promenades.

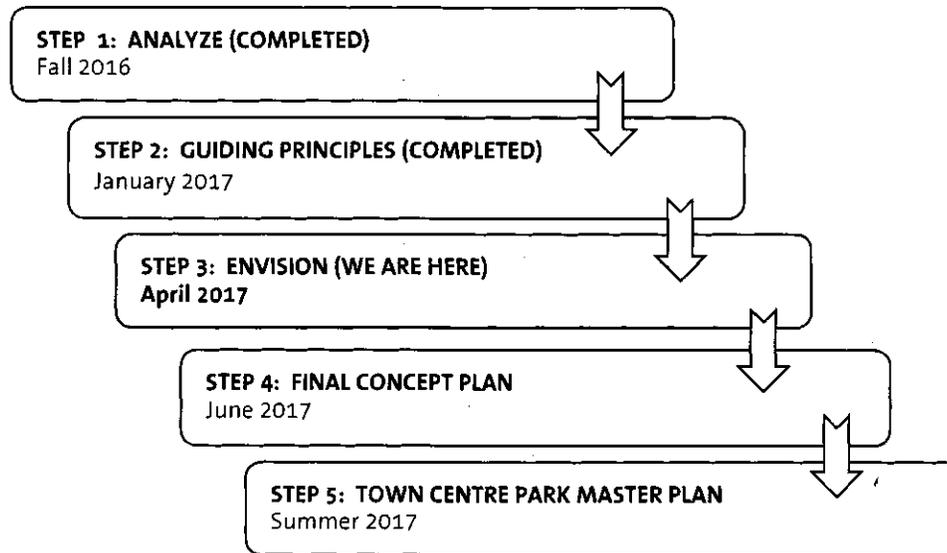
It should also be noted that Engineering and Public Works staff are starting the planning process for improvements of Pipeline Road between Guildford Way and David Avenue. The planning process and detailed design to complete the street will take place in 2017-18 and construction will start in 2019. Once the Pipeline Road project is completed, all four edges of the Park will have continuous active transportation connections along the adjacent streets, generous boulevard space with trees, street lighting, etc. The initial consultation of the constraints and opportunities of the corridor planning will take place in conjunction with the final "Envision" consultation for the Park Master Plan. Subsequent consultation sessions for the corridor planning are expected in fall 2017 and winter 2018.

**Next Steps:**

Staff is seeking Council-in-Committee feedback on the proposed Draft Town Centre Park Land Use Plan prior to conducting a public information session in late May 2017. It is noted that staff have already initiated some minor capital works including the provision of enhancements to electrical power and potable water to support this year's Canada Day Celebrations, as well as improving the lighting

levels in the northwest parking lot and provision of additional power for seasonal lighting along the eastside of Lafarge Lake.

The project timeline is summarized below:



**Financial Implications:**

The budget for the Town Centre Park Master Plan has been funded from Bonus Density approved by Council in the 2015 and 2016 Capital Plans. The Development Cost Charge program estimates an additional \$5.5 million in DCC eligible park infrastructure to be constructed in TCP over the 30 year DCC program time horizon. This will be accompanied by other non-DCC eligible park amenities and infrastructure. It is unknown at this time what scope of funding will be required to finance the wide range of improvements envisioned in the draft Town Centre Park Master Plan, and if the currently estimated funding will be sufficient to complete the proposed improvements in the Draft Land Use Plan.

Once this step of the plan is complete, a high-level financial evaluation will be undertaken, along with a more detailed phasing and funding strategy to guide the proposed future works. The implementation of individual projects will then be properly phased and incorporated into the annual funding and capital planning process, with Council's approval as projects proceed. The planning, design and construction of the Pipeline Road improvements to complete the street have been accounted for in the 2017 5-Year Capital Plan.

**Conclusion:**

Town Centre Park is Coquitlam's premier urban park in the City Centre providing sport, recreation, leisure and cultural amenities for residents and visitors for the past 28 years. Given the anticipated growth in the City and the recently opened

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Evergreen Line, renewing the vision and the overall development plan for this important park is a significant step to maintain the quality of outdoor amenities in the City Centre and this particular park.

The information from the research and initial public consultation phase of the process was presented to Council in February 2017 and has formed the vision for Town Centre Park that was used in the development of the Draft Town Centre Park Land Use Plan for consideration by Committee. The Draft Land Use Plan for Town Centre Park seeks to create a park that reflects the modern sensibilities of our community, achieve harmony with existing infrastructure, amenities, and experiences valued by the public, and continue to evoke a unique timeless feel. The park is envisioned as a place for Destination, Connection, Evolution and Celebration, and future improvements will be considered carefully and phased sensitively over time to ensure this balance, and to meet all of those ambitions.

Should Committee support this Draft Land Use Plan, staff will incorporate this feedback and proceed to consult the public on the draft plan through Open Houses. Once completed, the TCP Master Plan will provide a practical community based vision and guiding principles with an illustrative final conceptual plan that builds on current strengths and identifies future improvements through a phased construction strategy to implement improvements to the park over the next 15-20 years.



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Raul Allueva, RPP

#### Attachment 1 – “Town Centre Park Master Plan – ENVISION”

This report was prepared by Raj Singh, Park Planner and Andre Isakov, Manager of Park Planning and Design and reviewed by Michelle Hunt, Director, Planning and Business Services, Kathleen Reinheimer, Manager of Parks, Mary Morrison Clark, Manager of Community Recreation & Culture Services, Carlos Perez, Manager of Transportation Planning, James Clarke, Manager of Capital Construction, and Martin Younis, Director of Facilities.

## TOWN CENTRE PARK VISION

The site analysis, together with the public consultation completed to date, has set the stage for developing guiding principles for the Master Plan. The guiding principles and the resulting Town Centre Park Master Plan, will help inform decisions around improvements to Town Centre Park for the next 20 years.

### GUIDING PRINCIPLE 1



### GUIDING PRINCIPLE 2



### GUIDING PRINCIPLE 3



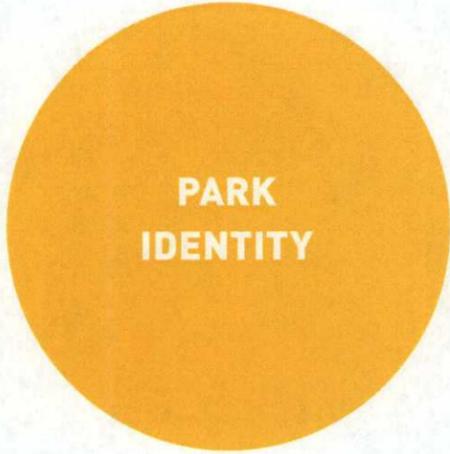
### GUIDING PRINCIPLE 4



## CONCEPT DEVELOPMENT PRINCIPLES

### WHAT IS AN URBAN PARK?

It is a park that provides park amenities such as green space, gardens, play spaces and sports fields for passive (self-programmed) and active (programmed) activities. This landscape typology consists of a diverse range of spaces that are shaped by human need for recreation, leisure, culture, education, organized sports, and active play.



### PARK IDENTITY

#### 1. SYNCHRONIZE A TOWN CENTRE PARK IDENTITY

Fundamental to creating an “Urban Park” is the importance of Town Centre Park being recognized as an active, public park destination – as well as the home to many events throughout the year. The communication and integration of a strong visual cohesiveness is essential to creating an identity for the park. Town Centre Park is a diverse park with many attractions and areas of destination. Therefore, the creation of a distinct identity is needed to bring these unique components together towards a goal of strengthening a cohesive entity. The visual identity shall be established, communicated, and reinforced in a number of ways:

- **Signage.** One of the most powerful and important ways to create a strong identity will be with on-site signage. Signage will need to be adaptable and flexible to adjust to a variety of contexts in and around the park and for pedestrian, bicycle and vehicular oriented roles.
- **Design standards.** A cohesive identity can also be developed through the use of consistent design standards for repeating elements in the park, such as park furniture and lighting. These elements can provide consistent cues that reinforce park identity and boundaries.
- **Colour.** Recognition can be created by implementing a coherent use of a colour that will be iconic for the Town Centre Park.
- **History.** Include the references to the genesis of the park in all aspects of park identity and branding.
- **Public Art.** Create opportunities to express identity of the Park and the community with Public Art.

#### 2. BUILD IN FLEXIBILITY

Flexibility in the Master Planning for Town Centre Park is essential for a successful long term vision. Flexibility has been sought on:

- Configuration of pedestrian and bicycle connections and linkages to allow circulation through and/or around the site during event periods.
- Creating spaces that can transform from usable park areas for casual use to places for hosting and supporting events, including adaptable venues for larger events and temporary uses, such as Coquitlam Celebrates Canada Day.
- Provision of infrastructure improvements and controlled access for trucks and other vehicles to facilitate efficient set-up and dismantling of temporary infrastructure for events while maximizing availability of the park and its facilities for public use.
- Provision of improved capability to support four season event operations, in order to allow the park to provide maximum seasonal enjoyment and to spread increased event programming over a broader portion of the year.
- Consideration towards phased implementation over many years that allows the park to evolve gradually and ensure it functions well at each phase. The order of projects may also vary depending on priority of needs and funding sources.

The Master Plan proposes that an overall identity for Town Centre Park be strengthened and reinforced with improvements over time. A signage plan shall be developed and implemented in the early phases to begin to establish the recognition of the park as Coquitlam’s premier urban park. The signage plan will promote the park as a home of diverse amenities and attractions including sports, play and rest.

#### 3. DEFINE A HEART FOR THE PARK AND SUPPORTING NODES

Flexible, programmable spaces suitable for day-to-day usage form a new active, urban destination and ‘Heart of the Park’ that is centered on the site. Within the core area of the park are a series of pedestrian-scaled urban plaza environments aligned north-south across the park that connects existing and renewed buildings and several possible facilities: a new Field House at the north, a renewed concession and facilities building in the centre, and a new facility with potable water and facilities for the Green Commons. Proposed design features include:

- Build flexible and multi-use recreation spaces.
- Renovated and expanded spray pad
- Renovated and expanded play area
- Reinforced park spine and pathway connections

#### 4. CREATE CLEAR PEDESTRIAN AND VEHICLE ORGANIZATION AND HIERARCHY

Clear pedestrian and vehicle organization is critical to the success of the park and optimizing the efficiency of site operations. The following steps are proposed in order to achieve this:

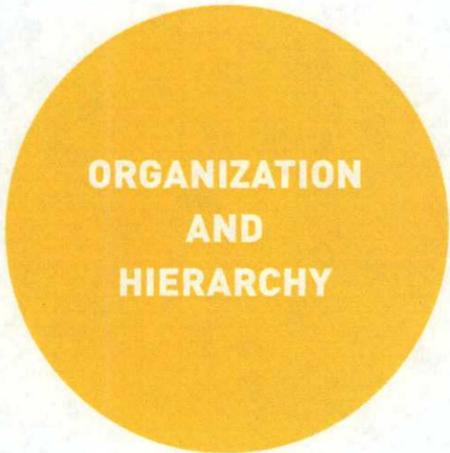
- Implement clear signage and wayfinding for pedestrians, cyclists, and vehicles
- Create a clear visual identity for all parking lots
- Allow flexible use and programming at the parking lots
- Create a hierarchy of plazas, nodes and entries through wayfinding and character elements.



### FLEXIBILITY



### HEART OF THE PARK



### ORGANIZATION AND HIERARCHY



1. Trevor Wingrove Way retained
2. Existing parking retained

## LAND USE LEGEND

OPEN LAWN (4.44 Hectares)	
LAKE EDGE IMPROVEMENT AREA	
FACILITY BUILDINGS	
HUBS	
PROMENADES	
PLAY AREA AND SPRAY PAD (1.27 Hectares)	
MULTI-SPORT COURTS	
TENNIS COURTS	
SAND VOLLEYBALL COURTS	
NODES AND ENTRIES	
GARDEN WALK	
WORKS YARD	
PRIMARY PARK CIRCULATION	



### STRENGTHEN PARK IDENTITY

Establish entry and nodes hierarchy with a strong signage and wayfinding strategy throughout

1. Create key park pedestrian gateways - improve main and secondary entrances
2. Improve vehicular entrances
3. Create character nodes throughout the park

### CREATE SENSE OF ARRIVAL

4. Introduce Arrival Plaza north of SkyTrain station with coffee cart
5. Create signature seasonal urban beach destination
6. Provide wharf deck with access to water

### CREATE THE PARK CORE

7. Relocate hockey and basketball
8. Create new multisport area
9. Add tennis courts (relocated from existing location)
10. Reduce works yard size
11. Reduce volleyball into 4 fields
12. Relocate and add more table tennis

### CREATE REGIONAL DESTINATION CHILDREN'S PLAY

13. Remove 2 Volleyball courts - expand play area
14. Upgrade and expand to create an Enhanced Spray Pad: more dynamic and appealing for a range of age groups. Relocate the Spray Pad to better integrate with new play and make it usable all year round

### CONNECT THE PARK

15. Complete Park Promenade North - South: expand existing path + add new south section
16. Create Festival Hub: add new plaza space to the festival lawn area
17. Create Community Hub: convert existing circular planted area into a community gathering place by new concession building
18. Create Sports Hub: convert existing circular space into gathering place by new Fieldhouse
19. Improve East-West axis to sports area
20. Complete Town Centre discovery trail around the park by introducing a lower level path along David Ave.
21. Complete lake loop

### EXPAND URBAN OASIS

22. Relocate BMX bike park off site - expand festival lawn to BMX location
23. Relocate tennis courts to the north - expand festival lawn to the Pipeline Road edge
24. Focus amenities in relation to the new Town Centre Park Plaza

### CELEBRATE FRAGRANCE AND COLOUR

- Expand tree and planting collection throughout the park
25. Expand Inspiration Gardens at south-east corner to create an extensive Garden Walk through the park
  26. Improve understory along the south area of Lafarge Lake

### ENHANCE PARK EXPERIENCE AND ACCESSIBILITY

Improve accessibility for all ages and abilities

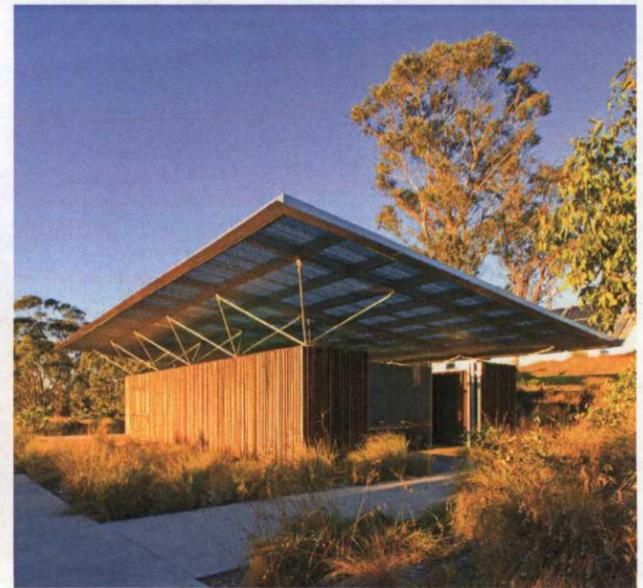
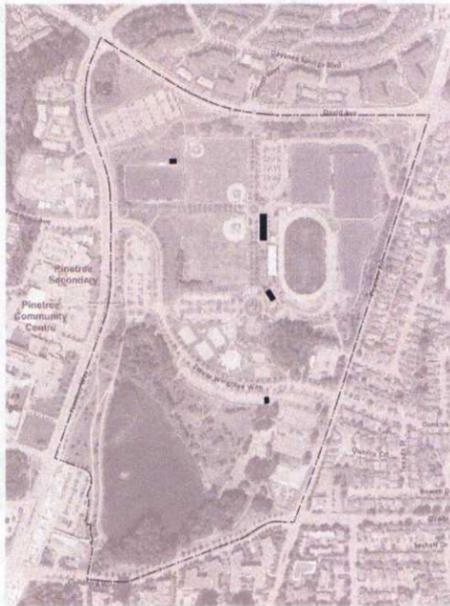
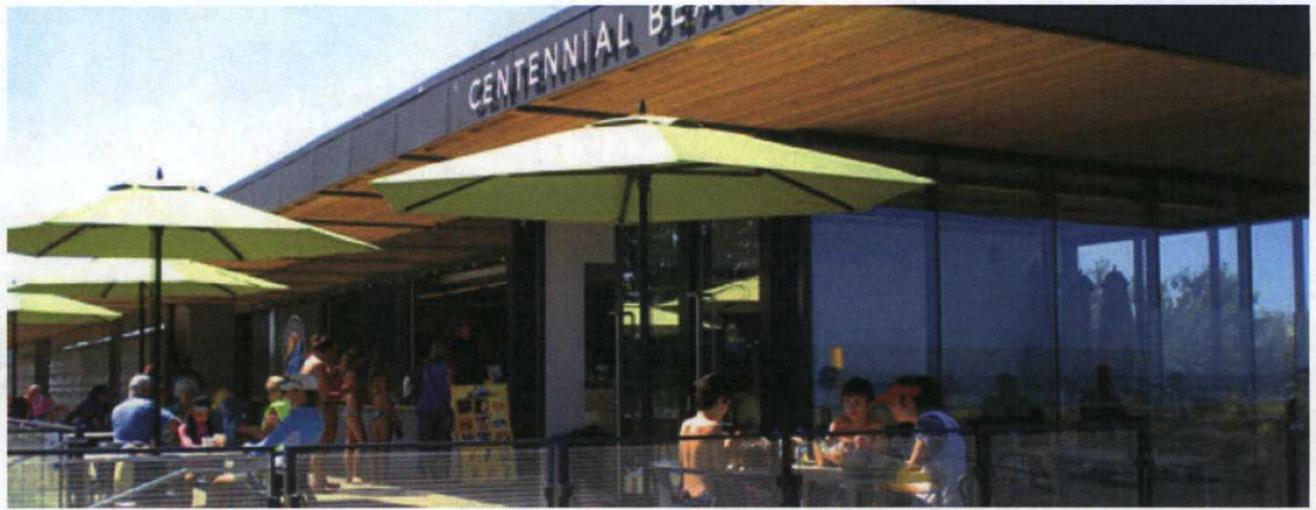
27. Improve water quality at north area of Lafarge Lake
28. Improve path surfacing along the north and south areas of Lafarge Lake

### UPGRADE INFRASTRUCTURE

Support Large events and gatherings by adding drinking fountains, water hookup and electricity for all hubs and plaza locations

29. Replace existing North Fieldhouse building with new Fieldhouse
30. Replace existing central restroom/concessions building with new Central Fieldhouse building
31. Add new restroom at Festival Hub
32. Add new restroom at access from east side of Evergreen Cultural Centre
33. Add new restroom by Cunning's Field

## FACILITIES



### FACILITIES

Facilities are important elements of the Park that help define its identity and character and enhance the experience and comfort of visitors.

#### A. FIELDHOUSES

- Locate a Central Fieldhouse at the Festival Hub (or close by) at the core of the park, as well as a North Fieldhouse to serve the sports programming in the north.
- Fieldhouses shall be reflective of the park identity in form, colour and function
- Fieldhouses shall be sited to become integrated into the overall park programming

#### B. PARK FACILITIES

- Incorporate sports change room areas into the Park structures adjacent to fields and courts
- Express park identity in form, colour and function of sports change areas
- Integrate park operations building into the park so they are reflective of the park identity in form, colour and function

#### C. PARKING AREAS

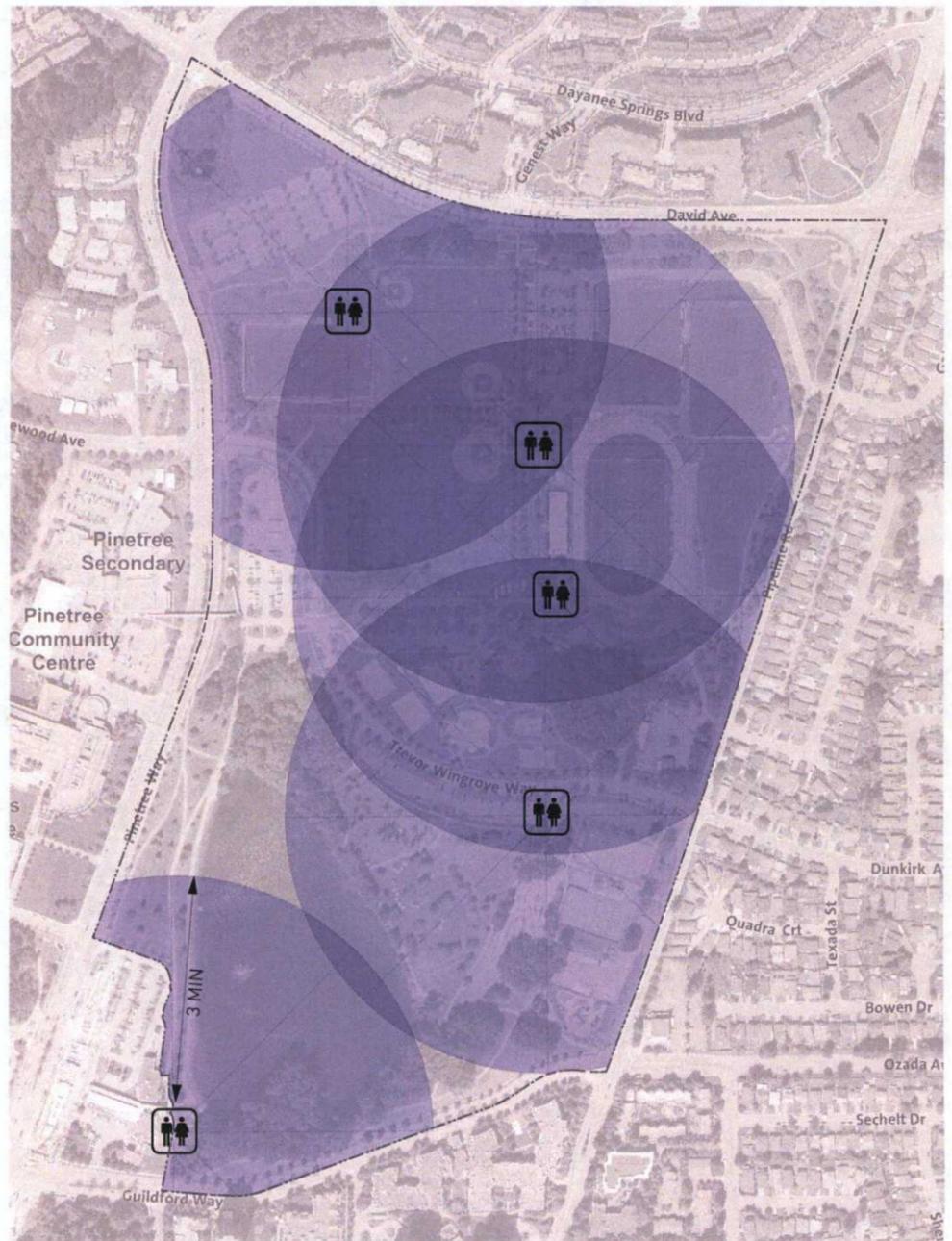
- Significant tree canopy to be incorporated into parking area when possible
- Parking area design to encourage multiple programming opportunities. This includes elements such as: parking, storm water management, markets, and festivals.

## RESTROOMS + SERVICES



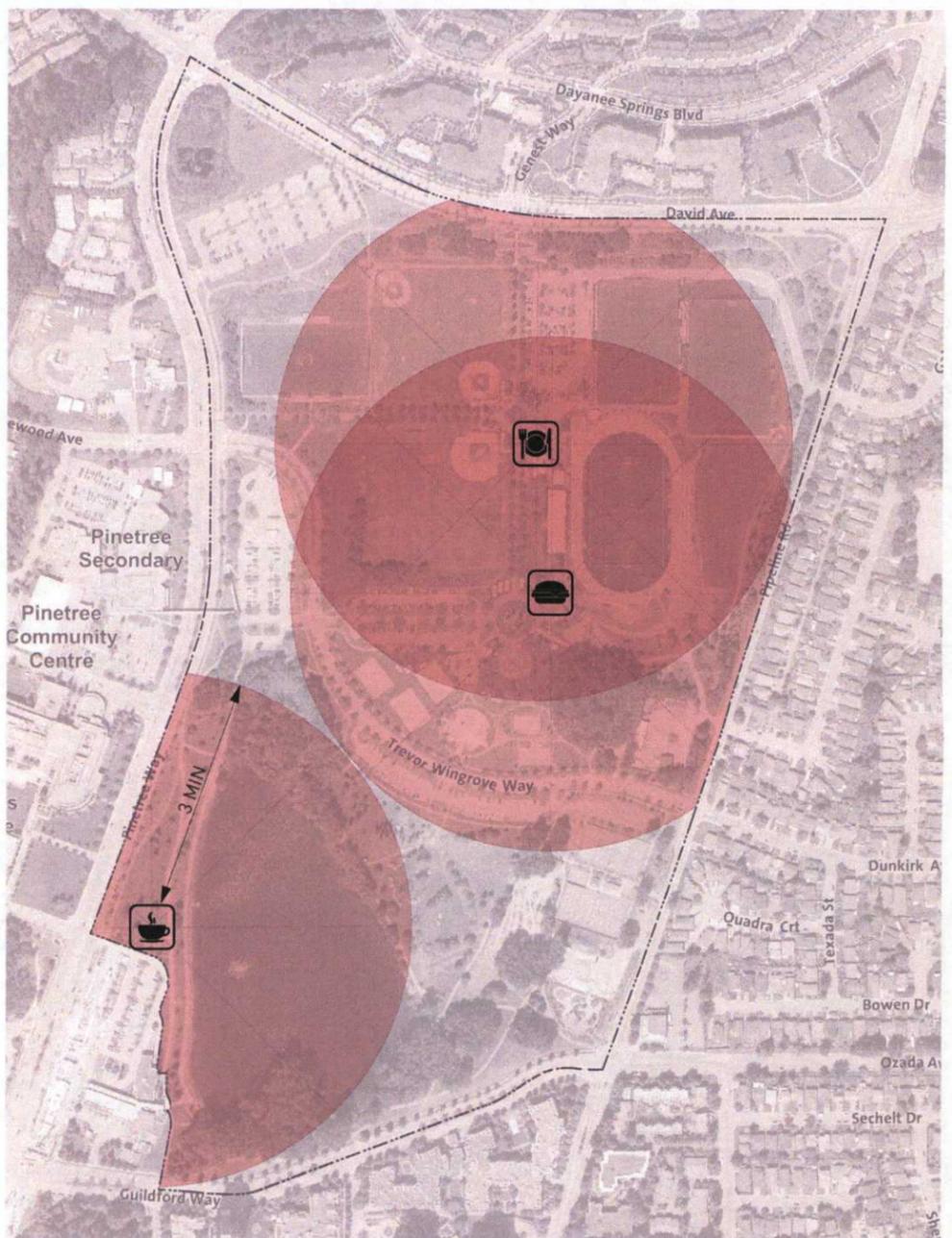
### ESTABLISH RESTROOMS

1. Locate restrooms around busiest locations
2. Size restrooms to accommodate events
3. Most of the park is within a 3 minute (240m) walk from restrooms.

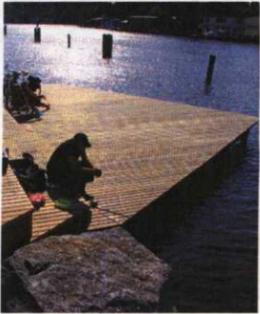


### ESTABLISH FOOD SERVICES

1. Provide cafe close to SkyTrain station
2. Locate upgraded concessions at Central Fieldhouse
3. Locate restaurant at North Fieldhouse
4. Investigate potential destination restaurant at Innovation Centre as part of planning for the future of this facility.



## GREEN COMMONS



GREEN COMMONS: PROPOSED CONDITION SHOWING EXPANDED LAWN AREA ADJACENT TO LAFARGE LAKE

### GREEN COMMONS: PASSIVE RECREATION ZONE

#### A. EXPAND OPEN LAWN AREA

The Green Commons is given more space to provide room for new trees and plantings as respite from hard surfaces and the cityscape. The expanded lawn provides a larger, more flexible area for gatherings and events, and is secured as green space for passive recreation in the heart of Coquitlam.

- Festival Lawn expands north-eastward into existing BMX park to make more passive lawn available to variety of park program elements
- Improved pedestrian circulation to and from Amphitheatre area
- The appeal and comfort of the Green Commons is retained and enhanced
- More space and facilities are provided for everyday passive recreation and picnicking
- Improved areas to provide support for large festival events such as Canada Day celebration
- More accessible pathways
- Create Festival Hub as an urban place for gathering and events

#### B. ENHANCE THE LAKE EDGES

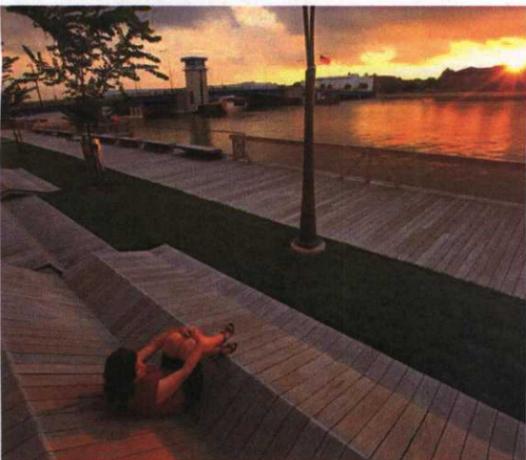
The Lafarge Lake area is one of the most loved areas of the park. It's a visual attraction but also a sanctuary and a passive use area for the citizens of Coquitlam.

- Introduce "on the water" areas such as decks and wharfs for better access and connection to the water
- Create one or more dedicated locations for fishing (from a wharf) to decrease user conflicts on trails
- Enhance the health and quality of the forested areas surrounding the lake
- Provide wider and universally accessible paths around the lake
- Complete the accessible pathway loop (provide a connection through the north area)

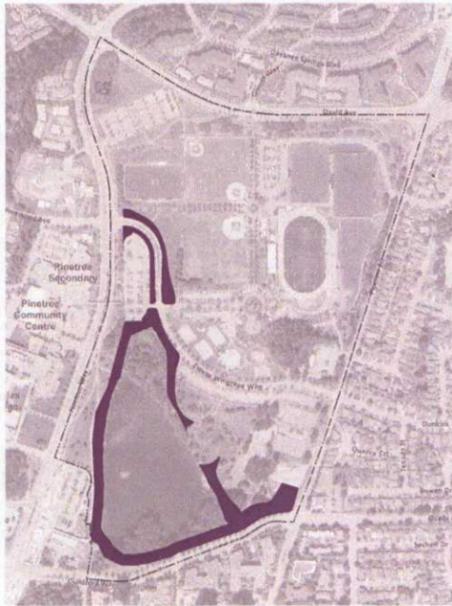
#### C. CREATE A SENSE OF ARRIVAL

Addition of a new SkyTrain station creates a new dynamic sense to the park and provides a strong anchor to the south-west corner within the Green Commons. To emphasize the importance of this pedestrian gateway, a few key shifts are being proposed:

- Extend the SkyTrain station plaza into the new Arrival Plaza to create a gateway to the park
- Introduce a strong visual presence in the park, that is recognizable and visible from the SkyTrain platform
- Consider signage elements of appropriate size and scale visible from farther distances and higher speeds of moving train and vehicles
- Enhance pedestrian arrival points with planting as well as clear and accessible pathways



## GARDEN WALK



### GARDEN WALK

#### A. HORTICULTURAL EXPRESSION

The Garden Walk is a ribbon that weaves the site together and creates a strong park identity through horticultural expression.

- Create the feeling of a lush, green oasis within the urban
- Consider feature trees to create horticultural identity through the park
- Low maintenance plants to provide backbone planting accented by annuals and feature gardens

#### B. SEASONAL INTEREST

- Four seasons planting provide horticultural interest all year
- Pockets of annuals accent a framework of perennial plantings

#### B. ECOSYSTEM SERVICES

- Provide trees to shade in key locations
- Promote biodiversity and pollinator plants throughout park

## GREEN INFRASTRUCTURE AND HABITAT



## GREEN INFRASTRUCTURE AND HABITAT

### A. STORMWATER MANAGEMENT

- Retain existing detention pool at north west corner of the park
- Paving materials to be permeable when possible
- Rainwater shall be celebrated by using a variety of plant material pallets

### B. HABITAT ENHANCEMENT

- Retain and enhance green areas
- Examine the relationship between human use and existing lake wildlife
- Provide plantings to encourage pollinator species
- Provide plantings to encourage bird population
- A diverse native plant palette is to be used when possible
- Seasonal variation of plantings to be utilized

### C. SUSTAINABLE MATERIALS

- Permeable surfaces to be utilized when applicable
- Locally sourced materials to be used where possible

## PARK CORE



PARK CORE: PROPOSED CONDITION SHOWING NORTH-SOUTH PARK PROMENADE THROUGH PARK CORE ACTIVITIES

### PARK CORE: ACTIVE RECREATION ZONE

#### A. REINVENT PLAY AREAS

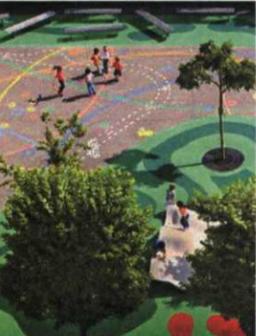
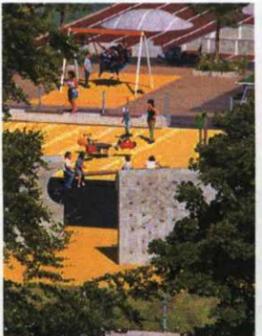
The central area of Town Centre Park is proposed to have a re-fresh, and is re-envisioned to become the 'Heart of the Park'. With more useful space and improved integration elements, a defined Park Core is established. Numerous play options are combined in an integrated, more urban approach, in order to become an active place for everyday uses and for large number of people at the same time.

- Improve the visual and physical integration of play elements through use of cohesive paving treatments
- Upgrade and expand to create an Enhanced Spray Pad: more dynamic and appealing for a range of age groups. Relocate Spray Pad to better integrate with new play and make it usable all year round
- Rethink children's play to include interesting land forms and creative play programming
- Relocation of Tennis Courts to the Park Core
- Retain existing elements that are in good condition where possible, such as the Skatepark and four of six Sand Volleyball Courts
- Establish a Community Hub as an urban hub for gathering and socializing
- Improved pedestrian flow and movement between elements

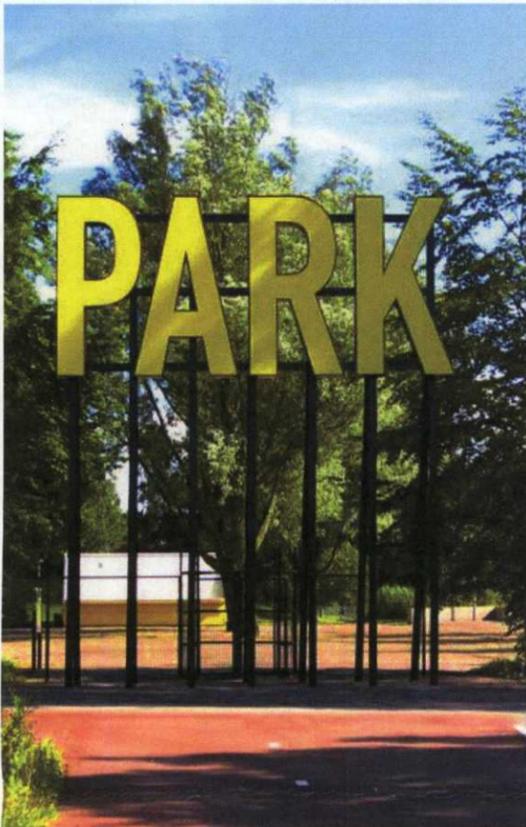
#### B. BLUR THE EDGES

The overall proposed strategy is to mix visitors as much as possible in this zone while retaining enough distinction to create defined boundaries at the same time. This core area has been divided into larger area of multi-sport play with courts and additional opportunities for flexible play, volleyball courts, as well and various play zones for younger users. Some of the play elements such as ping pong and outdoor fitness equipment have also been proposed within this space.

- Park identity is expressed strongly and playfully within the colourful, dynamic space
- Defined zones, with a priority on user safety and enjoyment, are integrated visually to create a lively sense of connection
- Decorative paving as the dominant connective element that blends the distinct areas into one cohesive area with plantings complimenting and softening the space
- A mix of plazas, play, and sports elements for users of all ages
- Flexibility embedded into spaces that support multiple uses
- Spaces and uses have a clear hierarchy and organization to improve wayfinding



## SPORTS COMMONS



THE SPORTS COMMONS: PROPOSED CONDITION SHOWING LOCATION OF THE NORTH FIELD HOUSE

### SPORTS COMMONS: PREMIER SPORTS ZONE

The Sports Commons area features high-quality fields, is well organized, and is already clearly defined. Key improvements moving forward will be focused on maintenance, facilities upgrades, and minor improvements, rather than implementing big moves in this zone.

#### A. DEFINE A SPORTS HUB

Creating a plaza that acts as a hub for the Sports Commons will allow for a concentration of facilities in a centralized location to serve sports and other large scale events. By defining a central hub, an opportunity to gather to support sports community is embedded into the otherwise undefined areas around the facilities. Proposed improvements to the Sports Commons are:

- Re-imagine node on central axis between the two baseball diamonds as an open plaza “Sports Hub” with improved facilities to serve the surrounding fields
- Central north-south axis becomes the Park Promenade, an axis with an urban character that connects to the Park Core.

#### B. MAINTAIN GREAT QUALITY SPORT FACILITIES

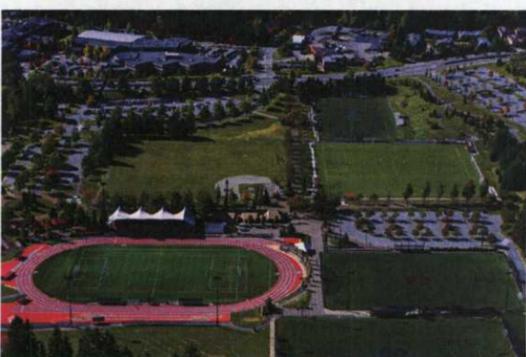
The success of the much loved existing sport fields means there is little work to be done in this area. As the lifecycle of sports fields and facilities near their end, opportunities to integrate the Town Centre Park identity through colours and signage should be considered. Proposed improvements to the Sports Commons are to:

- Provide additional washrooms and changing facilities, as well as a new Field House
- Improve building quality and build in flexibility for future growth and change
- Incorporate Town Centre Park visual identity into future improvements

#### C. INTEGRATE ALTERNATIVE USES

Plan for the layering of alternative uses into the Sports Commons, primarily along the promenade that connects to the Park Core. Proposed improvements to the Sports Commons are to:

- Enhance and open the north-south axis through the Sports Commons, creating a place for temporary events such as farmers markets, festivals, fundraising events, and fairs.
- Introduce a dramatic element to emphasize the axial connection through the park, such as feature seating element.



## CIRCULATION



### CIRCULATION

The proposed circulation for the Town Centre Park Master Plan is focused on connectivity of major elements and amenity hubs creating a variety of experiences for users to enjoy year round.

#### URBAN PROMENADE

- Using the existing axis through the Sports Commons, the Park Promenade extends through the park, tying together the Sports Commons, Park Core, and Green Commons Hubs.

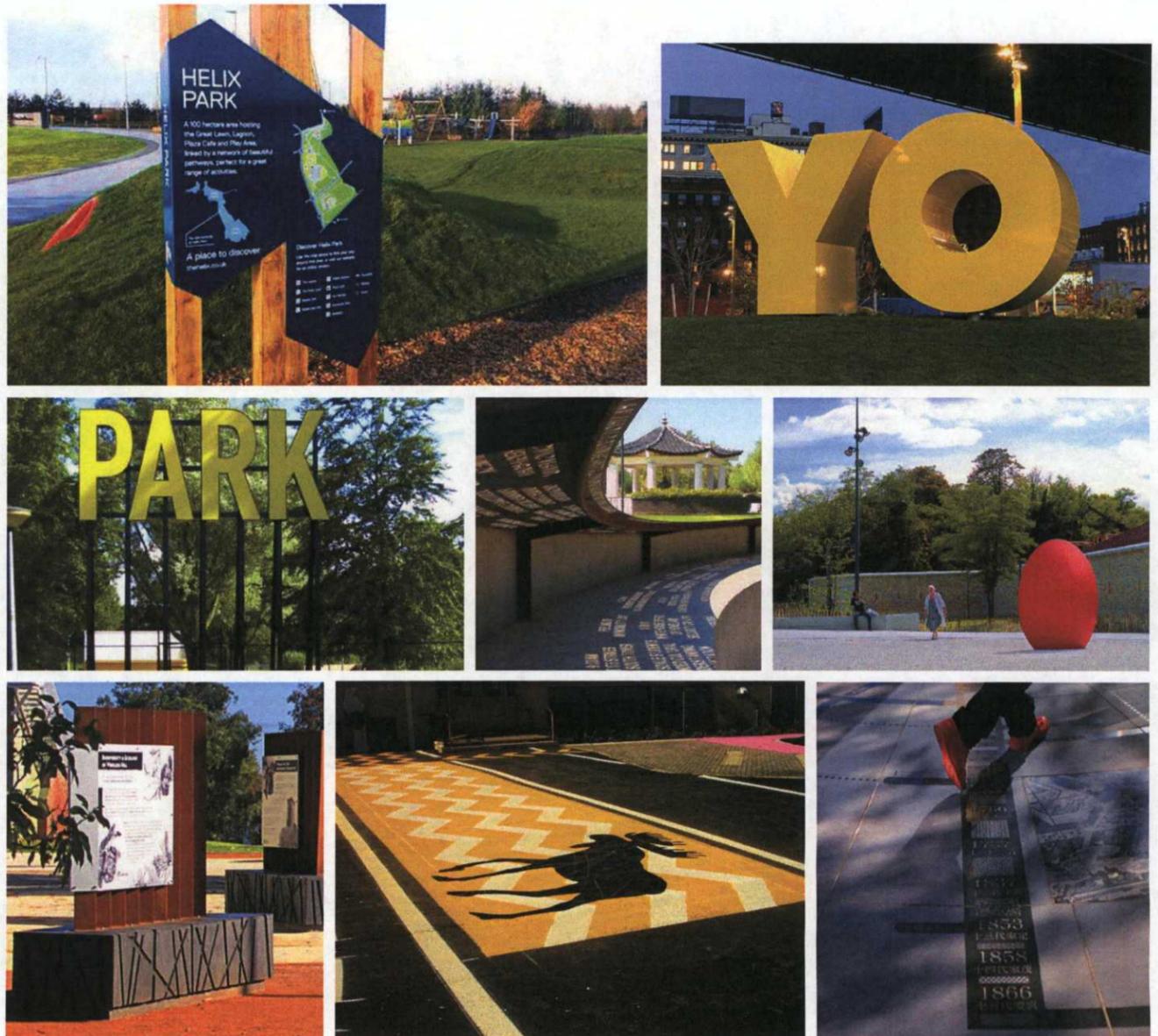
#### EAST-WEST CONNECTIONS

- East-west connections are made stronger through wayfinding, paving improvement, and completing missing connections.

#### LOOPS

- A series of loop trails are enhanced and improved through paving upgrades, signage, lighting and completing missing connections.

## WAYFINDING



### WAYFINDING

Signage and wayfinding are key components of successful branding as well as user experience on site.

#### A. CUSTOM SIGNAGE

- Unique wayfinding signage to create a cohesive Town Centre Park identity and character that fits within the larger system of Coquitlam's parks
- Family of various signage types and sizes designed for use at each node and entry type

#### B. SIGNATURE COLOUR

- Town Centre Park can be branded with a signature colour: currently the predominant colours are black with red accents
- Colour accents to be incorporated throughout the park
- Application of the colour will vary from subtle to bold, helping to define the different character of each zone

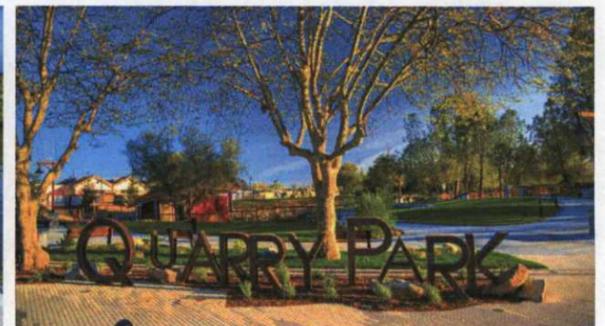
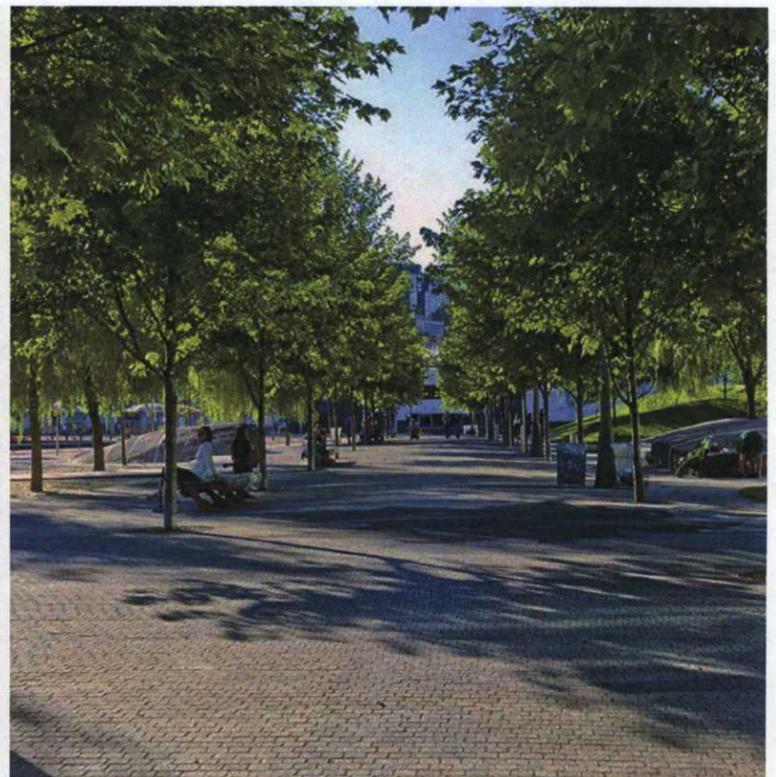
#### C. SITE FURNITURE

- Create a coherent family of park furnishing standards that complement and create a neutral backdrop for the feature elements. Suggested colour: black.
- Standardize materials depending on the location, function, and size

#### D. CIRCULATION

- Consider removing the road connection through the centre of the Park to create a truly united Town Centre Park that is primarily place for people, not vehicles
- Define 3 key zones: Green Commons, Park Core and Sport Commons helps characterize attractions and destinations
- Emphasize Park circulation loops
- Create paving material hierarchy for path types to enhance wayfinding, accessibility, and experience

## HUBS NODES AND GATEWAYS



### GATEWAYS

Park entries invite users arriving by various modes of transportation into the park and help create a sense arrival and establish its unique sense of identity. It is envisioned that there are vehicular and pedestrian gateways of different scales. A hierarchy of two types of vehicular entries and two types of pedestrian focused entries as park edges will draw users in. A combination of signage, planting, hardscape, and outdoor furniture will be used to signify gateways.

Some of the character defining elements are:

- Decorative pedestrian-scaled paving
- Public art
- Wayfinding and signage
- Connections to adjacent buildings
- Opportunity to add water features
- Comfortable seating

### NODES

Key intersections within the park will become park nodes. There will be a hierarchy of two node types punctuating the park. These places will be the focus of self-initiated activities such as strolling, sitting, reading etc, and feature wayfinding signage that reinforces park identity.

### HUBS

Park "hubs" such as the Community Hub in the Park Core, the Festival Hub in the Green Commons, and the Sports Hub in the Sports Commons will provide universally accessible areas for events and programs that will be designed for significant levels of foot traffic and activity. Plazas will be the focus of programmed activities (annual events, markets, festivals, and concerts) but will also function outside of these times as places for a variety of self-initiated activities such as strolling, sitting, reading, tai chi, skating, and dancing.

Some of the character defining elements are:

- Decorative pedestrian-scaled paving
- Public art
- Wayfinding and signage
- Connections to adjacent buildings
- Opportunity to add water features
- Comfortable seating
- People scaled lighting
- Other site furnishings