

Coquitlam

For Council

November 28, 2017
Our File: 12-6100-20/63626/1
Doc #: 2761405.v4

To: City Manager
From: General Manager Parks, Recreation and Culture Services

Subject: **Riley Park – Final Detailed Design and Budget Approval**

For: **Council**

Recommendation:

That Council approve the final detailed design for Riley Park as per the report of the General Manager Parks, Recreation and Culture Services dated November 28, 2017 and titled " Riley Park – Final Detailed Design and Budget Approval " and authorize staff to proceed with project procurement and construction.

Report Purpose:

The purpose of this report is to seek Council approval of the detailed design and budget for Riley Park and to initiate project procurement, with construction of the park to commence in Spring 2018.

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 in the 2017 Business Plan and carried over as a priority in 2018.

Executive Summary:

Riley Park is a new undeveloped neighbourhood park comprised of 3.5 acres located at the corner of Burke Village Promenade and Riley Street.

On January 23, 2017 staff presented Council-in-Committee preliminary designs for both Riley and Sheffield Parks. This initial design work was completed for both parks to ensure coordinated and complementary designs considering the proximity of the two parks within the Smiling Creek neighbourhood. Each park was considered for development independent of the other, but with complimentary features and amenities to serve the entire needs of the surrounding residents. Based on this concept, staff is now presenting Council with a detailed design for Riley Park.

Sheffield Park has been identified as a possible 2018 priority project and staff intends to bring forward information on this future project in 2018. Should Council endorse the final detailed design for Riley Park proposed in this report, staff will proceed with immediate project procurement and

construction. The park construction would commence in Spring 2018, with the project complete by early 2019.

Background:

On January 23, 2017, City staff presented a report to Council-in-Committee on the proposed preliminary design and schematic programming plans for Riley Park and Sheffield Park (Refer to Attachment 1 – Riley Park Original Concept Design and Attachment 2 – Sheffield Park Schematic Park Programming). The planning for both parks was coordinated to ensure amenities at each park are complimentary to one another and that, although they could be planned and constructed independent of one another, they would work with the existing characteristics of each site to deliver a full complement of recreation and park services to the neighbourhood. The proposed Riley Park concept plan reflects the principles of designing a place for residents to “Rest”, “Play” and “Move”, and appropriate programming was designed as a neighbourhood park as envisioned in the Parks, Recreation and Culture Master Plan. Council supported the concept design and endorsed staff to gather public feedback and proceed with detailed design.

A public information session was held on March 29, 2017 at the Burke Mountain Fire Hall. Survey results showed that the top three supported programming elements by the neighborhood residents are: Embankment play, Play structure and the Plaza with picnic tables. All of these features have thus been incorporated into the detailed design. In addition, the park planning and design process had the benefit of input from a staff working group that provided technical support and input. The input received by staff and two presentations with the Universal Access-Ability Advisory Committee (the “UAAC”) provided valuable feedback to inform concept refinements and further detail design considerations.

Discussion/Analysis:

Riley Park Detailed Design – REST.PLAY.MOVE.

Staff has worked with a landscape architecture consultant to refine the approved concept plan presented to Council-in-Committee on January 23, 2017 and achieved a final detailed design (Attachment 3 – Riley Park Detailed Drawings) for this neighbourhood park. The design features park elements and amenities for people of all ages, including families, children and youth, and for a range of both active and passive park use. Through the planning and design process, refinements have been made to the original concept plan in response to the feedback, site conditions and budget. The final design retains the integrity and general type and level of amenities presented in the concept. Below is a summary of the programming adjustments and proposed amenities:

- A log jam climbing play structure was originally proposed in the concept. Through the planning and detailed design process, a **Timber Tower play structure** has been selected that will challenge the children’s and youth’s balance, agility, coordination and strength while providing elevated viewing areas. At the January 23, 2017 Council-in-Committee meeting

questions were raised around the use of wood for play structures. The use of wood for play elements allows for increased play value and customization. Wood as a material has a natural warmth without it being too hot or too cold. The wood used for the play structure will be manufactured for customized purposes, and will have a high resistance to rot, insects and wear from children.

- **Embankment play** elements have been incorporated to provide additional play opportunities for balance, agility, coordination and strength. This includes two slides, one a roller slide and the other an embankment slide. In addition, mounding of the rubber surfacing and climbing features with ropes and nets to enhance the play experience.
- An **enhanced playground** is proposed that will provide a variety of play features, including inclusive play, for children 2-5 year olds and 6-12 year olds. The enhanced playground is integrated into the parks topography to provide improved play opportunity, easier supervision and better maintenance. The playground surfacing is proposed to be coloured rubber surfacing, which will provide the same level of safety as engineered wood fibre, but allows for a more colorful play area and creative opportunities to provide additional play features, such as small round mounds to climb and jump from.
- **Plazas with picnic tables** and various seating opportunities have been provided. Two main plazas with picnic tables are located at the top and bottom of the playground area with shade provided by trees. Additional seating opportunities are located throughout the park along the pathways with some locations providing opportunities to enjoy the views.
- **Pathway** design provides several concrete, accessible walking circuit options and pedestrian circulation around and through the park. The switchback design from the concept has been reduced to increase functional lawn area and manage grading and paving costs. The design also incorporates a **multi-use pathway** at the south end of the park along Burke Village Promenade as per the bicycle network plan within the Smiling Creek Neighbourhood Plan.
- A cantilevered wooden deck was originally proposed in the concept. Through the planning and detailed design process, the cantilevered deck has been replaced with an **Overlook** area at grade. To further enhance the experience and views down the mountain, we have incorporated a porch swing and also a dual viewing telescope.
- **Open lawn area** for picnicking, gathering, and other informal uses. Through the planning and detailed design process, we have created a flat open lawn space northwest of the playground by incorporating a concrete retaining wall. In this flat lawn space we are providing two hammocks under some shade trees.

- **Enhanced park entries** and access including perennial and shrub beds to provide seasonal interest and highlight the park entries.
- **Viewing opportunities** down Burke Mountain from various locations.
- **Reforested landscape** at the north end of the park to create a green backdrop for the park, provide canopy cover and create a buffer to the future residential development to the north.
- The design also allows for locations for **future donation amenities** including additional benches and hammocks.

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. The site is currently a second growth forest composed primarily of red alders that are in decline and young western hemlock. Although some trees are currently healthy, their long-term viability will be impacted by the removal of failing adjacent trees, which will weaken the entire stand, and alteration of the soil hydrology with park construction. Staff made every attempt through the design process to retain clusters of trees, but in the end determined that it was not feasible.

In response, a tree replanting strategy has been developed to ensure the long-term sustainable canopy cover of the park by providing a variety of trees, shrubs and groundcovers that will provide seasonal interest, scents, textures and ecological benefit while balancing the proposed programming. In addition, reforestation of the northern portion of the park between the trail and north property line is proposed to provide a vegetated buffer between the park and future single-family homes.

Survey Work, Geotechnical Investigation and Subdivision Application

A topographic survey was completed in April 2017. The geotechnical investigation was conducted in early October 2017 to determine the structure and composition of the ground to support the detailed design. The subdivision application has been successfully processed and approved to create the Riley Park property.

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 along the eastern edge of the site will need to be coordinated with the construction of the future road. 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, boulevard, curbs and road will be constructed and funded by the Strategic Initiatives land development project, separate from the PRC budget, through the subdivision process.

Parking, Washrooms and WiFi

At the January 23, 2017 Council-in-Committee meeting questions were raised about parking and the provision of WiFi. Riley Park is a neighbourhood park and in the recently adopted Parks, Recreation and Culture Services Master Plan neighbourhood parks are described as primarily servicing the local residents and therefore do not include destination park amenities such as washrooms or parking lots. The provision of parking lots is reserved for City-wide and community parks which are considered destination parks due the higher level of programming and the larger number of residents and visitors that frequent these parks. With respect to anticipated parking needs, Riley Park currently has two completed street frontages, Riley Street and Burke Village Promenade, which provide ample street parking on both sides of the street to support park use. When the future housing development and streets along the eastside of the park are completed, this will provide additional street parking.

Similar to parking lots, washrooms are typically provided in destination parks, not in neighbourhood level parks. Staff will continue to monitor this park once opened to determine if temporary seasonal washroom facilities are needed depending on the public demand. The provision of a sanitary sewer and water connection for a potential future washroom will be considered as part of the road construction project, subject to cost considerations. Finally, WiFi is currently only provided in a small number of community and City-wide parks, although work has been ongoing to expand this amenity to other parks in the system. As part of the ICT Technology Roadmap that is under development, a parks and public spaces WiFi strategy will be presented for Council consideration.

Financial Implications:

The approved 2016 and 2017 Capital Plans provided \$3 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. The project budget is estimated below:

Construction Costs	\$2,000,000
Soft Costs	\$550,000
Construction Contingency (10%)	\$450,000
Total Estimated Budget	\$3,000,000

Operating Funding

As part of the completion of the detailed design, staff has determined the estimated cost to operate and maintain the park. 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 specific inventory of park infrastructure incorporated in the design. 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. Riley Park is a Neighbourhood Park and will be maintained at this standard. The rationale for various service standards is based on the intensity of use and the presumed profile of each site. The City's operating budget for this park is estimated below:

Annual Operating Costs	
Labour	\$25,000
Fleet Equipment	\$7,000
Materials & Supplies	\$8,000
TOTAL	\$40,000

Conclusion:

The planning and design process for the Riley Park project has been carried over as a "B" priority in the 2017 Business Plan. Staff has completed detailed design and construction cost estimates for Riley Park for Council's approval based on the park concept endorsed by Council-in-Committee on January 23, 2017. The proposed park has been designed based on site considerations as well as community input, and the site amenities will complement existing and future parks within the area. Staff is confident that this design will provide a dynamic park in the long term that will provide opportunities for residents to Rest, Play and Move. The park design provides a range of opportunities for all ages and abilities, making this park a place in which the neighbourhood will come together to recreate and relax, ultimately becoming a defining feature of the Smiling Creek neighbourhood.

The total project cost, including construction costs, is projected to be within the approved budget envelope of \$3,000,000 for Riley Park. Staff is therefore recommending that Council direct staff to proceed to procurement and construction of Riley Park based on the proposed detailed design and project budget. Construction of the park will commence in spring 2018 with the project complete by early 2019.



Raul Allueva, RPP

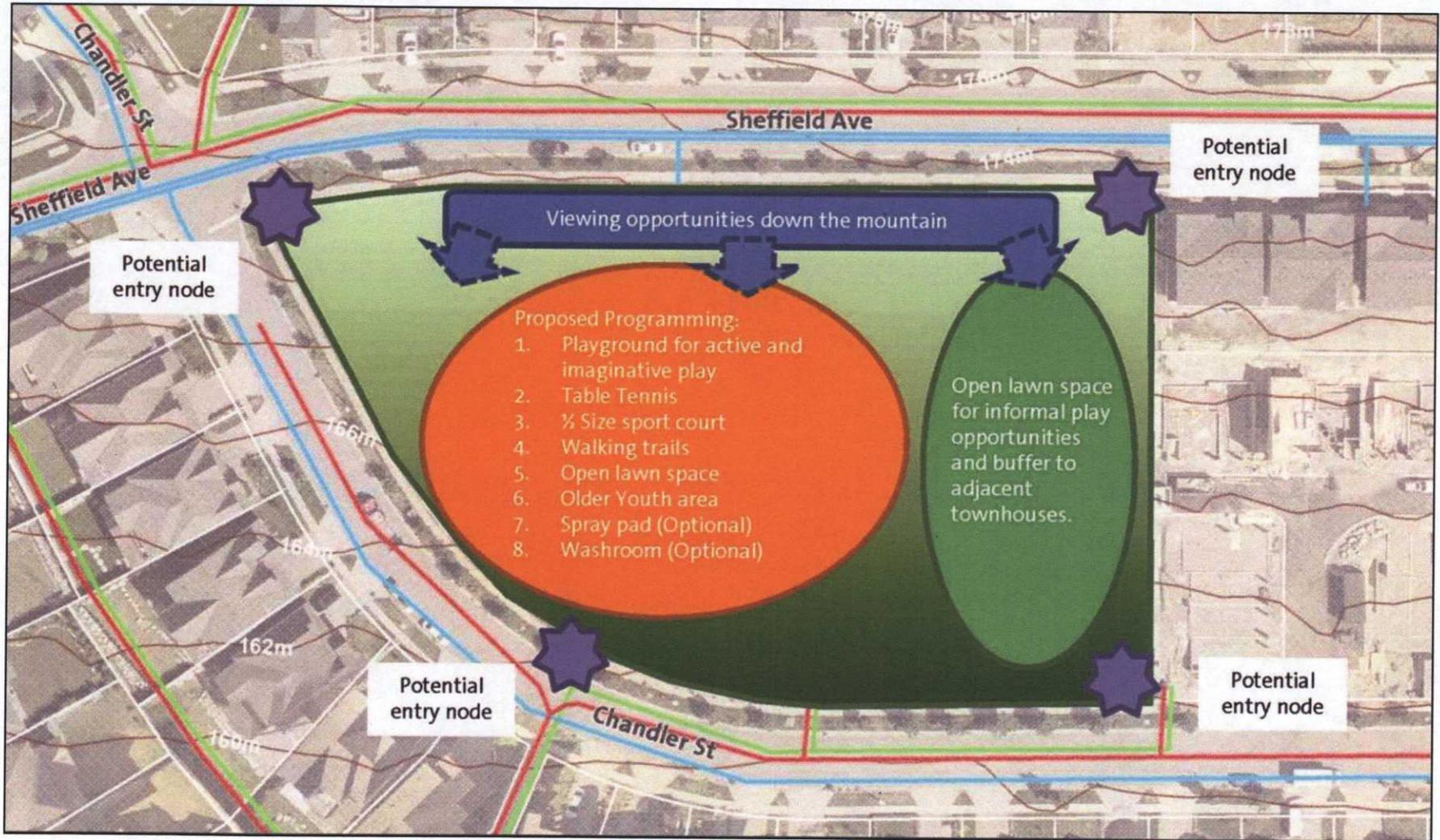
Attachments:

- Attachment 1 – Riley Park Original Concept Design
- Attachment 2 – Sheffield Park Schematic Park Programming
- Attachment 3 – Riley Park Detailed Drawings

This report was prepared by Rajinder Singh, Park Planner with contributions from Andre Isakov, Park Planning and Design Manager, Lanny Englund, Manager of Park Planning and Forestry, and reviewed by Kathleen Reinheimer, Manager Parks, Ian Radnidge, Director of Strategic Projects, and Michelle Hunt, General Manager Finance & Technology.

Attachment 1 - Riley Park Original Concept Design

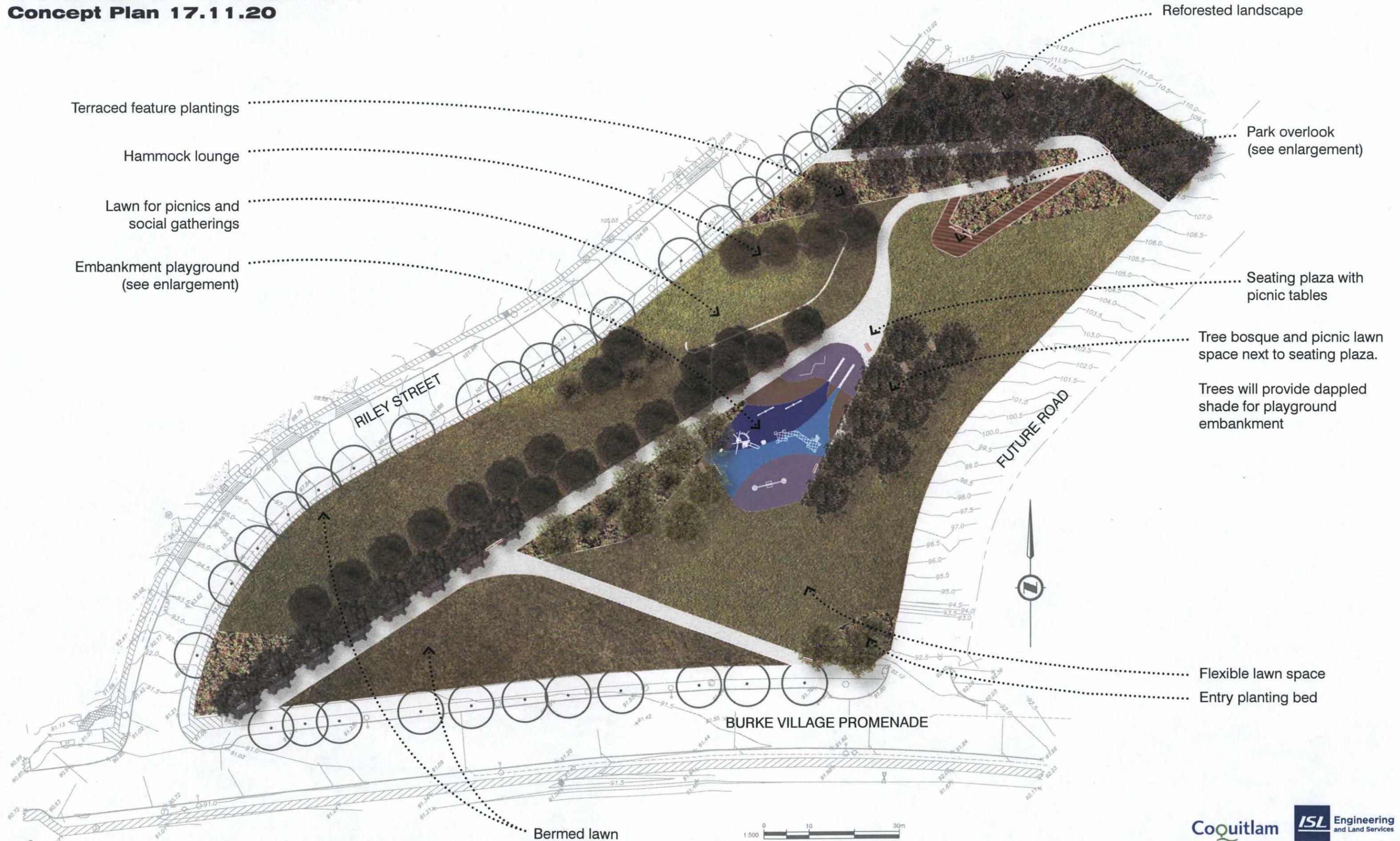




Attachment 2 - Sheffield Park Schematic Park Programming

RILEY PARK

Concept Plan 17.11.20



Terraced feature plantings

Hammock lounge

Lawn for picnics and social gatherings

Embankment playground (see enlargement)

RILEY STREET

BURKE VILLAGE PROMENADE

FUTURE ROAD

Reforested landscape

Park overlook (see enlargement)

Seating plaza with picnic tables

Tree bosque and picnic lawn space next to seating plaza.

Trees will provide dappled shade for playground embankment

Flexible lawn space

Entry planting bed

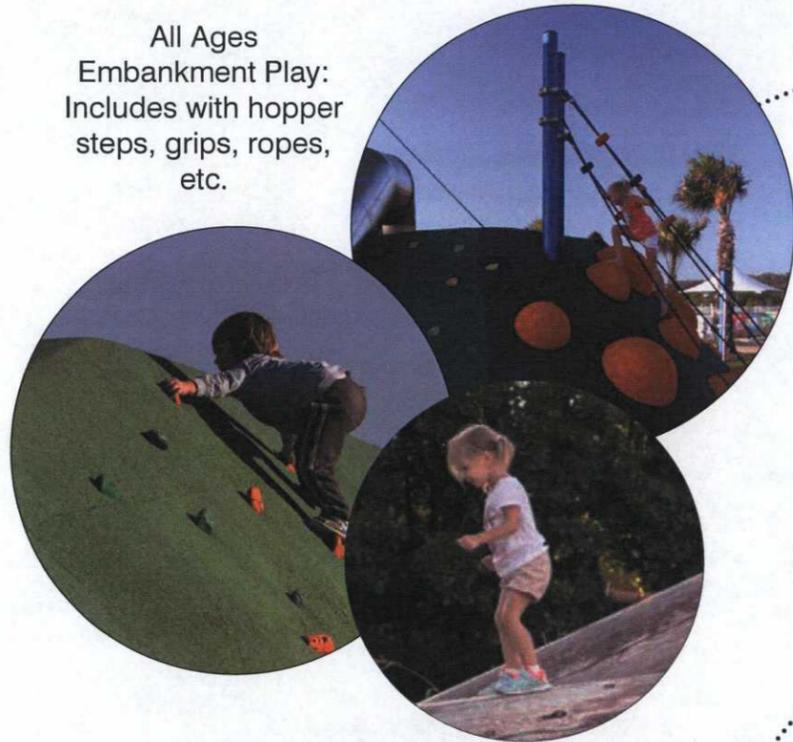
Bermed lawn



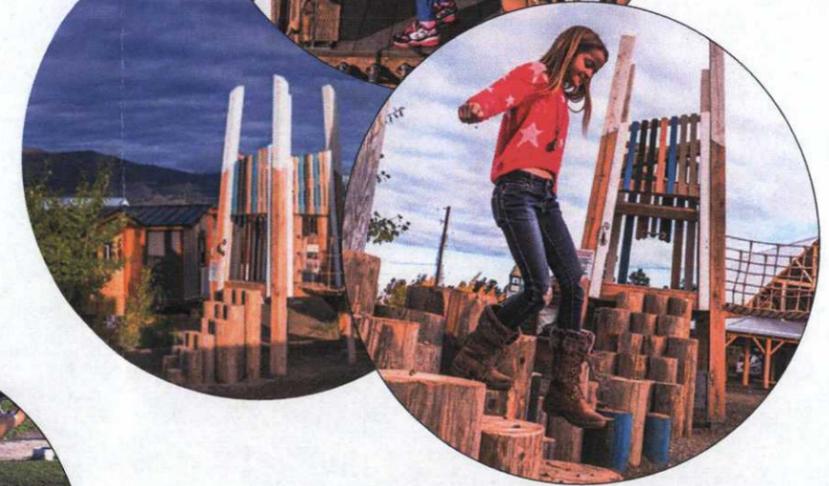
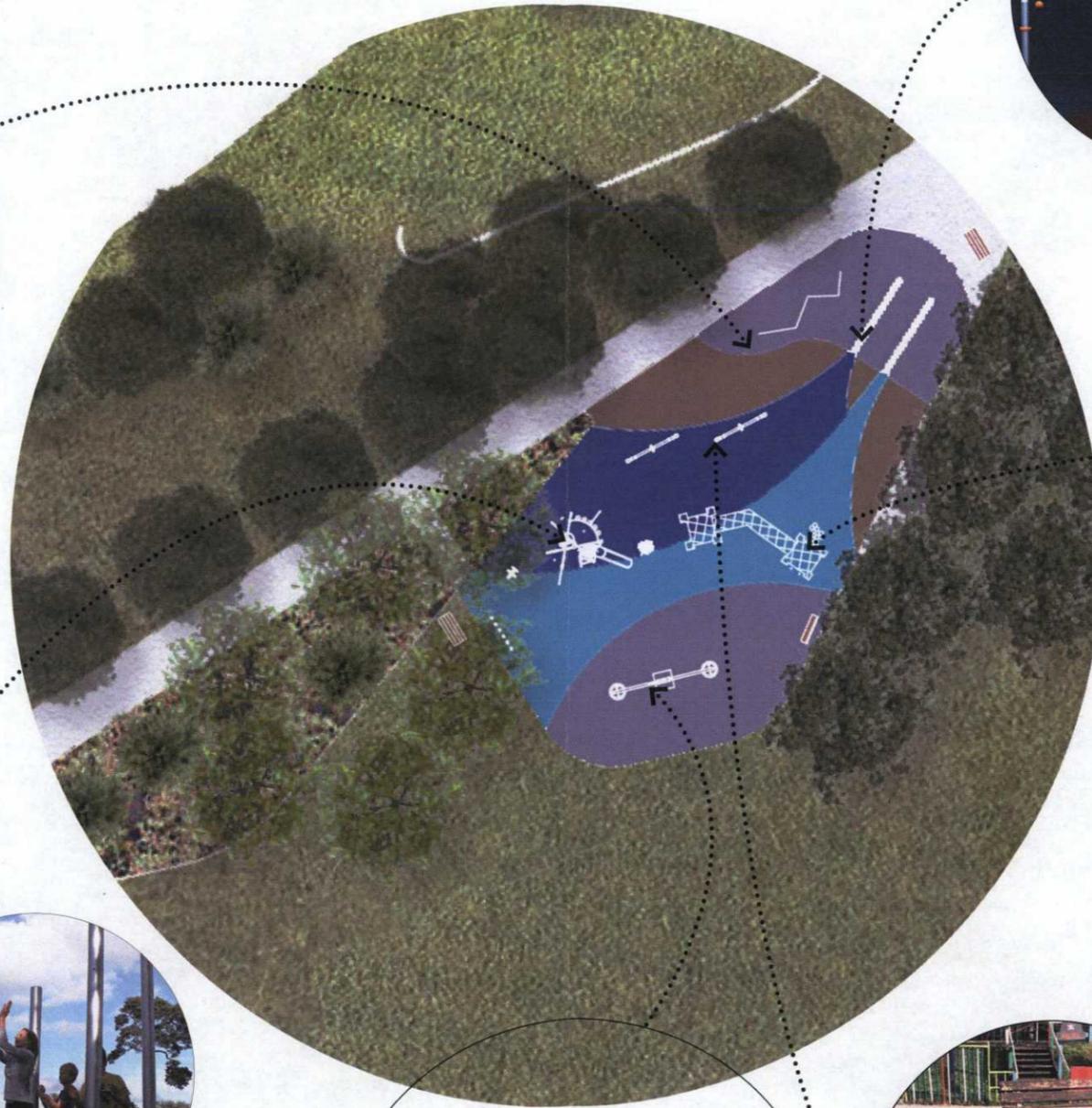
RILEY PARK

Playground Enlargement 17.11.20

All Ages
Embankment Play:
Includes with hopper
steps, grips, ropes,
etc.



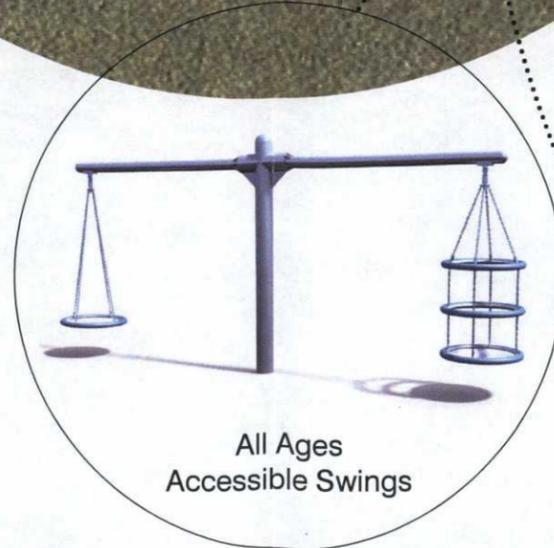
All Ages Accessible
Embankment Slide
Feature Zone



5-12 Youth Climbing Structure:
Focused on rope, climber,
deck and firepole play.
Includes youth lounge social
opportunity.



2-5 Toddler Play Zone:
Offers a slide, and accessible
rope, disc, and interactive
feature play



All Ages
Accessible Swings



All Ages 4 Person
See-saw

RILEY PARK

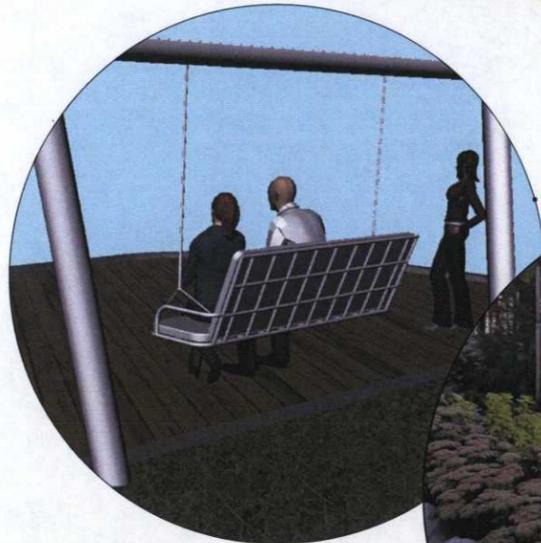
North Park Enlargement 17.11.20



Dual viewing telescope
Views to Fraser River Skyline



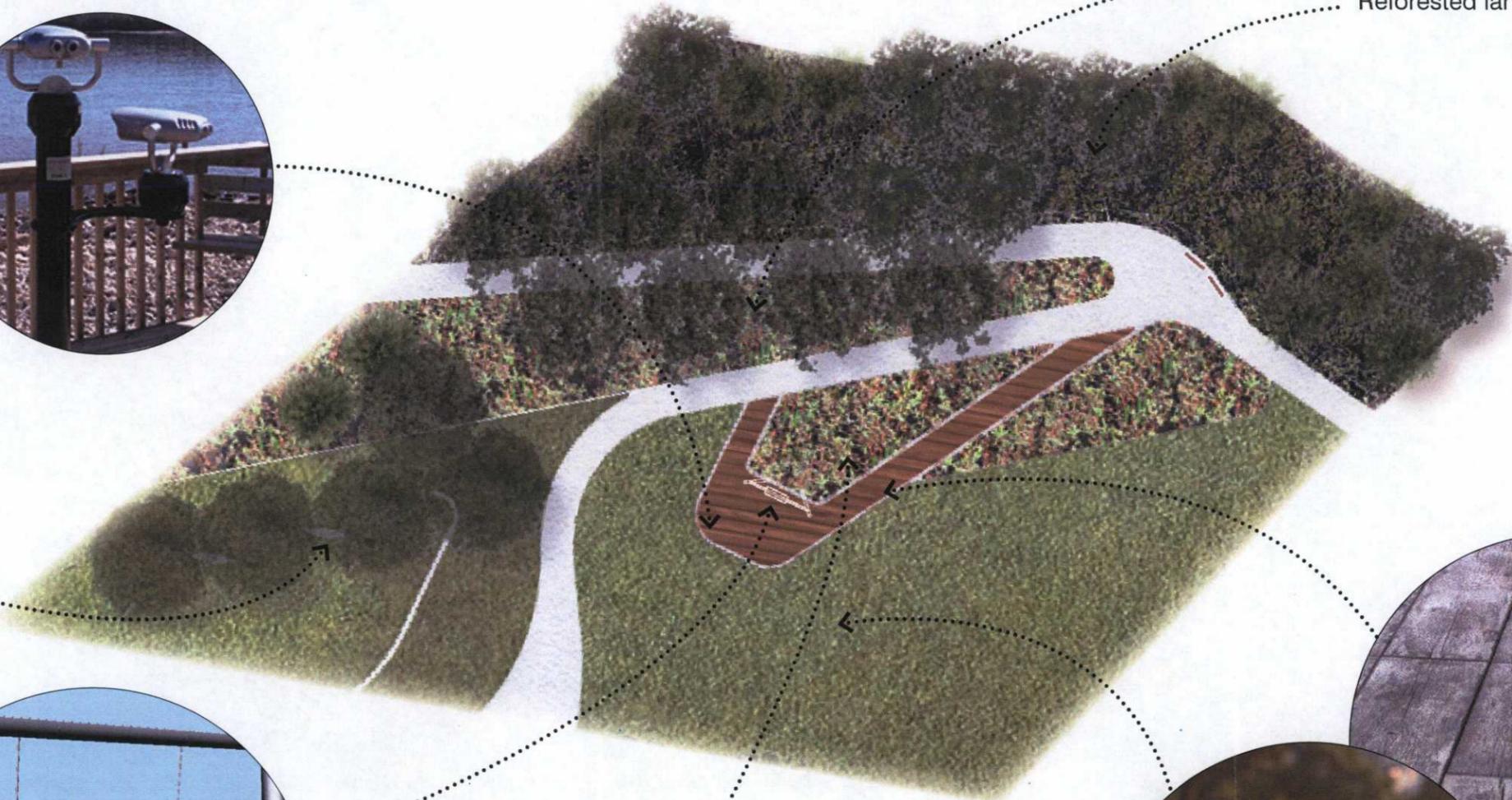
Hammock lounge
and picnic
lawn space



Park Overlook:
Includes porch-swing for
relaxing and contemplative
views to the South
(Fraser River Skyline)

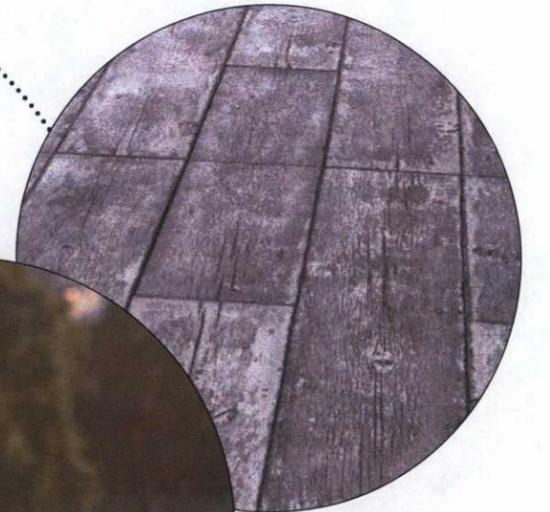


Feature
mixed
evergreen
and perennial
plantings



Terraced feature plantings

Reforested landscape



Stamped
concrete
boardwalk



Social bermed lawn

RILEY PARK

General Section 17.11.20

