



Creekside Park Facilitated Public Process: Summary and Products

December 7, 2010

Background

In November 2009, Council approved the Northeast False Creek: Directions for the Future which speak to the future vision, land use, open space and density of the area. When the Directions were considered, Concord put forward a proposal to reconfigure the shape of the park and the adjacent development sites to create a longer waterfront park and allow towers to be located along Pacific Boulevard west of Carrall Street. The NEFC Directions acknowledge the possibility that Creekside Park and the adjacent Concord lands could be reconfigured subject to a full assessment of whether the resulting park and development plan is as good as or better than the current option.

Public Process – Purpose, Process and Outcomes

In Spring 2010, the City initiated a public process to explore options for the future development of the park and adjacent lands. Staff from the City and representatives from Concord Pacific and area residents were asked to participate. As relationships between all parties were strained, a facilitator was hired to help the group work together. The essential purpose of the facilitated sessions was to jointly develop an idea or option (“x”) that the group feels is mutually beneficial and worthy of further exploration.

The facilitated process involved a series of meetings and various steps including sharing foundational material that would be beneficial to the creation of a solution, the dissemination of that information and the creation of a List of Objectives (*Appendix A*).

The group engaged a consultant team of design professionals to work together and with the group to co-develop an option for consideration using the group’s List of Objectives as a basis. The consultants met with the group on November 12th and through a series of illustrations, explored the ways in which the objectives could translate to design. The implications of various factors and possibilities were also discussed. The design team was asked to continue to work together to develop a more comprehensive option that answered key questions and concerns identified by the group.

On December 7th, 2010 the group was presented with a more fully developed option (*Appendix B*). All members of the group agreed that the option warrants further discussion and evaluation. It was agreed that the members of the group would share the jointly developed option (and the objectives which informed its development) with their broader organizations for comments and feedback. It was also agreed that it would be beneficial to jointly present the idea as soon as possible to the NEFC Joint Working Group.

The following appendices describe the overall objectives and outcomes of the facilitation process:

Appendix A – List of Objectives

Appendix B – Creekside Park – Facilitated Process Design Option and Intent



Appendix A – List of Objectives

NEFC Creekside Park Facilitated Sessions

Meeting 2, Thursday August 5, 2010

List of Objectives:

Project X Needs to Address/take into consideration/achieve/accomplish the following:

- Significant short fall in green space in NEFC.
- Open space needs to meet in quantity and quality current and future populations in NEFC.
- A functional and significantly integrated Green space for a diverse range of activities.
- Providing a connected active public realm that includes active streets, pedestrian and bike routes, open spaces and parks that connect a range of diverse experiences.
- Acknowledging the pivotal nature of the space (“Vancouver Gateway”).
- Provide no loss of Area 9 park space (unless there is a worthy trade-off).
- Provide no loss of development potential for Concord (unless there is a worthy trade-off).
- Provide multiple, multi-directional, welcoming entrances.
- Accomplish connectivity between Burrard Inlet & False Creek
- Increase connectivity of landlocked neighbourhoods to the water.
- Maintain functional elevations.
- Pursue provision of all or a portion of the open space ASAP.
- Provide a permanent accessible dragon boat home that does not take away from public green space or development potential.
- Achieves holistic integration of everything already built, or yet to be built around it.
- Make the park intensely public.
- Attending to the need of everyday use.
- Dedicated enclosed, off-leash dog area.
- Harmonious compatibility between built form and park activities.
- Ensure waters edge design activates a diversity of water uses.
- Pursue environmental sustainability (evolving best practices).
- Ensure a cost effective and appropriate means for soil remediation which meets Provincial best practices standards.
- Meet all best practices for relevant government health standards (e.g. noise, density).
- Provide a meaningful model for ongoing communication and consultation.



Appendix B – Facilitated Process Park Design Intent and Concept

Design Intent

The concept that was generated by the consulting team addressed the potential reconfiguration of the Parcel 9 Park on Concorde Lands to determine if a better urban design approach could be achieved with the integration of the city's latest goal for a strong Georgia Street Steps Connection from the viaduct to the water.

The team went through a number of options that reconfigured the park area within the Concorde Lands, overall, and generated a concept that addressed most of the NEFC Creekside Park / Development Working Groups considerations and objectives. It is important to note that this concept is not a park design, however. It sets a framework for how the park reconfiguration could work with the development sites. The key considerations and influences of the concept include:

Increased Waterfront Park Area

The concept relocates some of the park area adjacent to Pacific Boulevard along the False Creek shoreline. This allows for more valuable park space along the waterfront continues the larger open space pattern of Vancouver's Sea Walk that includes a number of significant and connected park spaces along its path.

Furthermore, stretching the park along the waterfront also increases its ability to address habitat compensation and restoration through incorporating more biodiversity and a multitude of eco-systems.

It is important to note that the park need not be restricted to following the shoreline along the edge of the development parcels.

Connections to City Fabric

The concept reinforces strong connections and urban expression into surrounding neighbourhood including China Town / Carrall Street Greenway / Georgia Street Steps. These become the major entrances to the park area. However, the concept allows for other minor park connections from the water, Pacific Boulevard, and Quebec Street.

Pedestrian connections are reinforced within the concept by minimizing all roads within the development sites and providing driveway entrances / courts to development parcels accessed via Pacific Boulevard. This allows pedestrian connections and pathways to be prevalent along park side and increases the park area along these edges.

Maintaining functional elevations between existing urban fabric and park area as well as minimizing grade changes within the park area, attempted to maximize visual and spatial connections across the site into the adjacent neighbourhoods.

The concept work also identified that the Street Car could be a major barrier along Pacific Boulevard, cutting off access to the waterfront from the rest of the city, unless handled in an appropriate manner. It was noted that the City requires additional work to better integrate the Street Car into the overall NEFC Urban Fabric.



Usable Park Areas

The concept tested various park programs such as soccer, tennis, bocce ball, ball hockey, basketball, etc. in the park area to ensure a variety of uses could occur, if desired. However, it proposes more active uses and sports court activities under the Viaduct and green informal flexible open space on the waterfront.

The concept further proposes moving the existing skate park alongside the proposed active and sport court activities on the neighbouring site to the west and replacing it with a stormwater / wetlands area. Not only will this introduce much-needed green infrastructure to the area, but also, it will provide a strong green connection to China Town. This additional green space was considered necessary to address the additional population proposed for NEFC.

The Carrall Street Greenway

The concept proposes repositioning and reducing the Greenway right-of-way so as to minimize the extension of the tower development sites to far east into the park space.

Number of Towers

The concept removed one tower from the previous Henriquez Plan proposal. This was done to limit the number of towers east of Carrall Street to two (2) and maximize park space. It is important to note that the proposal is *two-dimensional only*. As such, achievable density and its distribution would need to be explored through further design development.

Creating a variety of the tower building types was also explored in the concept. For example, including townhouse podiums for the developments on either side of the Carrall Street Greenway was intended to provide additional residential units while providing a safe (“eyes on the park”) and active park edge.

Tower Heights

The concept proposes that towers be taller on west side of the site and taper down towards the east. It was agreed that the towers at the foot of Georgia Street should be significantly higher than the other towers to reinforce a varied and interesting skyline that celebrates the Terminus of Georgia Street. It was recognized, however, that increases in the tower height at the foot of Georgia St. may not be possible and/or would require adjustments to the recently approved Council View Cone Policy.

Animated / Intensely Public Park

The concept animates the Georgia Street Greenway / Pier expression with Civic / Community Buildings that would have restaurants / seasonal kiosks and uses that will activate the waterfront. The small building fronting at the western edge of the park was created to define the extension of Georgia Street and create a pinch point in the park as it reaches the Georgia street end.

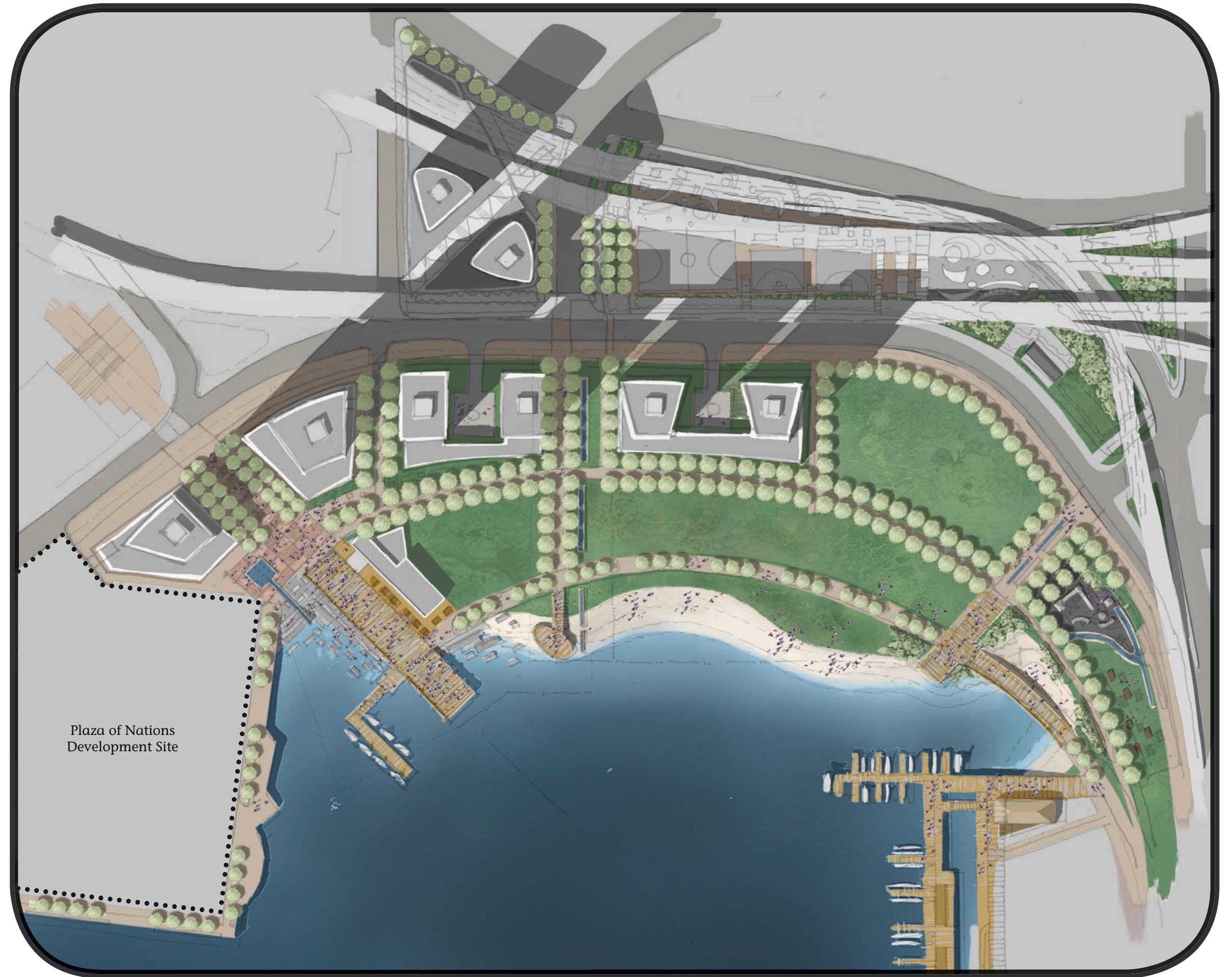
As a means of ensuring that the foot of Georgia Street becomes the intensely public urban waterfront node envisioned, it was agreed that the Dragon Boat Facilities - such as the Dragon Boat House, docks, and sheds - be located on the east side of False Creek, adjacent to the existing Creekside Park.



The concept also proposes two (2) “neighbourhood parks” integrated in the overall park site, serving the communities to the west and the east. These parks would have a more neighbourhood character, however, and would be seamlessly integrated with the larger park plan.

A park program overlay – attached here - was created to demonstrate the variety of public activities and park programs that could occur within the park area.

The consultant team felt these noted considerations allow for a park configuration that provides a better urban design response to the City’s new objectives for the NEFC Community, than the previous 2005 Rezoning Park Plan. In addition to a better city-wide urban design approach, the park reconfiguration allows for a more interesting and vibrant park response as the park space moves closer to the water.



SITE: Design Option_A



Design Option_A: Park areas





- Georgia Street Greenway**
- Urban Park Gateway
 - Water Play
 - Seating Areas
 - Viewing Deck to Creek
 - Art Walk Area
 - Seasonal Kiosks Area
 - Cafe / Restrooms
 - Informal Play
 - Docks for temporary moorage
 - Water Taxi
 - Terraced steps to creek
 - Natural Foreshore Restoration and Habitat Area

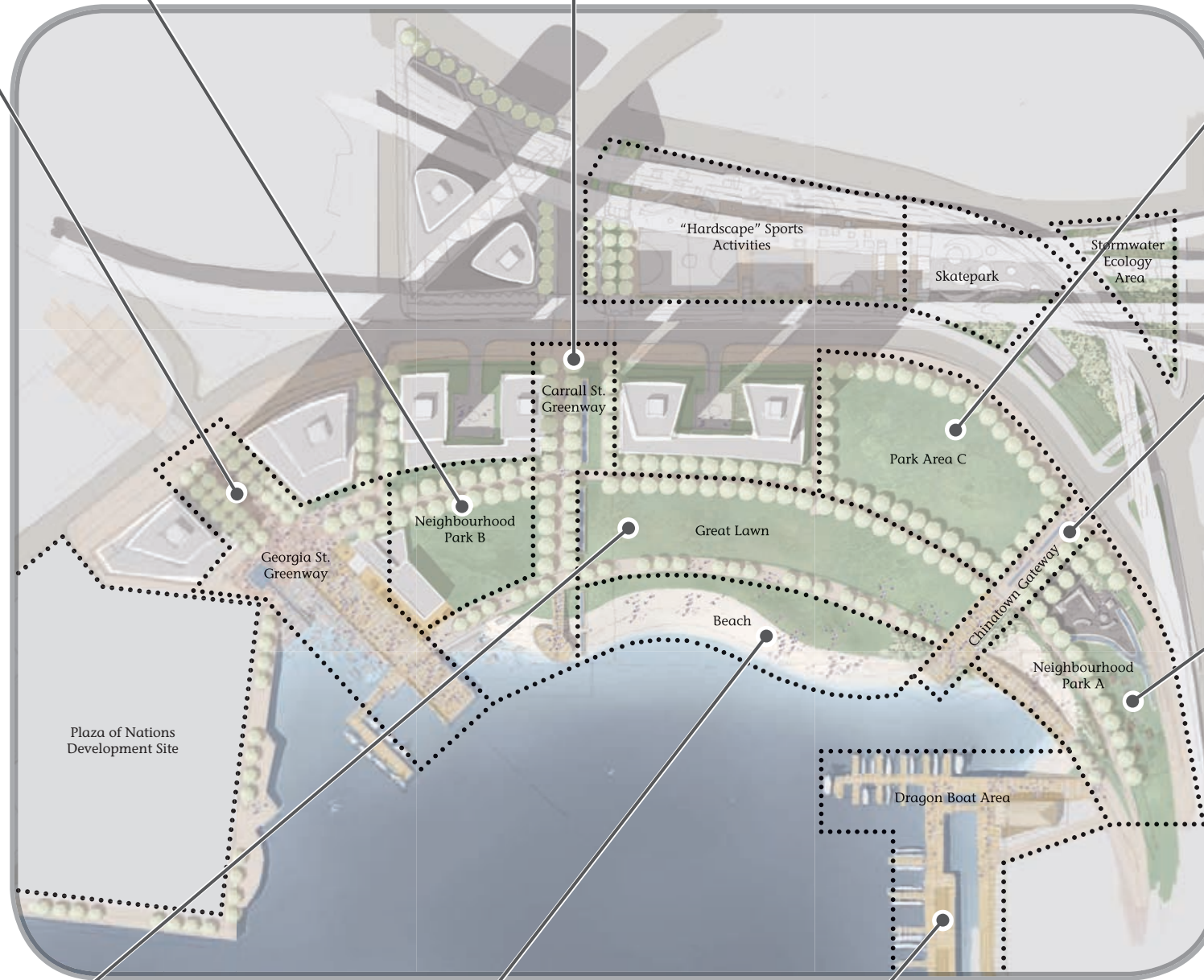
- Neighbourhood Park B**
- Children's Play Area
 - Picnic Area / BB Que Area
 - Covered Seating Area
 - Picnic Area
 - Outdoor Tables with plugs for computers
 - Berry Picking

- Carrall Street Greenway**
- Water Play
 - Seating Areas
 - Covered Viewing Deck to Creek
 - Natural Foreshore Restoration and Habitat Area
 - Informal Play

- Park Area C**
- Fenced Dog Park
 - Garden Area with Orchard and Berry Patch
 - Tai Chi Lawn / court
 - Covered Seating Area
 - Picnic Area

- China Town Greenway**
- Park Gateway / Parks Maintenance Building with restrooms
 - Water Play
 - Seating Areas
 - Viewing Deck to Creek

- Neighbourhood Park A**
- Children's Play Area
 - Beach
 - Water Play
 - Covered Seating Area
 - Picnic Area / BB Que Area
 - Outdoor Tables with plugs for computers
 - Bridge Element / Seawall
 - Natural Foreshore Restoration and Habitat Area

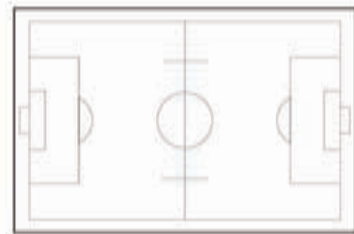


- Great Lawn**
- Lying in the sun
 - Informal Play / Frisbee / Soccer / ball toss
 - Events Lawn
 - Seawall

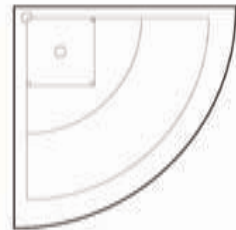
- Beach**
- Viewing area to water activities
 - Lying in the sun
 - Stepping to water
 - Kyack and canoe launch
 - Natural Foreshore Restoration and Habitat Area

- Dragon Boat Area**
- Dragon Boat House
 - Elevator to docks
 - Docks and Boat Sheds
 - Water Taxi Stop
 - Viewing Deck to Creek
 - Restrooms
 - Cafe

Design Option_A: Park program



Soccer Field (Full-sized)



Baseball Field - typical



Soccer Field - typical



Bocce Ball Court (2) - typical



Tennis Courts (2) - typical



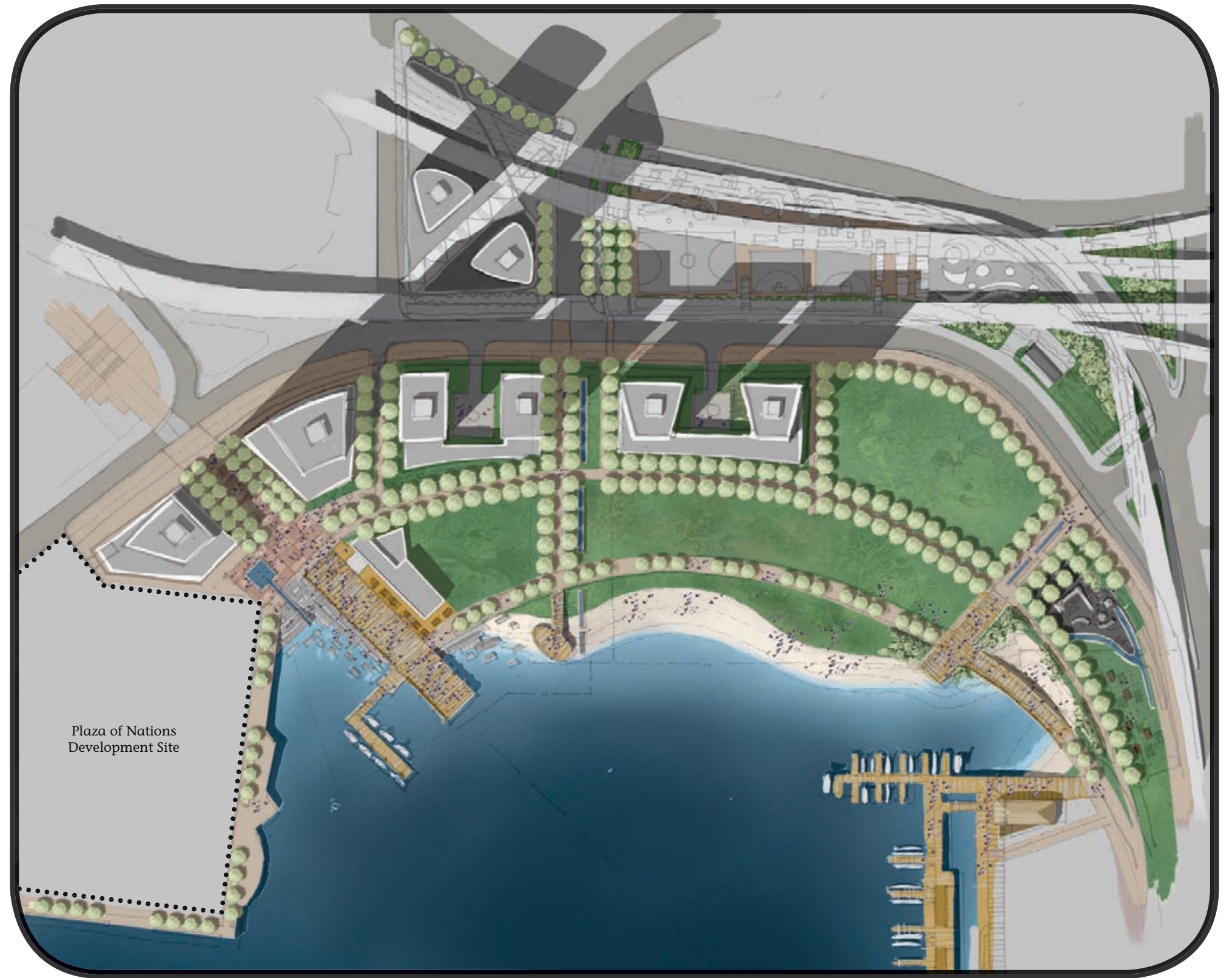
Basketball Court - typical



Floor Hockey Court



Children's Playground - large



Design Option_A: Scaled activities