

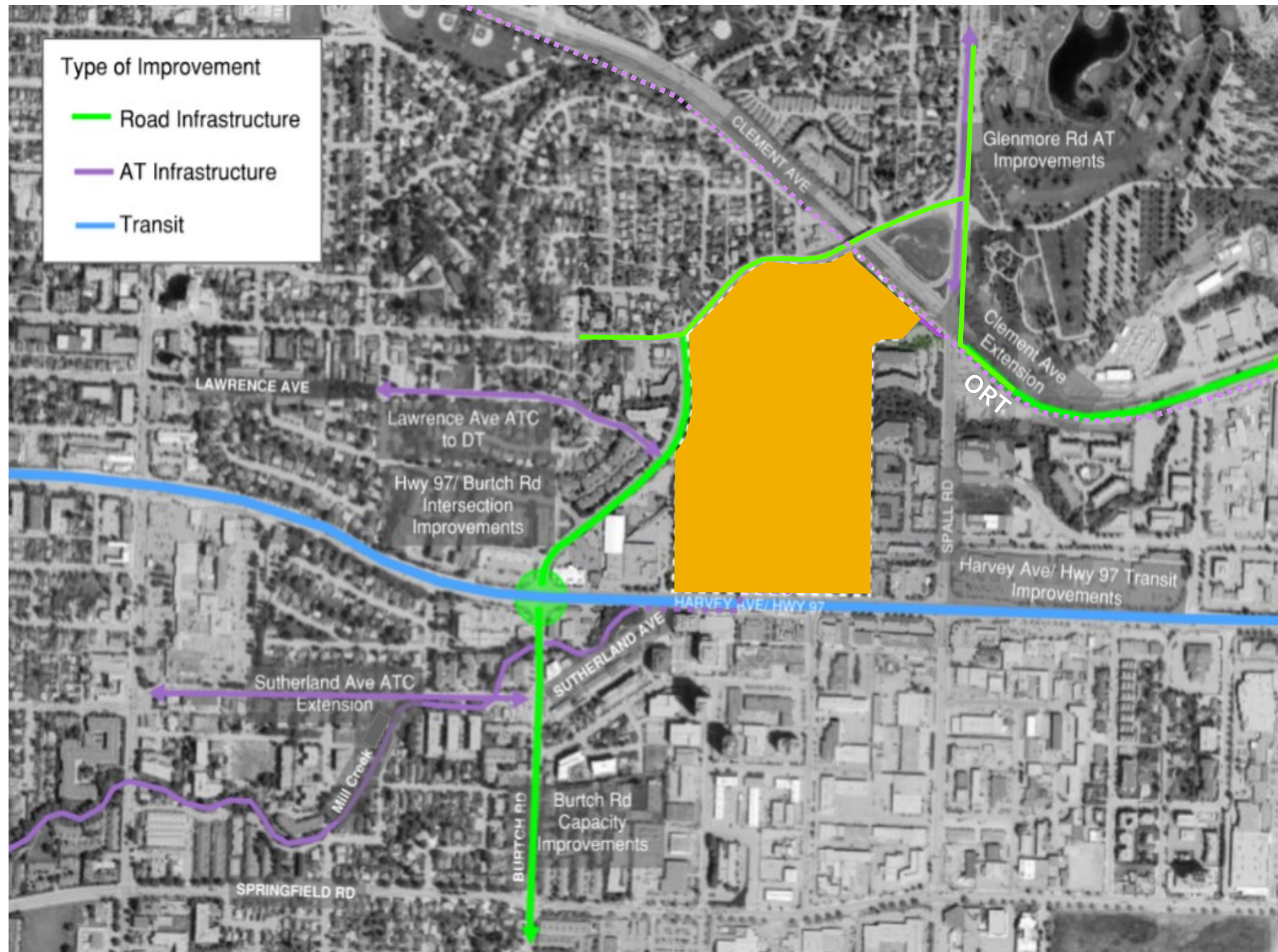


Kelowna Community Campus

The Redevelopment of Parkinson Recreation Centre Site

Indicative Design - Site Plan Update

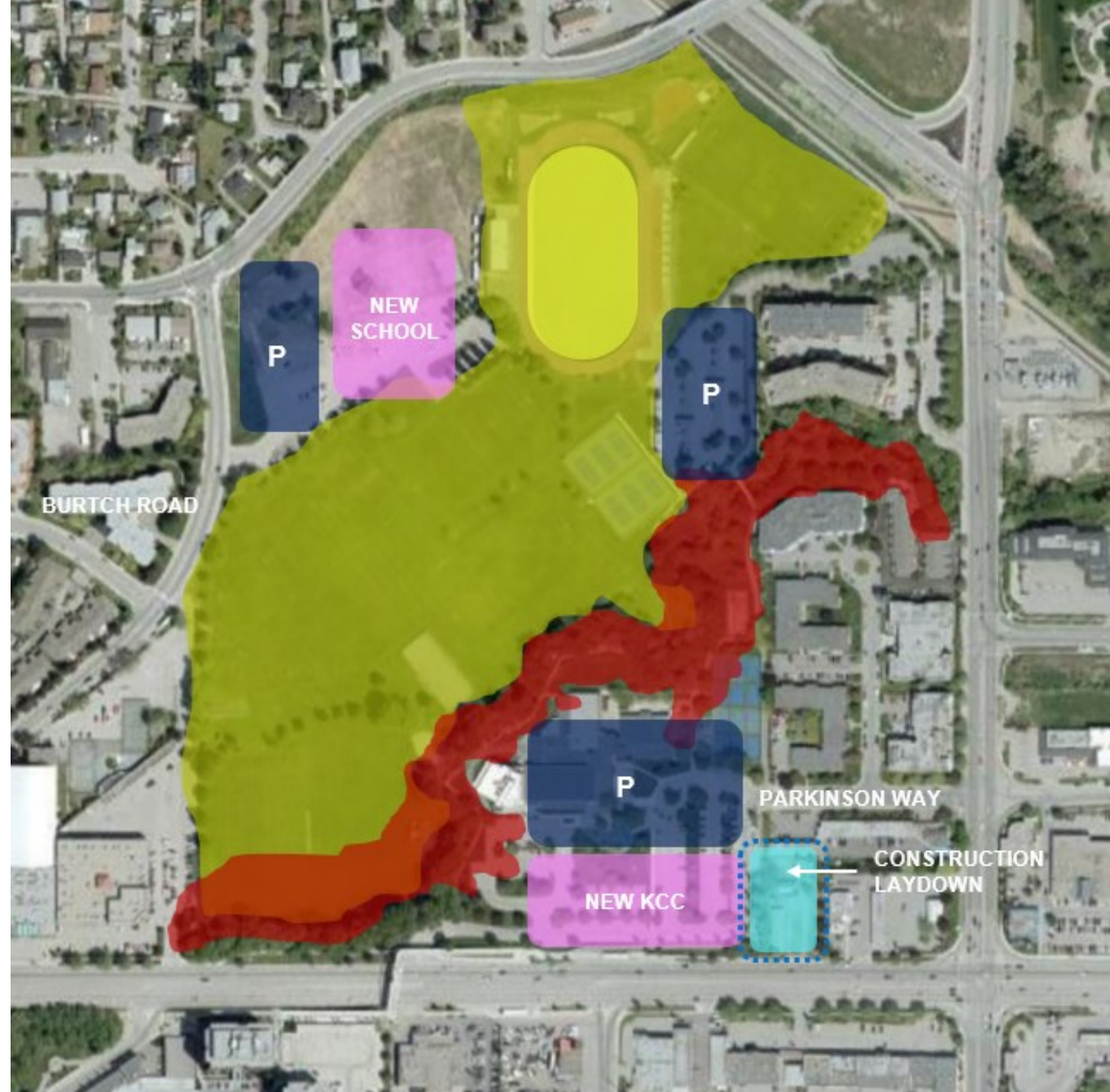
Hosted by **Stuart Rothnie** – Architect AIBC, **HCMA Architecture + Design**



 **OPTION 1**

SEPARATE SITES MODEL

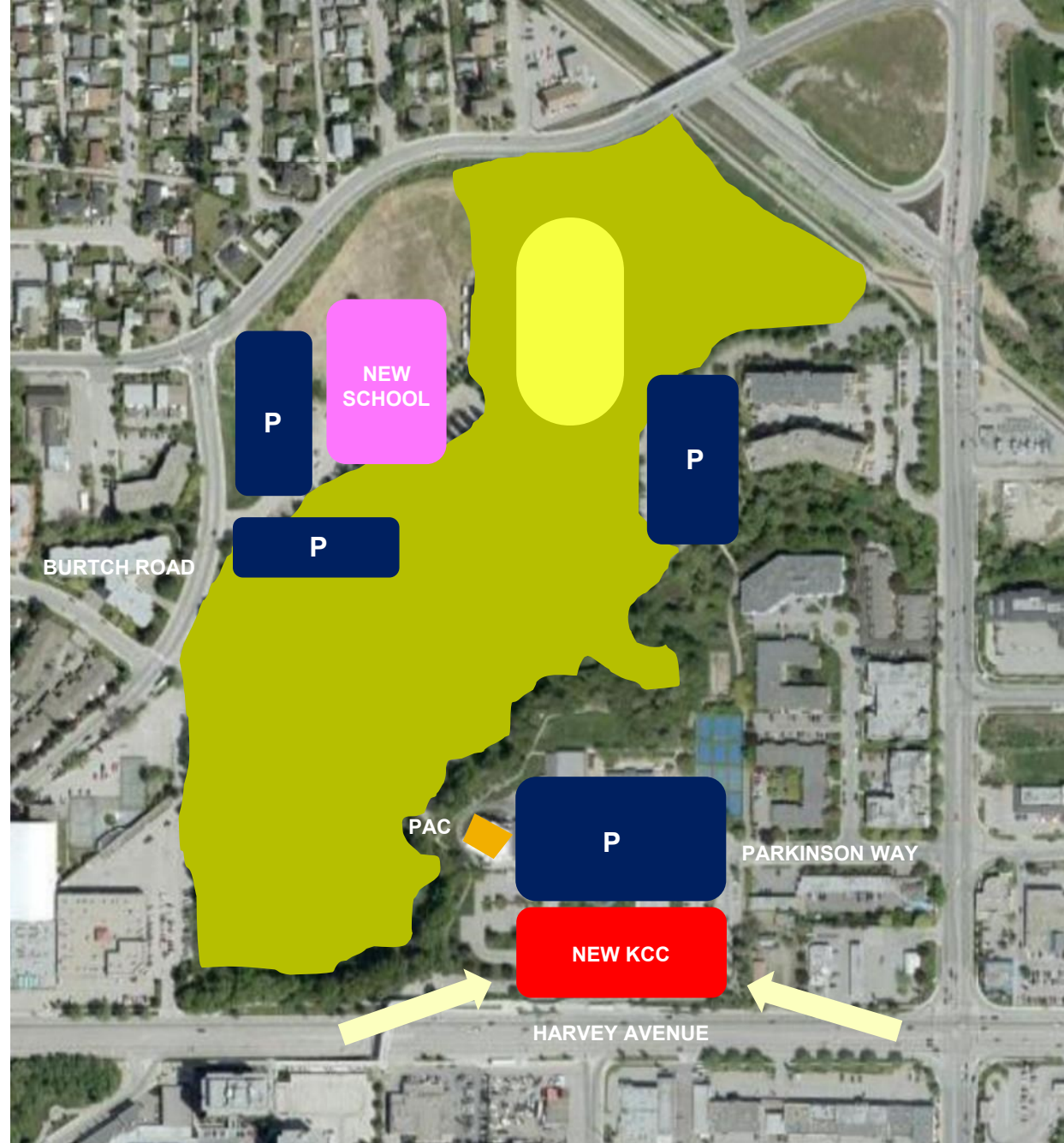
NORTH



SEPARATE SITES MODEL

BENEFITS

- **HIGHLY VISIBLE** FROM HARVEY AVENUE
- CLOSE TO EXISTING **PARKINSON ACTIVITY CENTRE (PAC)**
- CLOSE TO **RAPID BUS STOP** ON HARVEY AVENUE



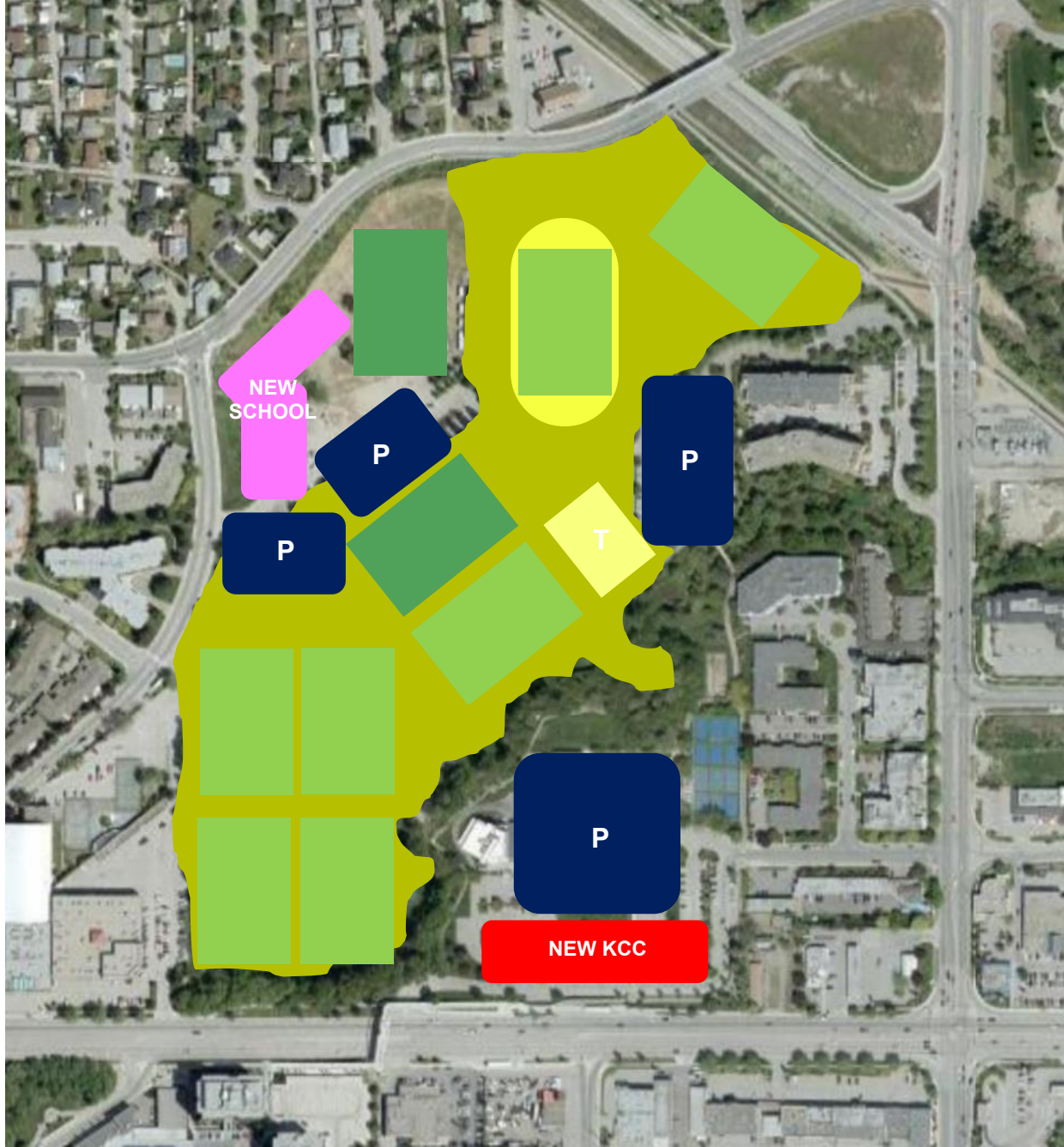
NORTH



SEPARATE SITES MODEL

BENEFITS

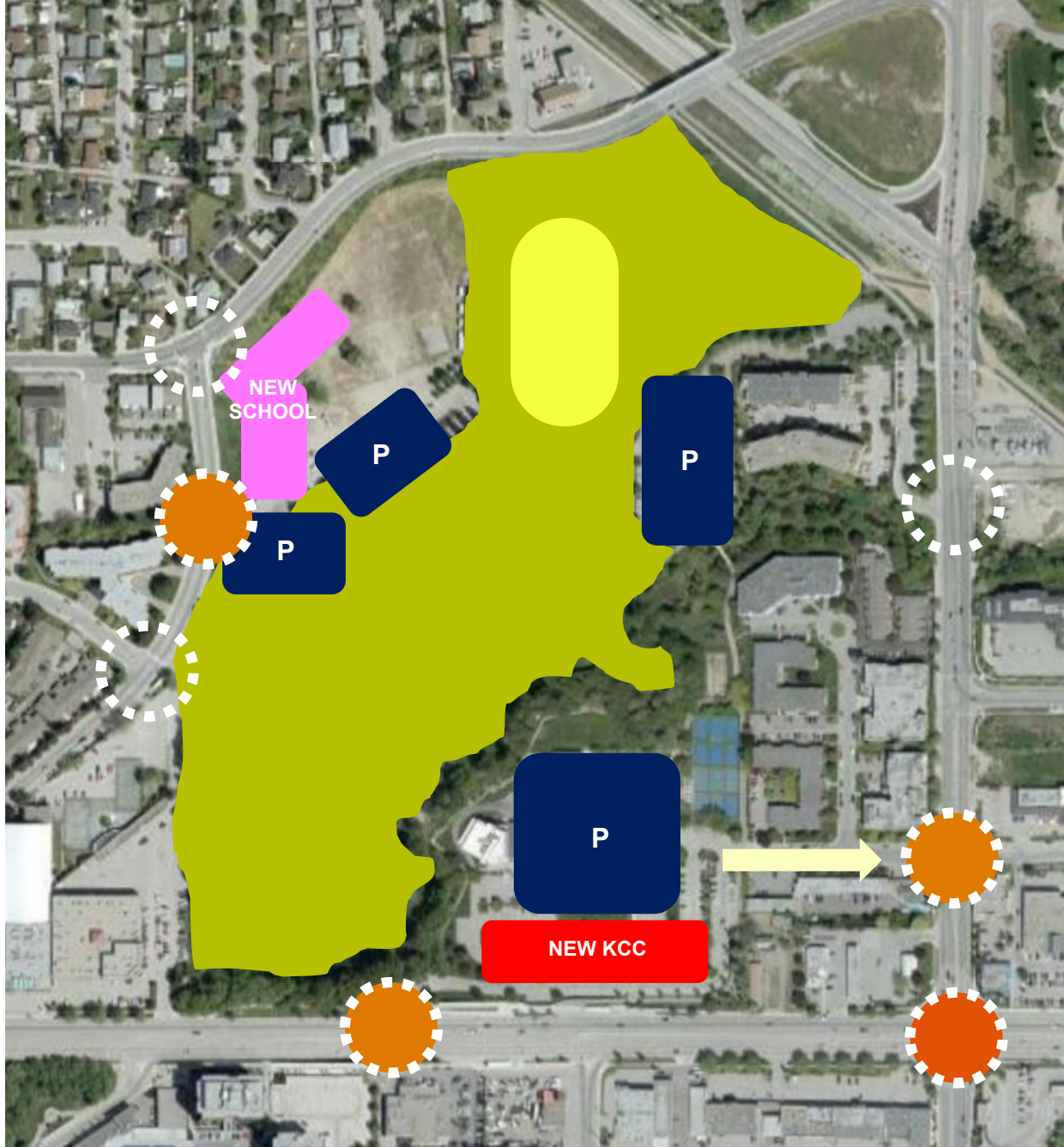
- **LESS DISRUPTIVE TO CURRENT FIELD LAYOUT**
- **KEEP COURTS IN CURRENT LOCATION**
- **45% OF PARKING WITHIN 1 MIN WALK + 60% WITHIN 2.5 MIN WALK OF ENTRANCE**



SEPARATE SITES MODEL

CONCERNS

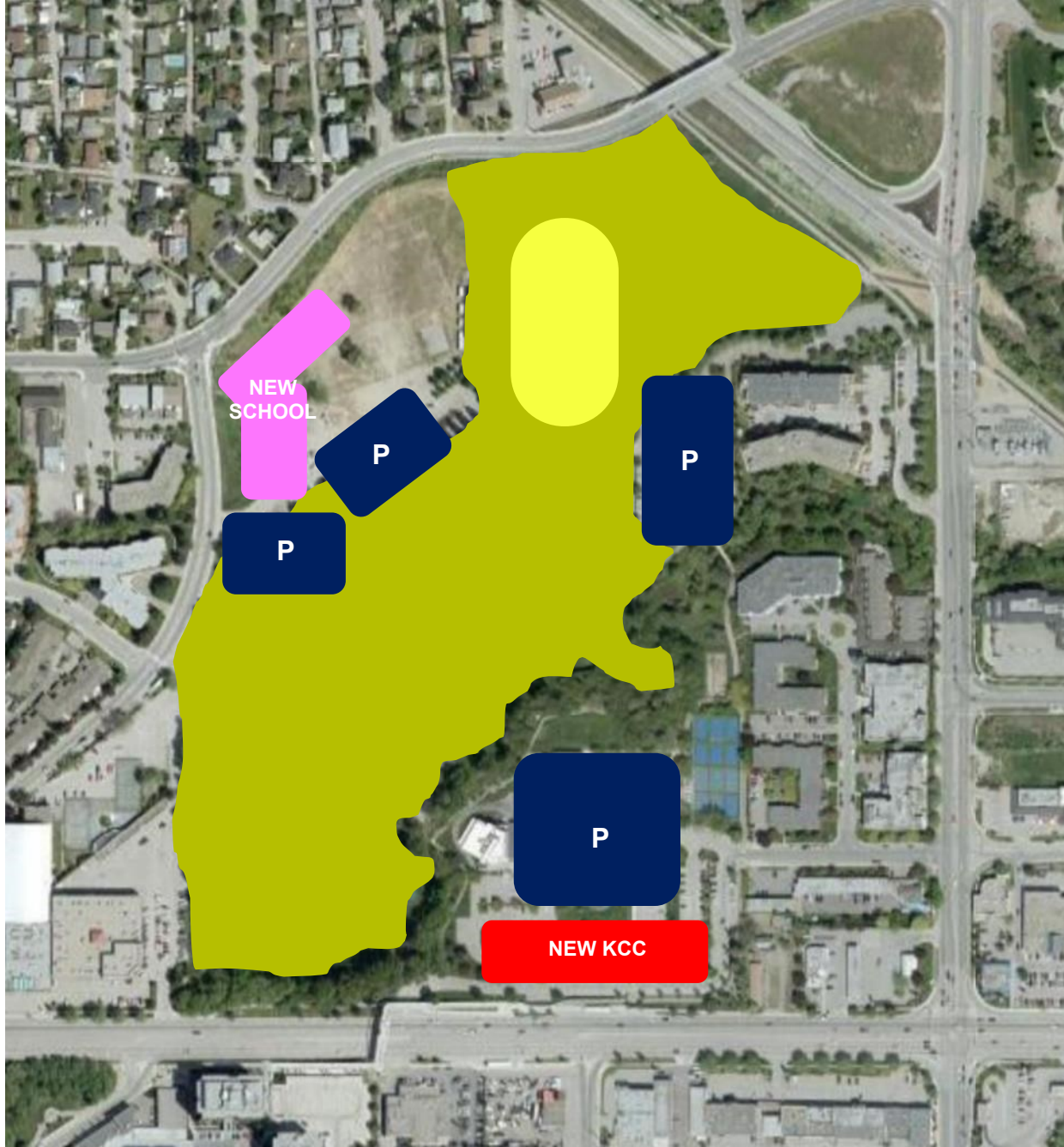
- ADDS SIGNIFICANT **ADDITIONAL TRAFFIC BURDEN ON SPALL ROAD**
- **DOMINO IMPACT** ON HARVEY AVENUE INTERSECTIONS



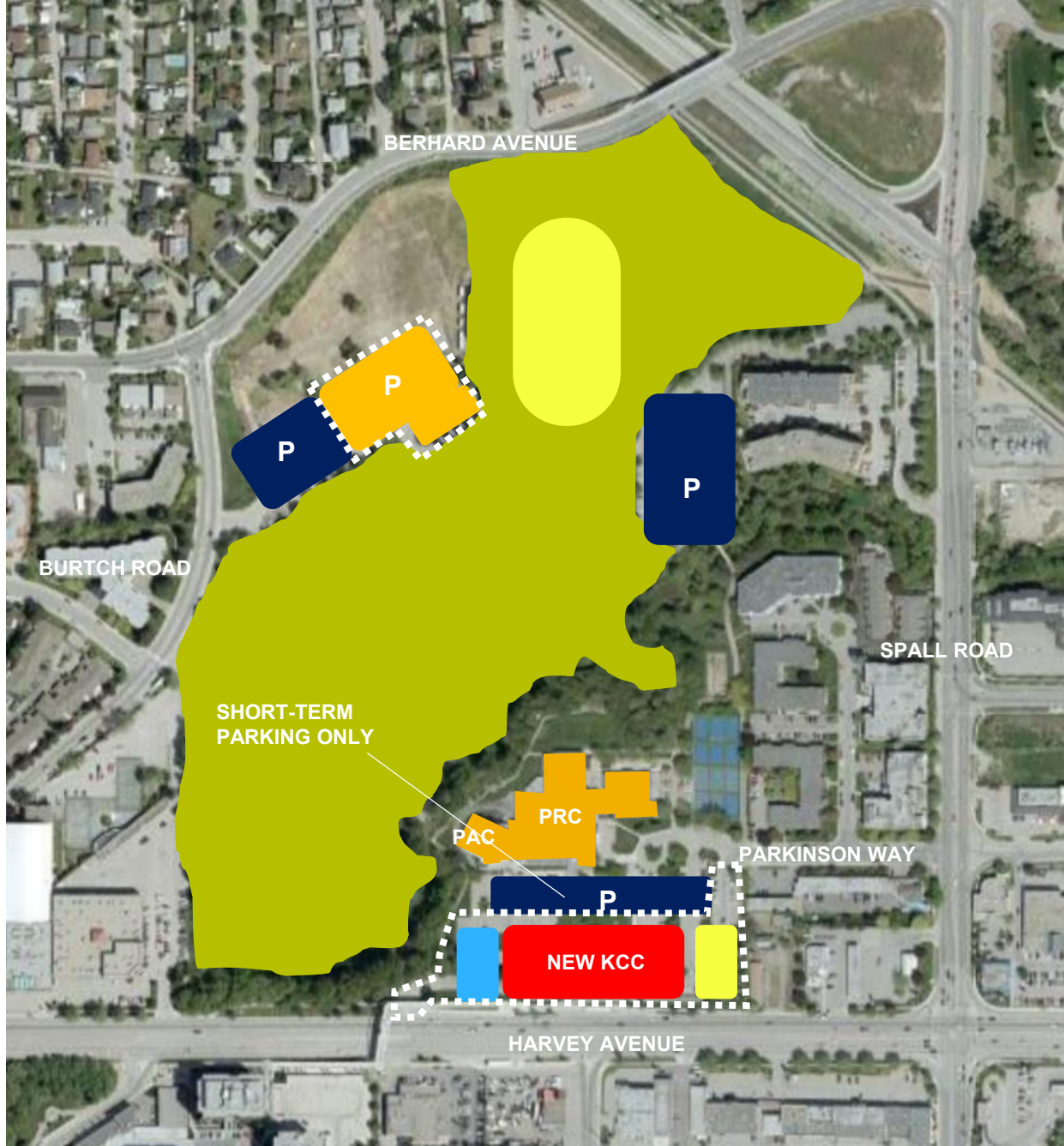
SEPARATE SITES MODEL

CONCERNS

- NO ROOM FOR **EXPANSION**
- **NO OUTDOOR SPACE** NEXT TO NEW FACILITY
- **NO SPACE FOR COMMUNITY EVENTS** AROUND NEW FACILITY
- POOR CONNECTION TO **PARK**
- **NO SYNERGIES** WITH SCHOOL



- CONSTRUCTION OPERATIONS
- MATERIAL LAY DOWN AREAS
- PUBLIC PARKING AREAS
- CONTRACTORS PARKING



SEPARATE SITES MODEL

CONCERNS

- LIMITED ROOM FOR CONSTRUCTION ACTIVITIES
- LIMITED PARKING CLOSE TO PRC
- CONFLICT WITH CONSTRUCTION TRAFFIC PRODUCES **SAFETY CONCERNS**

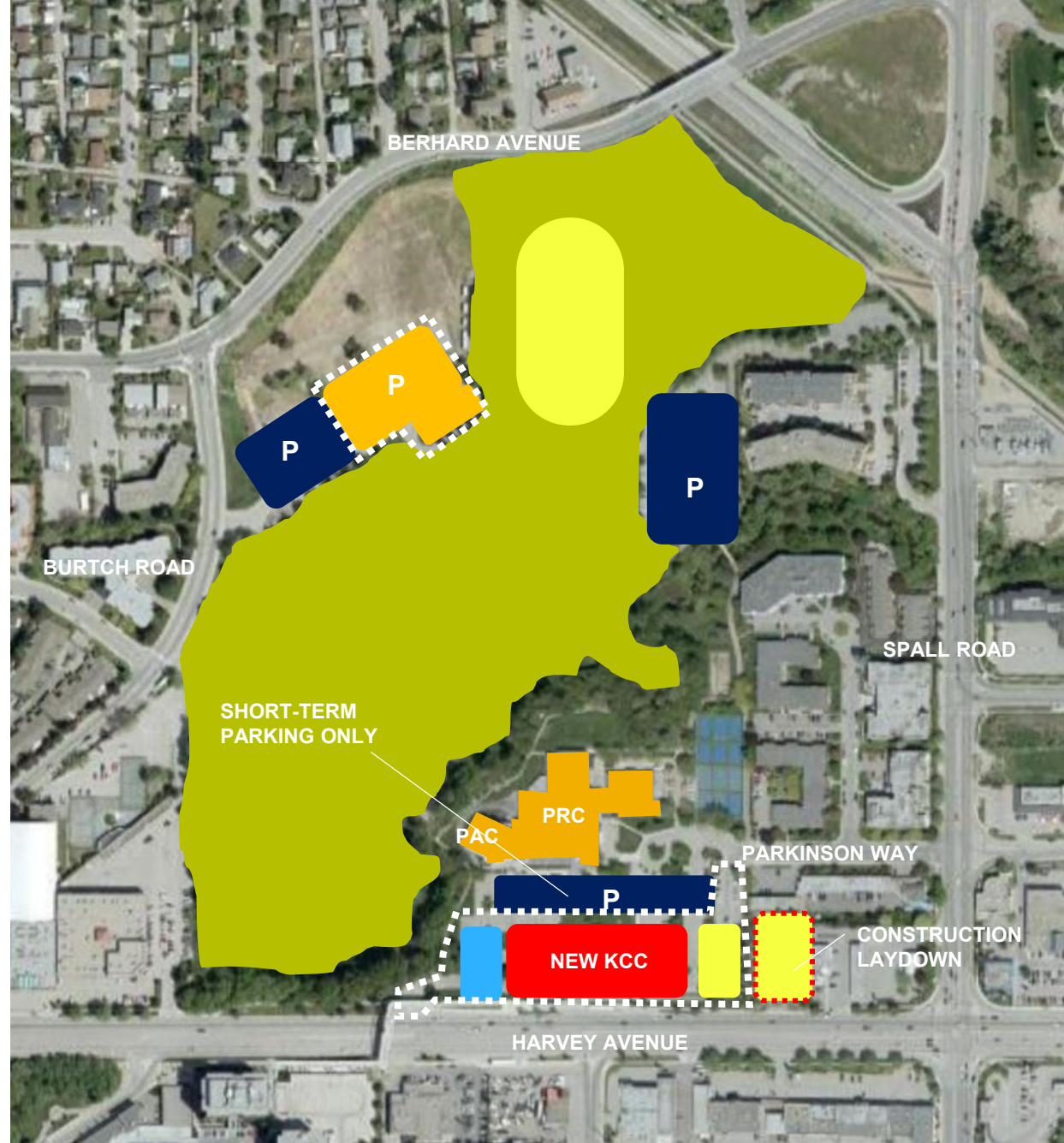
NORTH



SEPARATE SITES MODEL

WHAT WE HEARD FROM COUNCIL

- LOOK AT OPTION TO USE THE **ADJACENT PROPERTY** FOR EXTRA LAY DOWN + CONSTRUCTION SUPPORT AREAS



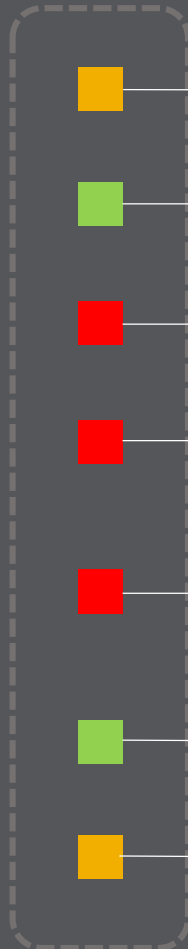
NORTH



SEPARATE SITES MODEL



PROJECT PRIORITIES CHECKLIST



PRC TO **REMAIN OPERATIONAL** DURING CONSTRUCTION



SINGLE CONSTRUCTION PERIOD



MINIMIZE IMPACTS ON TRANSPORTATION NETWORK



EMBRACE BENEFITS OF PARK SETTING AND CREEK, WHILE BEING **BUILT OUT OF THE FLOODPLAIN**



OPTIMIZE OPPORTUNITIES OF ADJACENCY OF FUTURE SCHOOL TO KCC AND APPLE BOWL



MOST PARKING CLOSE TO KCC ENTRANCE



EXTENT OF SITE WORK BASED ON OPERATIONAL AND COST EFFICIENCY



WORKING



PARTLY WORKING



NOT WORKING

OPTION 2

CO-LOCATED CAMPUS MODEL

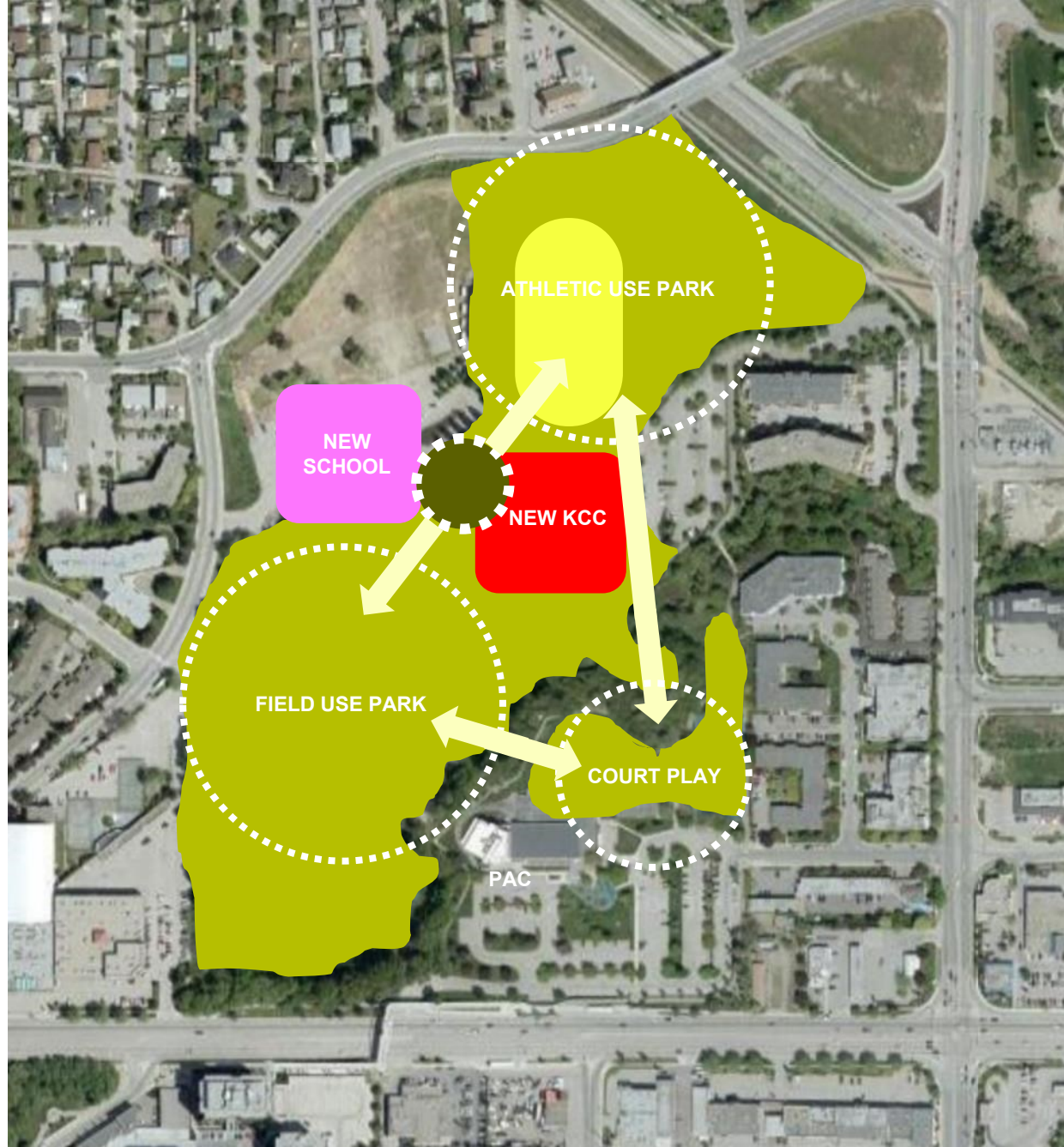
NORTH



CO-LOCATED CAMPUS MODEL

BENEFITS

- **CENTRAL LOCATION IN PARK**
- **CLOSE SYNERGIES** WITH FUTURE SCHOOL + APPLE BOWL
- TAKES FULL ADVANTAGE OF **NATURAL SETTING**
- ALLOWS FOR **FUTURE EXPANSION**



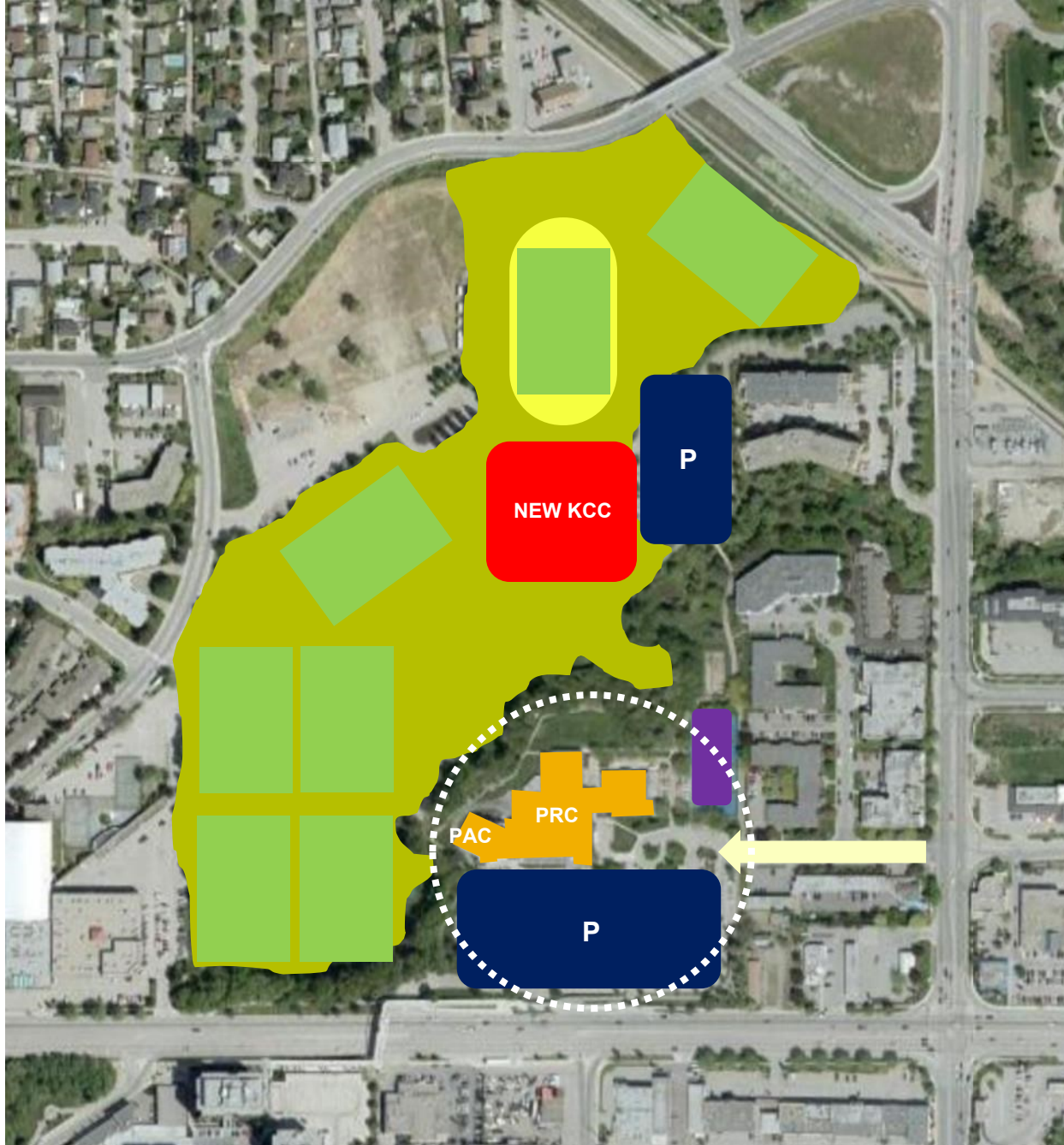
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CO-LOCATED CAMPUS MODEL

BENEFITS

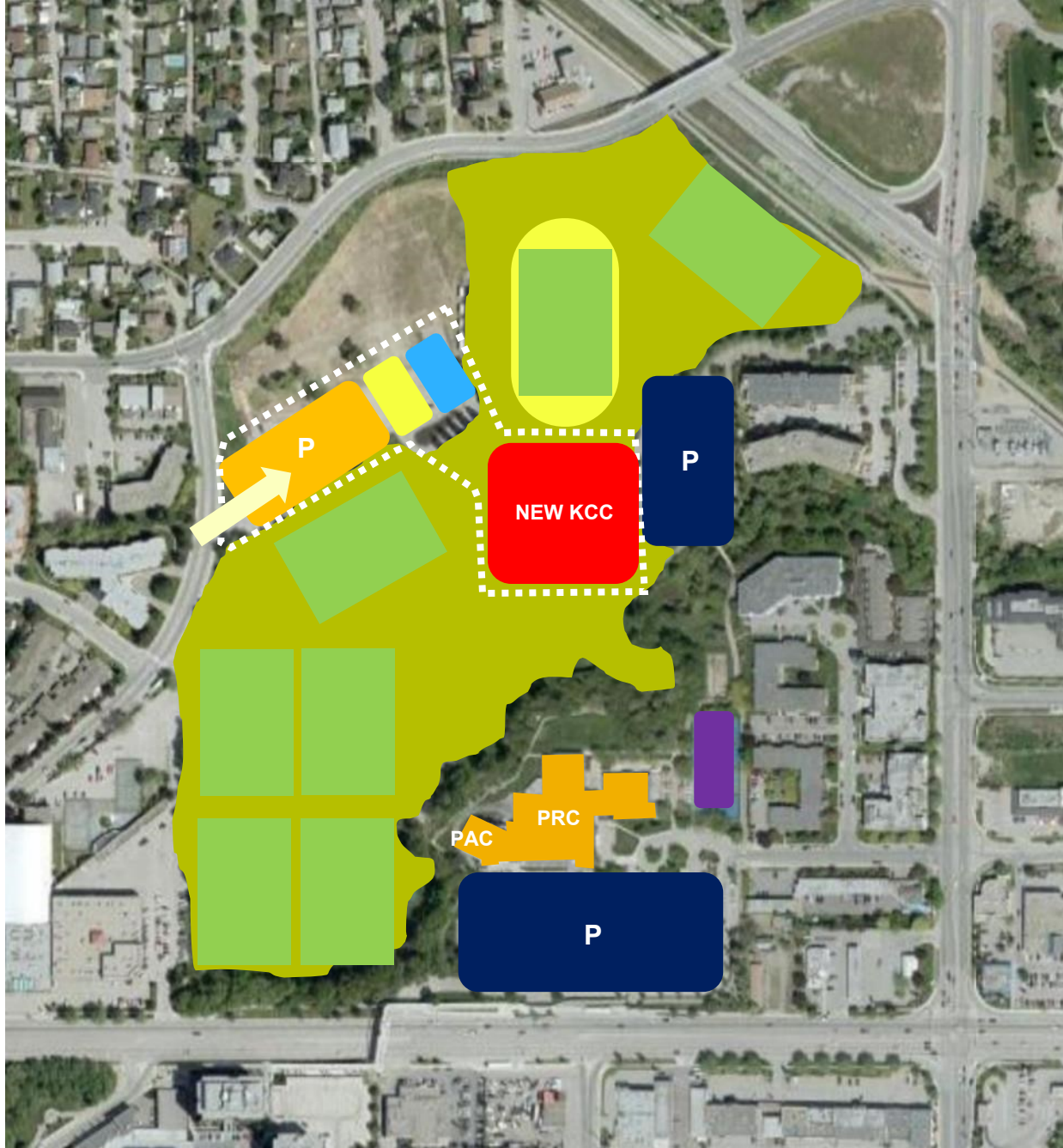
- **EXISTING PRC NOT IMPACTED BY CONSTRUCTION ACTIVITY**



CO-LOCATED CAMPUS MODEL

BENEFITS

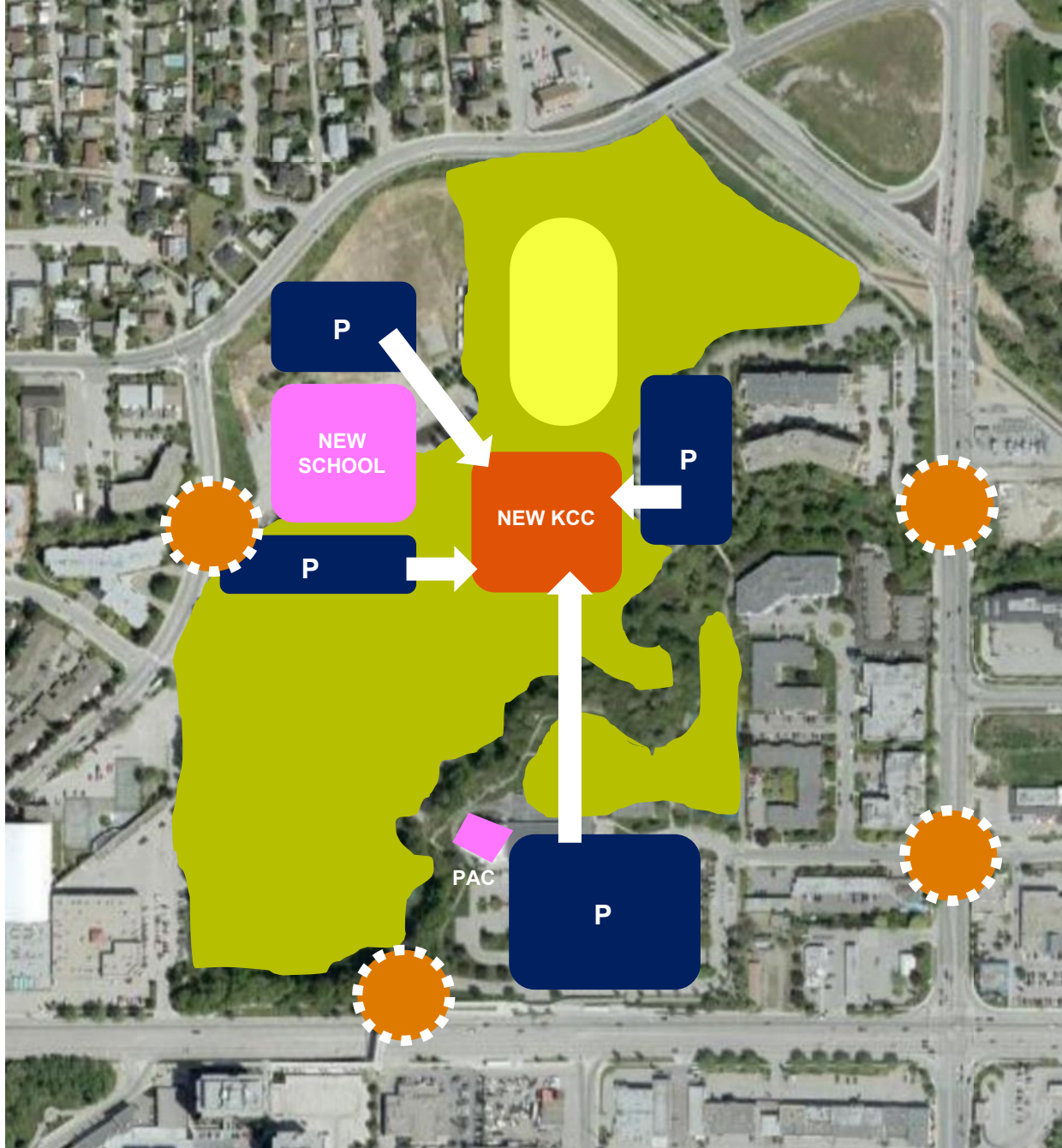
- **CONSTRUCTION TRAFFIC SEPARATED FROM PUBLIC TRAFFIC**
- **AMPLE LAYDOWN AREA FOR CONSTRUCTION MATERIALS** (requires SD23 agreement)



CO-LOCATED CAMPUS MODEL

BENEFITS

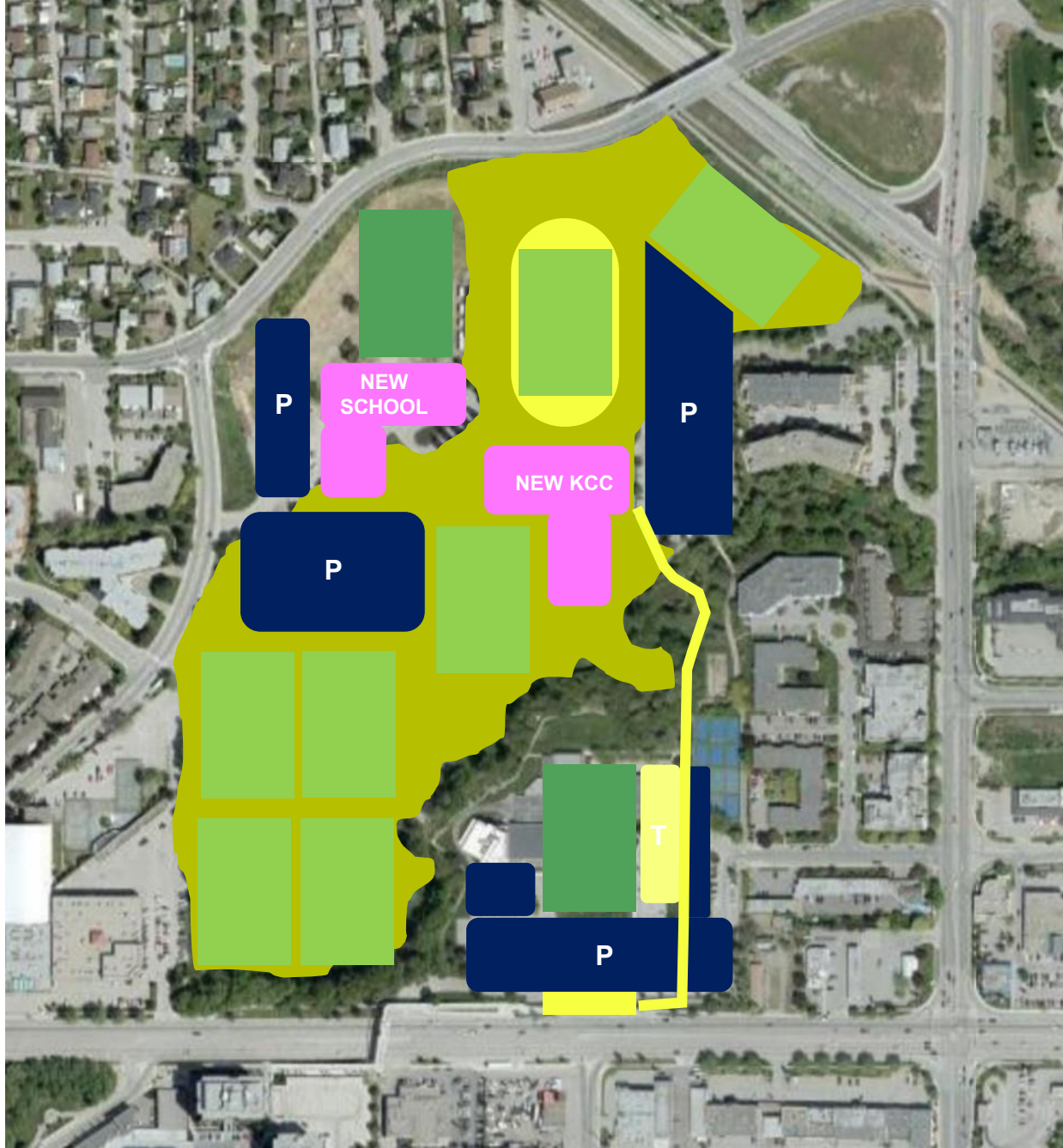
- **DISTRIBUTED PARKING AREAS** MINIMIZES IMPACT ON SURROUNDING ROAD INFRASTRUCTURE
- PREFERRED BY **MOTI**
- RETAINS MOST OF THE **EXISTING PARKING AREAS**



CO-LOCATED CAMPUS MODEL

CONCERNS

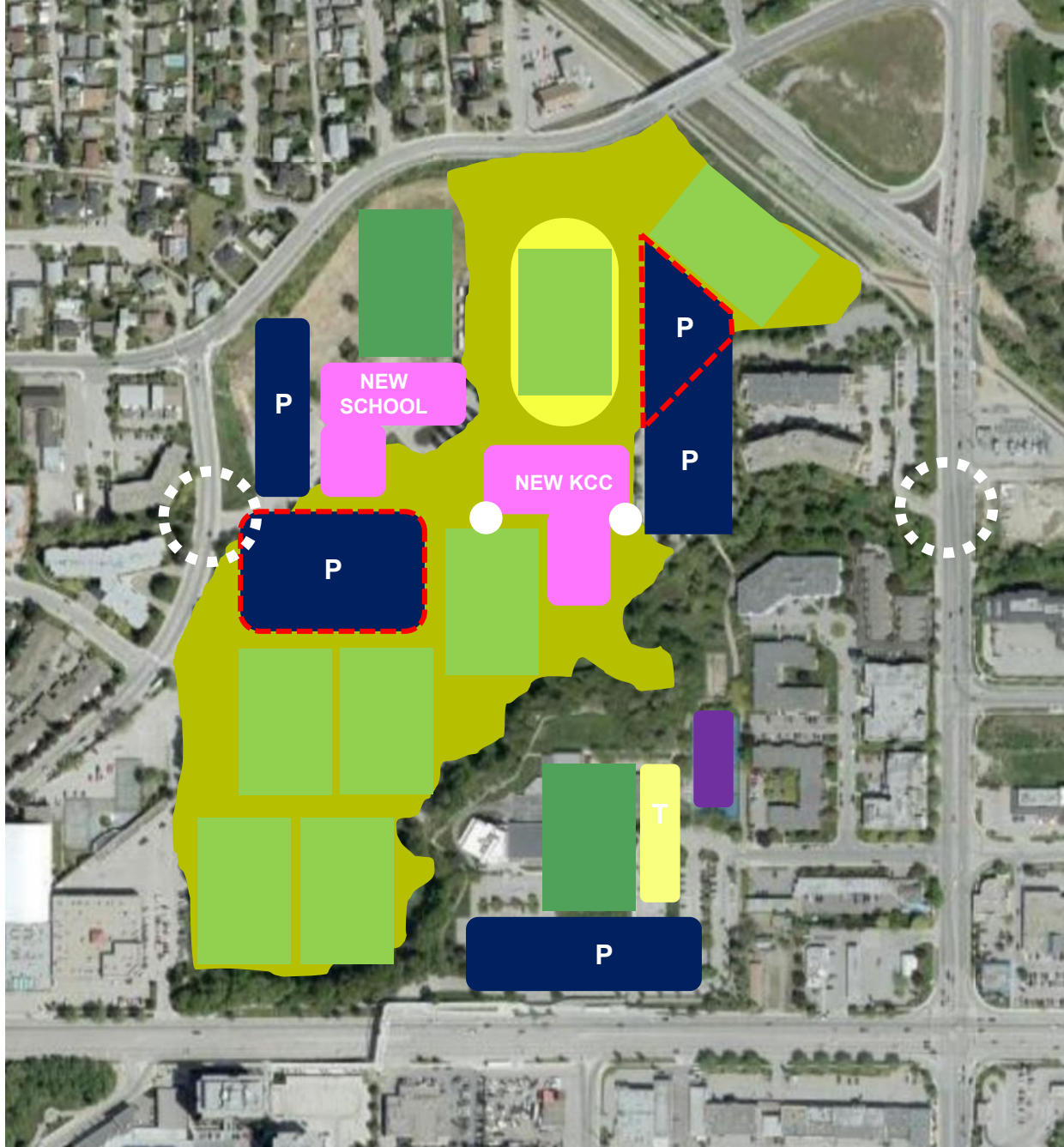
- **LONGER TRAVEL** FROM RAPID BUS LINKS ON HARVEY AVENUE (BUT CLOSER TO OTHER STOPS)
- **20% OF PARKING WITHIN 1 MIN** AND 80% WITHIN 2.5 MIN. (IMPROVED IF WE MOVE MORE PARKING NORTH ON SITE)
- **REQUIRES MORE FIELD RE-ALIGNMENT** (BUT ALLOWS MOST FIELDS TO BE ORIENTATED N-S)



CO-LOCATED CAMPUS MODEL

WHAT WE HEARD FROM COUNCIL

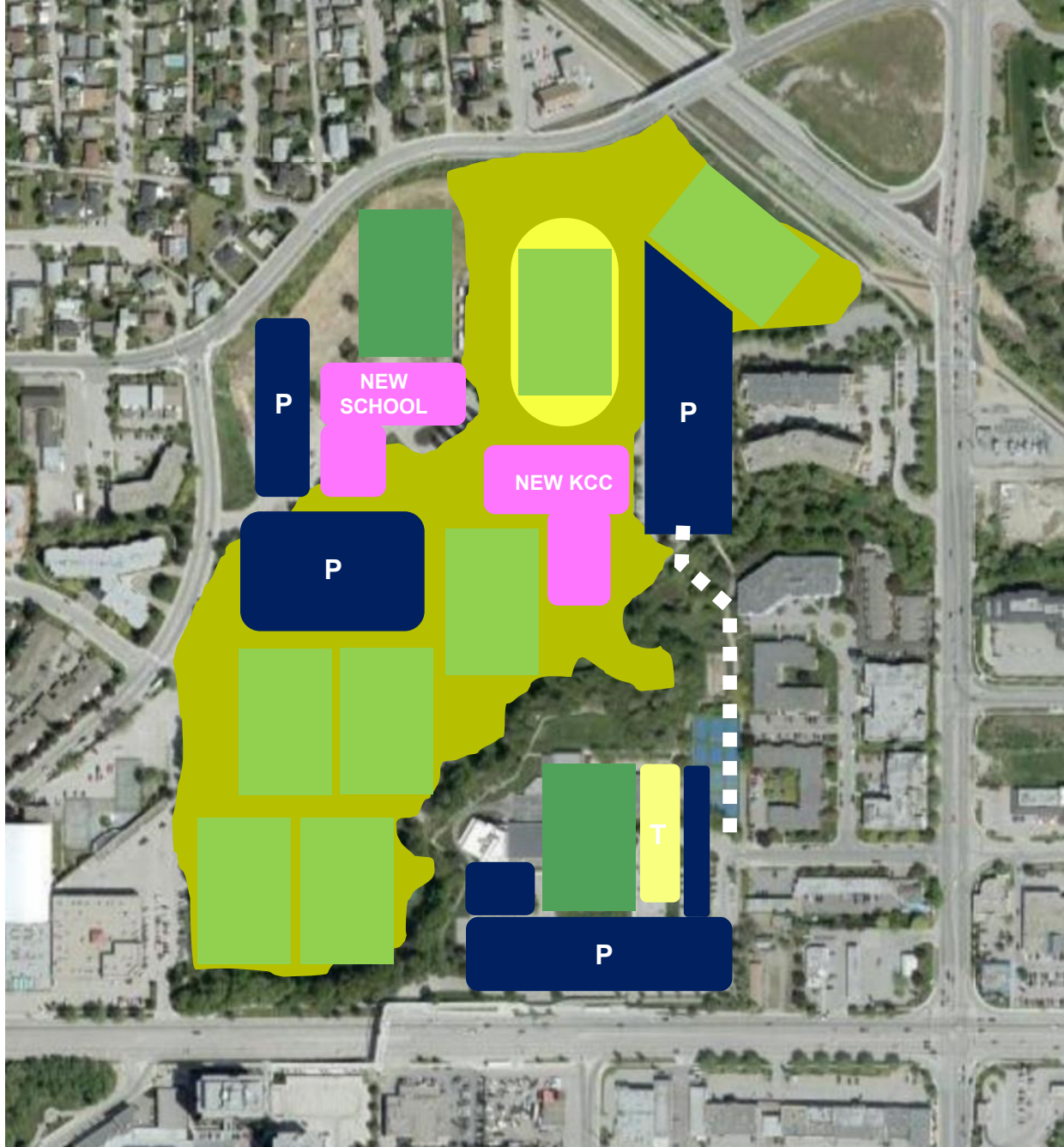
- ADD MORE PARKING CLOSE TO NEW FACILITY
- 35% OF PARKING WITHIN 1 MIN WALK + 90% WITHIN 2.5 MIN WALK OF ENTRANCE
- ENHANCE ARRIVAL TO PARK AT BURTON
- ENHANCE ENTRY OFF SPALL ROAD



CO-LOCATED CAMPUS MODEL

WHAT WE HEARD FROM COUNCIL

- CONSIDER NEW ROAD ON SITE
- REQUIRES CONSTRUCTION OF BRIDGE OVER MILL CREEK
- TWO-WAY TRAFFIC



CO-LOCATED CAMPUS MODEL



PROJECT PRIORITIES CHECKLIST

PRC TO **REMAIN OPERATIONAL** DURING CONSTRUCTION



SINGLE CONSTRUCTION PERIOD



MINIMIZE IMPACTS ON TRANSPORTATION NETWORK



EMBRACE BENEFITS OF PARK SETTING AND CREEK, WHILE BEING BUILT OUT OF THE FLOODPLAIN



OPTIMIZE OPPORTUNITIES OF ADJACENCY OF FUTURE SCHOOL TO KCC AND APPLE BOWL






MOST PARKING CLOSE TO KCC ENTRANCE



EXTENT OF SITE WORK BASED ON OPERATIONAL AND COST EFFICIENCY



-  WORKING
-  PARTLY WORKING
-  NOT WORKING




SEPARATE SITES MODEL

















CO-LOCATED CAMPUS MODEL



PROJECT PRIORITIES CHECKLIST

-  WORKING
-  PARTLY WORKING
-  NOT WORKING

	PRC TO REMAIN OPERATIONAL DURING CONSTRUCTION	
	SINGLE CONSTRUCTION PERIOD	
	MINIMIZE IMPACTS ON TRANSPORTATION NETWORK	
	EMBRACE BENEFITS OF PARK SETTING AND CREEK, WHILE BEING BUILT OUT OF THE FLOODPLAIN	
	OPTIMIZE OPPORTUNITIES OF ADJACENCY OF FUTURE SCHOOL TO KCC AND APPLE BOWL	
	MOST PARKING CLOSE TO KCC ENTRANCE	
	EXTENT OF SITE WORK BASED ON OPERATIONAL AND COST EFFICIENCY	



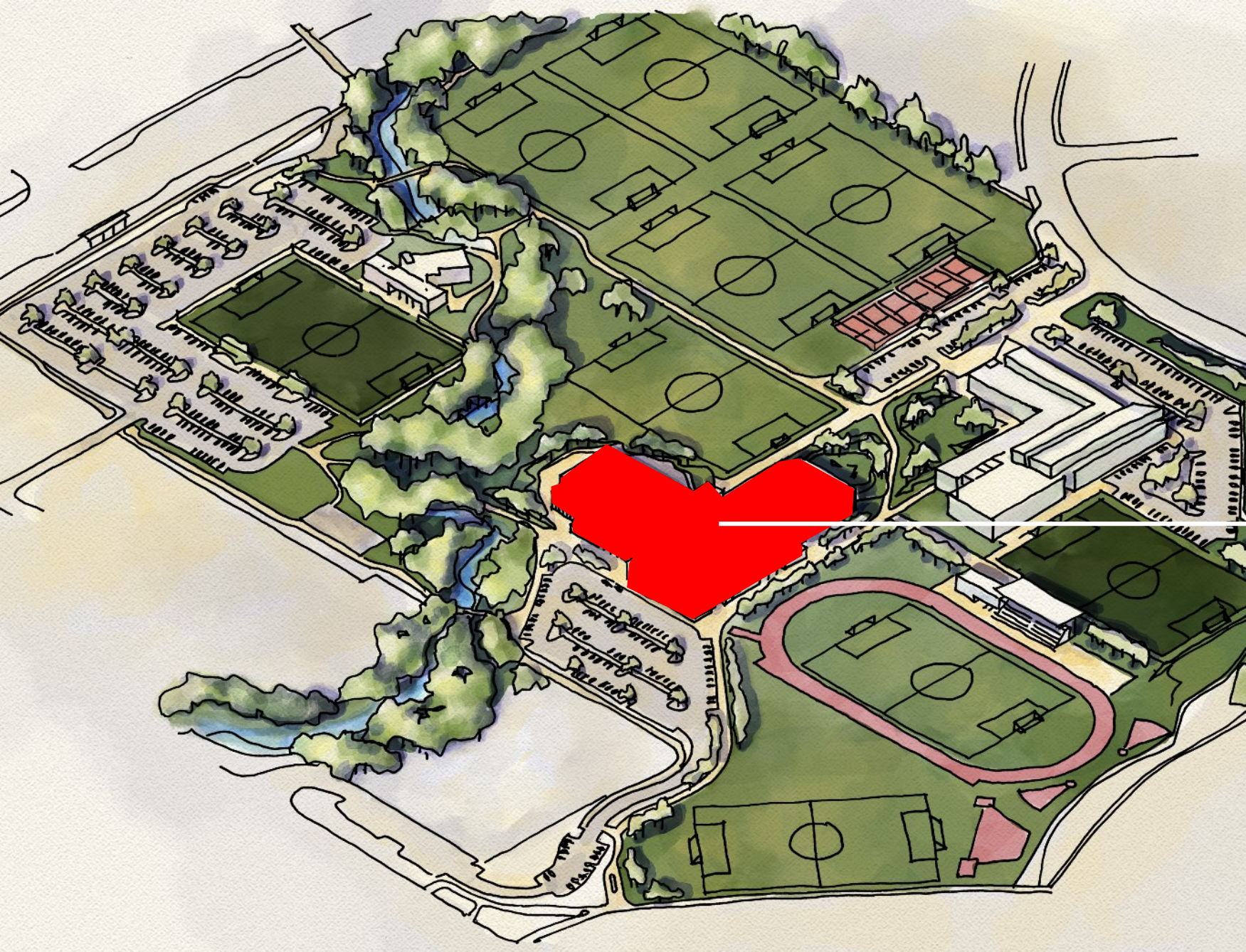
THE VISION

To create a new center at the heart of the park and the wider community, focused on welcoming everyone, in a pedestrian focused setting that complements both the natural features and the enhances the Apple Bowl.

A place that will inspire the community to meet, connect and be active.

CO-LOCATED CAMPUS MODEL

New center within a pedestrian
focused park setting



CO-LOCATED CAMPUS MODEL

Enhance the Site Entries to improve site identity and Wayfinding

Straighten and widen roads and boulevards + add public art at entry

ENHANCE GATEWAY TO PARK SENSE OF ARRIVAL + WAYFINDING

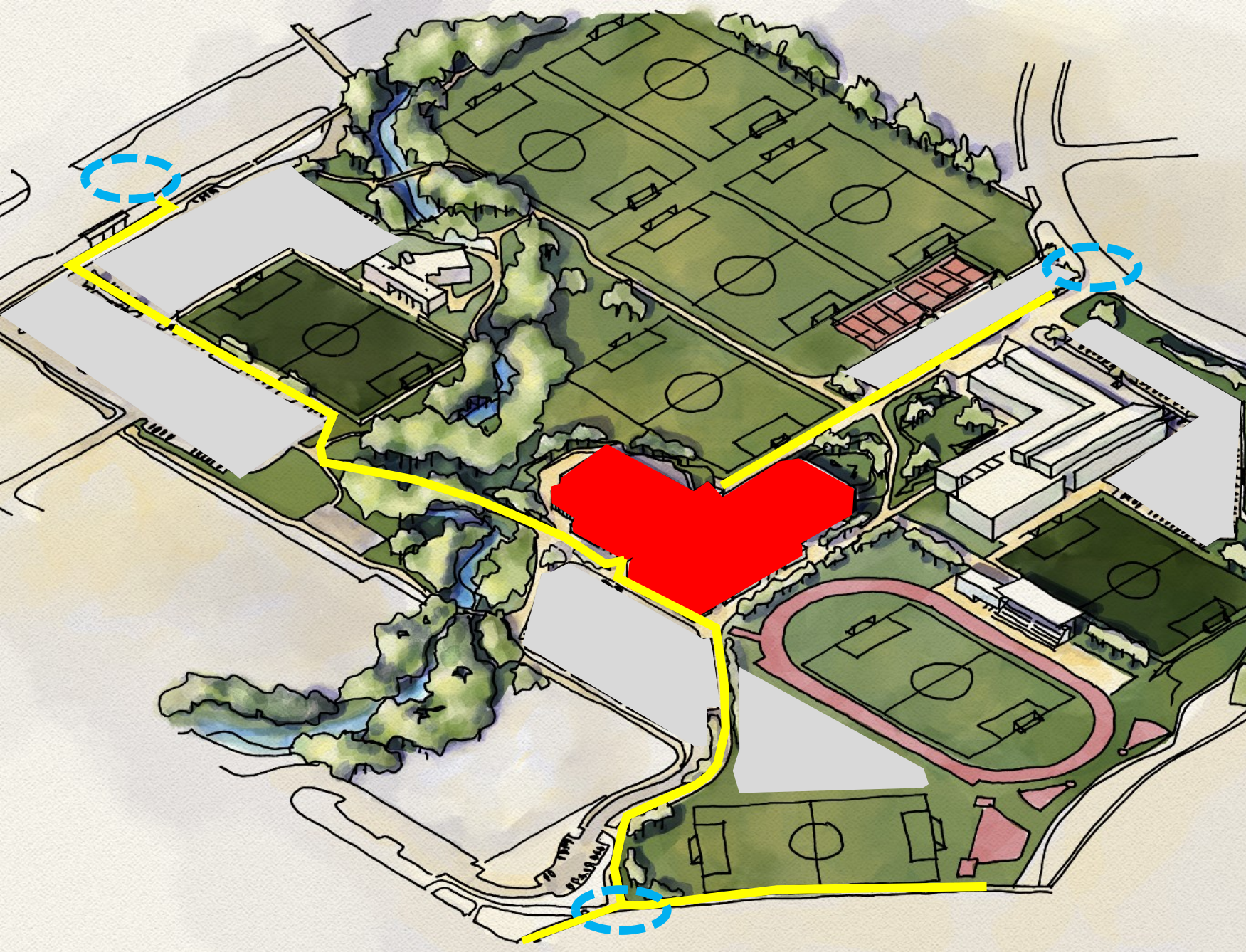


ENHANCE GATEWAY TO PARK LARGE PUBLIC ART INSTALLATIONS



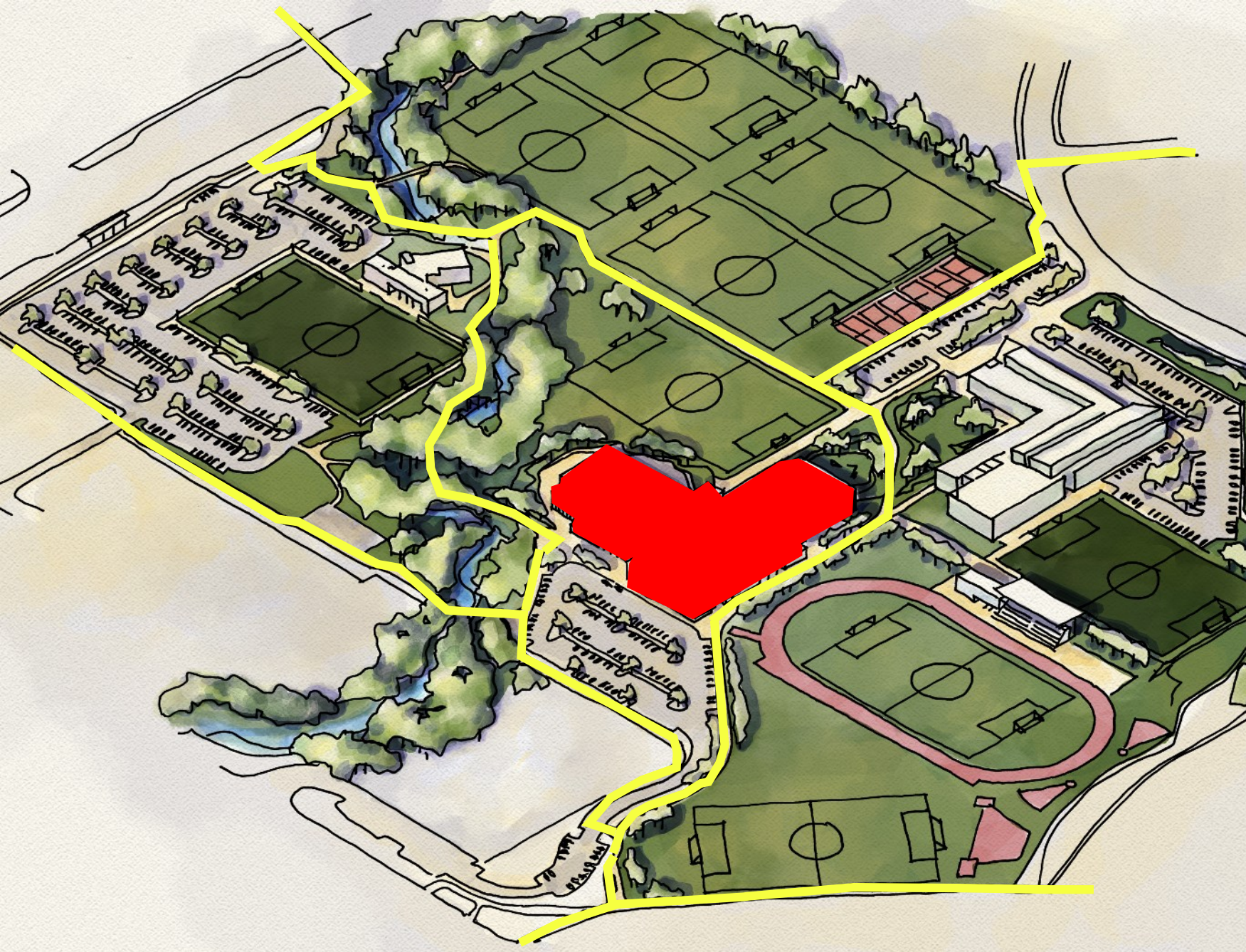
CO-LOCATED CAMPUS MODEL

Primary Pedestrian links to new center from all sides of community



CO-LOCATED CAMPUS MODEL

Secondary pedestrian + bicycle pathways linking to wider community

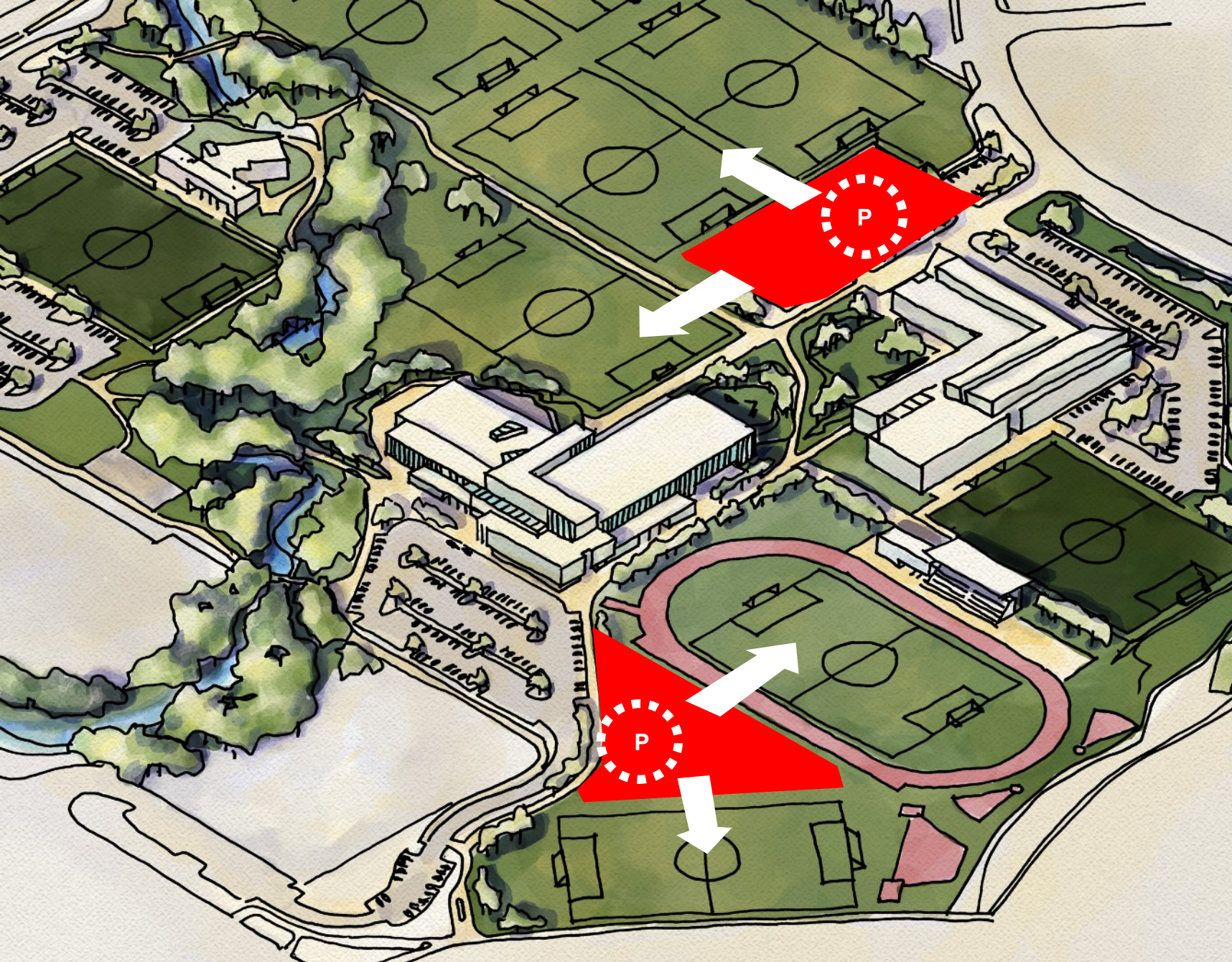


COMMUNITY GATHERING SPACE SENSE OF ARRIVAL



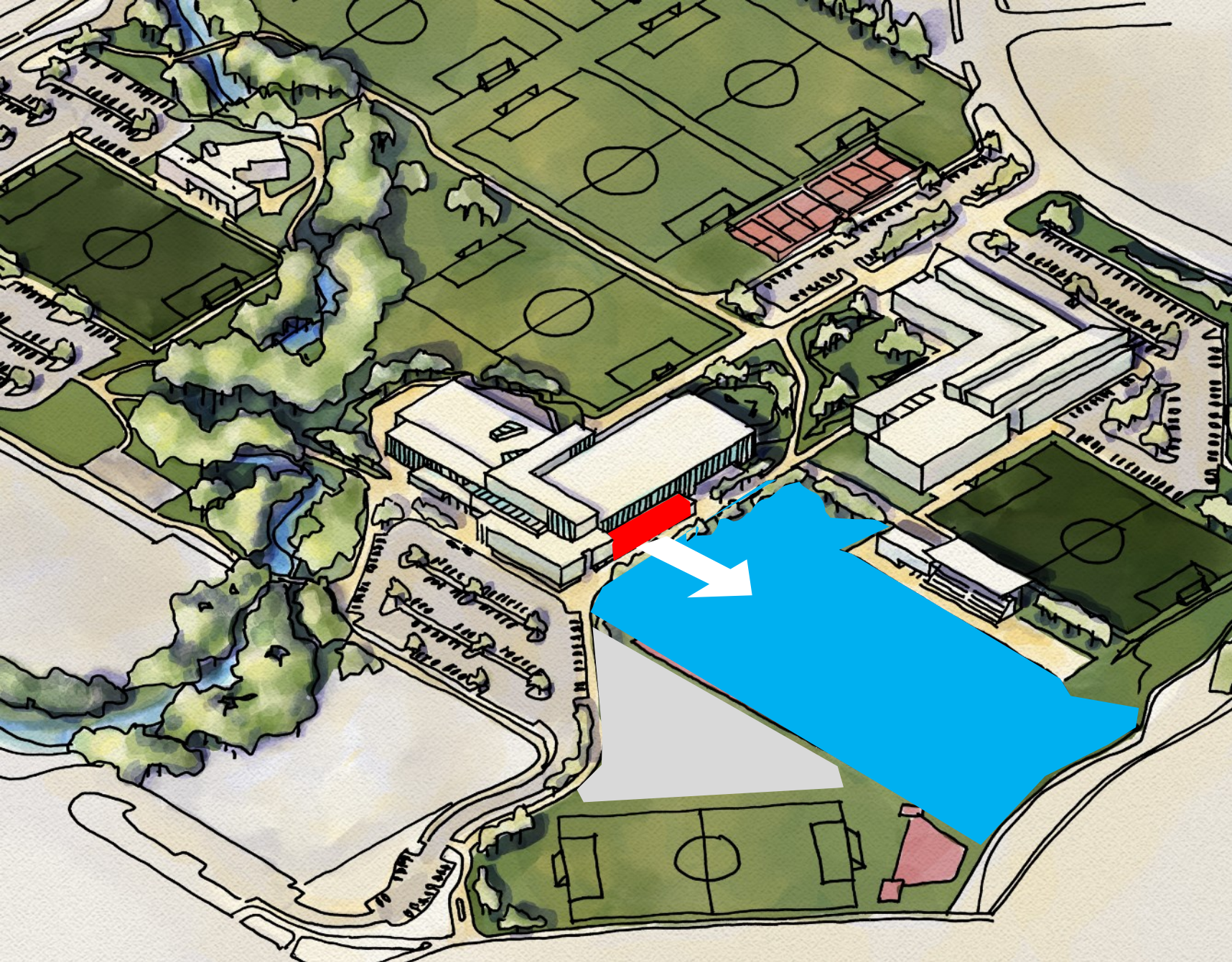
CO-LOCATED CAMPUS MODEL

Expand parking close to main entry and close to track and fields



CO-LOCATED CAMPUS MODEL

Change rooms close to track
and fields

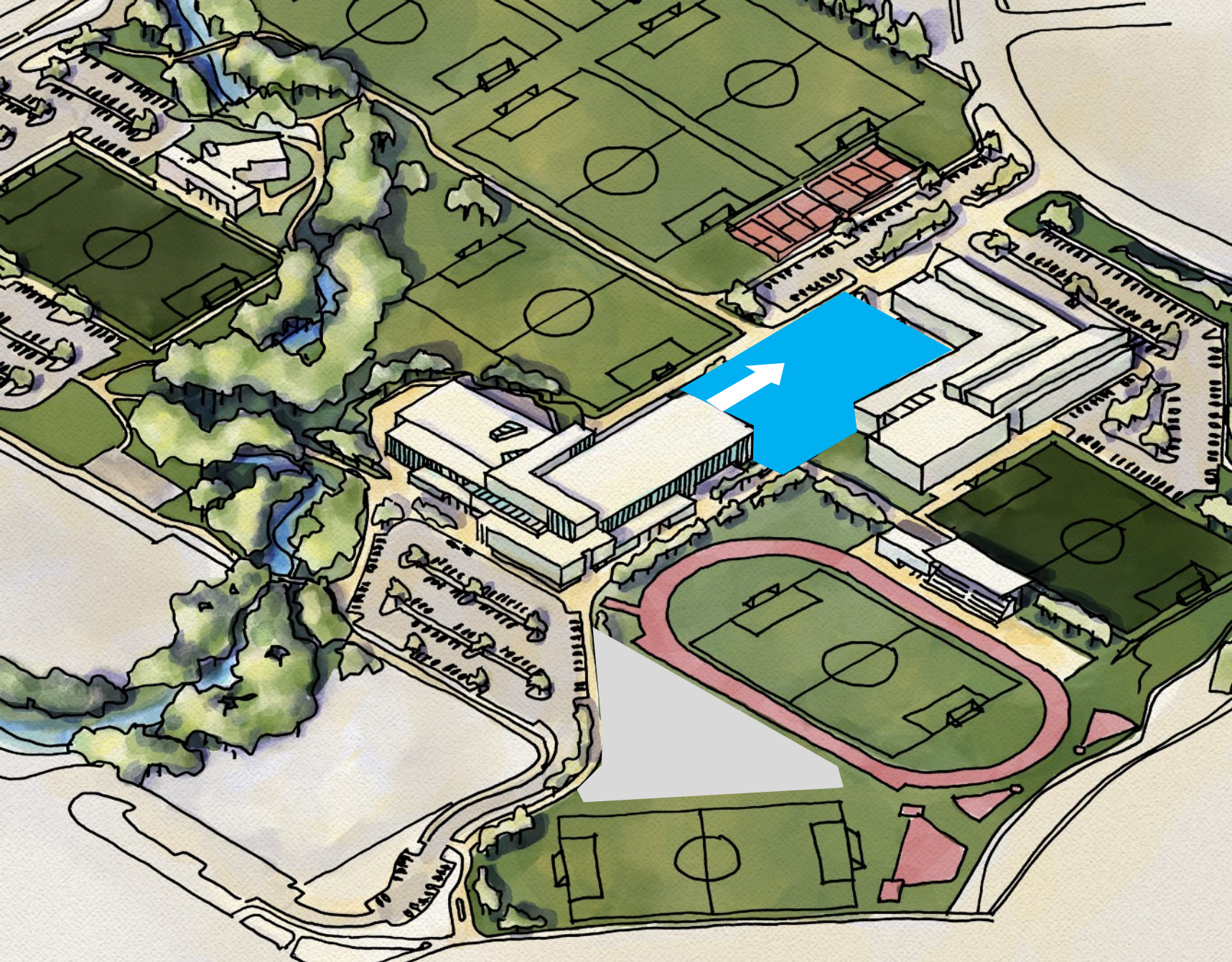


CONNECTION TO TRACK AND TURF FIELDS



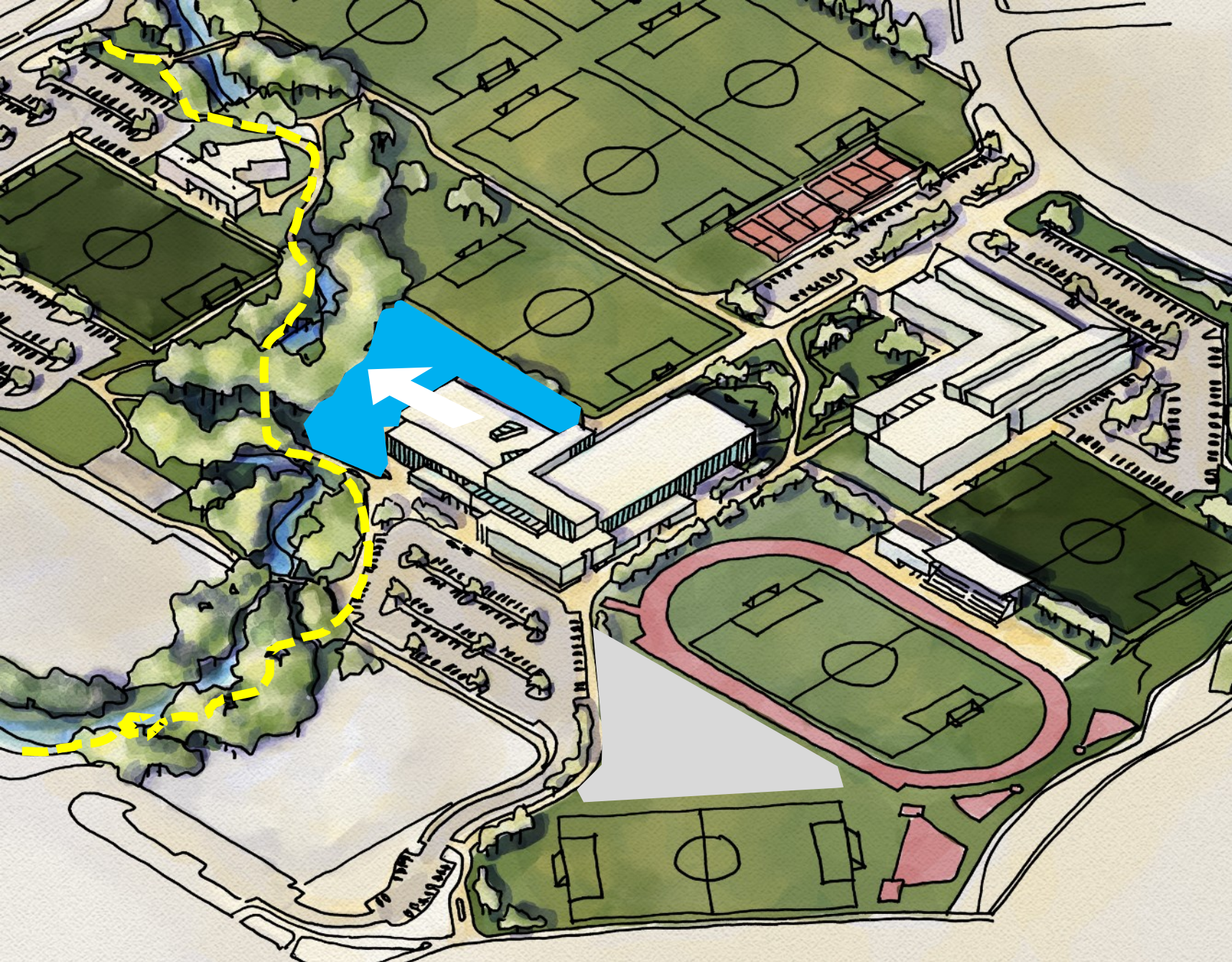
CO-LOCATED CAMPUS MODEL

Active gathering area and
event space close to new center



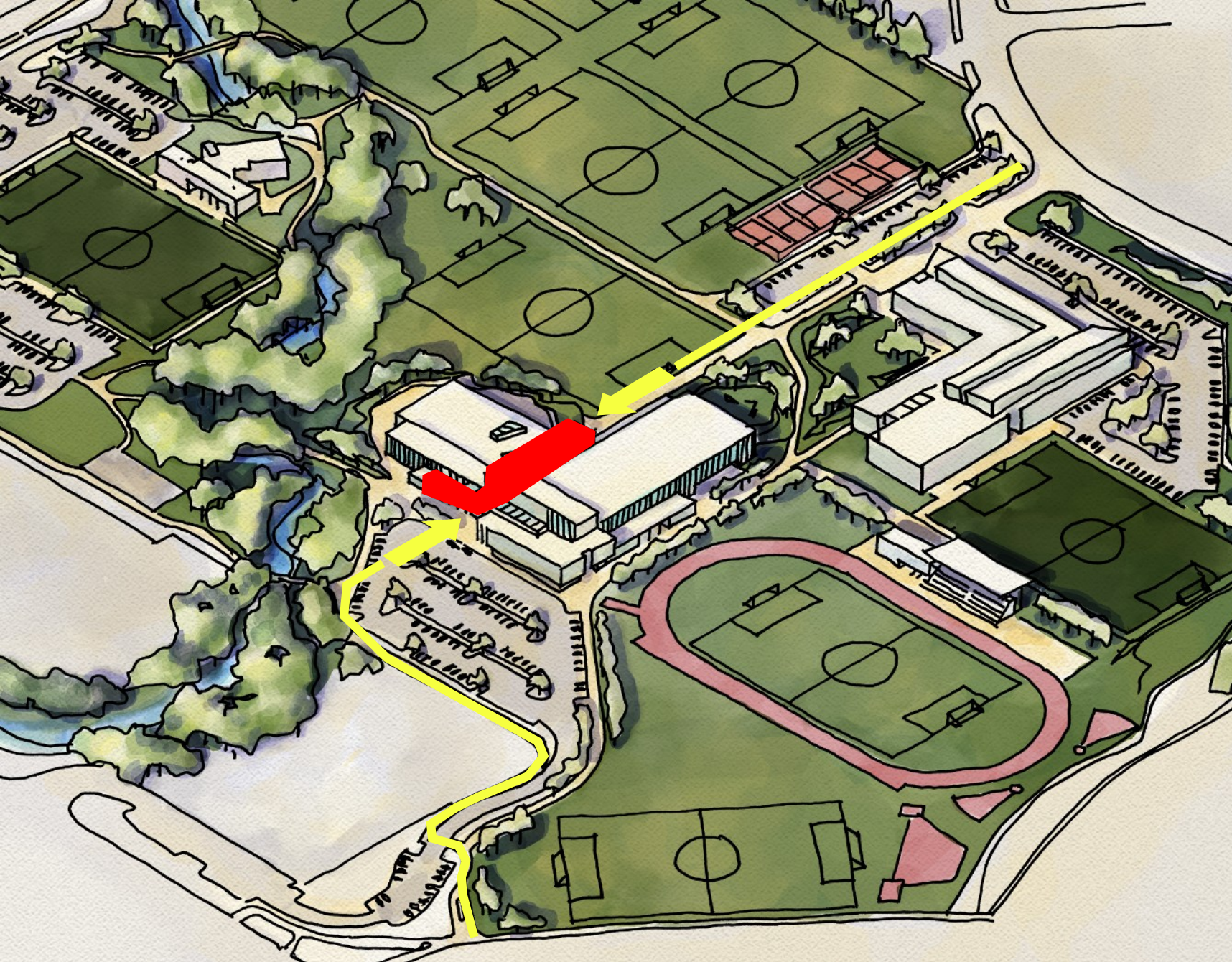
CO-LOCATED CAMPUS MODEL

Close links to landscaped areas
for outside programming and
links to creek area



CO-LOCATED CAMPUS MODEL

Central spine links both sides
of park

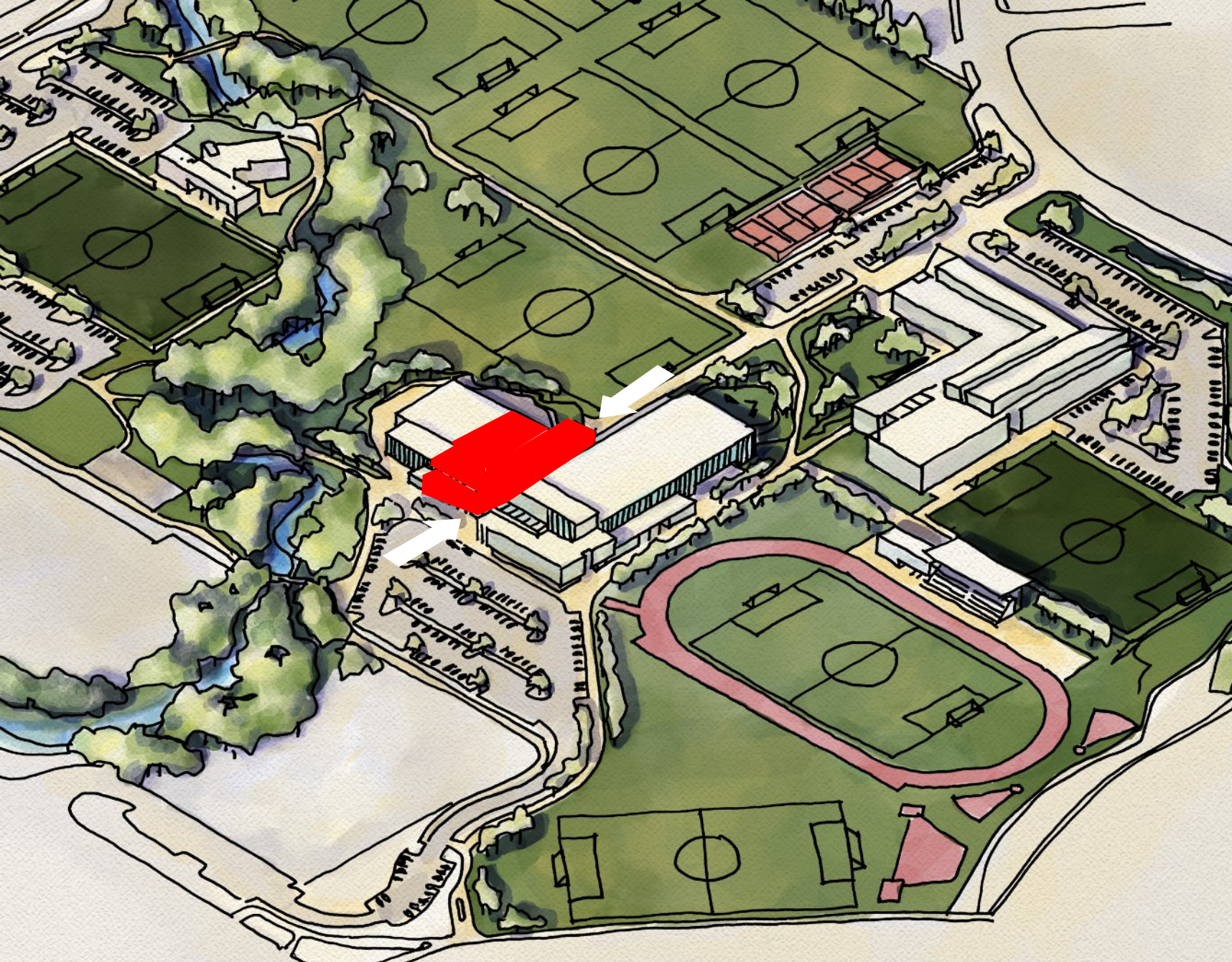


CENTRAL CIRCULATION SPINE CONNECTING BOTH SIDES OF THE PARK

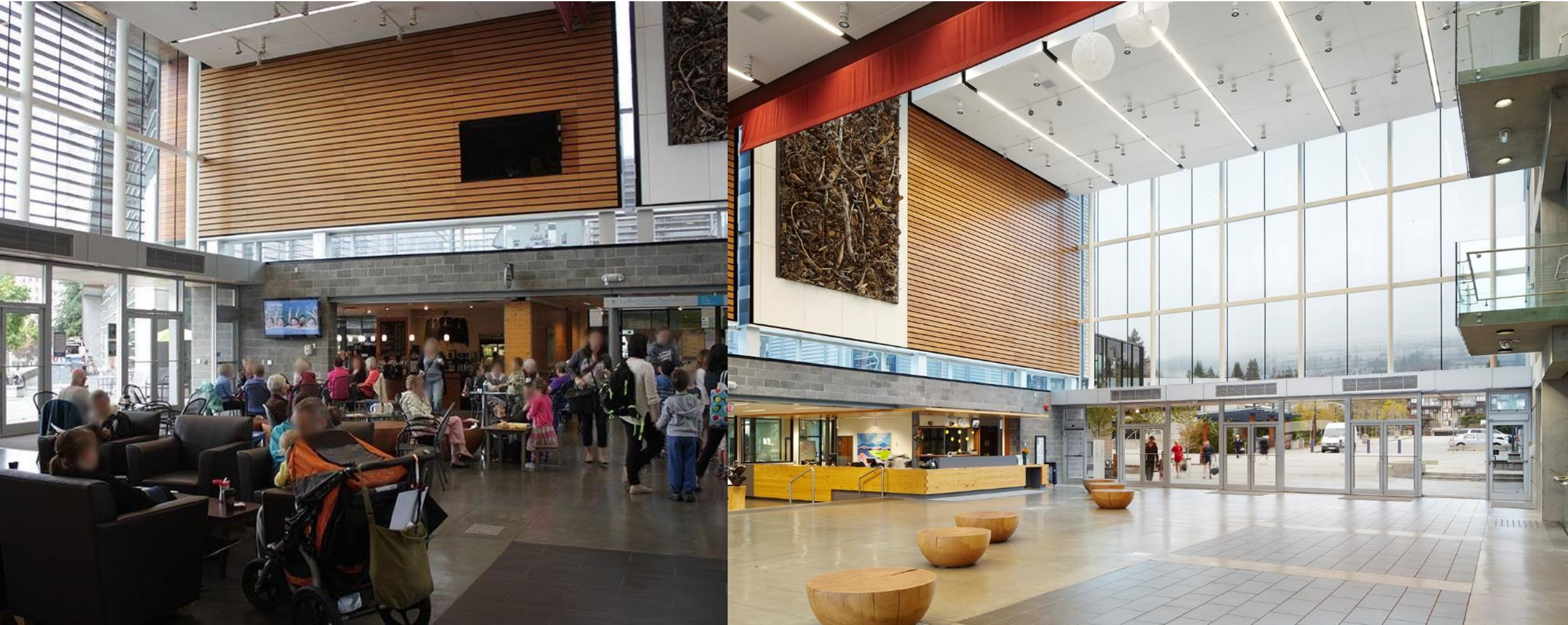


CO-LOCATED CAMPUS MODEL

Central community room at the heart of the center

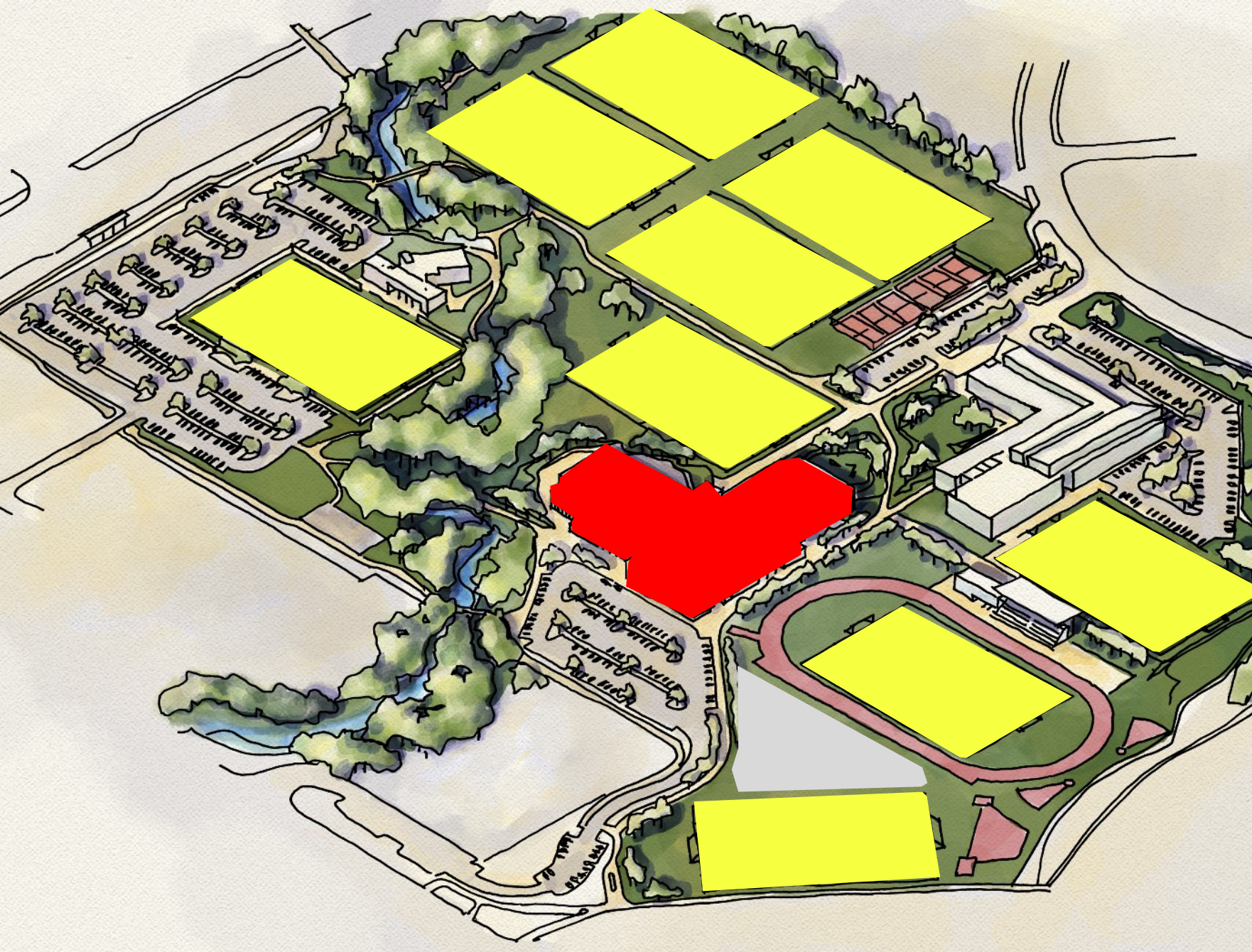


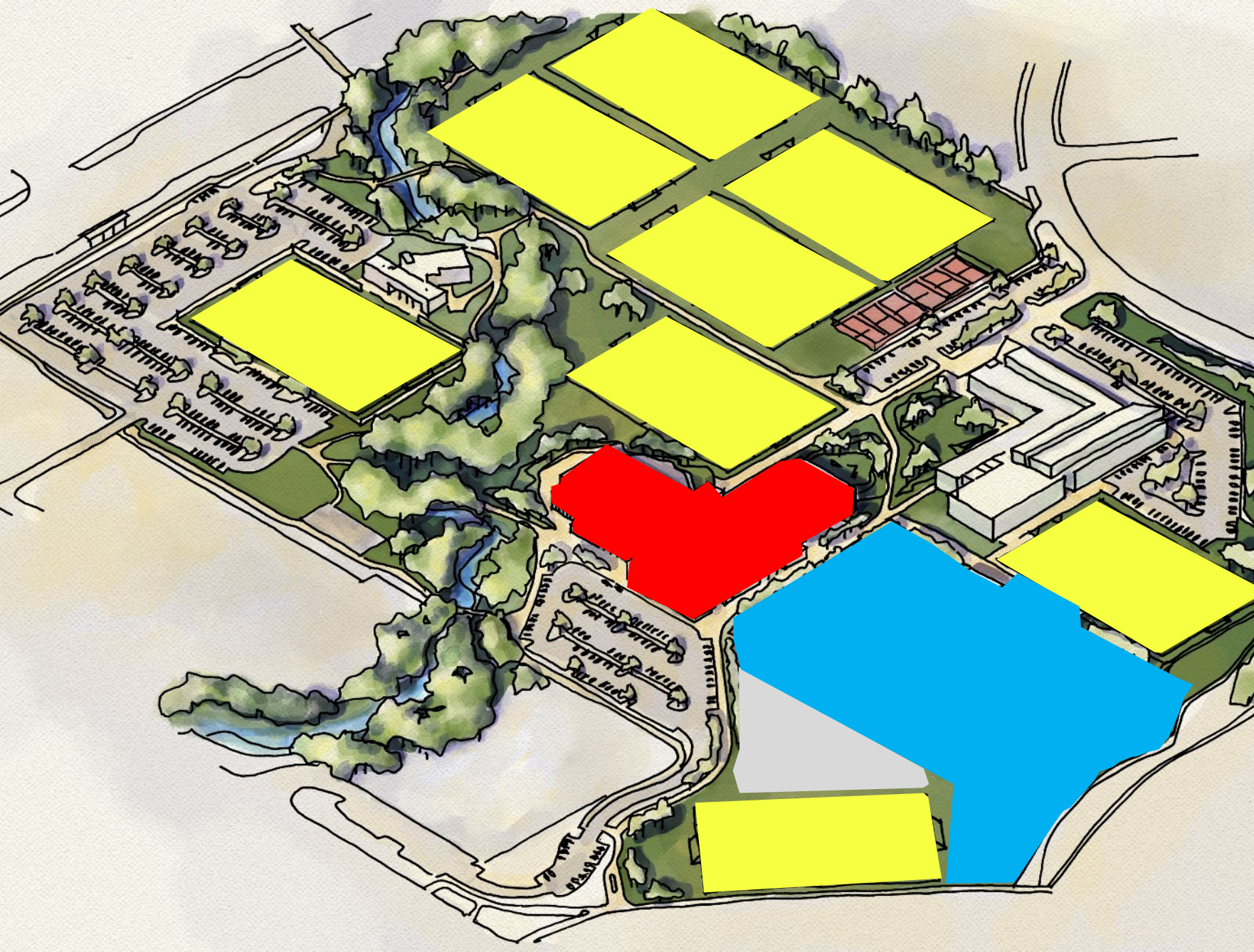
CENTRAL ARRIVAL SPACE AS THE HEART OF THE COMMUNITY

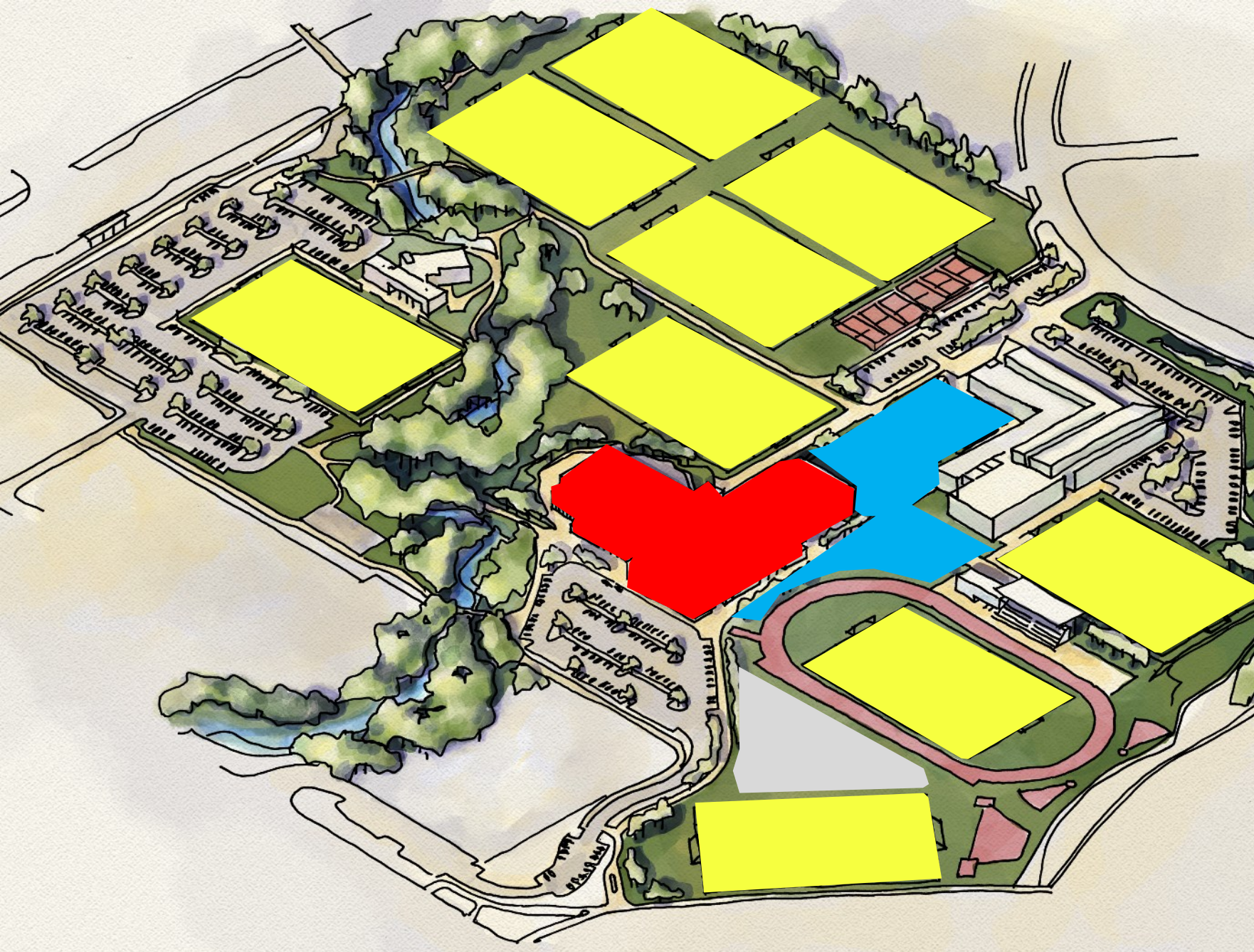


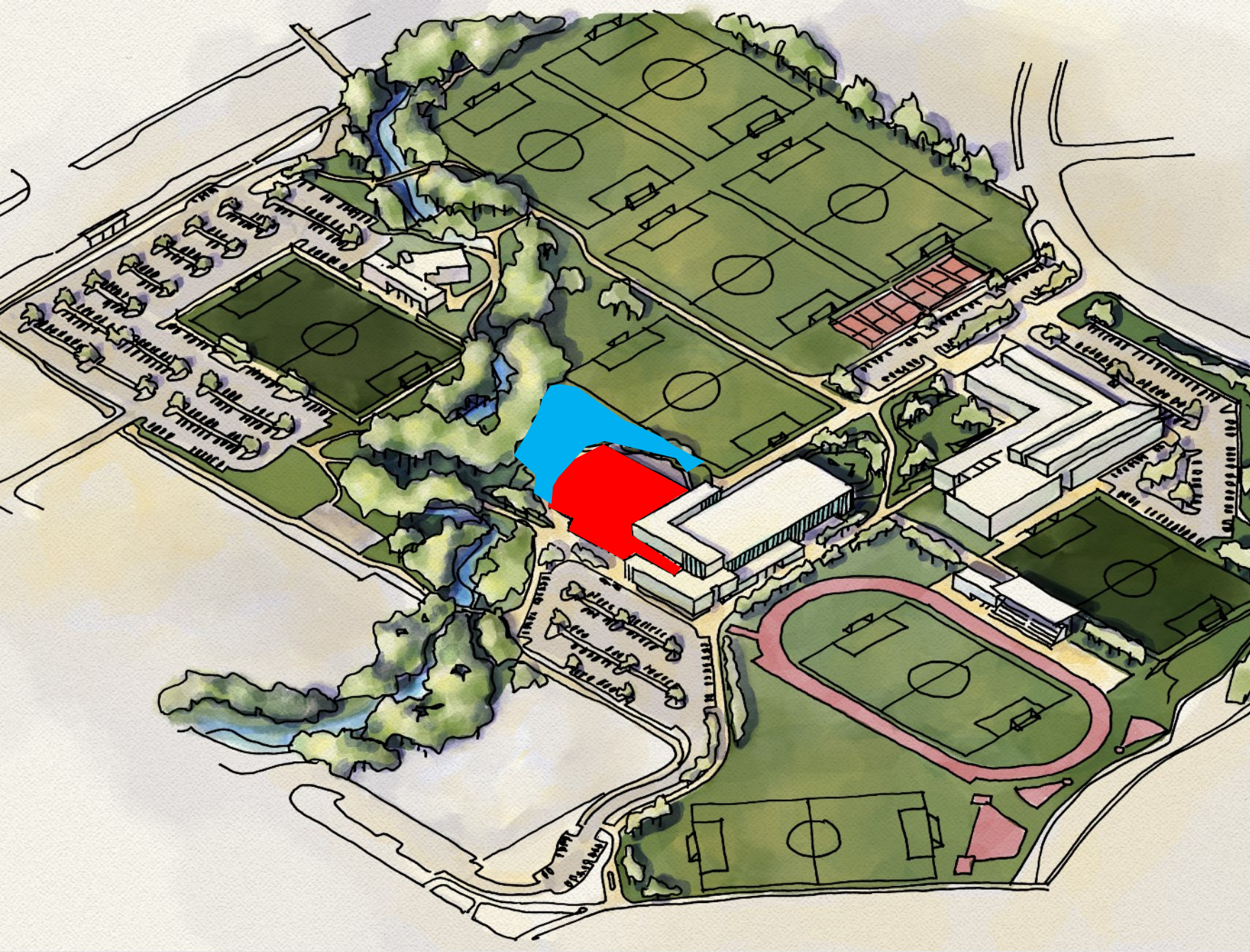
INVITING OTHERS TOURNAMENT HOSTING OPPORTUNITIES

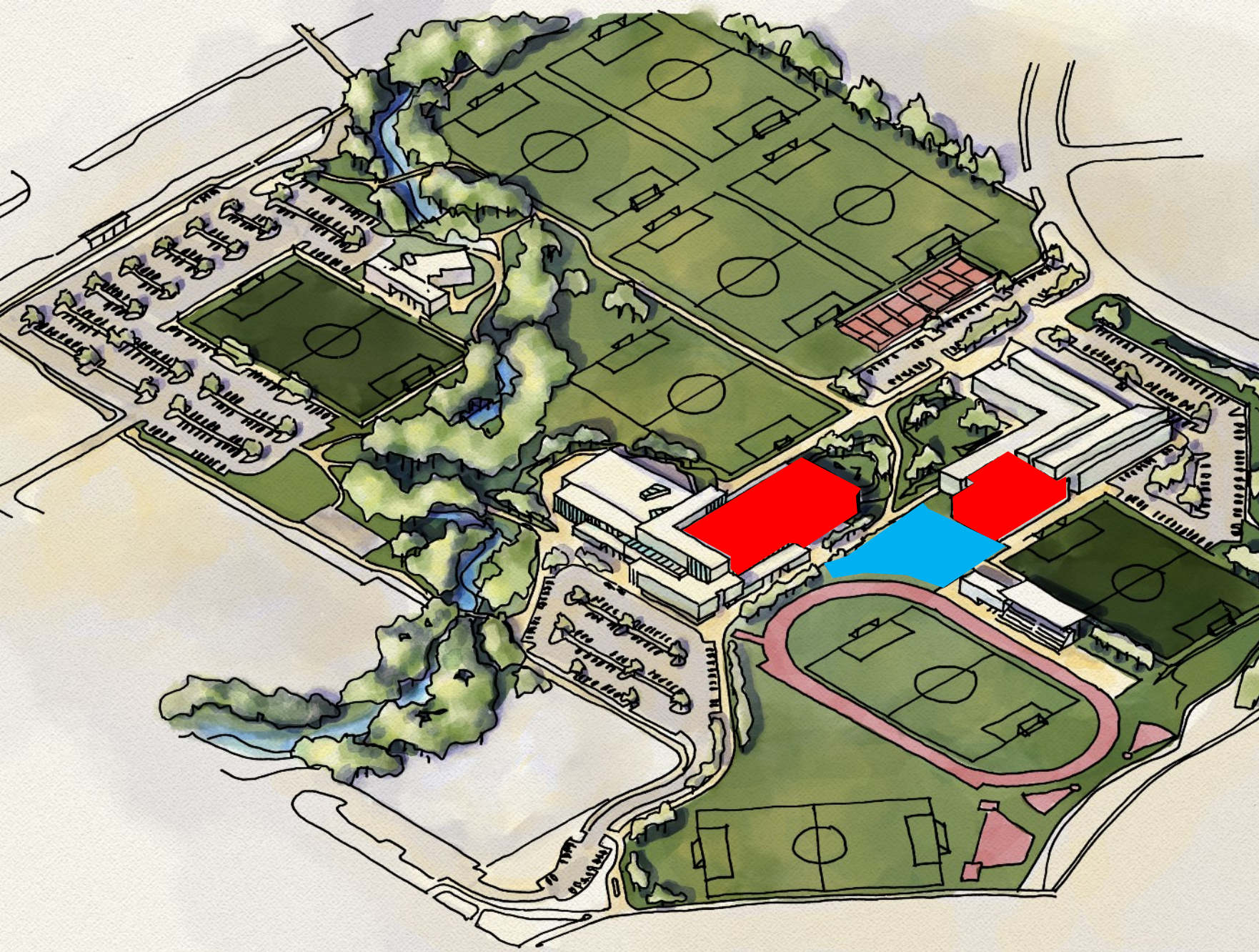












RECOMMENDATION

That Council directs Staff to commence the design process for the Kelowna Community Campus based on the Indicative Co-located Campus model