

new park space in beltline
2020.03.12



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fig. 1

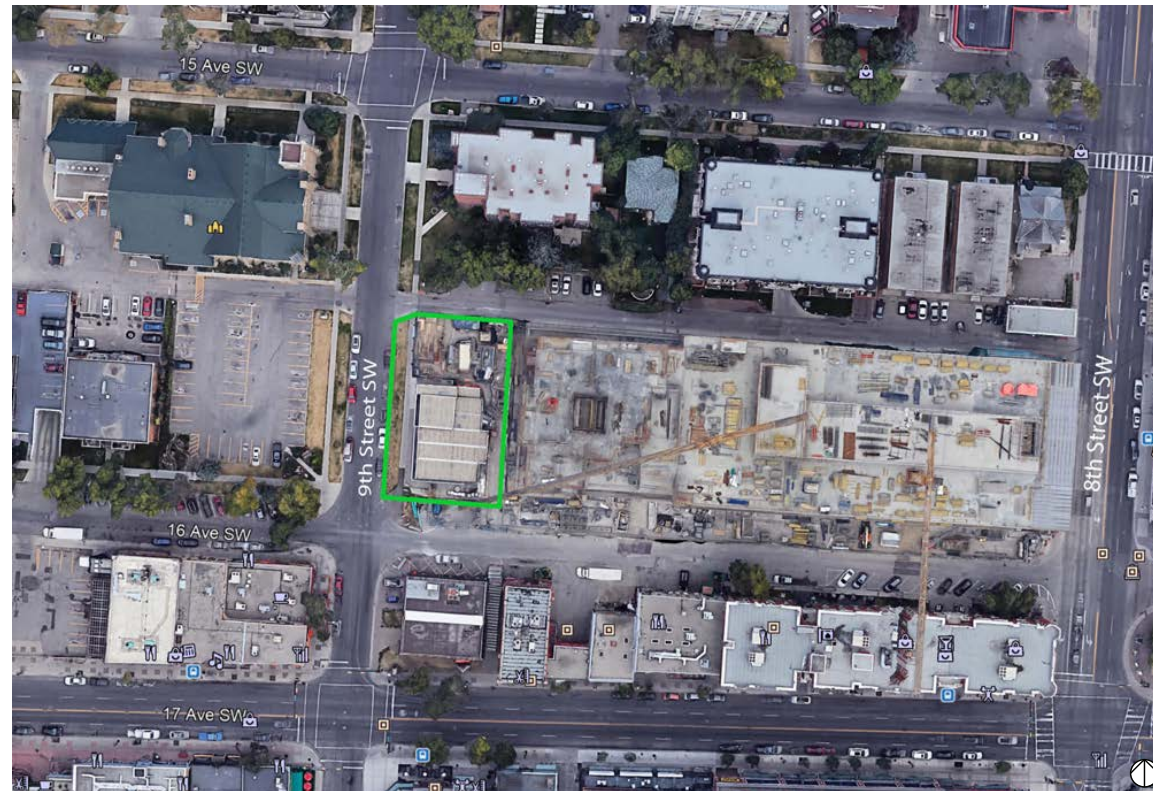


fig . 1 - location of site parcel at 936 16th ave sw

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introduction + history of project

Land Exchange

In 2014 a land exchange agreement was finalized between First Capital Holdings (ALB) Corporation, First Capital Realty Inc. and The City of Calgary. This exchange traded a mid-block parcel (which used to act as a small greenspace) for 936 16 Ave SW, Calgary AB. The City committed to convert this parcel into a usable Park Space with amenities according to The City of Calgary Parks Class A standards. Since 2014, the adjacent lands to the East have been developed and this park space is the last piece of the puzzle to be developed on this block.

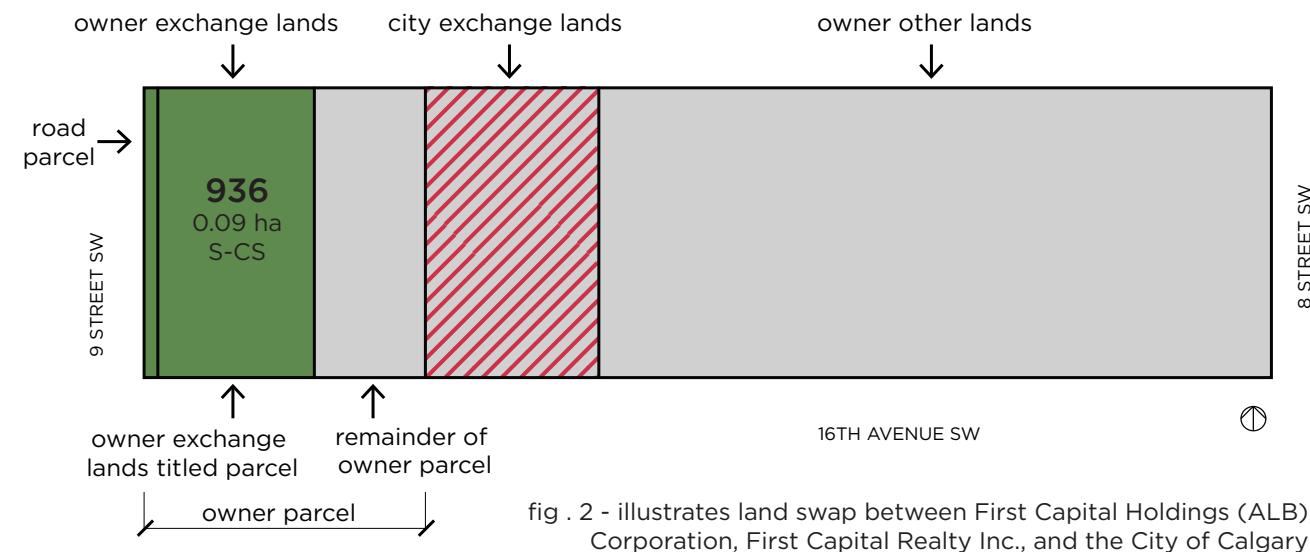
How We Got Here

The City of Calgary has partnered with Ground Cubed Landscape Architects, a professional consulting firm to initiate the design of the park space and help bring this design to fruition. After significant public and stakeholder engagement through 2019, the final design of the park has been developed and is currently going through the Development Liaison permit process. Construction is intended to commence in the summer of 2020 with expected completion in late 2020. Construction is anticipated to take four months.

Prior to collecting input during the project's engagement process, The City developed a list of items that were not open for feedback. Many of these rules and requirements are based on feasibility, City initiatives and land use control requirements for the parcel. These rules and requirements can be seen below:

- At least 50% of the park must be soft surface landscaped area (sodded area(s), planting beds, etc.);
- The park space will have no fencing;
- There will be no off-leash component in the park space;
- No motor vehicle parking stalls provided on park parcel;
- There will be no water feature incorporated into the park design; and,
- There will be no playground or sports field incorporated into the park design.

The City then worked with Ground Cubed Landscape Architects to undertake a site inventory and analysis. This helped to develop a list of opportunities and constraints for the site to establish how best to make use of the space. All of the above was balanced with input, preference, and feedback from the public and key stakeholders to eventually develop the preferred concept.



project timeline

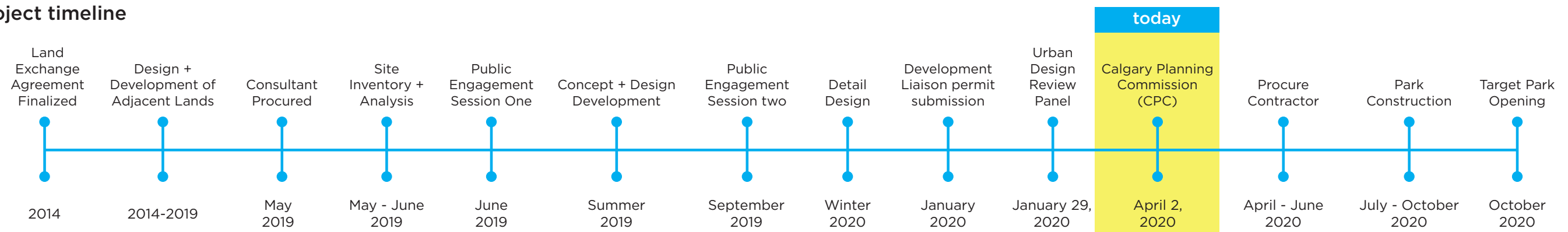


fig . 3 - history and projected timeline of project

context plan

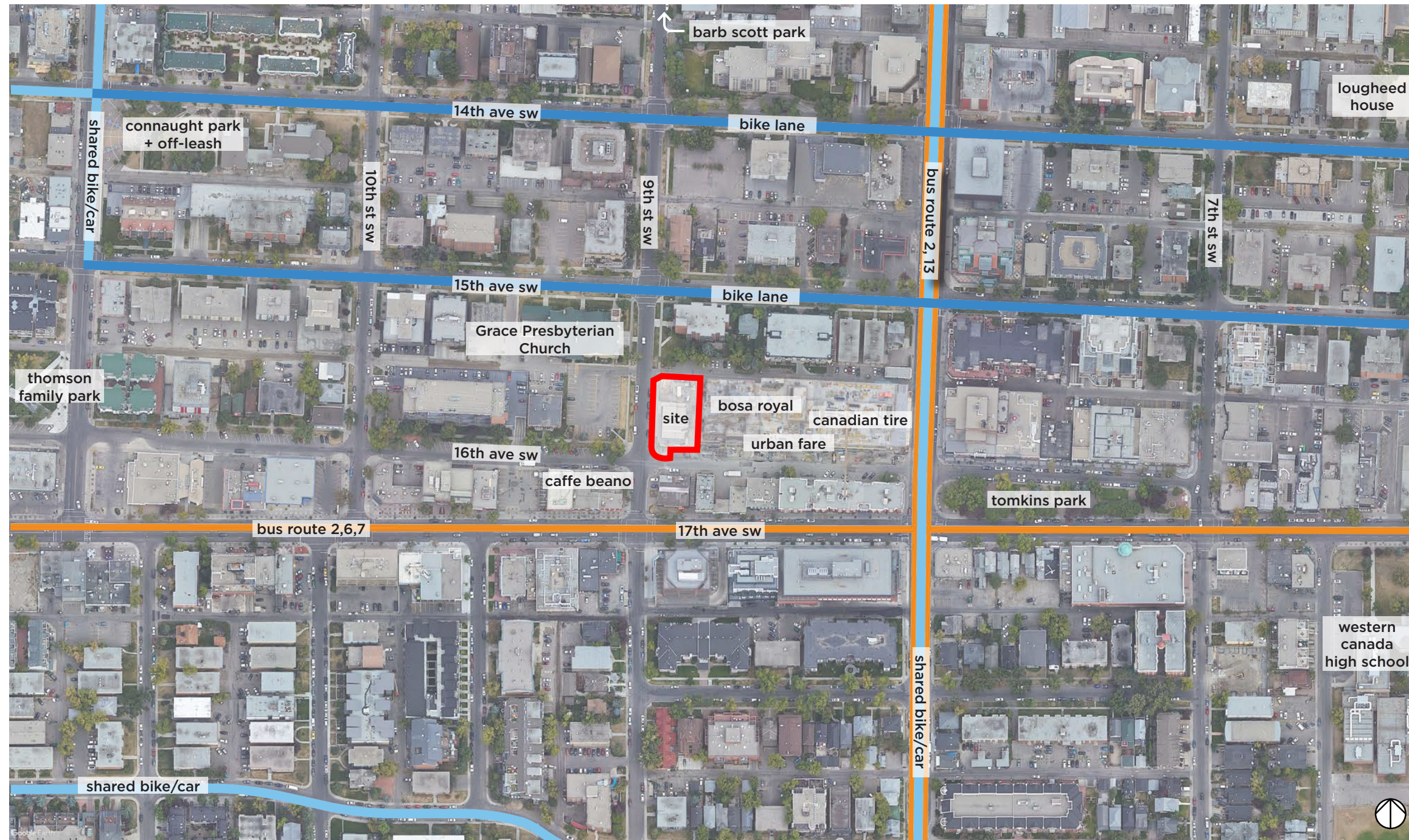


fig. 6 - demonstrates relationship of the site to its surroundings including transit network, cycle networks, important open spaces, nearby institutions, and landmark buildings

existing conditions



fig. 7 - sidewalk between site and 9th st. sw



fig. 8 - site is directly adjacent the western edge of the BOSA Royal condominium building



fig. 9 - interface with adjacent condo building



fig. 10 - interface with adjacent condo building



fig. 11 - sidewalk condition along 16th ave. sw



fig. 12 - popular parklet across 9th street sw - belongs to Grace Presbyterian Church



fig. 13 - view across 16th ave. sw - back of commercial building currently occupied by purr clothing



fig. 14 - view of caffe beano - corner of 16th ave. sw and 9th st. sw

site analysis

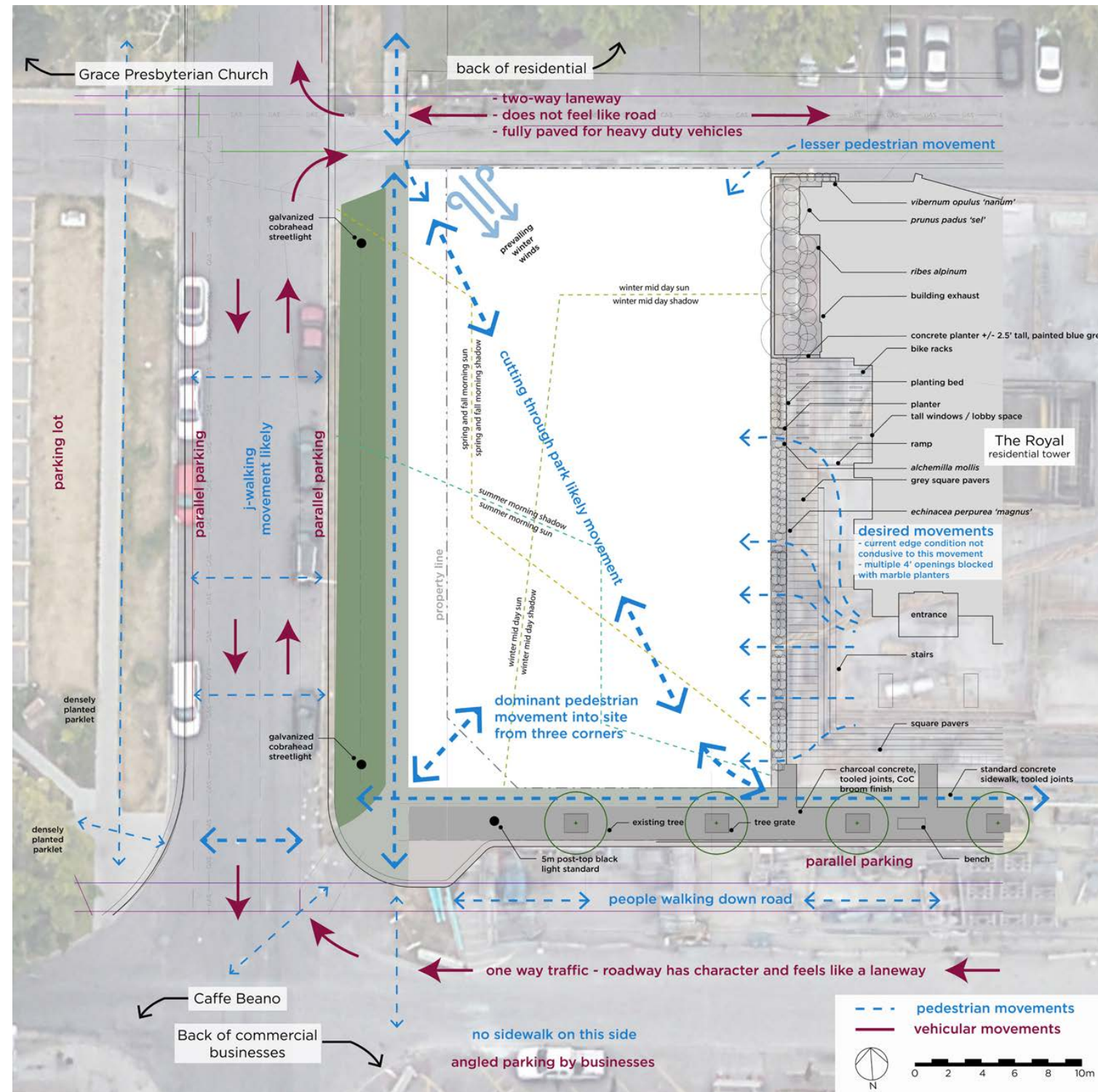


fig. 15 - represents site analysis including pedestrian flows, vehicular flows, environmental factors, edge conditions, and existing infrastructure

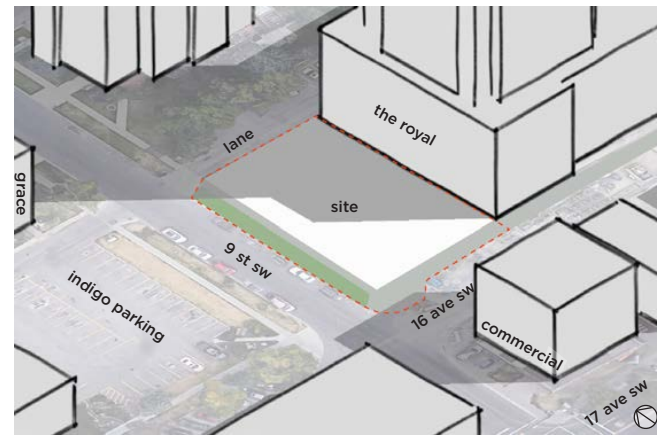
shadow study

spring equinox (March 21)

summer solstice (June 21)

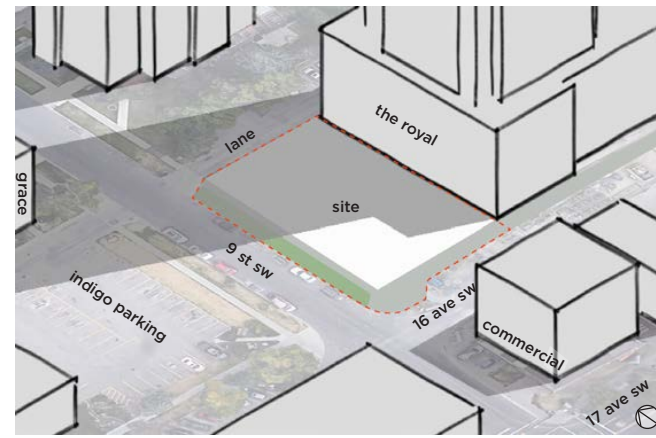
autumn equinox (Sept 21)

winter solstice (Dec 21)



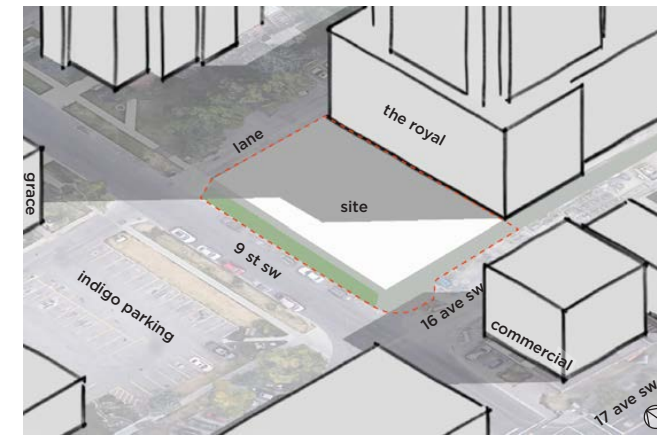
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fig. 16



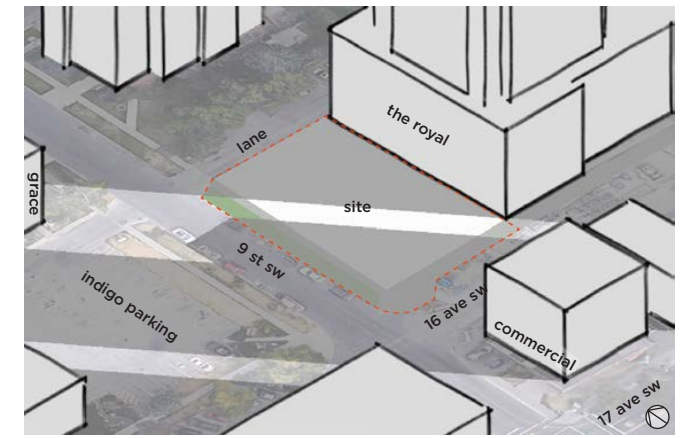
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fig. 17



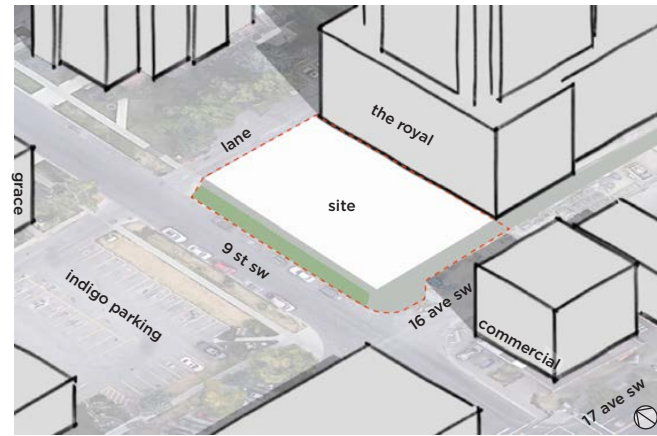
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fig. 18



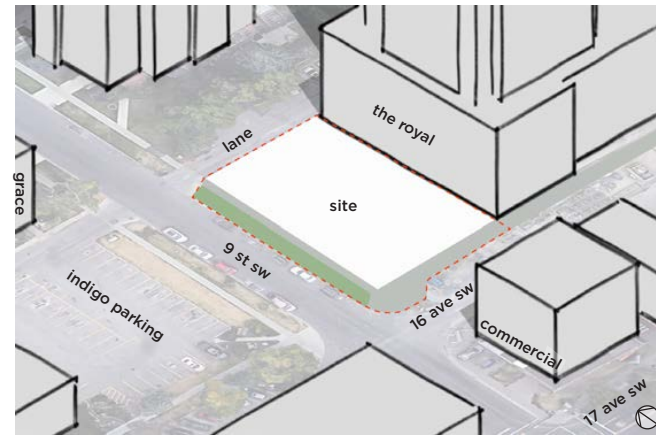
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fig. 19



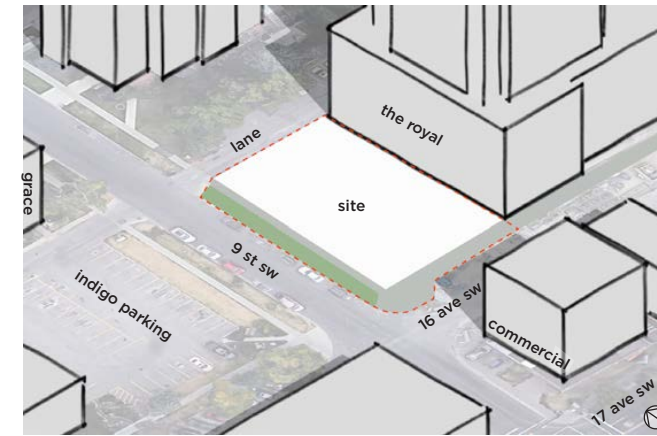
noon

fig. 20



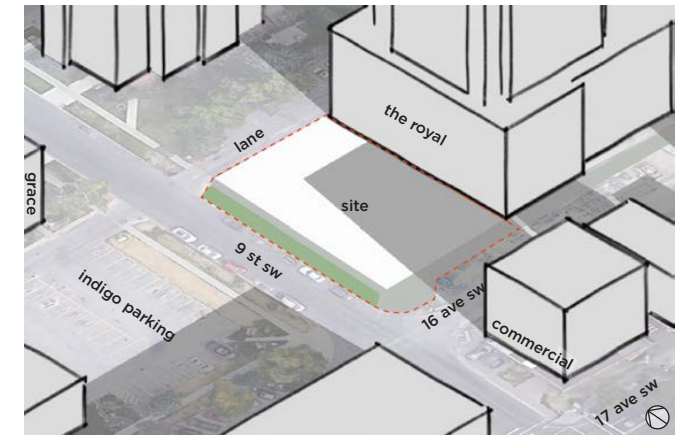
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fig. 21



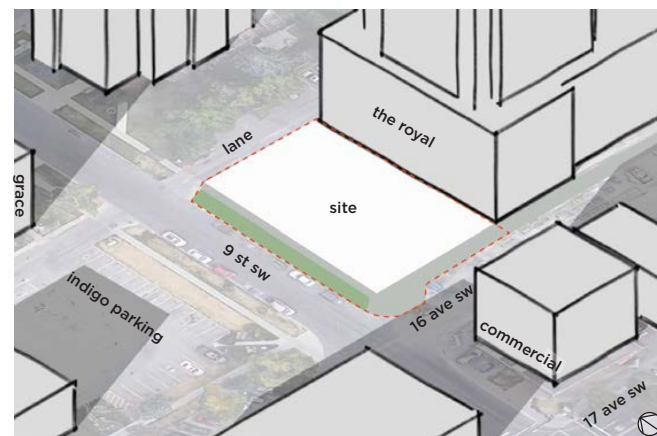
noon

fig. 22



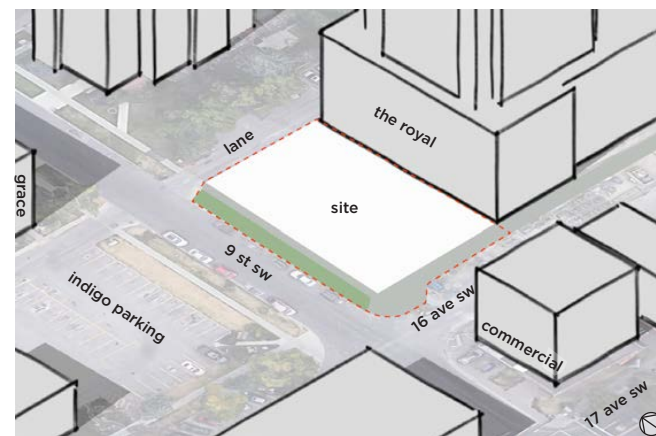
noon

fig. 23



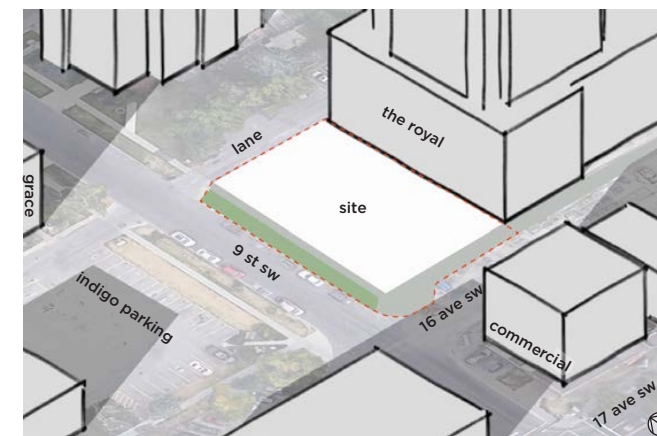
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fig. 24



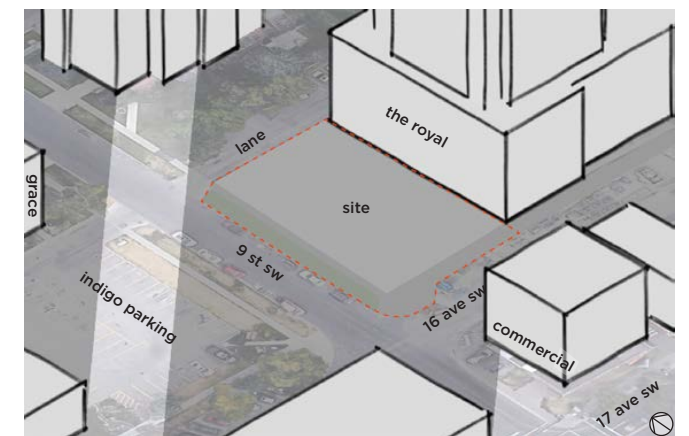
4:00pm

fig. 25



4:00pm

fig. 26



4:00pm

fig. 27

fig. 14-25 - illustrates sun + shade conditions that informed the layout of the park

project brief

The park space is located in the mixed-use, mixed-density Beltline neighbourhood. Nearby residential buildings range from two to twelve stories, the exception being the 32-storey Bosa development abutting the eastern edge of the park parcel. The park design addresses the **context** of the surrounding neighbourhood and feels like an amenity for all, despite the scale of the neighbouring development.

To create a welcoming amenity, the edges of the park are activated with multiple entry points. Seating opportunities and soft landscaping elements **animate** the edges, providing a sense of **human scale**, and encourage entry into the park. The design ensures that site lines remain open into the park, while the park space is framed with denser plantings along the inaccessible back edges.

Five-metre tall columns are utilized within the park as lighting features. Bollard lighting further accentuates the park entrances and creates a high level of visibility and **safety** throughout the site into the evening. The design of the lighting focuses on ambiance, striking a balance between safety, minimizing glare, and respecting adjacent residences.

Although the park is small, gathering spaces of varying sizes and activity levels have been provided to accommodate **diverse** uses and users. Passive and active spaces are intermingled as well as set in isolation from one another, serving a variety of park users simultaneously. There are also transformable areas with movable furnishings to facilitate small events or performances. This provides a high degree of **flexibility** within the space.

A hierarchy of pathways was created within the park design to intersect a variety of park spaces, drawing people in through visual interest or activity, and providing a high degree of

connectivity and **integration**. The main diagonal spine that runs through the site is positioned to facilitate primary movements, as well as connect users to other park areas. The paving of the main spine is deliberately simple when compared to the other pavement areas to **orient** the user and draw the eye through the site. In anticipation of a high volume of users moving through the park in all seasons, paving of the spine is intentionally dark to facilitate rapid melting in the winter by retaining its heat. A tertiary pathway that connects the park to the abutting development has also been provided. Incorporating a direct connection to the neighbouring building encourages additional use of the public amenity space and benefits the park by encouraging more use and providing more “eyes on the park” from a **safety** perspective.

Minimal slopes (~2%) have been incorporated into the park to facilitate positive drainage and the movement of water from hard surfaces into soft landscape areas. All pathways and hardscaped plaza areas within the park are fully **accessible**.

The park has a lot of sun through most of the year. By analyzing the sun/shade for the site, it was determined that during the winter there is shade for most of the day, except mid-day along the north and west sides of the site. Seating has strategically been located in areas of the park that would be sunny during the winter months. Additional seating options are integrated throughout the park: traditional seats with backs and armrests, social seating, intimate seating, and lounge seating – creating **diverse** opportunities for both passive and active park recreation.

In addition to being designed for their function and aesthetics, the site features are designed with **creativity, sustainability,**

durability, and life-cycle in mind. Most furnishings will be locally fabricated, contributing to the local economy and reducing emissions from shipping. The wood used will be Accoya, a modified timber treated with similar properties to traditional pressure-treatment but without the harmful chemicals. This product resists rot, defies the elements, and lasts for long periods of time. Metals used on site will be powder coated, resistant to salt and extreme weather, to ensure a long lifespan.

Large swaths of planting, irrigated and with advantageous exposure, minimizes the need for maintenance and watering, providing a **sustainable** and **durable** approach to the park. The plant palette focuses on fine grain and broad textures, colour relationships and plant variability over the seasons, all of which helps to **animate** the space and provide multi-season interest at a **human scale**. Plantings have been strategically positioned to maintain sightlines across/through the park, creating a **safe** and welcoming environment for all park users.

site plan

fig. 28

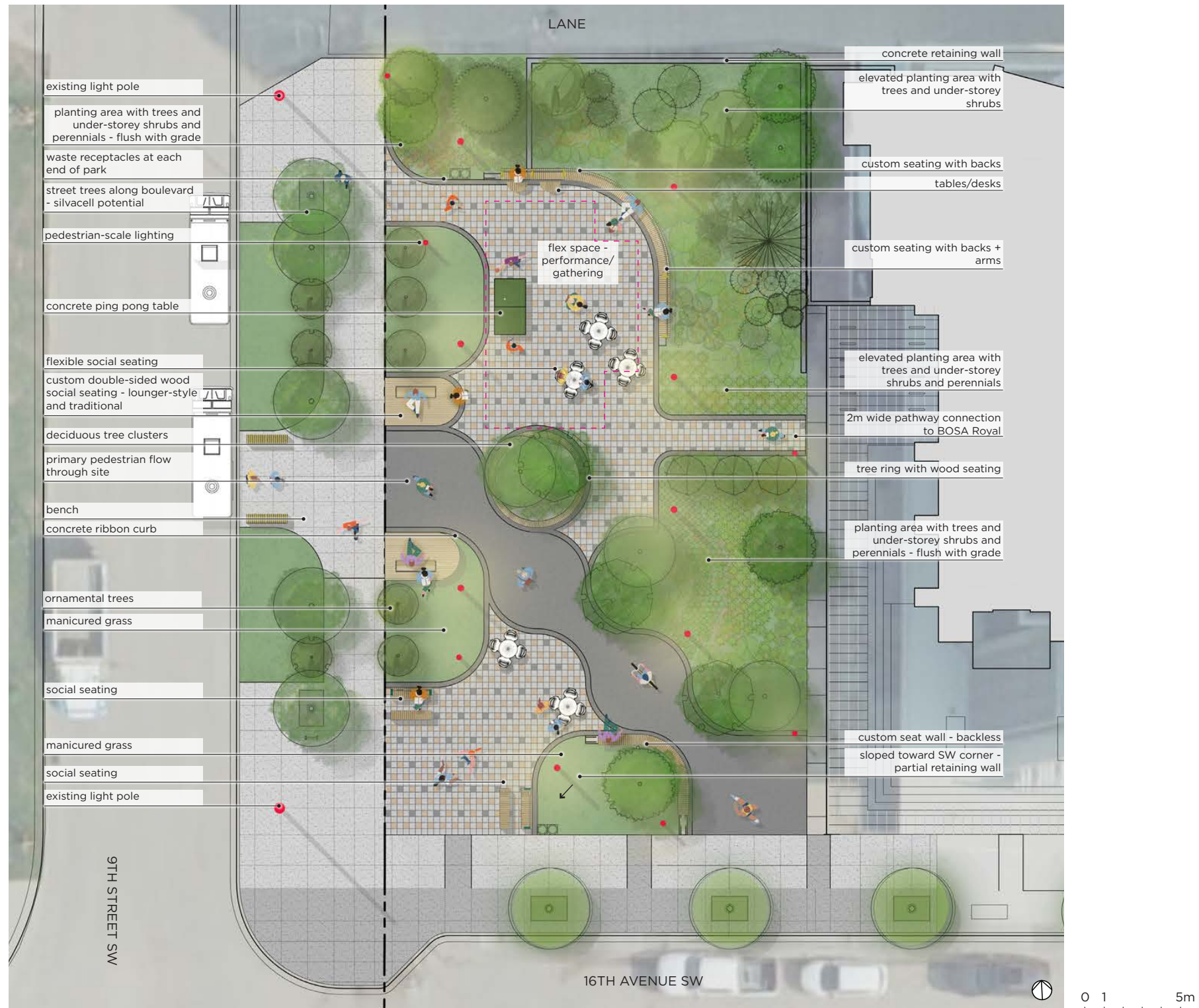


fig. 28 - illustrates layout of park including plantings, paving, site furnishings, curb realignment, and lighting

perspective renderings | birdseye



fig. 29 - illustrates layout and relationship of site elements to one another

perspective renderings | daylight



fig. 30 - illustrates event/flex space with its diversity of seating options and site elements



fig. 31 - concrete ping pong table and movable seating



fig. 32 - site design acknowledges adjacent condo and provides access point



fig. 33 - diagonal spine through site acknowledges projected pedestrian flows and provides access to passive and active spaces. food trucks along 9th ave sw help activate the space

perspective renderings | evening



fig. 34 - diagonal spine through site illuminated by custom bollard lighting and spillage from condo



fig. 35 - birdseye view of site highlights lighting scheme



fig. 36 - entrance at southwest corner of site illuminated by custom bollard lighting and street lighting



fig. 37 - western edge of site with custom site elements