

Partington Creek Neighbourhood Centre Master Plan (March 1, 2017)



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- Part 1: Partington Creek Neighbourhood Centre Concept Plan
- Part 2: Partington Creek Neighbourhood Centre Streetscape Guidelines
- Part 3: Partington Creek Neighbourhood Centre Development Permit Guidelines

For the convenience this report is presented in three parts with each part having a separate role in the future planning, design, and implementation of the Partington Creek Neighbourhood Centre:

- Part 1: **Partington Creek Neighbourhood Centre Concept Plan**
The Concept Plan captures supporting design ideas that have been prepared for the centre as a reference for future planning and design development.
- Part 2: **Partington Creek Neighbourhood Centre Streetscape Guidelines**
General guidelines have been prepared for all streetscapes that will be built concurrently with development and become City streets. Most streets generally conform to City of Coquitlam streetscape standards with the notable exception of Princeton Avenue which is designed as a special High Street and the Central Spine which is a pedestrian and cyclist-only connection.
- Part 3: **Partington Creek Neighbourhood Centre Development Permit Guidelines [bound separately]**
The form and character of development within the Partington Creek Neighbourhood Centre will be a critical element of its success. Commercial and residential development within the neighbourhood centre will require a Development Permit informed by both the Citywide and Partington Creek Neighbourhood Centre-specific Development Permit Guidelines.

The concepts, illustrations, and renderings presented in the Partington Creek Neighbourhood Centre Master Plan are representative examples of how the vision and objectives of the plan can be achieved.

Part 1: Partington Creek Neighbourhood Centre Concept Plan



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Introduction

Official Community Plan

The Partington Creek Neighbourhood Plan, adopted as part of the Citywide Official Community Plan in 2013, identified a Neighbourhood Centre for a mix of higher density residential and commercial uses, along with civic, institutional and other uses. The Neighbourhood Plan identified 27.6 hectares (68.2 acres) in the Partington Creek Neighbourhood for the Neighbourhood Centre.

The Partington Creek Neighbourhood Plan also contained several implementation tasks including the preparation of a master development plan for the Partington Creek Neighbourhood Centre lands to further identify the specific location and area for the centre and to amend the Neighbourhood Plan as needed to accommodate land use and design policies to support the establishment of this mixed-use neighbourhood node.

As with the Partington Creek Neighbourhood Plan overall, the master development plan for the Neighbourhood Centre was intended to include some flexibility in permitted uses and densities in order to respond to changing market trends over time as development proceeds. A target for park space in the Neighbourhood Centre was set at 2.7 acres (1.1 hectares).

Planning Intent

In 2014, the City of Coquitlam engaged a team of consultants led by PFS Studio and Ramsay Worden Architects to prepare the Partington Creek Neighbourhood Centre Master Plan in order to create an identity for the Neighbourhood Centre and to establish a framework that will guide civic and private sector development in a sequential, logical, practical, viable and phased manner, in accordance with the economics of the marketplace. The completed Master Plan was to establish the basis for the City of Coquitlam's application to amend the City's Official Community Plan to allow for land development and marketing in a manner that balances the risk and reward to the City.

The City sought a Master Plan that would create a bold new mixed-use neighbourhood which is ecologically sustainable, economically viable, community relevant, and a successful example of how a livable, vibrant community can be created in a mountainside and environmentally sensitive setting.

Planning Documents for Partington Creek Neighbourhood Centre

The Master Plan for Partington Creek Neighbourhood Centre includes four products of which this Concept Plan is one:

Partington Creek Neighbourhood Centre Concept Plan

The Concept Plan captures supporting design ideas that have been prepared for the centre as a reference for future planning and design development.

Partington Creek Neighbourhood Centre Streetscape Guidelines

General guidelines have been prepared for all streetscapes that will be built concurrently with development and become City streets. Most streets generally conform to City of Coquitlam streetscape standards with the notable exception of Princeton Avenue which is designed as a special High Street and the Central Spine which is a pedestrian and cyclist-only connection.

Partington Creek Neighbourhood Centre Development Permit Guidelines

Development within the Partington Creek Neighbourhood Centre will require a Development Permit informed by both Citywide and Partington Creek Neighbourhood Centre-specific Development Permit Guidelines.

Partington Creek Official Community Plan Amendment

City staff prepared by-law amendments required to implement the key recommendations of the planning process.

Overview of the Concept

Vision and Objectives

Vision

The City's Vision for the Neighbourhood Centre from the Citywide Official Community Plan:

To create an integrated community that achieves and maintains a vibrant and exciting social gathering place over time, which is compact, diverse and walkable given the slope and watercourse constraints, which will act as the economic hub of Northeast Coquitlam.

Key Objectives for the Partington Creek Village Master Plan

In addition to achieving the Vision, Council's key objectives for the Partington Creek Neighbourhood Centre Plan are:

1. To create a high quality mixed use hillside village centre that attracts residents to use it year-round.
2. To ensure that the plan is viable from a market perspective.
3. To significantly enhance the value of the City's lands in the Neighbourhood Centre.



Bird's eye view of the Partington Creek Neighbourhood Centre Concept Plan
(Illustrative concept only)



Concept Plan for the Partington Creek Neighbourhood Centre

Planning Principles

During the planning process, City Council endorsed Ten Planning Principles to guide preparation of a concept plan for a successful Partington Creek Neighbourhood Centre:

1. Social Heart

Partington Creek Neighbourhood Centre is intended as the social heart for the new residential development in its vicinity:

- A destination to serve and invigorate the social life of the hillside community
- A focus of public destinations: shopping, recreation, civic facilities and public space
- Public gathering spaces: Princeton Plaza, park and generously scaled stairs
- Places for everyday enjoyment and for special events
- Dynamic and inviting design to achieve effective placemaking.



2. Walkable and Cycle Friendly

Walking and cycling are encouraged over vehicles:

- A pedestrian-scale environment
- Compact so that it is not too far to walk or ride among destinations
- Sited to take advantage of moving along the contours rather than up and down the hillside
- Rich experiences at the walking scale
- Design for slow movement instead of typical vehicular speeds.



3. Well Connected

The Neighbourhood Centre is accessible and connected to adjacent neighbourhoods:

- Integrated into greenway and bicycle networks
- Everyday routes through the neighbourhood centre to bring people through to animate it and to make the retail uses successful
- Clarity of vehicle access and locations for convenient public parking.



4. Pedestrian Scale of Interest

The pedestrian experience is enhanced by design details:

- Fine textured building detail, especially at ground level: window displays, outdoor merchandise and cafes
- Choices of route including sidewalks, paths and pedestrian passthroughs.



Overview of the Concept

5. Active Programming

Programming to create vitality and diversity of activities:

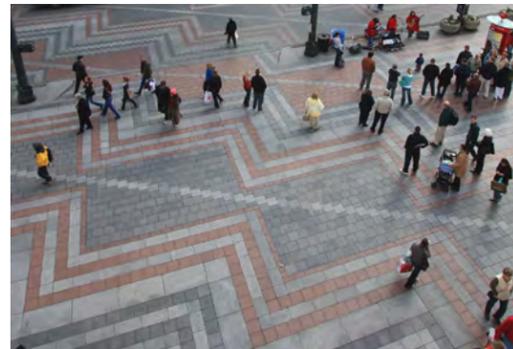
- Retail mix focused on local serving stores with a coordinated character and signage
- Community amenities, recreation, culture and public art
- Public space for everyday uses yet readily adaptable for special events.



6. Authentic Sense of Place

The identity of Partington Creek expresses its Burke Mountain setting:

- Locally and regionally inspired architecture and landscape architecture
- Taking advantage of site opportunities: the hillside topography, mountain recreation culture, weather protection and locally appropriate materials
- Architectural and public realm design that creates a cohesive idea of a mountain village
- Public realm design that creates a cohesive idea
- Sense of gateways at thresholds to the Neighbourhood Centre.



7. Design for the Hillside

Consideration of the topography as creating opportunities:

- Capitalizing on views and places of prospect
- Emphasizing movement along contour lines for major routes
- Integration of stormwater management features
- Architecture that is adapted to the slope.



8. Local Serving Mix of Uses

Focus on serving the hillside community first while inviting others to visit:

- Local retail outlets and local entrepreneurs to encourage local investment and jobs
- More than just shopping: a place to recreate, to socialize and gather, to be entertained, to live and work.

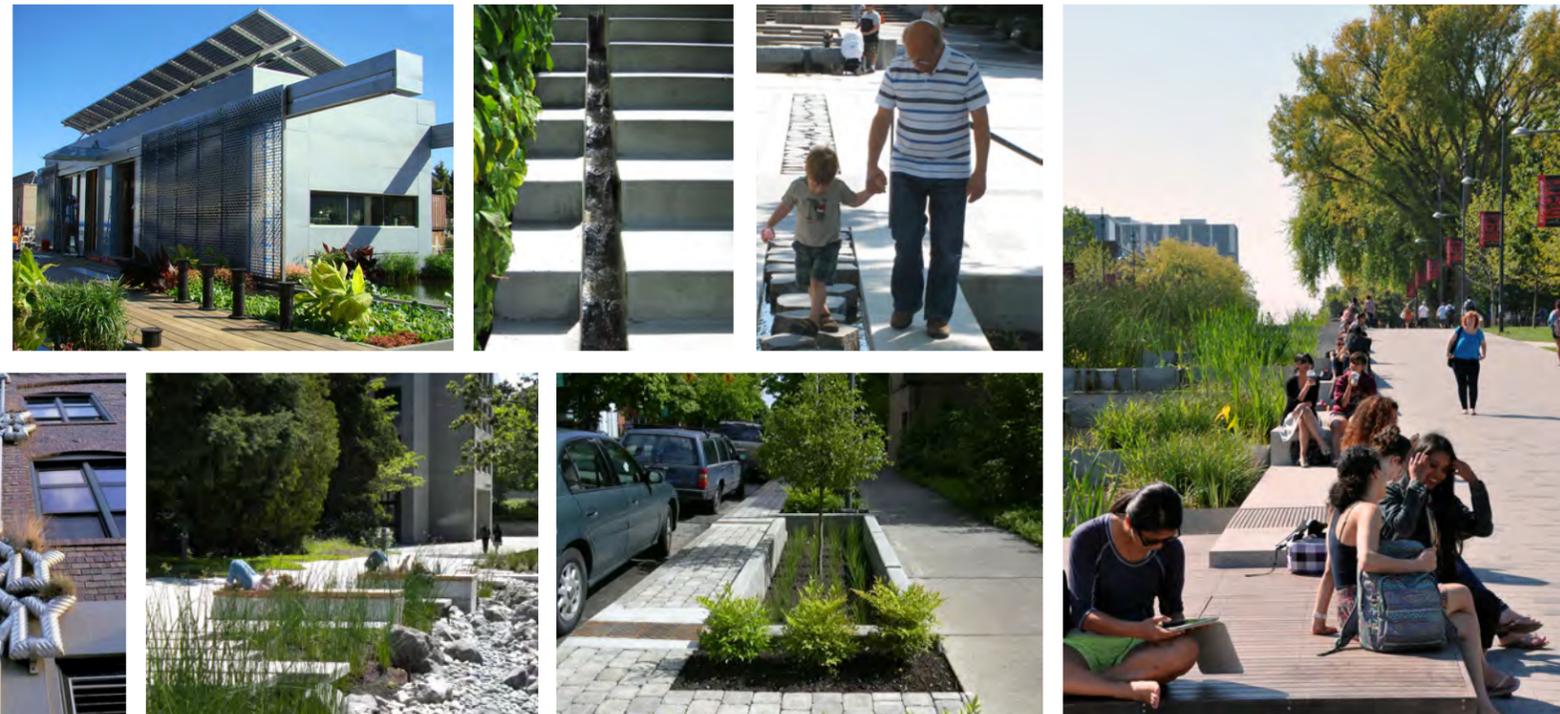


Overview of the Concept

9. Revealing Sustainability

Design to express environmental and sustainable initiatives:

- Daylighted and featured stormwater elements
- Facilitation of alternate transportation: walking, cycling and access to regional transit
- “Green” architecture with passive and active energy systems.



10. Delight, Innovation and Comfort

Special experiences create an invitation to go often:

- Special events programmed in the public spaces
- Public art, water features, dramatic views and a well-designed public
- People attract people
- Surprises, delight and discovery
- Comfort for pedestrians; weather protection, safety and security, many places to sit and amenities like water fountains, garbage receptacles and access to elevators.



Program Assumptions

Early in the planning process, a program for the mix of land uses and public amenities in the Neighbourhood Centre was established that includes:

- A centrally located plaza designed to be adaptable for a range of local event programming
- A grocery store to be built in one or two phases with some adjacent surface parking in its first phase that meets the projected market for its catchment area
- Commercial Retail Units for a range of retail and restaurant uses, typically on the ground floor of mixed use buildings
- A site for civic facilities that is anticipated to include a recreation complex and that is adequately sized to permit inclusion of additional facilities if required, such as a pool or ice rink, and with potential for the related parking to be accommodated on site, primarily on the surface
- View corridors from the Neighbourhood

Centre to provide and protect distant views

- Bike facilities: bike racks and a water bottle station with the potential for the recreation complex to have additional support facilities: change rooms, showers, snack bar, etc.
- On-street and some surface parking, particularly in the initial phases
- A public park as a partial allocation of the park space for Partington Village Centre set out in the Official Community Plan
- Trail and open space links into the surrounding community.



Precedent for a central plaza adaptable for special events with daily animation with water

Design Objectives

Working from the Ten Planning Principles for a Successful Village Centre, a number of specific design objectives were used to shape the Concept Plan:

- Selection of a relatively flat site within the overall area identified in the Official Community Plan
- A compact High Street to minimize gaps in pedestrian interest along Princeton Avenue
- A central plaza with several of its edges activated by restaurants, cafes, stores, and entries with high pedestrian volumes
- A recreation complex in a location near other uses to encourage one stop for shopping and recreation
- All core uses within short walking distances from parking locations on and off-street
- A recreation complex site located adjacent to the park with no intervening roadway
- Readily phased commercial uses with a feasible first phase before complete residential build-out, assuming an active City role in the development process based in its land ownership
- Gateway features on David Avenue, moving eastward, and Mitchell Street, moving northward to direct people to the Neighbourhood Centre
- Parking shared among uses on a district model with mix of structured and surface choices.

Planning Process

The Concept Plan for Partington Creek Neighbourhood Centre has been developed to be highly consistent with the directions of the Official Community Plan and the community consultation that informed it. During plan preparation, the consultants worked closely with and reported on a regular basis to a Staff Working Committee with representatives of a number of involved City departments including Economic Development, Planning and Development, Engineering and Public Works, Transportation Planning, Parks, Recreation and Culture Services, and Strategic Initiatives.

A public open house held on September 19, 2015 presented the preferred concept and supporting display materials to the Burke Mountain community at the City's Fire Hall on David Avenue west of the future site of the Partington Creek Neighbourhood Centre. Information on the concept plan was also made available on the City's website. Input was received regarding the types of business and services desired in the Neighbourhood Centre, events and activities on the Princeton Plaza and the likes and dislikes of the Concept Plan. A summary of this consultation period and input received was presented to City Council on November 9, 2015.

Key Components of the Concept Plan

The Concept Plan anticipates a high level of flexibility in the types and scale of the multiple family development within the Neighbourhood Centre with potential for townhouses, low and mid-rise apartments, live/work studios, and apartment and townhouse units above commercial uses. It is anticipated that the form and scale of development will be refined at the time that the land is marketed. The plan also has substantial flexibility in the size and number of development parcels that are subdivided and put to bid.

The public realm elements of the plan are the framework for the development parcels and will be phased during the development build-out with some elements built by the City and some by developers following design guidelines, standards, and by-law requirements to then become City assets.

The key ideas that shape the Concept Plan are (refer to following sections for more details):

- **Princeton Avenue** - the commercial heart of Partington Creek Neighbourhood Centre. Shops and services, including a grocery outlet, provide residents and visitors with access to goods and services and an engaging public realm, in a contemporary village setting.

Princeton is sited on a terrace along one contour line of the mountainside so that the shopping and activity core is virtually level in its slope.

The character of Princeton Avenue is a contemporary expression of a mountainside village in a rainy climate. Materials are wood, stone and glass with straightforward design, primarily native landscaping, and a vibrant pedestrian

scale with many engaging, finely textured details.

- **Central Spine** - the social focus of the Neighbourhood Centre. Crossing perpendicularly to Princeton Avenue at Princeton Plaza, the Central Spine connects Freemont Park on Burke Village Promenade to David Avenue through a series of public spaces with varying characters and programs from landscaped park space to hard-surfaced plaza spaces.

The Spine is the place where residents and visitors will gather, socialize and celebrate. There will be places to sit in groups or alone, on chairs, benches or a blanket on the grass. Water and public art will delight the eye and encourage children to explore and play. With many ways to occupy the spaces and events and programming occurring at intervals, people will come and enjoy the activity and the people watching opportunities.

- **Civic Quadrant** - the recreational and cultural core of the Neighbourhood Centre. A mix of civic uses will occupy the southeast quadrant, forming an active edge to Princeton Plaza and the park and provide programming services for activating these public spaces.
- **Streetscapes** - all the residential streetscapes in and around the Neighbourhood Centre are designed to provide interest and variety for users; design guidelines encourage townhouses and apartments to engage passers-by with front doors, patios, lobbies and landscaping. David Avenue is a major greenway with a multi-use pathway. Burke Village

Promenade offers separate bike paths on both sides as well as views into the new park to the north and forested Freemont Park and adjacent watercourse areas to the south.

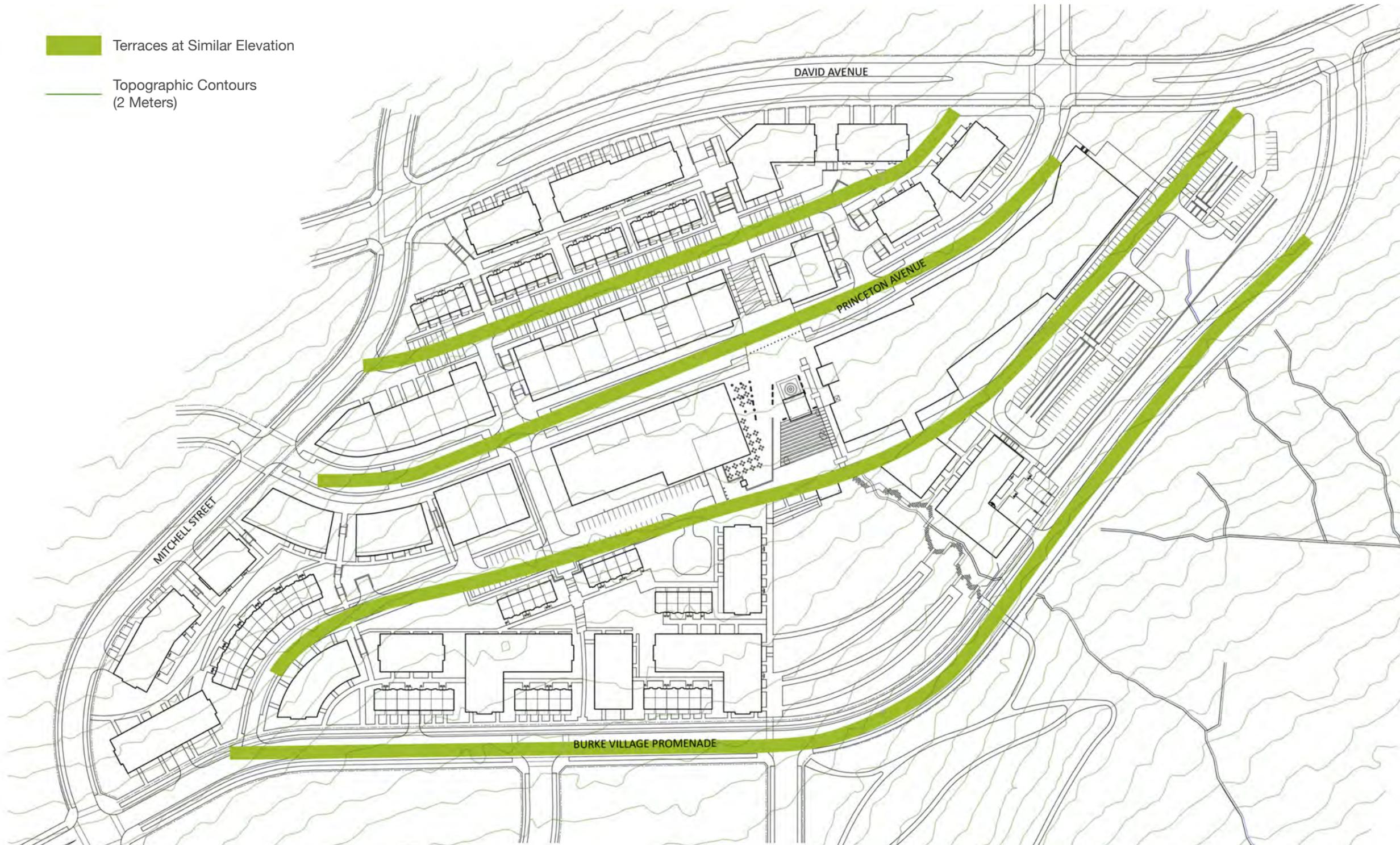
Local streets and mews provide access to parking for shoppers and visitors while offering alternative ways for pedestrians to move through and around the Centre along more intimately scaled routes. Streets and mews are located on terraces on the hillside to be relatively level and walkable.

Pedestrian and Cyclist Network -

beyond the streets and mews is a network of pedestrian and cyclist shortcuts. Due to the hillside topography many of these links include flights of stairs. Cyclists are offered bike channels to assist with taking bicycles up and down public stairs. People in wheelchairs or scooters and with strollers and carts are provided routes with ramps at key sections along the Central Spine or can use a centrally located public elevator to move from one bench to another.

Terraces

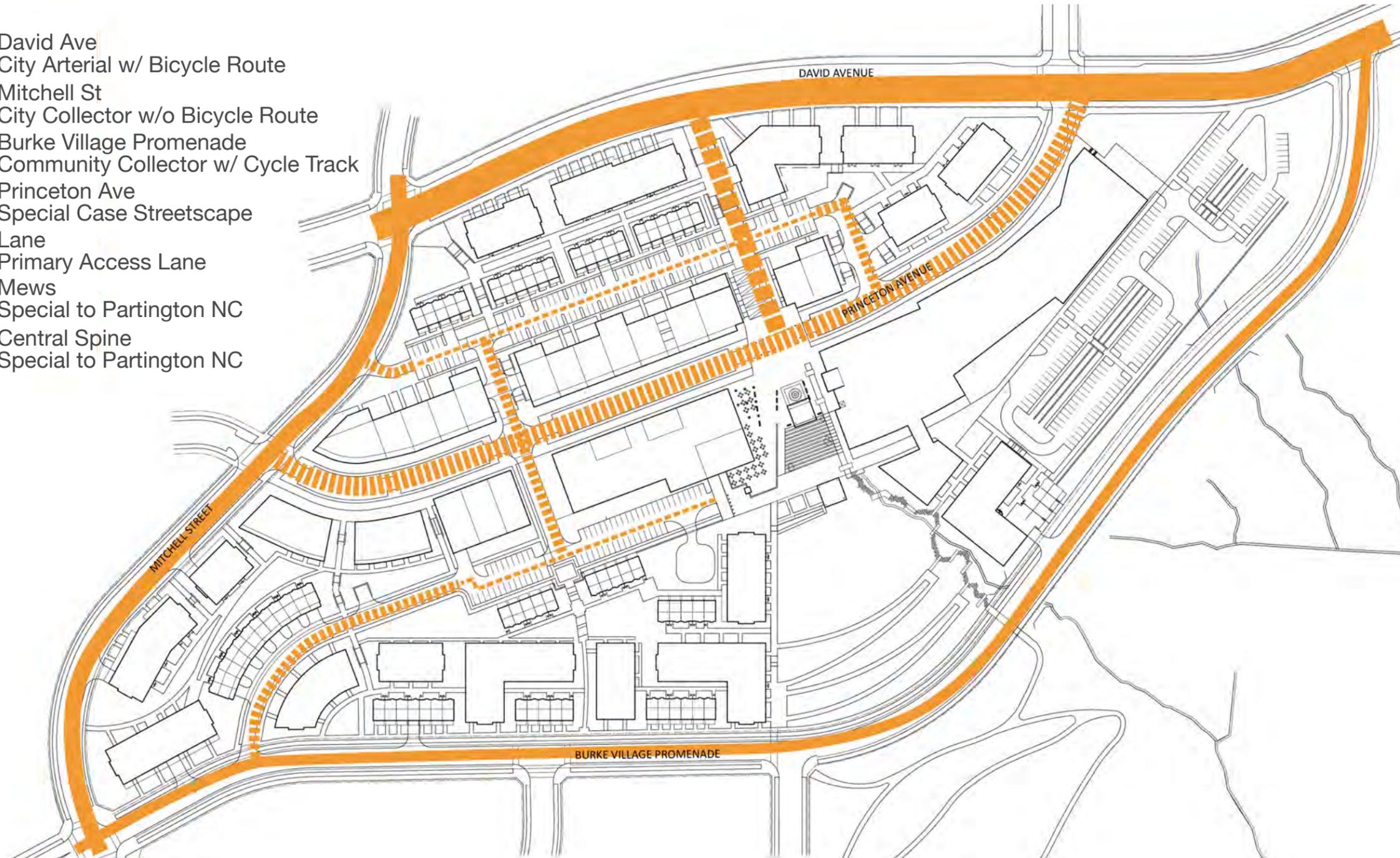
-  Terraces at Similar Elevation
-  Topographic Contours (2 Meters)



Overview of the Concept Plan

Streetscapes

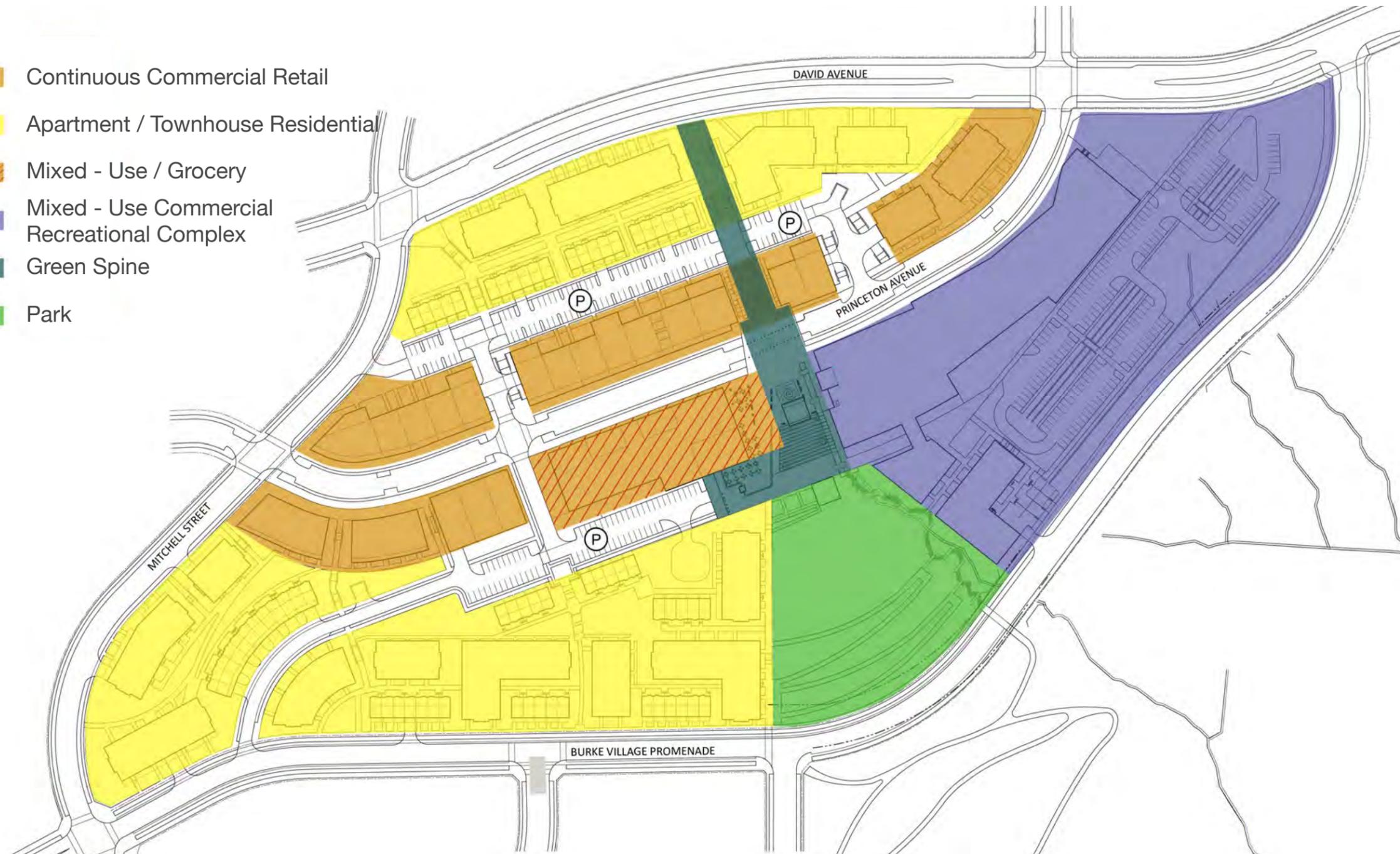
- David Ave
City Arterial w/ Bicycle Route
- Mitchell St
City Collector w/o Bicycle Route
- Burke Village Promenade
Community Collector w/ Cycle Track
- Princeton Ave
Special Case Streetscape
- Lane
Primary Access Lane
- Mews
Special to Partington NC
- Central Spine
Special to Partington NC



Streetscape types in the Partington Creek Neighbourhood Centre

Land Use

- Continuous Commercial Retail
- Apartment / Townhouse Residential
- Mixed - Use / Grocery
- Mixed - Use Commercial
- Recreational Complex
- Green Spine
- Park



Anticipated land uses in the Partington Creek Neighbourhood Centre

Princeton Avenue

Streetscape Character and Design

The commercial portion of Princeton Avenue (refer to Street Level Uses diagram on page 22) will form the commercial heart of Partington Creek Neighbourhood Centre. Shops and services, including a grocery outlet, provide residents and visitors access to goods and services and an engaging public realm, in a contemporary village centre setting.

The design vision includes continuous retail along the north side of Princeton Avenue within mixed use developments, framing the pedestrian spine leading up to David Avenue. Streetwall heights not exceeding three storeys establish a human scale with continuous, permanent overhead weather protection.

A warm colour palette and natural materials including stone combined with timber elements integrated into the building facade and weather protection reinforce the natural, local context. Shopfronts and shopfront signs are intended to be active and engaging, providing pedestrians with clear views into shop interiors. Shop entries reinforce the village centre's human scale.

The south edge of Princeton Avenue is envisioned as a 'Marketplace' dominated by a grocery outlet with potential for residential uses on upper storeys. Small scale commercial units integrated into the streetwall will provide a variety of commercial uses where the development engages with the main plaza and social 'heart'.

The grocery outlet will incorporate smaller commercial retail units. Significant areas of glazing, coloured accent elements, continuous weather protection and an articulated facade with opportunities for street furniture and retail displays along Princeton Avenue will support a pedestrian friendly streetscape.



Illustration of continuous retail along the north side of Princeton Avenue (Illustrative concept only)



Illustration of the Marketplace from Princeton Plaza with retail street in the background (Illustrative concept only)

Princeton Avenue



Illustration looking west along Princeton Avenue (Illustrative concept only)



Illustration of retail integration looking south across Princeton Plaza (Illustrative concept only)



Illustration of shopfronts along Princeton Avenue looking west at the Central Spine (Illustrative concept only)



Illustration of continuous retail along Princeton Avenue looking east (Illustrative concept only)

Princeton Plaza

Princeton Plaza is the centrepiece of both Princeton Avenue and the Central Spine - making it the most important and active place in the Neighbourhood Centre. The streetscape design envisions a raised, tabled crossing with an overall paving pattern extending across

the street that is level and seamless with the plaza spaces on both sides. Bollards are proposed to prevent vehicles from entering the pedestrian areas of the plaza spaces while permitting easy flows of pedestrian and cyclists across Princeton Plaza.

The street network has been organized to permit temporary closures of Princeton Avenue for special events without disrupting vehicular access. David Avenue and Burke Mountain Promenade can serve as by-passes for through traffic since stores and residences

that front on Princeton Avenue have alternate access from lanes and underground parking.



Rendering of Princeton Avenue at its intersection with the Central Spine at Princeton Plaza (Illustrative concept only)



Illustration of Princeton Plaza in the late evening (Illustrative concept only)

Grocery Store

A grocery store is the essential commercial use on Princeton Avenue. It will anchor other retail outlets and provide residents of the surrounding Burke Mountain neighbourhoods with a place to shop near home, within walking and cycling distance for many nearby apartment, townhouse, and even some single family homes.

The grocery store will have its architectural design and its internal layout shaped by the Development Permit Design Guidelines in order to achieve several objectives:

- A distinctive architectural expression that coordinates with the other buildings on Princeton Avenue while being individual and appropriate to a larger scale building footprint
- Location of internal uses to provide interest and animation to the streetscape and plaza such as a cafe, flower shop, deli counter and bakery
- Substantial expanses of glazing offering views into the interior from the outside
- Potential to set out tables and chairs for outdoor eating in good weather
- Generous weather protection at entries and to facilitate outdoor displays of merchandise
- Signage coordinated with the intended character of the Neighbourhood Centre.



Outdoor display of flowers under weather protection (Illustrative concept only)



Precedent for a grocery store that engages an outdoor plaza with a high degree of transparency (Illustrative concept only)



Outdoor display of fruit and vegetables under awnings (Illustrative concept only)



Outdoor tables and chairs on a plaza corner (Illustrative concept only)

Retail Stores and Restaurants

A variety of stores and restaurants will be key to making a lively and well-used Neighbourhood Centre. Development Permit Guidelines encourage a fine-textured row of shops on Princeton Avenue as well as uses in both the recreation complex and the edges of the grocery store that support the intended retail continuity. Breaks in the retail row should occur at Princeton Plaza where retail and eating services are anticipated to wrap around the plaza edges as well.

The shopping experience will be supported by design features including:

- High ceiling retail spaces with glazing extending full height
- Extensive weather protection
- Places for outdoor eating and displays
- Design detailing at the ground level
- Special streetscape treatment of Princeton Avenue from building face to building face
- Public art.

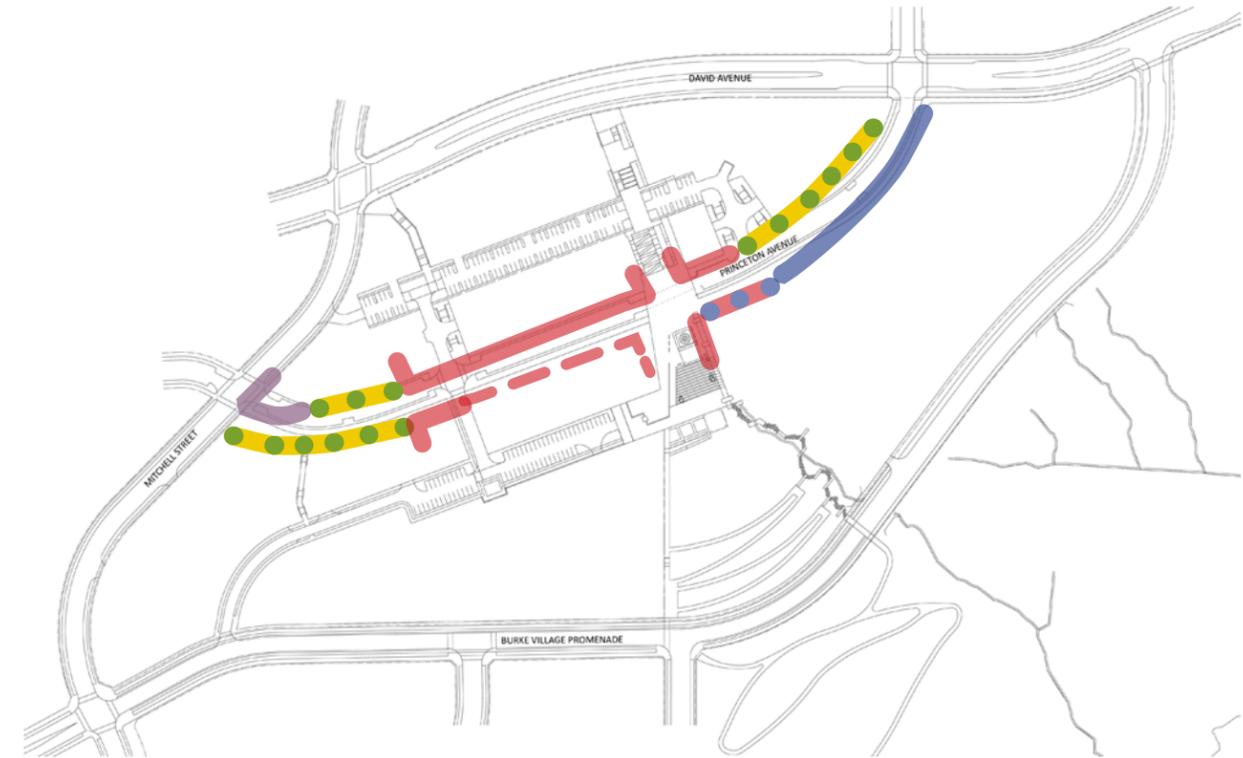


Illustration of the finely textured and engaging retail streetscape envisioned for Princeton Avenue (Illustrative concept only)

Retail Expansion Opportunities

The extent of retail demand has been projected by the consultant team with input from local developers to inform the concept design process. Market potential will be determined more specifically when the Neighbourhood Centre is built. In order to have flexibility in adjusting the amount of retail frontage, the Development Permit Guidelines include a category of flexible use where the ground floor is designed to function as either a retail unit or a live-work unit.

These flexible uses are proposed at the periphery of the shopping core and across from the civic complex and should not be located in a way that makes a break in retail continuity.



Street Level Uses

- Continuous commercial/retail
- - - Commercial “marketplace”
- Flexible retail/live-work/residential
- Civic/institutional
- Commercial integrated into civic/institutional

Central Spine

Overview

The Central Spine intersects Princeton Avenue near both of their mid-points and is the primary movement route up and down the hillside within Partington Creek Neighbourhood Centre. It is a series of linked public spaces with varying characters and programs:

- David Stairs
- Princeton Plaza
- Grand Stairs
- Public Park
- Freemont Park.



Examples of bike channels for ease of movement

David Stairs

The David Stairs link Princeton Plaza to David Avenue at a mid-point between Mitchell Street and Rocklin Street. They are also the primary connection between Princeton and the upper mews, including a section of sloping path (maximum of 5% slope) for access by people with wheelchairs, strollers, shopping carts, and other things on wheels.

The David Stairs fall within a 20 meter wide right-of-way, equivalent to a local City street in width. The Stairs will be built either by a developer or the City and become a City asset into the future. Based on this intention, the David Stairs are included in the Partington Creek Neighbourhood Centre Streetscape Guidelines to provide design direction for adjacent property owners.

The David Stairs have a number of sub-sections (from north to south):

- Small plaza at David Avenue
- Stairs and terraces to the Upper Mews
- Stairs and sloping path from Upper Mews to Princeton Avenue.

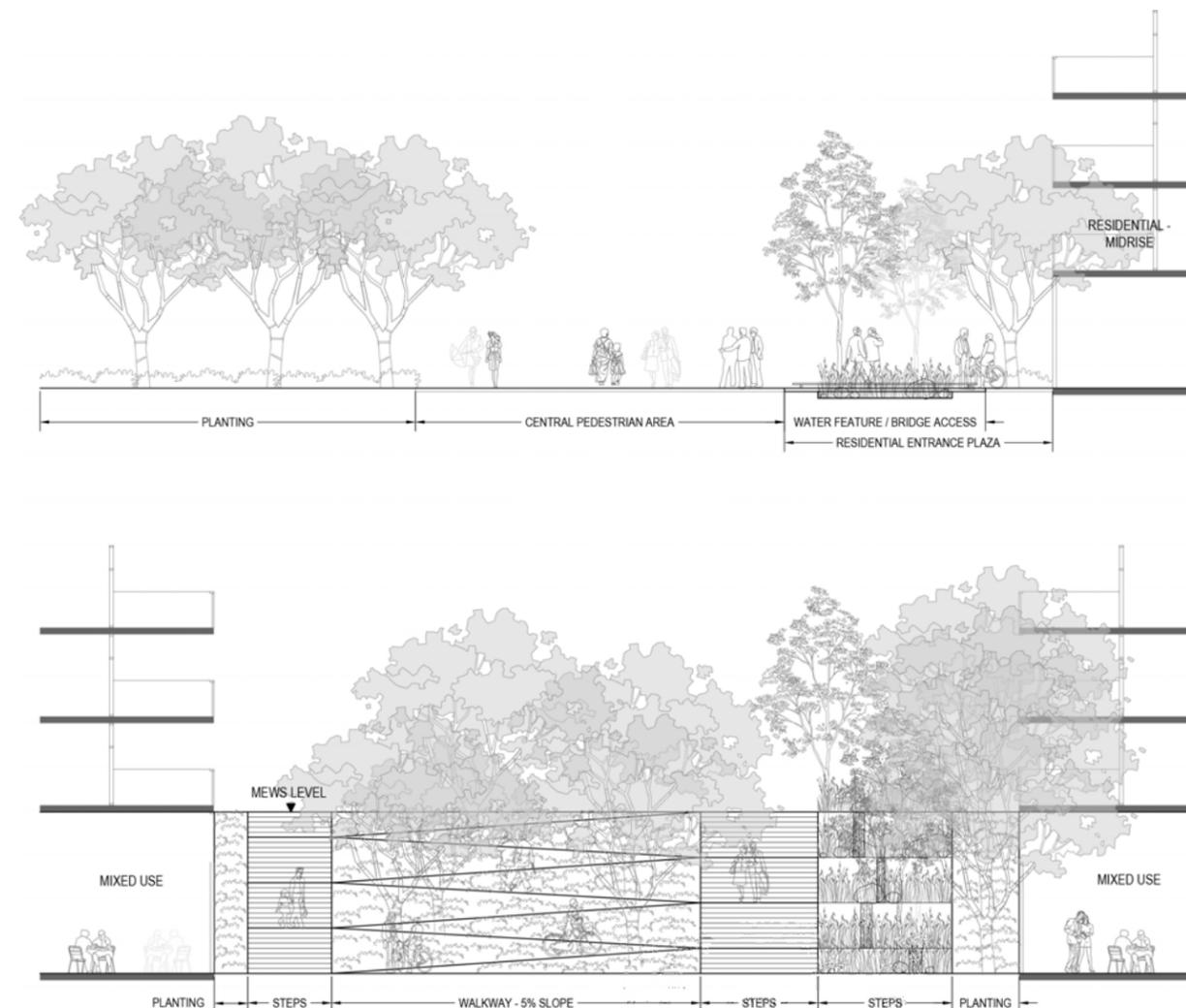
Key objectives for the design of the David Stairs are:

- Provision of some seating at the small plaza on David Avenue as a place to rest for pedestrians
- A bike channel on all sections of stairs to facilitate movement of bicycles up and down the stairs
- Flat sections to create terraces that relate to adjacent courtyards, mews and potential building entries, allowing level movement between destinations on both sides of the stairs
- Inclusion of a sloping path with a grade no

greater than 5% between the Upper Mews and Princeton Avenue

- Seating opportunities including on walls where heights and locations are appropriate
- Soft landscaping in integral planters at the edges
- Consideration of water channels to collect

rainwater during rain events and lead it downhill as a contribution to stormwater detention elements in Princeton Plaza and park.



Sections through the David Stairs at the Upper Mews (above) and south of the Upper Mews (below)



Elements of the Central Spine

Princeton Plaza

Princeton Plaza extends across Princeton Avenue creating hard surfaced gathering space on both sides of the streetscape connected visually and without change in level by a tabled intersection in the same paving materials and patterning.

Princeton Plaza is larger on the south side and designed to be programmed for special events by community groups and the City through the recreation complex and its staff. When events are not taking place, Princeton Plaza is intended to be animated by a splash pad and public art. In warm weather, people will gather to watch and enjoy the water jets of the splash pad. When not operating, the splash pad area is flush with the surrounding plaza to permit programmed events to occupy the space intensively. Seating and other fixed furnishings should be located in groups near the edges of Princeton Plaza so as not to interfere with the set up of events and sightlines to performances.

Infrastructure in Princeton Plaza should be considered to facilitate the operation of events including:

- Electrical supply in adequate amounts in locked access boxes
- Water supply at convenient locations
- Lighting that can be adjusted in intensity and possibly in colour
- Vertical supports for use to hang temporary infrastructure like speakers, theatrical lighting, banners, flags, backdrops, etc.

The continuation of the stormwater channel that is envisioned to run down the David Stairs and under Princeton Avenue is also part of the plaza design intentions. This channel should be planted with species that are tolerant of wet conditions on rainy days.



Aerial view of Princeton Plaza looking south across Princeton Avenue with raised pedestrian table in foreground (Illustrative concept only)



Examples of programmed events using the spaces of the Central Spine

Central Spine

Grand Stairs

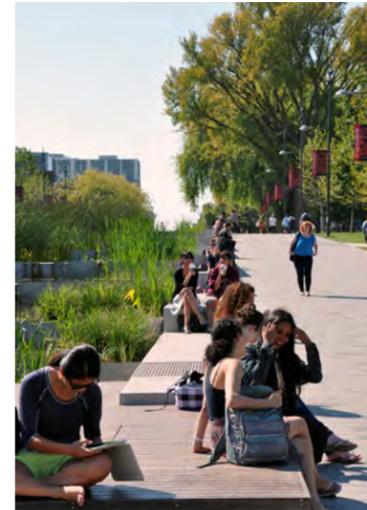
The Grand Stairs connect Princeton Plaza to the Lower Mews with wide, south-facing stairs intended to be used for sitting in good weather and as tiered audience seating for performances focused on a stage at the level of the Lower Mews. On the east edge of the Grand Stairs the rainwater channel that is part of the David Stairs and flows across Princeton Plaza will descend to join the stormwater wetland in the public park that ultimately contributes to the existing surface watercourses south of Burke Mountain Promenade.



Examples of steps designed for seating



Examples of stormwater channels



Public Park

The public park is located to be adjacent to the recreation complex to allow recreational and cultural activities to spill into the outdoors and to have staff well placed to manage and program the park.

It will be an open lawn with a scattering of trees on ordinary days and readily host events on special days. It should slope gently with the hillside while staying close enough to flat to permit informal games with balls and discs. By creating a flatter terrace at the north end of the park, the southern portion would require the integration of the change in elevation with ramps, walls and stairs.

The north that transitions to the Grand Stairs is envisioned at the same grade as the Lower Mews to facilitate movement between the commercial and recreational uses and their parking without stairs or steps as a way to offer universal accessibility in combination with public elevators on the Lower Mews and, during opening hours, within the recreation complex.

The eastern edge is intended to be designed as a key part of the stormwater management network, linking channels in the Grand Stairs with natural watercourses in Freemont Park.



Aerial view of the public park and Grand Stairs looking north (Illustrative concept only)

Freemont Park

Freemont Park is an existing forested park with an internal trail network that the Partington Creek Concept Plan connects into. It extends the public park and contrasts with its more manicured and open character. Due to the topography of the site, distant views will be available from Princeton Plaza over the mature conifers in Freemont Park with a forest in the mid-view.

Additional forested land will be preserved east of Freemont Park due to the presence of a number of watercourses. As a result, the experience of walking, cycling and driving along Burke Village Promenade will include a substantial section through and park and along a forested edge.



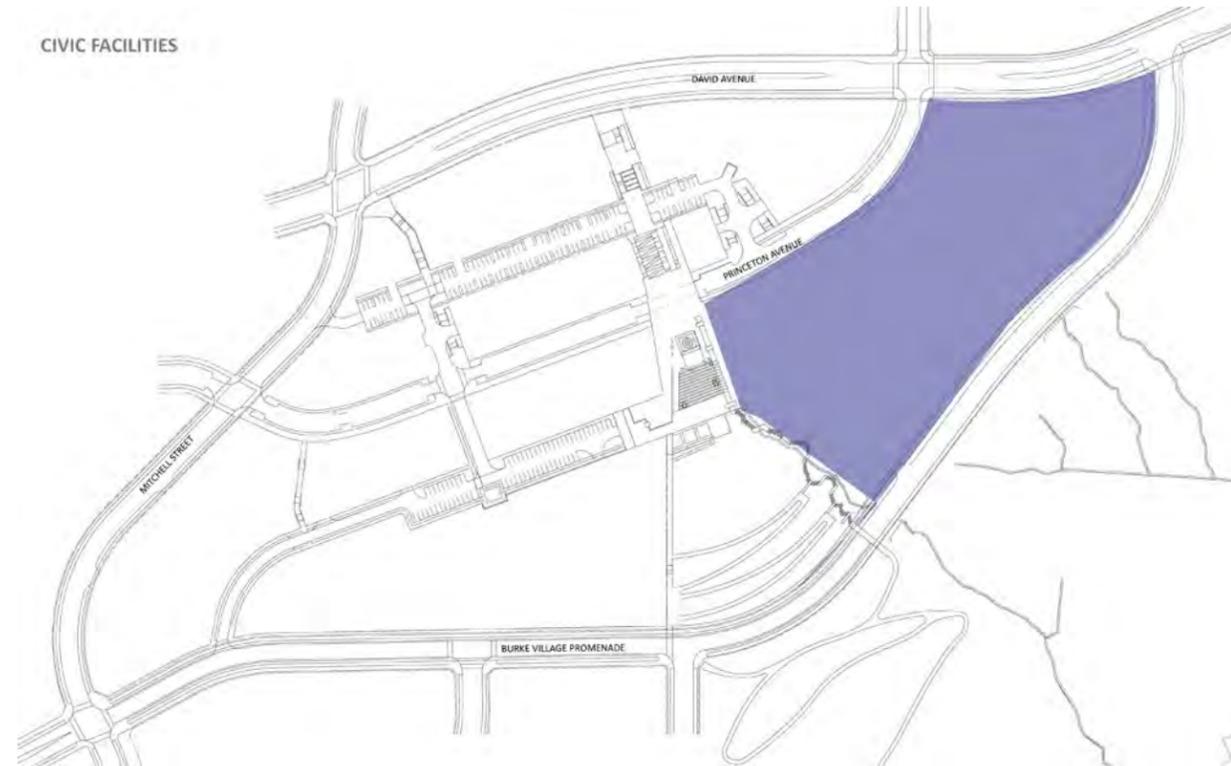
Relationship of Freemont Park to the Central Spine

Civic Quadrant

Overview

The Civic Quadrant of Partington Creek Neighbourhood Centre is intended to remain in the ownership of the City of Coquitlam as the site for civic facilities and related parking. Parking is a combination of some structured parking within the civic buildings and surface parking to the south. A key principle for the Neighbourhood Centre is the use of public parking for trips to both the civic facilities and shops and services within the commercial core.

Public access to the recreation complex is from both the elevation of Princeton Avenue and Princeton Plaza and the lower elevation of the Lower Mews and upper parking lot. Elevators internal to the recreation complex should be available during open hours for the public, and especially people with movement limitations, to use as a public route between the two levels and the adjacent public realm spaces.



- Location of internal program elements along the Princeton Avenue and plaza frontages with windows that permit passers-by to look in and enjoy the activity, lobby and waiting areas, gymnasiums, gallery spaces and sports courts are all possible uses that could be viewed from the adjacent outdoor spaces.
- A cafe with movable tables and chairs could spill onto Princeton Plaza or next to the street
- Signage to announce upcoming programs and events
- Outdoor area, preferably near an entry, with weather protection as a meeting and gathering place on rainy days
- Bicycle storage for use by patrons and the public.

Program of Uses

The program for the recreation complex will be determined by the City over the next several years. The site has been designed to support a large facility, based on the size of the Poirier Sport and Leisure Complex, to ensure that there is adequate space to support one or more recreation facilities. Space will be made available for a child care service provider to rent within the Civic Quadrant. Parking has been scaled to accommodate the potential full extent of civic used in this quadrant.

For preliminary illustration purposes, the childcare facility has been envisioned at the lower floor with adjacency at grade to the public park and nearby drop-off parking.

If the full extent of civic uses is not needed to service the Burke Mountain community, then it is envisioned any surplus area could be used for residential development purposes or a private institutional use.

Design Objectives

The opportunity to located the civic facilities near the heart of the Neighbourhood Centre has several advantages:

- People can combine shopping trips with recreational, cultural, and leisure activities
- The civic facilities can be co-located with a central park space

- Cyclists and walkers can use the facilities and public parking as support for on and off-road cycling trips
- Civic parks, recreation and culture services will be adjacent to Princeton Plaza and the park to facilitate event and daily programming of public open space
- The design of buildings adjacent to Princeton Plaza and park and the new public park can add animation to them.

Potential design support for engagement and animation of Princeton Plaza, park and Princeton Avenue may include:

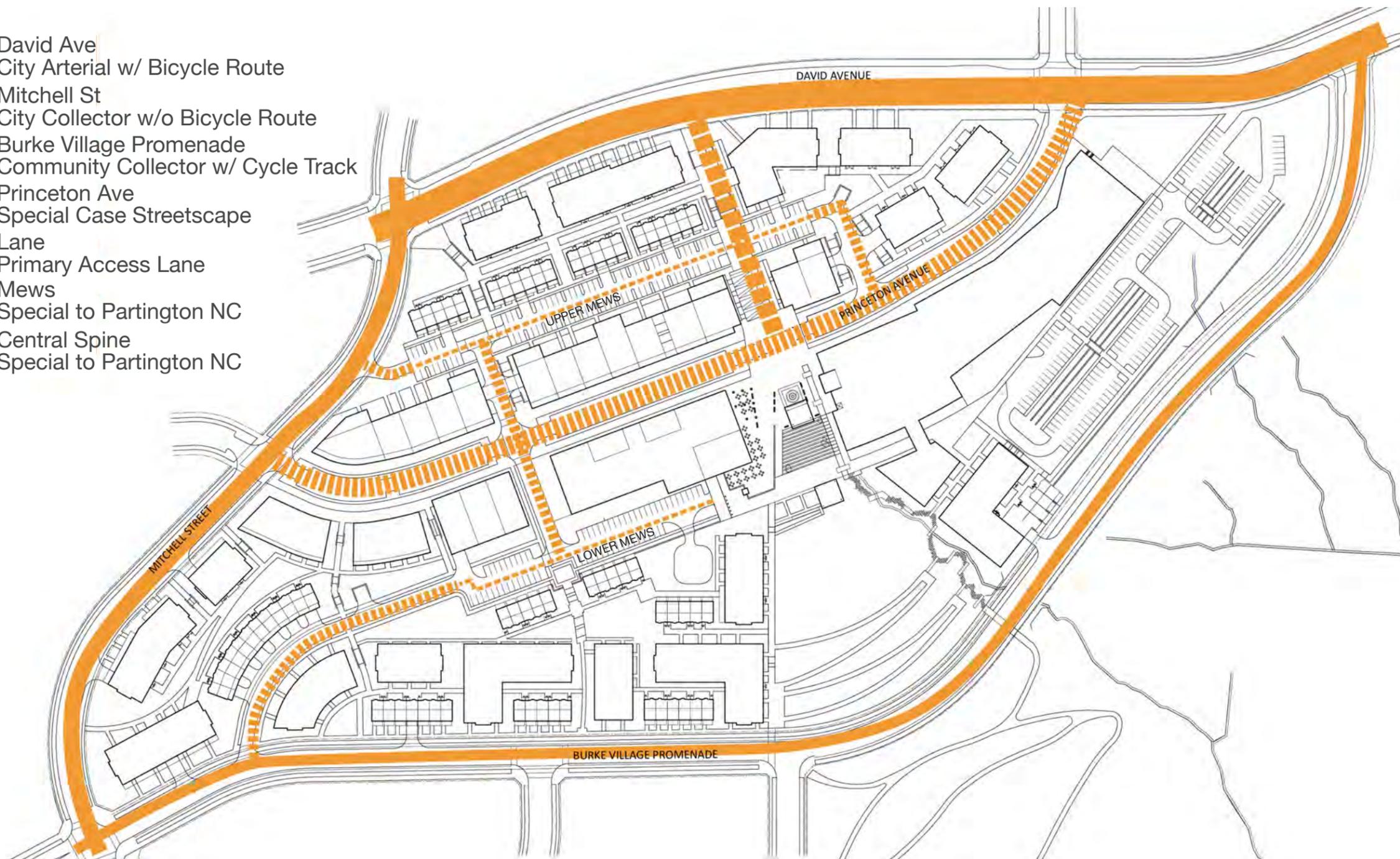
- Architectural design that reinforces the design character of the Neighbourhood Centre as a contemporary mountainside village



Examples of civic facility character and scale

Streetscapes

-  David Ave
City Arterial w/ Bicycle Route
-  Mitchell St
City Collector w/o Bicycle Route
-  Burke Village Promenade
Community Collector w/ Cycle Track
-  Princeton Ave
Special Case Streetscape
-  Lane
Primary Access Lane
-  Mews
Special to Partington NC
-  Central Spine
Special to Partington NC



Streetscape typology

Pedestrian / Cyclist Network

Overview

Pedestrians will be served by a varied and complex network of ways to move around the Neighbourhood Centre including:

- Sidewalks on all streetscapes designed to be interesting and engaging
- A multi-use pathway along the south side of David Avenue that connects across Burke Mountain's neighbourhoods
- Pedestrian-friendly mews to the north and south of Princeton Avenue
- Pedestrian links at mid-block locations
- The Central Spine
- Sloping pathways that parallel sections of stairs along the Central Spine to accommodate wheelchairs, strollers, scooters and other things on wheels
- Public elevators to move from the Lower Mews to the elevation of Princeton Avenue; these may be interior to the civic complex and/or free standing in the public realm.

Cyclists also have a robust range of movement choices in the Neighbourhood Centre including:

- On-street bike lanes
- Multi-use pathway on David Avenue
- Bicycle track on Burke Mountain Promenade
- A combination of sloping paths and stairs with bike channels to move up and down the Central Spine and mid-block connections
- Consideration of allowing bicycles into the public elevators in and near the recreation complex.



Example of a public elevator in a hillside commercial centre (Illustrative concept only)

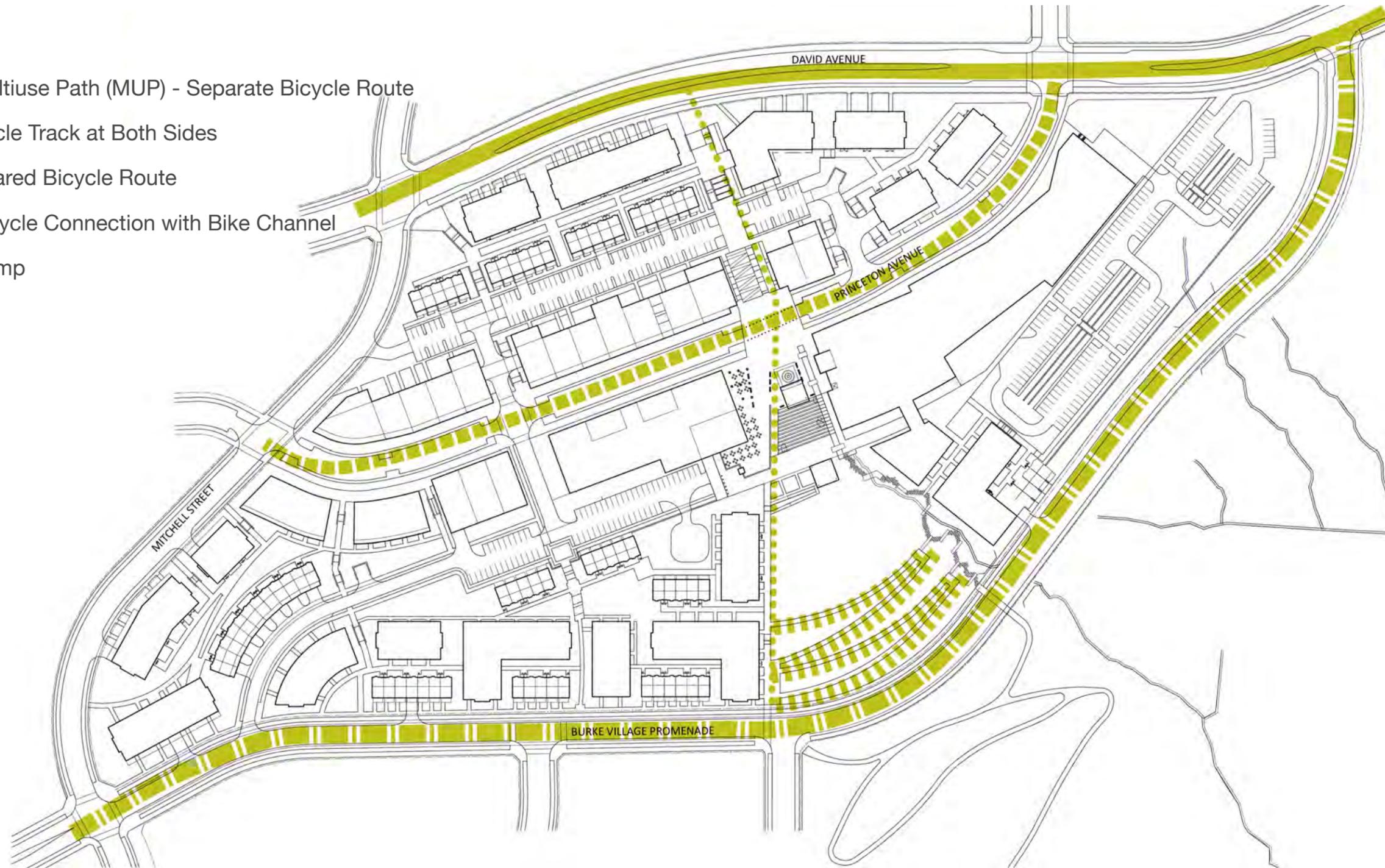
-  City Wide Greeway
-  On Street Sidewalks
-  Public Route
-  Public Elevator
-  Mews



Pedestrian network diagram

Pedestrian and Cyclist Network

- Multiuse Path (MUP) - Separate Bicycle Route
- Cycle Track at Both Sides
- Shared Bicycle Route
- Bicycle Connection with Bike Channel
- Ramp



Cycling network diagram

Neighbourhood Places

Places of Interest

Partington Creek Neighbourhood Centre has been conceptualized with a rich and varied public realm and with semi-private routes on private property that extend the opportunities for people to move through the neighbourhood on interesting and engaging routes:

- Residential sidewalks are typically fronted by townhouses with individual front doors and porches
- Princeton Avenue is animated by retail frontages
- Lanes are designed to be inviting pedestrian connections
- Pathways between buildings and up and down the slopes provide mid-block links
- The Upper Mews is engaged by the front doors of townhouse units on its north side, increasing the sense of security and safety for users and the interest for passers-by
- The Lower Mews connects parking with civic and park uses
- Semi-private courtyards are anticipated to add soft landscapes among buildings
- The design of the recreation complex also offers a number of opportunities to engage pedestrians with activity and provide alternate routes between parking and shopping
- A variety of gateways are places where a place to sit or landscape can add interest.



Overview of Neighbourhood Places

Residential Development

Design Character

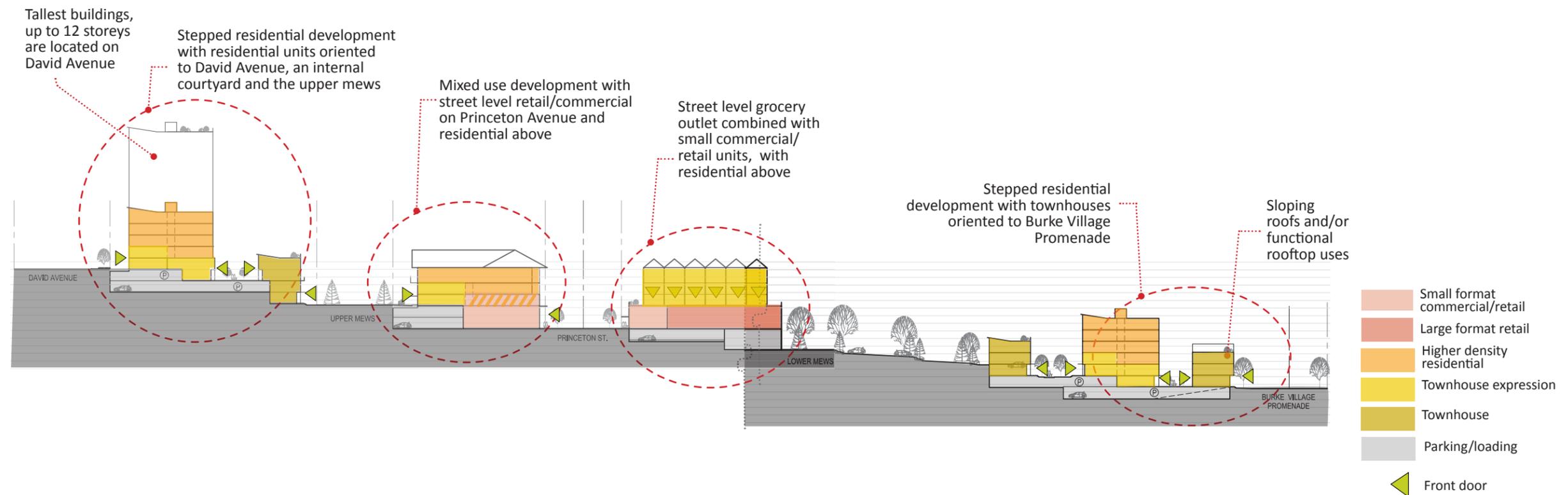
The development of Partington Creek Neighbourhood Centre is intended to feature design of the public realm and architecture with a regional character that expresses the local geography, weather and culture in materials and design details. It is the intention to express an identity that is authentic to Burke Mountain - firmly grounded in its spectacular place and of its time.

Higher density developments, terracing down the steep mountainside and wrapping around townhouses are the dominant building form.

Underground parking is integrated into the uphill side. Townhouses on the downhill portion establish human-scaled streetscapes.

A warm colour palette emphasizing wood, exposed structural timbers and locally sourced stone support the contemporary mountainside village theme and a textured, detailed pedestrian realm. On upper levels, warm colours in lighter tones contrast with the articulated base. Roof forms with deep sheltering overhangs and opportunities for clerestory windows are important to the design expression.

Streetscapes will be one of the strongest determinants of the neighbourhood's form and character. Residential streetscapes follow traditional urban design patterns including individual entrances, front gardens and gates expressed along the street for all residential typologies. This pattern will extend along the network of pedestrian routes where possible, supporting a fine textured pedestrian network throughout the Neighbourhood Centre.



Conceptual site section illustrating potential development forms

Housing Mix

The housing types in Partington Creek Neighbourhood Centre will include:

- Townhouses
- Apartments
- Flexible live-work units.

The images on this page depict housing types and appropriate character for the units anticipated to be developed with the Neighbourhood Centre.



Public Art

Themes for Public Art

Public art will be an important component of placemaking within the Partington Creek Neighbourhood Centre. Appropriate themes for public art to reinforce the character of the community should feature references to the natural environment and hillside setting and celebrate the local climate by capturing and detaining stormwater in interesting and imaginative ways.

Locations for Public Art

Significant two and three dimensional public art will be focused along the Central Spine and at the entry points into the Neighbourhood Centre from the north and west. Public art at entries to the Centre will support wayfinding for visitors and reinforce the sense of arrival.

In addition to prominent art pieces, the use of art to embellish many elements within the public realm and on private development sites would enhance placemaking and reinforce the character of the Partington Creek Neighbourhood Centre.

Examples of art embellishments include: custom designed benches and other streetscape furnishings, decoration of retaining walls and stairs, or inserts in the paved surfaces of plazas and building entries.

Public art within the lobbies and interior public spaces of buildings can add interest to the public realm if located to be visible from exterior spaces.

Public Art Program

The City of Coquitlam's Public Art Policy and Program Plan identifies a three stream process for Community Public Art, Civic Public Art, and Developer Initiated Public Art. It is expected that during the development of the Partington Creek Neighbourhood Centre at least one of the streams, Developer Initiated Public Art, will be used to implement art, but the public art process may also potentially include a Civic Public Art process. Further details and the options regarding public art opportunities and the funding process, will be determined in subsequent development stages of the Neighbourhood Centre.



Examples of public art appropriate to placemaking themes

Implementation

Building Heights

The Partington Creek Neighbourhood Centre will include a range of building types with heights ranging from apartment buildings of up to 12 storeys at the north edge of the Centre to mixed use buildings up to 6 storeys and townhouses up to 3 storeys in the rest of the Neighbourhood Centre.



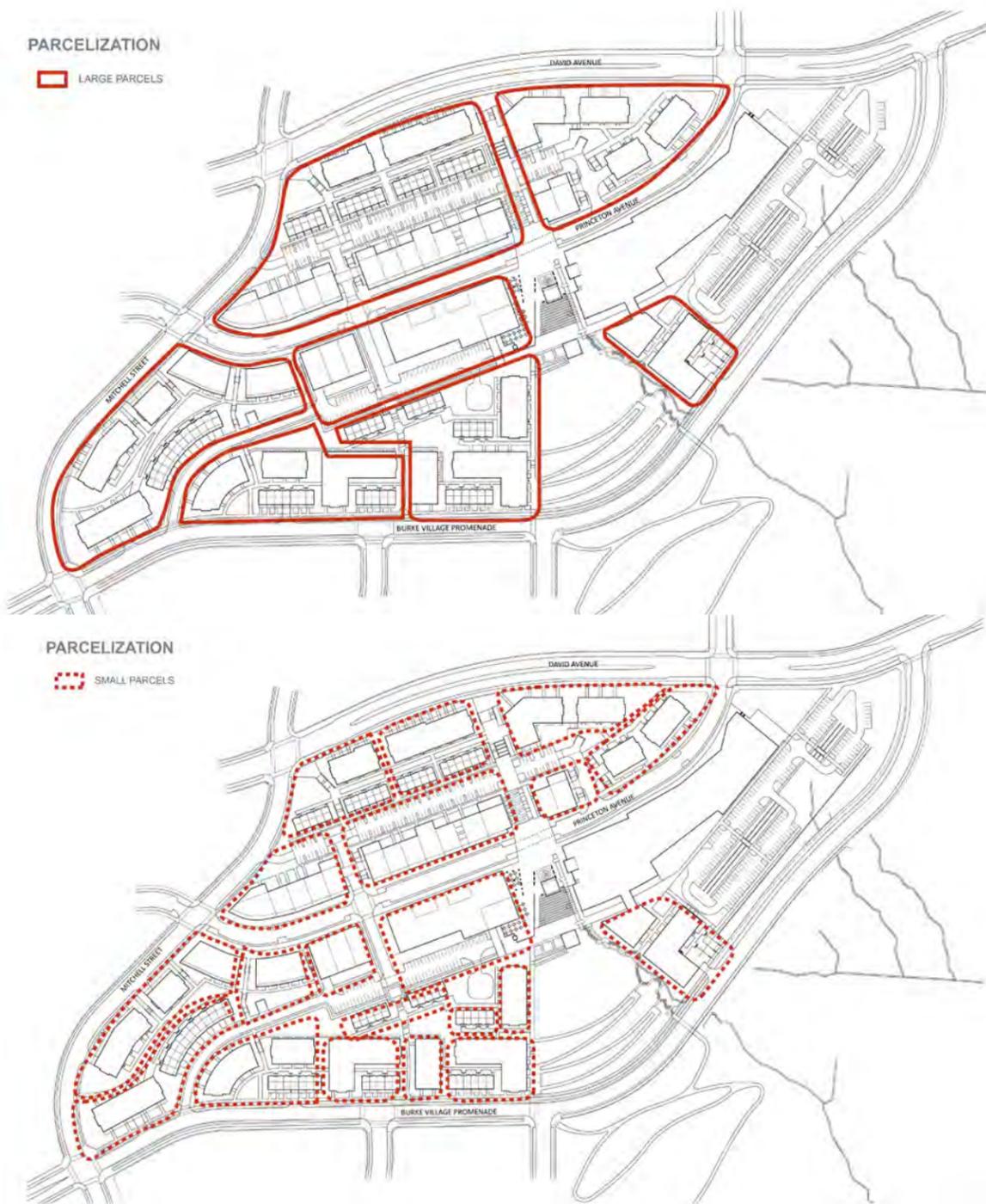
Concept plan with proposed building heights

Ownership

The lands within the Partington Creek Neighbourhood Centre are largely in the ownership of the City of Coquitlam. As a consequence, the City is in an unusual position to direct the form and mix of development, its timing and the components of the civic facilities that will form part of the amenities that animate and program the Centre.

A variety of land sale mechanisms are available to ensure that the design concept is delivered by developers in addition to the provisions of the OCP, zoning and Development Permit Design Guidelines. For example, retention of rights-of-passage over privately owned parcels can assist in maintaining the variety of pedestrian routes that are envisioned in the concept.

The phasing of development will be managed by the timing of release of parcels for sale and the strategies for managing the construction of streets, public realm components and servicing will be interrelated with decisions on how to subdivide an market parcels. The Concept Plan anticipates that a few or many parcels can be created within its framework.



Examples illustrating the flexibility of parcel sizes

Phasing

Phasing for the Concept Plan is highly flexible in order to afford the City of Coquitlam with the potential to adapt the timing and order of implementation as priorities become clear. During the preparation of the Concept Plan, the elements to be included in the civic complex have not been determined in detail. Consequently, the Concept Plan includes a large footprint for facilities and related parking. It also permits the recreation complex to be phased in a series of linked buildings.

The first phase of the recreation complex should ideally be at the corner of Princeton Avenue and Princeton Plaza and be designed to engage the streetscape and plaza edge with transparent, active uses such as the lobby and a food service and with views into active circulation or recreation spaces.

There is also potential for the first phase of these uses to be designed with a mix of interim uses that will change as future phases are added. These interim uses could include ones that are considered important in attracting developers and residents such as a daycare or leased food store or restaurant/cafe.

Part 2: Partington Creek Neighbourhood Centre Streetscape Guidelines



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Introduction

Overview

Partington Creek Neighbourhood Centre will result in the construction of a number of new and extended municipal streets and adjacent streetscapes. These streets will be built to the City of Coquitlam Standards for the type of street, adapted to the specific circumstances of the Neighbourhood Centre for the streetscapes in the adjacent chart.

David Avenue

David Avenue is an Arterial for development on Burke Mountain that has been constructed to Mitchell Street on the west edge of Partington Neighbourhood Centre. For the section of David Avenue that borders the neighbourhood centre, on-street parking is added to provide a surface parking option for users of the retail and civic facilities on busy days and for visitors to residences in the area. The Multi-Use Pathway continues on the south side providing a shared asphalt path for pedestrians and recreational cyclists. Commuter cyclists are also offered a shared lane on street. At intersections, the parking lane will be replaced by advance left turn bays for westbound left turns from David into Burke Mountain Promenade, the parking lot for the civic facilities, Princeton Avenue, and Mitchell Street.

Mitchell Street

Mitchell Street is a City Collector with on-street bike route adapted to the hillside with on-street parking. Vehicle lane widths are set at 3.0m in anticipation of future transit use.

Summary Table

Street Name	Street Type	ROW (m)	Curb-Curb (m)	Vehicle Lanes	Bicycle Provisions	Parking Lane	Boulevard	Sidewalk	Buffer (residual to PL)
David Avenue	City Arterial with Bicycle Route	27.0	17.2	2x4.3	Shared with drive lane (N/S); MUP (3.0 on south side)	2x2.7	2x1.9	1.8 (N) / 3.0 MUP (S)	0.6
Mitchell Street	City Collector w/o Bicycle Route	19.9	11.0	2x3.3	Shared with drive lane	2x2.2	2x2.2	2x1.5	0.75
Burke Village Promenade	Community Collector with Bicycle Track - Mitchell to Rocklin	26.7	11.0	2x3.3	Separate bicycle track	2x2.2	2x2.2	2x2.5	0.75
	Community Collector with Bicycle Track - Adapted to park conditions	26.7	6.6	2x3.3	Separate bicycle track	None	2x5.3	2x2.5	0.75
Princeton Avenue	Special Case Streetscape	22.0	12.4	2x3.5	Shared with drive lane	2x2.7	2x2.2	2x2.6	TBD
Lane	Primary Access Lane	9.5	6.0	2x3.0	Shared with drive lane	None	None	2x1.0	0.75
Mews	No City Standard - Special to Partington NC	25.1	17.7	2x3.05	None	2x5.8	2x1.2	2.00 (N) /3.00 (S)	TBD
Central Spine	Pedestrian Link between David and Princeton	24.0	N/A	None	Bike channels	N/A	N/A	N/A	N/A

Burke Village Promenade

The City standards for a Cycle Track Community Collector are applied to Burke Mountain Promenade. The one-sided Multi-Use Pathway will switch at Mitchell Street to a two-sided Cycle Track pathway configuration. On-street parking will be integrated into the streetscape between Mitchell and Rocklin Streets but may be discontinued to the east of Rocklin, particularly in the section adjacent to the park in order to create a parklike experience for drivers and cyclists.

Princeton Avenue

Princeton Avenue is a special street with its own specific design standards, materials and character. A detailed design concept for the length of Princeton Avenue from Mitchell to David Avenue should be prepared concurrently with the design of the first project requiring the implementation of Princeton Avenue.

This detailed design concept should establish the design elements that will make it a placemaking street and the focus of the Burke Mountain community including: the selection of unit pavers and their patterning and application to areas of the streetscape concept, special lighting standards at vehicular and pedestrian scales, site furnishings, street tree species, locations and landscaping of stormwater elements, and public realm signage.

This detailed design process should include as a minimum the design of the plaza areas on both sides of the Central Spine, at the same grade as the street, and the raised tabled crossing area between these two plazas. It would be desirable if this detailed

design process occurred concurrently with the design of other sections of the Central Spine within the Civic Precinct quadrant of the Neighbourhood Centre.

Lane

There are several places within the neighbourhood centre with short sections of street that lead to mews parking areas to the north and south of Princeton Avenue. These will be dedicated to the City on completion. Cyclists use will be invited on the roadway for these short sections and a narrow sidewalk is provided on both sides.

Mews

Two mews areas intended to provide public parking to serve the neighbourhood centre's retail and civic uses are located within a half-block distance from Princeton Avenue. These areas are included in the streetscape standards since it is possible that one or both could be dedicated to the City. Alternatively one or both may be managed by adjacent strata corporations with full public rights-of-passage to them. Use of pavers as surfacing should meet the City standards for installation in either case.

Central Spine

The Central Spine between David Avenue and Princeton Avenue will be dedicated to the City of Coquitlam as a City street after construction. Construction may be either by the City or by developers of adjacent parcels.

A 24 meter right-of-way should be dedicated that will also serve as a privacy separation between buildings on both sides of the right-of-way.

Terraces should provide breaks in the flight of stairs at locations where vehicular crossings and pedestrian route crossings intersect the Central Spine and at building entries.

Landscaping of this section of the Central Spine should incorporate a water feature that collects rainwater when it rains and allows it to flow on the surface for the length of the Central Spine between David and Princeton Avenues. It will be dry at other times so plants should be tolerant of intermittent wet conditions.

Between David Avenue and the Upper Mews, there will be stairs with adjacent landscaping and intermittent stormwater feature. South of the Upper Mews there will be stairs and an adjacent sloped pathway that can be used by a range of wheeled purposes (wheelchairs, strollers, shopping carts, bicycles, etc.). The sloped pathway should be a maximum of 5% slope for ease of use and to avoid being treated as a ramp with railings.

The plan and sections illustrate a design for this section of the Central Spine that meets the design objectives within the specified right-of-way.

Streetscape Materials

All streetscapes that are standard City streets that provide edges to the Neighbourhood Centre and extend past its boundaries will use standard City streetscape materials. Streetscapes within the Neighbourhood Centre may have special treatments:

Princeton Avenue: The surface treatment of the Princeton streetscape is key to achieving placemaking objectives for the neighbourhood centre's retail and civic core and to express

pedestrian movement as a priority over vehicles and to provide traffic calming. Concrete unit pavers, in a pattern comprised of two or three shades of gray, should create a cohesive surface from curb to building face that is also applied to the plaza spaces and the tabled mid-block crossing area that are part of the Central Spine. All area of pavers are to be banded by concrete bands or concrete curbs and must be installed to the highest City standards and specifications. Use of the same unit paver pattern with concrete bands is encouraged within the on-street parking spaces with standard asphalt surfacing in the moving lanes of the roadway.

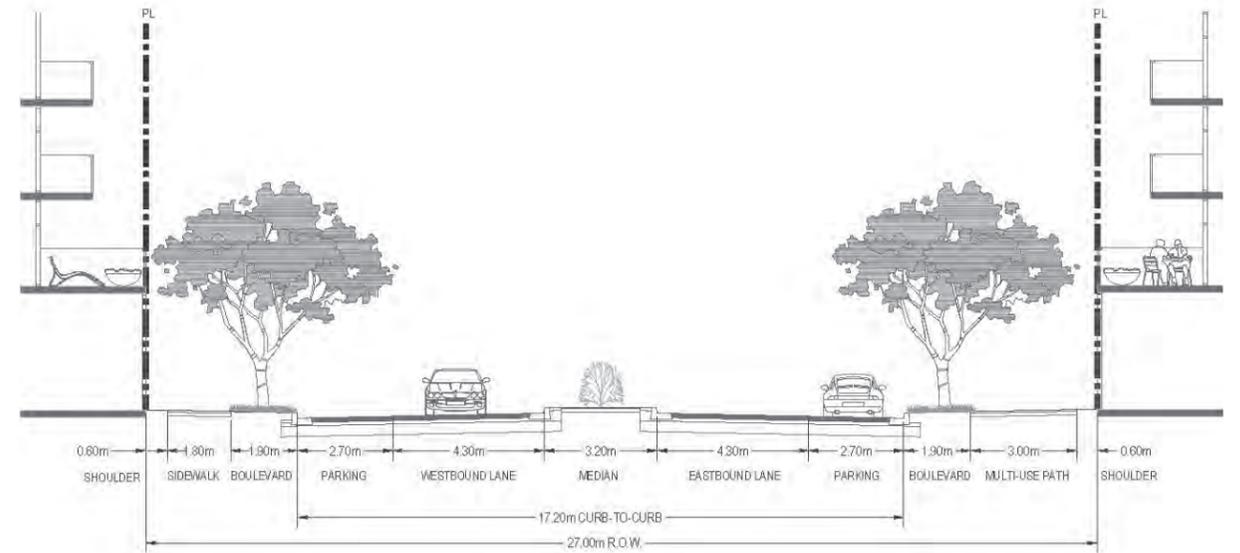
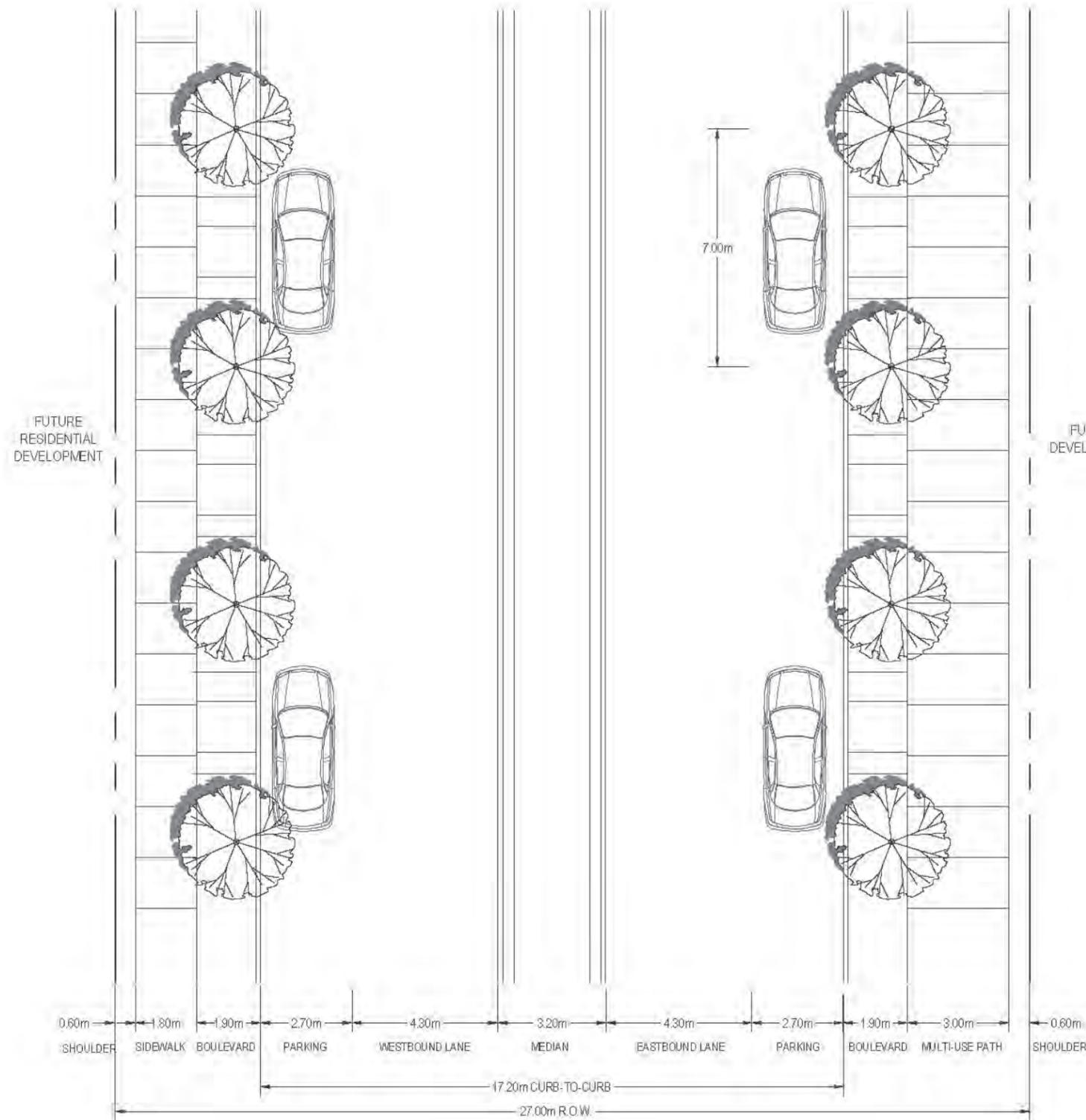
Mews: The surface treatment of the mews may also be concrete unit pavers in one to three shades of gray. The mews are anticipated to remain in private ownership with legal rights for public access. The sections of roadway that connect to the mews are probably intended to be dedicated as local City roads and should be paved and detailed to City standards.

Public Art Opportunities

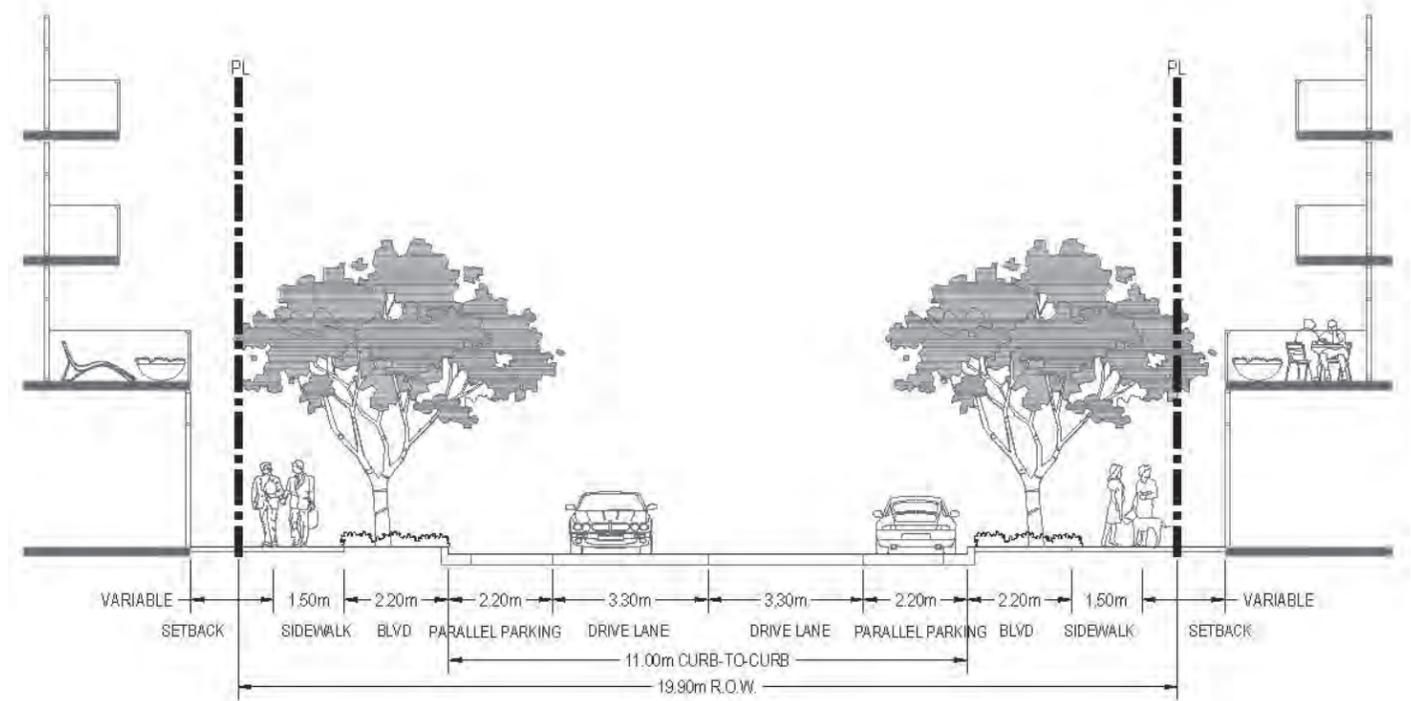
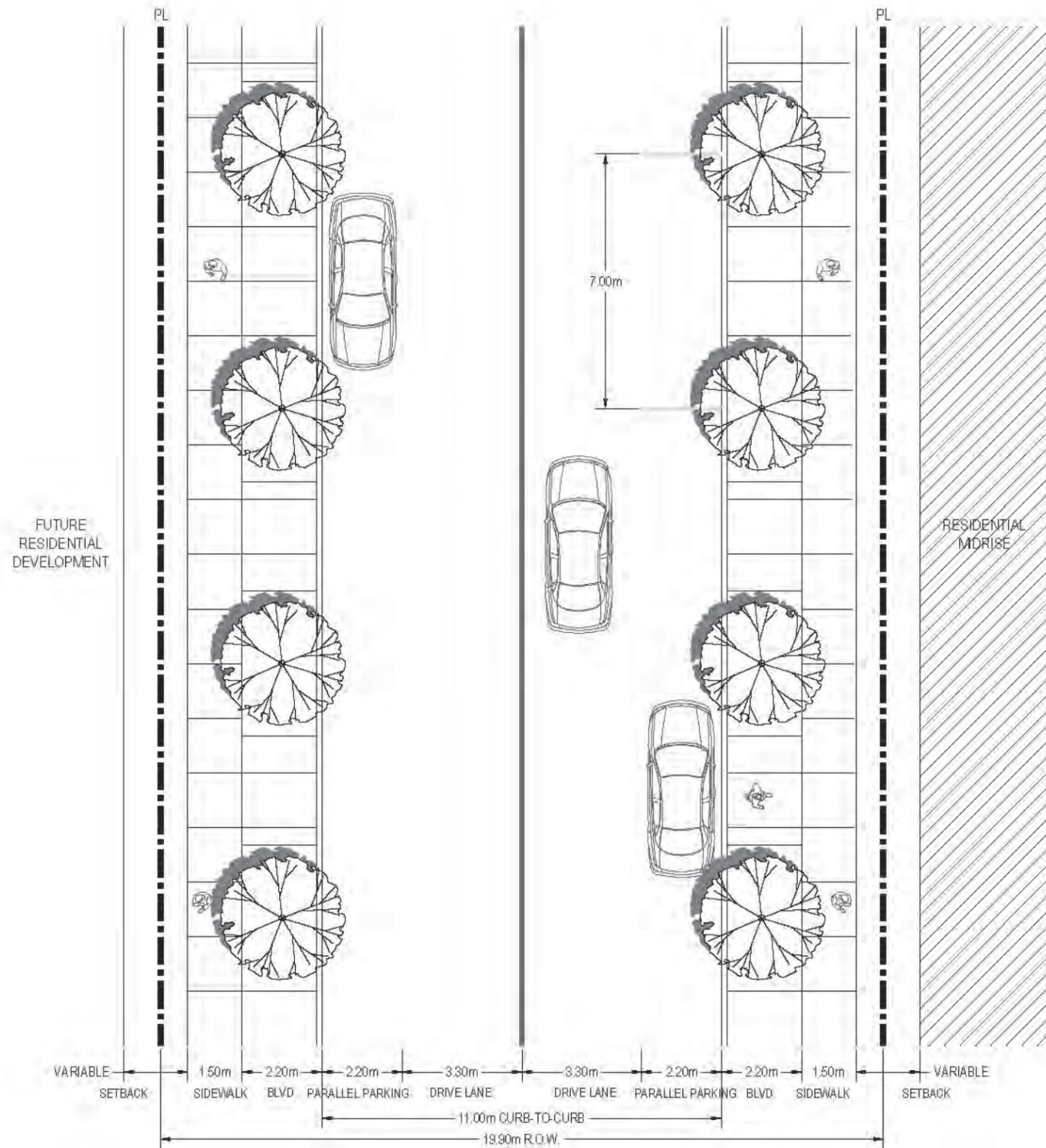
Public art is encouraged to feature references to the natural environment and hillside setting and to consider capturing and detaining stormwater in interesting and imaginative ways.

Significant two and three dimensional public art should be focused along the Central Spine and at the entry points into the Neighbourhood Centre from the north and west. Refer to the Partington Creek Neighbourhood Concept Plan for more information on public art opportunities.

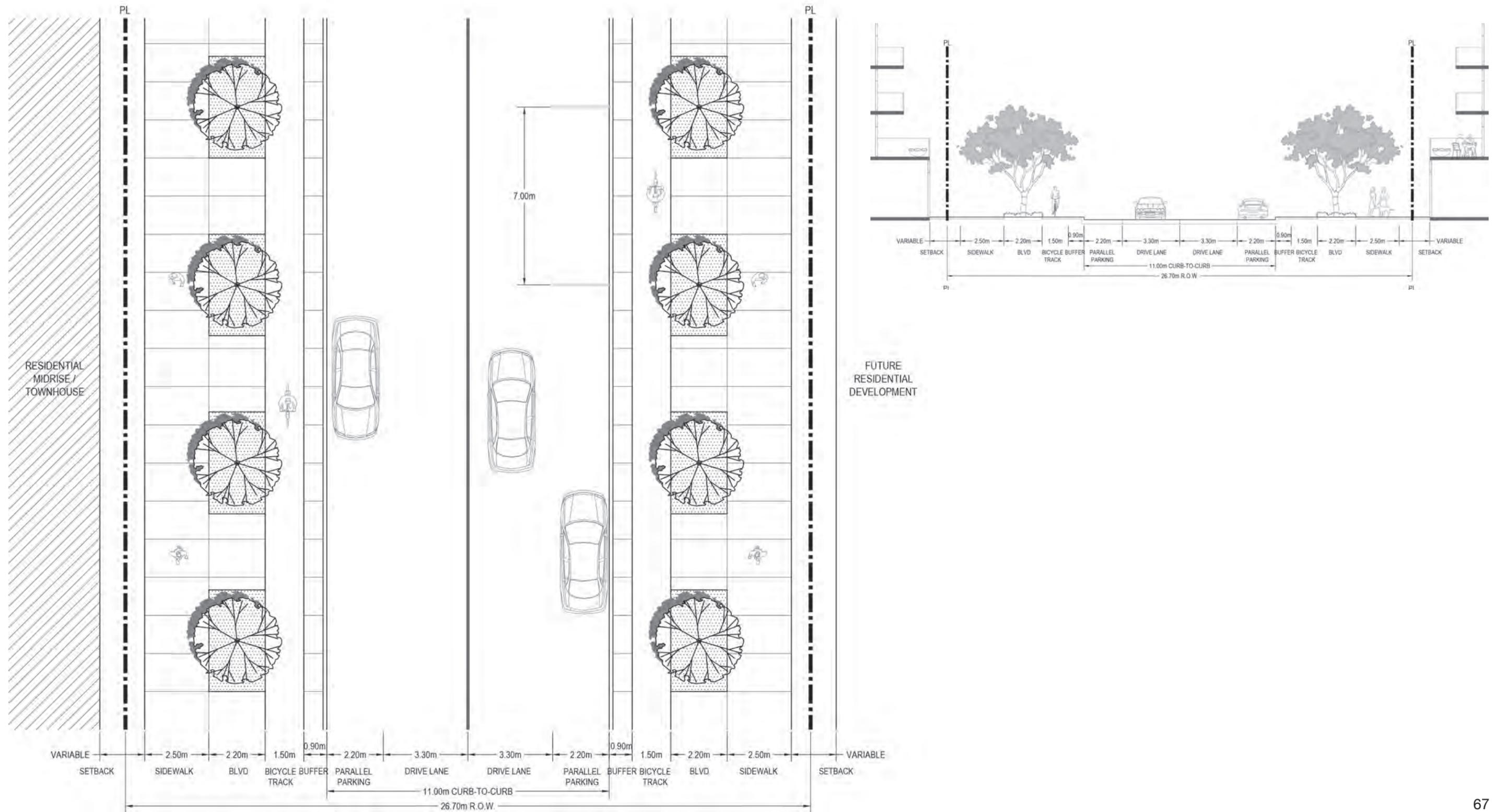
David Avenue



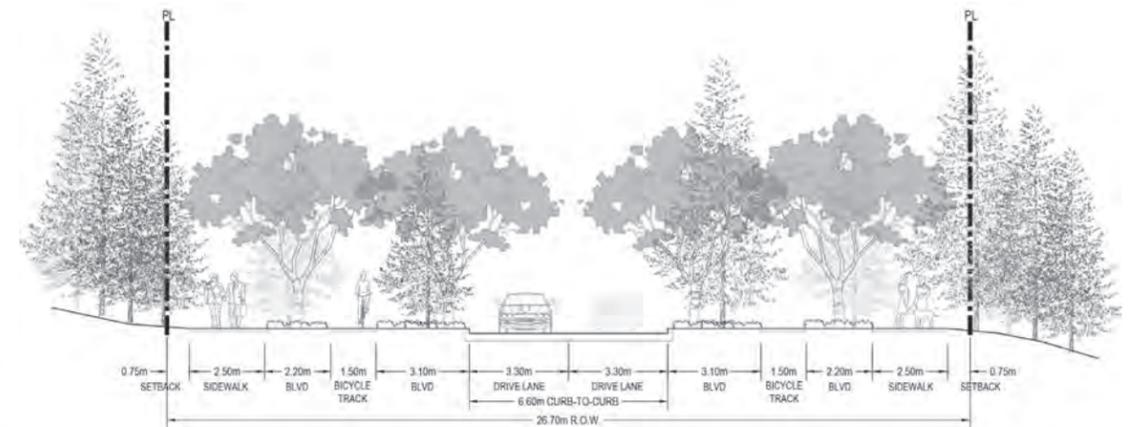
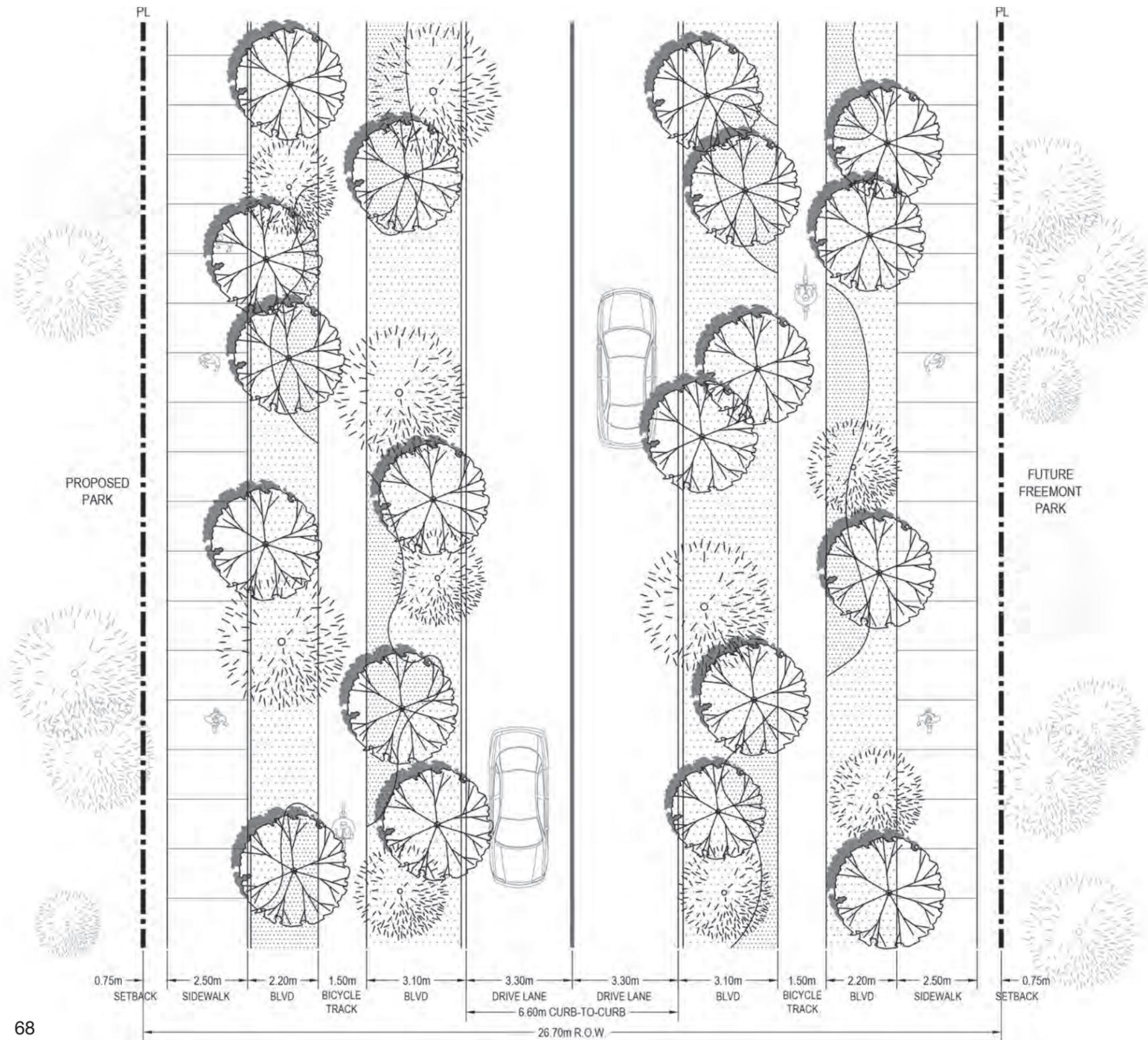
Mitchell Street



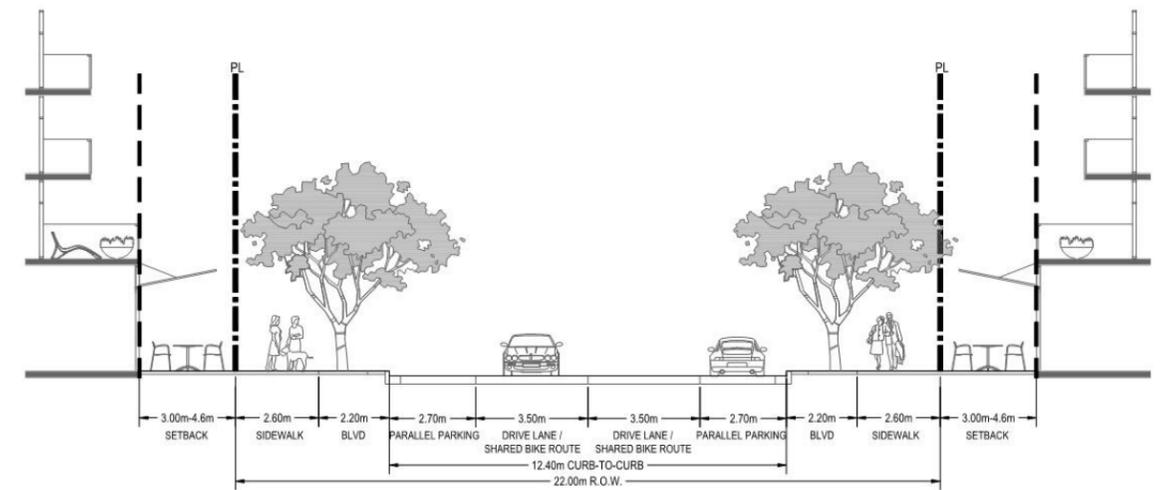
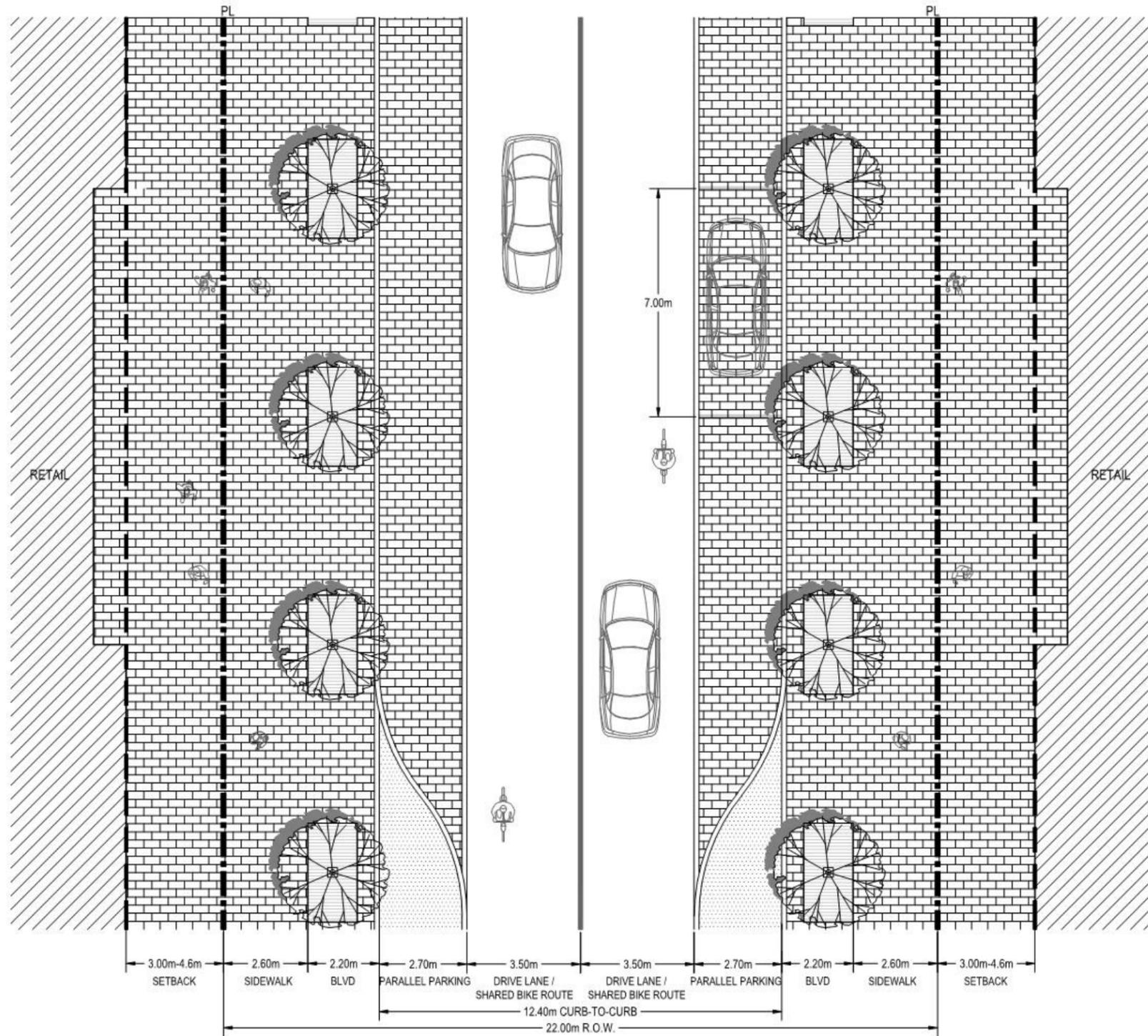
Burke Village Promenade

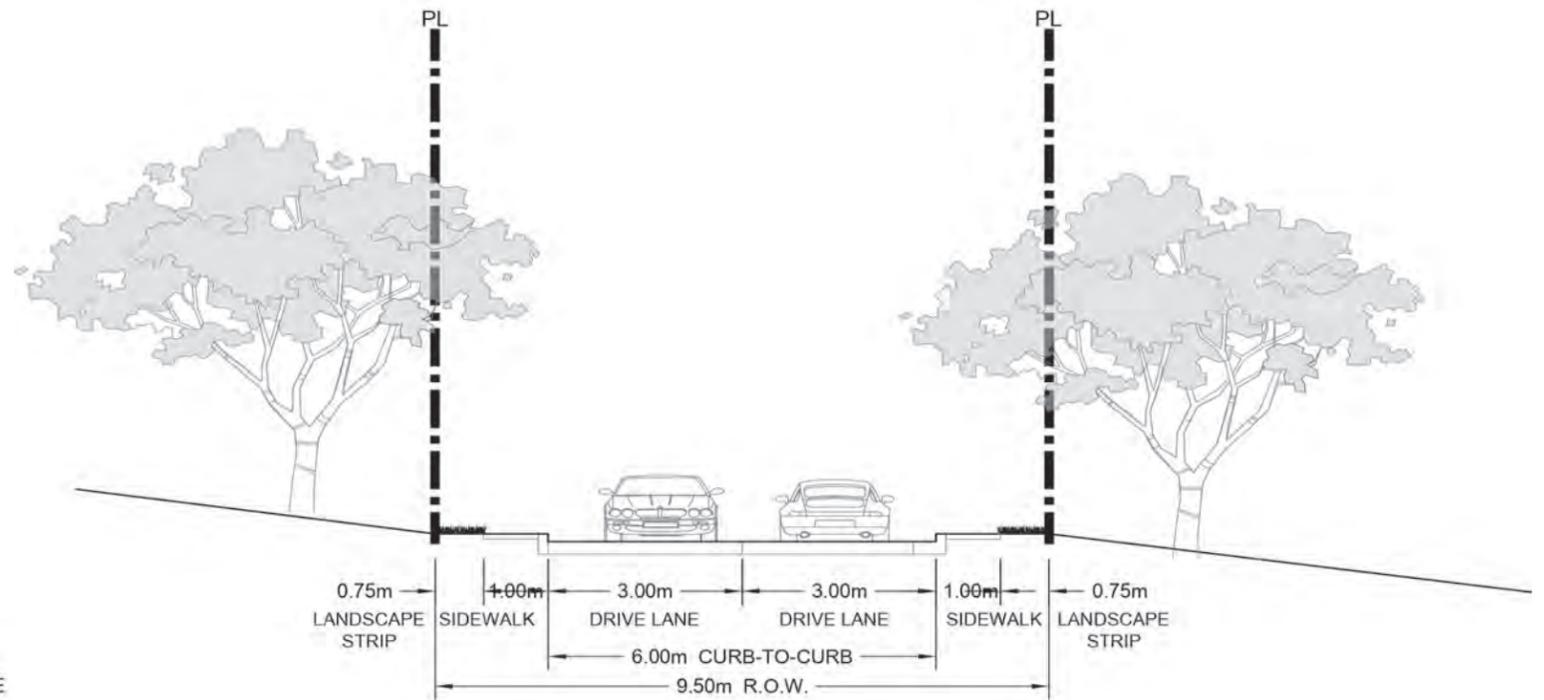
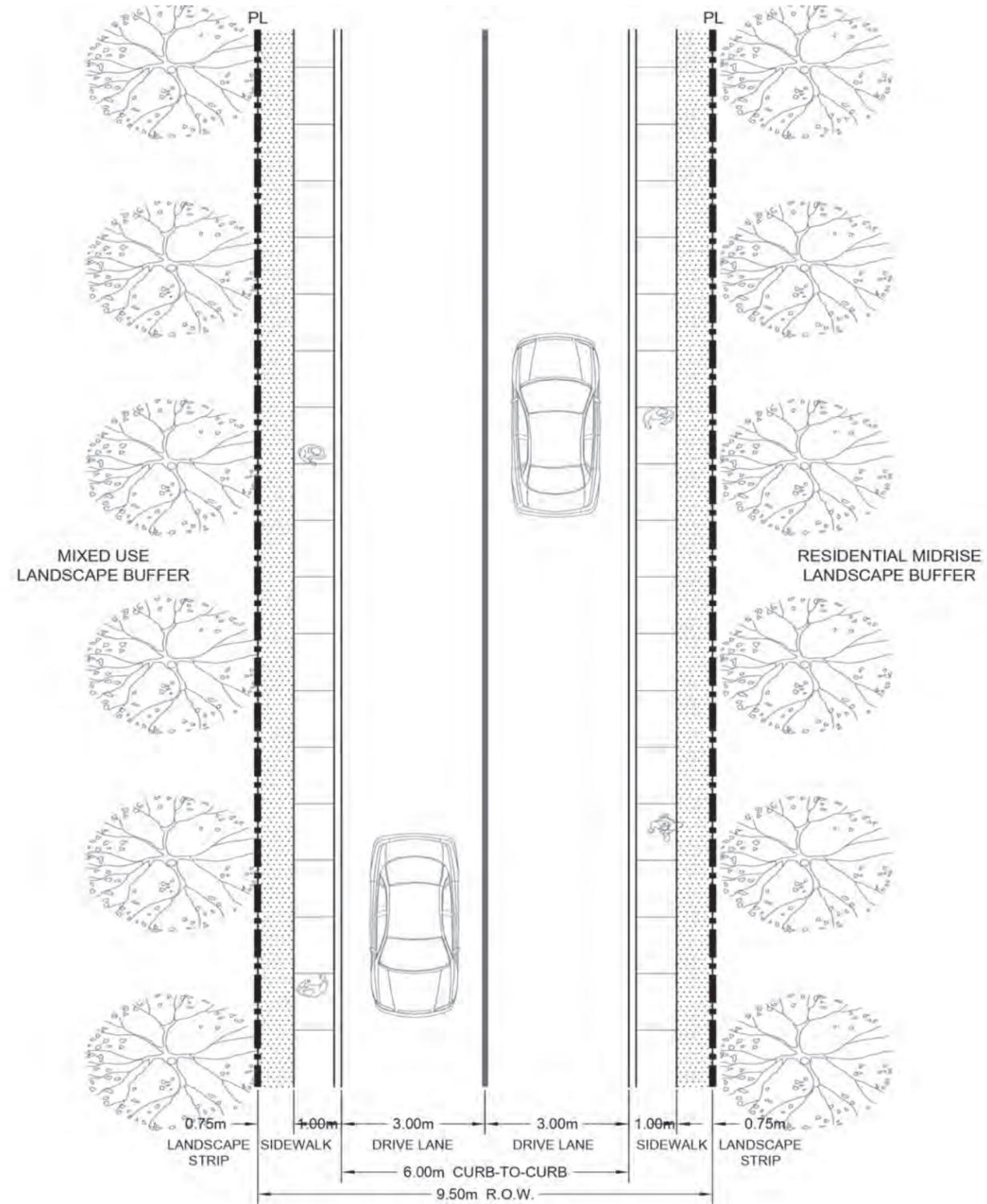


Burke Village Promenade at Freemont Park

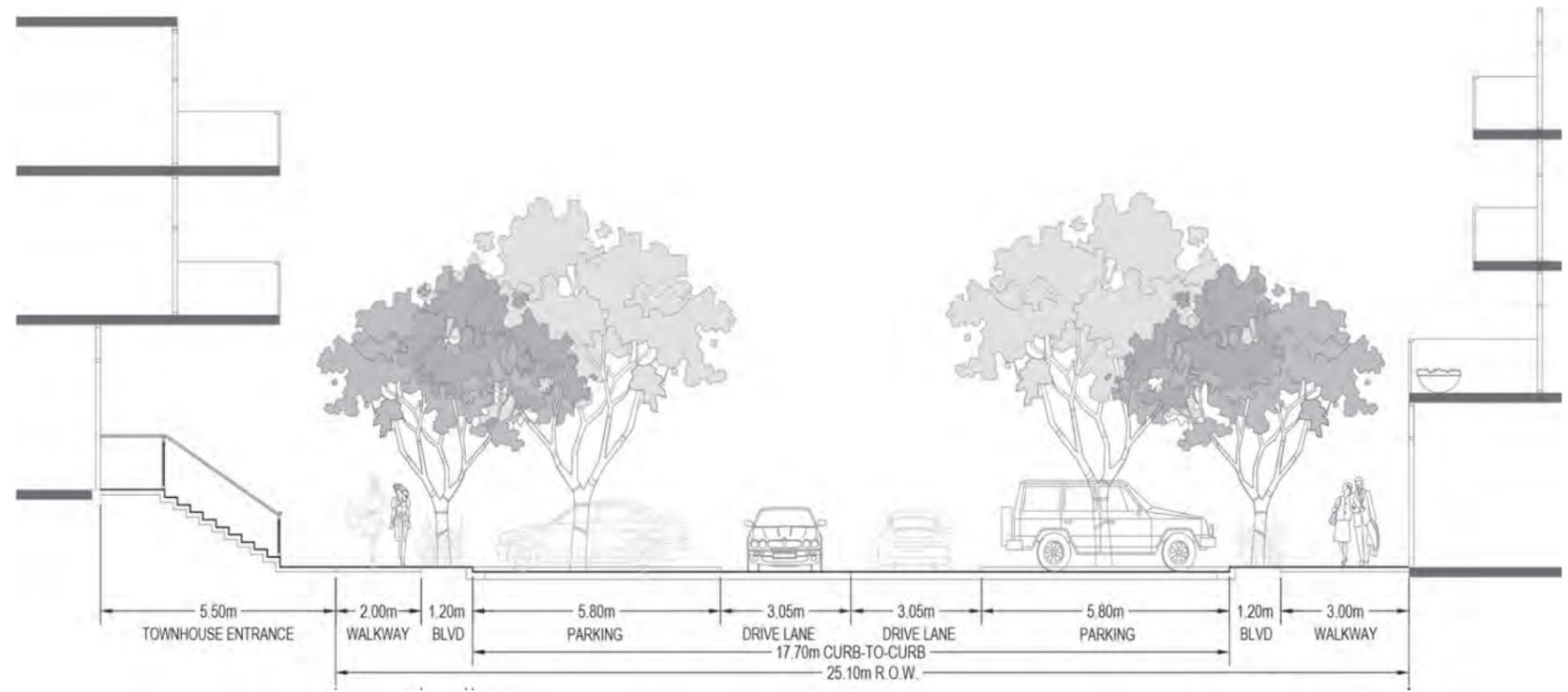
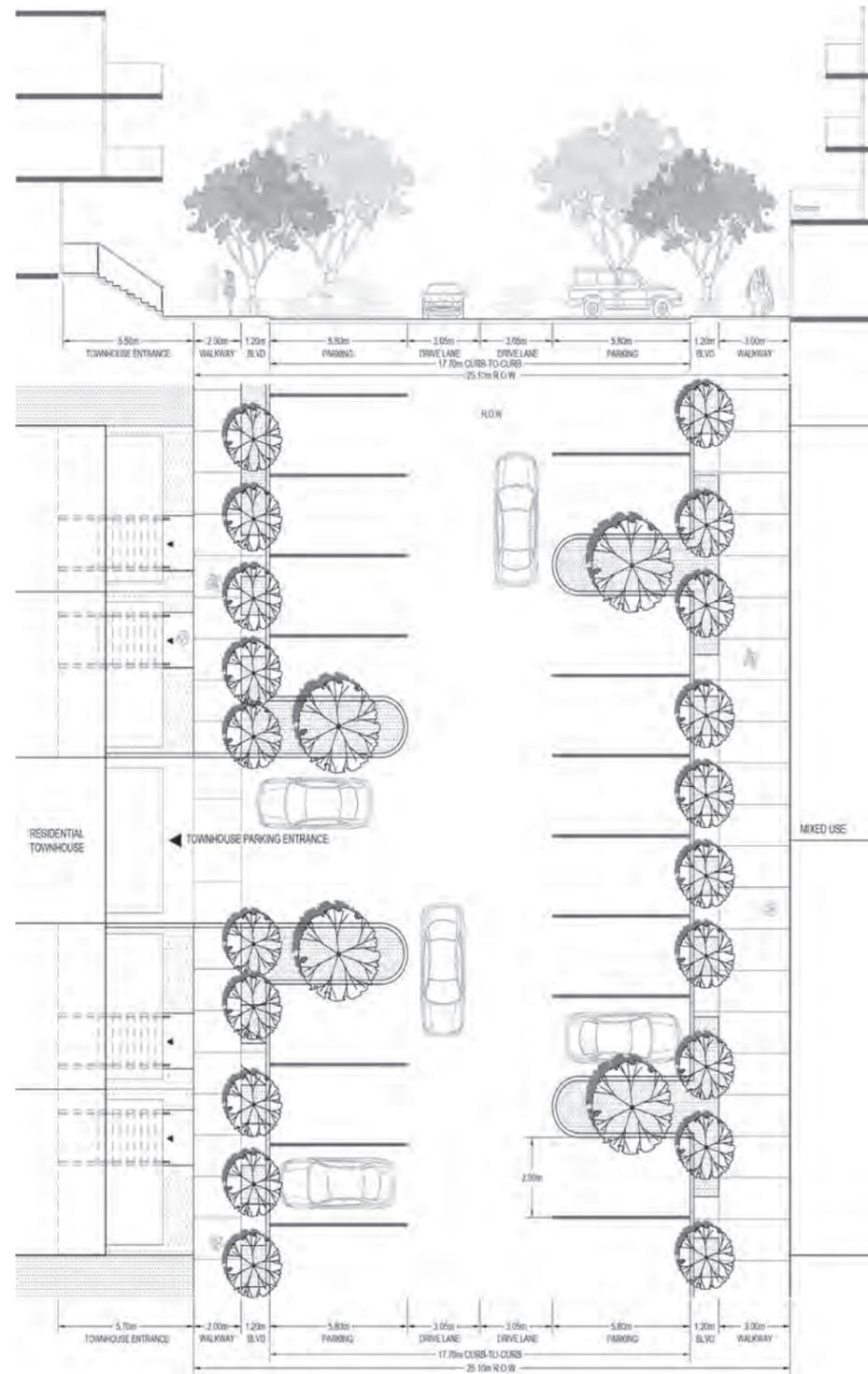


Princeton Avenue

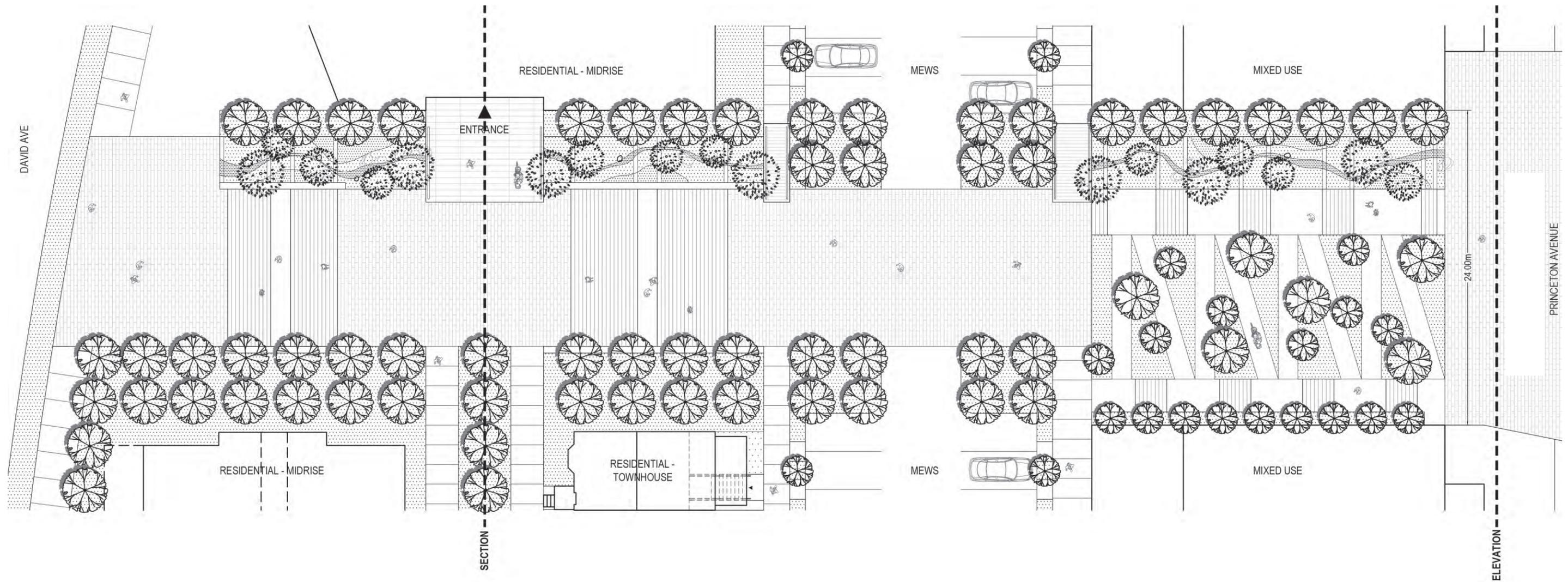




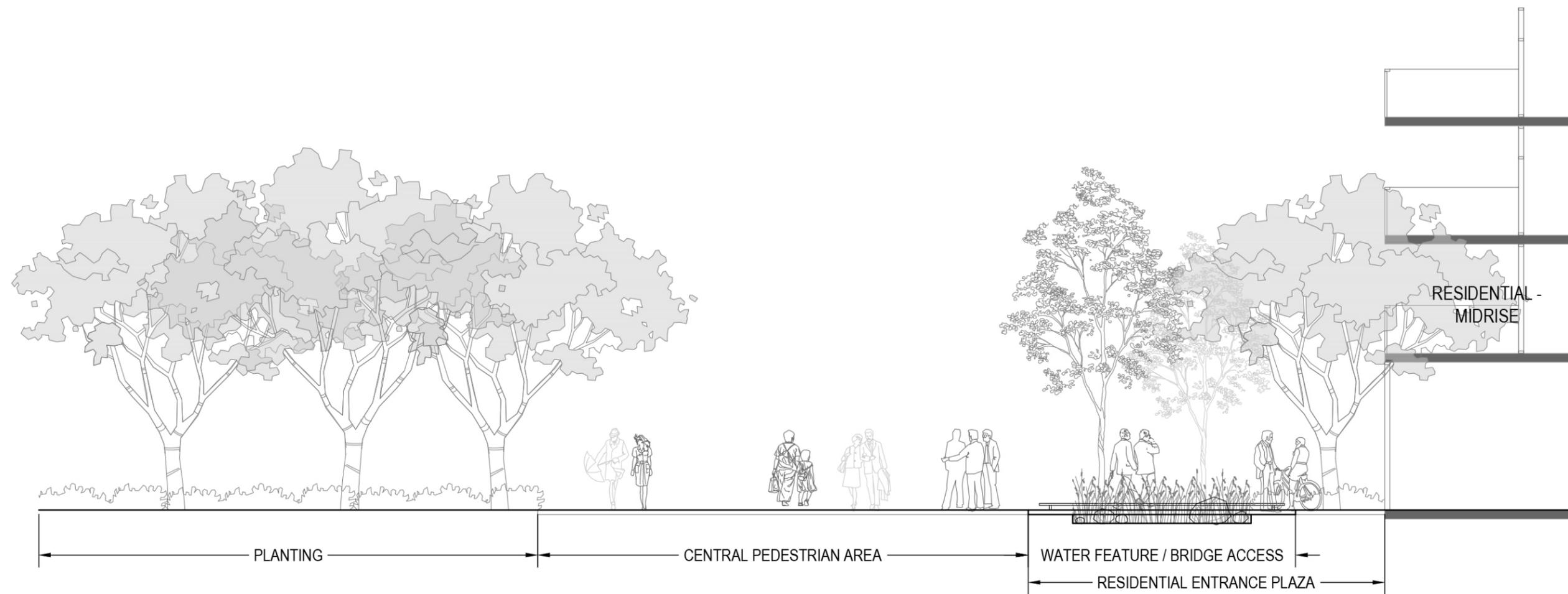
Mews



Central Spine - Plan View



Central Spine - Section at Upper Mews



Central Spine - Elevation at Princeton Avenue



