

EAU CLAIRE

Public Realm Plan



CLIENT

The City of Calgary
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CONSULTANT

O2 Planning + Design Inc.
www.o2design.com



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The Marc Boutin Architectural Collaborative Inc.
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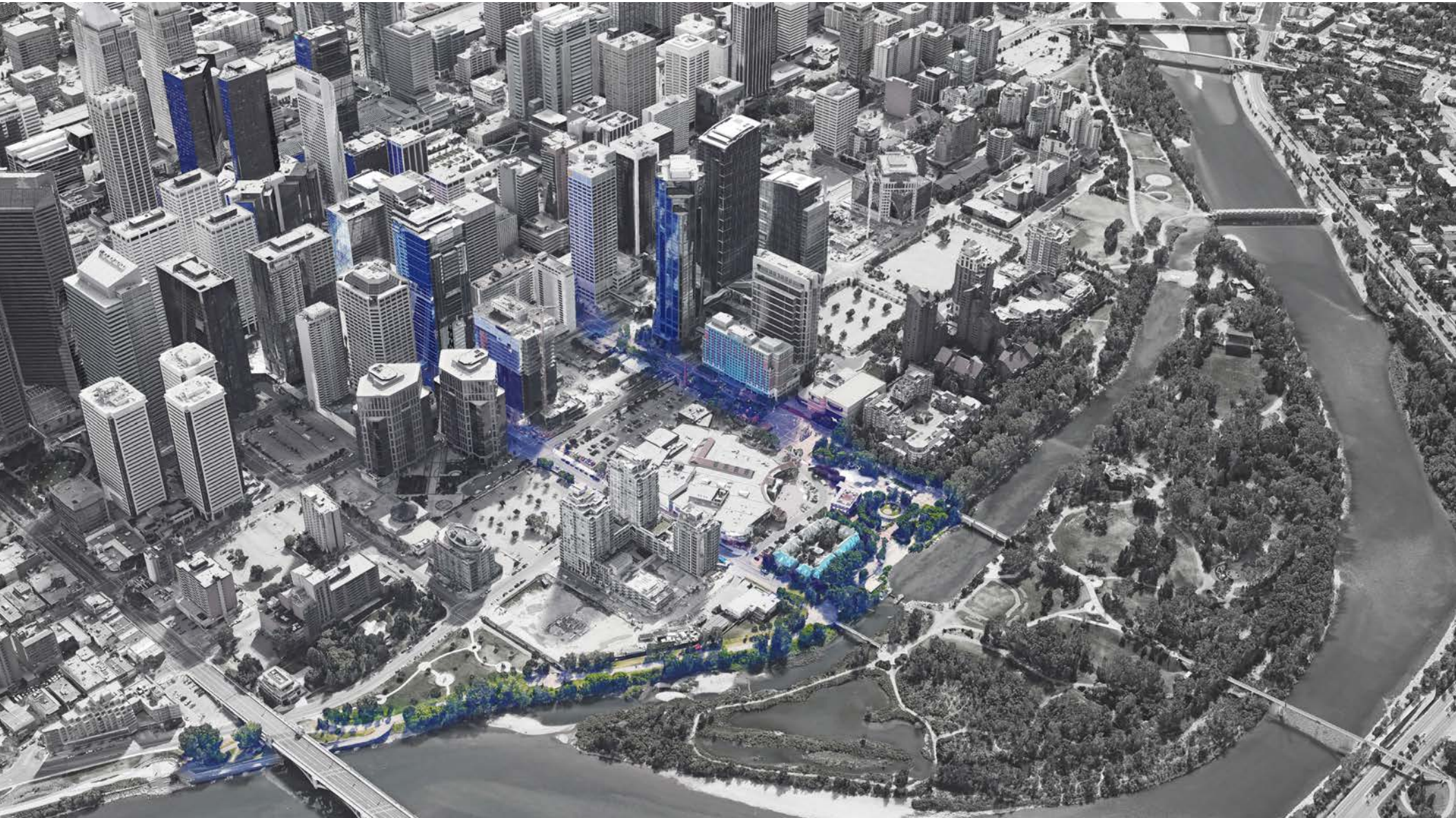
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EXECUTIVE SUMMARY



SUMMARY

For the Community and the City

The City of Calgary is defined by its rivers, the Elbow and the Bow. The heart of the Bow in Calgary is Prince's Island and the Eau Claire Community. Since the beginning of European settlement in the city, the island and its mainland connection has been the study of many plans. Thomas Mawson's vision for Calgary in 1914 included a remarkable civic district. But the area did not evolve beyond industrial uses until the 1980's when condo development brought a residential community seeking ties to the open spaces along the river. In the 1990's, a new vision brought the development of Eau Claire Market and the adjacent plaza. Largely deemed a failure of urban renewal planning and antiquated winter city development approaches, the Market is now the prospect of a new future aiming to make good on the promises of all previous attempts at building a landmark at the heart of the river.

Resilient and Responsible

Along with other redevelopment plans in the area, Eau Claire is transforming rapidly, bringing more residents

and year-round activity. This plan focuses on a vision for Eau Claire Plaza as well as the broader public realm that connects it to the Eau Claire community, Downtown Calgary, and the river parks. This plan extends its view from the Plaza south along Barclay Parade/3rd Street SW and 2nd Street SW as well as 2nd Avenue SW. These streets connect the Plaza and Market to the core of Downtown and are important conduits of activity. With planning and design for the new transit infrastructure of the Greenline well underway, these streets will take on new meaning. Additionally, the plan aims to extend the pathway typology and flood mitigation measures planned for West Eau Claire Park east to Riverwalk.

Active and Multi-modal

The plan connects the heart of the river with the heart of downtown. The public realm embraces pedestrian and multi-modal activity, incorporating opportunities to invigorate streets with social activity as well as enhanced ecological functions. Barclay Mall is a pedestrian-focused street where cultural activity and green infrastructure are woven in a linear park-like setting. 2nd Street SW

is a multi-modal place where pedestrians, transit users, cyclists, and vehicles are integrated, building a vibrant and sustainable street. The anchor of this plan is the reimagined Eau Claire Plaza.

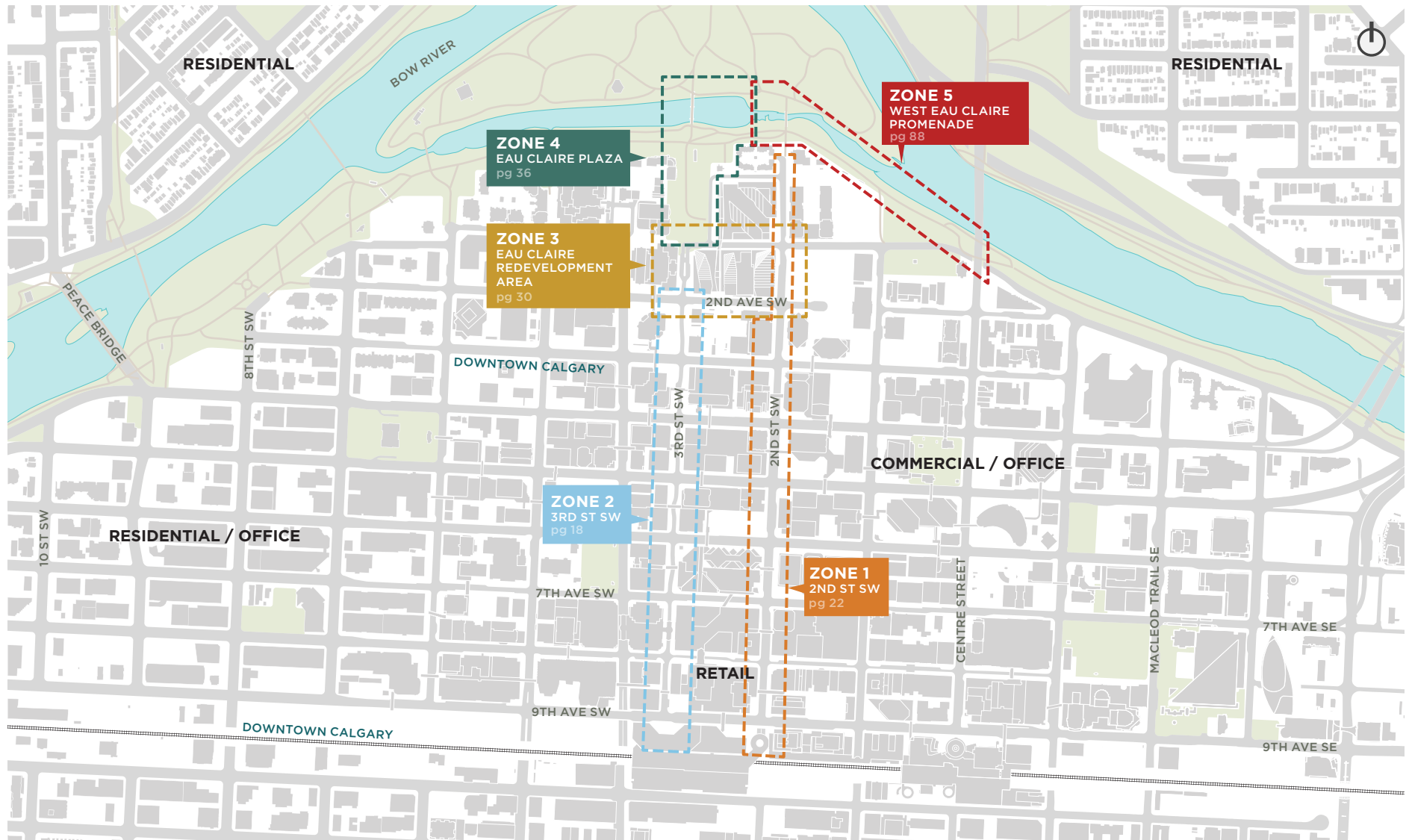
Purpose of the Plan

This plan provides a comprehensive vision for the future of the Eau Claire Public Realm. It highlights key considerations, programs and elements that will allow future projects to capitalize on the many opportunities that exist in the area and that will accompany forthcoming projects such as the Green Line and the redevelopment of Eau Claire Market.

Design strategies provide guidance for future projects while maintaining flexibility as conditions and community needs evolve. The illustrations and demonstration plans convey the enormous possibilities that can be achieved through implementation of this plan. Future stages of implementation for all zones will include engagement with the public and stakeholders when those projects become available.



INTRODUCTION



STUDY AREA

STUDY AREA

The study area for the Eau Claire Public Realm Plan encompasses Eau Claire Plaza, West Eau Claire Promenade, Barclay Parade / 3rd Street SW, 2nd Street SW, and 2nd Avenue SW. The area is one of the densest areas of office and commercial uses in the City. It is anchored at the south end by the Core commercial area and Stephen Avenue Mall with the market and plaza anchoring the north end. These are the two most important destination districts in Downtown Calgary and the primary conduits for travel between them are 3rd Street SW and 2nd Street SW.

3rd Street SW is a pedestrian-oriented street with aging infrastructure. Unit pavers, raised planters, unique light poles, and wide sidewalks create an enviable street character, but the corridor lacks the commercial activity necessary to bring the vitality it was designed for.

2nd Street SW shares many of the same uses as 3rd but lacks the pedestrian-scale enhancements. As the alignment for the Greenline, it's future is bright as thousands of transit users will flood the sidewalks.

West Eau Claire Promenade to the east of the Plaza carries the same typology of materials as that to the west. As West Eau Claire updates and builds in flood protection measures, the east end shall do the same, connecting Riverwalk with a separated pathway network.

PARTNERSHIP

There are a number of key stakeholders and civic partners with a vested interest in the future of the study area. These include City of Calgary departments such as Urban Strategy, Parks, Water Resources, Transportation, and Transit. Other stakeholders include Downtown Calgary, Harvard Developments, Sheraton Suites, and YMCA. In particular, the latter three stakeholders share a property boundary with the Plaza and Barclay Parade and the redevelopment of these spaces is integral to the functioning of their assets.

Through the development of this plan, The City engaged with internal City stakeholders as well as key external stakeholders through focused meetings. Upon completion of the plan, further dialogue between The City, stakeholders, the community and general public will be undertaken to further develop the plan, inform the community, and obtain feedback that can be incorporated into the plans moving forward toward implementation.

THE FUTURE IS NOW

Over the course of the past 10 years, there has been much discussion, planning, and engagement regarding the redevelopment of Eau Claire Market and Eau Claire Plaza. Now is the time for action as plans are moving forward for the redevelopment of Market, creating the opportunity for reimagining the Plaza.

Recognizing the importance of this area for both the Eau Claire Community and the Centre City, The City has developed this plan as a focused comprehensive vision for the public realm that includes the plaza and surrounding public areas that it influences and is influenced by.

The Plan builds on the success of the West Eau Claire Public Realm Plan and the previous Eau Claire Plaza Redevelopment Vision to reimagine the plaza and it's broader public realm.

INFLUENCE OF PREVIOUS ENGAGEMENT

The previous Eau Claire Plaza redevelopment planning undertook considerable public and stakeholder engagement. This engagement ultimately led to a plan that met the community's needs and desires at the time (See Appendix B). This valuable input has been utilized again to inform this planning effort along with the insight gained through public and stakeholder engagement undertaken for the West Eau Claire Park and Public Realm Plan. A successful engagement processes undertaken by The City, this process reached thousands of citizens and resulted in a widely accepted planning document. The understanding gained through these engagements has informed this plan. The vision developed in this document is a possible starting point for future design development of each zone. Future projects will include a public and stakeholder engagement process while determining the final design of each zone.

PLANNING CONTEXT

The Centre City and Eau Claire Community is guided by numerous City of Calgary statutory and non-statutory planning documents. The adjacent map highlights many of the key initiatives envisioned in these plans as well as other current redevelopment activities. These documents influence and guide this plan and should be read in conjunction. Development activity and park upgrades are surrounding Eau Claire Plaza creating an active district at the north end of downtown. 2nd Street SW and 3rd Street SW can be seen as central conduits for movement between this district and the active districts in the south. They are pedestrian priority streets and will be heavily influenced by the Greenline.

The following summarizes key points and guiding principles from each document:

Centre City Mobility Plan, City of Calgary (2010)

The Centre City Mobility Plan is a non-statutory document and provides classifications and high-level policy for street networks in the Centre City.

Calgary Transportation Plan, City of Calgary (2009)

In conjunction with the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP) serves as a statutory document that guides growth and development for transportation infrastructure. The CTP identified Victoria Park Rivers District (VPRD) as retaining two LRT lines (red and green lines), one Primary Transit Network along Macleod Trail, a Regional Commuter Rail Corridor, and a high-speed rail corridor. Guiding principles for these networks are defined in the Centre City Mobility Plan.

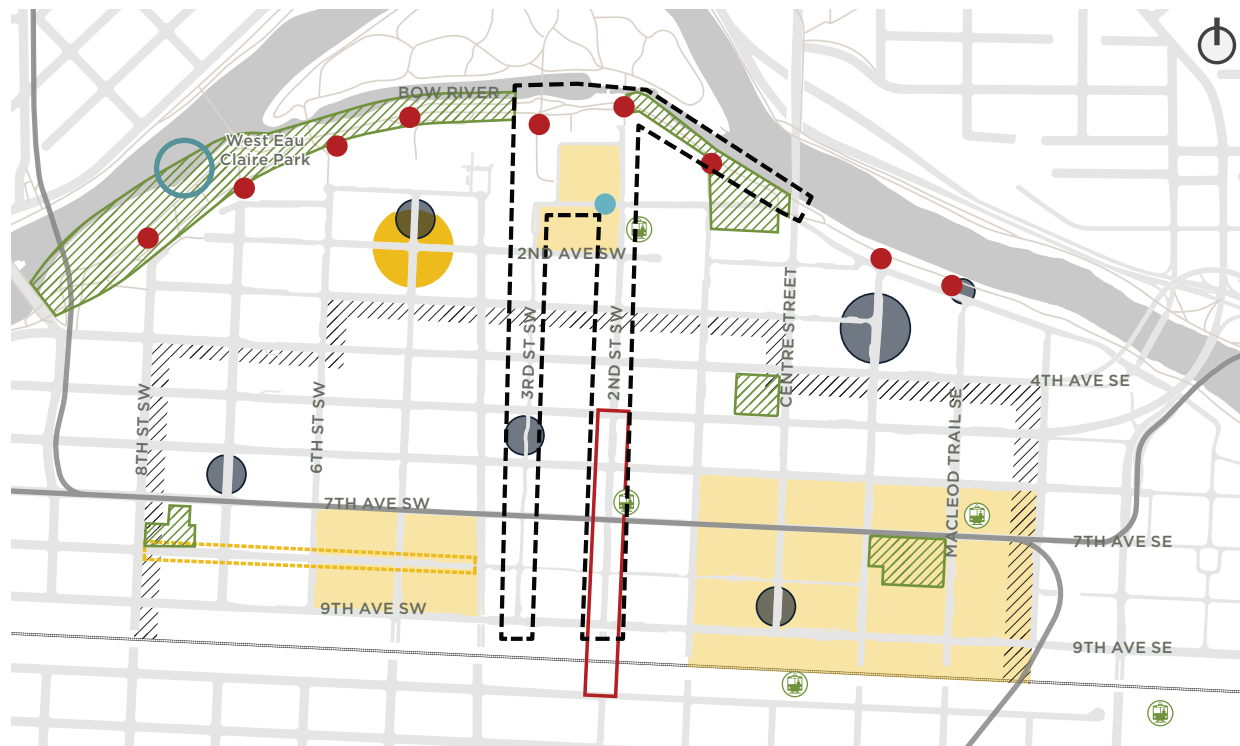
Green Line, City of Calgary (Ongoing)

The Green Line is one of the highest public transit infrastructure priorities for the City of Calgary. The Green Line is designed to be both a transit system and a platform for development and city shaping as it will provide efficient service and connections to destinations throughout the city.

MOBILITY MAP



PUBLIC REALM MAP



LEGEND *As proposed in Centre City Plan (Page 35-37 and 48-53)

- | | | | |
|--|---------------------------------------|--|-------------------------------|
| | Transition Edge | | Potential Park Site |
| | Multi-modal Transit Station | | Proposed Boat Launch |
| | Continuation of 8 Ave Pedestrian Mall | | Proposed Neighbourhood Centre |
| | Potential Entertainment District | | |
| | Upgrade or Redevelop Park | | |
| | Proposed LRT Station | | |
| | Proposed Areas for Public Art | | |
| | Proposed Area for Bicycle Station | | |

Centre City Plan, City of Calgary (2007)

The City provides a range of policy plans for local geographic areas, communities and neighbourhoods. The Centre City Plan is a guiding, non-statutory document that includes the communities of Eau Claire, Chinatown, Downtown and the Beltline. Specific policy for Victoria Park Rivers District is primarily covered in “East Victoria Crossing” land-use precinct, bounded by the Elbow River, Macleod Trail, 12th Avenue SE and the CPR tracks.

West Eau Claire Park and Public Realm Plan, City of Calgary (2015)

O2 Planning + Design Inc. (O2) were assigned by the City of Calgary to develop a strong vision for West Eau Claire Park that advances the goal of Centre City Plan: to create a more livable, caring, and thriving place. This Master Plan is the result of a strong engagement process which saw a record amount of feedback and comments.

The Civic District Public Realm Strategy, City of Calgary (2015)

The Civic District Public Realm Strategy is a comprehensive strategy developed by Marc Boutin Architectural Collaborative Inc. (MBAC) to improve the public spaces around City Hall, Olympic Plaza and the new Central Library. These landmarks are all located within Calgary’s Civic District, which is bounded by 10th Avenue S in the south, Centre Street to the west, 5th Avenue S to the north and 4th Street E to the east.

PUBLIC REALM VISION

VISION

Connecting the heart of the river with the heart of downtown, the public realm will evolve toward pedestrian and multi-modal activity, embracing opportunities to invigorate the public realm with social activity and ecology.

DESIGN STRATEGIES

For the Community and the City

- » Create spaces of various scales that provide for diverse users.
- » Design for flexibility and adaptability.
- » Embrace winter.
- » Clearly connect the Plaza to Barclay Parade and the redeveloped Market with complementary programming and spaces.
- » Celebrate the area's history through the preservation and continued use of existing buildings and structures.

Resilient and Responsible

- » Incorporate green infrastructure where possible to provide opportunities for stormwater cleansing and/or infiltration.
- » Incorporate efficient and programmable lighting.
- » Utilize high quality, durable, and beautiful materials and furnishings to create an authentic and timeless sense of place.
- » Incorporate flood mitigation measures along West Eau Claire Promenade to the 1:200 year event.

Active and Multi-Modal

- » Transform 2nd Street SW into an exemplary complete street with LRT, bus, dedicated cycle lanes, broad sidewalks, and efficient car movement.
- » Utilize the broad public realm on 3rd Street SW for semi-permanent and temporary installations, such as retail, food, and public art.
- » Plan for temporary programming/installations by providing necessary infrastructure and space.
- » Utilize comfortable micro-climates to create places for interaction and rest.
- » Provide a broad space for pedestrian movement.
- » Extend the separated cycle path from West Eau Claire Park through to Riverwalk.
- » Plan for a pedestrian and cycle connection on 2nd Street SW under/over the rail line to connect Downtown with the Beltline.

LEGEND

	Existing Green Spaces
	Proposed Pedestrian Priority Street
	Proposed Cycle Priority Street
	Proposed Redevelopment + Cycle Connection
	Existing Pedestrian Priority Pathway
	Existing Cycle Priority Pathway
	Existing Regional Pathway
	Proposed Green Line Station

PUBLIC REALM CONTEXT



OPPORTUNITIES AND CHALLENGES | SOCIAL INFRASTRUCTURE



LEGEND

- Proposed Primary Social Spaces
- Proposed Secondary Social Spaces
- Proposed Parking Spaces
- Eau Claire Plaza
- Proposed Cycle Priority Pathway
- Active Edges
- Glazed Wall
- Solid Wall
- Entrance
- Proposed Social Spaces - High Activity
- Proposed Social Spaces - Low Activity

Key Considerations

Throughout the Downtown, shadowing has a significant influence on the success of outdoor spaces. This is particularly relevant when planning for an active public realm throughout the year in a cold weather climate. Other influences on the vitality of the public realm include adjacent built form and land use. Through multiple analyses (See Appendix A), the streets of the study area were mined for the places with the most potential to support installations for increased social activity. These studies included

solar exposure throughout the day and year, active edges (building facades with public interior space and egress points), building edge permeability (whether facades are glazed or solid), and building entrances, as well as public interior space, and the +15 network.

Primary Social Spaces are the most promising areas for socialization. These areas have the best solar exposure and should be reserved for the occupation of people with provisions for multiple types of seating and gathering spaces.

Secondary Social Spaces are areas where the conditions are not quite as favourable for gathering. These spaces should be occupied by installations that support social activity such as temporary or semi-permanent food kiosks, armatures, public art, and temporary exhibitions.

Parking areas are proposed for the zones least favourable for socialization and amenities. These zones are most often shaded and adjacent to building edges with low activity.

OPPORTUNITIES AND CHALLENGES | ECOLOGICAL INFRASTRUCTURE



LEGEND

- Planting for sun loving plants
- Planting for shade loving plants
- Privately Owned Public Space
- Eau Claire Plaza
- Existing Trees
- Proposed Trees
- Entrance

Key Considerations

With the redevelopment of plaza and public realm comes the opportunity to affect the resiliency of the City's infrastructure through enhanced ecological infrastructure. This includes utilizing multiple strategies to support healthy vegetation that can manage stormwater to reduce reliance on traditional infrastructure. Bioswales, rain gardens, underground storage, and large soil volume to support a healthy tree canopy represent the kit of parts associated with an ecological infrastructure.

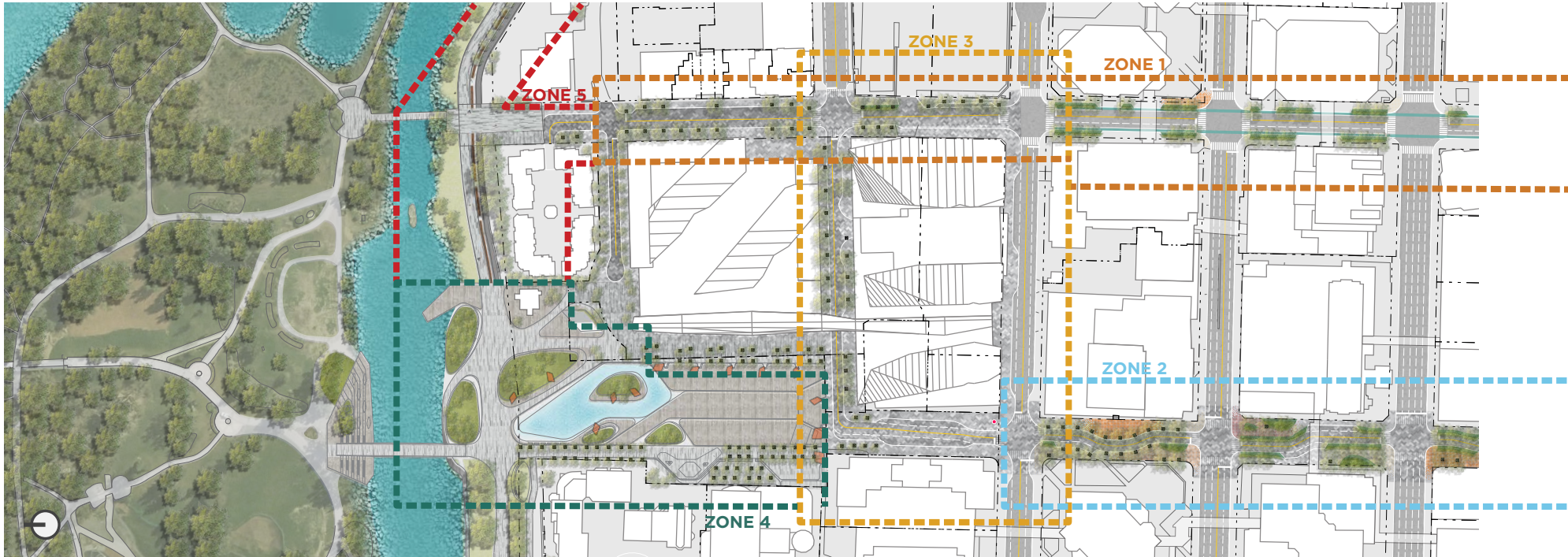
The broad pedestrian realm on 3rd Street SW can be utilized to transform the street into a linear park-like experience, infusing Downtown with vegetation and drawing the river through the city. It is

an evolution of 3rd Street SW where the current above grade planters provide a green overlay that brings life and colour to the street to an integrated system that utilizes nature and natural processes for more than simply aesthetic purposes. This infrastructure cannot impose on the public realm and inhibit pedestrian movement. It must be used appropriately to shape spaces and support social activity. Increased vegetation levels bring health benefits and a unique public realm experience that will enhance 3rd Street's identity and desirability, which in turn will positively influence economic and social vitality.

While the focus of a redeveloped 2nd Street SW should be an efficient and memorable multi-modal public

realm, ecological infrastructure should be utilized where appropriate and space permits. A healthy urban canopy is essential to a great street, necessitating adequate soil volumes that can be integrated into low impact development strategies that emphasize subsurface improvements to minimize encroachments on pedestrian movement. The distribution of ecological infrastructure takes account of shadowing from the towers on the perimeter of the area. This map divides planting structure into two different types: sun loving plants and shade loving plants.

MASTERPLAN



The overall plan for Eau Claire Plaza and its Public Realm weaves social and ecological infrastructure through the streets and the plaza, creating a flexible, adaptable, and sustainable place in the heart of the City and at the heart of the river. Social infrastructure includes places for semi-permanent retail installations, kiosks, temporary installations, and enhance street furniture.

The plan is comprised of five zones:

ZONE 1 | 2nd Street SW

2nd Street SW evolves into a multi-modal street where the future Green Line LRT is complimented by separated bike lanes and a broad pedestrian realm.

ZONE 2 | 3rd Street SW

3rd Street SW represents an evolution toward a linear park type of space, where social spaces generate activity and planting enhances ecological functions, infusing the City with a green corridor.

ZONE 3 | Eau Claire Redevelopment Area

The area immediately surrounding the Eau Claire Market redevelopment will be a pedestrian-focused environment integrating retail, residential, and office functions in a high active and enriched public realm.

ZONE 4 | Eau Claire Plaza

The reimagined Eau Claire Plaza is both a community-focused and City-wide public amenity. It brings the City to the river and the river to the City.

GUIDING PRINCIPLES

The following key principles helped to guide the planning process and are embedded within the vision for area.

For the Community and the City

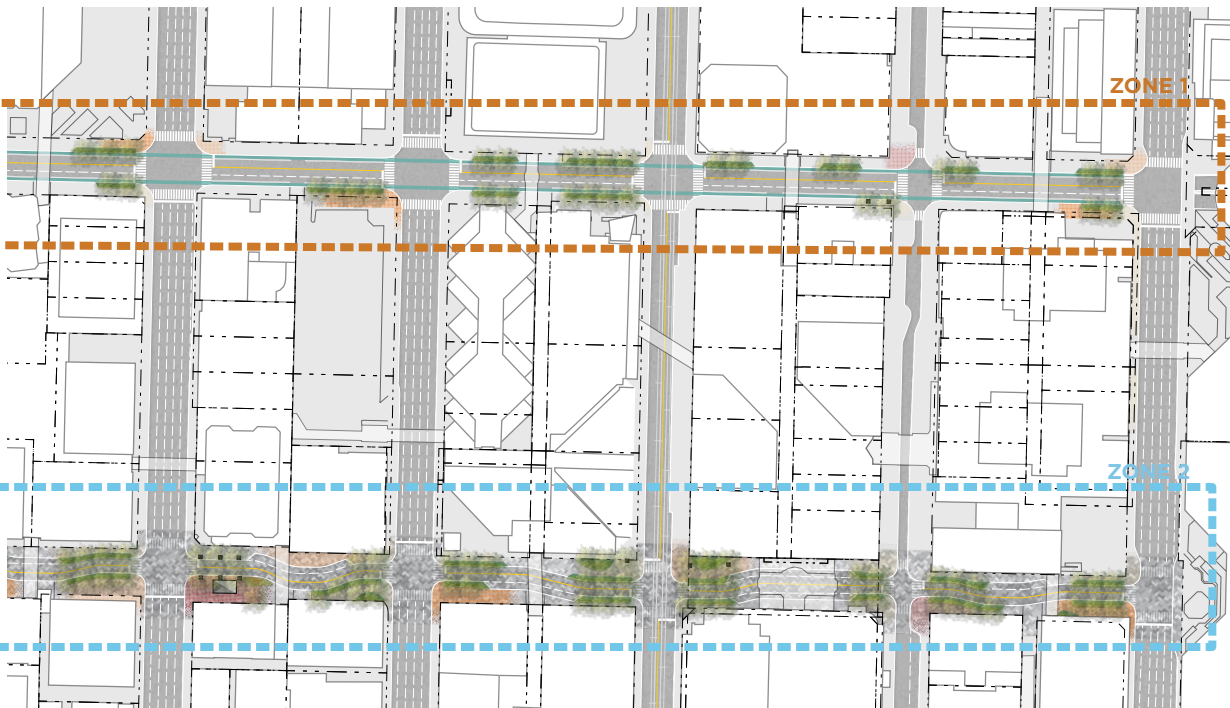
Eau Claire Plaza is a place for the Eau Claire Community as well as the Centre City. It must accommodate all users from neighbours, to tourists, commuters and festival goers. People are prioritized over vehicles to create a place that is both comforting and exciting.

Resilient and Responsible

The plan must build social, economic, and ecological resiliency into the fabric of the city. The plan must be flexible and adaptable to respond to broad-scale markets shifts and changing climates, as well as short-term seasonal changes and land uses.

Active and Multi-Modal

All modes of movement - transit, cars, bikes, and pedestrians - mix in spaces that are safe, efficient, and accommodating. Streets and public spaces are year round conduits of activity and landmark destinations.



ZONE 5 | West Eau Claire Promenade

Extending east to Riverwalk, the West Eau Claire Promenade is upgraded with new materials, lighting, and a separated cycle path. Flood mitigation measures are integrated into the fabric of the park, protecting to the 1:200 year event.

The following sections illustrate a vision and design strategies for each zone.

LEGEND

	Large Semi - Permanent Spaces
	Small Temporary Kiosk
	Permanent Social Infrastructure
	Temporary Installation
	Street Furniture

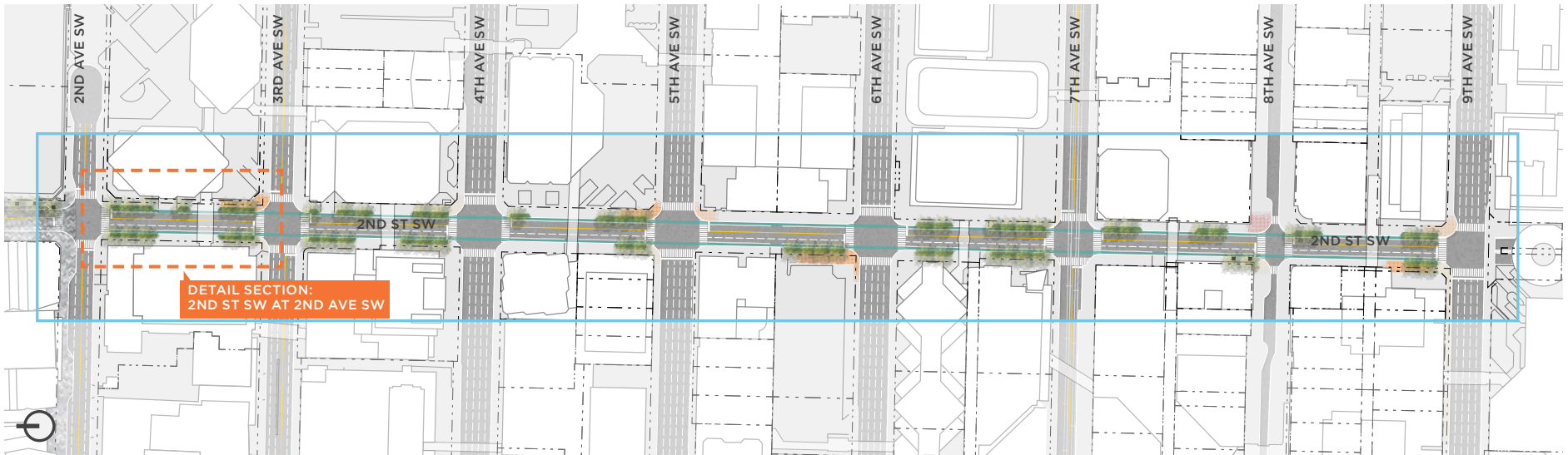
ZONE 1 | 2ND STREET SW

VISION

2nd Street SW is a multi-modal place where pedestrians, transit users, cyclists, and vehicles are integrated, along with green infrastructure, building a vibrant, sustainable street, that supports enhanced retail opportunities.

LEGEND

- Large Semi - Permanent Spaces
- Small Temporary Kiosk
- Permanent Social Infrastructure
- Temporary Installation
- Street Furniture



KEY MAP

DESIGN STRATEGIES

Located in the dense commercial core, 2nd Street SW consists of a mix of mid and high-rise office buildings. The future Green Line will transform 2nd Street SW into a key corridor for movement of all types throughout Downtown. The design of this street aims to balance the needs of pedestrians, bicyclists, transit riders, and motorists.

Roadway Zone

- » Convert the four lane road to two vehicle travel lanes and one parking lane.
- » Consider changing from one way to two way, which could reduce pedestrian exposure motor vehicle traffic and increase network legibility for drivers.
- » Integrate separated bike lanes with a raised median on both sides of the street.
- » Consider a pedestrian and cyclist connection to the Beltline to provide a complete cyclist connection from the Bow to the Beltline.
- » Provide bulb-outs at intersections to facilitate safer street crossings for pedestrians.

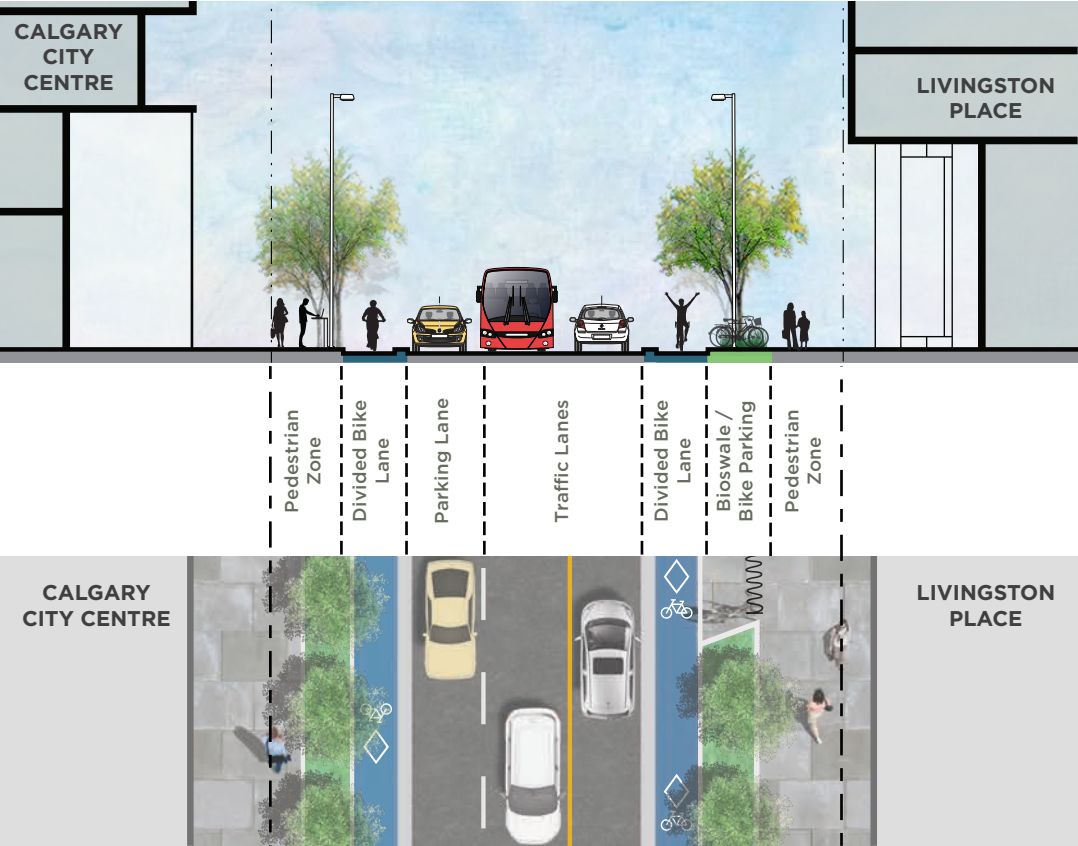
Pedestrian Zone

- » Repave sidewalk so the space is accessible for people of all ages and abilities. The primary focus should be on accessibility, sustainability, durability, drainage, and aesthetic appropriateness.
- » Provide wider sidewalks to accommodate the high pedestrian traffic anticipated by the proposed Green line.
- » Create spaces that support semi-permanent gathering spaces, exhibitions, and pop-ups.
- » Designate comfortable spaces on sidewalk for bike parking.
- » Unique street furniture is organized for safety, comfort, and function for all users, while supporting the street’s identity.
- » Utilize ecological infrastructure where appropriate to improve stormwater management and to buffer between pedestrians and vehicles.
- » Provide adequate soil volumes to support healthy street trees to meet or exceed Parks standards. Establish a consistent rhythm of trees on both sides of the street.

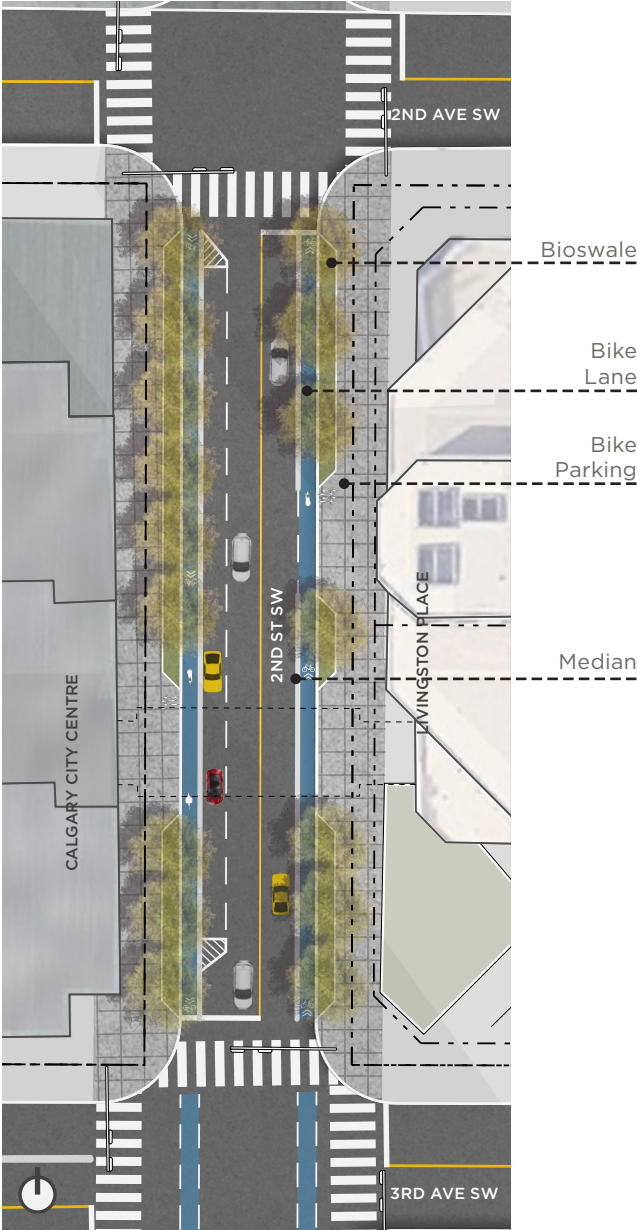
2ND STREET SW AT 2ND AVENUE

This section of 2nd Street SW is a representative example of the reimagined typical block structure. The diagrams illustrate two-way traffic with provisions for parking on one side. Separated cycle lanes are located on either side of the street following the direction of traffic. The generous building setbacks in this zone allow for bioswales while providing a broad pedestrian movement corridor and space for pop-up functions.

SECTION



DETAIL PLAN

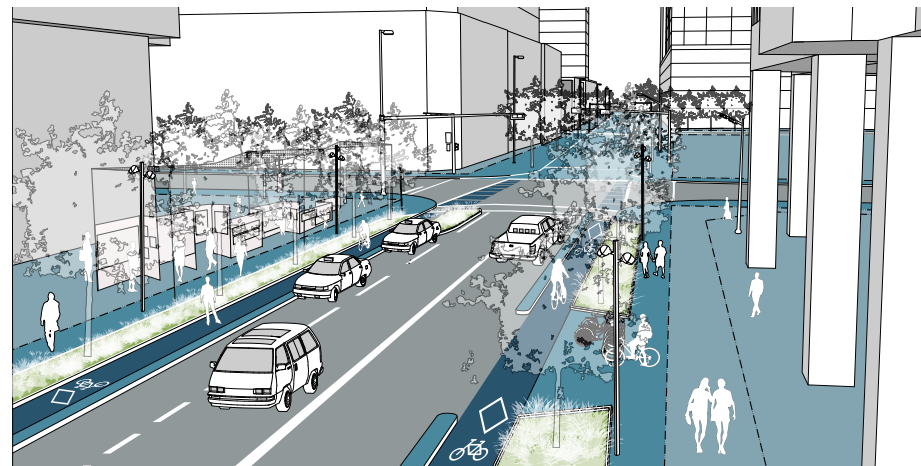


PLAN



EXISTING

Typical conditions of 2nd Street SW looking towards the existing Eau Claire Market



VISION

Cycle lanes, enhanced planting, and expanded program opportunities within the public realm



VISION | A TYPICAL SIDEWALK ON 2ND STREET SW

Looking south on 2nd Street SW and 4th Avenue SW

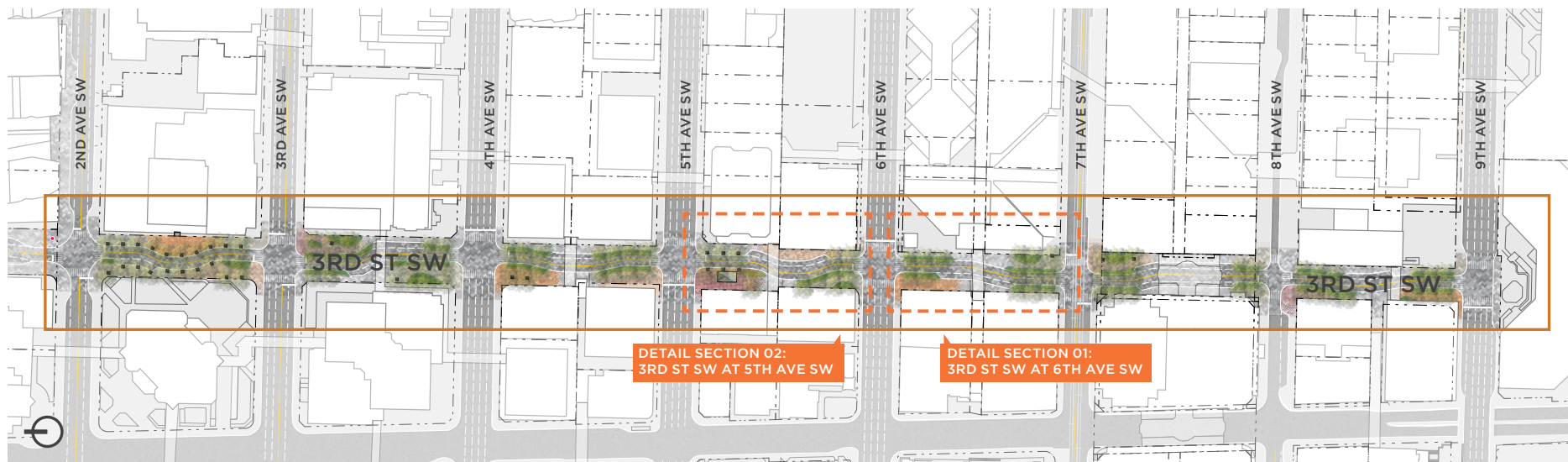
ZONE 2 | 3RD STREET SW

VISION

Barclay Mall and 3rd Street SW is a pedestrian-focused street where cultural activity and green infrastructure are woven in a linear park-like setting, bringing the river into the Centre City.

LEGEND

- Large Semi - Permanent Spaces
- Small Temporary Kiosk
- Permanent Social Infrastructure
- Temporary Installation
- Street Furniture



KEY MAP

DESIGN STRATEGIES

3rd Street SW is transformed into a shared street, blurring the distinction between the roadway and pedestrian realm. This street is designed as a pedestrian space for enjoyment, strolling, lingering, and as a gathering place for uniquely-scaled events. It aims to attract people through a wide variety of activities including semi-permanent retail/food kiosks, temporary markets, art installations, and performances. A continuous green infrastructure connects the river and Eau Claire Plaza through Downtown to Stephan Avenue and the Core.

Roadway Zone:

- » Consider changing from one way to two way, which could reduce pedestrian exposure motor vehicle traffic and increase network legibility for drivers.
- » Utilize the generous public realm to weave the road and create broad pedestrian spaces where conditions indicate are the most viable locations for socialization.
- » Alternate parking from side to side to deflect and slow traffic. Locate parking in areas least desirable for socialization.
- » Provide bulb-outs at intersections to facilitate safer street crossings for pedestrians.
- » Utilize subtle changes in paving material and colour to differentiate between parking and movement zones.
- » Direct drainage to bioswales over traditional storm infrastructure.

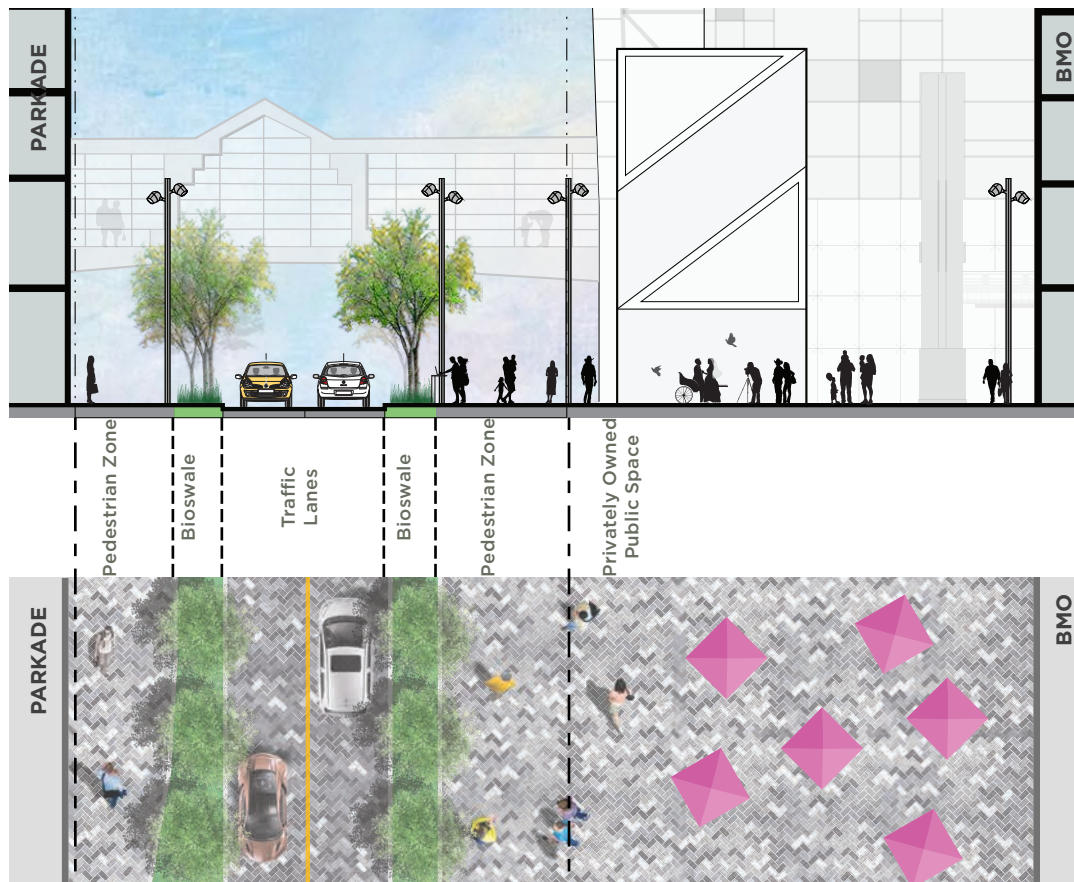
Pedestrian Zone

- » Clearly define the threshold between the pedestrian realm and vehicular realm to ensure the street is legible to those with visual impairments. The treatment must be consistent throughout the street. Elements include tactile paving, rolled curbs, bollards, trees, planters, and light posts.
- » Utilize unit pavers, selecting a material with primary focus on accessibility, sustainability, durability, drainage, and aesthetic appropriateness.
- » Provide clear definition of the pedestrian realm at intersections utilizing grade changes, tactile paving, bollards, and auditory signals.
- » Provide sidewalks appropriately scaled to the activity and movement expected. Sidewalks are to accommodate high pedestrian traffic as well as transform into a wide variety of social activity spaces.
- » Unique street furniture is organized for safety, comfort, and function for all users, while supporting the street's identity.
- » Upgrade lighting to a safe and efficient standard. Consider maintaining a similar style to the existing as a heritage reference. Lighting should provide flexibility for pop-ups, installations, and seasonality. Lighting should be scaled to the pedestrian.
- » Utilize ecological infrastructure where appropriate to improve stormwater management and to buffer between pedestrians and vehicles.
- » Provide adequate soil volumes to support healthy street trees to meet or exceed Parks standards. Establish a consistent rhythm of trees on both sides of the street.

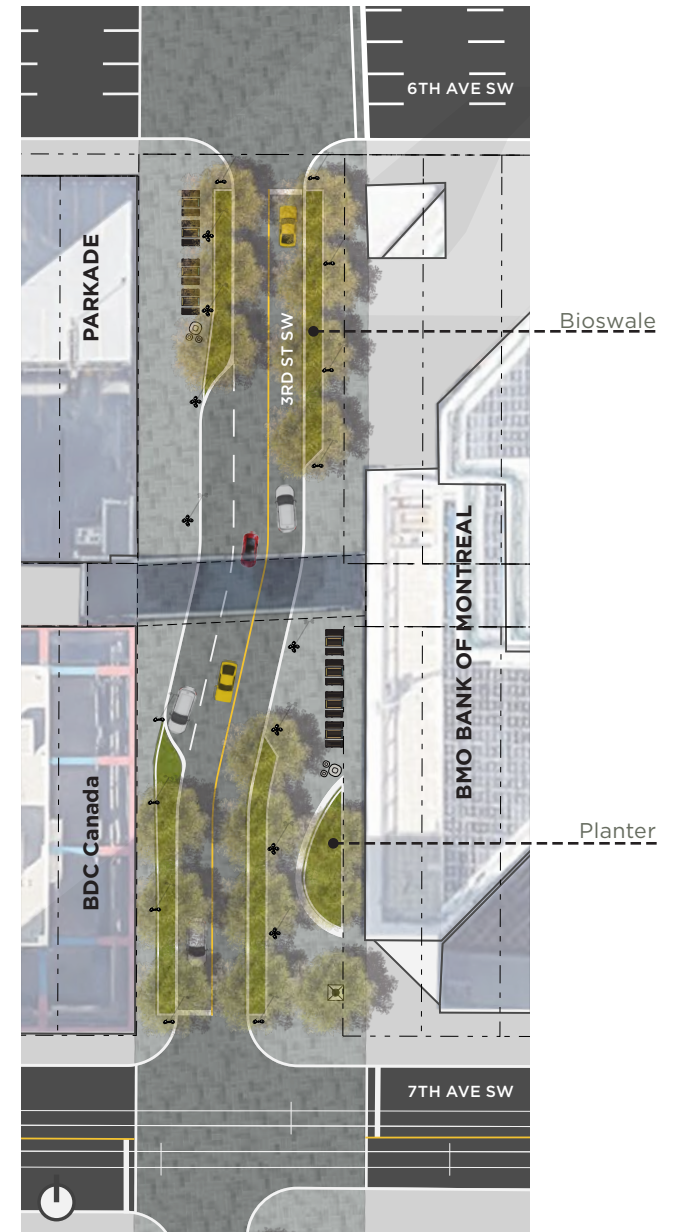
3RD STREET SW AT 6TH AVENUE SW

Through this block, the roadway curvature is increased to provide additional space for bioswales. A rain garden creates a social space near the intersection of 7th Avenue SW. The semi-public space on east side at the intersection of 6th Avenue SW can spill into the pedestrian realm with the shift of trees to the street side. Parking is provided on the west side under the +15. The removal of the raised planters provides greater movement space and flexibility for programs, installations, and site furnishings.

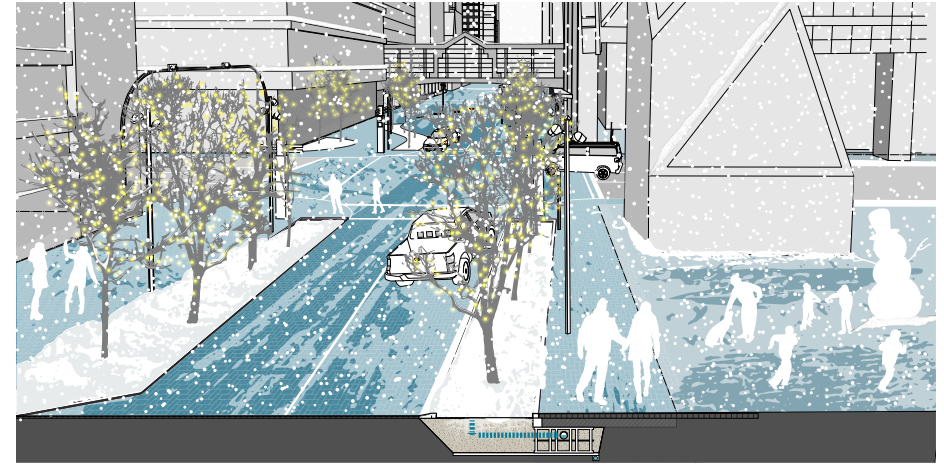
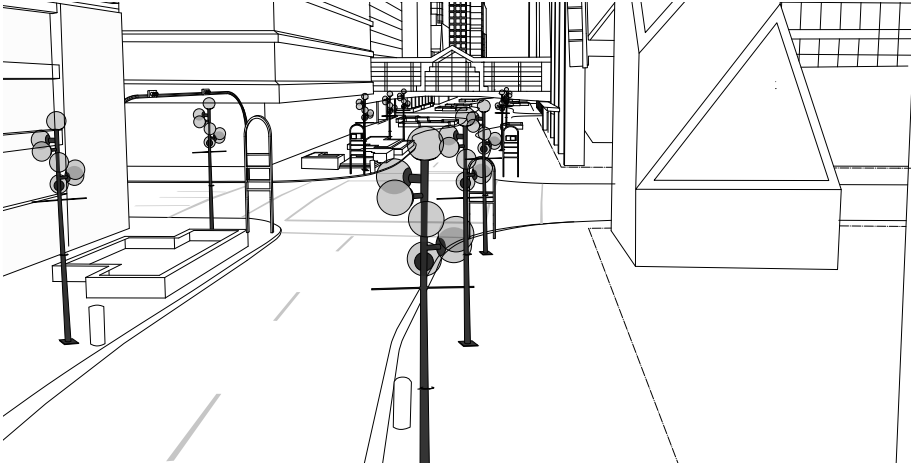
SECTION 01



DETAIL PLAN 01



PLAN



EXISTING

Typical conditions on 3rd Street SW with raised planters, light fixtures, and generous public realm

VISION

Enhanced planting areas and bioswales along the street define pedestrian spaces



VISION | A TYPICAL SIDEWALK ON 3RD STREET SW

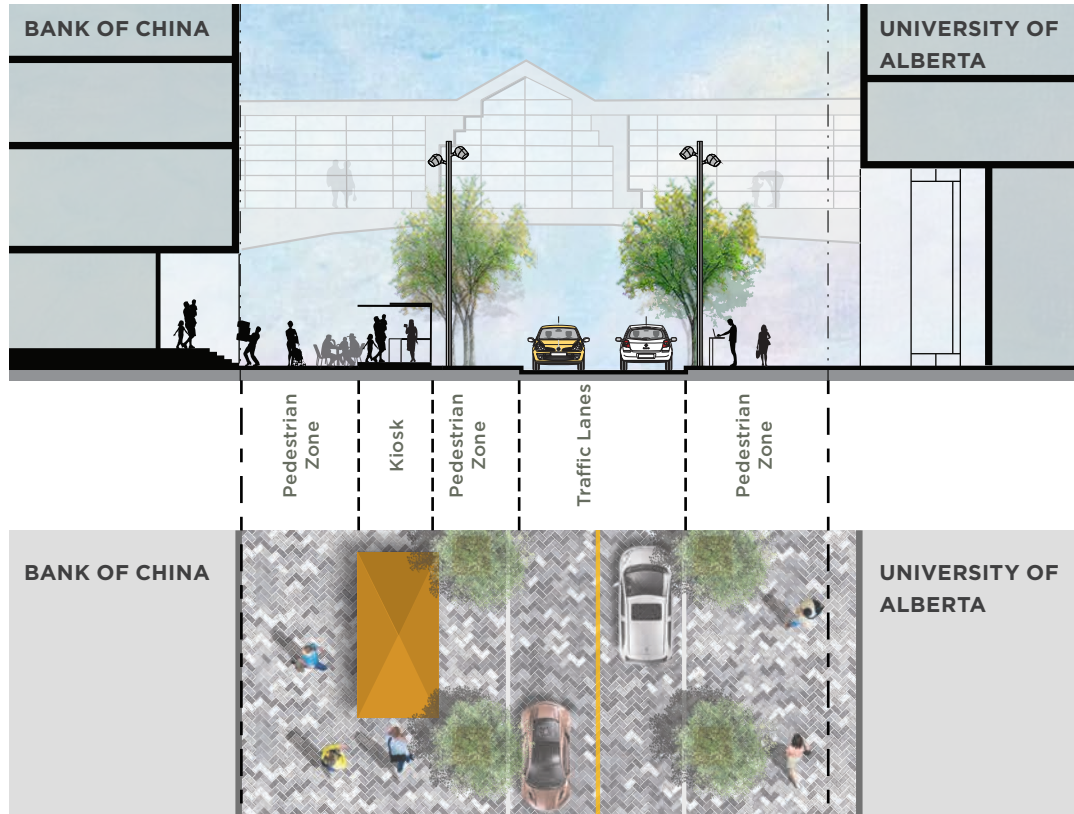
Looking North on 3rd Street SW and 4th Avenue SW

3RD STREET SW AT 5TH AVENUE SW

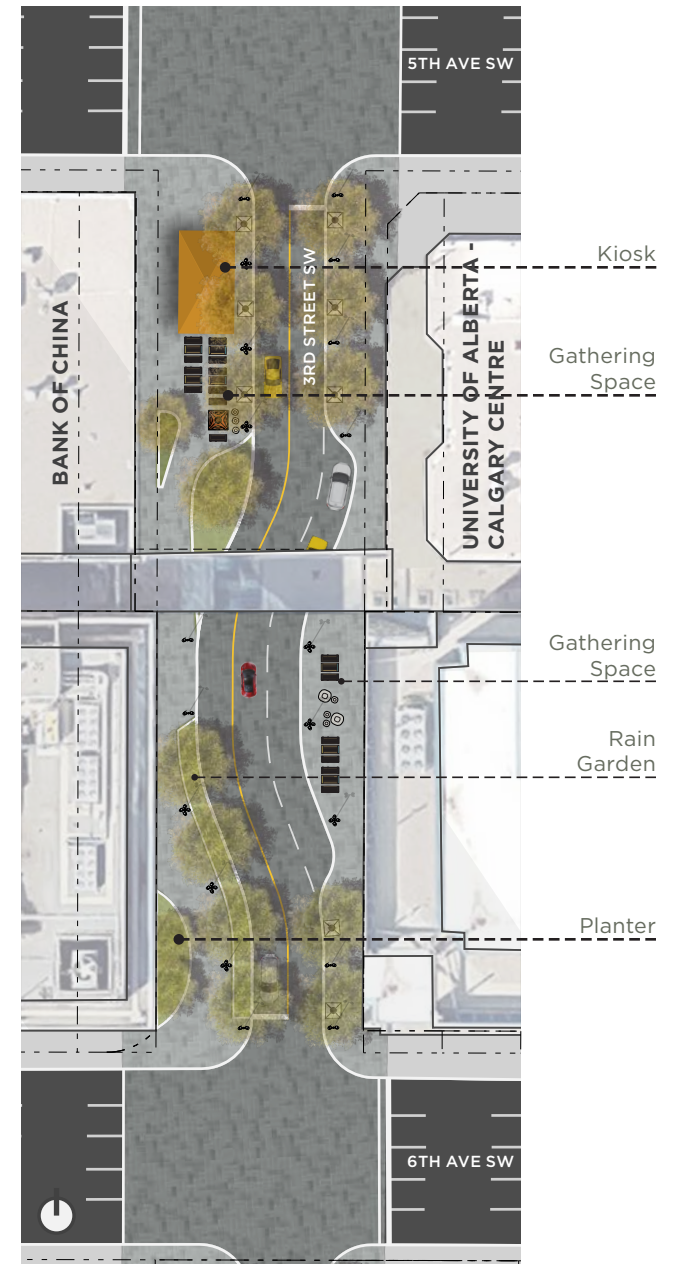
Increasing the curvature through this block shifts valuable pedestrian space to areas where new active installations are best suited. A semi-permanent structure can be installed at the corner of 3rd Street SW and 5th Avenue SW. It should be sized to provide indoor space and adjacent outdoor space is provide for flexible seating. In winter, a large outdoor fireplace invites patrons and provides warmth.

Bioswales are incorporated along the southern end of the block, street trees at the north end, and flexible space provide for seating elements and installations.

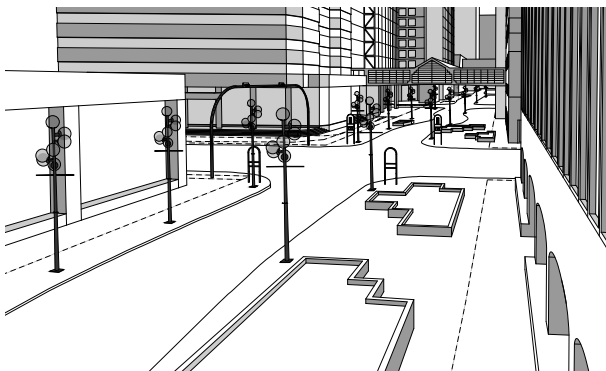
SECTION 02



DETAIL PLAN 02

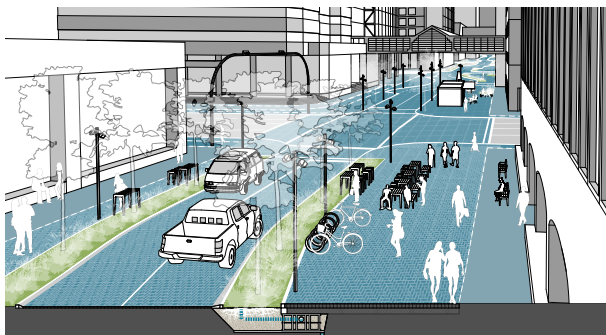


PLAN



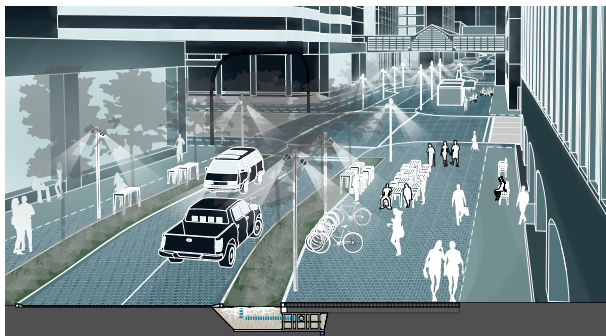
EXISTING

Typical conditions of 3rd Street SW



VISION

Bioswales, street furniture, lighting, paving, and social infrastructure create a vibrant public realm



NIGHT



VISION OF KIOSK IN THE SUMMER

Looking North on 3rd Street SW and 6th Avenue SW



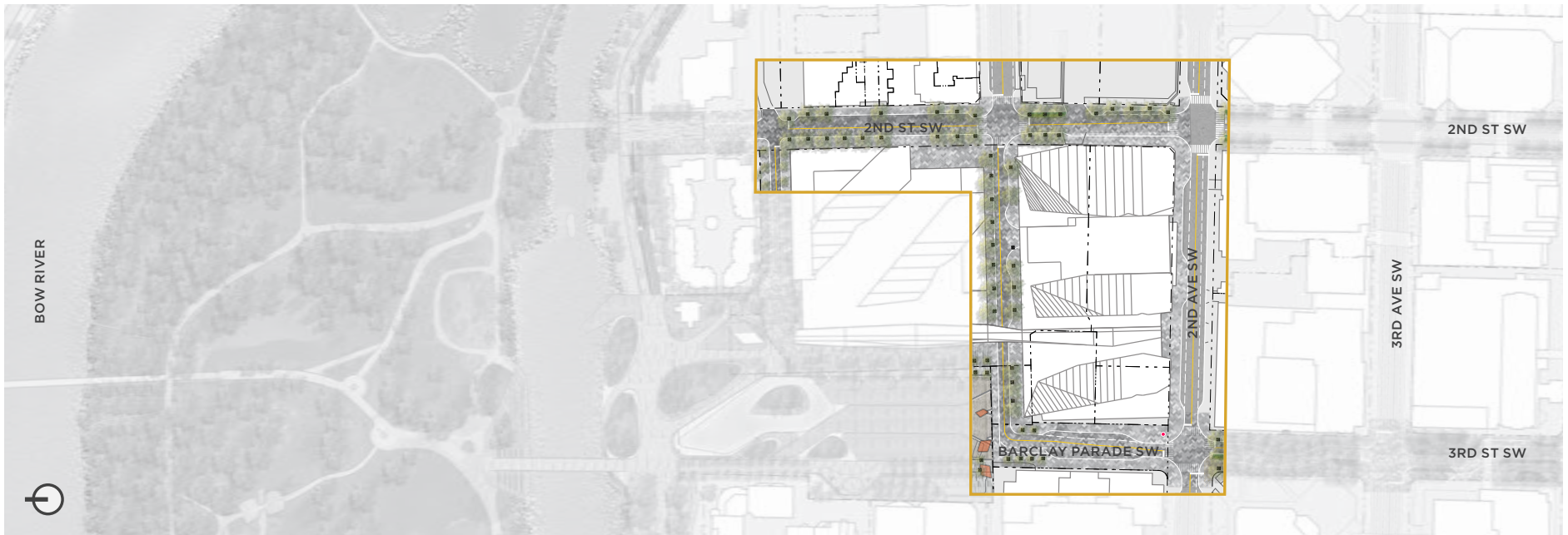
VISION OF KIOSK IN THE WINTER

Looking North on 3rd Street SW and 6th Avenue SW

ZONE 3 | EAU CLAIRE REDEVELOPMENT AREA

VISION

The Eau Claire Redevelopment Area is an highly active and culturally rich pedestrian-focused area, anchoring the Centre City at heart of the Bow River. It is a gateway to Downtown from the river and the planned Greenline, welcoming visitors to experience lively streets and residents to feel at home.



KEY MAP

DESIGN STRATEGIES

The roadways around the Eau Claire Market Redevelopment continues the typology of roadway and pedestrian zones established through 3rd Street SW. Shared streets, active commercial frontages, and the addition of a future LRT stop support enhancements to the public realm beyond standard finishes for paving and site elements. The area should be unique while at the same time recognizable as part of the identity established for the reimagined plaza, 3rd Street SW, and 2nd Street SW. Grade differences must be resolved to ensure a consistent ground plane supporting fluid movement patterns and transitions.

Roadway Zone:

- » Convert the north end of 2nd Street SW into a shared space/transit plaza with reduced vehicle speeds, integrated transit, and on-street parking. Identify cycle network connections to the West Eau Claire Promenade and cycle lanes on 2nd Street SW.
- » Provide bulb-outs at intersections to facilitate safer street crossings for pedestrians and to define parking and transit stops.
- » Utilize subtle changes in paving material and colour to differentiate between parking and movement zones.
- » Direct drainage to bioswales over traditional storm infrastructure where appropriate.

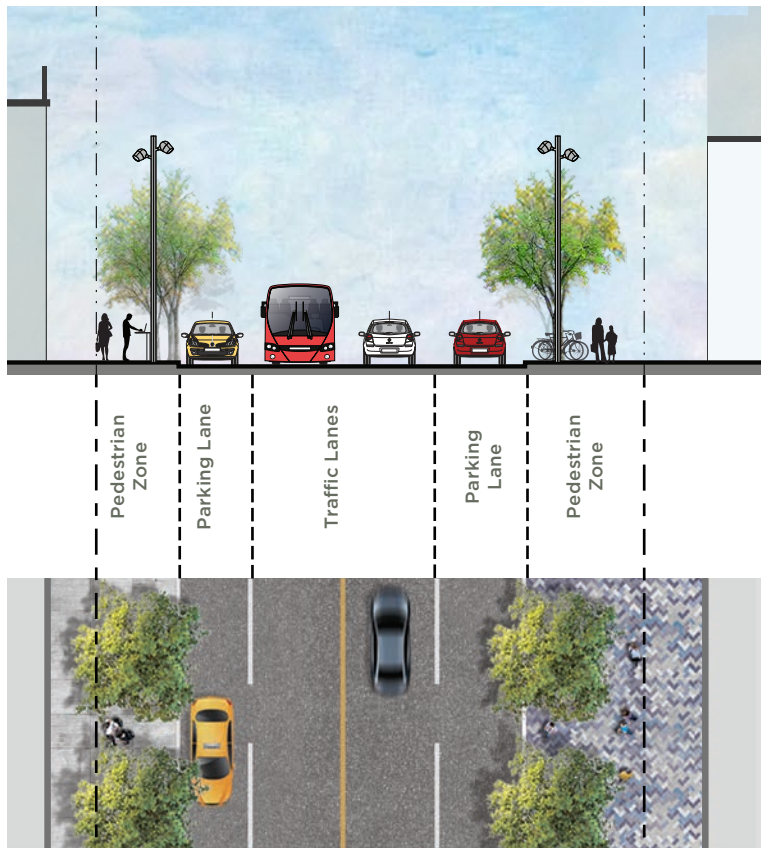
Pedestrian Zone

- » Utilize the broad frontage on 2nd Avenue SW to activate the street with furnishings, spill out spaces, bike racks between trees, and pedestrian scale site elements.
- » Provide continuous rows of trees where ever possible
- » Provide adequate soil volumes to support healthy street trees to meet or exceed Parks standards.
- » Utilize unit pavers that are consistent with the plaza, West Eau Claire, and 3rd Street SW. Material selection should focus on accessibility, sustainability, durability, drainage, and aesthetic appropriateness.
- » Clearly define the threshold between the pedestrian realm and vehicular realm to ensure the street is legible to those with visual impairments. The treatment must be consistent throughout the area. Elements include tactile paving, rolled curbs, bollards, trees, planters, and light posts.
- » Provide clear definition of the pedestrian realm at intersections utilizing grade changes, tactile paving, bollards, and auditory signals.
- » Ensure clear and direct pedestrian access to the river promenade from all points throughout the development.
- » Provide adequate separate zones from general pedestrian movement corridors for hotel loading along the building and at laybys.

REDEVELOPMENT AREA

The realignment of Barclay Parade enhances the pedestrian realm by enlarging the circulation corridor and creating clear, direct connections to Eau Claire Plaza. The extension of Riverfront Avenue provides for greater connectivity through the Eau Claire Redevelopment Area bringing broad pedestrian spaces that create exterior retail opportunities, street furniture, tree planting, and lighting to build a rich public realm. New adjacent building uses should contribute to a lively urban environment.

SECTION



DETAIL PLAN



PHASE 1 & 2 PLAN

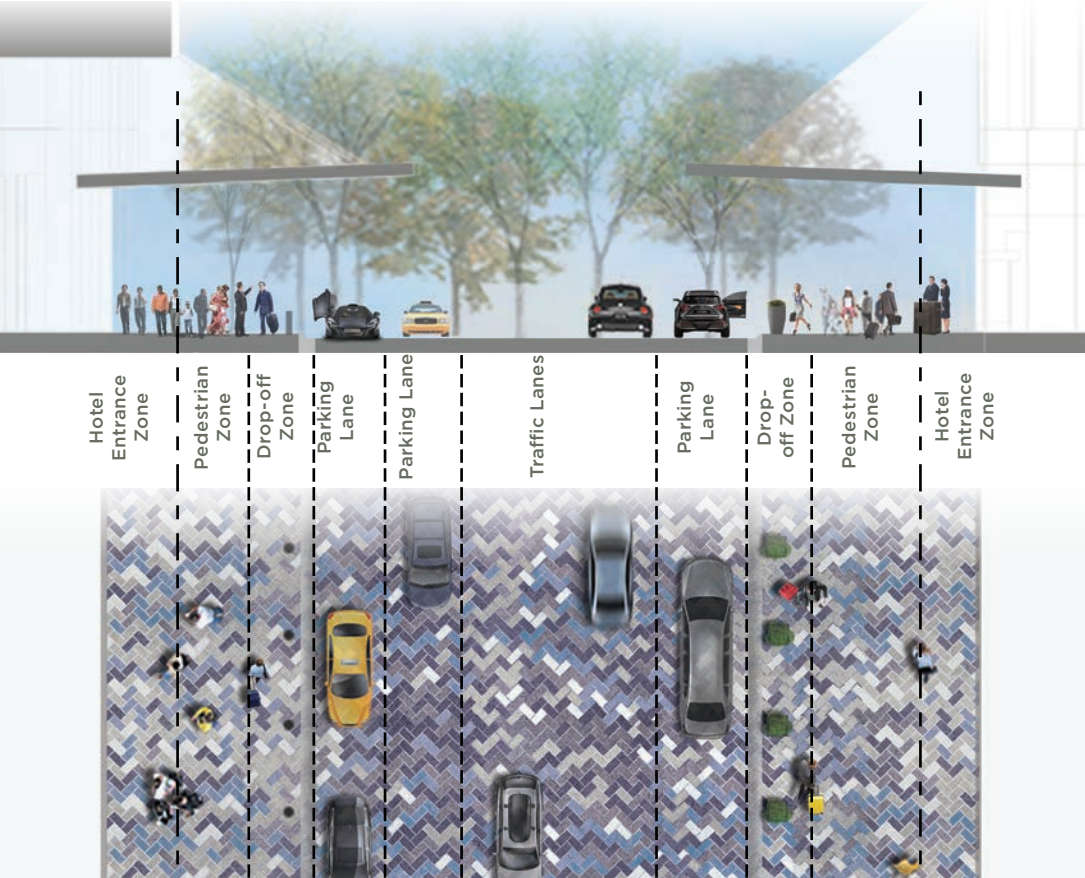


VISION | 2ND STREET SW - SHARED STREET
Looking North on 2nd Street SW and Riverfront Avenue

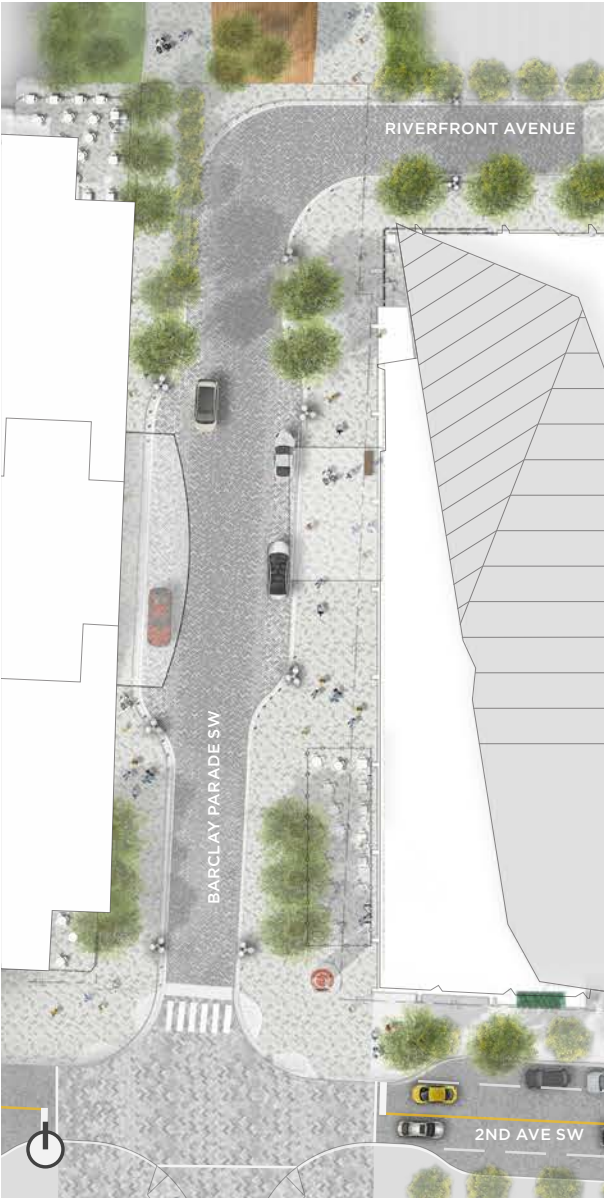
BARCLAY PARADE

The realigned Barclay Parade carries the 3rd Street SW typology to the edge of Eau Claire Plaza and beyond to the river. It is the gateway to the Plaza, an important pedestrian block that must manage increases in traffic while providing adequate space for pedestrian movement as well places to pause and linger. Direct pedestrian connections to the plaza are provided on both sides of the Parade with ample space allocated for vehicle loading and hotel functions.

SECTION



DETAIL PLAN



PROPOSED PLAN



VISION | BARCLAY PARADE
Looking South

ZONE 4 | EAU CLAIRE PLAZA

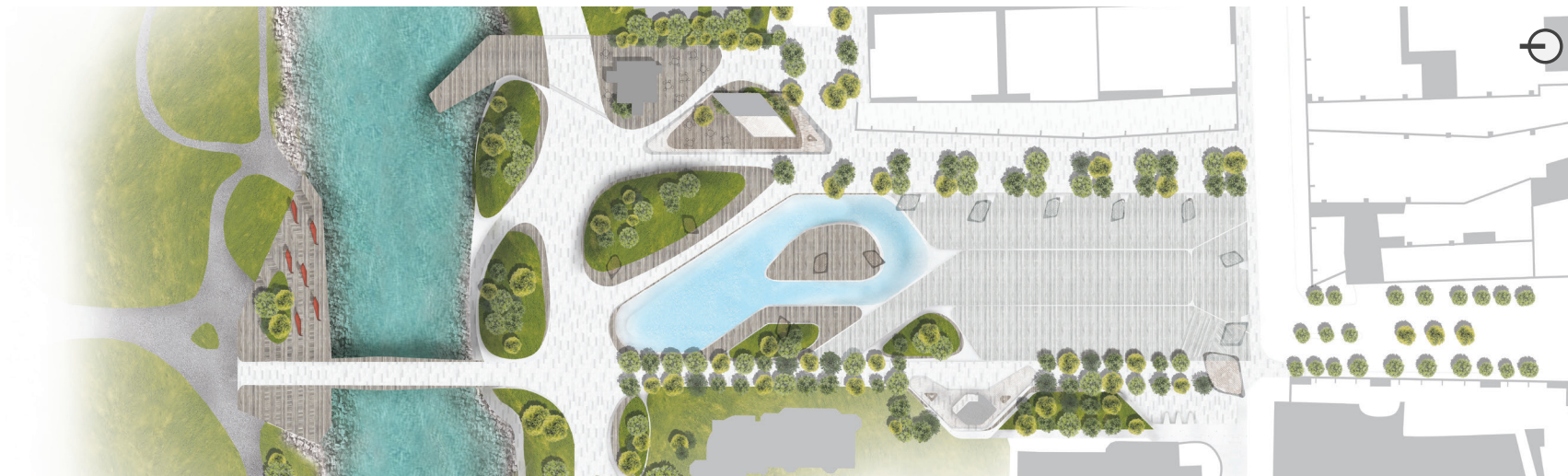
VISION

The Eau Claire Plaza will integrate the vibrant mixed-use community of Eau Claire, the Bow River Pathway and Prince's Island into a legible, adaptable, and engaging space animated by four-season opportunities.

The design will embrace everyday community gatherings and have the capacity to host events and experiences that invite the participation of neighbours, the citizens of Calgary, and visitors alike.

It will be a space of wonder, a place grounded in history, and the porch space for social and cultural gatherings at all scales.

EAU CLAIRE PLAZA PLAN



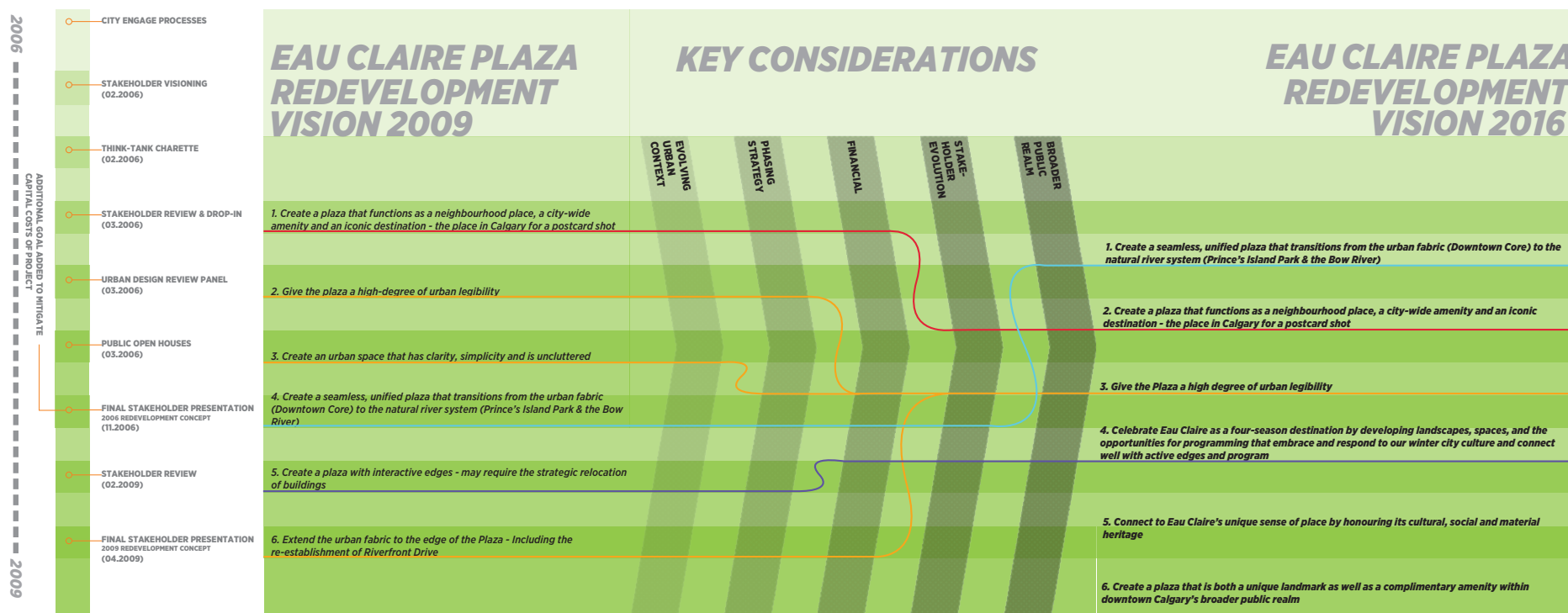
DESIGN STRATEGIES

The vision for Eau Claire Plaza took into consideration a number of important issues to ensure it was comprehensive and well conceived (refer to Appendix B). First and foremost, feedback from stakeholders, both the initial stakeholder engagement in 2005-2009 as well as current feedback, was solicited, reviewed, and integrated. In addition, understanding Eau Claire's role within Calgary's broader public realm, including how it should be complimentary to Olympic Plaza, was explored. As well, Eau Claire's historic development and importance, its capacity to invigorate and connect to the proposed market redevelopment, and finally, but equally important, how the plaza evolves into Eau Claire Community's front porch, were key design drivers from which the project's Design Principles and Design Vision were created.

- » To bring the natural amenities of Prince's Island into the urban context of the core and extend urban amenities towards the river.
- » Optimize spatial usage through shading analyses and considering adjacent programming.
- » Promote 24hr year-round use through adaptable and open programming and micro-climate conditioning achieved through flexible or movable urban elements, such as shading devices
- » Respect the inherent value of the site through materiality and a connection to the water that is suggestive of the historical significance of Eau Claire.
- » Provide a spectrum of uses at a variety of scales to promote an enlivened and socially beneficial community hub.

VISION DEVELOPMENT

The engagement process for the Eau Claire redevelopment included various stakeholder visioning sessions, charrettes, review sessions, and open houses since 2005. This undertaking helped define several design goals for Eau Claire which were later refined by looking at key considerations and eventually aided in producing the established Eau Claire public realm Vision.



VISION ROADMAP 2006 - 2016

The above road map highlights the engagement process, 2009 vision and how this has evolved into the current vision based on key considerations in the current 2016 context of the Eau Claire Area.

PROJECT AND ITS CONTEXT(S)

As Calgarians, we celebrate the foundation of our place in this world at the junction of the Bow and Elbow Rivers. Since that time, these rivers have played a critical role in defining who we are, what we do, and where we are. And Eau Claire is no exception. The site is unique in that it is located at the intersection of downtown Calgary and the Bow River and Bow River pathway. The pathway that winds along the Bow River is one of the most extensive and intensively used naturalized parks in Calgary, while the Eau Claire site has a new proposed mixed-use project defining its eastern and southern edges. Taken as a whole, the site provides the opportunity for a seamless connection between the urban constructed landscape at the south and the natural landscape to the north: an essential engagement of the site's sense of place.

The history of Eau Claire is the history of Calgary, and this history has everything to do with the Bow River. From a transportation route, to an industrial engine, the Bow River and its varied opportunities has been an integral part of Eau Claire and key historic names and personalities have worked and emerged here. The Mawson Plan of Calgary, from the turn of the century, formalized this relationship at the site of Eau Claire, proposing an urban lagoon to anchor downtown Calgary to the Bow River.

Equally important is the consideration of how to design public space in a city that for so much of the year, the climate demands protection, and the hours of natural light are low; it's dark when you go to work and dark when you return home after work. In other words, how do you design public space for all four seasons?

EAU CLAIRE PLAZA CONTEXT PLAN

- Prince's Island Estates 1
- River Run Condos 2
- Eau Claire Market Mixed-Use Development 3
- YMCA 4
- Sheraton Hotel 5
- Devon Tower 6
- Calgary City Centre by Cadillac Fairview 7
- Prince's Island Park 8
- Eau Claire Promenade 9
- Future LRT Station 10



PROGRAMMATIC CONSIDERATIONS

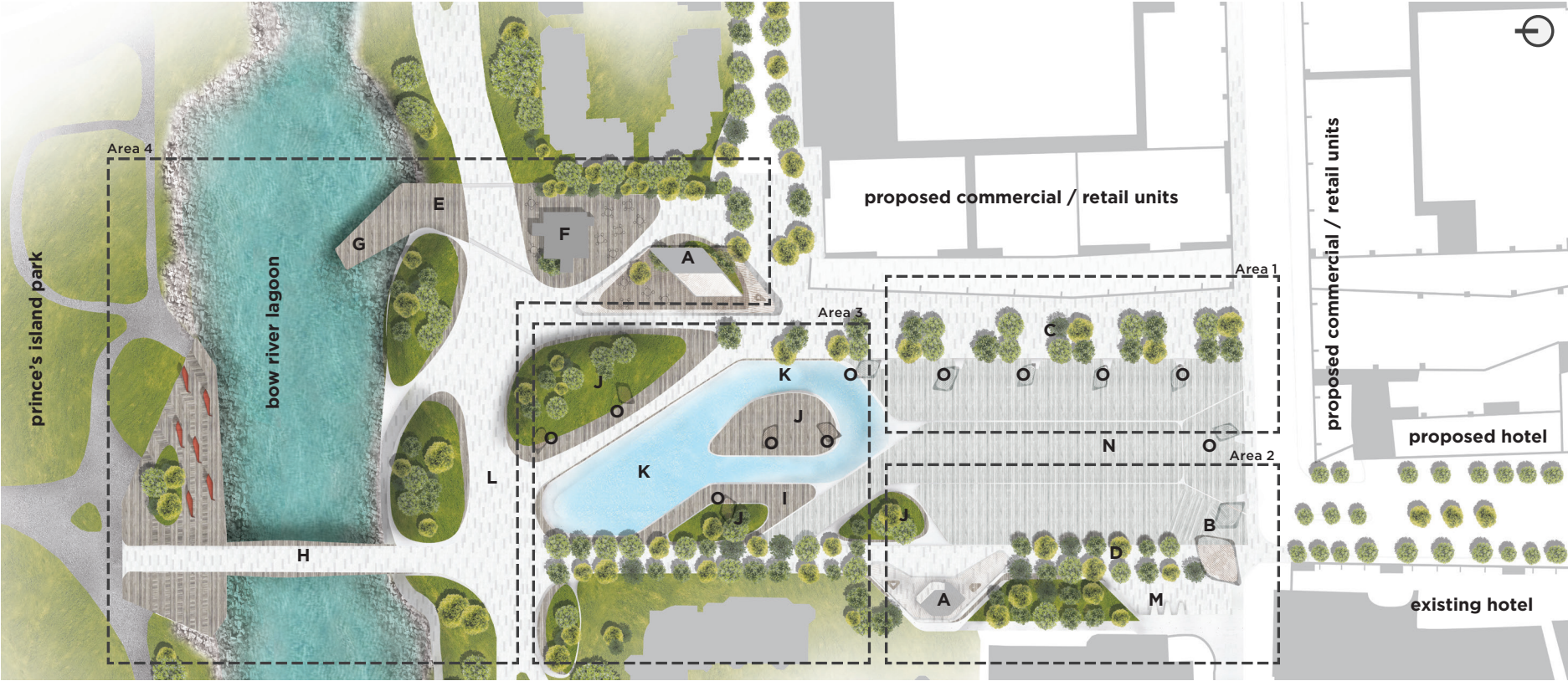
Great public space is often defined by the success of its edges, with good permeable edges creating a vibrant connection of people and amenities between indoor and outdoor spaces. Given the intimate connection to the Bow River on its north end, as well as the critical mixed-use edges on its east and south sides, Eau Claire Plaza's vision is strategically positioned to enable a number of important spatial and programmatic considerations. Other key considerations include the location of sunny spaces that are required for water recreation, the location of private residential spaces in the northern portion of the site to the east and west of the plaza, and the strong movement of people north - south as an extension of Barclay Mall as well as east - west as an extension of the Bow River pathway system. The following are some key opportunities explored in the design:

1. **[active]** Eau Claire Market's porch space connecting the vibrancy of the market with outdoor urban amenities and public space.
2. **[active]** Outdoor socializing, dining, and recreating as a four season celebration and as an extension of the adjacent restaurants and cafes.
3. **[active]** A gateway to the neighbourhood of Eau Claire and social and cultural opportunities of all scales.
4. **[active]** YMCA's porch space connecting indoor and outdoor recreation.
5. **[Passive]** A treed promenade linking the downtown to the Bow River Pathway and Prince's Island, animated by contemplative spaces and people watching opportunities.
6. **[active]** A multi-modal social mixing space that connects Calgarians with the Bow River, Prince's Island, and water play.
7. **[Passive]** A reflective space that re-honours Eau Claire's heritage and sense of place.
8. **[active]** A sunny space that marries park and urban amenities for all season enjoyment.
9. **[active]** A sunny space that is adaptable for all scales of activities, summer and winter, through the provision of urban amenities.
10. **[active]** Amenity anchor unifies surrounding spaces while providing a destination.

SPATIAL OPPORTUNITIES



GUIDING PRINCIPLES AND DESIGN STRATEGIES



PLAN LEGEND

- A - Amenity Anchor

B - Event Stage / Gateway

C - Eau Claire Market Extension

D - Barclay Mall Extension

E - Heritage Realm

F - The Eau Claire and Bow River Lumber Company Building
- G - Lagoon Lookout

H - Bridge

I - Beach

J - South Facing Gathering

K - Shallow Water Feature
- L - Bow River Pathway

M - YMCA Porch Space

N - Sports / Events Space / Open Space

O - Movable Shading Element

AREA LEGEND

- Area 1 | Eau Claire Market's Porch Space
- Area 2 | Eau Claire Plaza's Event Space
- Area 3 | Eau Claire Plaza's Recreational Landscape
- Area 4 | Eau Claire Plaza's Heritage Realm

AREA 1 | EAU CLAIRE MARKET'S PORCH SPACE

PRINCIPLE 1:

A legible space defined by active edges and a diversity of program.

Design Strategy 1: Create a highly permeable and human-scaled urban edge that promotes inside/outside movement.

Design Strategy 2: Ensure that the programming along this edge is diverse, accessible, and public.

Design Strategy 3: Develop a material palette that bridges between inside and outside.

PRINCIPLE 2:

Key urban elements create a threshold space that bridges the intensity of interior use with related outdoor public uses, and allows for multi-seasonal use.

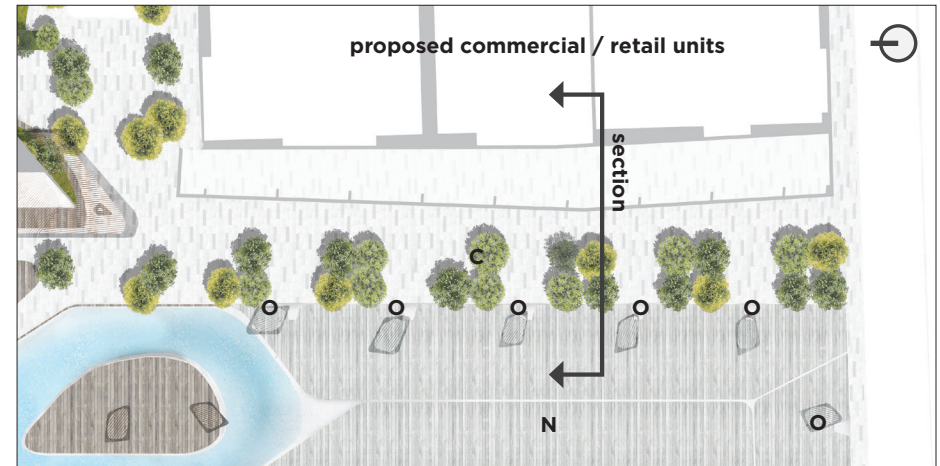
Design Strategy 1: Develop an in-between space, like a porch, that connects inside and outside and that can be occupied and adapted daily, seasonally, and for different events.

Design Strategy 2: Develop this in-between space with movable shading elements that create micro-climates which facilitate four season use including shading in the summer and heating and lighting in the winter.

PRINCIPLE 3:

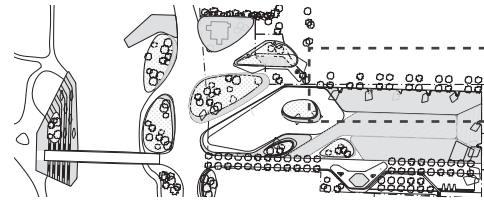
A destination with varying scale and intensity of public space.

Design Strategy 1: Design the porch space to be both legible, in order to give it an urban address, while also being responsive to changing program needs and scales of use.



PLAN LEGEND

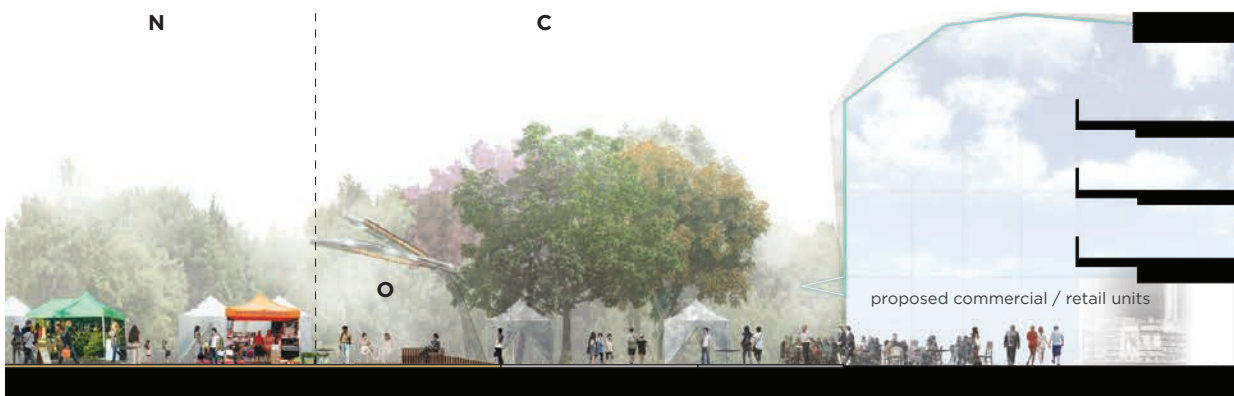
- C - Eau Claire Market Extension
- N - Sports / Events Space / Open Space
- O - Movable Shading Element



KEY PLAN



EXAMPLES OF TRANSITION AREA BETWEEN EAU CLAIRE PLAZA AND EAU CLAIRE MARKET



"After the festival I met my friends on the patio for dinner and coffee, we wanted to sit outside for the last few warm days before winter. We watched the people shopping and waved at my neighbour as he biked home from work."

SECTION LEGEND

- C - Eau Claire Market Extension
- N - Sports / Events Space / Open Space
- O - Movable Shading Element

AREA 2 | EAU CLAIRE PLAZA'S EVENT SPACE

PRINCIPLE 1:

A legible space defined by active edges and a diversity of program.

Design Strategy 1: Create a highly permeable and human-scaled urban edge that promotes inside/outside movement with the YMCA and their recreational programming.

Design Strategy 2: Ensure that the programming along this edge is diverse, accessible, and public.

Design Strategy 3: Develop a material palette that bridges between inside and outside.

PRINCIPLE 2:

A destination with varying scale and intensity of public space.

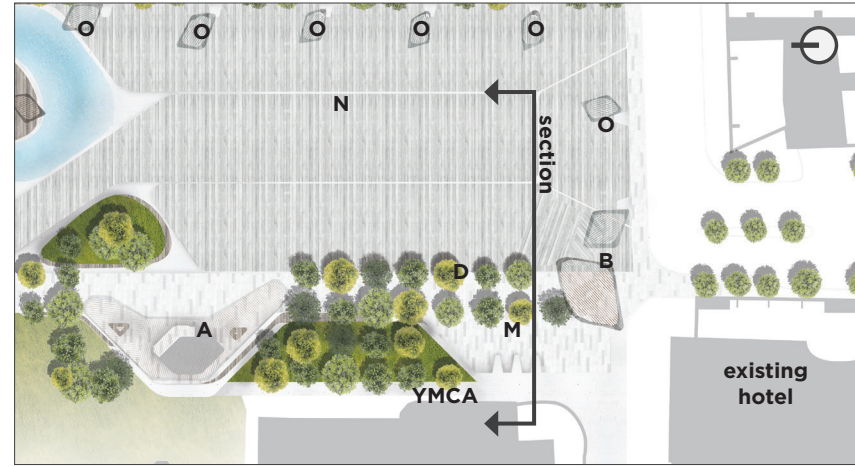
Design Strategy 1: Design the space to be both legible, in order to give it an urban address, while also being responsive to changing program needs and scales of use.

Design Strategy 2: Create a space that can accommodate different scales of events due to its openness and the provision of embedded electrical, water, and data infrastructure, as well as sports embeds that can easily be deployed for different public tournaments or informal uses and an event stage animated by fixed gateway elements.

PRINCIPLE 3:

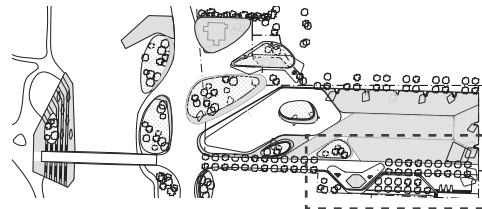
A gathering space that embraces the everyday actions of its users.

Design Strategy 1: Design the edges of the event space to allow different scales of use and occupation to promote both formal and informal use, including people watching, conversation, eating and drinking, and small-scale gathering.

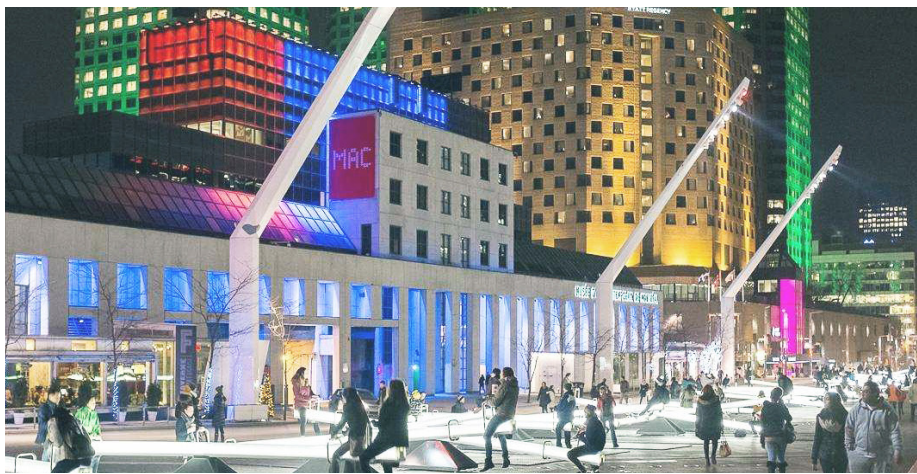


PLAN LEGEND

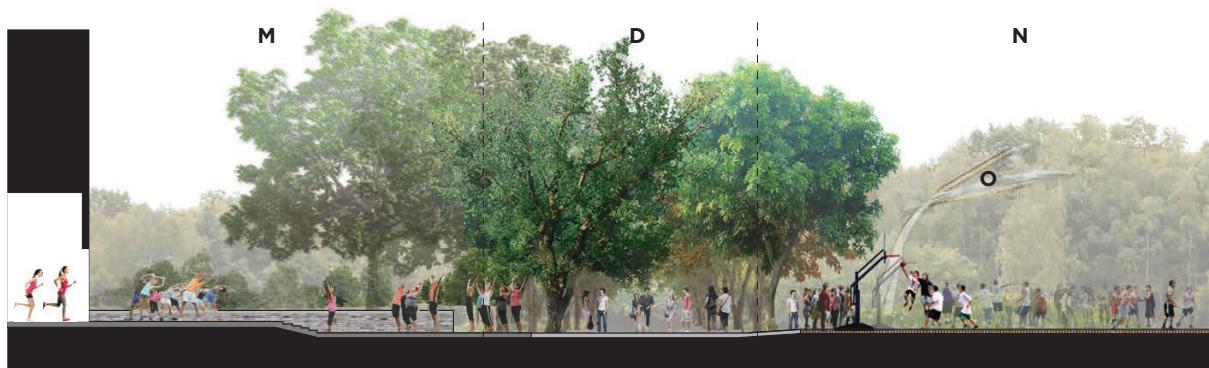
- A - Amenity Anchor
- B - Event Stage / Gateway
- D - Barclay Mall Extension
- M - YMCA Porch Space
- N - Sports / Events Space / Open Space
- O - Movable Shading Element



KEY PLAN



EXAMPLES OF ENTRY TO EAU CLAIRE PLAZA FROM EXISTING HOTEL



SECTION LEGEND

D - Barclay Mall Extension

M - YMCA Porch Space

N - Sports / Events Space / Open Space

O - Movable Shading Element

"Having checked into my hotel, and with a few hours before my meeting, I was attracted to the sound of activity coming from this sunny open space"

AREA 3 | EAU CLAIRE PLAZA'S RECREATIONAL LANDSCAPE

PRINCIPLE 1:

A space that celebrates a sense of place and four season activities.

Design Strategy 1: Design a landscape with a strong relationship between water and land and that features movable shading elements to create micro-climates that embrace daily and seasonal change.

Design Strategy 2: Design a landscape that engages Eau Claire's historical material culture of wood to forge a strong connection to place and a warm surface for a winter city.

PRINCIPLE 2:

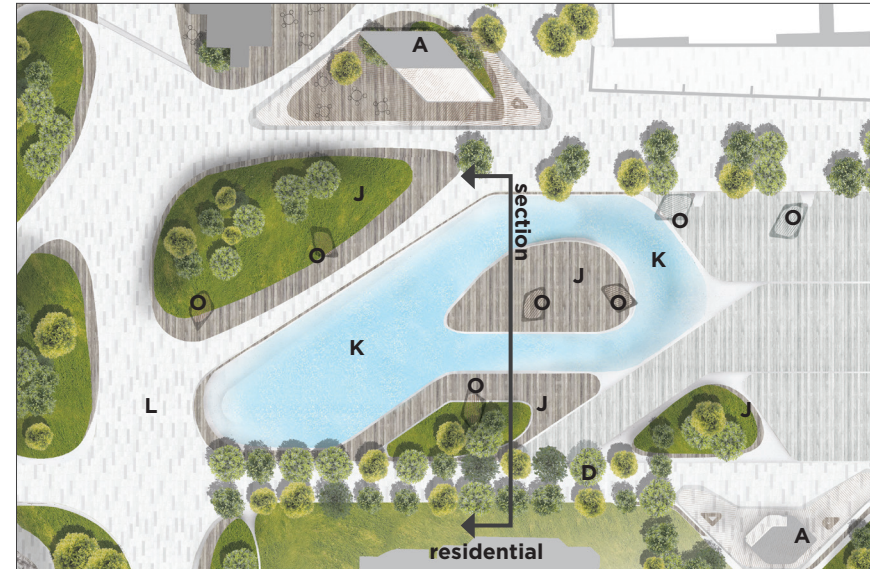
A gathering space that embraces the everyday actions of its users.

Design Strategy 1: Create a diverse social gathering space through the provision of inhabited edges, a balance of active and passive spaces, and a spectrum from reflective, intimate spaces to gregarious, open spaces.

PRINCIPLE 3:

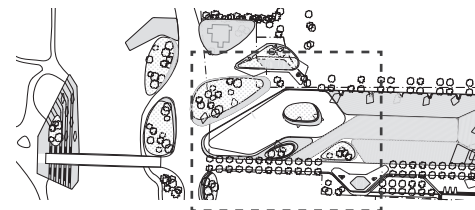
A space that weaves natural and urban amenities.

Design Strategy 1: Create green space that weaves shallow water features with urban beaches, park spaces with urban amenities, and a diversity of spaces in which to recreate that promote social engagement at all scales.



PLAN LEGEND

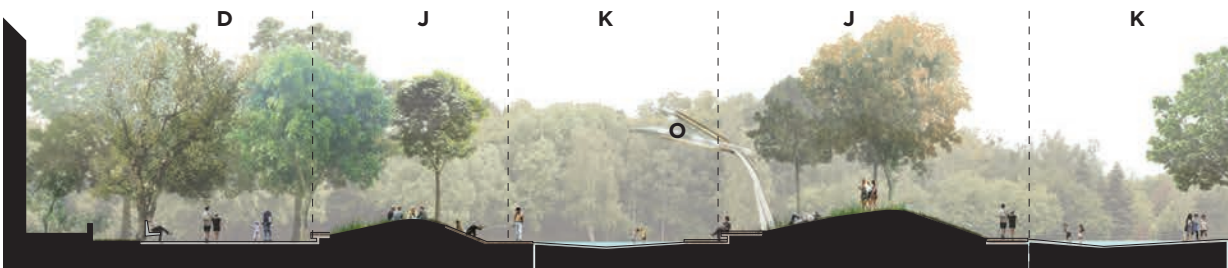
- A - Amenity Anchor
- D - Barclay Mall Extension
- J - South Facing Gathering
- K - Shallow Water Feature
- L - Bow River Pathway
- O - Movable Shading Element



KEY PLAN



EXAMPLES OF EAU CLAIRE PLAZA'S RECREATIONAL LANDSCAPE



"I came to the plaza at noon to eat my lunch on the grass. I met my co-worker below the trees and we sat and watched the kids play while enjoying the warm summer day"

SECTION LEGEND

- D - Barclay Mall Extension
- J - South Facing Gathering
- K - Shallow Water Feature
- O - Movable Shading Element

AREA 4 | EAU CLAIRE PLAZA'S HERITAGE REALM

PRINCIPLE 1:

A gathering space that embraces the everyday actions of its users.

Design Strategy 1: Create a diverse social gathering space through the provision of inhabited edges, a balance of active and passive spaces, and a spectrum from reflective, intimate spaces to more gregarious, connective spaces that animate the experience of the pathway.

PRINCIPLE 2:

A cultural landscape that reflects on the past, brings amenity to the present, and is suggestive of an innovative future.

Design Strategy 1: Design a landscape that engages Eau Claire's material culture of wood and connect it to the genesis of Eau Claire's development, the water, to forge a strong connection to place.

Design Strategy 2: Utilize wood in innovative ways for engineered elements, such as enhancing the redesign of the bridge which supports emergency vehicles connecting Eau Claire Plaza with Prince's Island

Design Strategy 3: Relocate the Eau Claire and Bow River Lumber Company Building closer to the water and provide generous outdoor seating, as a gesture that reconnects this heritage resource to its place of historic use, and as an amenity that is visible from and animates both Eau Claire Plaza and the Bow River Pathway.

Design Strategy 4: Design a space which anticipates a future commemorative element that pays homage to the history of the Eau Claire area.

PRINCIPLE 3:

A space that connects Calgarians to the Bow River waterway in a diversity of ways.

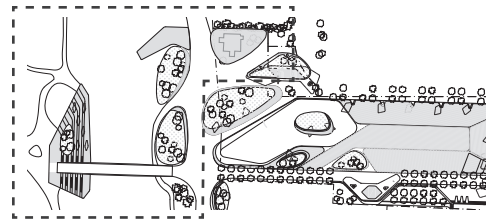
Design Strategy 1: Design a belvedere structure as an extension of the Heritage Realm that allows vistas to the historic site of the Eau Claire dam and hydro-electric generator, as well as the new innovative bridge.

Design Strategy 2: Incorporate a new pathway that connects the Bow River Pathway with a lagoon pathway on the north side.

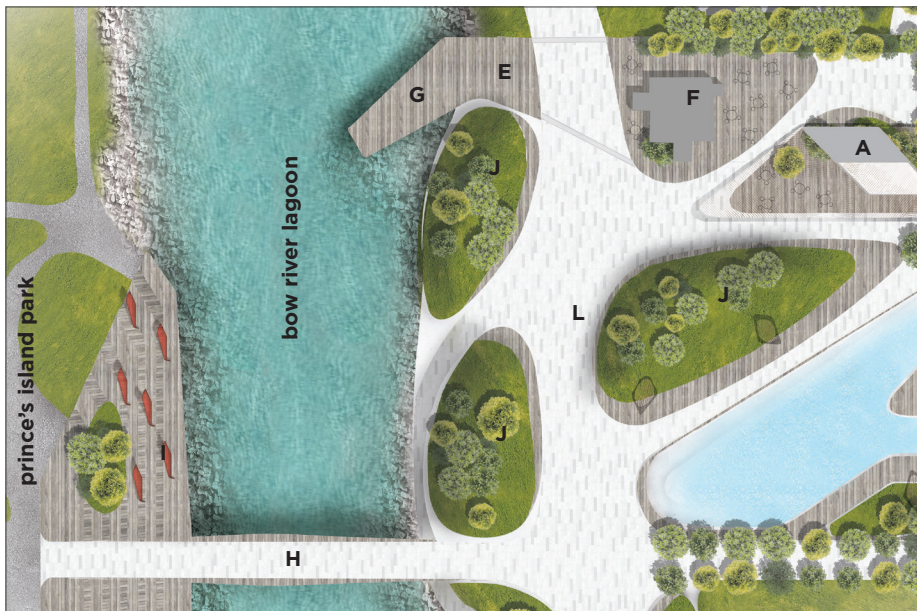
Design Strategy 3: Develop a south facing urban beach that connects to the lagoon with a sun-filled space, and that is a launching place for four season activities.

Design Strategy 4: Create a new bridge connecting Eau Claire Plaza and Prince's Island that celebrates Eau Claire's material culture through the use of an innovative bridge.

Design Strategy 5: Develop a strategy for temporary flood protection measures to infill between the permanent elevated seating edges of the archipelago islands.



KEY PLAN



PLAN LEGEND

- A - Amenity Anchor
- E - Heritage Realm
- F - Eau Claire and Bow River Lumber Company Building
- G - Lagoon Lookout
- H - Bridge
- I - Beach
- J - South Facing Gathering

"I learned to paddle a canoe at Eau Claire with my little brother and dad cheering me on. My mom watched in anticipation from the bridge"

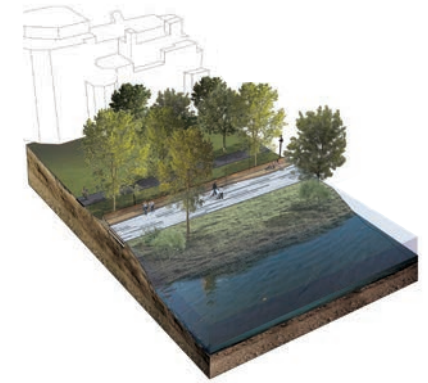


EXAMPLES OVERLOOKING THE BEACH, LAGOON, LOOKOUT + BRIDGE

ZONE 5 | WEST EAU CLAIRE PROMENADE

VISION

West Eau Claire Park and Riverwalk are connected to create a safe, efficient, and beautiful riverfront promenade and cycle network that integrates flood protection measures with social infrastructure.



OPPORTUNITIES AND CHALLENGES



LEGEND

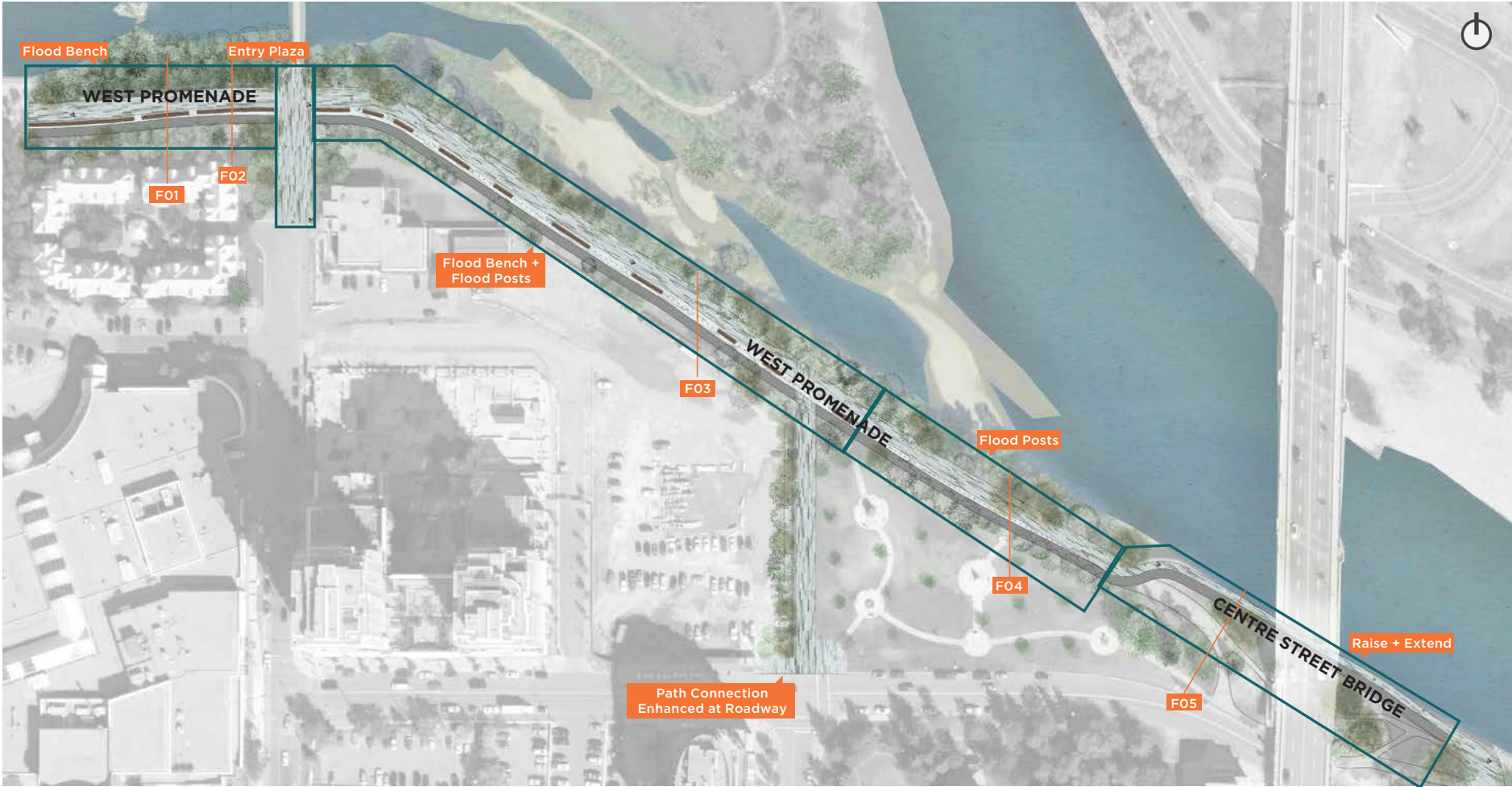
- Proposed Pedestrian Priority Pathway
- Proposed Cycle Priority Pathway
- Varied Flood Protection for 1 to 200 year flood (+50 cm freeboard)
- Proposed Gateway connecting 2nd Street SW to Prince's Island Park
- Connection to Eau Claire Plaza in the West and Riverwalk in the East
- Limited Space

DESIGN STRATEGIES

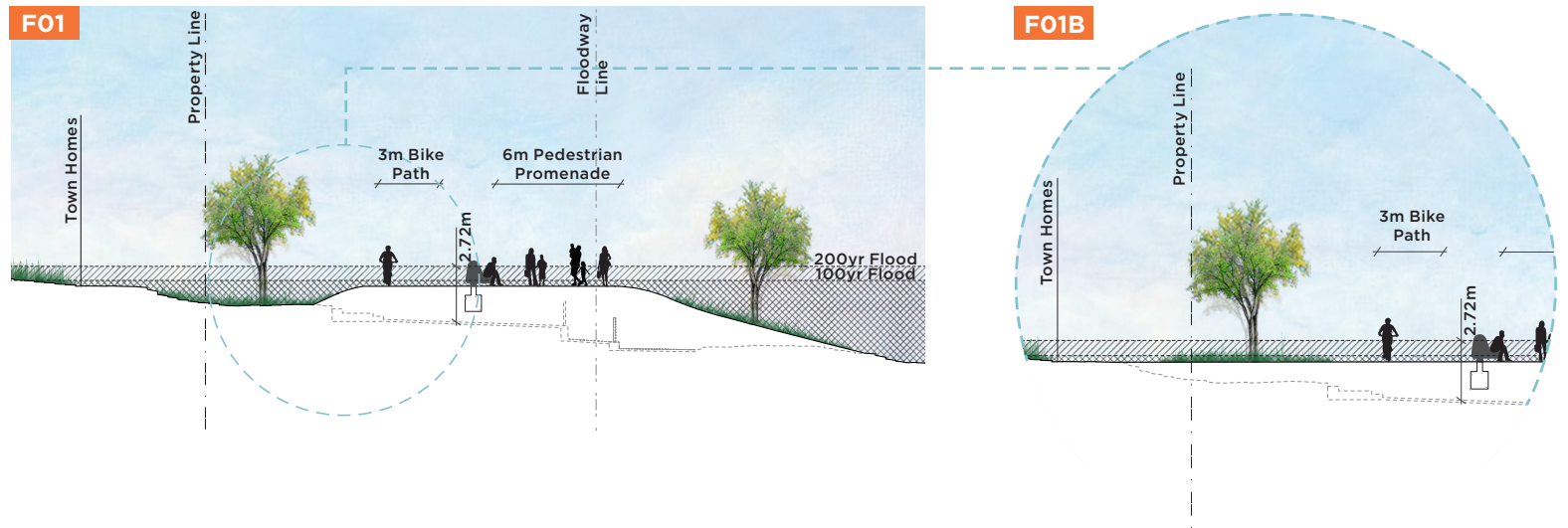
Building on the pathway typology established at West Eau Claire Park, flood mitigation measures and an updated pathway network extends to Riverwalk. This completes an extension of the separated pedestrian and cycle network that stretches from Fort Calgary to 10th Street. This work assists in building a City more resilient to changing climates, a City that promotes multiple modes of movement, and protects its natural resources.

- » Utilize the toolkit of flood mitigation measures established in West Eau Claire Park to protect to the 1:200 year event, plus 50cm of freeboard. These measures include flood walls/benches, raised topography, and removable flood barriers.
- » Interpret flood mitigation strategies through public art and signage to promote public awareness of broader biophysical connections.
- » Restore riparian habitat where appropriate.
- » Create new social spaces that engage the river and the city.
- » Upgrade pathway lighting and paving materials to West Eau Claire Park standards.
- » Tie grades as seamlessly as possible into adjacent areas.

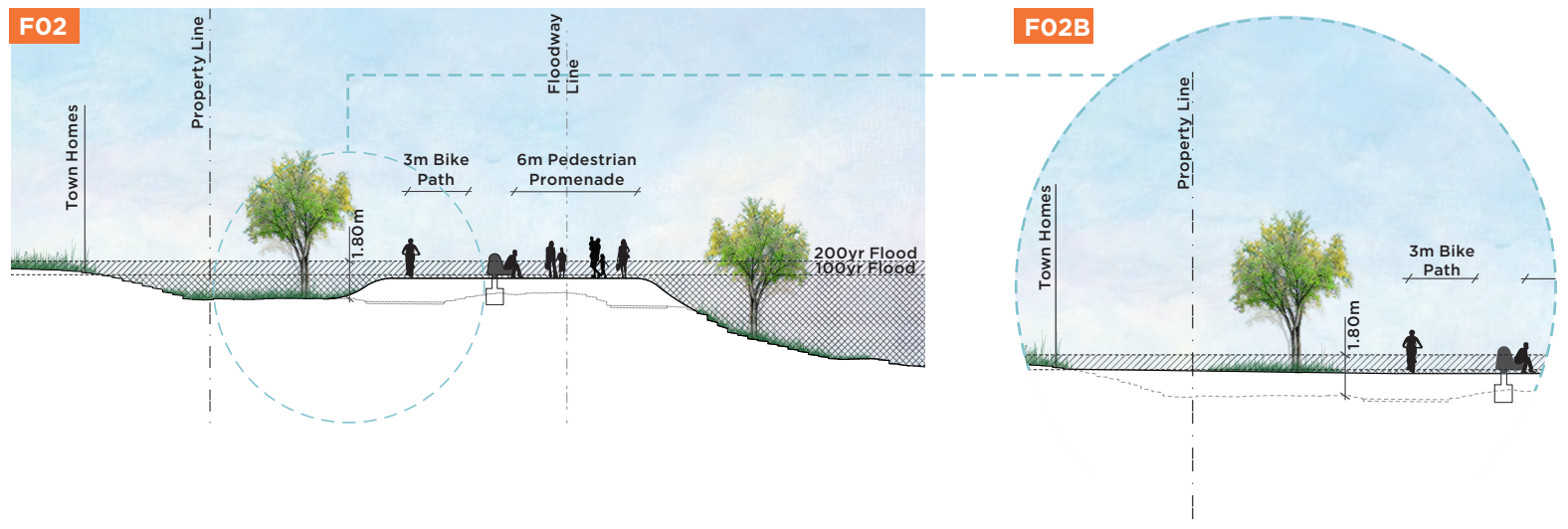
DESIGN



EAU CLAIRE EAST SECTION F01



EAU CLAIRE EAST SECTION F02



FLOOD MITIGATION

Building on the flood mitigation measures designed for incorporation in West Eau Claire Park, these strategies will be extended through Eau Claire Plaza and east to the Centre Street Bridge. Through the plaza, grades will be raised to build embankments that form seating and earthworks that define gathering spaces. Where breaks in the raised terrain occur, these gaps will be filled with temporary flood protection installation.

EAU CLAIRE EAST

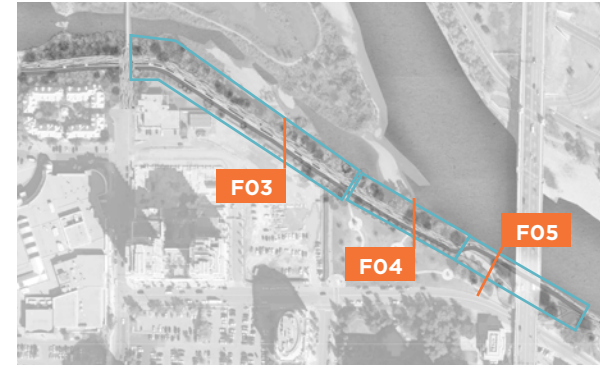
Section F01 and F02

The section of promenade between the plaza and 2nd Street SW presents challenges for flood mitigation. The grade drops significantly and the terrain consists of a highly modified riparian edge with concrete terraces and retaining walls. Through this area, the flood elevation is approximately 2.75m above the existing promenade. The strategies proposed raise the elevation of the promenade to within 1m of the flood level and utilizing a bench wrapped flood wall to reach the elevation required. The hardened bank should be removed and restored to native riparian planting.

This strategy creates a low point between the promenade and the adjacent town-homes, which could be problematic for drainage. An alternate scenario is illustrated in F06B and O1B that raises the grade in this area to create a smoother transition and provide positive drainage from the town-homes to the river. This would require the removal of mature trees and agreements with the town-home owners as much of the fill would be on private property.

Section F01B + F01B

These alternate scenarios of sections F06 and O1 look at the option of filling the low point between the promenade and the adjacent town-homes. This would create a smoother transition and provide positive drainage from the town-homes to the river. The removal of mature, existing trees would be necessary to achieve this.



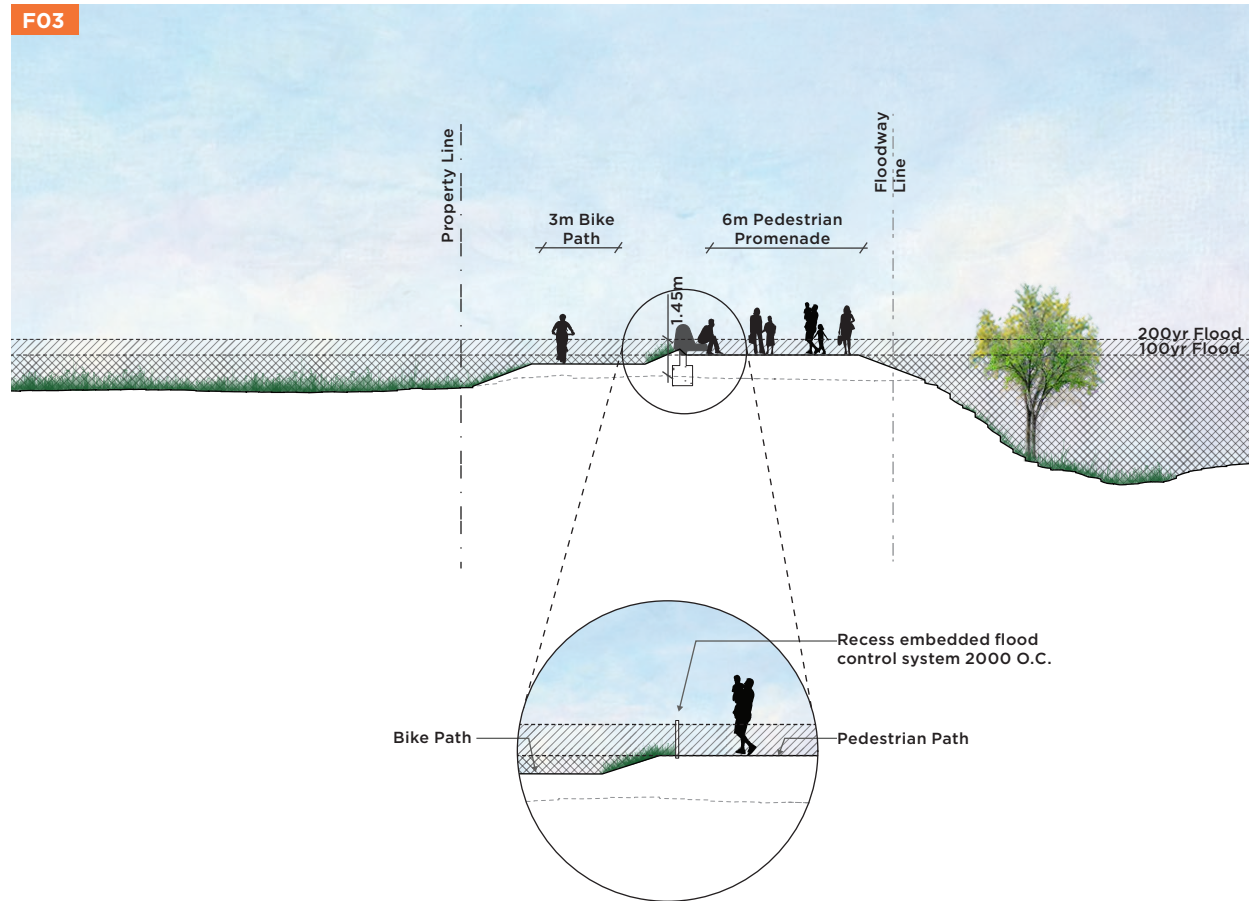
KEY MAP

WEST PROMENADE

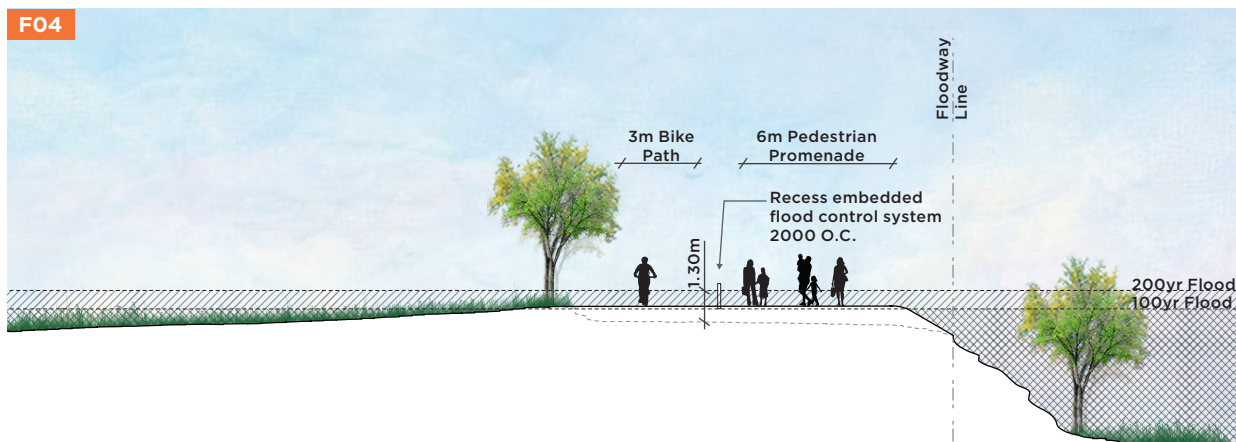
Section F03 and F04

The eastern sections of the promenade are approximately 1.3m below the 1:200 year flood elevation. This elevation will be mitigated through raising the promenade and utilizing a combination of bench wrapped flood walls and removable flood barriers. The layout results in a repetitive pattern of benches and bollards for the flood barriers. These elements present opportunities for incorporation of public art, interpretation, and/or wayfinding.

WEST PROMENADE SECTION F03

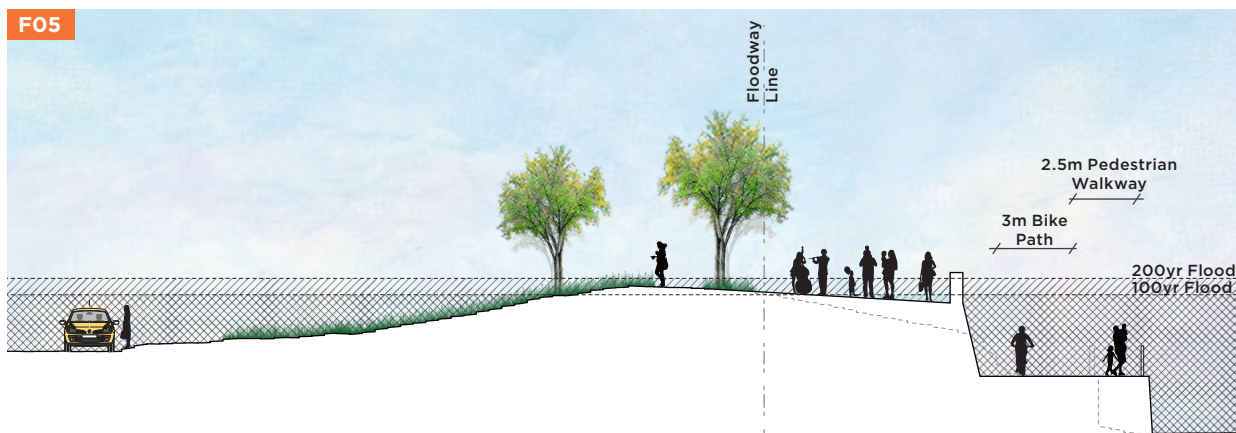


WEST PROMENADE SECTION F04



KEY MAP

CENTRE STREET BRIDGE

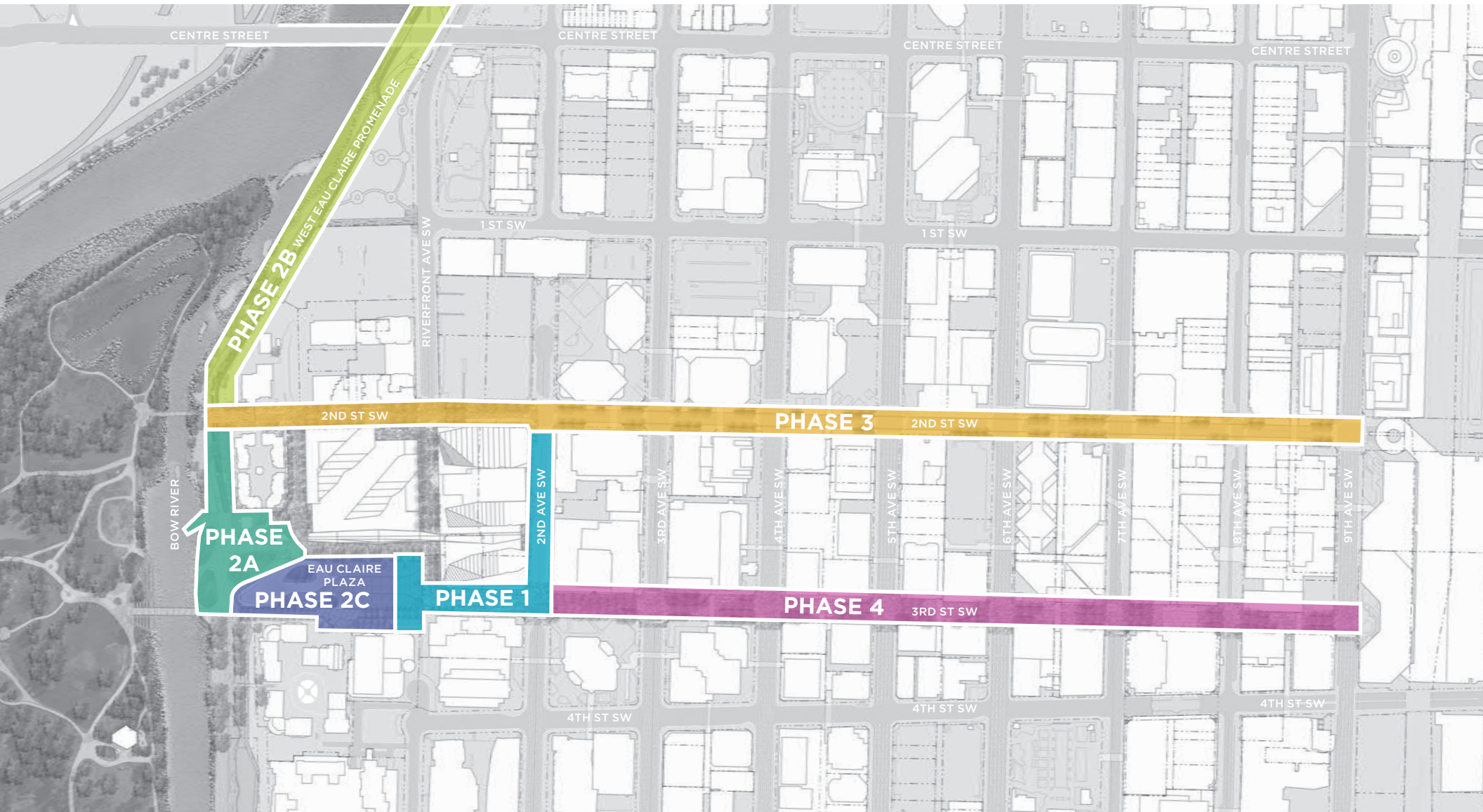


CENTRE STREET BRIDGE

Section F05

At the Centre Street bridge, the current pathway under the bridge is narrow and the current configuration cannot provide for separate bike and pedestrian networks. The grade is approximately 1.2m below the 1:200 year flood elevation. The proposed strategy for flood mitigation and pathway improvements rebuilds the retaining wall a couple of meters south and elevates it to meet the flood level. This provides adequate space for the promenade under the bridge without infringe on the floodway.

IMPLEMENTATION / PHASING



IMPLEMENTATION STRATEGY

The Implementation of the Eau Claire Public Realm Plan will be prompted by City of Calgary funding priorities and/or adjacent private development. At that time a masterplan for the corresponding phase will be initiated.

The redevelopment of Eau Claire Market necessitates improvements to Barclay Parade in order to facilitate vehicle access and desired pedestrian connections to the plaza. As such Barclay Parade will be the first phase of implementation as it will be altered to accommodate necessary utility upgrades and regrading as triggered by the market project. At present, the reimagined plaza is unfunded requiring temporary measures to facilitate the desired grades. This temporary condition should become part of the public realm fabric as street furniture and should not impeded pedestrian connections to the plaza. It's impact on the Eau Claire and Bow River Lumber Company building requires further study. This work should coincide with the first phase of the market redevelopment.

The redevelopment of the Plaza, 3rd Street SW, 2nd Street SW, and the upgrades to West Eau Claire Promenade are currently not funded projects. As funding becomes available, this work should be undertaken. The Plaza should be the priority for funding, followed by West Eau Claire Promenade, 3rd Street SW, and 2nd Street SW. Implementation of the Greenline should spur the reimagined 2nd Street SW. Funding sources for the other works will be sought through various City of Calgary departments.

The following section illustrates potential phasing strategies for the Plaza should

LEGEND

- Phase 1: Barclay Parade and 2nd Ave SW
- Phase 2A: Eau Claire Plaza North
- Phase 2B: West Eau Claire Promenade
- Phase 2C: Eau Claire Plaza
- Phase 3: 2nd Street SW
- Phase 4: 3rd Street SW

EAU CLAIRE PLAZA PHASING OPTIONS

EXISTING SITE



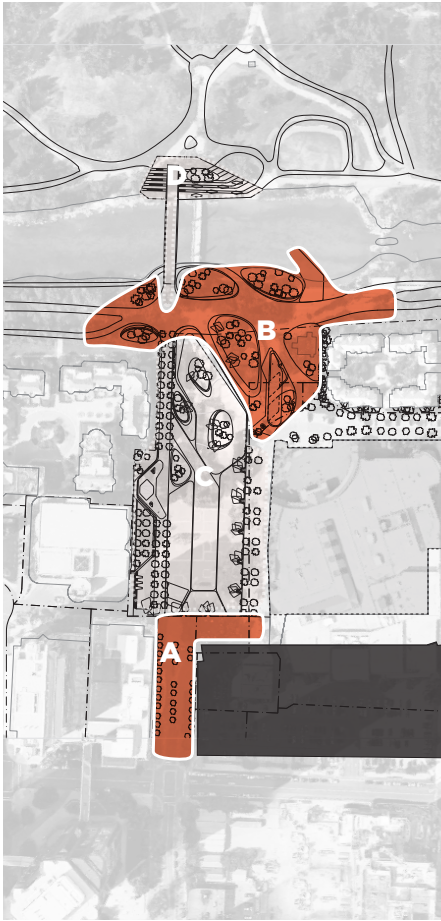
INITIAL PHASE OPTIONS

Assuming that the armouring of the southern river bank and the development of the Barclay Mall redevelopment and extension are a priority, the first phase should consist of zones A and B. **Zone A** includes the relocation of the Eau Claire and Bow River Lumber Company Building, the demolition of the Barley Mill, the development of the new extension to Barclay Mall and the integration of the city grid east west. The scope of work for **Zone B** includes a relocated Eau Claire and Bow River Lumber Company Building, a new amenity building to anchor the plaza at the north, the extension of the river pathway across the top of Eau Claire Plaza, the first 'island' of the archipelago, the northern edge of the pool, and the western most island which, taken as a whole, can be linked together as a flood mitigation wall. These improvements compliment the existing buildings which will not change in the near future. As well, these improvements are legible expressions of the new plaza design and can stand on their own, as well as act as a catalyst for the further plaza development toward the south, most likely when the market redevelopment is completed.

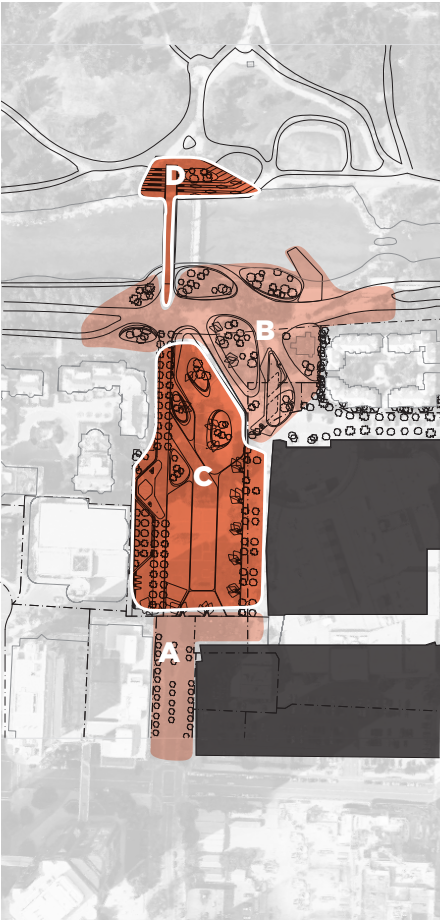
SUBSEQUENT PHASE OPTIONS

Zone C makes up the majority of the plaza and could be divided into various sub-phases. The redeveloped YMCA stair, new dog park, new and more legible connection from Barclay Mall to Eau Claire Plaza, the commencement of the treed promenade, the new stage and related heating parasols and wood boardwalk make up the southern and eastern components. Taken as a whole, these improvements would offer an outdoor public space that is complimentary to the first phase of the Eau Claire Market Redevelopment, provide covered space that is heated and animated with light (addressing the shading issues), and resolve the existing awkward pedestrian connection between Barclay Mall and Eau Claire Plaza. These improvements could work with the existing hard landscaping to serve festivals, markets, and other medium sized events. In addition, the green islands, splash park / skating loop, and numerous parasols on the northern and eastern ends of Zone C would intensify and animate the site as a whole, encouraging 24hr year round uses and activity. The scope of work for **Zone D** includes the wood bridge and development of the south facing wood beach on Prince's Island. These additions will act to tie the plaza proper to the natural landscape of Prince's Island Park and vice-versa.

INITIAL PHASE OPTIONS



SUBSEQUENT PHASE OPTIONS



LEGEND

- Phase Under Development
- Remaining Phase
- Completed Phase
- Completed Adjacent Development
- Remaining Adjacent Development

