

City of Greater Sudbury

Visions for a New Interpretive Bell Park Garden

STRATEGIC PARKING LOT REDEVELOPMENT IN BELL PARK

FEBRUARY 2, 2015

REPORT

YALLOWEGA BÉLANGER ARCHITECTURE





**Strategic Parking Lot Redevelopment Plan in Bell Park
Visions for a New Interpretive Bell Park Garden**

Report Submitted to:
City of Greater Sudbury
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Executive Summary

Project Description and Mandate

The public consultation process and strategic redevelopment plan for the Former St. Joseph's Hospital Parking Lot commenced in early 2013 with the selection of Yallowega Bélanger Architecture (YBA) to help conduct the study and prepare the report. The goal of the redevelopment plan is to establish an overall long term strategic plan for the parking lot currently in use by Health Sciences North, at the site of the Former St. Joseph's Hospital and also to assess the overall parking needs for Bell Park.

The Schematic Plans in this report are conceptual site plans that identify comprehensive design recommendations for the redevelopment of the three main parking areas in Bell Park; Former St. Joseph's Parking Lot (Zone A), York Street Parking Lots (Zone B) and McNaughton Terrace Parking Lot (Zone C). The recommendations in the report represents the design development of various options that were analyzed and tested against principles such as:

- Functionality
- Accessibility
- Safety
- Sustainability
- Beauty
- Quality of green space
- Consistency with Bell Park Covenant

The options were modified and refined through discussion with the public, CGS Staff and community stakeholders. The findings in these documents, based on community input, provided a clear outline of public needs and priorities.

The Scope of Work as per the City of Greater Sudbury Request for Proposal included the following:

- Review of Panoramic Development site plan for the design of use of adjacent lands including design for use of city owned lands;
- Consideration of accessibility of city lands;
- Identify any easement needs from and to Panoramic Development for mutual access to the others property;
- Parking needs for Bell Park, along with a design to accommodate those needs and estimated costs to complete;
- Capacity and growth potential of Paris St./York north and south parking lots
- Consultation with City Staff, Municipal Council and other stakeholders;
- Public consultation with citizens and the Bell Park Advisory Panel regarding their view on how those lands should be re-developed in the long term
- Review existing reports - Bell Park Master Plan, Grace Harman Amphitheatre Business Plan and Panoramic Properties Site Plan;
- Final recommendation regarding land use for the parking lot;
- Deliver a schematic on how site can be re-developed in order to meet current and future needs of Bell Park users
- Pricing estimate for the development/enhancements of the parking and any costs associated with the south and north lots off of Paris Street.

Executive Summary

Key Findings

It is clear, City of Greater Sudbury residents are very proud of Bell Park. Located in the heart of the City, it is both a natural and urban park as well as an active and passive park. It is a truly unique community asset and landmark for Sudbury's commitment to environmental conservation and its community/recreational services. Bell Park also plays a key role in the City's Healthy Communities Initiative. Eliminating barriers and providing safe, accessible and clear entry and connection points to the park should be maintained and enhanced for pedestrians, cyclists and vehicles.

Although the response from the community was slightly varied with respect to the quantity of parking spaces required, the majority of respondents that participated in the community consultation felt that there is adequate existing parking spaces provided for Bell Park. The community overwhelmingly felt that parking lots should not be within the core of Bell Park, but should be located along the periphery, so that the natural setting and geography is showcased.

Increasing barrier free pedestrian, cycling and vehicular entry points into the Park to create more accessible opportunities and connections into and throughout Bell Park is important for all community members. Enhancing these connections and removing barriers will help to increase and maintain community and visitor usage, reinforcing Bell Park as a destination for all in the City of Greater Sudbury.

Community ideas for growth obtained through public consultation:

- Preserve, enhance and showcase the ecological quality of Bell Park
- Eliminate boundaries and strengthen accessibility and connection points to and within the Park
- Provide a balanced combination of a passive natural park, with active recreational zones, complete with interpretive and educational elements throughout
- Preserve the spirit of the Bell Park Covenant

Participants had the following comments, concerns and suggestions about the parking lots:

Former St. Joseph's Hospital Parking Lot - Zone A - 320 Existing Parking Spaces

- Return the parking lot to its natural green state
- Provide a combination of a natural vegetation and formal gardens
- Provide both an active and passive park setting
- Enhance and improve views into the park and towards Ramsey Lake
- Provide only limited and priority parking for wheelchair accessibility and encourage cycling and public transit

York Street Parking Lots - Zone B - 390 Existing Parking Spaces

- Promote safe crossing at Paris Street for pedestrians and vehicles; consider a pedestrian crossing through an above or under ground pedestrian system to enhance safety and convenience
- It is not barrier-free accessible
- It is a visual eyesore in the middle of the Park
- Requires reorganization, re-greening and landscaping

McNaughton Terrace Parking Lot - Zone C - 57 Existing Parking Spaces

- Not an efficient use of the existing parking area and drop off area
- Potential to be a Gateway to the Park

Executive Summary

Recommendations and Opportunities

Schematic Plans have been developed to identify the recommended design opportunities for the three parking areas. The design plans and rationale are located in Section 3 - Design Opportunities within this report.

Former St. Joseph's Hospital Parking Lot - Zone A

- Transform the existing parking lot into a natural interpretation Park with trails leading down to the main beach area and the Jim Gordon Boardwalk
- Create a natural water treatment system from the upper platform down to Ramsey Lake
- Provide interpretation stories of our history, culture and natural environment
- Minimal parking (\pm 5 spaces for priority barrier-free parking)

York Street Parking Lots - Zone B: *Long Term Vision and Preferred Opportunity*

- Provide a clear main entrance and gateway into Bell Park
- Adjust the pedestrian crossings to create safer passage to the Park
- Reorganize existing parking lots by introducing landscaped islands around the parking aisles and spaces
- Enhance the accessibility into the Park on the east side of Paris Street by providing a larger pedestrian zone at the York Street intersection and greater access into the Park
- Maintain the existing 390 spaces
- Create a safe parking and entry point to the Park by relocating the parking into a central parking area directly adjacent the Park. This includes the re-routing of a section of Paris Street to the western edge of the existing parking areas.
- Intensify the natural setting of the zone to clearly mark the Park's presence in the City

McNaughton Terrace Parking Lot - Zone C

- Area to act as a gateway and drop off area to the Park
- Integrate the parking into a natural setting
- Increase parking from 57 spaces to 75 spaces



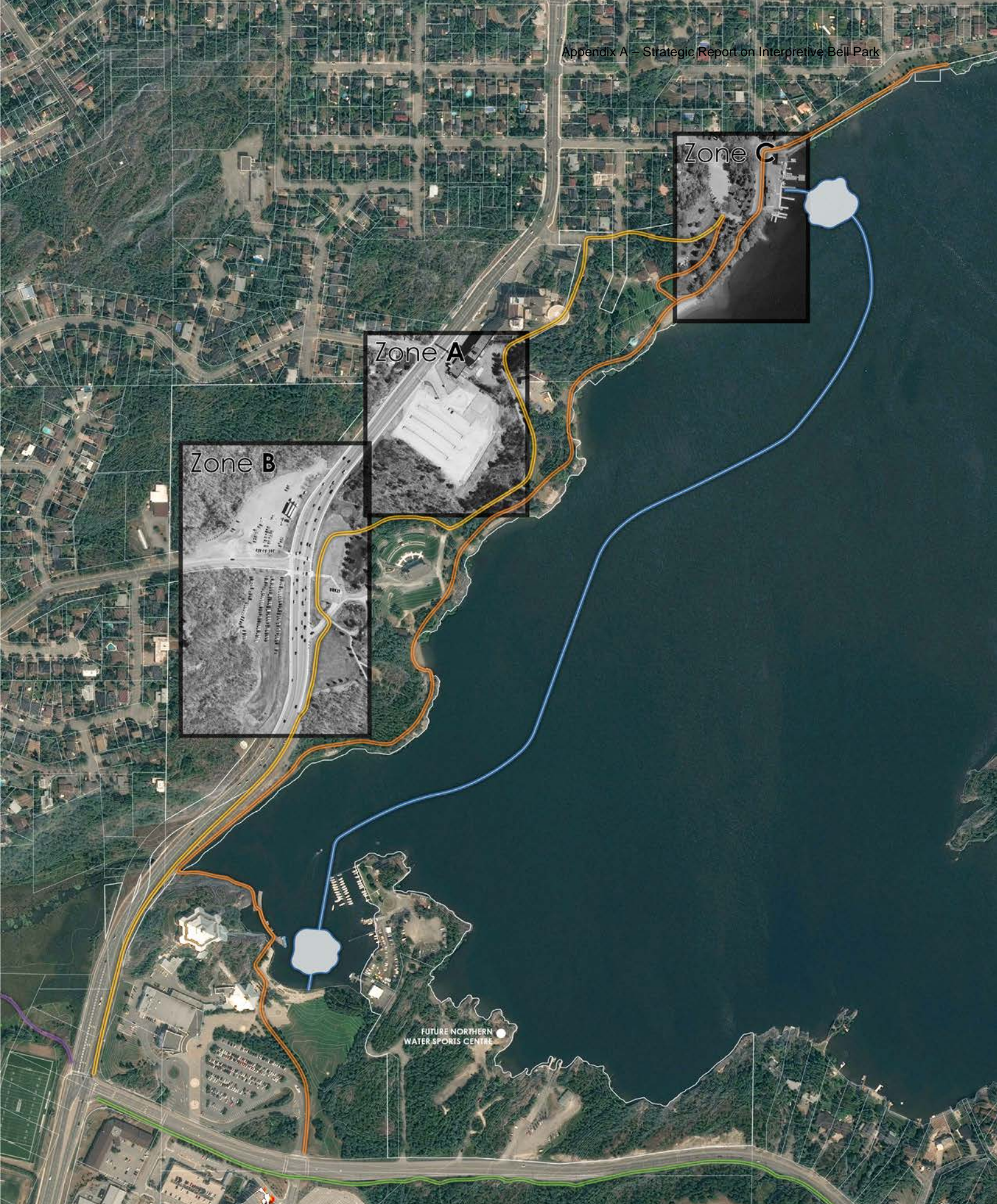
1

Areas of Study

Key Plan

Bell Park covers approximately 110 acres. Access to the site is from a variety of points but mainly from Science North, the York Street intersection, and the McNaughton Terrace area. The walkway which runs along Ramsey Lake's shore ties together and unifies the various zones of the park. Diagrams were developed to help to frame the context for the area of study. The map on the adjacent page highlights the area and extent of Bell Park and also indicates the existing conditions, features and amenities located within the Park. The key plan below shows City of Greater Sudbury owned and operated parks within a 20 minute walking radius to Bell Park.





1

Areas of Study

Parking Zones

The strategic redevelopment plan for parking in Bell Park required the evaluation of the following parking lots:

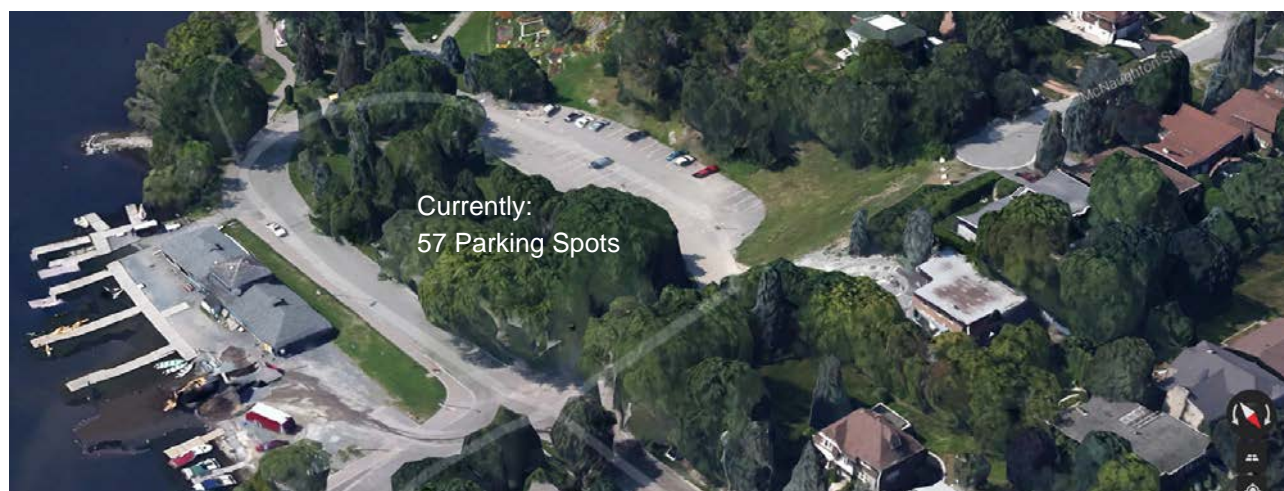
Former St. Joseph's Hospital Parking Lot • York Street Parking Lots • McNaughton Terrace Parking Lot



Zone A - Former St. Joseph's Hospital Parking Lot



Zone B - York Street Parking Lots (North and South)



Zone C - McNaughton Terrace Parking Lot

2

Consultation Process

Community Participation

Bell Park is one of Sudbury's greatest community resources. Making community participation to guide its future use and development is essential. Public Consultation is one of the fundamental strategies for communicating the developing design concept to the public. It also provides a forum for the expression of ideas and opinions by the public.

The residents of the City of Greater Sudbury were invited to attend and participate through a variety of public consultation forums. Advertising and invitations were made through public notices in the newspaper, on the CGS website and by inviting key community stakeholders to the presentations.

Public Consultation Timeline:

Information Gathering Session

Tom Davies Square - November 21, 2013 (4pm to 7pm)

Online Survey

November to December 2013

Design Development Open House and Questionnaire

Tom Davies Square - January 30, 2014 (4pm to 7pm)

Bell Park Advisory Panel Meeting

Tom Davies Square - March 24, 2014

Community input yielded a varied response of comments and all types of recommendations for the parking lot redevelopment within Bell Park. All of the input was gathered, reviewed and compiled into categories and themes; evaluating concerns, suggestions and priorities.

The conceptual design development for the parking lot redevelopment seeks to capture and reflect the exchange that took place throughout the consultation period. The survey and consultation which form part of this report demonstrate that there is a great demand for more green space, both active and passive park space and ultimately, safety for the York / Paris Street crossing was of great concern. The adjacent page is a summary of reoccurring themes from the online survey that were presented to the public at the Design Development Open House in January 2014. The following pages summarize the responses to the questions of the online survey. Finally, a summary of the questionnaire from the Open House is provided.

2

Consultation Process

Online Survey - Themes and Quotes

Prepared for and displayed at the Design Development Open House - January 30, 2014

.....

1. Community

Representative of, Responds to the needs of,...

"A great spot to get a breathtaking view to convince a tourist to stay a while and explore our city."

"...educate people about what their uses are in filtering pollutants from the road before reaching the lake."

"...would be great for picnics, children, [and] learning about northern vegetation."

2. Identity

Natural Parkland, Welcoming, Unique,...

"It would make a perfect park where people can just come and enjoy the space, read a book..."

"A natural...passive park with formal gardens."

"...restore the grass, trees, winding paths, and open up those beautiful views to the general public."

"Gardens with native species of wildflowers, grasses and shrubs..."

3. Accessibility

All ages, All abilities, Various types of transportation (foot, bike, skate)

"...engage the youth...by providing a safe and accessible area to be active."

"[Install] maps of Ramsey Lake trails..."

"...be developed as a passive park with easy access to the rest of the park."

"Maybe more parking for bikes would be better than a parking lot."

"There seems to be sufficient parking in the park and surrounding areas."

4. Connectivity

Parking, Transit, Other key monuments in park, Visual, Access, Appearance,...

"Park and lake access [in the] winter for skiers, skaters and snowshoers."

"...create walking trails that links to existing boardwalk and trails in the park."

"...would love to see more signage...pointing people in the right direction."

"...not enough [access points] and none that are accommodating to those with physical challenges."

"Access points to the park should be better marked."

5. Programming/Use

Flexible, Multi-purpose, Natural spaces, Observation, Contemplation,...

"...integration of spaces for teenagers, young adults and just plain old regular adults, are important, too."

"More public art."

"[The St. Joseph's Parking Lot] could become an additional attractive entry way into Bell Park."

"...Sudbury people tend to drive...so keeping a small area for parking near the road and the rest developed for recreation would be ideal."

"A garden and look-out area would be an attractive feature of the park both for Sudburians and tourists."

2

Consultation Process

Online Survey - Summary of Questions and Responses

Q1 What some of the reasons you currently use Bell Park? What areas of Bell Park do you make use of?

(To confirm the general public use of Bell Park; what community members are using it for and typically what areas are they using.)

General Use

- walking the Boardwalk
- exercising/fitness
- swimming (family time and/or exercising)
- cycling the bike paths
- skating the skate paths
- non-motorized boating/recreation sports
- attending major events, festivals and concerts
- use of Canoe Club, Rowing Club and Yacht Club
- to be in nature; to relax; to enjoy quietness and fresh air
- to admire views
- photography

Common Areas of Use

- Benches
- Boardwalk
- Trails
- Beaches
- Gazebos

Q2 Please tell us about accessibility to and within Bell Park.

(To gain an understanding of the community's views on pedestrian, cycling and vehicular accessibility to the park and within the park.)

Parking (cons)

- limited for large events
- increase in street parking near McNaughton Terrace
- York Street lots could be re-graded
- the majority of respondents were alright with the amount of existing parking

Barrier-Free Accessibility

- steepness of slopes within some areas in the park is difficult to manoeuvre with a wheelchair
- lockstone pathway maintenance is required

Accessibility Ideas

- transit drop-off lane
- overhead/underground access across Paris Street
- more bike racks needed - encourage cycling and healthy lifestyle
- designate one main entrance with signage to support

2

Consultation Process**Q3 Please tell us about proximity and points of access into the park.**

(To gain an understanding of what points of access the community typically uses and the whether they are adequate.)

- there were some common concerns about the lack of parking at the McNaughton Terrace parking lot and especially for Main Beach and recommendations were made to expand this parking or allow for more on-street parking in this area
- the majority of the respondents were satisfied with the proximity of the parking lot

Q4 Please tell us about the relationship between parking areas and the park.

- priority should be for pedestrians and cyclists and we shouldn't encourage car use
- York Street parking is a visual eyesore
- Main Beach has limited parking and is hard to access from anywhere but McNaughton Terrace lot
- the majority of respondents do not feel additional parking is required and the park should be devoted to more green space

Q5 Please tell us about the availability and capacity of existing parking areas.

(To gain an understanding of Bell Park patrons' ability to park on regular days and major event days.)

- the majority of respondents feel as though there is adequate parking capacity
- some noted during large events it is challenging to find a parking spot
- a common concern is the lack of parking capacity in close proximity for the Main Beach

Q6 Please tell us about the future growth potential of Bell Park.

- many respondents did not feel that Bell Park needs to physically grow, but rather work with what is already within the Park to enhance it
- the majority of the respondents think that the St. Joseph parking lot must be returned to green park space
- a few respondents noted that growth could occur by introducing more revenue-generating-type facilities/activities that could be added to the park

Community Ideas for Growth throughout the Park

- snowshoe/cross country ski trails
- splash pond
- more landscaping and vegetation throughout the park
- more recycling and composting throughout the park
- reading nooks
- York Street parking lots to be re-greened
- allowance for food trucks
- outdoor restaurants/patio

2

Consultation Process

Q7 Visual Enhancements – Please tell us about visual enhancements for Bell Park (signage, way finding, landscaping, art, etc.)

- there was a mixed response regarding visual enhancements; some respondents felt that signage should be kept to minimum while others felt that upgraded signage would be useful
- gardens should only incorporate indigenous/native plants
- a number of respondents noted that maps would be very helpful
- many respondents thought the incorporation of more art and interpretive pieces would increase the visual appeal
- way finding at John Street to the McNaughton parking lot was noted a number of time as a requirement
- bike path upgrades were noted as a requirement

Consultation Process

Design Development Open House - January 30, 2014 Summary of Questionnaire Responses

Q1 Do you feel the proposed concepts address the needs of accessibility, parking requirements, promoting a connection with the natural environment, beautifying Bell Park? Why or why not?

Responses were fond of the idea of returning the lot to its natural state and supported the suggestion of providing good access to Bell Park. Most felt that parking requirements were met however the majority of parking should be located at York and Paris only. One suggestion thought that if there had to be parking at the St. Joe's site, it should be 'green' and educational, teaching those about proper water treatment.

The comments documented include:

- Return St. Joe's to natural state
- Huge visual improvement on York. "That is what I had envisioned for these areas."
- I feel that the York Street proposal does a lot to make that area feel very much a part of Bell Park
- "The parking lot should be porous and allow the water to infiltrate into the ground and not runoff. This would provide better protection for our lakes. Rather than exclusively using trees, use plants that can absorb water in high rain events. This can be an educational point for lake protection with signage explaining the green parking lot features."
- Parking requirements appear to address needs
- Ensure that there is handicap accessibility for paths
- Too much emphasis on cars and not enough on transit and lack of bicycle parking

Q2: Do you perceive the redeveloped parking area at St. Joseph's Hospital as a destination? If not, what elements would you like to see incorporated that would attract you there?

Respondents agreed that a natural state is ideal for the St. Joe's site. Uses that they would like to see incorporated ranged from a place for rest to a place for families and even to an area for more energetic activities (e.g. a skate park and workout space). Many liked the idea of a lookout area, commenting on the great view available from that site.

The comments documented include:

- Pedestrian walkways and lookout areas to enjoy Lake Ramsey
- Bike lane connections from various points in the City and adequate, all-weather bike parking
- Amenities on-site
- Returning this area to a natural space with indigenous plants and low maintenance areas for multi purpose use with good accessibility for mobility impaired is ideal
- A lookout and park map with upcoming events and local information.
- Interpretive panels about the history of the Park.
- I think I'd want to go there. My only objection is that there is too much parking.

2

Consultation Process

Q3: How often do you see yourself visiting the redeveloped parking area at the former St. Joseph Hospital?

Most would visit the area however many said they would do so more in the warmer months (which seem to be their current routine). A small number wrote that they would visit often or make it a habit with the suggested changes to St. Joe's.

The comments documented include:

- Every day.
- Maybe two, three times a year
- More often in the summer
- I see myself coming very often (weekly) in the summers
- Depends on the season
- Frequently
- 10- 12 times /summer
- As much as possible, weekly
- Probably more often than I visit Bell Park in the summer.
- A few times a year
- Often. During my workday and the odd weekend.
- Weekly during summer and occasionally when cool

Q4: How can we help to ensure this area is used as both a place for gathering and a place for quiet contemplation? Does it need to accommodate both?

Many felt the St. Joe's space would be best suited for quiet, peaceful activities. A small number thought it could accommodate both. One noted, however, the challenge of providing quiet next to an major arterial road in the City.

The comments documented include:

- Park already provides gathering spaces, focus on trails and benches
- One or the other (parking or green space). They don't go together.
- Keep it quiet and peaceful
- I see this as a miniature version of the Royal Botanical Gardens in Hamilton. I think it can be used as both if it is rented out for groups
- There are other places where quiet is the norm (libraries, houses of worship, one's own home, etc.)
- There could be a lot more sitting areas provided (picnic tables)
- Provide signage and indicate separate areas. Would be nice if it accommodated both.

Consultation Process

Q5: Do you consider the redeveloped parking area at St. Joseph's Hospital as a new opportunity for a key destination in the City? Would you take visitors here?

Most of the responses noted that yes, they would bring visitors here and they would likely do so particularly for the view. One respondent noted that the St. Joe's lot wouldn't be a destination, rather a great enhancement to get to a destination (Bell Park).

The comments documented include:

- Key destination, not likely. Taking visitors there, quite possible.
- I would take visitors here just as I take them to the other Bell Park areas
- I'd love to show this new addition off to visitors! Bell Park is a crown jewel that needs to see more respect, expansion and protection.
- Probably...but mainly for the view.
- Yes. If it has a great lookout point

Q6: Do you think design improvements to the parking areas will enhance your experience of Bell Park?

Many agreed that yes, elements of the proposals are an improvement and would enhance their experience. A few commented specifically about the welcomed improvements to the York/Paris parking lots.

The comments documented include:

- This will enhance enjoyment in both winter and summer
- Yes. These make it easier to visit and to park close by.
- Yes. Especially if it makes it easier too drop off mobility impaired visitors and still park.

3

Design Opportunities

Zone A - Former St. Joseph's Parking Lot

The existing parking lot is a series of terraces to accommodate approximately 320 parking spaces. These parking spaces have been primarily used by the former St. Joseph's Hospital and now are used by Health Sciences North. As Health Sciences North restructures its property to accommodate more parking directly at its Ramsey Lake site, the parking area of the former St. Joseph's Hospital will become vacant.

The eastern edge of the existing parking lot offers great vistas toward the Park below and Ramsey Lake. From this natural high elevation, a panoramic view is available.

The current redevelopment of the former St. Joseph's Hospital into condominiums also offers opportunities to integrate this development into a natural setting.

Design Concepts

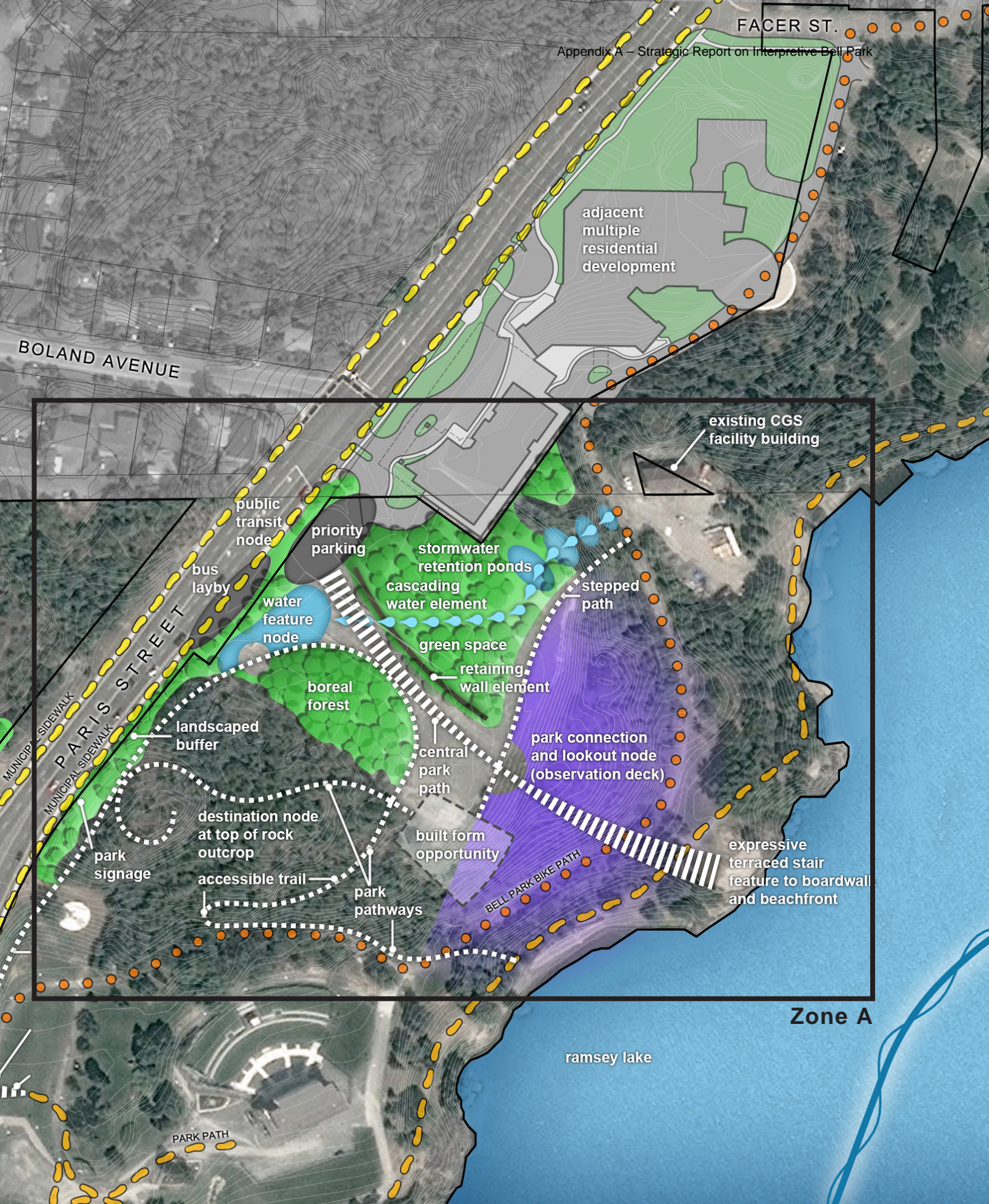
Based on the conclusions reached through this consultation process, additional parking for Bell Park's activities is not a priority for the community. The restructured parking at the York Street parking area (Zone B) will accommodate the majority of the parking for the Park's activities. This leaves the former St. Joseph Parking area available for creative redevelopment.

The consultation process clearly indicated a need to encourage the interpretation and education of nature/geography, our history and the culture of Bell Park and its surrounding areas. The former St. Joseph's parking lot represents an opportunity to communicate our local natural and cultural heritage to Bell Park visitors. We now have a chance to walk, explore and learn about Bell Park and our environment.

The existing Bell Park is already an established recreational and cultural centre for our City. Through the use of the existing beaches, the Jim Gordon walkway, the Grace Hartman Amphitheatre, the bicycle trail as well as a wide variety of passive recreational areas, the residents of Greater Sudbury and our visitors have grown to enjoy this rich, valuable outdoor treasure we have within our City.

The former parking lot area is the perfect opportunity for contemporary landscape architecture that supports both active and passive use in a public park setting. It is an opportunity to present a new perspective on the past, on our distinct natural qualities and to showcase sustainable urban and park development.

An interpretative Park builds bridges between landscapes, people and history; reveals stories behind the scenery and creates opportunities for memorable and inspiring experiences.



3

Design Opportunities

Zone A - Former St. Joseph's Parking Lot

Design Concepts Continued

- Transform the existing parking lot to an interpretive zone within the Park, complete with both natural vegetation and formal gardens. Use of indigenous plants and incorporation of quiet seating and walking areas.
- Provide a public transit bus layby along Paris Street and a small parking area near Paris Street for priority barrier free parking.
- Design new architecturally creative boardwalk perched along the edge of the existing ridge and look out point to provide an opportunity for high level views toward Ramsey Lake and the Park below.
- Incorporate new accessible pathways, stairs and connections to the Main Beach and the Jim Gordon Boardwalk from the upper plateau.
- Incorporated small interpretive interventions (built form/sculptural/signage) along a new central walkway to celebrate and recognize the history and importance of Bell Park, the Bell Family and Ramsey Lake.
- Incorporate a water feature and cascading water retention ponds to both mute traffic sound from Paris Street and to educate the community about the Ramsey Lake ecology and the Watershed.
- Potential to incorporate a small, sustainable designed structure, built into the natural topography for programming opportunities, helping to reinforce the site as a repeat destination.

Examples of Similar Developments:



Design Opportunities

Zone A - Former St. Joseph's Parking Lot

Through an inclusive process, the Design Concepts foster a holistic and integrated approach to the proposed redevelopment opportunities.

This interpretative Park would be:

- a series of different trails available and designed to explore different aspects of this section of the Park
- intended to inform, support stewardship and gain respect for our environment and sustainability
- an intensification of nature and green space in the heart of the City
- a greening showpiece of ecological restoration
- a chance to describe the origins of the Park, the pre-Bell Family history of our area, our forests, vegetation and geography
- a chance to demonstrate and showcase the treatment of stormwater runoff through the construction of a natural bioswale system that would prevent the pollutants from reaching Ramsey Lake. This would help store, infiltrate, evaporate and cleanse stormwater runoff from Paris Street and the York Street redeveloped parking area.
- a chance to provide a great lookout located on the existing ridge overlooking the Park and Ramsey Lake

This rejuvenated pocket of natural setting would allow the chance for all to meander from the upper plateau of the Park down to the existing waterfront. The paths would provide options to enjoy the waters of the bioswale, the panoramic perspective from the lookout, the natural beauty of the restored environment and the educational story of our past through signage, themed areas, focal points and art pieces along the paths. Barrier-free accessibility for all would form the corner stone for the design and construction of the redevelopment.



3

Design Opportunities

Zone B - York Street Parking Lots

Design Concepts

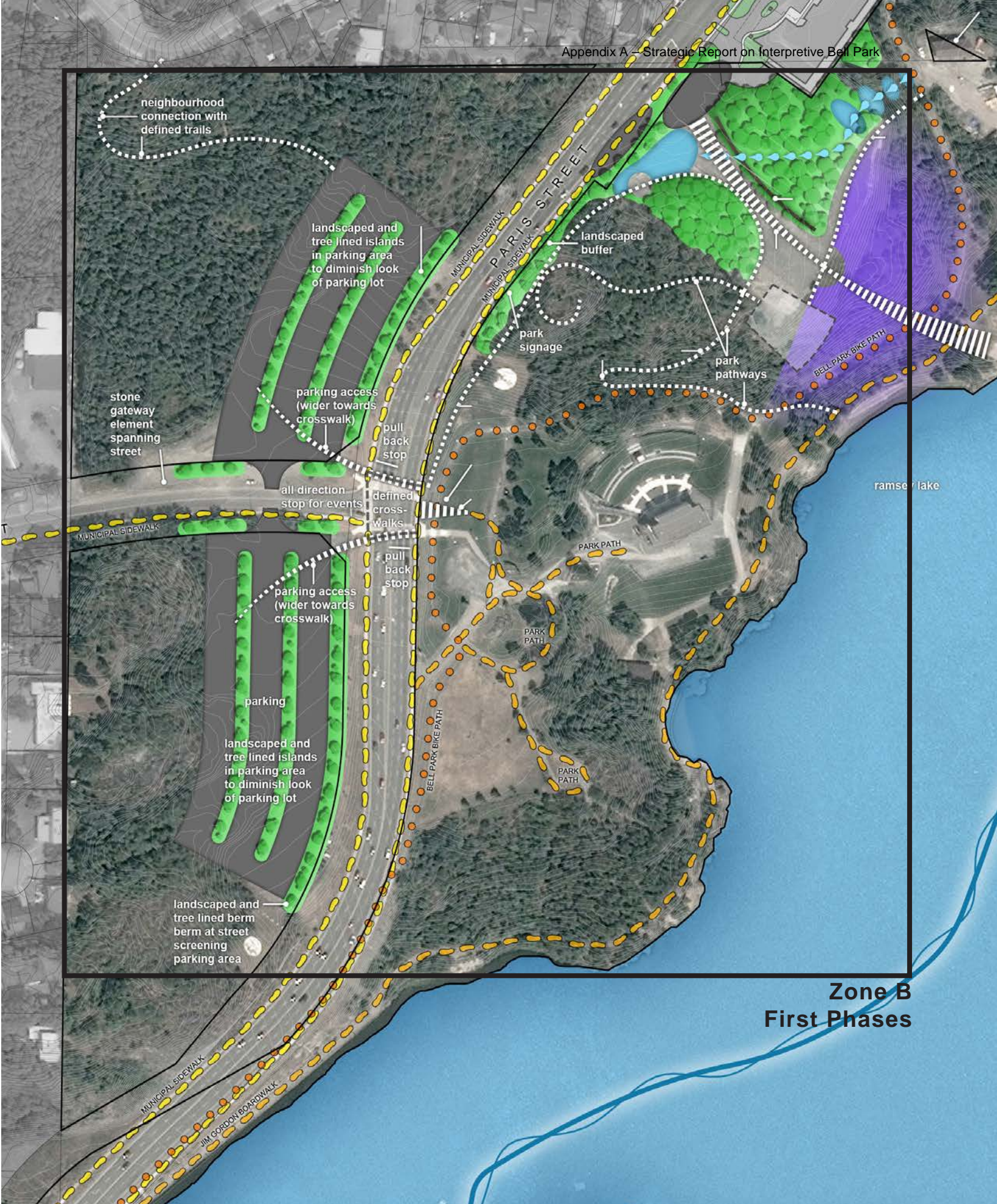
Paris Street is one of Greater Sudbury's main vehicular thoroughfares, and it bisects the upper plateau of Bell Park in a North - South direction. The York Street parking area provides the majority of the parking spaces within the Park and is used on a day to day basis. Importantly, it is the only parking lot that will accommodate the required parking for large events within the Park and at the Grace Hartman Amphitheatre. Visitors to Bell Park are faced with many challenges as they use these parking areas. The proposed long term vision attempts to alleviate the community's concerns over the current configuration.

Some of the current challenges are:

- The traffic lights are the only mechanism for pedestrians to cross. This leads to many incidents of jaywalking
- Pedestrian congestion often occurs on the small sidewalks at the intersection and results in a dangerous condition when large crowds stand at the edge of the roadways.
- Crossing guards are sometimes required to stop traffic during large events, creating backed up of traffic on Paris Street and York Street
- Barrier-Free parking and accessibility is limited and unsafe
- The existing parking lots are not formally configured and result in chaotic and unorganized parking
- The gravel surfaces of the parking areas is minimal and drainage is uncontrolled
- Various options were considered that would allow safe pedestrian crossing of Paris Street. These included underground tunnels (limited due to the presence of substantial services under Paris Street as well as safety concerns related to underground passways) and an overhead pedestrian bridge (an elevator would be required on the Park side of Paris Street to accommodate the bridge elevation and the lower elevation of the Park at this location).
- ...continued on the following page

Examples of Similar Developments:





**Zone B
First Phases**

3

Design Opportunities

Zone B - York Street Parking Lots, continued

Design Concepts

York Street Parking Lots

- The restructuring and naturalization of the parking lots can proceed as the first phase.
- The work on the East side of the existing Paris Street, which includes the construction of the lookout at the existing intersection as well as the trail linking the new look out point within Zone B could be part of a subsequent phase.
- Re-route a section of the Paris Street corridor around the Western edge of the York Street parking lots to position all of the parking directly against the Park and avoid any street crossings, enhancing safety, provide accessible entry and intensify and expand the green space within Bell Park. The parking area would be totally integrated with natural elements such as landscaped islands between parking rows, berms to camouflage the vehicles from the roadway and controlled lighting.
- Create a landscaped median to divide the vehicular traffic and to celebrate the Park's boundaries.

Examples of Similar Developments:



3

Design Opportunities

Zone C - McNaughton Terrace Parking Lot

The current layout results in an inefficient use of the area. The existing parking lot is much too wide with an extremely large section of asphalt paving at the centre. The existing drop off zone is informal. The area does not act as a gateway/entrance to the Park.

Design Concepts

- Transform existing parking lot into a parking zone integrated with nature
- Dedicated Drop Off area with wide accessible sidewalks leading to the existing trails
- Signage to indicate areas as gateway to the Park

Examples of Similar Developments:



Piazza Nember, Italy



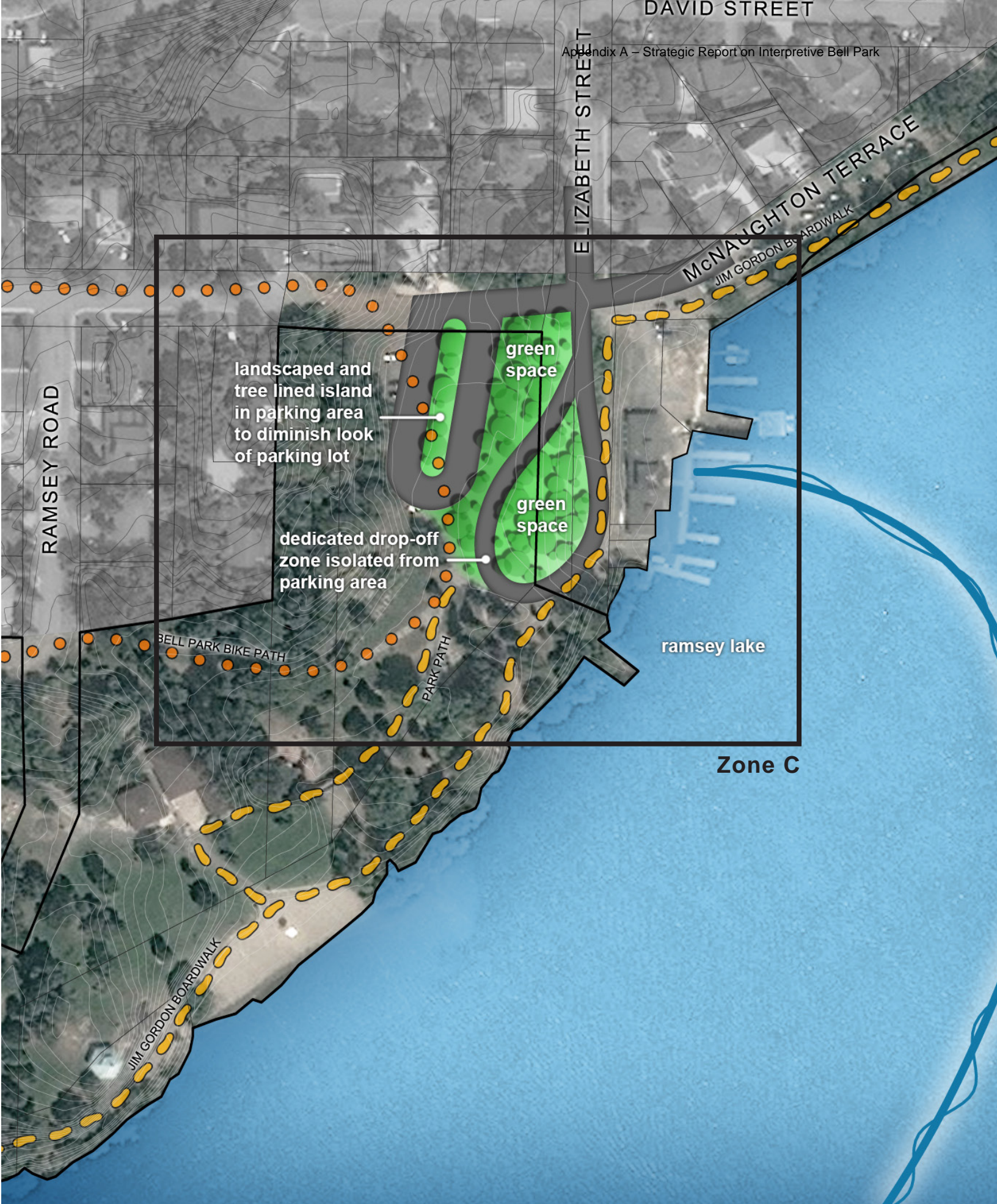
Piazza Nember, Italy



Olympic College, Bremerton WA



Ryton Gardems, UK



Celebrating the Spirit of the Covenant for Sudbury, today!



Bell Park Covenant

“And the grantee covenants for itself, its successors and assigns to and with the grantor, his heirs and assigns, that it and they are all times hereafter maintain the said lands hereby conveyed as, and will not use or permit the use of the said lands except as a public park and recreation ground and this covenant shall run with the said lands hereby conveyed.”

Design Rationale

Master Planning and Development

The long term strategic redevelopment plan for parking within Bell Park takes into consideration a number of guiding design principals, community input and also seeks to provide the necessary alignment with a variety of City of Greater Sudbury Master Plans, Strategic Community Initiatives and new developments within the Bell Park and Ramsey Lake area. The previous master planning and strategic direction documents outline a number of key recommendations, below are excerpts from these documents that help to guide the concept design development for the parking areas in Bell Park.

City of Greater Sudbury - Bell Park Master Plan, March 2000

“The Master Plan’s main vision is to guide future uses and developments in order to ensure that the smaller more localized urban settings within the park do not overshadow the Park’s mainly natural character.”“We believe that this Master Plan provides the necessary guidance and vision to celebrate the Park as both the ‘heart’ and ‘gateway’ to the community.”

“The following design principles provide strong guiding concepts with the flexibility and vision to accommodate present and future goals for Bell Park.”

- *Preserve the ecological quality*
- *Increase opportunities for access to the park*
- *Intensify the landscape of the park with the predominant planting of pine tree groves to reflect our Region’s heritage*
- *Capitalize on the unique characteristics of each zone*
- *Protect sensitive areas of the park*
- *Provide definition of the zones within the park*
- *Improve the connections within the park*
- *Hilltops and prominent locations and vistas within the park are to reflect the natural setting of the park and not the urban setting*
- *Reinforce the fabric and infrastructure to allow increased use*
- *Reinforce linkages to areas outside the park*
- *Increase opportunities for all season activities*

City of Greater Sudbury - Healthy Communities Initiative 2011 -2015

“The City of Greater Sudbury is committed to creating a healthy community. These efforts are driven by the Community Development department through its Healthy Community Strategy, which consists of the following pillars and related challenges:

- 1. Human Health/Well being*
- 2. Environmental Sustainability*
 - Impaired eco-system **
 - Lake water quality **
- 3. Economic Vitality*
- 4. Civic Engagement / Social Capital*

City of Greater Sudbury - Parks, Open Space and Leisure Master Plan

“The Master Plan review provides a thorough framework to deliver cost-effective, high quality leisure and recreational opportunities to our community over the next 10 years.”

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Preliminary Project Costing

Cost Estimate

A range of costs have been identified below. These estimates are based on the preliminary concepts developed as part of the study.

Zone A former St Joseph's Hospital parking lot

Phase 1; re greening

Removal of existing parking area/retaining walls, naturalization of area, development costs and contingencies

\$875,000 to \$950,000

Phase 2; accessibility

Priority parking/bus lane, trail to York St area, development costs and contingencies

\$650,000 to \$1,000,000

Phase 3; views

Lookout at ridge, new trails within area, landscaping, development costs and contingencies

\$2,000,000 to \$3,100,000

Phase 4; stewardship

Storm water retention/filtration ponds, water feature, landscaping, interpretive structures, development costs and contingencies

\$3,000,000 to \$4,600,000

Phase 5; connections to lake

New trails to remainder of Park and Lake Ramsey, landscaping, development costs and contingencies

\$500,000 to \$775,000

Preliminary Project Costing

Cost Estimate

Zone B; York Street parking lots

Phase 1; re greening

Parking lot structuring and naturalization, landscaping, development costs and contingencies
\$2,900,000 to \$4,600,000

Phase 2; accessibility

Enhance pedestrian crossing at York Street, new stairs/ramp down to Park, lookout/terrace on east side of intersection, landscaping, development costs and contingencies
\$1,000,000 to \$1,950,000

Phase 3; connections

Strengthen pedestrian/ bicycle connections to Park and neighbourhoods, re greening of Park's boundaries, development costs & contingencies
\$500,000 to \$1,000,000

Phase 4; security

Relocate portion of Paris Street, adjust parking areas, landscaping, development costs and contingencies
\$4,000,000 to \$6,500,000

Zone C; McNaughton Terrace parking lot - Upgrade Existing Configuration

Restructure parking spaces, landscaping, reconfiguration of drop off zone, development costs and contingencies
\$125,000 to \$185,000

Note:

This report identifies basic construction budgets for the proposed redevelopments. These budgets are intended to provide an order of magnitude in terms of values. They exclude escalation beyond 2014. It would be in the best interest of the City of Greater Sudbury to periodically review and update the budgets as the project becomes further defined.