

Calgary



Green Line North 64 Ave N Charrette

Solutions Session



IBI Group
April 23, 2016

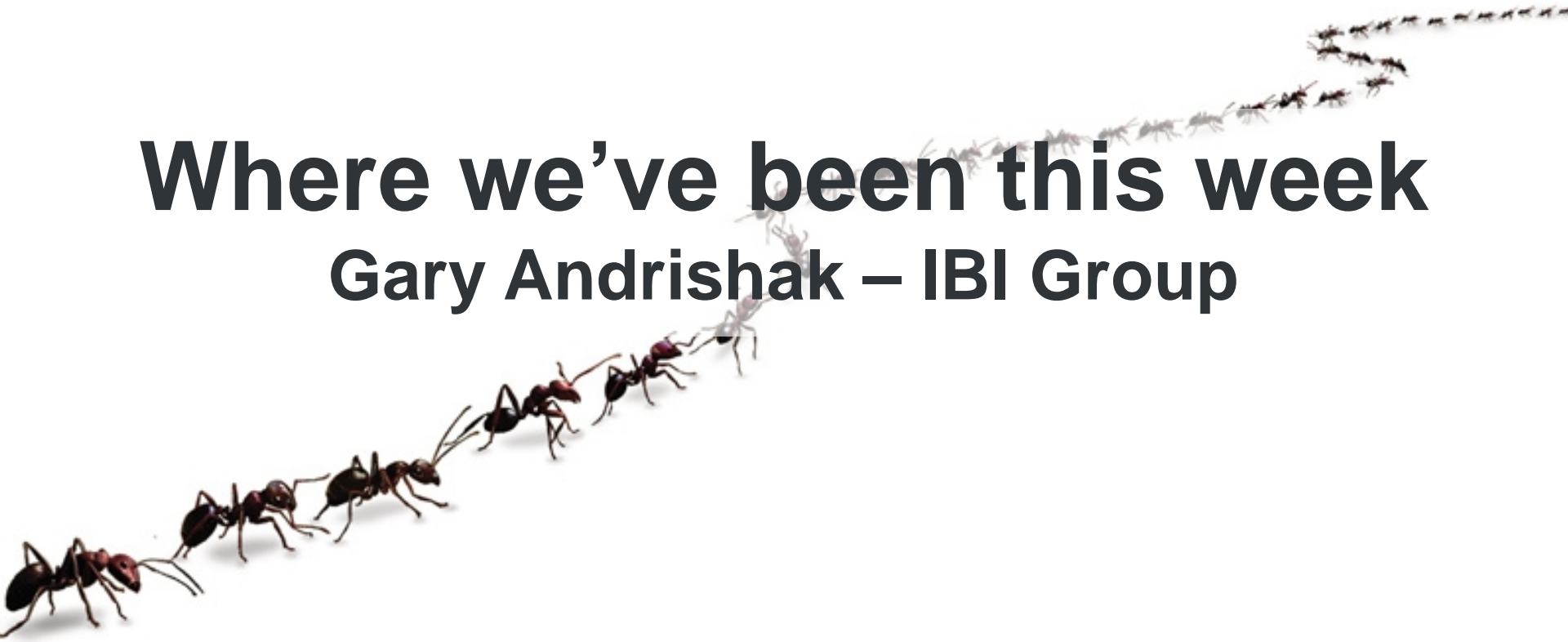


Charrette Agenda – Saturday

Time	Activity	Person-in-Charge
12:00 – 12:30	30 min – Open Board Review	–
12:30 – 12:35	5 min – Opening Remarks: Welcome	Jon Lea
12:35 – 13:00	25 min – Presentation of Preferred TOD Concept Plan	Gary Andrishak
13:00 – 13:05	5 min – Next Steps and Thank You	Aleem Nanji
13:05 – 13:15	10 min – Open Q&A Discussion	Jon Lea / Aleem Nanji / Gary Andrishak
13:15 – 14:00	45 min – Open Board Review	–

Where we've been this week

Gary Andrishak – IBI Group

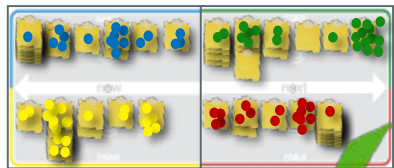


What we've done so far

Monday Issues



Gains & Pains Exercise



Tuesday Ideas



TOD Board Game



Thursday Concepts



Sketching / Prioritization



Saturday Solutions



Community Concept Plan









On Monday night, we did the Gains & Pains Exercise (Issues)





Alignment of Gains & Pains with TOD Plan

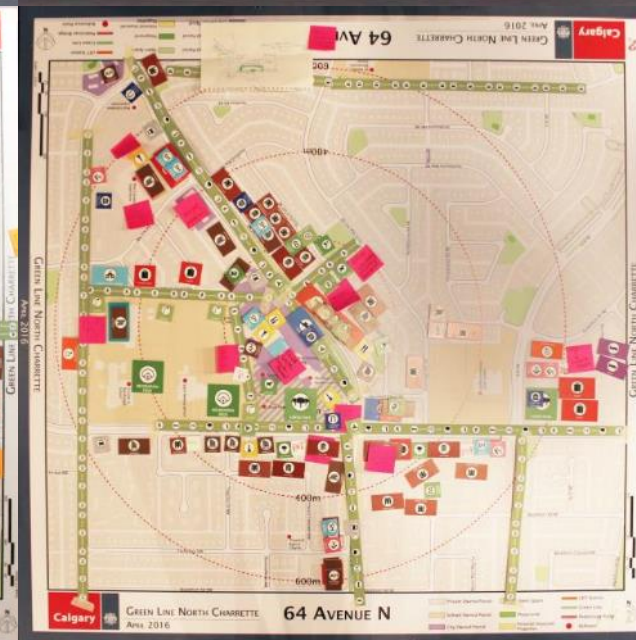
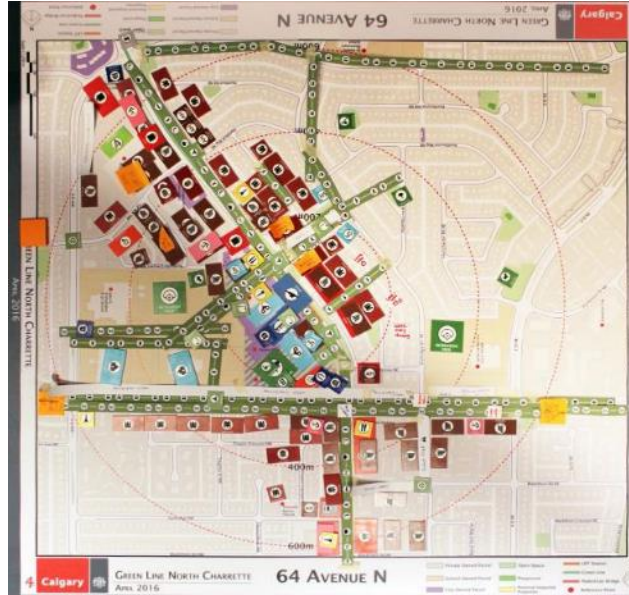
		 Connected Streets Transit Exchange Ped. Connections Bike Connections Intersection Enhancements					 Station Plaza Streetscape Enhancements Enhanced Open Space Improved Rec. Facilities				 Community Heart Village North School Campus Huntington Hills Thorncliffe 4 Street NE Superstore								
		1	2	3	4	5	1	2	3	4	1	2	3	4	5	6	7		
VALUES	 now	Green	●		●	○		○	●	●		○	○	●		○			
		Quiet	○						●	●	○	○	●	●	●	●	○	○	
		Walkable	●	○	●	●	●	●	●	●		●	●	○	●	●	○	○	
CONCERNS	 now next	Parking	●	○				○		●	●	○				○	○		
		Traffic	●	○	○	○	●		○			○	○						
		Ped. & Bike	●	●	●	●	●	●	●	●	○	●	●	●	●	●	○	●	
		Lack of Development	○	○			○	●	●	●	●	●	●	●	●	●	●	●	●
		Open Space	○		○	○		●	●	●	○	●	○	●	○	○	●	○	
ASPIRATIONS	 next	Renewed Facilities		●	○	○	○	●	○	●	●	○	○		○	○			
		Walkable	●	○	●	●	●	●	●	●		●	●	○	●	●	○	○	
		Redevelopment	○				○	●	●	●	●	●	●	●	●	●	●	●	
		Quality Open Space	○		○	○		●	●	●	○	●	○	●	○	○	○	○	

On Tuesday night, we played the TOD Board Game (Ideas)





Results of TOD Board Game



On Thursday night, we did Preference Polling and Sketching



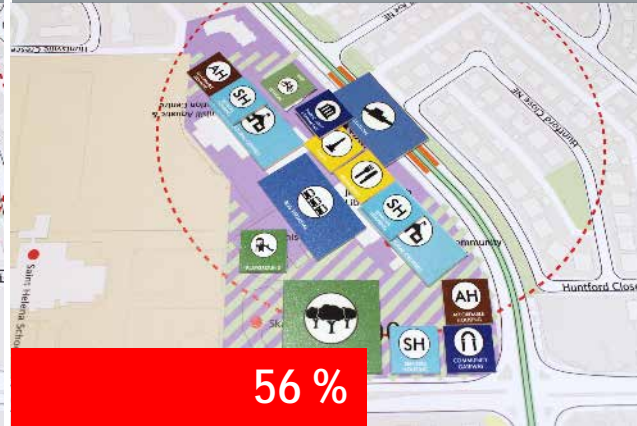


1 Community Heart

A. Improved Facilities



B. Partial Village



C. Complete Transit Village



2 Village North

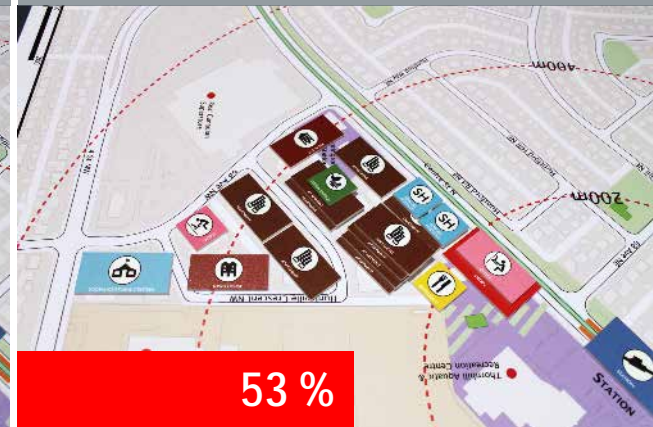
A. Minimal Development



B. Centre St Focus



C. Complete Triangle



3 School Campus

A. No Change



B. Minimal Co-Use



C. Multi-Level School



4 Huntington Hills

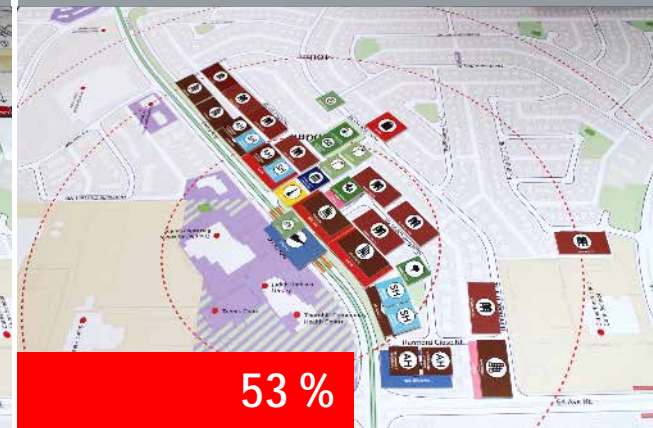
A. Partial Centre St



B. Full Centre St



C. Full Centre St + Transition





5 Thorncliffe

A. Centre St



B. Centre St & 64 Ave



C. Centre St, 64 Ave, Transition

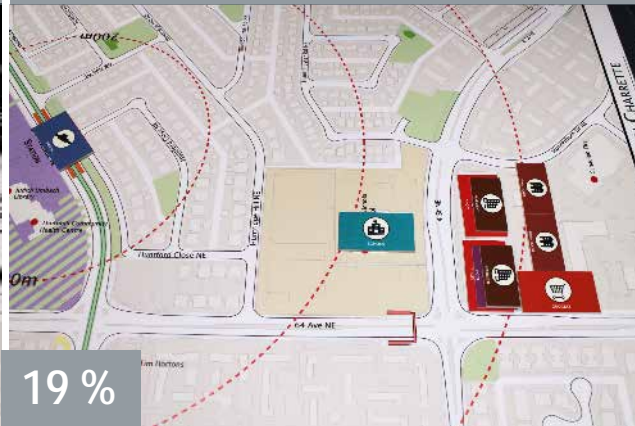


6 4 Street NE

A. No Change



B. Partial Development



C. Redevelopment



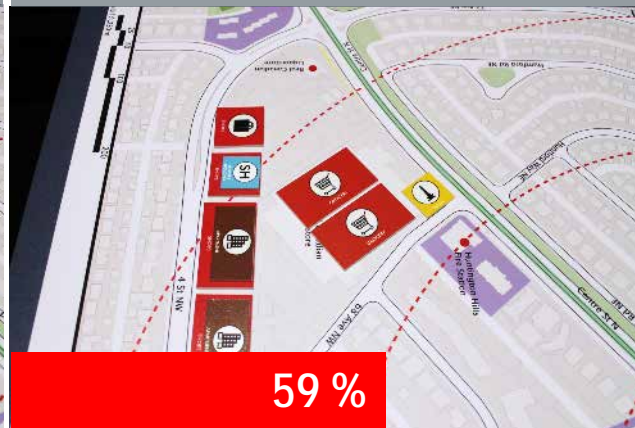


7 Superstore

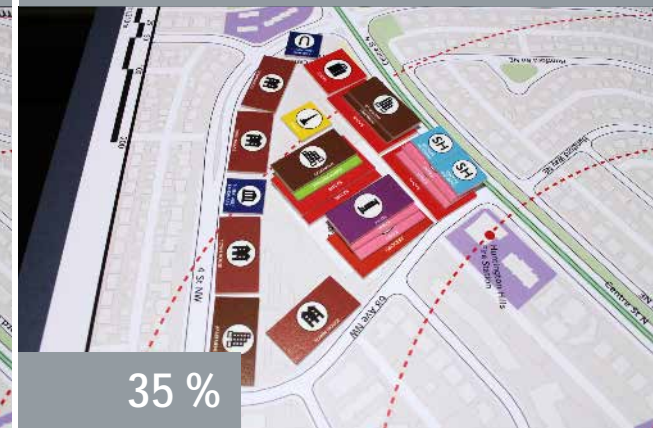
A. No Change



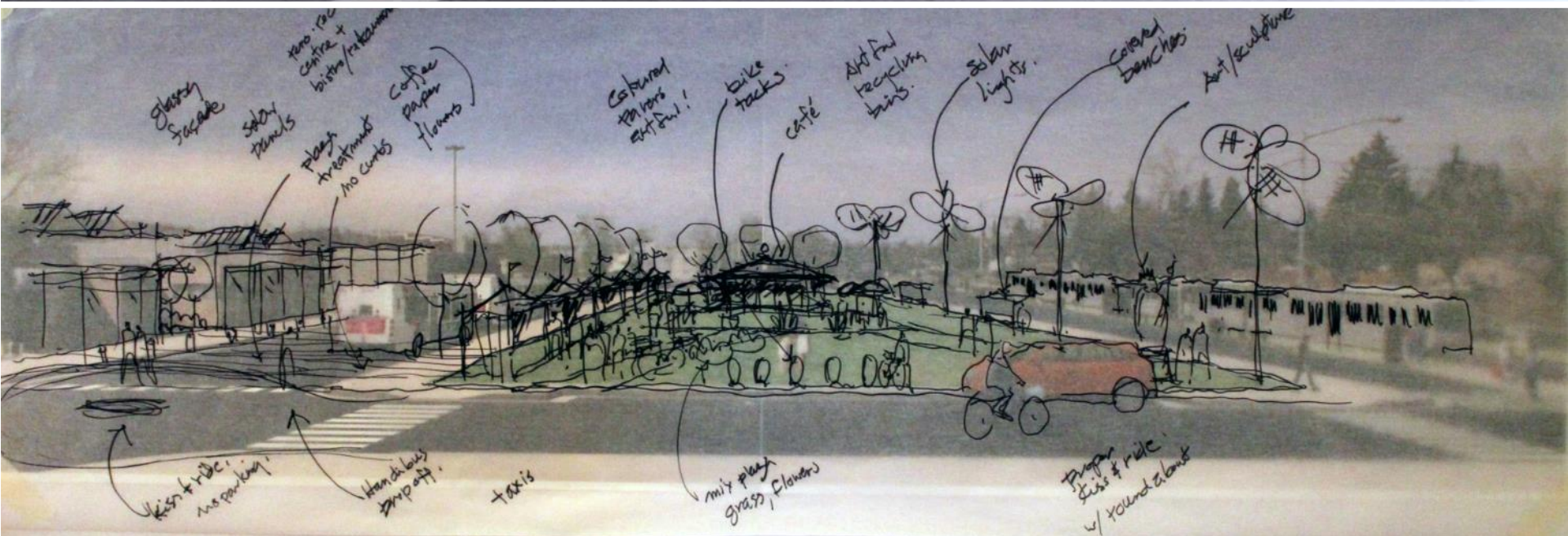
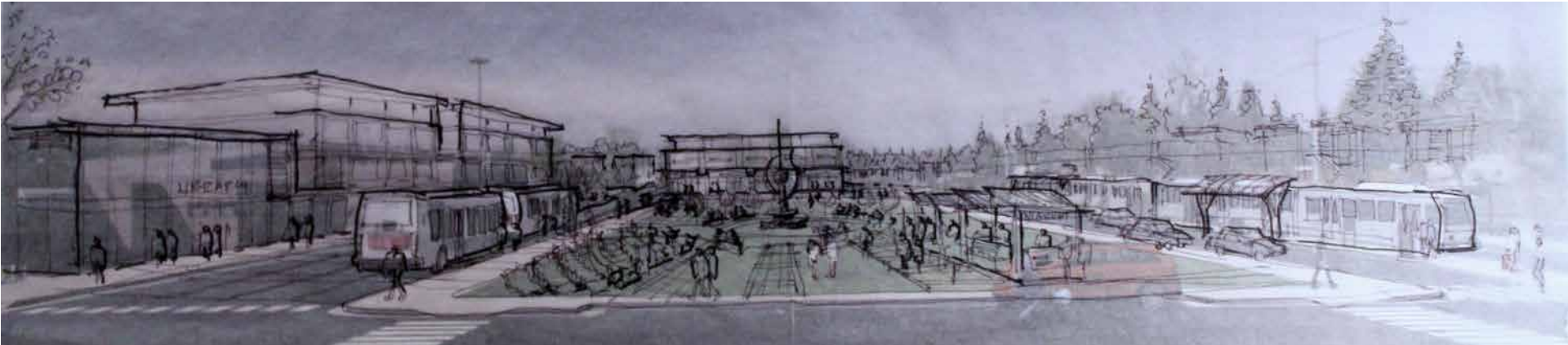
B. Edge Development



C. Full Mixed-Use



Results of the Station Area Sketching Exercise



What we've done in the last 36 hours

Gary Andrishak – IBI Group



Besides drinking coffee...



...we worked hard...



The image shows several overlapping hand-drawn architectural sketches on aged paper. The sketches include site plans, floor plans, and street layouts. One prominent sketch features a central circular area surrounded by rectangular buildings, with various rooms and furniture indicated. Another sketch shows a street layout with buildings on either side and a central area labeled 'STREET LEVEL'. There are also smaller sketches with labels like 'BIKE', 'CROSS', and 'MIN'. The overall style is that of a conceptual urban planning drawing.

...and produced a
TOD Concept Plan!



A Transit Oriented Development Community Concept Plan includes...



Community Preferences



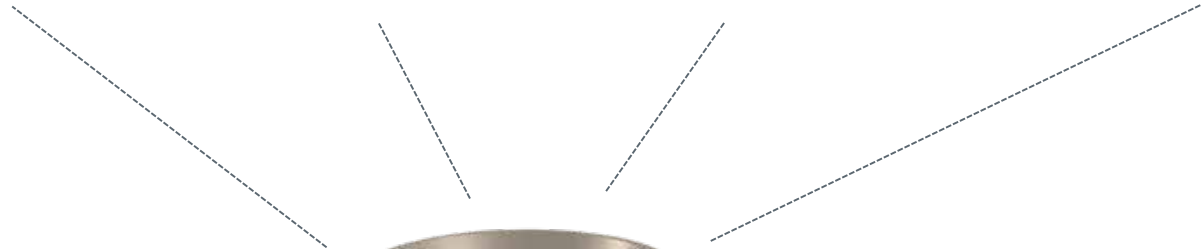
Market Viability



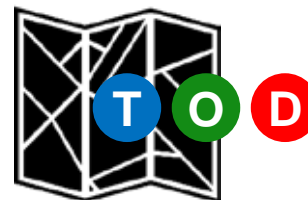
Professional Expertise



City Goals



TOD
Community
Concept Plan



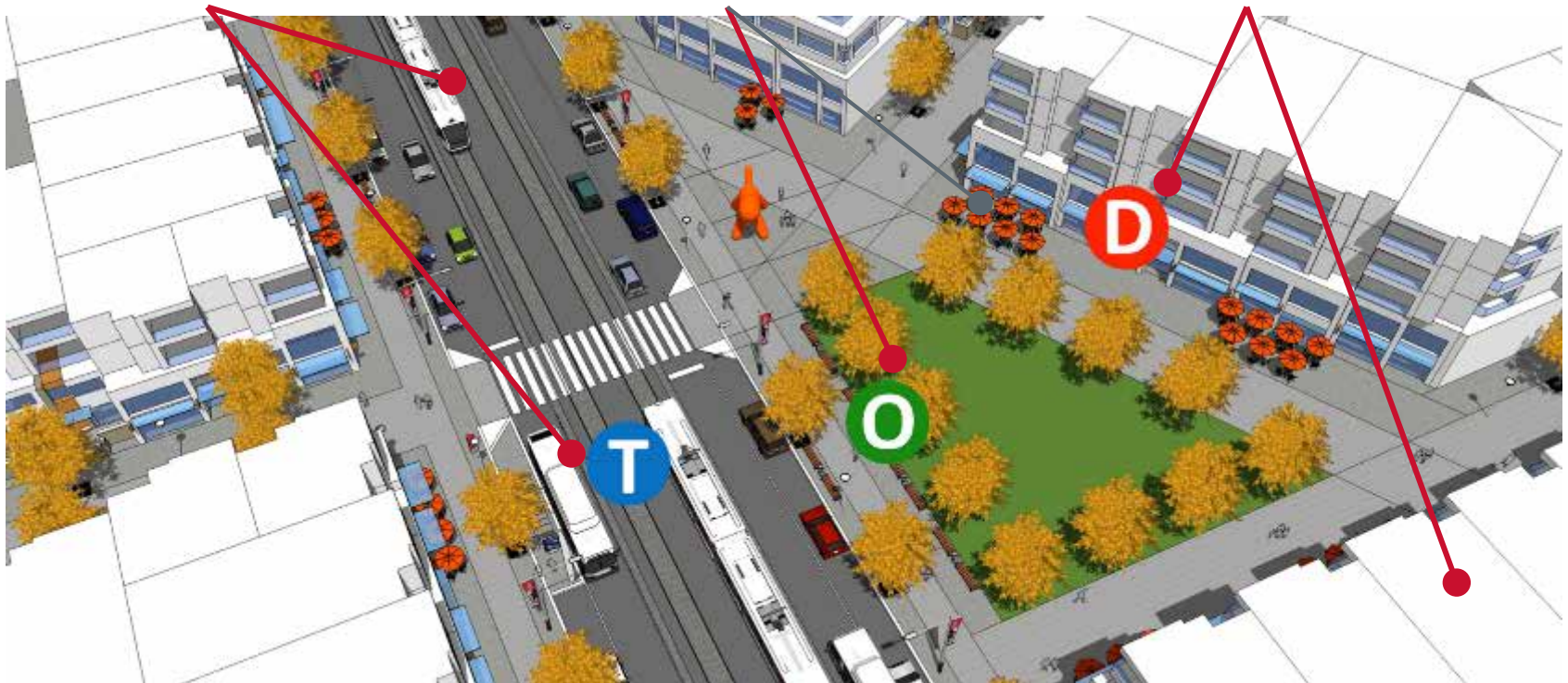
A quick reminder of the components of TOD:

T + O + D =

**Transit
Transportation**

**Oriented
Open Space**

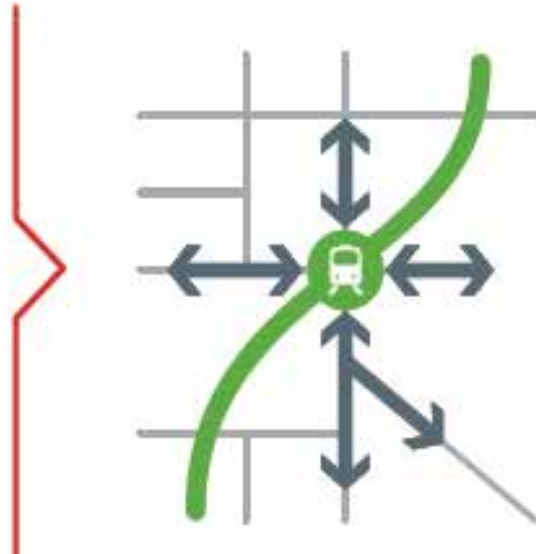
**Development
Buildings**



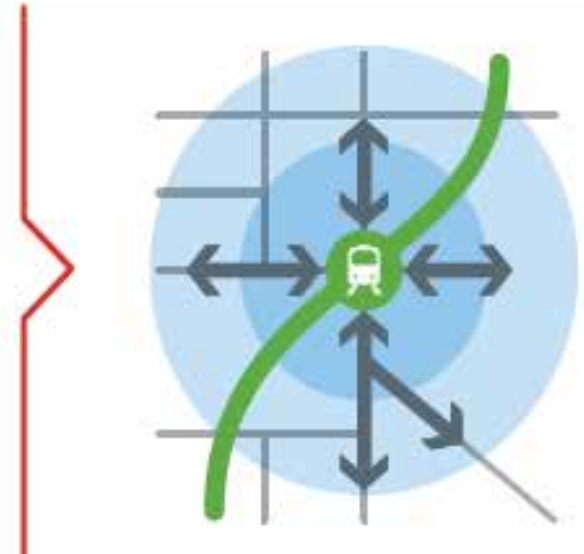
TOD is only one of layers on which the Green Line project focuses:



Layer 1: Core transit infrastructure



Layer 2: First/last mile connectivity

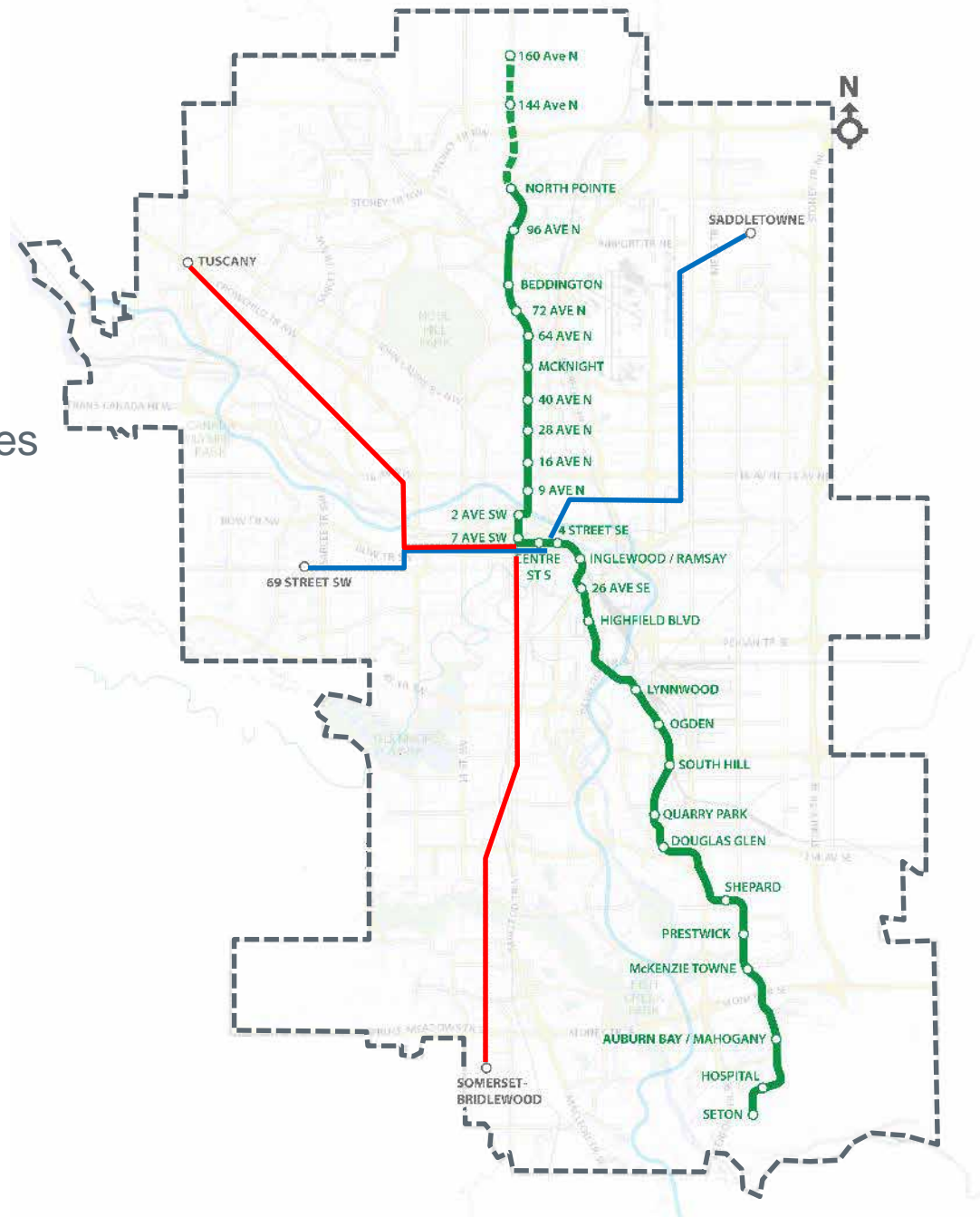
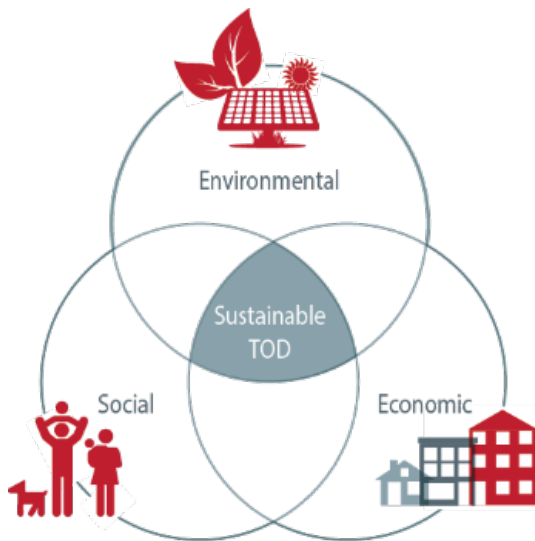


Layer 3: Transit oriented development

Layer 4: City shaping →

City Shaping

- Connect people
- Create destinations
- Integrate community services
- Link education & health centres
- Support rental housing
- Encourage active lifestyles
- Develop sustainably



Our guiding principle to develop the TOD Concept Plan:

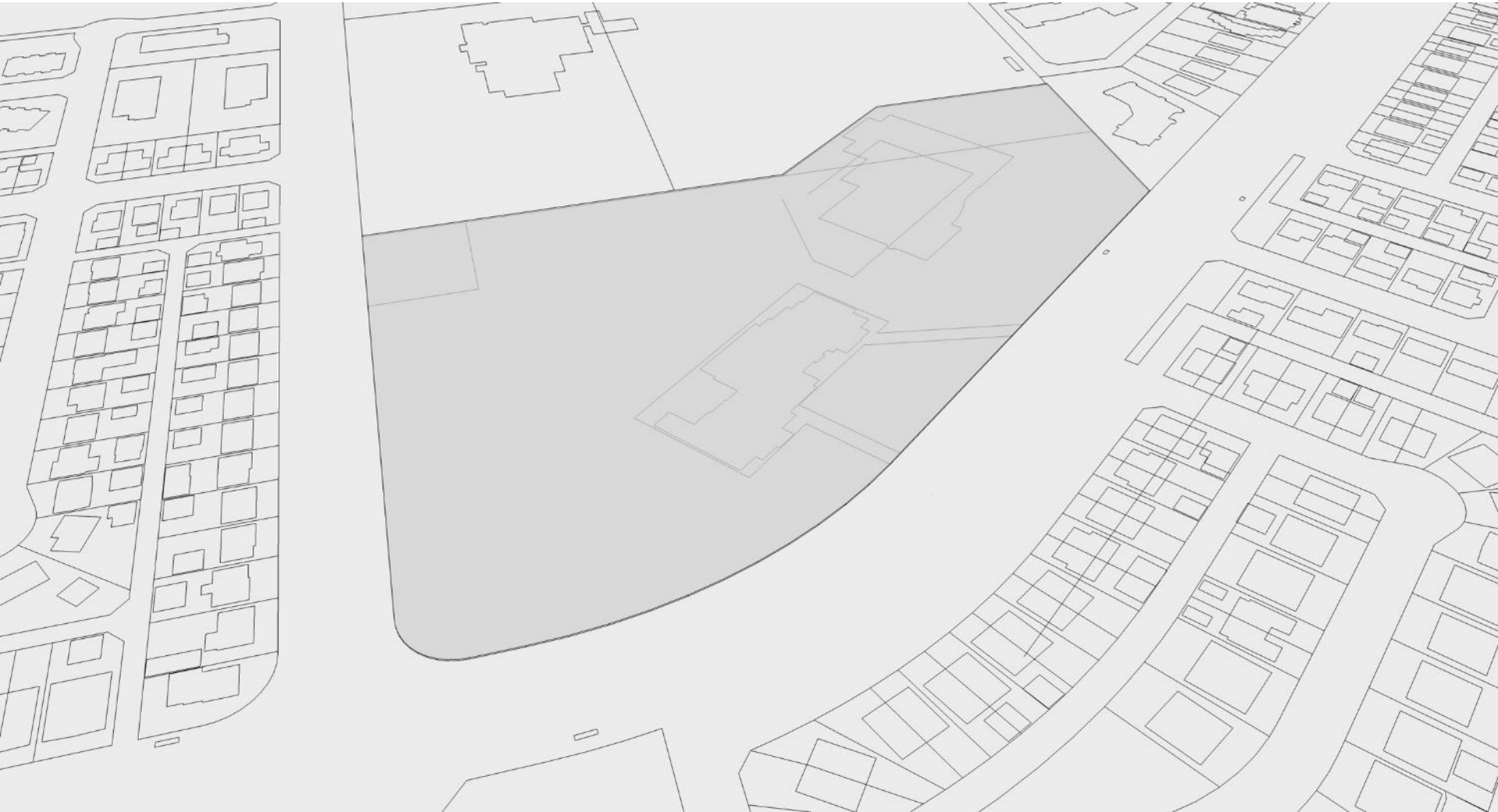
Think
BIG

Start
Small

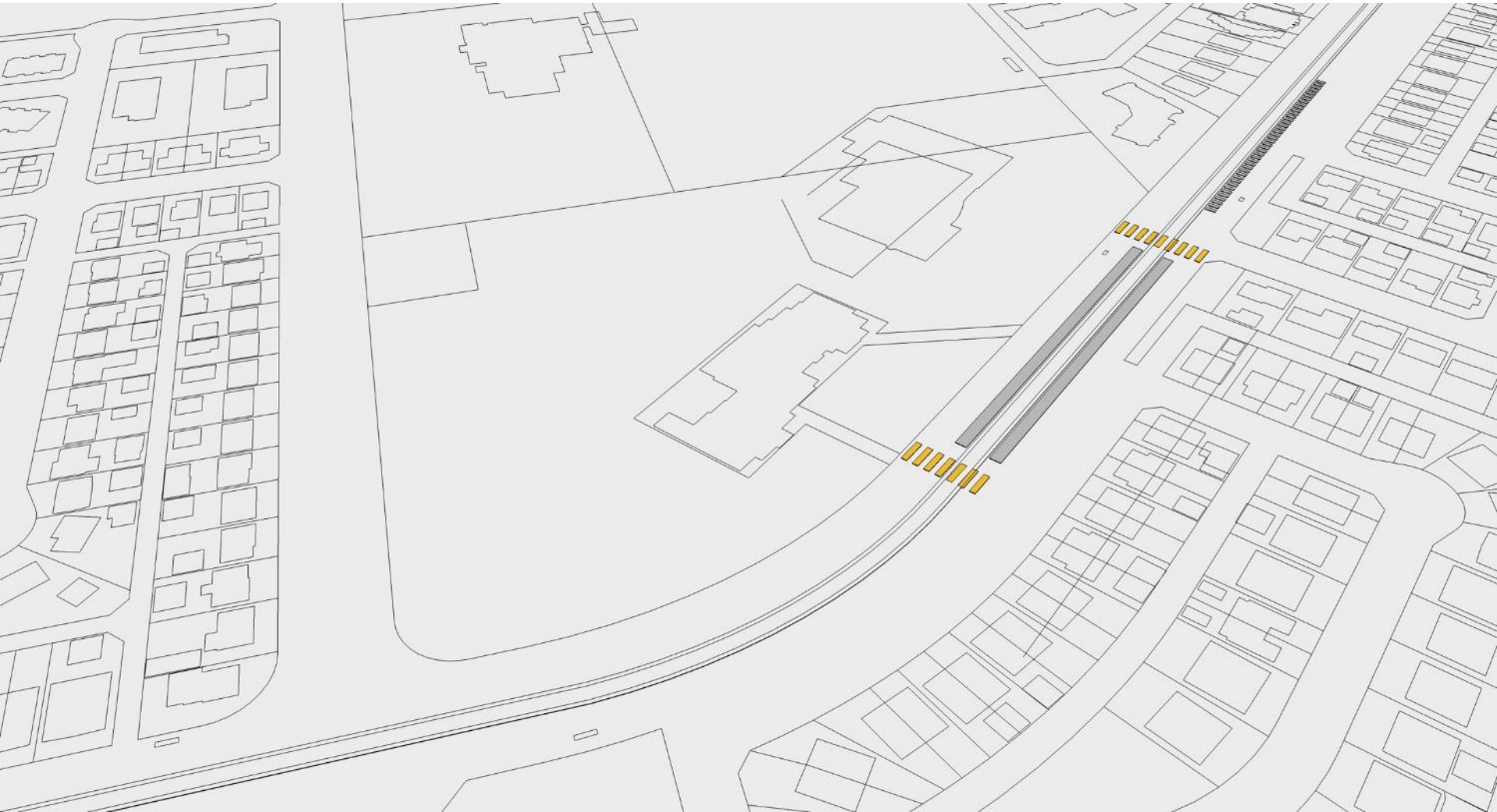
An Incredible Opportunity for 64 Ave: The Community Facilities Core



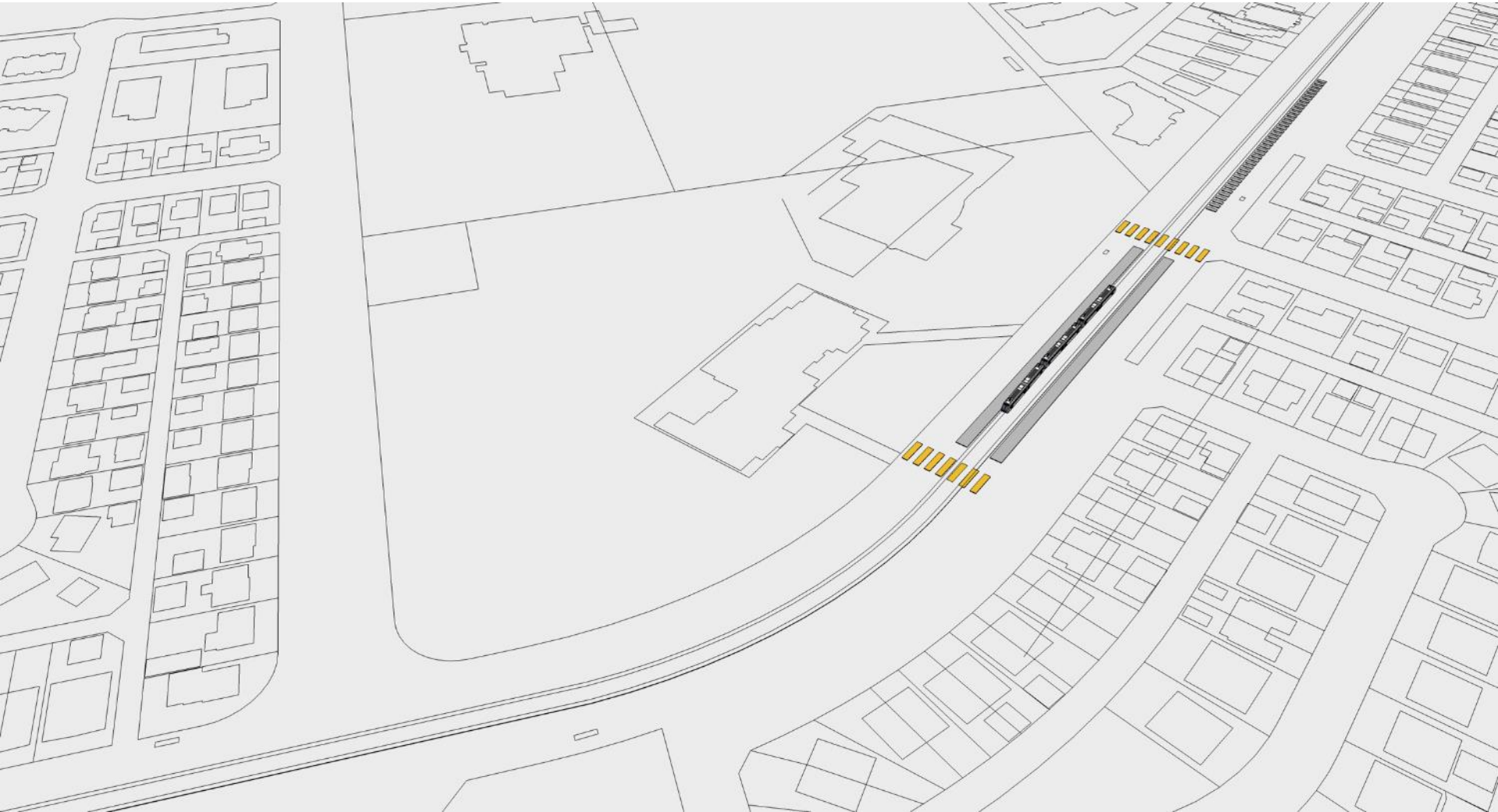
Site



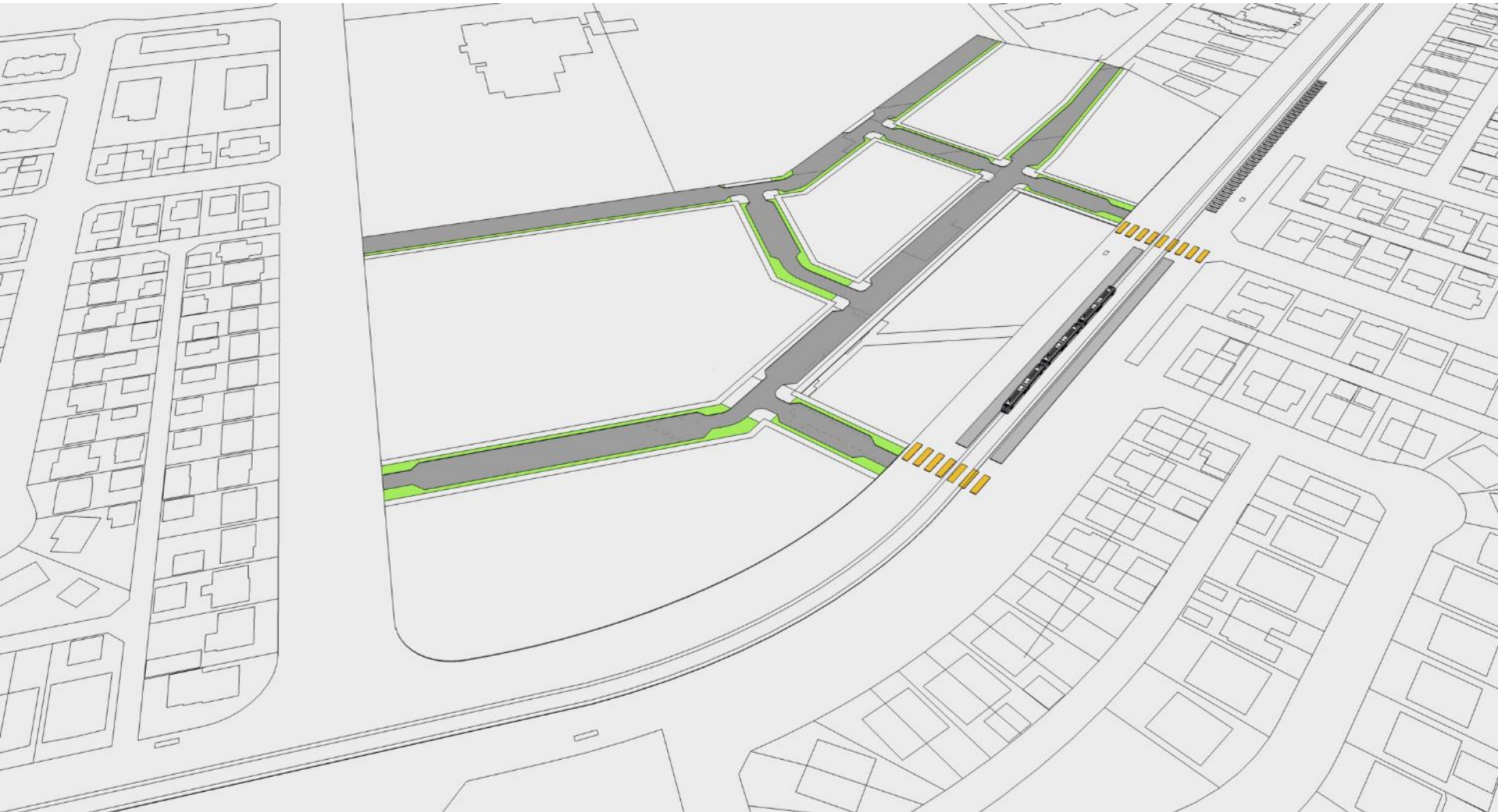
Alignment: Tracks, Station Platforms and Crosswalks



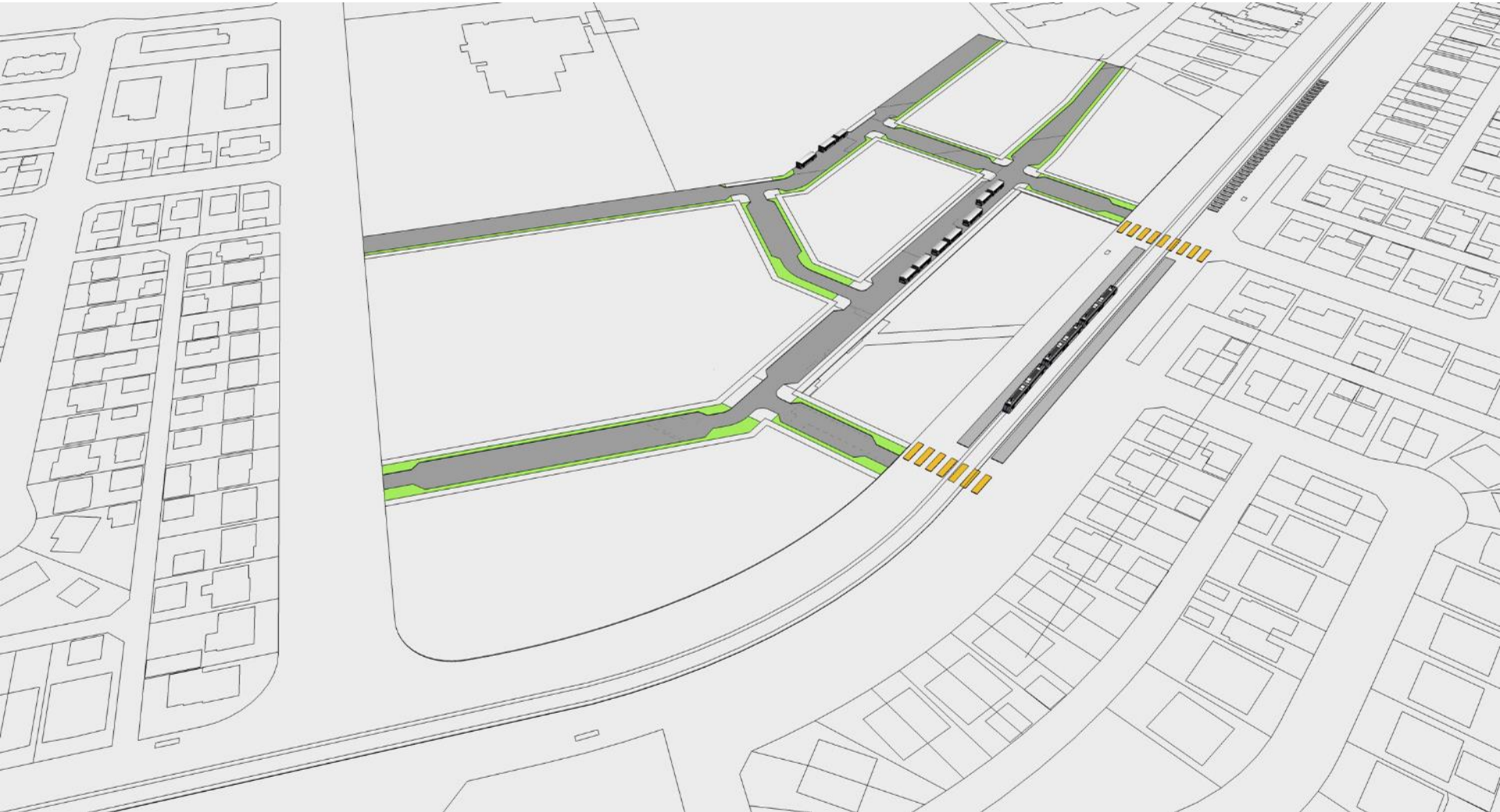
LRT Trains



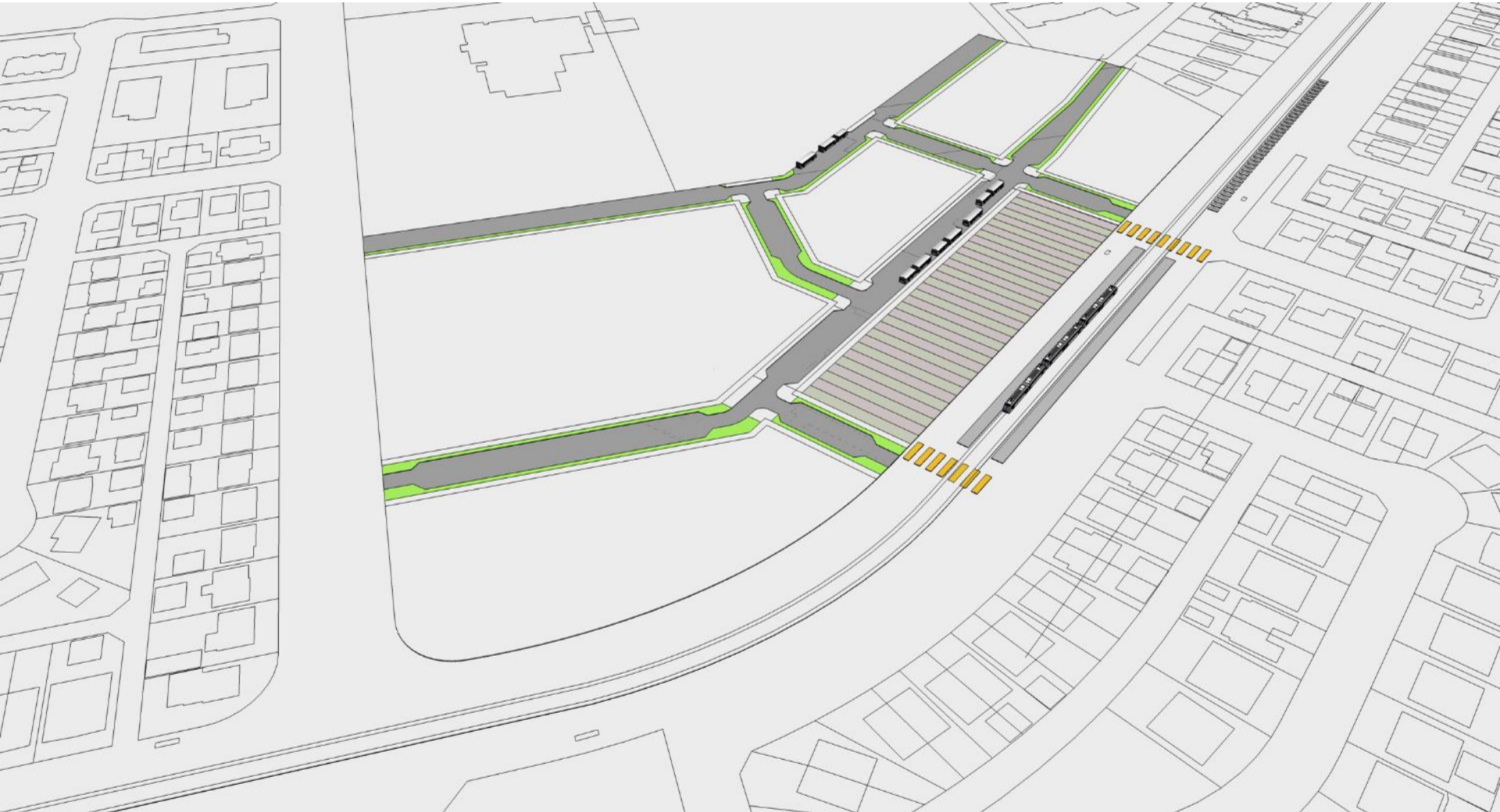
Street Network



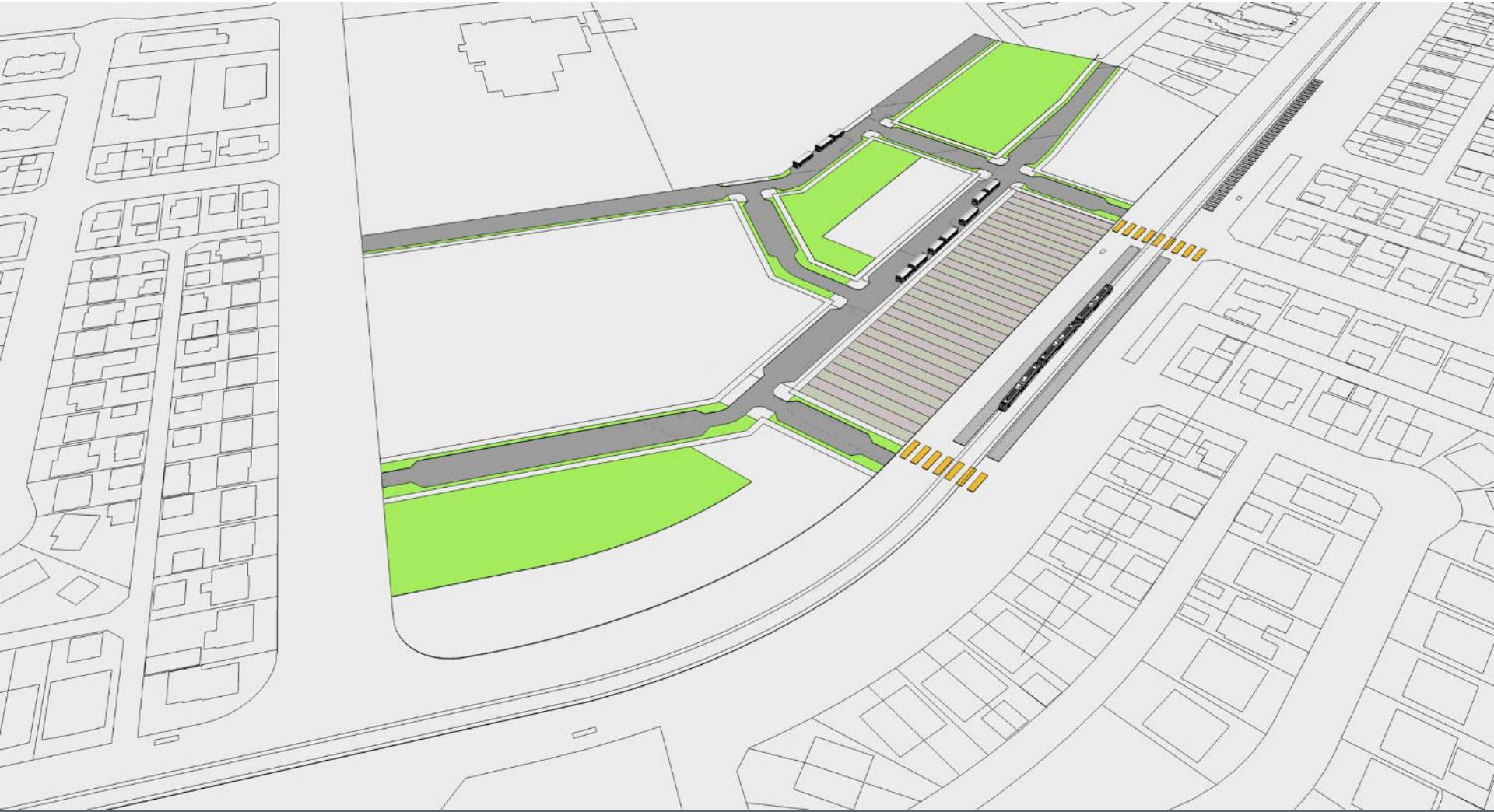
Bus Loop and Exchange



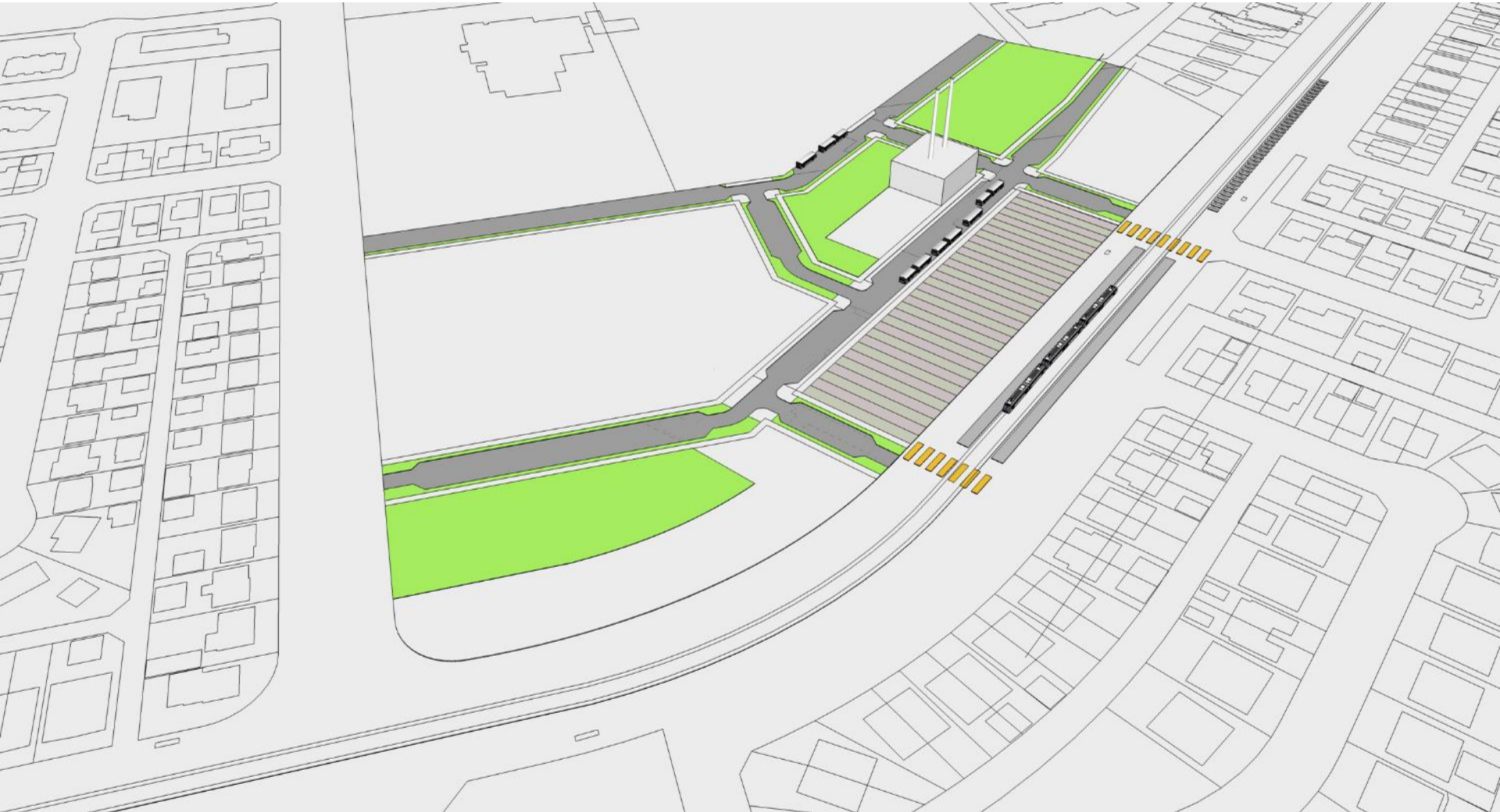
Transit Plaza



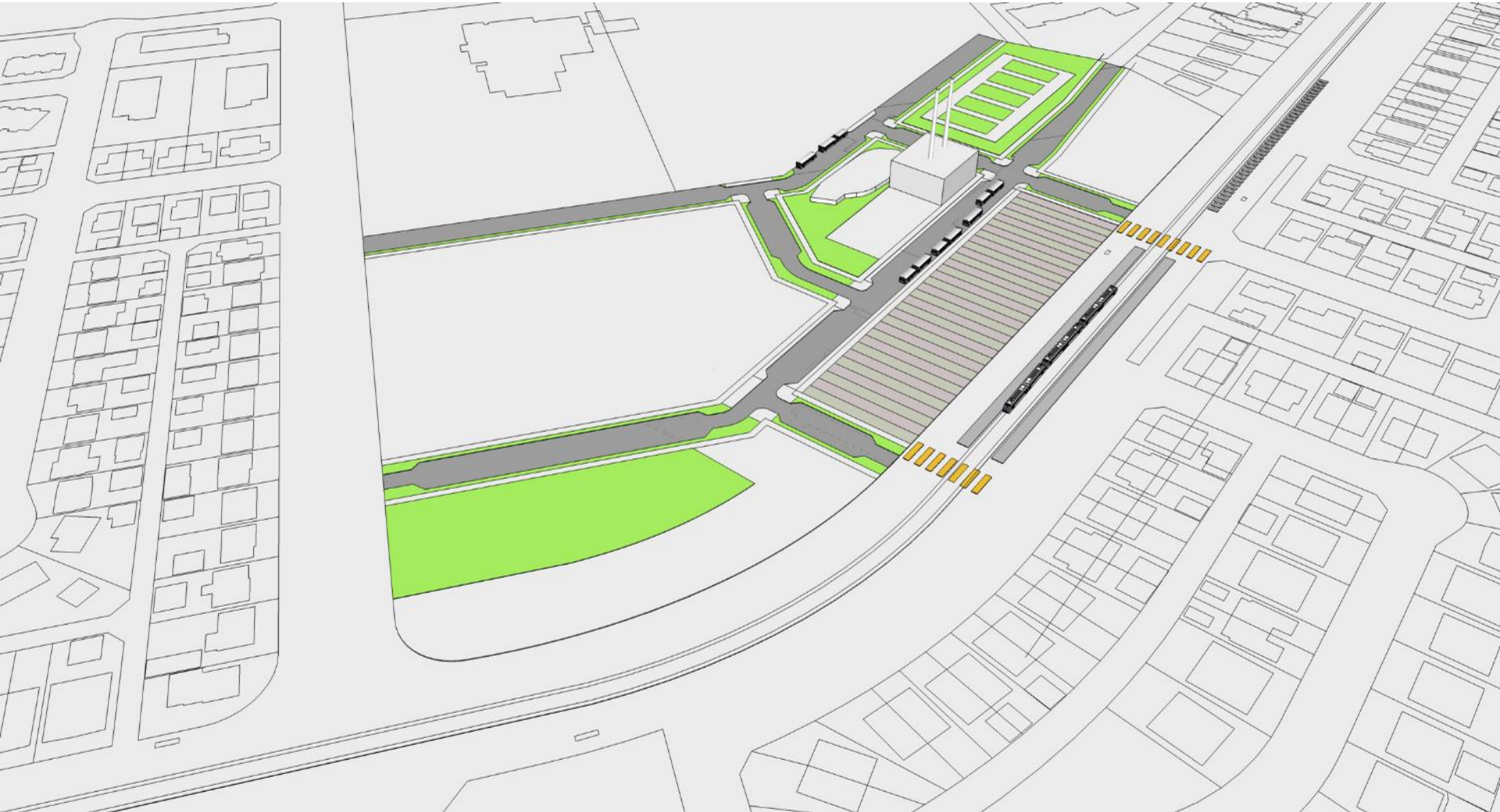
Green Spaces



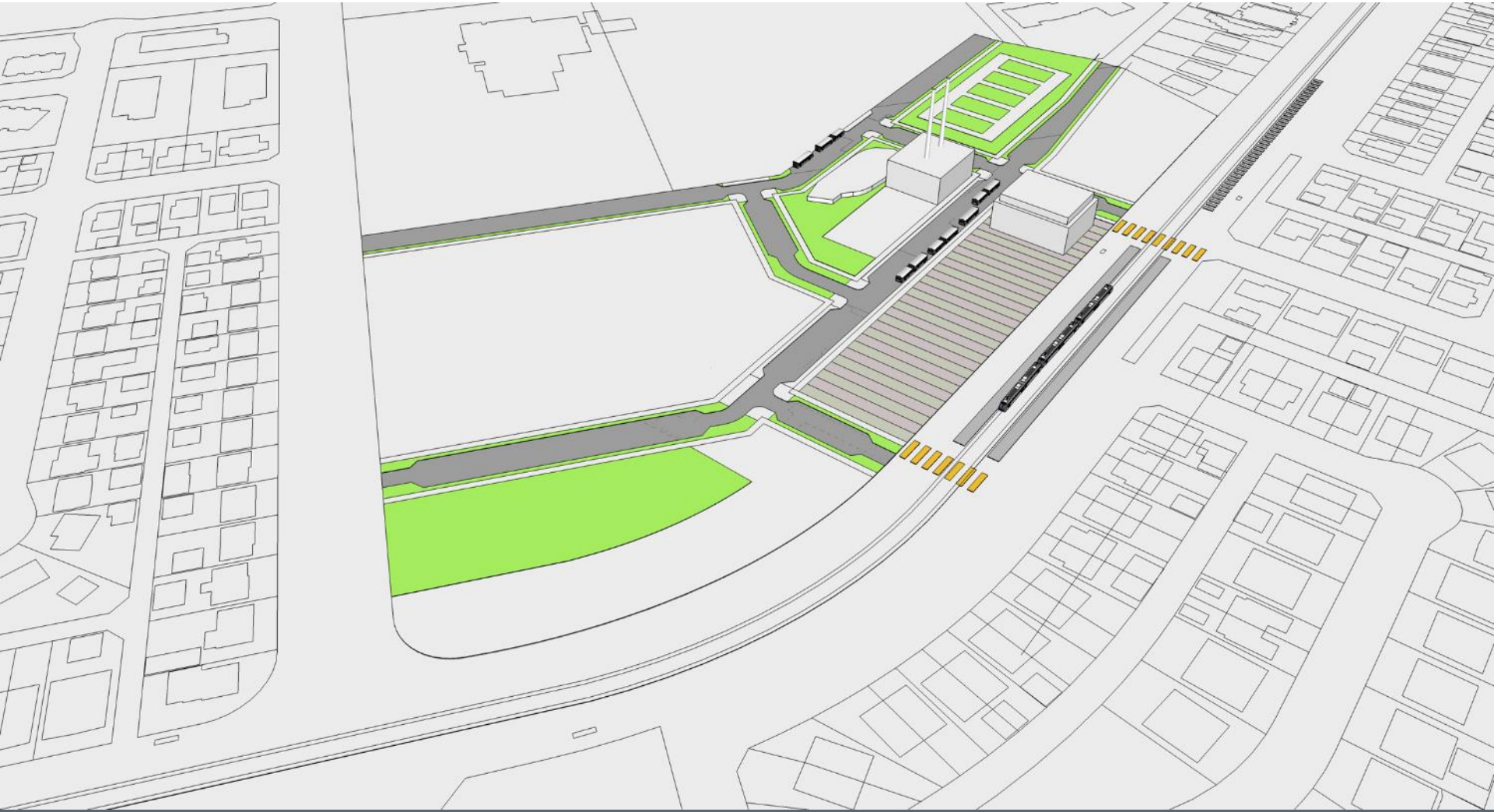
District Energy Facility



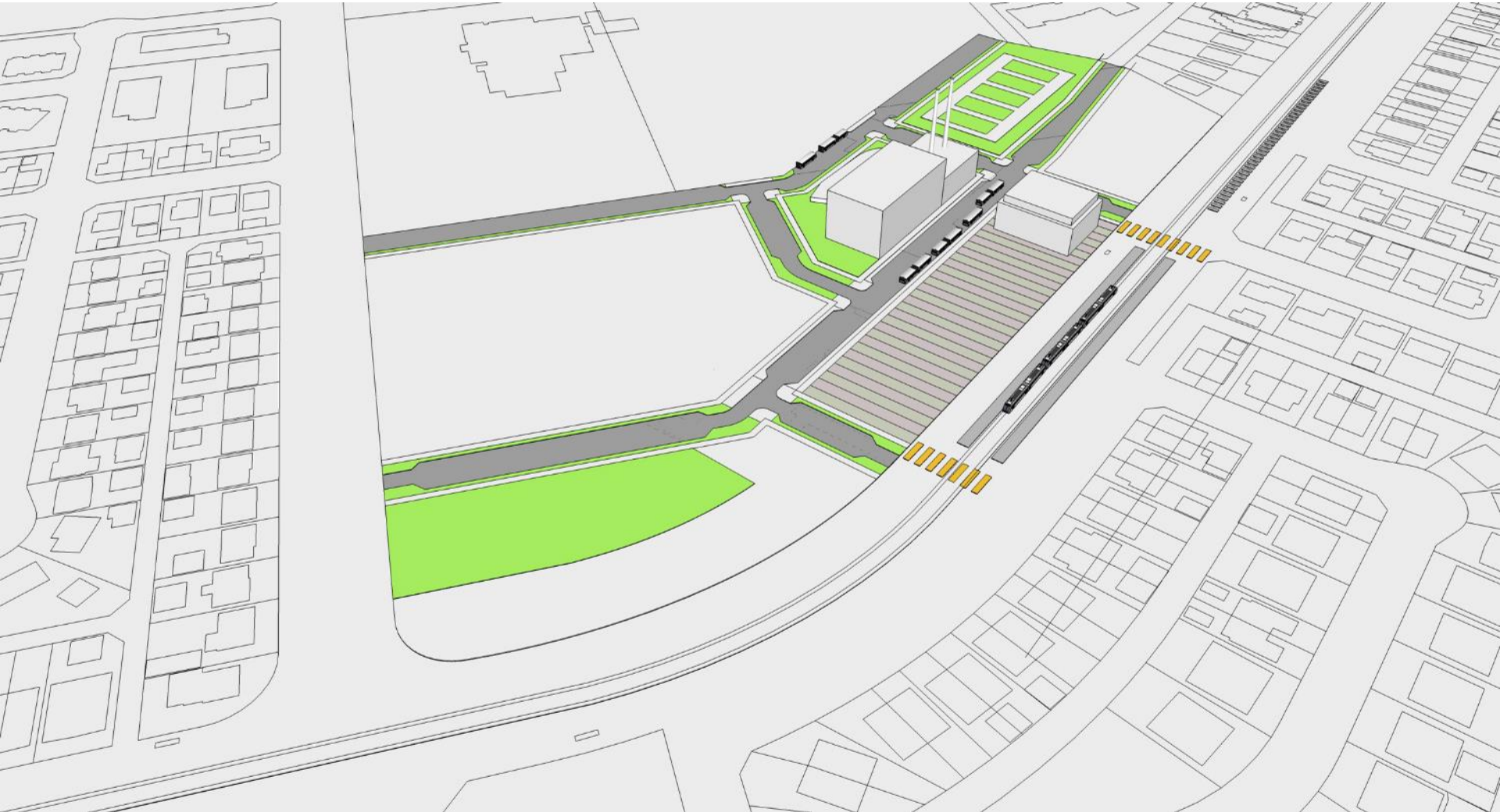
Tennis Courts and Skate Board Park



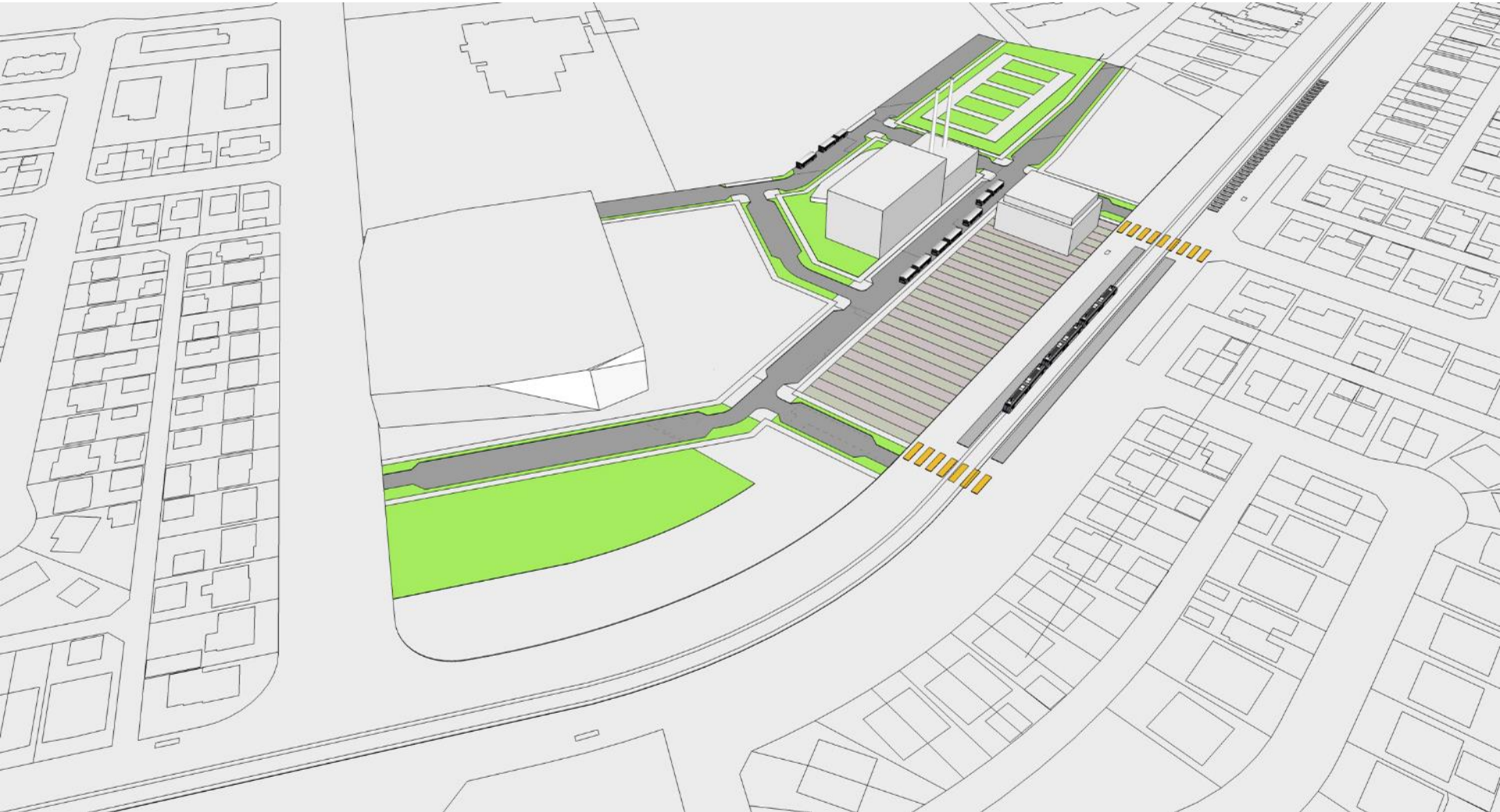
New Public Library



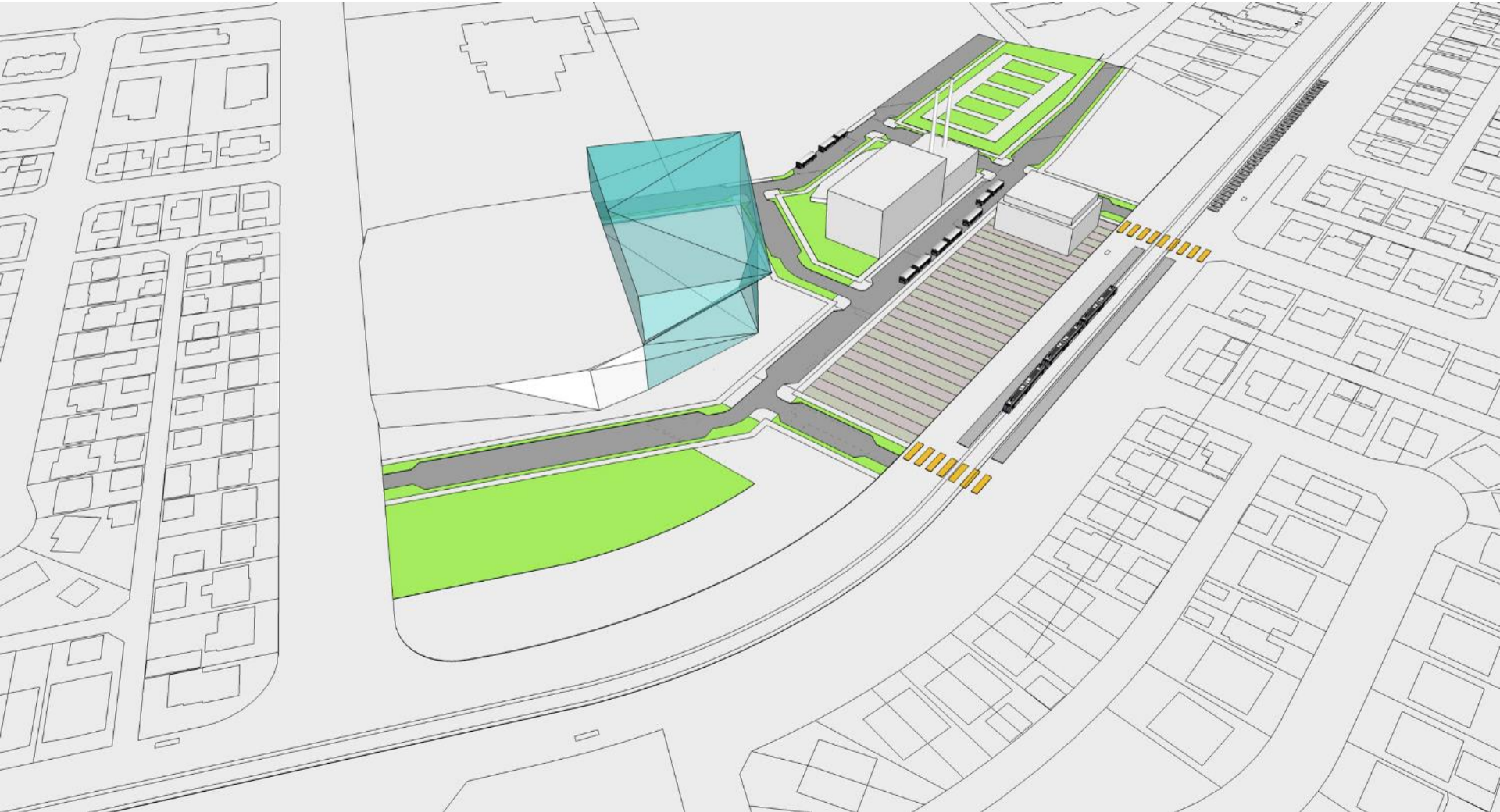
Street-level Retail and Community Health above



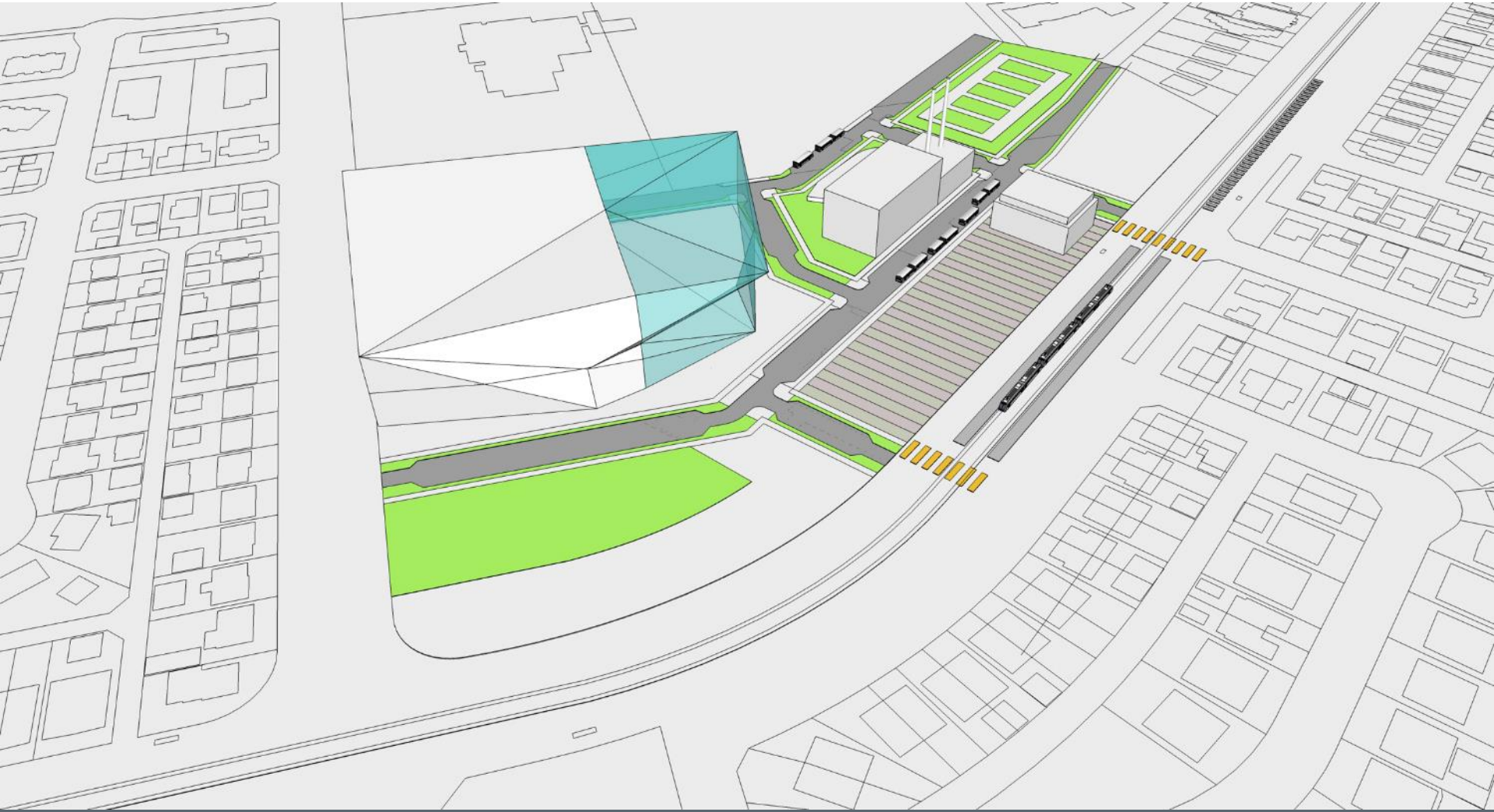
Twin Hockey Arena



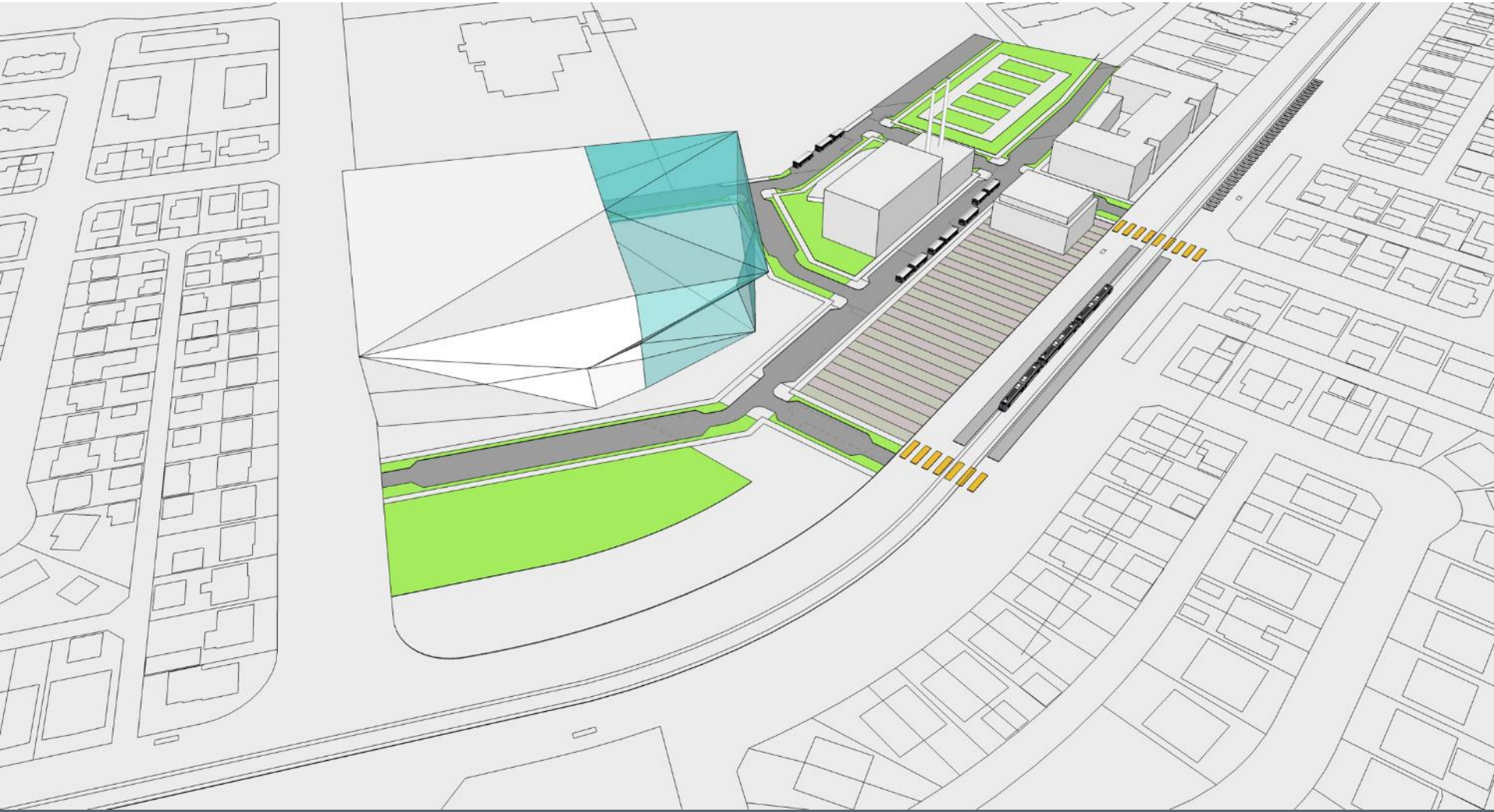
Aquatic Centre



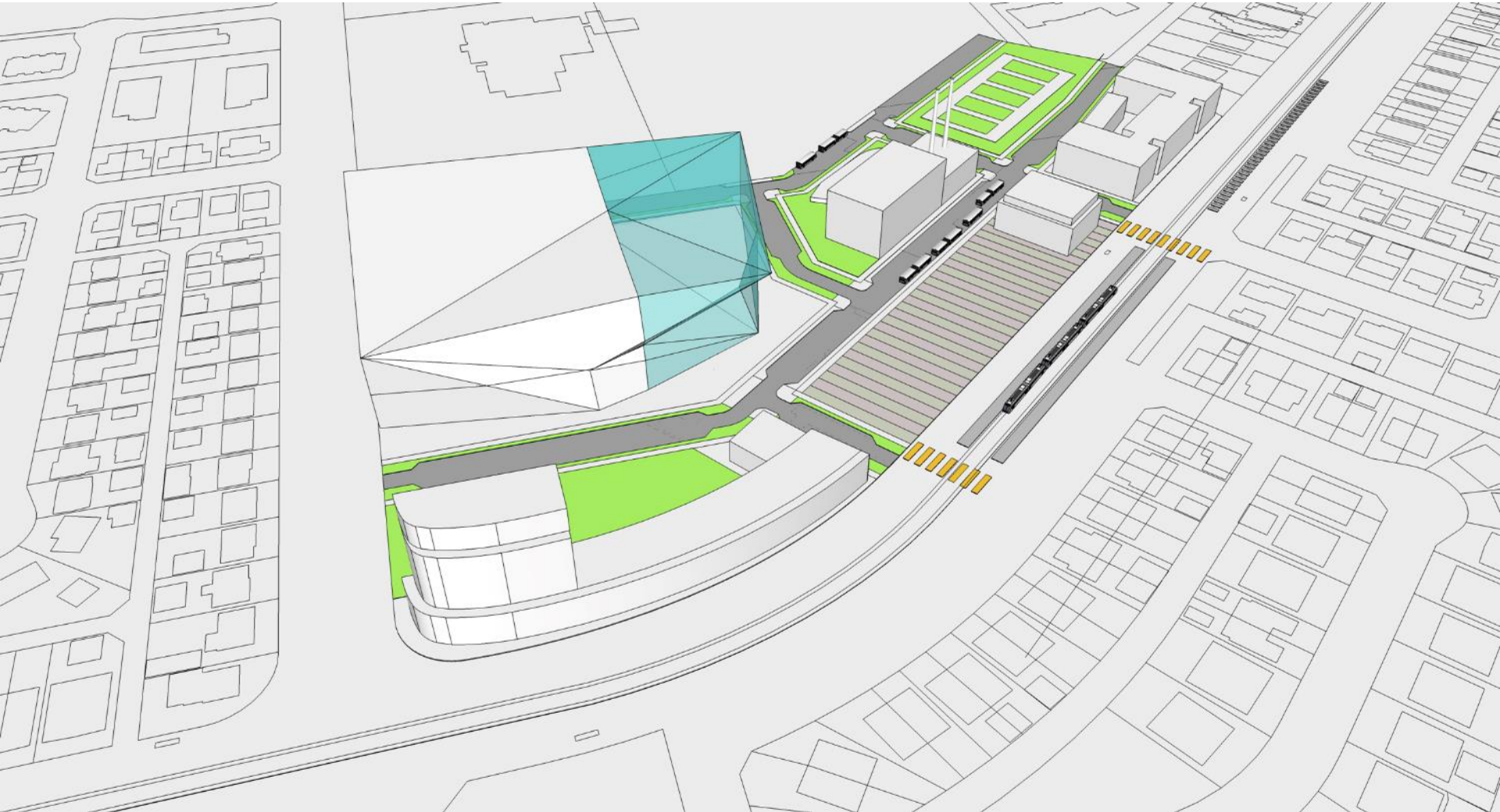
Community Gymnasium



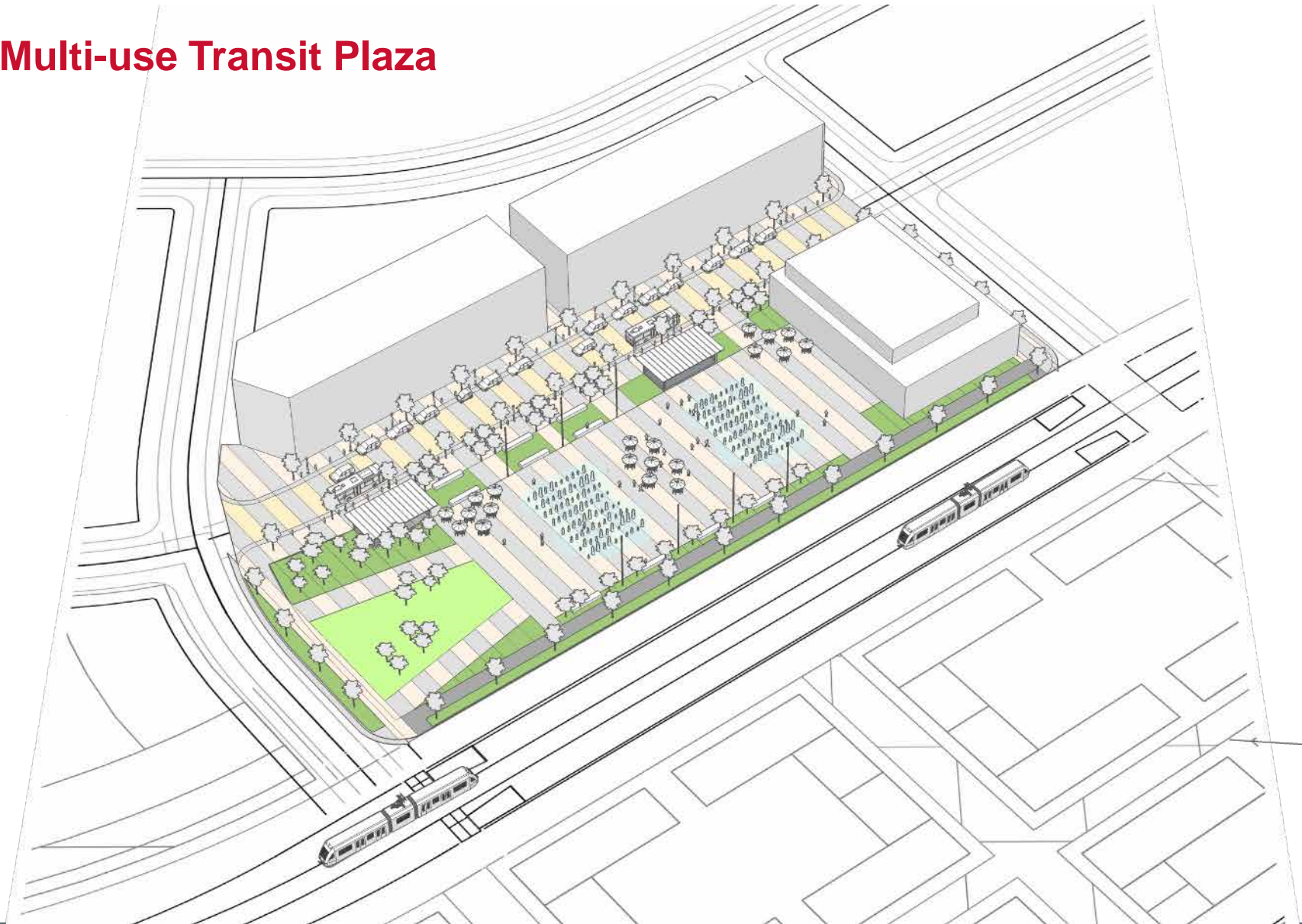
Rental Housing



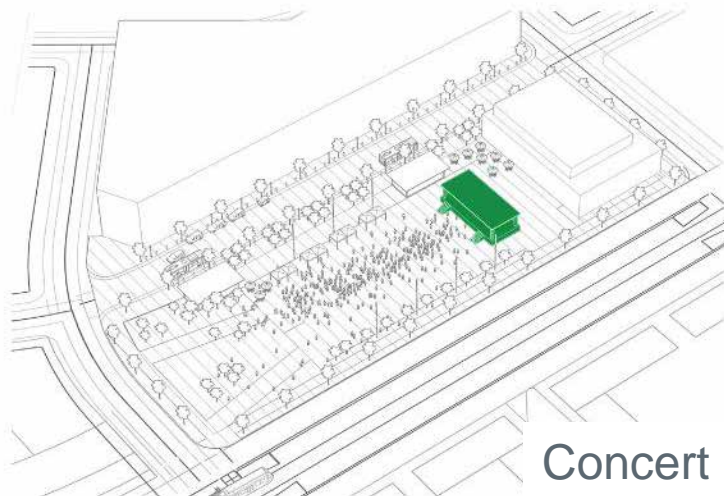
Market Housing



Multi-use Transit Plaza



Different Programs / Uses for the Transit Plaza



From the core, TOD ripples out to the rest of the community

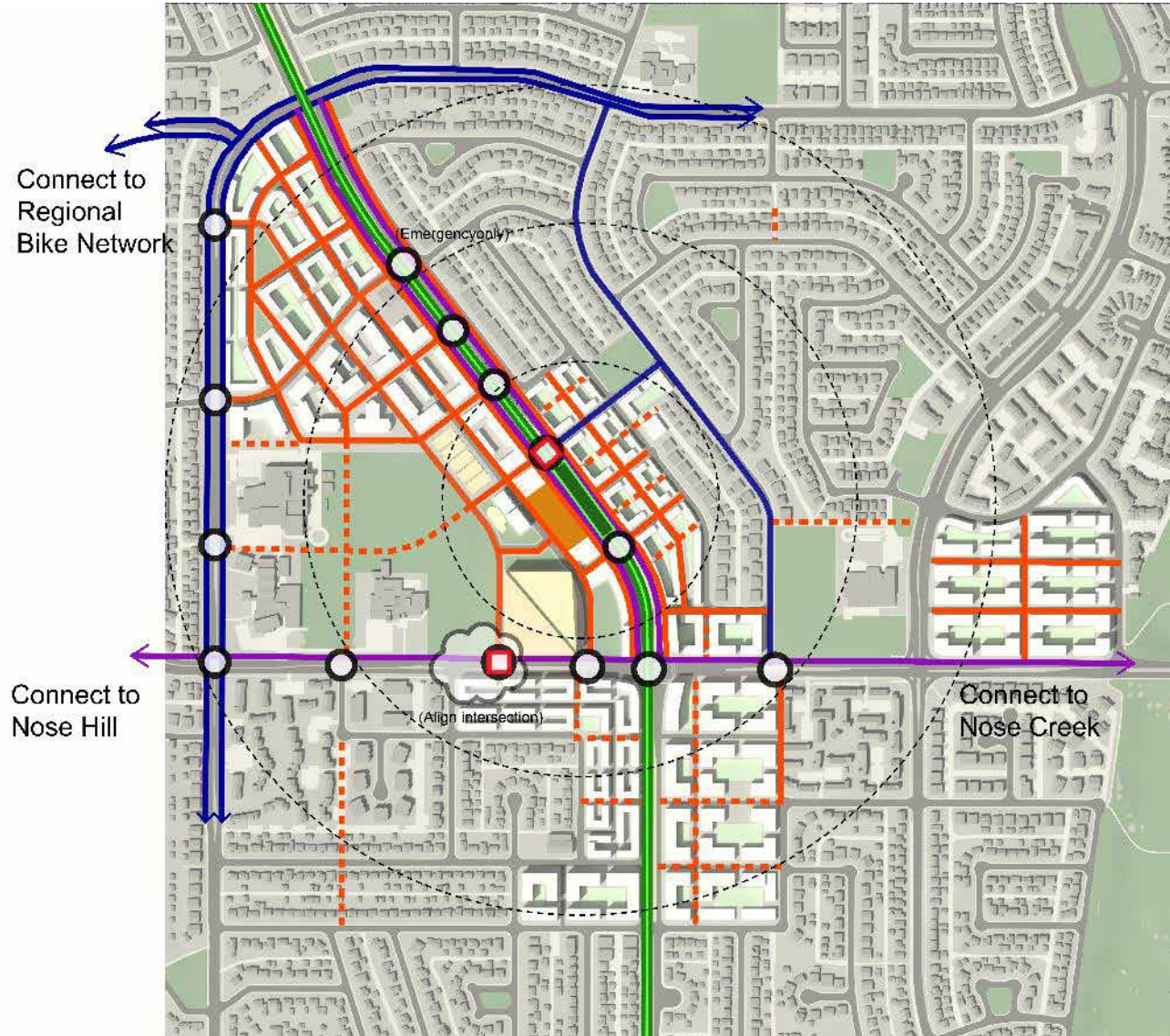


Transportation Plan Components



“T” Map

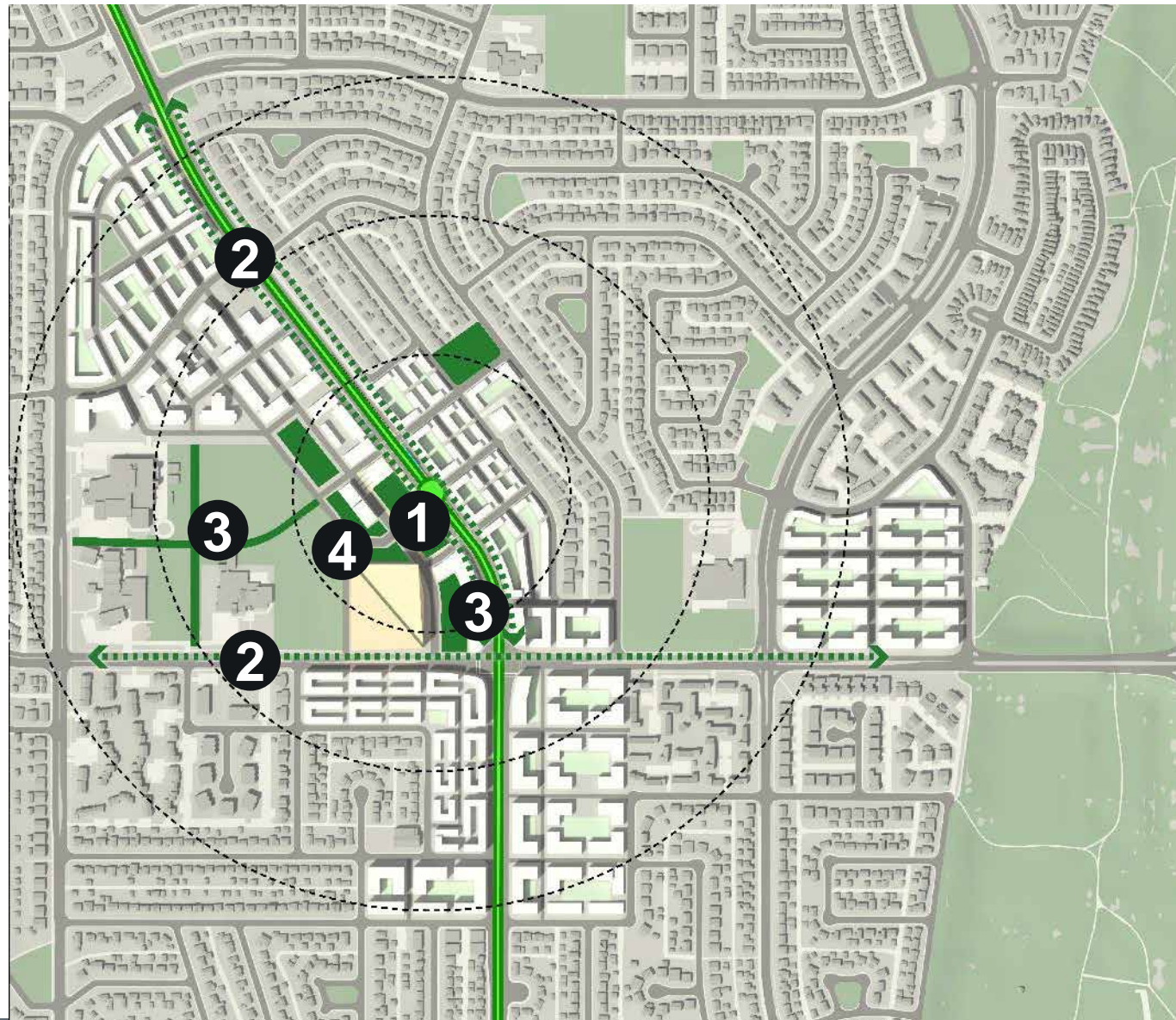
- 1 Connected Streets —
- 2 Transit Exchange —
- 3 Pedestrian Connections - - -
- 4 Bike Connections ←
- 5 Intersection Enhancements □ ○



Open Space Plan Components



“O” Map



- 1** Transit Plaza
- 2** Streetscape Enhancements
- 3** Enhanced Open Space
- 4** Improved Recreational Facilities

Development Plan Components





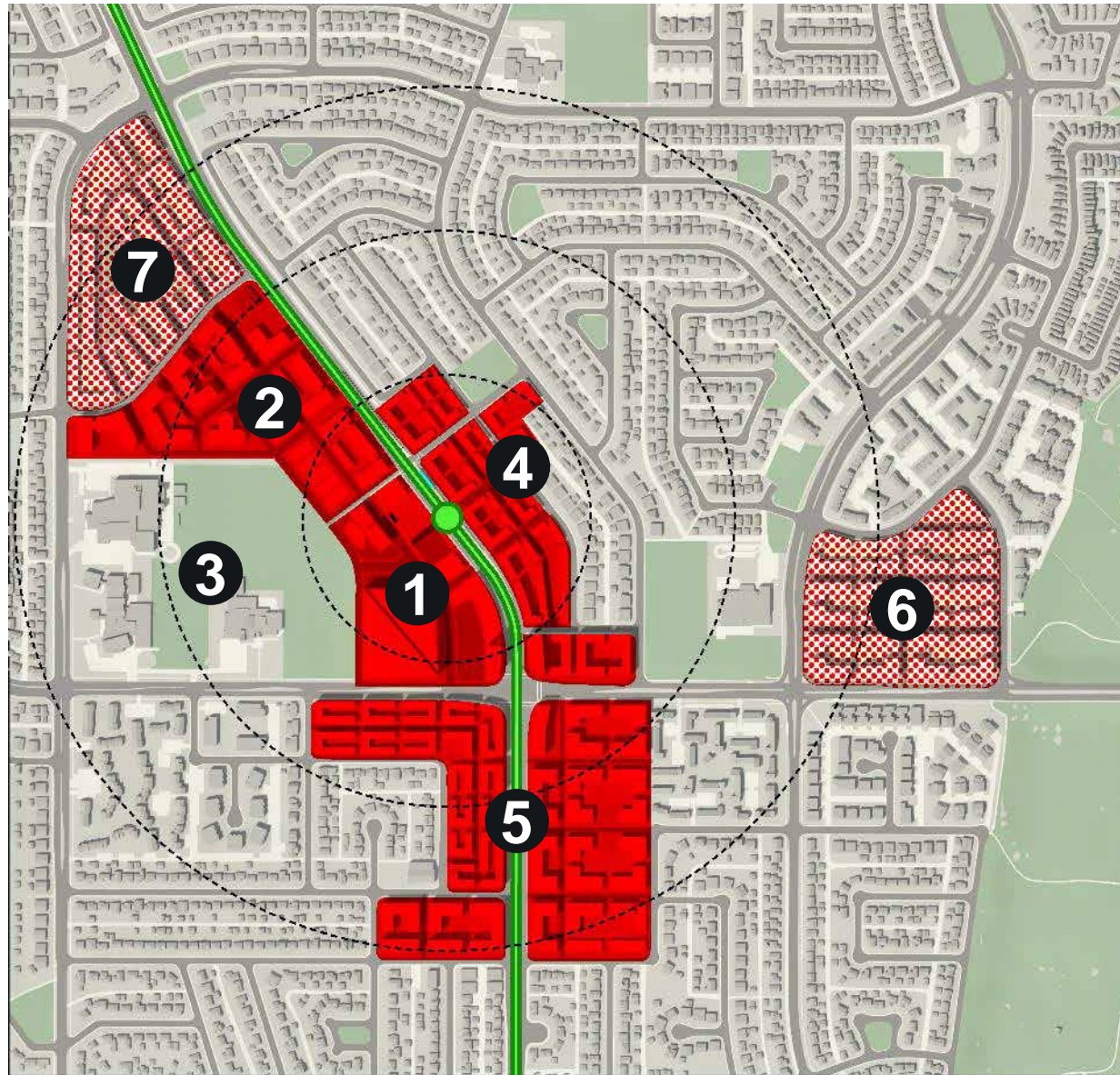
“D” Map

- 1 Community Heart
- 2 Village North
- 3 School Campus
- 4 Huntington Hills
- 5 Thorncliffe
- 6 4 Street NE
- 7 Superstore

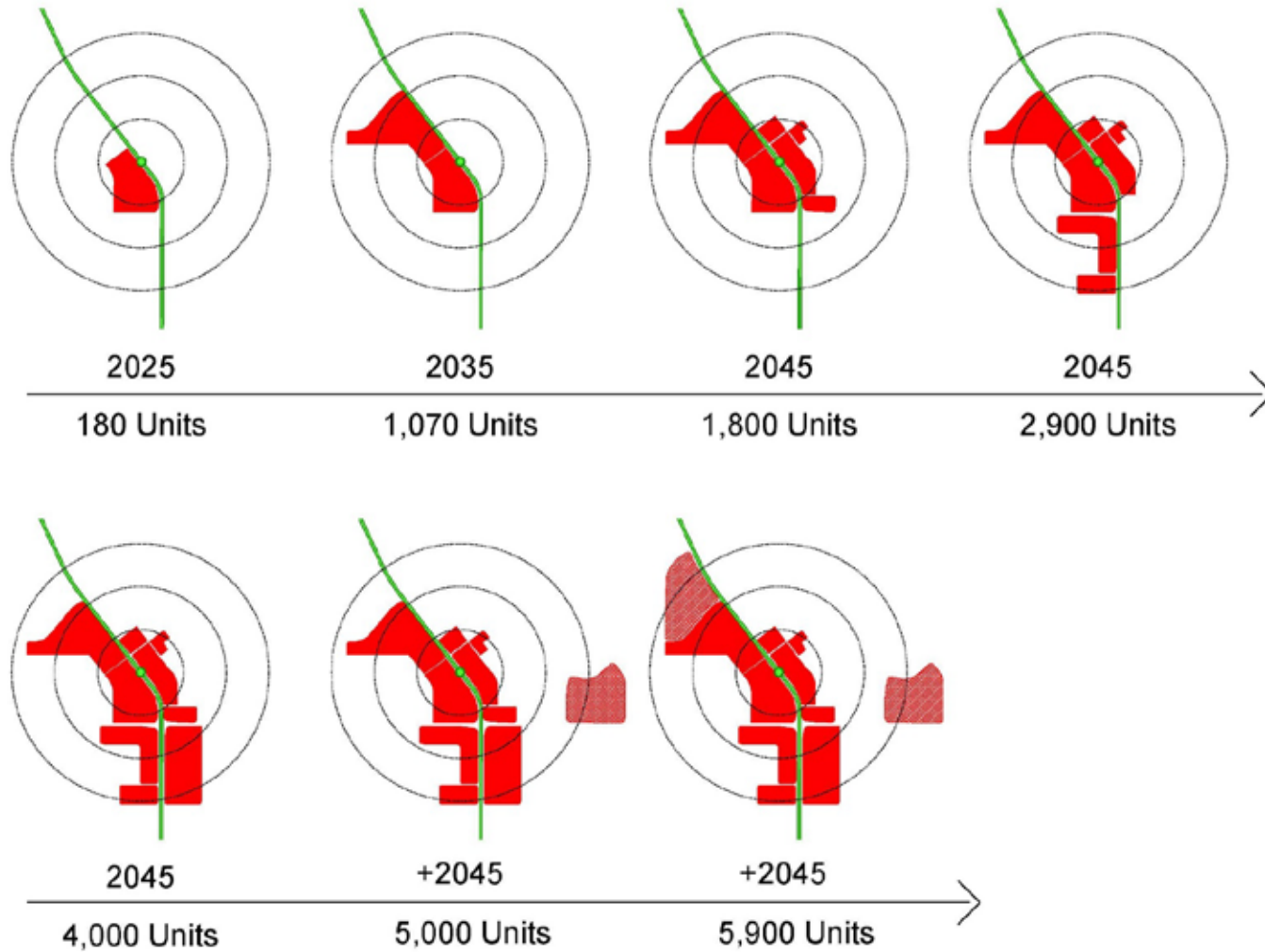
2025- 2045



Post- 2045



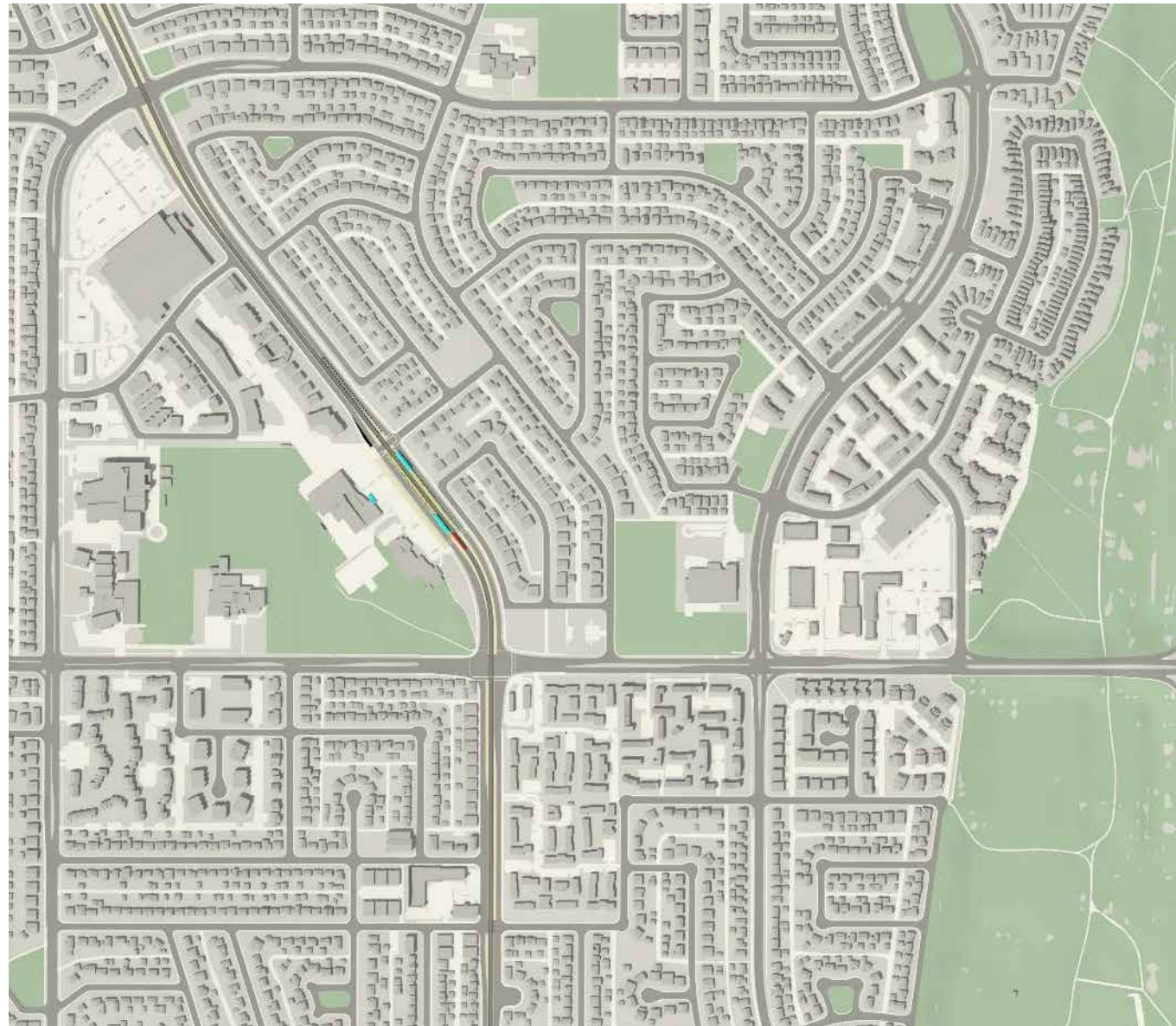
Illustrative Phasing



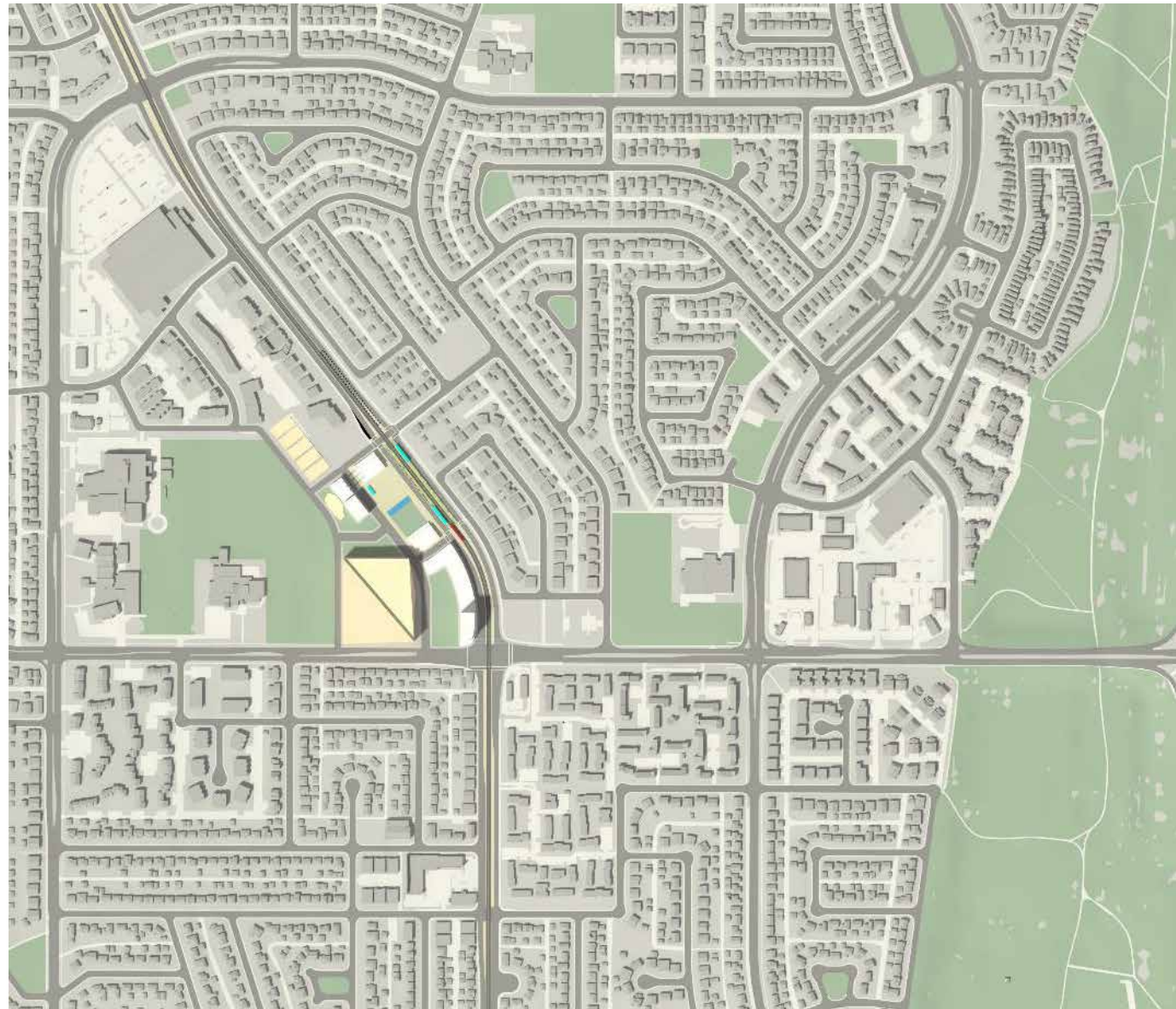
Concept Plan



Current condition

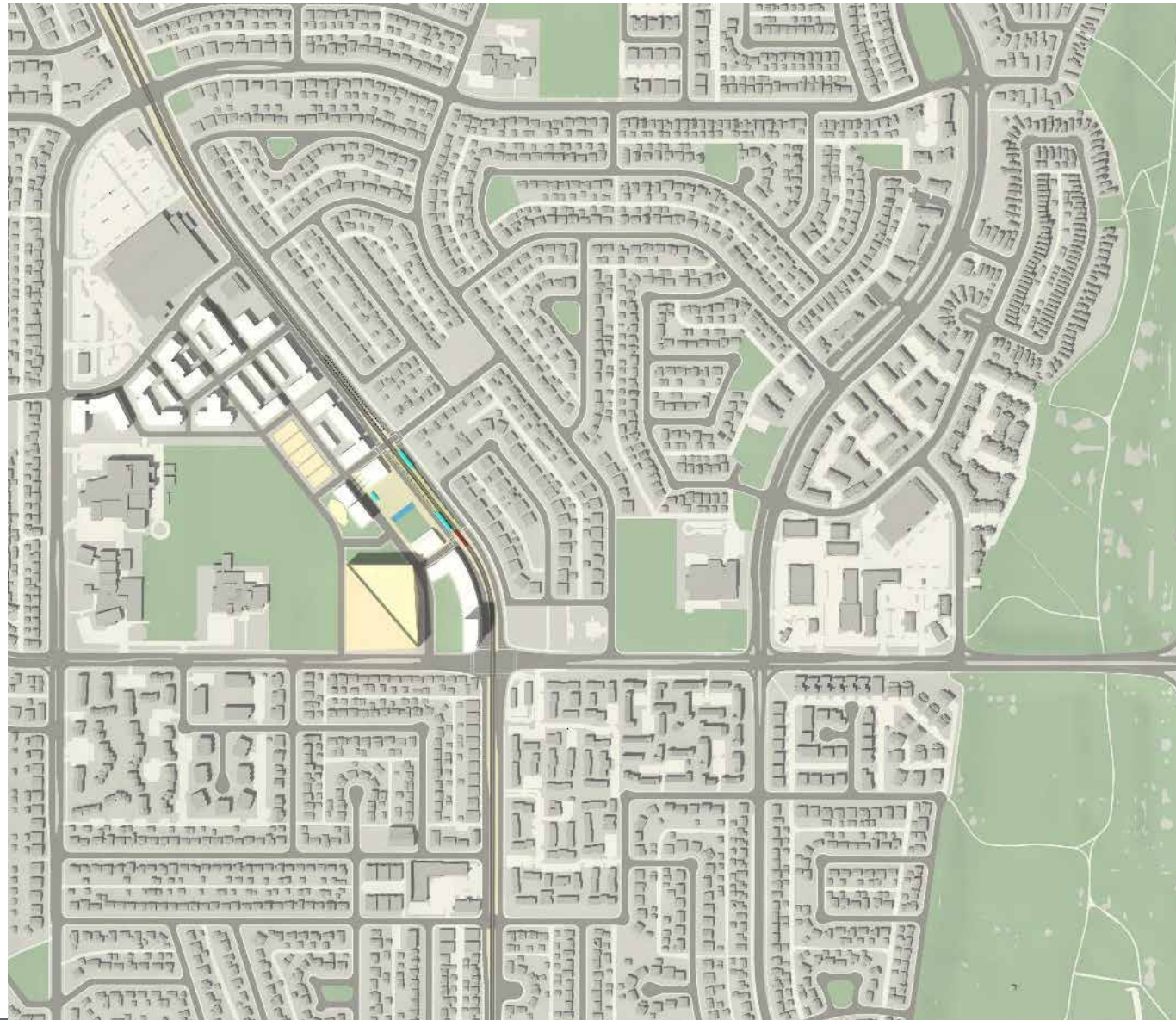


Phase 1 - 2025

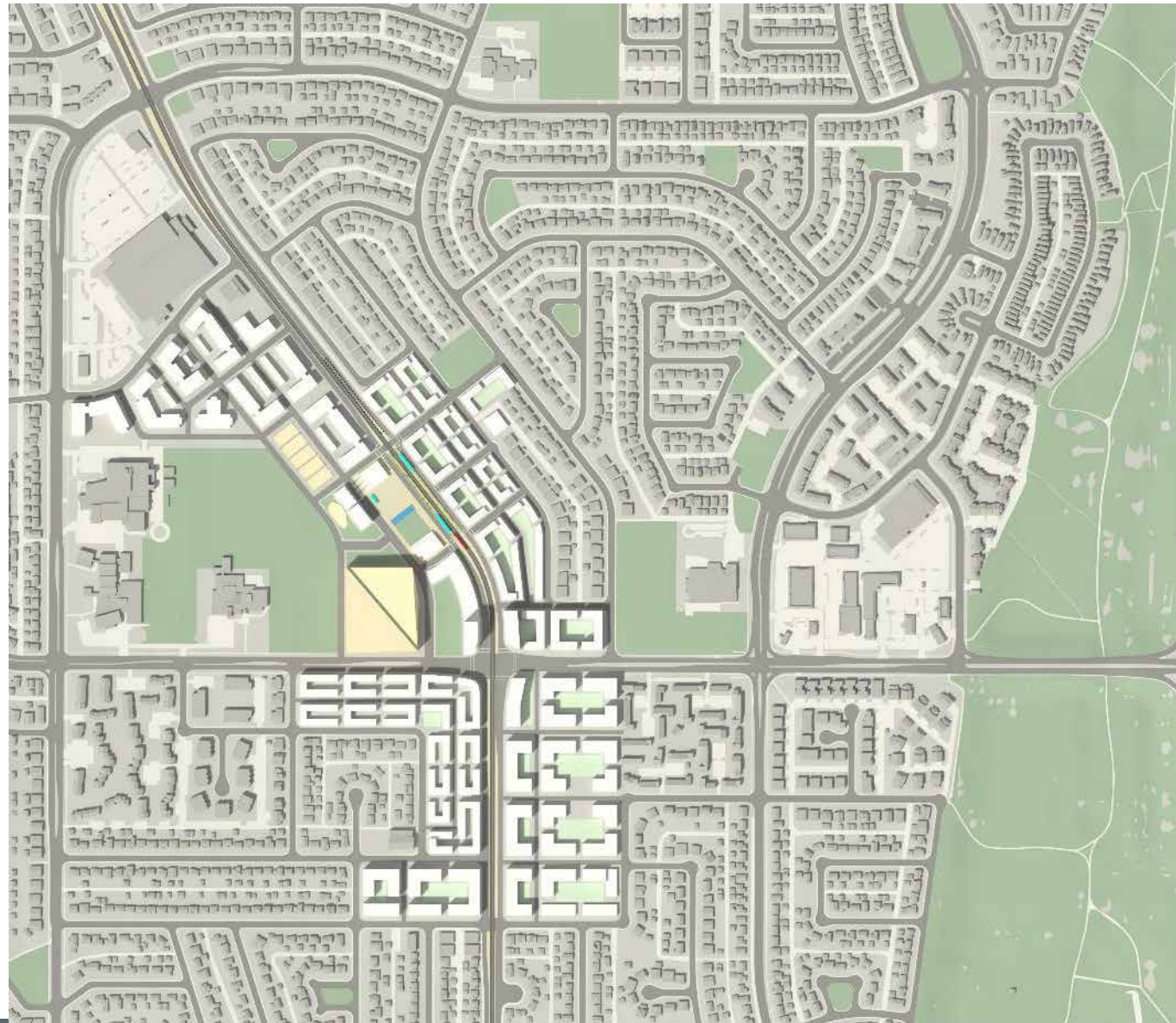




Phase 2 - 2035

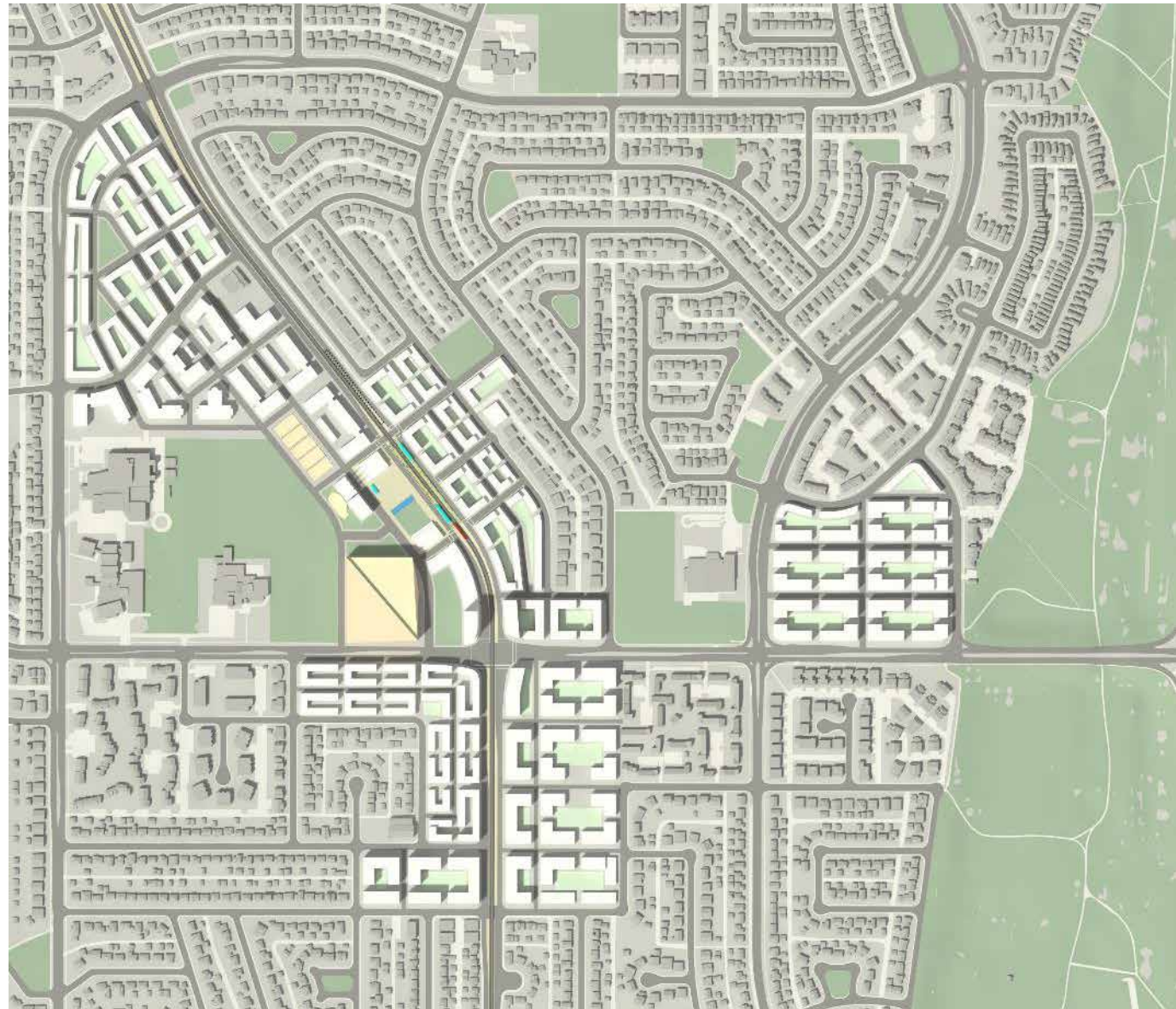


Phase 3 - 2045





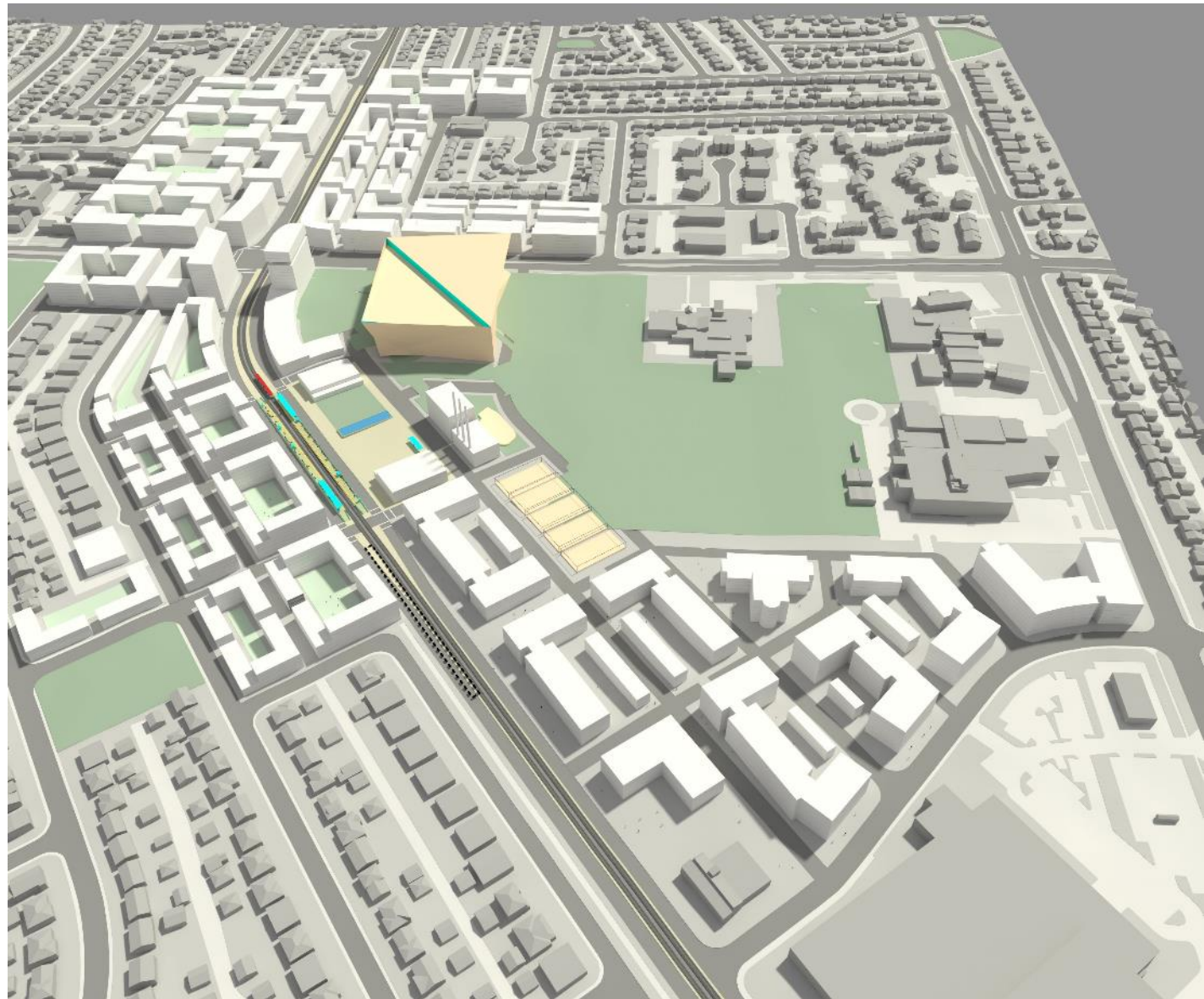
Phase 4 - 2045+



Overall view looking North



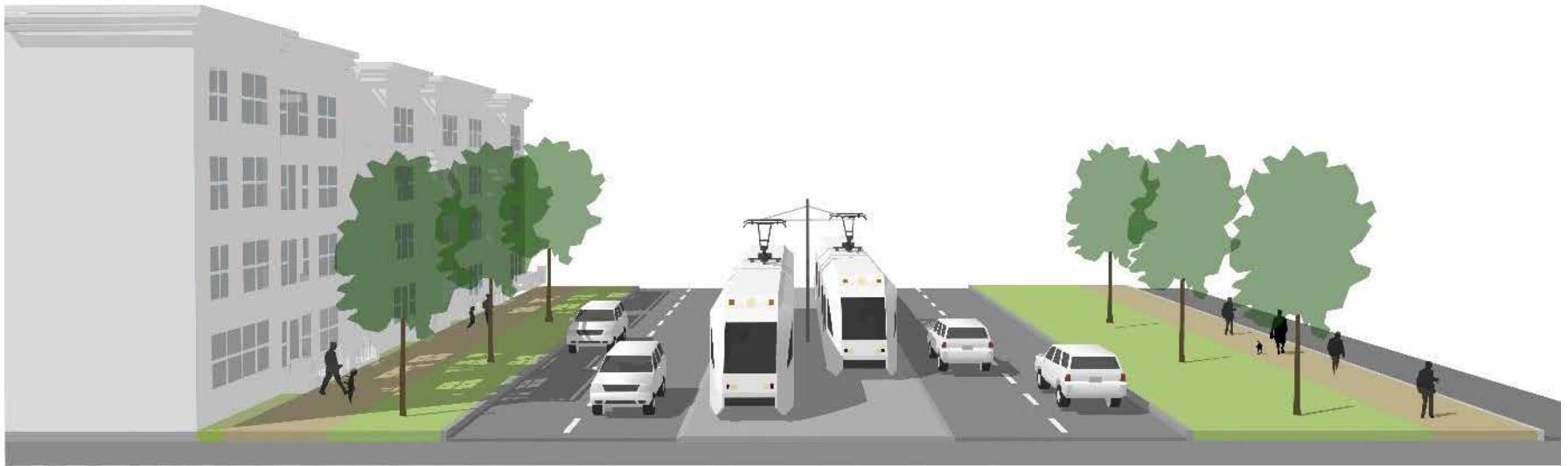
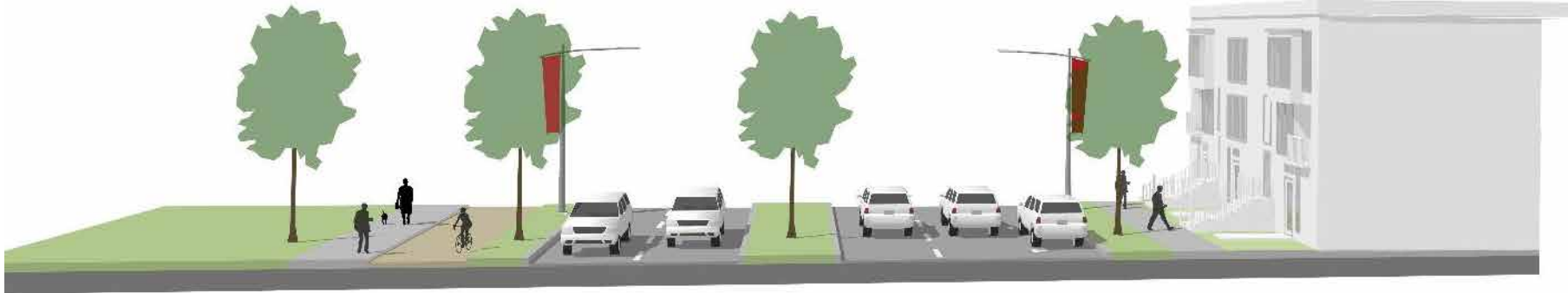
View looking South



Design Details and Illustrations



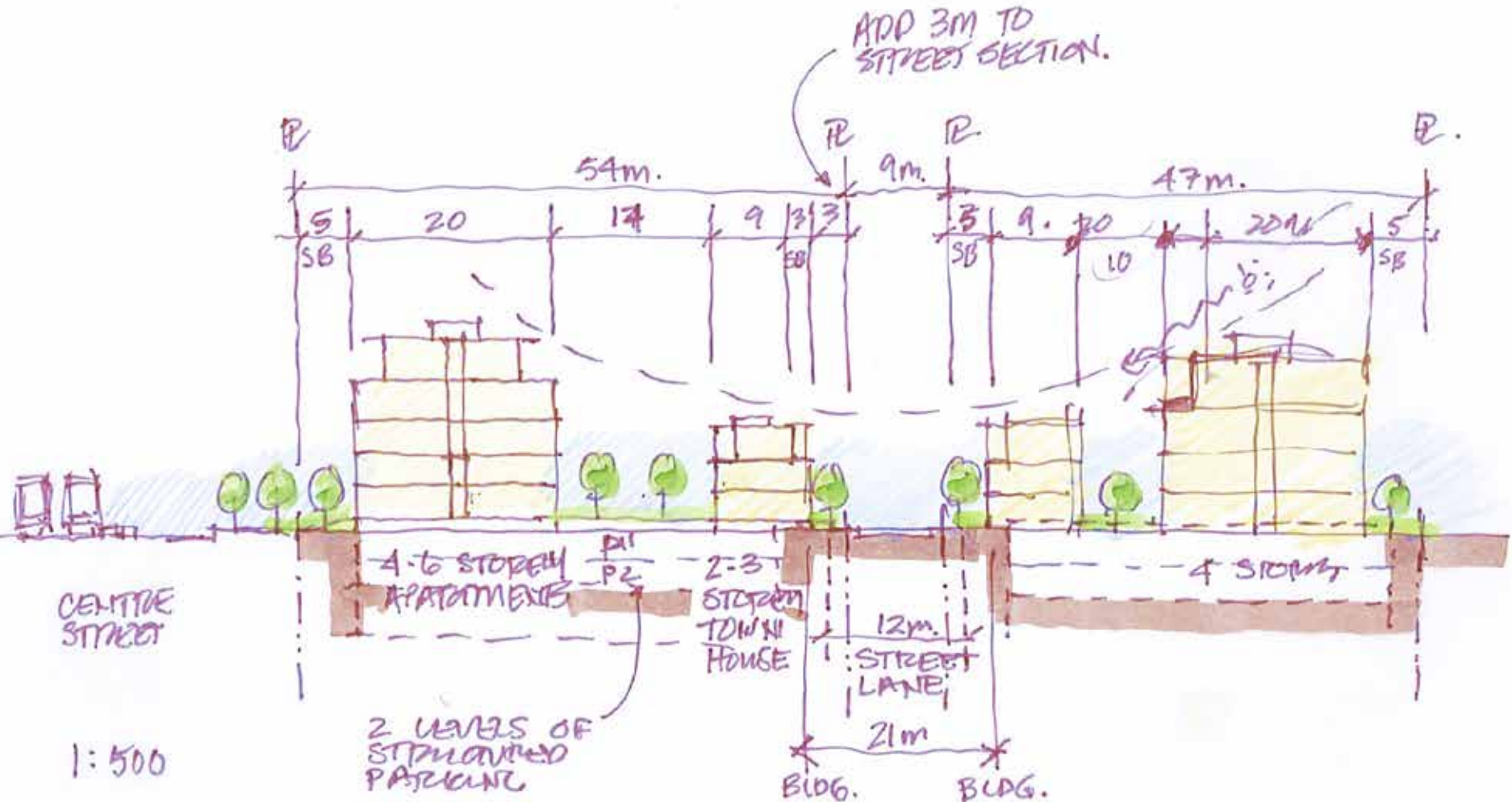
Illustrative 64 Avenue and Centre Street sections



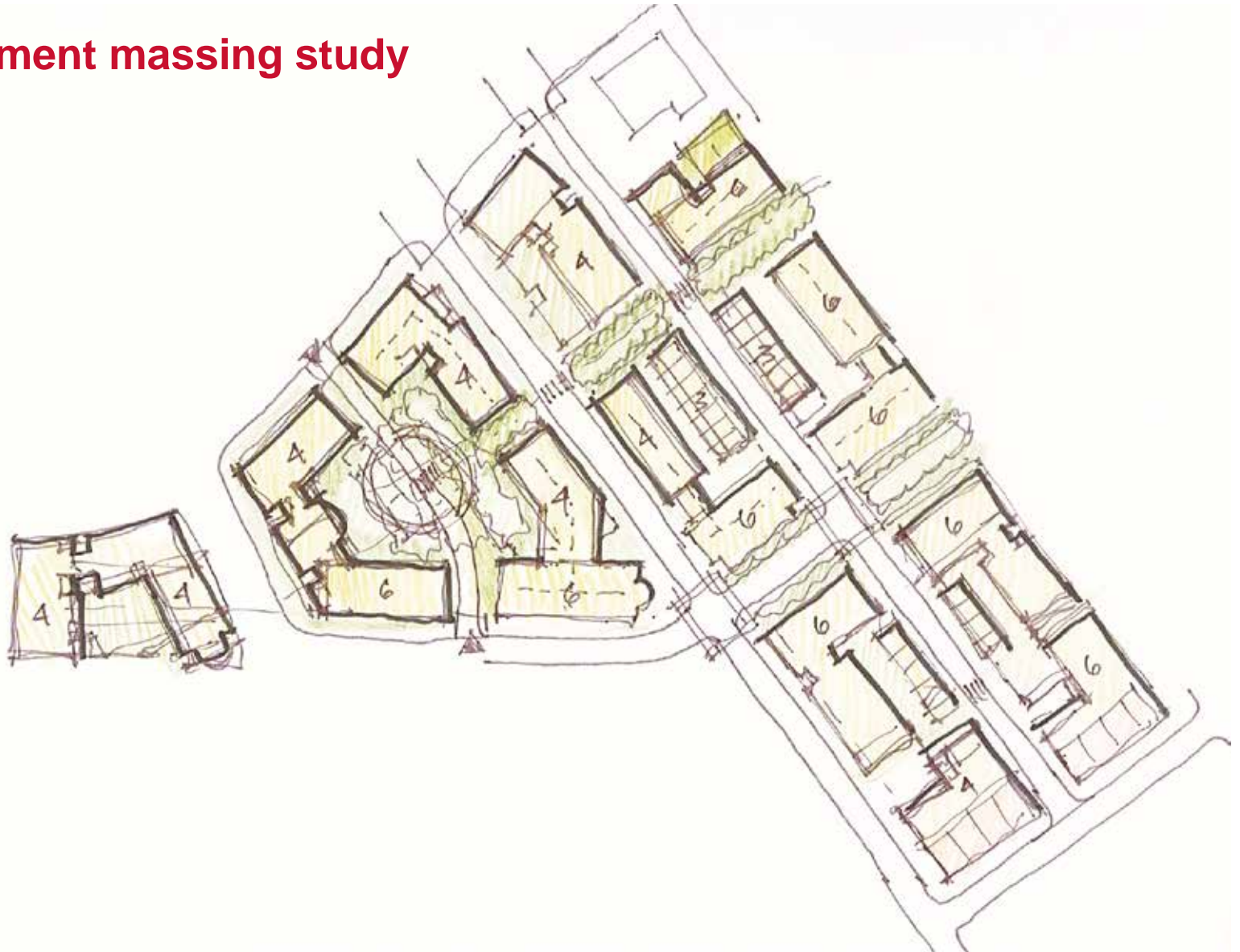
Illustrative internal Community Heart street section



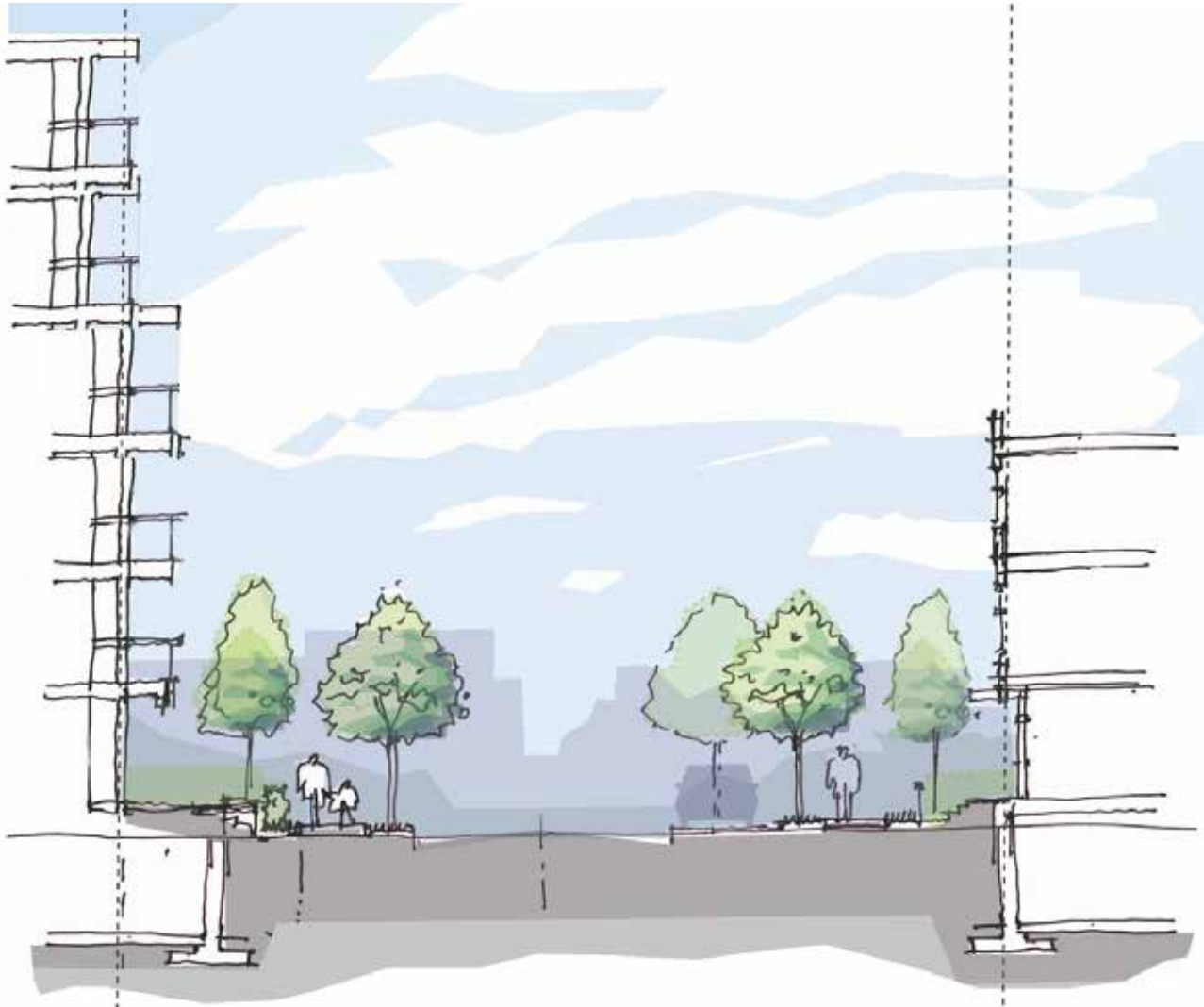
Development massing study



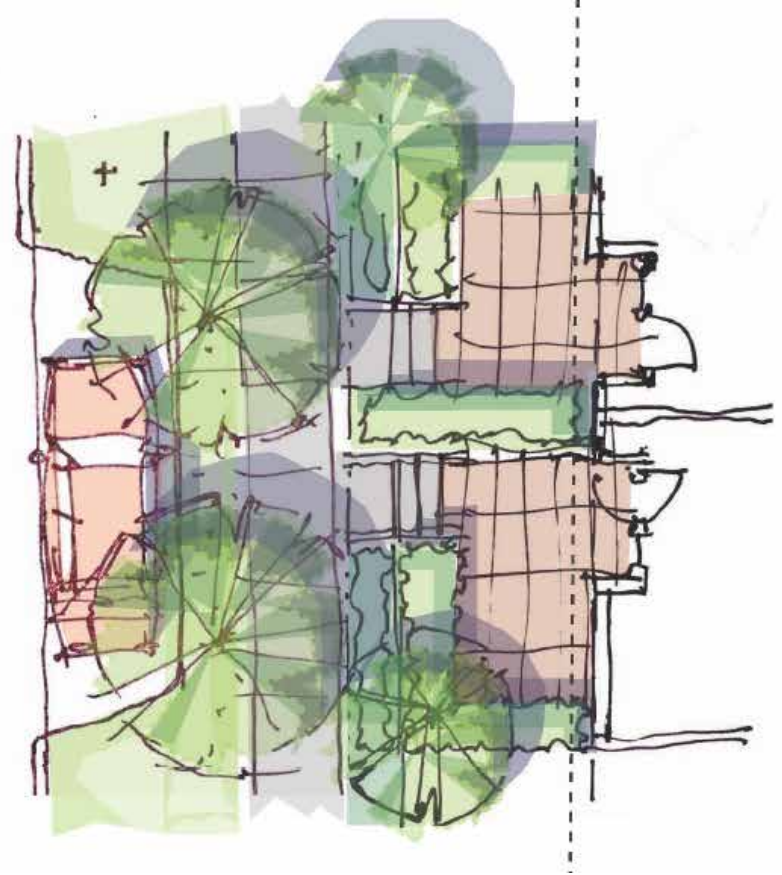
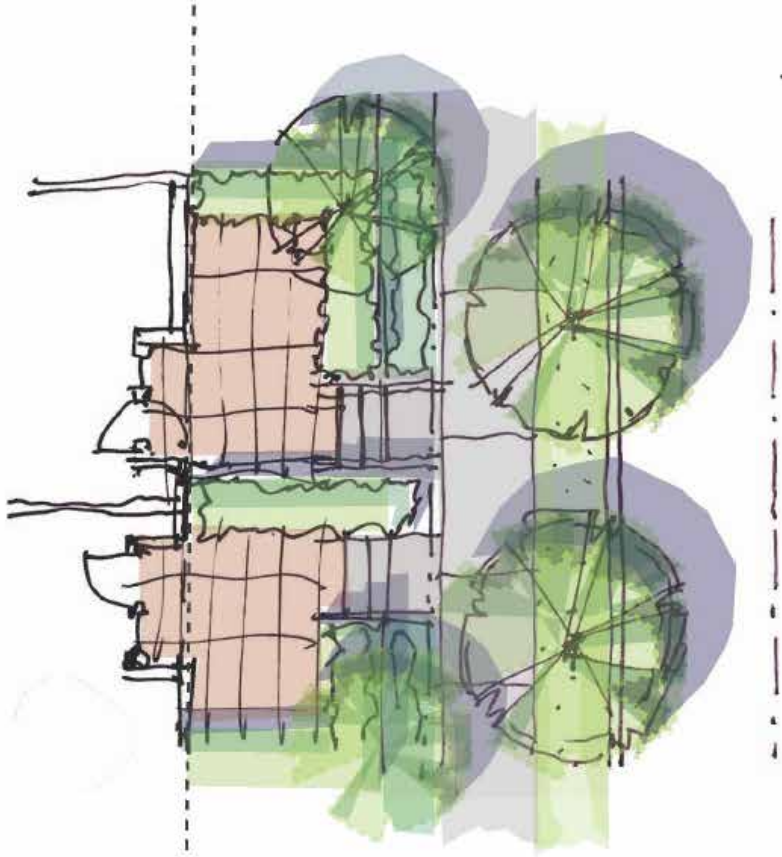
Development massing study



Illustrative street section study



Illustrative street section study



Illustrative Public Realm Plan



Photosimulation of plaza – what it could look and feel like!



Now

Photosimulation of plaza – what it could look and feel like!



With the Green Line LRT

Photosimulation of plaza – what it could look and feel like!



With the Plaza and Intermodal Exchange

Photosimulation of plaza – what it could look and feel like!



With the new Thornhill Recreation Centre

Photosimulation of plaza – what it could look and feel like!



With the new Public Library

Photosimulation of plaza – what it could look and feel like!



With the District Energy Facility

Photosimulation of plaza – what it could look and feel like!



With some Mixed-use / Residential Development

Photosimulation of plaza – what it could look and feel like!



With Mixed-use / Residential Development across Centre Street

Photosimulation of plaza – what it could look and feel like!



Future Vision

Where we are going next

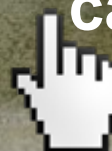
Aleem Nanji – City of Calgary



Next Steps

- Now: Refine and finalize TOD report
- Summer / Fall: Report back to Community
- Early 2017: Recommendations to Council
- 2017: Land Use Planning Policy
- 2017+: Green Line North Design
- 2018+: Land Acquisition

calgary.ca/greenline





Questions?



See You Soon!