

The Project Continues to Evolve!

Discussion on the redevelopment of the former Kelowna Secondary School (KSS) site continued April 30 with the second of three public forums. Around 75 people attended the open house to voice their opinions, debate concerns and show support for their favourite draft neighbourhood concept plan. The consultant team produced 4 concepts – the result of integrating sketched, written and verbal input gathered from the first public forum, in March, as well as from an online survey.

Forum 2 – Decision Time

The second round of public input was designed to choose a favourite between the 4 draft concepts. Since all 4 were designed based on public input, no one new which would be the favourite! The preferred concept is to be further developed into the final concept, based on updated public input. It will be unveiled at Forum 3, this summer.



The Process – Where We're At

The Central Green project has six phases. Forum 2 was in Phase 4:

- 1) Project launch
- 2) Background review and stakeholder interviews
- 3) Public forum 1 and initial design concept creation
- 4) Public forum 2 and design concept revision
- 5) Public forum 3 and final design creation
- 6) Concept delivery

We are now coming
up to stage 5!



Forum 2 Fun

The second public forum was held in four parts:

- 1) Neighbourhood concept browsing: people checked out the 4 concepts – the results of their input on what they wanted to see developed on the KSS/Central Green site.
- 2) Presentation of the four concepts: the consultant team gave an overview of how the concepts came to be and reviewed the features of each one.
- 3) Dot-mocracy: everyone voted for their top, second and third favourites using dot stickers (green=top, yellow=2nd choice, red=3rd choice). Dot-mocracy yielded some surprising results!
- 4) Discussion: after the preferred concept was identified, some discussion on the merits of the other concepts was held.



The Concepts

The four neighbourhood concepts were:

- | | |
|---|--|
| 1) City block: a site arrangement that reconnects the streets through the site and hosts a large playing field on the southern portion of the site. Higher buildings are placed along Harvey Street. | 2) Uniform Density: a design that reconnects some of the streets and distributes buildings all over the site so that there are no high rises. The park space is arranged in small parcels. |
| 3) Tower and Podium: an option that focuses on high rise buildings on the northern portion of the site, keeping the southern portion of the site largely free for a large open space. | 4) 'Organic' Concept: a free-form concept with building density in the northern portion of the site, and mid-rise buildings and community park spaces in the southern portion. This concept addresses sustainability issues most comprehensively. |

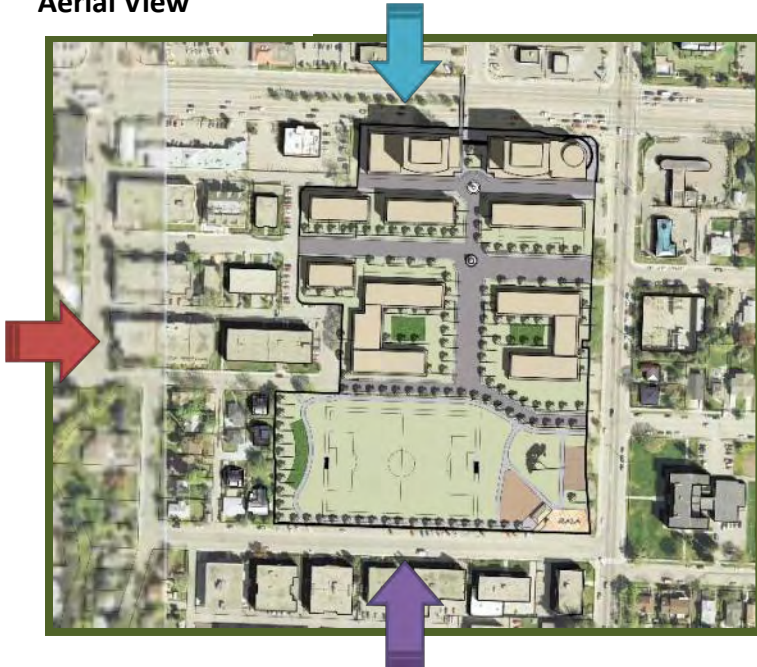
The four concepts have different qualities, but all include a strong focus on sustainability:

- A reduced parking requirement (underground parking predominates).
- 8.5 acres of developable area; 5+ acres of park and open space.
- Buildings that have southern orientation to maximize solar exposure.
- 100% on-site infiltration of storm water.
- A mix of building types and uses.
- 20% affordable housing.
- Public gathering places and pedestrian-oriented layout.



1 City Block Concept

Aerial View



View from North



View from South



View from West



View from Southeast



View from Southwest



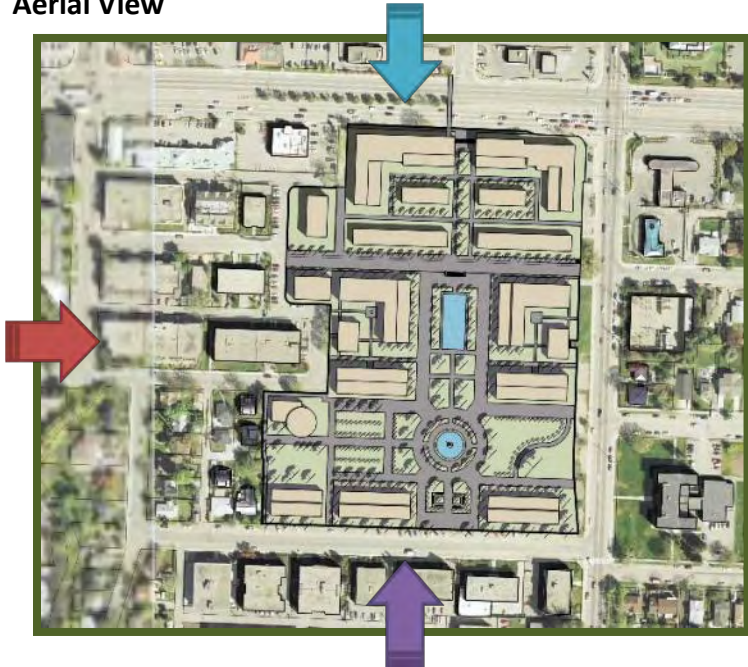
View from Northeast



View from Northwest

2 Uniform Density Concept

Aerial View



View from North



View from South



View from West



View from Southeast



View from Southwest



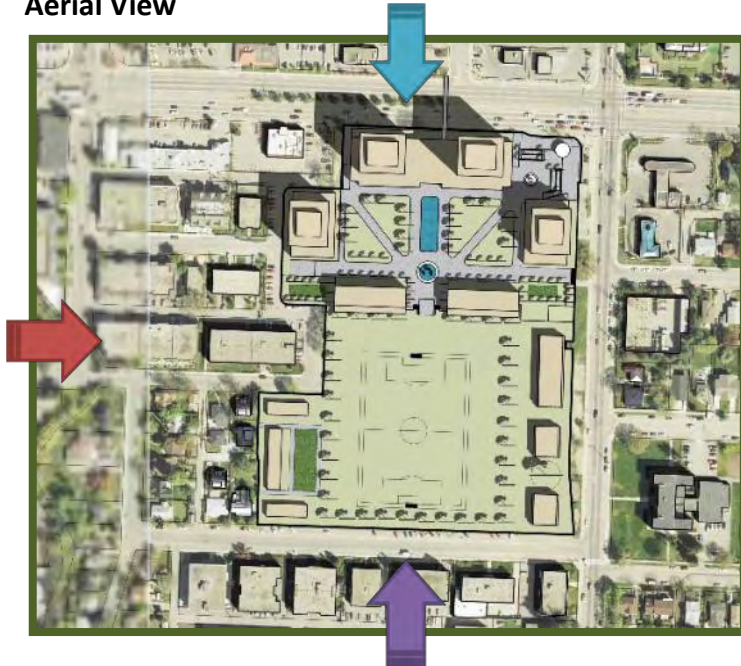
View from Northeast



View from Northwest

3 Tower and Podium Concept

Aerial View



View from North



View from South



View from West



View from Southeast



View from Southwest



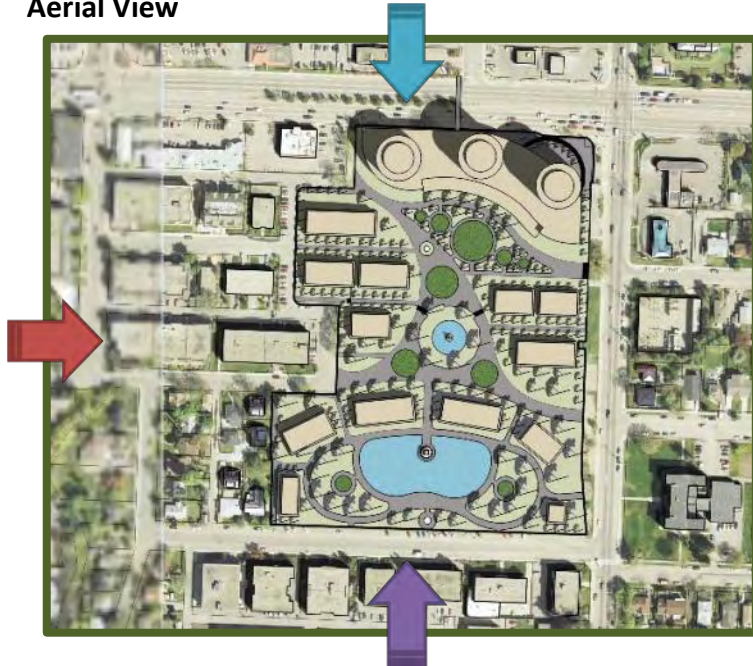
View from Northeast



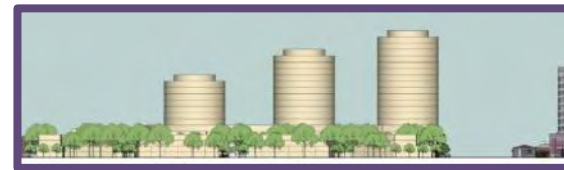
View from Northwest

4 Organic Form Concept

Aerial View



View from North



View from South



View from West



View from Southeast



View from Southwest



View from Northeast



View from Northwest



What People Thought

Here are summaries of participants' comments on each neighbourhood concept:

City Block:

- Diversify public spaces
- Integrate more green space/gardens/shade
- Limit vehicular access
- Increase pedestrian orientation
- Combine elements from Organic concept with this concept

Uniform Density:

- density is too low
- need more park and green space
- boring/ghetto look
- need more community space/buildings
- varied opinions on density and private vs public spaces

Tower and Podium:

- break up field into diverse & amenable public space/gardens
- like the advantages of density, but beware increased traffic
- like the advantages of housing around park
- calm traffic on all streets
- add elements of Organic concept

Organic Form:

- Like community gardens and open space design
- Like people-friendliness, encourages interaction & walking
- Too much water – more human-oriented park/green space
- Would like lower density adjacent to existing residential
- Mixed reviews on organic form (roundness, curves); mixed reviews on density, though majority in favour, recognizing that some high density allows for open/green space and lower density elsewhere on the site



The Results are In

The results of dot-mocracy: the preferred choice is the 'Organic Form' concept!

The second choice is the Tower and Podium concept. These two choices indicate, among other things, that citizens want to see denser development in Kelowna.

# votes/concept	1 st choice	2 nd choice	3 rd choice
City Block	7	8	13
Uniform Density	9	9	15
Tower and Podium	6	29	18
Organic Form	43	15	2



Between Forums 2 and 3

Now that the public has made a clear choice about the preferred design for Central Green, the consultant team will further develop the 'Organic Form' concept into a final design. Additions, subtractions, changes and rearrangements will be made based on public, stakeholder and city staff input. The result will be a neighbourhood design made by Kelowna citizens!

On May 12 Kelowna City Council endorsed the Organic Concept for further refinement.

Outland Design Landscape and Architecture will work with the design team to further develop the Central Green park plan. They will present 3 concept plans to the public at an open house on June 19. Public input will guide the choice of the final park concept to be integrated into the Central Green neighbourhood plan!



Forum 3: What it's All About

Forum 3 will be the unveiling of the final neighbourhood design concept. Similar to the first two forums, Forum 3 will have workshops during the day for stakeholders and city staff, and a public open house during the evening. This final open house is the public's last chance to weigh in on the concepts with the consultant team. Forum 3 is all about having your final say!

See you at Public Forum 3 this summer!

(Date, time and location to be determined)

