

## The Project

The City of Kelowna is leading development of a five hectare site in the South Central community adjacent to downtown. Creating a redevelopment concept for the former Kelowna Secondary School (KSS) site got under way March 11 with the first of three public forums. Now called Central Green, the site's future design will be created by a team of consultants, drawing heavily on public input.

The project team is led by BKDI architects, from Calgary. Sustainability Solutions Group, a national sustainability consultancy, BTY costing consultants, in Calgary, and Kelowna firm Garry Tomporowski Architects round out the team. The aim is to design a site concept based on public input, sustainability goals and innovative urban design principles that will guide development of the site.



## The Process

The Central Green project has six phases:

- 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 4!



## Stakeholder Interview Results

One of the first tasks was to identify key stakeholders – representative citizens who would have an enhanced level of input throughout the project. Through stakeholder interviews, the following issues were identified in Kelowna:

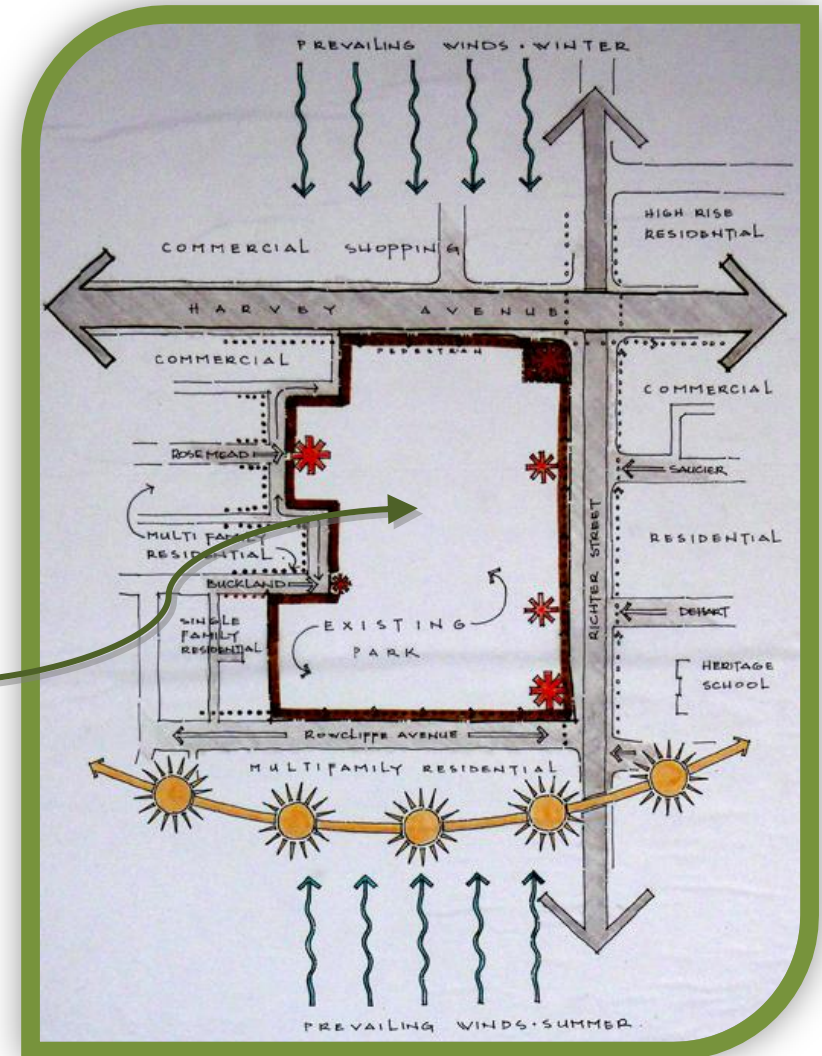
- Affordable housing shortage
- Service and retail employee shortage
- Too much traffic (especially in summer)
- Alarming rate of urban sprawl
- Insufficient public transit
- Some residents are too resistant to change
- Corporatization and resort-ification concerns

## Forum 1: March 11<sup>th</sup> and 12<sup>th</sup>

The goals of Forum 1 were to:

- Introduce the Central Green Design Project
- Host two-way public dialogue
- Establish sustainability principles
- Determine site opportunities and obstacles
- Gather preliminary site design ideas
- Fill in any knowledge gaps

The old KSS site



Forum 1 had a combination of consultant team working sessions and one 3.5-hour public open house. Stakeholders and city staff attended six of the working sessions. Based on verbal and written feedback, Forum 1 fulfilled its goal of setting the groundwork for the initial design concept and was a great success!

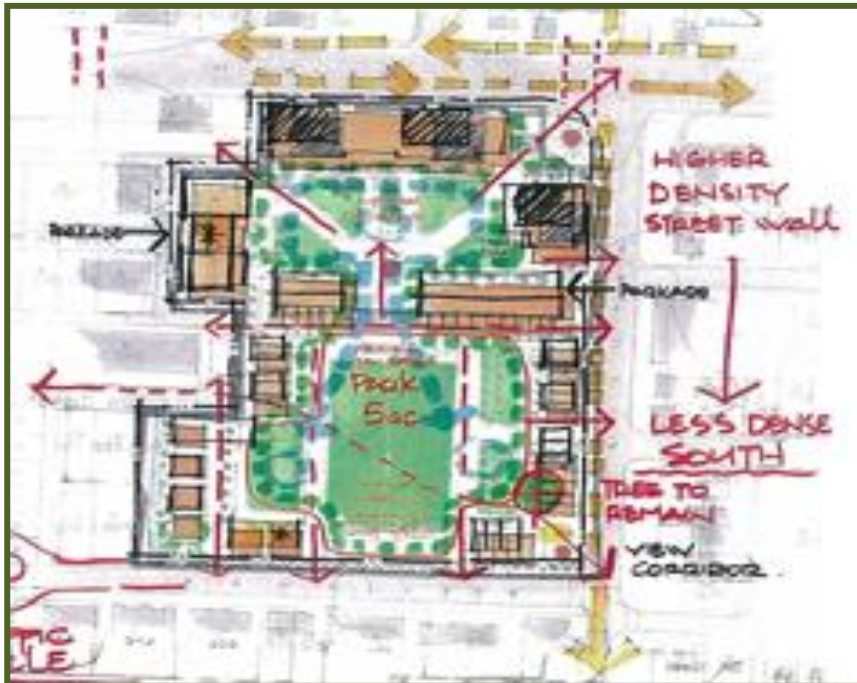
## Designing the Site

At the open house, forum participants were encouraged to write down, sketch and discuss ideas for the Central Green site vision and design. Combining their ideas with those of stakeholders, city staff and council resulted in four preliminary concept designs. The four concepts have different qualities, but all include:

- A reduced parking requirement (underground parking predominates).
- 8.5 acres of developable area; 5 acre park 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.
- A strong focus on sustainability.



At the end of Forum 1, here is how the four concepts were shaping up:



### 1 City Block Concept

#### Sustainability Criteria

- Good opportunity for geothermal energy systems
- Vehicular access
- Good southern exposure for heat gain and solar energy systems
- Good housing type mix
- Promotes a vehicle/pedestrian balance
- Good neighbourhood integration



## 2 Podium Tower Concept

### Sustainability Criteria

- Good opportunity for geothermal energy systems
- Little vehicular access
- Reduced building footprint
- Large open spaces
- Storm water retention and reuse
- Good housing diversity
- Pedestrian-oriented
- Good southern exposure for heat gain and solar energy systems



## 3 Uniform Density Concept

### Sustainability Criteria

- Good opportunity for geothermal energy systems
- Lots of natural ventilation on site
- Lots of roof area for solar thermal energy systems
- Good opportunity for storm water infiltration and reuse
- Restricted vehicle access
- Good opportunity for green roofs
- Low buildings encourage wood frame construction = low embodied energy for materials

## 4 Organic Form Concept



### Sustainability Criteria

- Good opportunity for geothermal energy systems
- Roadway for fire access only – pedestrian boulevard
- Car coop, green businesses encouraged
- Housing mix = 70% high rise, 30% low rise
- Storm water infiltration and reuse
- Lots of site ventilation
- Very little ground level parking
- Free form park and pathways
- Solar exposure maximized

### Between Forums 1 and 2

The four above illustrations came directly from Public Forum 1. The consultant team's task before Forum 2 is to refine these four concepts using the public and stakeholder input, as well as some technical information from city staff. The drawings will be revamped and 3-D digital models will be constructed. The complete concepts will be presented at Forum 2.



### Forum 2: What it's All About

Forum 2 will be similar to Forum 1 in layout: workshops during the day for stakeholders and city staff, and a public open house during the evening. The open house is the public's chance to weigh in on the concepts. You'll get to choose your favourite elements from each design, discuss benefits and weaknesses, compare features and champion your favourite over all. Ultimately, Forum 2 is about choosing a concept from the pool of four to further evolve for the final concept.

**See you at Public Forum 2: Wednesday, April 30, 7:00 p.m.**

Laurel Building, 1304 Ellis Street