

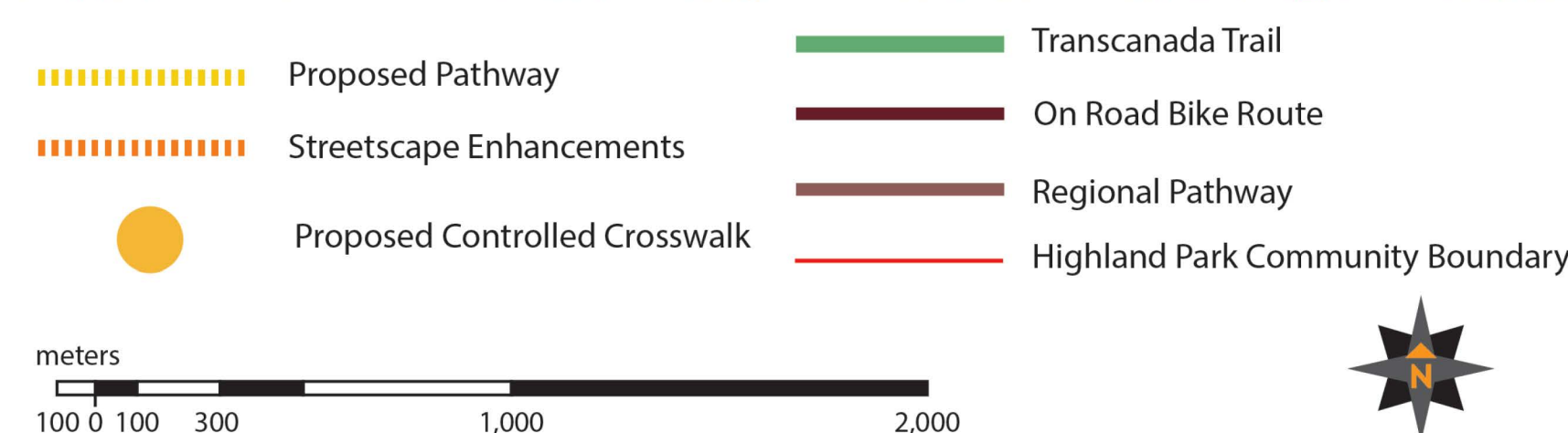
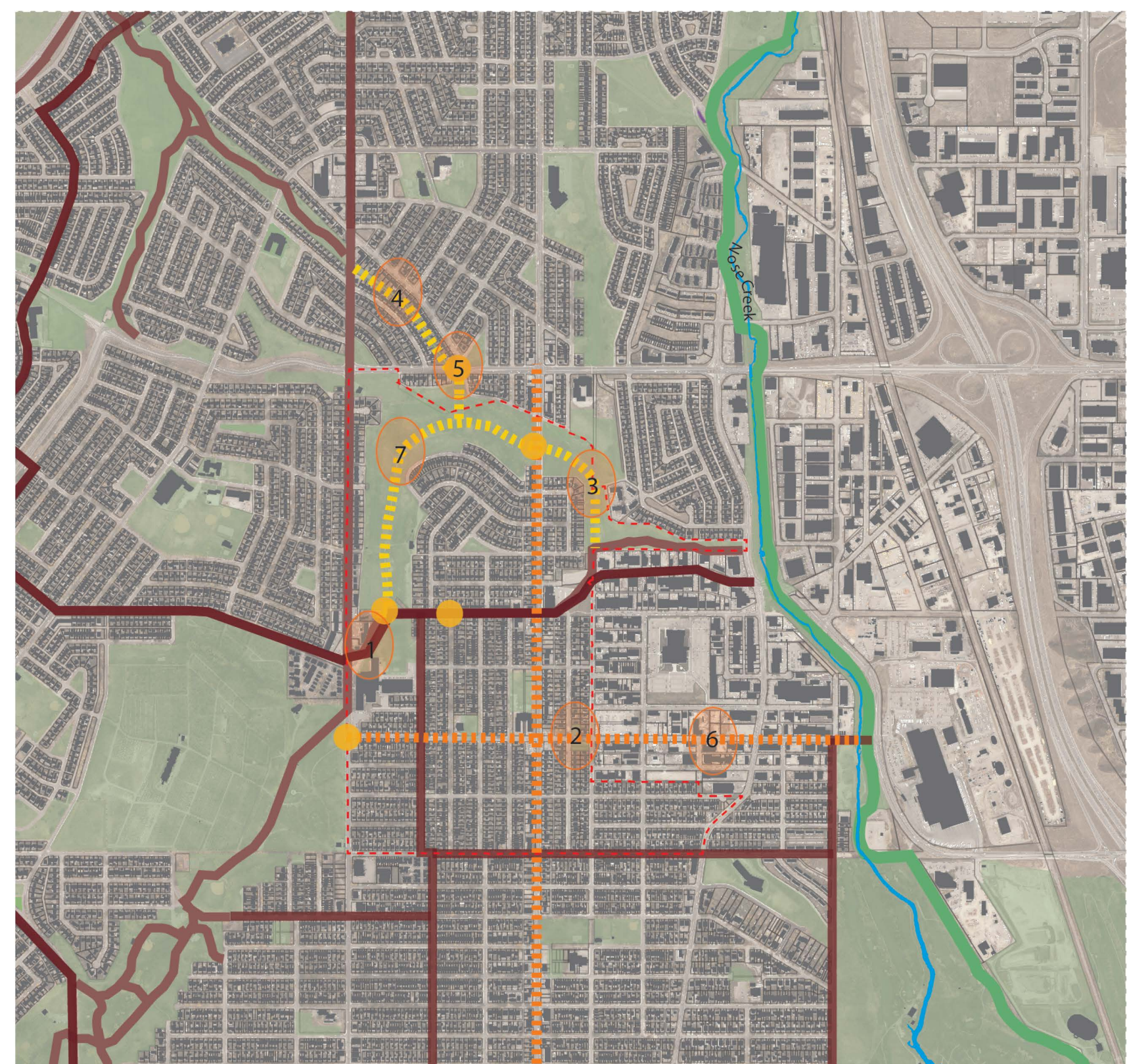
Open Space Plan

ENHANCEMENT + CONNECTIONS

Goal: Improve and increase open space network in Highland Park

- Enhance existing open space
- Create connections to regional parks and pathways
- Create additional open space
- Maintain a healthy urban forest

Connect TO REGIONAL PARKS AND PATHWAYS

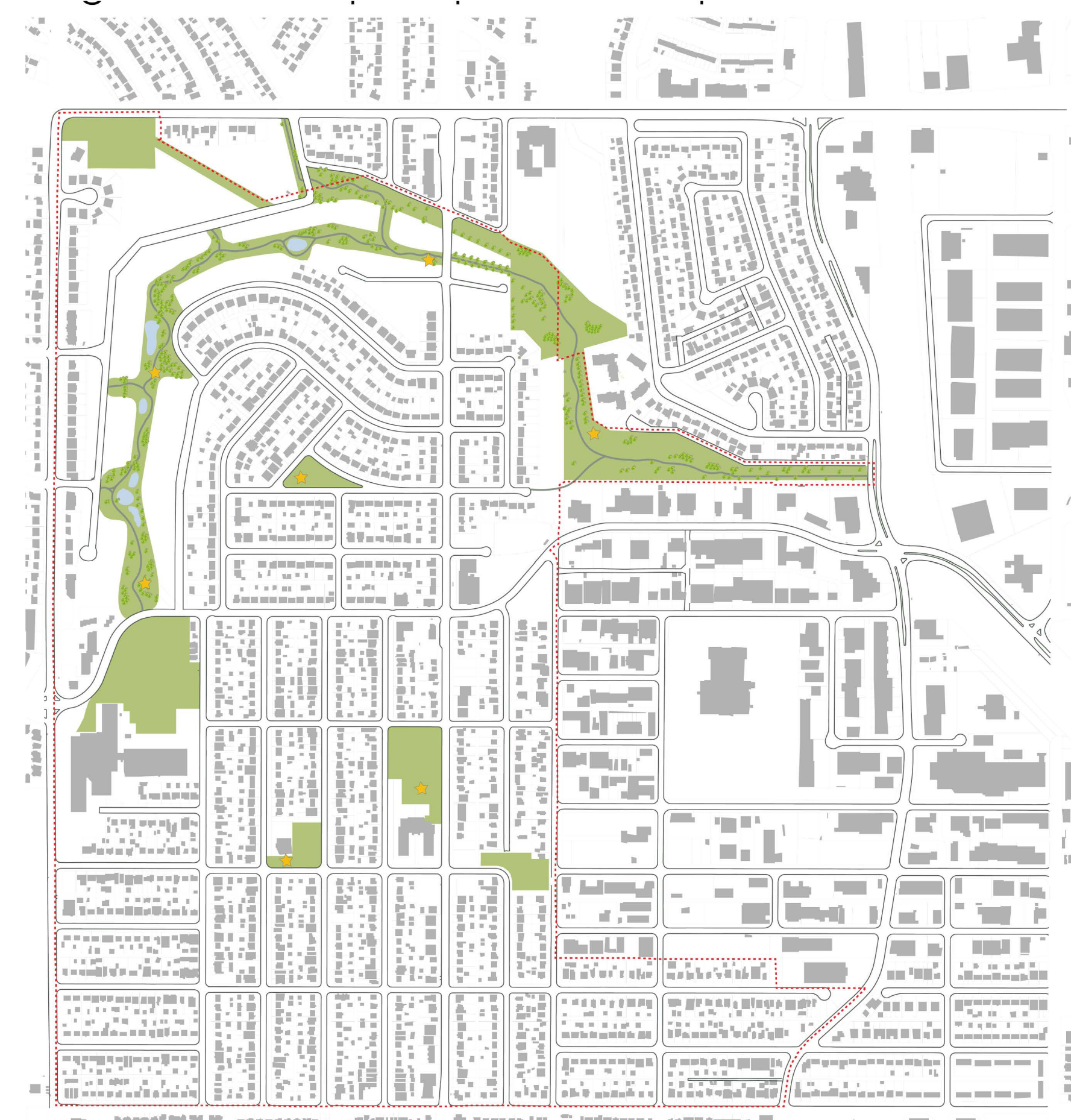


GOAL: Improve pathway connections within Highland Park and provide residents with access to regional parks and pathway systems

Recommendations:

- Provide connection to Nose Hill Park
- Provide connection to Nose Creek Pathway System
- Provide controlled crosswalks at key crossings
- Provide lighting on pathways for improved safety

Create New Spaces IN HIGHLAND PARK



GOAL: The Highland Park Golf Course development will provide additional open space, provide connection through the community with completion of a linear pathway system and provide additional recreation opportunities for all residents of Highland Park

Policies:

- Create a variety of open spaces
- Maintain connection to surrounding community
- Maintain natural green corridor to Nose Creek Valley
- Preserve existing trees during development



Enhance EXISTING OPEN SPACES

GOAL: Improve existing open spaces in Highland Park to provide residents with a variety of accessible recreation opportunities with features providing opportunity to a diverse range of users



Maintain URBAN FOREST



GOAL: ensure a sustainable urban forest is maintained in alignment with the City of Calgary Parks Urban Forest Strategic Plan

Policies:

- Maintain a variety of species and age classes
- Plant native, drought tolerant species
- Develop a tree replacement program
- Ensure protection of healthy, mature trees during redevelopment



Highland Park Urban Design + Development Study

Housing Plan

ENHANCE + DIVERSIFY

Creating Diversity

The initial phases of this study involved an extensive analysis on the history, natural and current contexts of the community of Highland Park. The housing analysis revealed that the community is lacking diversity in housing types. With this consideration, the housing concept plan is designed to incorporate a variety of housing types throughout the community to accommodate community members today and for the future. With the concepts of livability, sustainability, diversity, and integration as key highlights in designing the plan housing designs will be LEED certified and offer the best in sustainable living principles and architectural elements.

The vision for the Housing Plan for Highland Park is to create a sustainable and diverse community that retains historic character and accommodates new development that coordinates with the scale and style of the neighbourhood. Housing types will be diverse in order to accommodate a variety of populations and will follow specific policies and design guidelines to maintain cohesion with the rest of the neighbourhood for future developments.

- Create a livable and walkable community by developing specific housing types close to amenities
- Mixed Use Commercial/Residential will offer both residential spaces and commercial amenities for community members
- Multi Family Residential areas will support a variety of family types
- Emphasis will be placed on the retention of existing dwellings to promote cohesion with the neighbourhoods character
- Infills and Duplexes will be developed in accordance to the specific policies and design guidelines to coordinate with the overall character and style of the neighbourhood

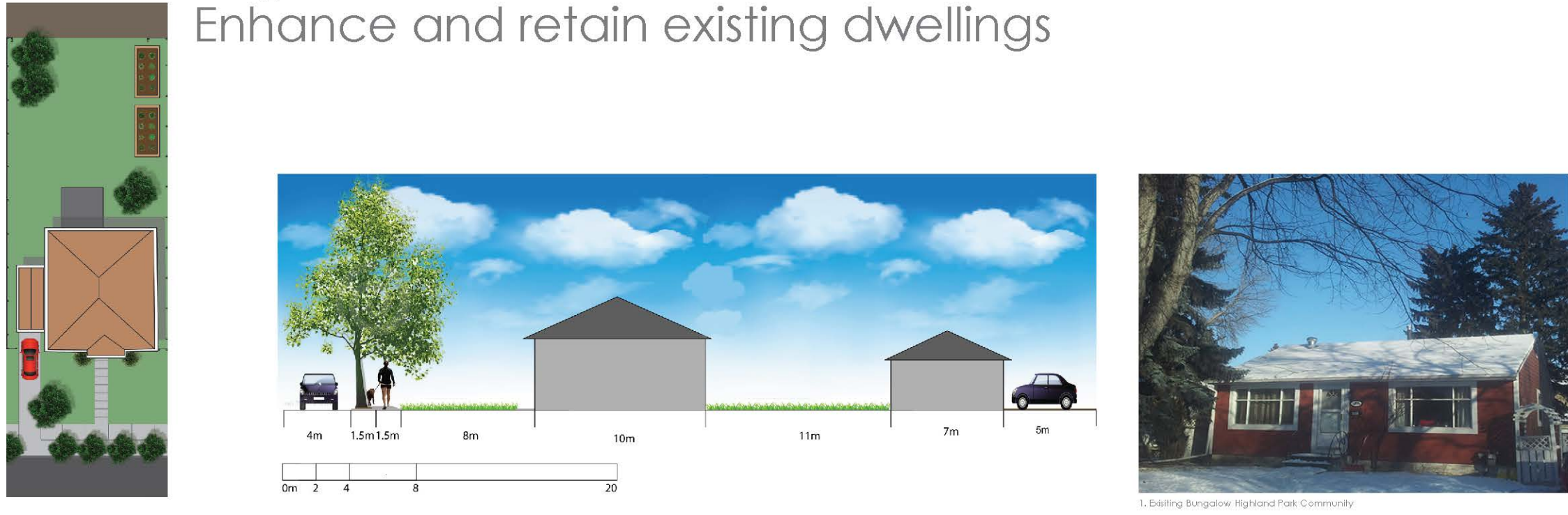
Housing Typology

Locations



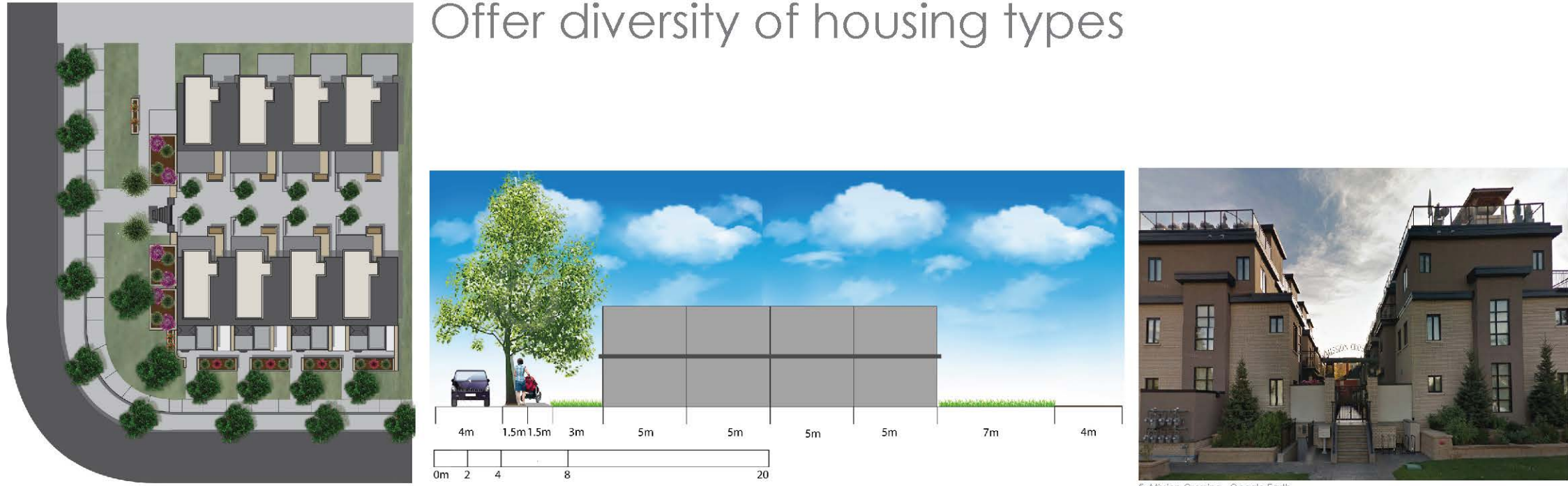
Bungalow

Enhance and retain existing dwellings



Townhouse

Offer diversity of housing types



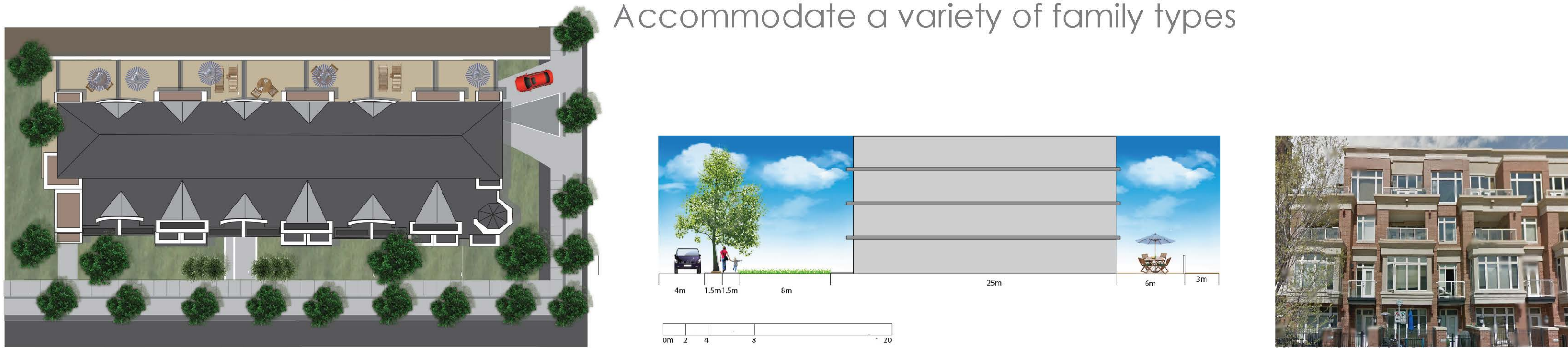
Infill Duplex

Coordinate with neighbourhood scale to attract new families and community members



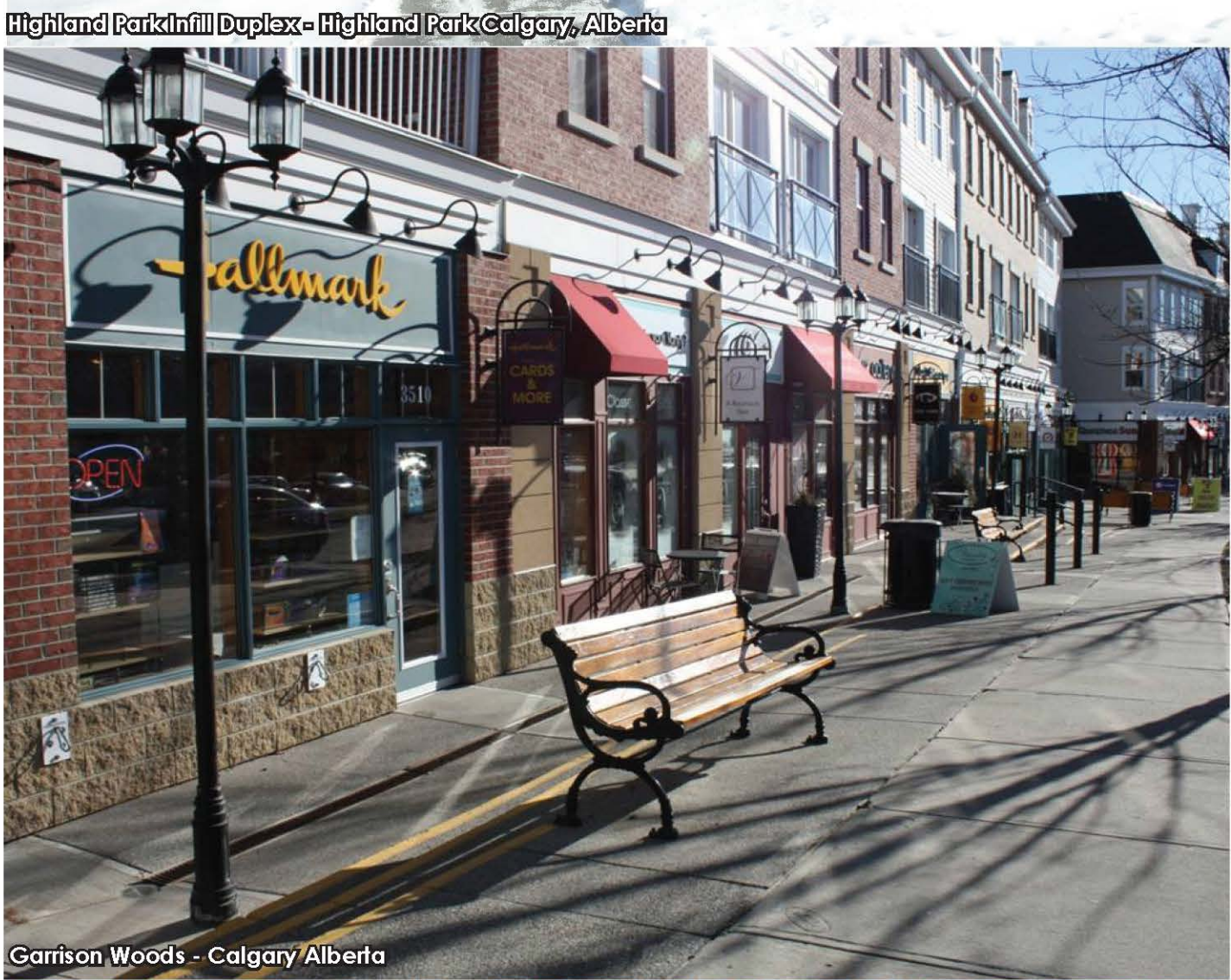
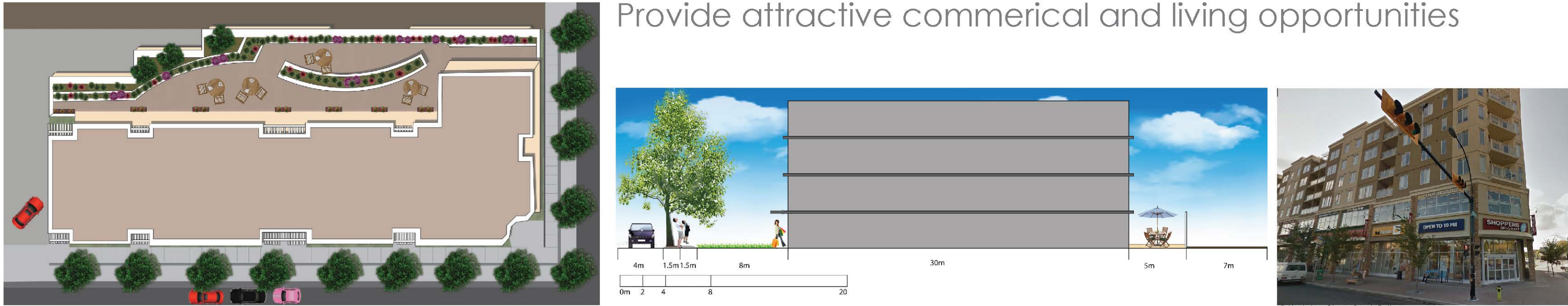
Multifamily

Accommodate a variety of family types



Mixed Use

Provide attractive commerical and living opportunities



Community Node

COMMERCIAL + PUBLIC REALM

Public Realm

A successful community node that is a vibrant and attractive place depends largely on the quality of the public realm. Providing a high quality environment that is interesting and has a unique identity in the regional context will allow for a sense of place and a sense of community to evolve for residents, business owners, employees and visitors of Highland Park. The community node is a gathering space that encourages business and pleasure activities. Public art is considered an asset that should be considered within the plan area.

Four season design considerations and reference to local context is integral to creating suitable public places in Highland Park. Planting local species that thrive with minimal maintenance is encouraged in the community node area.

The public realm in the community node area should also be a safe and secure place for Highland Park. All public spaces should be built with attention to safety and crime prevention to welcome all users of the community node.

Mixed Use Development

The community node is strongly tied to the rapid transit corridor, institutional properties and the housing policies outlined in this document. Essential to the success of the community node is the integration of the mixed use properties to adjacent residential areas and multi-modal transportation systems in place in Highland Park.

Public buildings near the community node such as Buchanan School and the Highland Park Community Hall have been identified as highly desirable and beneficial assets to the community. In order to preserve these uses and maintain their benefits, the community node will have to provide appropriate connections to pedestrian, cycling and transit facilities. The area must also provide adequate population and employment combined with complementary uses to ensure that the school and community hall continue to be well situated in the regional context.



Mixed use development at the 36 Avenue Park and Ride lot, a city-owned lot that can redevelop

Switchback Park

As a proposed amenity in the area that takes advantage of the viewscape from 36 Avenue, provides the identified connectivity from the community node to Greenview Industrial and Nose Creek, a new park space is proposed on existing road right-of-way at 36 Avenue and 1 Street NE. This park will also provide open space east of centre street and integrate the existing community garden.

Grades on the road right-of-way makes for use as a street impractical, and the link does not provide a significant new capacity to the road network making it an ideal transition to another public use.

Inspiration for the park comes from the need to provide accessible connectivity over the nearly 10m height difference over the site, and the provision of public garden planters to continue the original use of the parkspace. A series of 1:20 grade ascending pathways rise through the space with 3m planters between the switchbacks. A staircase on the north side of the park provides an express route for people who want to use the park strictly as a walking route.



Olympic Sculpture Park in Seattle



Community garden planters at NYU Medical School Park



Kobe Terrace Park in Seattle



Development sensitive to existing homes

Terraced gardens



Transit supportive development in Portland

Highland Park Urban Design + Development Study



UNIVERSITY OF CALGARY

cityconcept Urban Design and Planning

Centre Street

RAPID TRANSIT CORRIDOR

Median Busway

Given the existing service, land use patterns and progress of Green Line transit plans, Centre Street will be the preferred alignment of future rapid transit in the North Central corridor. This corridor will develop with rapid transit bus service that can be adapted to low-floor rail based technology over time.

To be able to accommodate a railbourne technology in the future, a median alignment with dedicated lanes will be necessary. This can be accommodated within the existing right-of-way (including lane widening allowances) with some additional land requirements at stop locations. The median alignment is essential for allowing equal access to both sides of the corridor, minimizing the right-of-way width in the corridor and providing a safe, human scale rapid transit service.



Commercial Node

Special Plan Area

Enhanced Public Realm

Community Node



LEGEND

- Study Area
- Primarily Residential
- Community Node (Mixed Use)
- Commercial Node
- Community Amenity
- Special Plan Area
- Bus Zone
- BRT Station

BRT Stations

BRT (bus rapid transit) stations are designed to have high quality amenities that make for safe, comfortable and attractive spaces for people to wait for transit. They are designed to be adapted to LRT stations with minimal expense. The main design features are:

- Shelter from the elements with climate control
- Comfortable seating
- Appropriate lighting levels
- Protection from vehicles
- Pedestrian refuges (to address longer crossings)
- Designed with CPTED (crime prevention through environmental design) principles

BRT Station - conceptual

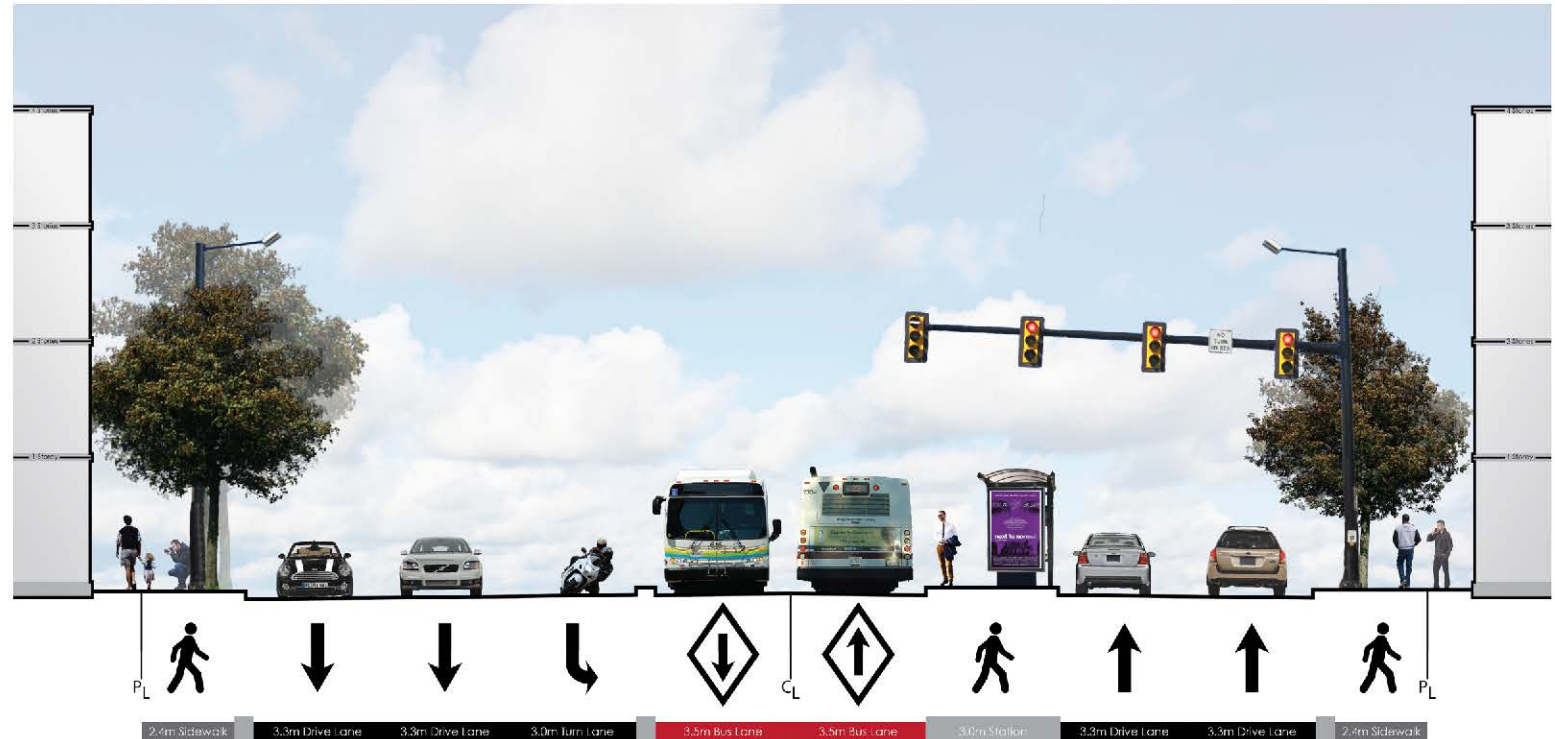


BRT Station - conceptual

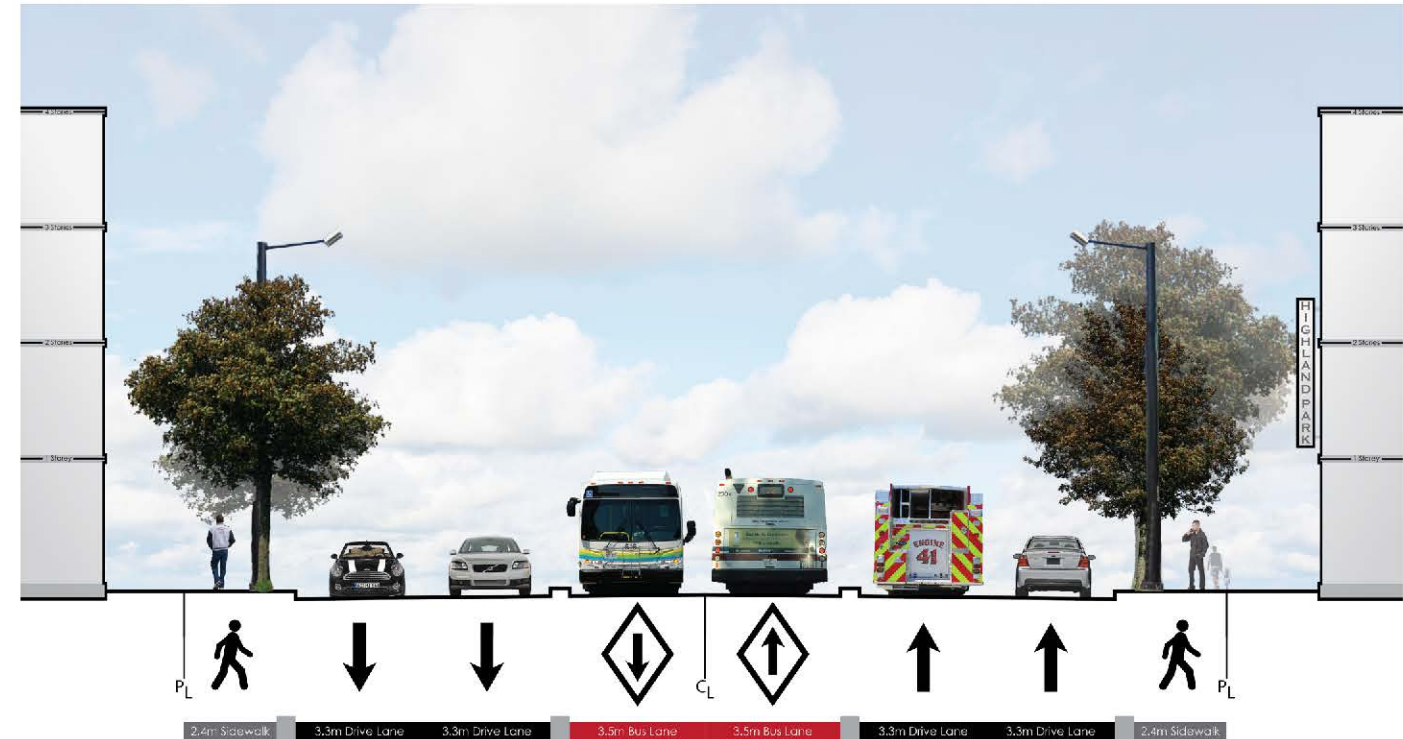


CROSS SECTIONS

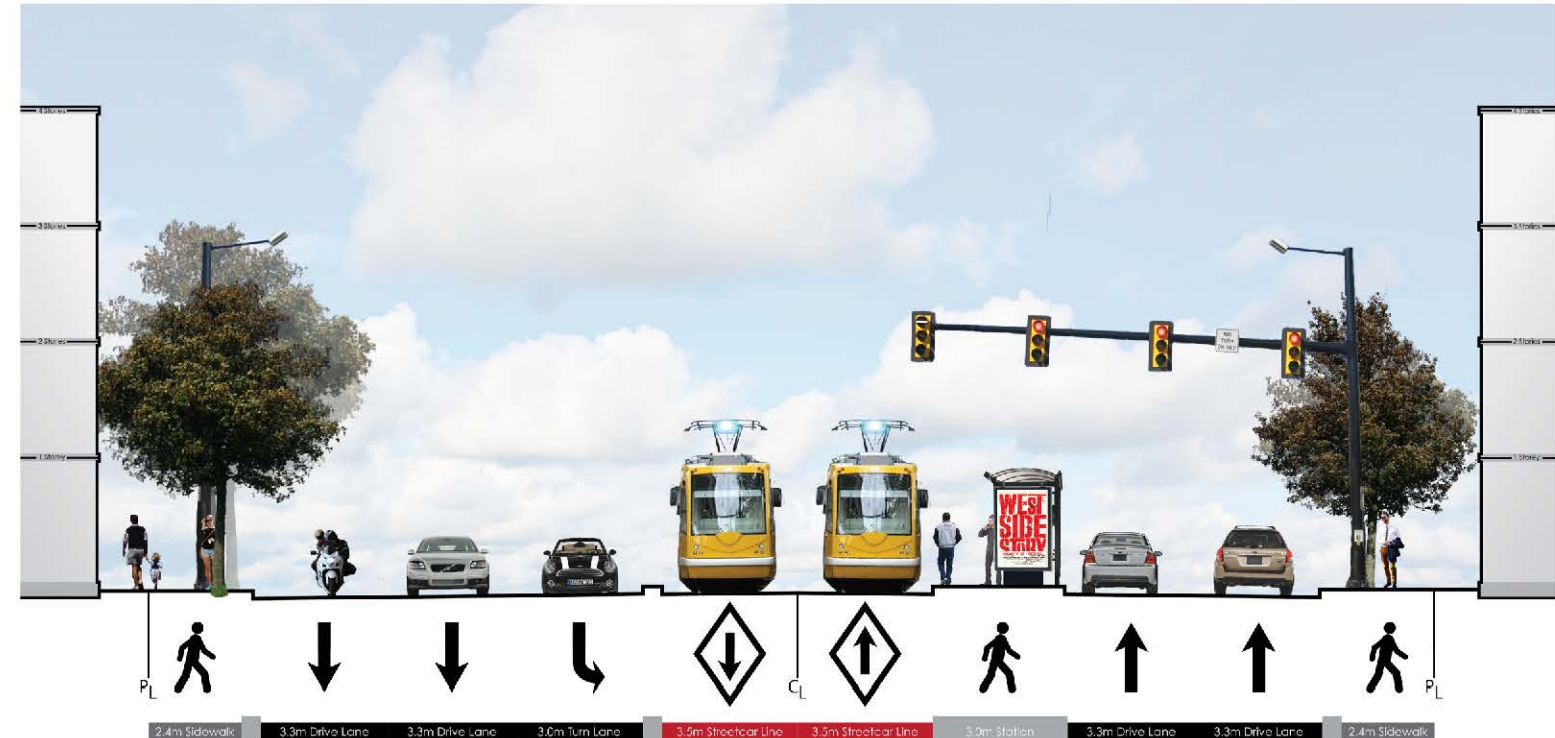
BRT Stations 33m



BRT Busway 27m



LRT Stations (future) 33m



Typical Street 20m



Valleyside

GOLF COURSE REDEVELOPMENT

Golf Course Open Space



Recommendations for open space development:

- Ensure that open space in the GC development complements existing open space by providing additional opportunities not currently found in Highland Park
- Provide meandering paved pathway from the SW to NE corners
- Ensure a sense of connection to surrounding community
- Provide amenities (Lighting, garbage cans, seating areas and public art) throughout the park system
- Provide connection between condominium buildings
- Preserve existing trees
- Preserve view corridor to Nose Creek valley
- Provide lighted meandering pathway to connect to Greenview Nose Creek pathway system
- Maintain wildlife corridor by preserving linear connection and avoiding creation of additional barriers
- Maintain / ensure opportunity for winter use (x country skiing, skating)
- Connect to Confederation Park pathway system
- Constructed wetlands for stormwater management and aesthetic interest

Golf Course Land Use Concept



Recommendations for future Mixed Use / Residential Development:

- Provide a mix of housing types throughout the development to encourage a diverse community
- Promote walkability in the community by constructing an efficient active transportation network
- Provide neighbourhood destinations in the park system and mixed use development
- Provide BRT stations at the mixed use centre
- Integrate Low Impact Development Stormwater Management Practices



Highland Park Urban Design + Development Study