



Canada's Tournament Capital

Heritage House Multi-Use Parking Area Design Study

Prepared By: Jeff Putnam – Parks & Civic Facilities Manager

Reviewed By: Business Case Review Committee

Division Director Sign Off

Executive Summary

The Heritage House parking lot is an under-utilized asset within the City's event hosting capacity. By redesigning this area to create a flexible, multi-purpose space with capability to add additional power and water hookups for vendors, this parking lot will benefit all park users and event organizers. Future maintenance costs will be reduced as vendors can be redirected to the parking area rather than on sensitive greenspace within Riverside Park.

Administration is proposing to conduct a review of the area to determine and develop a proposal to be brought back to council in 2024 focused on identifying potential options for consideration as to how this area within the City can be better utilized to support various activities located in and adjacent to Riverside Park.

Situational Overview (Terms of Reference)

Administration is proposing to develop a concept design along with a class "A" cost estimate to bring forward for Council's input, consideration, and possible approval. This planning activity aligns with the Parks Master Plan to introduce and provide more flexibility with parks event space and to reduce the single-use parking footprint within Riverside Park.

Lack of access to power is an identified issue in supporting events in the park. This proposal looks to identify potential solutions to address power access by looking into access points and costs of installing additional power kiosks for event organizers.

This proposal also reduces the risk of further damage to mature trees in the park as the majority of food vendors will be staged in the Heritage House parking area during large events.

Attached is the Multi-Use Concept Plan document for a general idea of what changes could be made to that space.

If the \$50,000 is provided, these funds will be utilized to create a detailed design and cost estimates for future planning to create a more inclusive, multi-functional event space in this parking area.

In 2023 during the Ribfest event we experimented with providing space for food vendors and the feedback was positive.

If this proposal is advanced, there would be convenient water/power connections for food vendors as well as shade areas and pedestrian-friendly use of that space during events that will revert to vehicle parking during non-event days.

Options (Alternatives) Considered

Status Quo – This option fails to address the ongoing issue of turf and tree damage from large vendors that have traditionally set up within greenspaces in Riverside Park. For context, the annual hosting of Ribfest alone results in damage that costs the between \$12,000-\$30,000 to repair irrigation and turf. Currently these costs are borne by the Civic Operations department and are embedded as part of the ongoing annual taxation budget funding.

Financial Considerations (Benefit/Cost Analysis)

Option 1: Heritage House Parking Area Concept Plan

Description of Costs		2024	2025	2026	2027	2028
Capital:						
<i>Total Capital</i>						
Operating:						
	Consulting Fees	\$50,000				
<i>Total Operating</i>		<i>\$50,000</i>				
<i>Total Spend By Year</i>		<i>\$50,000</i>				

Risk Analysis

Since this request is for a detailed design exercise based on the enclosed concept plan (Attachment "Heritage House Parking Lot Final Concept 1") there is no inherent risk to infrastructure or resources. Once the design process is completed then Administration will provide Council with class "A" cost estimates which can be considered in future budget years depending on Council direction.

Environmental Stewardship

This exercise proposes to reduce the traditional "single-use parking" footprint within Riverside Park and benefit the City's tree protection plans.

Proposed Schedule

Once the results of the design study are completed the project can be implemented as early as 2025 or as late as Council wishes.

Conclusion/Recommendation

Recommended to move forward with the Heritage House Parking Area Design at a cost of \$50,000.

Completed by the Corporate Services Department

Proposed Funding Options

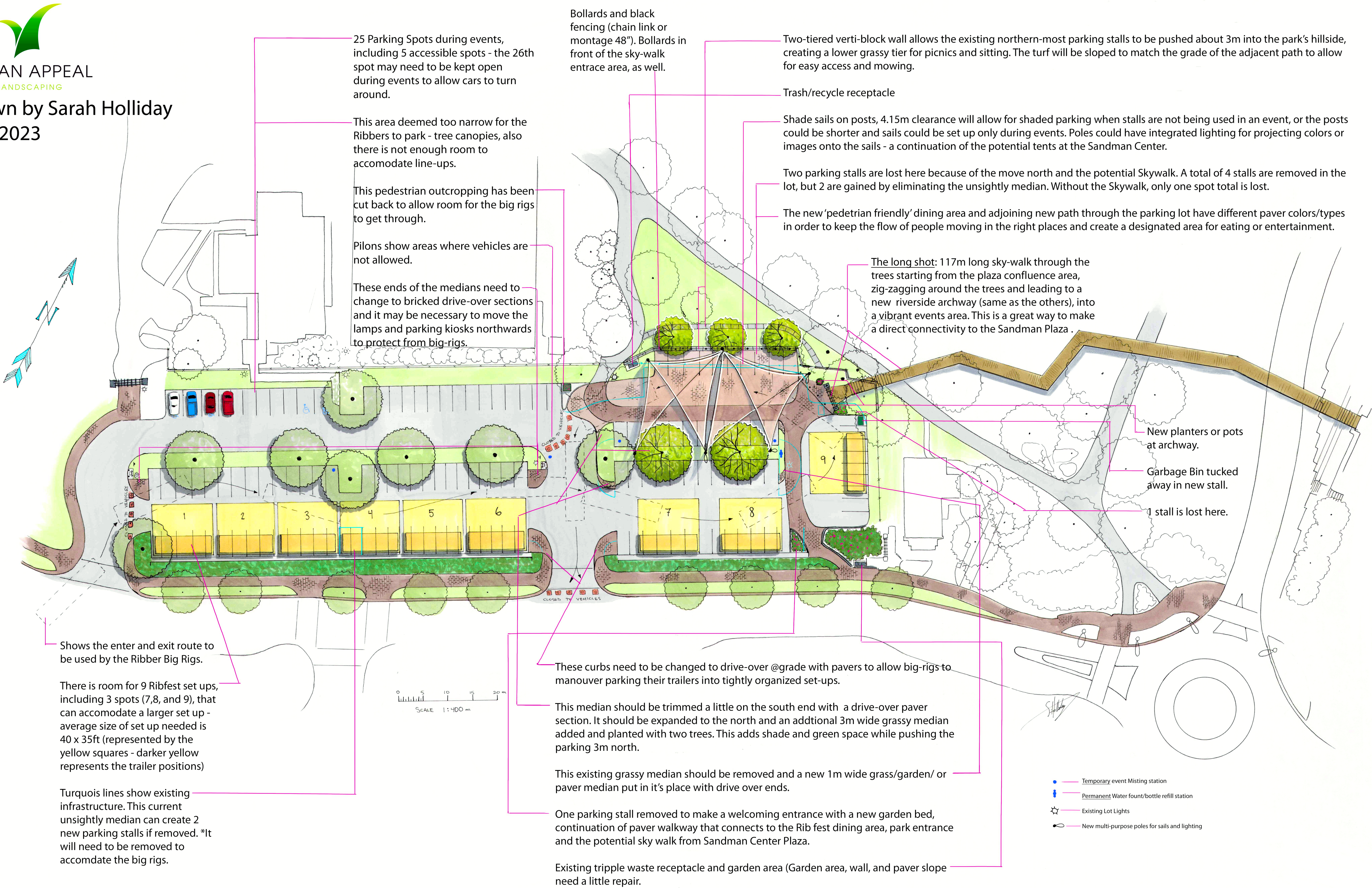
Funding Sources	2024	2025	2026	2027	2028
Gaming	\$50,000				
Total	\$50,000				

City of Kamloops Heritage Parking Lot

Multi-purpose Transition Concepts



Drawn by Sarah Holliday
July 2023



25 Parking Spots during events, including 5 accessible spots - the 26th spot may need to be kept open during events to allow cars to turn around.

This area deemed too narrow for the Ribbers to park - tree canopies, also there is not enough room to accomodate line-ups.

This pedestrian outcropping has been cut back to allow room for the big rigs to get through.

Pilons show areas where vehicles are not allowed.

These ends of the medians need to change to bricked drive-over sections and it may be necessary to move the lamps and parking kiosks northwards to protect from big-rigs.

Bollards and black fencing (chain link or montage 48"). Bollards in front of the sky-walk entrance area, as well.

Two-tiered verti-block wall allows the existing northern-most parking stalls to be pushed about 3m into the park's hillside, creating a lower grassy tier for picnics and sitting. The turf will be sloped to match the grade of the adjacent path to allow for easy access and mowing.

Trash/recycle receptacle

Shade sails on posts, 4.15m clearance will allow for shaded parking when stalls are not being used in an event, or the posts could be shorter and sails could be set up only during events. Poles could have integrated lighting for projecting colors or images onto the sails - a continuation of the potential tents at the Sandman Center.

Two parking stalls are lost here because of the move north and the potential Skywalk. A total of 4 stalls are removed in the lot, but 2 are gained by eliminating the unsightly median. Without the Skywalk, only one spot total is lost.

The new 'pedetrian friendly' dining area and adjoining new path through the parking lot have different paver colors/types in order to keep the flow of people moving in the right places and create a designated area for eating or entertainment.

The long shot: 117m long sky-walk through the trees starting from the plaza confluence area, zig-zagging around the trees and leading to a new riverside archway (same as the others), into a vibrant events area. This is a great way to make a direct connectivity to the Sandman Plaza.

New planters or pots at archway.

Garbage Bin tucked away in new stall.

1 stall is lost here.

Shows the enter and exit route to be used by the Ribber Big Rigs.

There is room for 9 Ribfest set ups, including 3 spots (7,8, and 9), that can accomodate a larger set up - average size of set up needed is 40 x 35ft (represented by the yellow squares - darker yellow represents the trailer positions)

Turquoise lines show existing infrastructure. This current unsightly median can create 2 new parking stalls if removed. *It will need to be removed to accomdate the big rigs.

These curbs need to be changed to drive-over @grade with pavers to allow big-rigs to manouver parking their trailers into tightly organized set-ups.

This median should be trimmed a little on the south end with a drive-over paver section. It should be expanded to the north and an additional 3m wide grassy median added and planted with two trees. This adds shade and green space while pushing the parking 3m north.

This existing grassy median should be removed and a new 1m wide grass/garden/ or paver median put in it's place with drive over ends.

One parking stall removed to make a welcoming entrance with a new garden bed, continuation of paver walkway that connects to the Rib fest dining area, park entrance and the potential sky walk from Sandman Center Plaza.

Existing tripple waste receptacle and garden area (Garden area, wall, and paver slope need a little repair.

- Temporary event Misting station
- Permanent Water fount/bottle refill station
- Existing Lot Lights
- New multi-purpose poles for sails and lighting