



Seylynn and Bridgman Parks Conceptual Park Master Plan

April 2015



URBAN
systems

Prepared for:

District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Prepared by:

Urban Systems Ltd.
550 - 1090 Homer Street
Vancouver, BC V6B 2W9
604-235-1701

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District of North Vancouver

Carolyn Girard – Park Planner, Project Manager

Douglas Rose – Section Manager, Parks Planning

Susan Rogers – Manager, Parks

Sarah dal Santo – Section Manager, Planning Policy

Ross Taylor - Planner

Erica Geddes – Section Manager, Transportation

Shaun Loader – Project Engineer

Julie Pavey – Section Manager, Environmental Sustainability

Richard Boase – Environmental Protection Officer

Guy Exley - Community Forester

Consultants

Urban Systems Ltd.

Catherine Berris, Project Lead

Ben Mulhall, Landscape Architect

Bill Gushue, GIS Analyst

Spectrum Skate Parks Inc.

Jim Barnum – Skate Park Design Specialist

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We would like to thank the community members who attended the visioning workshops and open houses and who provided responses to the questionnaires. This plan is based on your valuable insights and preferences.



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Executive Summary

Seylynn and Bridgman Parks are located on either side of Lynn Creek in the Lower Lynn area of the District of North Vancouver. They are a gateway to the Lynn Creek watershed for wildlife and outdoor enthusiasts. Countless walkers, joggers, dog walkers, and cyclists travel the paths through these parks every day. The parks also draw visitors in to play, picnic, enjoy nature, or skate one of the finest “snake run” skate parks ever built.

Access to the parks is from Keith Road, Mountain Highway and Hunter Street. The parks are bordered by residential and light industrial areas, the District Operations Centre, a seniors’ residence and the North Shore Winter Club. Lynnmouth Park is directly south of Bridgman Park and Lynn Canyon Park is located north of both parks. Trails along Lynn Creek connect from Lynnmouth and Lynn Canyon Parks through Seylynn and Bridgman Parks.





Seylynn Park provides neighbourhood recreation amenities that include a tot lot, parking lot, small recreation centre, sports field and skate park. There are also important riparian and forested areas throughout the park. Bridgman Park is primarily forested, with amenities that include a picnic shelter, washroom building, playground, outdoor exercise equipment, wood chip storage area and parking lot.

The District's Official Community Plan identifies Lower Lynn as a designated Town Centre. It is estimated that approximately 3,000 new housing units will be built in this area over the next 20 years. Seylynn and Bridgman Parks will be important spaces for town centre residents.

Neither park has had a master plan to guide site development in the past. The purpose of this project was to prepare a conceptual master plan to guide the revitalization of Seylynn and Bridgman Parks by recommending improvements to the natural environment and park amenities to support existing and future recreation activities.

The planning involved a comprehensive process that included public and stakeholder workshops, three open houses and multiple meetings with District staff. A site inventory and analysis identify the characteristics, uses, strengths and challenges of the parks. Guiding statements include a vision and objectives that establish the overall direction for the parks. A program outlines future park elements and design criteria. Two concept plan options show potential layouts for the parks. The final preferred concept plan is based on public feedback on the options.

Vision

The focus of Seylynn and Bridgman Parks is the natural and healthy ecosystem along Lynn Creek. Trails along the creek and through the parks provide opportunities to appreciate the trees, water, fish, and wildlife, and to link trail users to the District's pedestrian and cycling network.

Each park is unique. Bridgman Park supports activities such as picnicking and play in a forested setting. Seylynn Park is a community hub, with a wide range of recreation amenities for people of all ages and abilities, and spaces where events and festivals can take place. Together, the parks offer safe and inclusive access to nature and opportunities for recreation, play, community oriented events, heritage recognition, and nature appreciation, education and stewardship.





Objectives

1. Protect and enhance creek, riparian, and forest habitats.
2. Increase opportunities for nature appreciation, interpretation, education and stewardship.
3. Increase access and connectivity within, between and to the parks, with consideration for active transportation, universal design, parking, and service access.
4. Improve opportunities for recreation, play, art, cultural events, and gathering.
5. Improve safety and security.
6. Provide the opportunity to enjoy Lynn Creek while protecting sensitive ecosystem values.
7. Provide opportunities for dog use that respect the ecological sensitivity.
8. Provide innovative design features and elements inspired by the dynamic interface between the spectacular natural landscapes and the vibrant urban environment.
9. Respond to the anticipated growth of the Lower Lynn Town Centre and increased use of the parks.

Description

The plan for Seylynn Park increases the recreation amenities and intensifies the use of the south west portion of the park while protecting and enhancing riparian and forest areas. There will be an entry plaza at the corner of Mountain Highway and Hunter Street with public art and site furnishings to complement the designs proposed in the Lower Lynn Town Centre.

A wide promenade lined by trees and plantings will extend along Mountain Highway and Hunter Street to the existing forest and riparian areas. The existing sport field will be removed and dedicated as flexible field space to support super 8 soccer and informal events. An activity node in the park, just north of the Fern Street intersection, will include a new playground with water play features, community garden with a storage shed, plaza with a small sport court and an event platform with removable cover. The skate park will be renovated to improve the surface and potentially add new features. North of the skate park, there will be a viewing platform over Lynn Creek. A park building with washroom facilities will be located centrally.

The plan for Bridgman Park proposes subtle changes to protect and enhance the creek, riparian and forest habitat. The entrance driveway and parking lot will be reconfigured for efficiency as part of the Keith Road Bridge replacement. Part of the existing parking lot will be replaced with a bioswale. The washroom building will be upgraded and the existing picnic shelter will remain where it is until such time that the structure requires replacement. The playground will be upgraded and expanded to include nature play features. The wood chip storage area will be phased out. A picnic meadow and forested area will replace some of the wood chip area.





Path connections in Bridgman Park will be improved with multiple loops and access to key amenities. In some locations, paths will be relocated outside of the riparian area. Paths within or near the riparian area will have habitat protection fencing. A path to the gravel bar will provide access to the creek.

A potential Spirit Trail alignment runs through both parks, connecting across a pedestrian/cyclist bridge aligned with Hunter Street. Riparian and forest habitats will be protected by habitat fencing, and improved by invasive species removal and infill planting.



The elements of the Conceptual Master Plan will be implemented over time. Detailed design of the parks will occur at a later stage. The specific timing of the enhancements is undetermined at this time. Priorities will be based on the availability of funding and the need to replace, update, or add elements. A phasing and cost estimate matrix is included to support preliminary project approvals and budgeting.



Preferred Concept Plan

Note: Benches, signage, maps, bike racks, water fountains, monuments and public art will be included. Views to the creek will be accommodated. Riparian habitat will be improved by enhancing habitat planting, installing habitat protection fencing, relocating paths and replanting decommissioned paths.



Seylunn and Bridgman Park Master Plan





Introduction

Site Context

Nestled within the Lynn Creek corridor between the base of the North Shore Mountains and Burrard Inlet, Seylynn and Bridgman Parks have unique ecological and recreation resources and values. The parks offer a sanctuary for fish and wildlife and access to nature for park visitors. They are a gateway to the Lynn Creek watershed, a spawning ground for salmon, and a buffer to the surrounding urban landscape. The recreation infrastructure is older and supports walking, jogging, dog walking, play, picnicking, and a small amount of field sports. A recreation highlight is the Seylynn skate park. This very popular feature is embraced by local skaters, and it is internationally renowned in the world of skateboarding. It is the second oldest skate park in Canada, and is considered one of the finest 1970's "snake runs" ever built.

The 3.12 hectare Seylynn Park and 6.25 hectare Bridgman Park are located in the Lower Lynn area of the District of North Vancouver (District) (**Figure 1**). The parks are bordered by Keith Road to the north, Mountain Highway to the east, Hunter Street and the District Operations Centre to the south and properties occupied by a seniors' residential apartment building and the North Shore Winter Club to the west. The south tip of Bridgman Park connects to Lynnmouth Park, a dog off-leash riverfront park in the City of North Vancouver. The parks connect north to Inter River and Lynn Canyon Parks, under the Keith Road Bridge and the Trans-Canada Highway.

Lynn Creek runs between Seylynn and Bridgman Parks. The creek is approximately 20 km long, with a watershed area of approximately 55 km². It is the largest unregulated watershed on the North Shore,

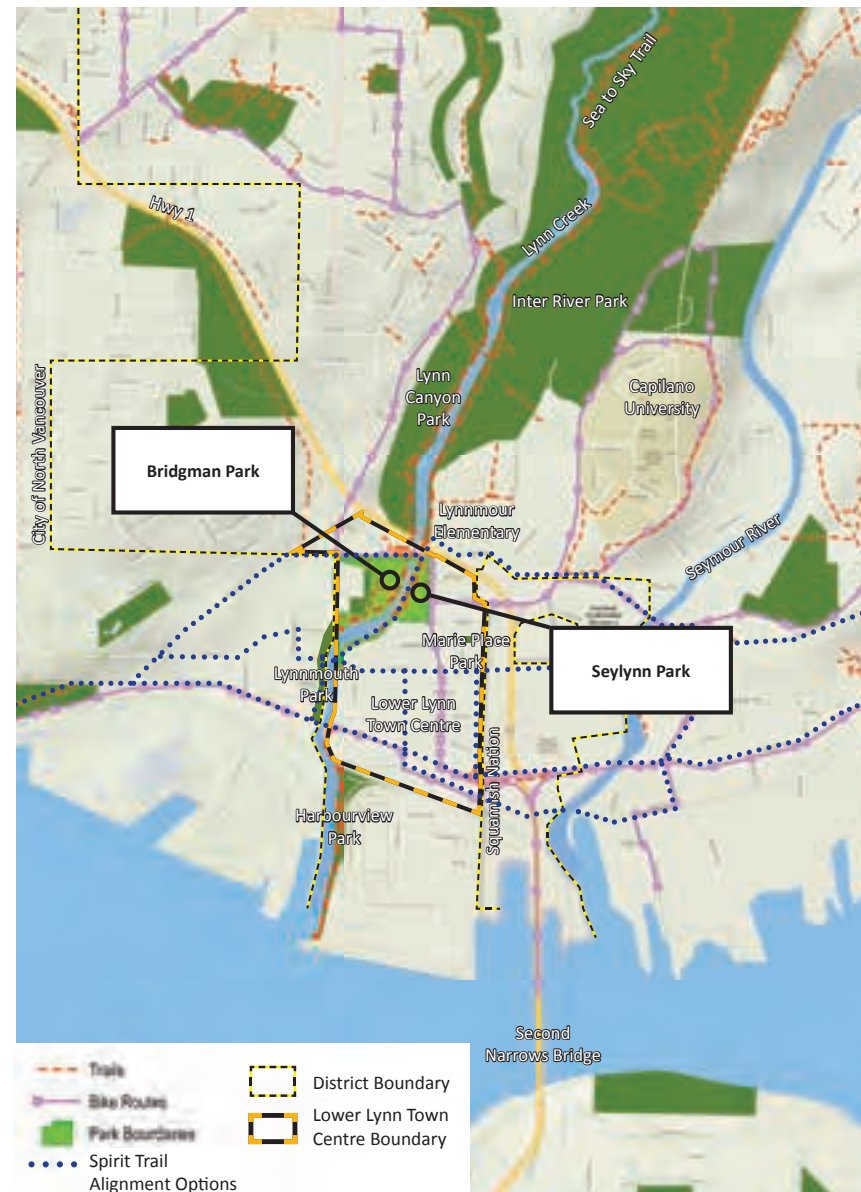


Figure 1: Context Map



Figure 2: Lower Lynn Town Centre Plan

containing mostly undeveloped natural forest. The watershed is only the beginning of an almost limitless wilderness area that lies to the north. A system of trails connects from Burrard Inlet, through Seyllynn and Bridgman Parks, to the upper reaches of the watershed and beyond.

There are well established pedestrian, cycling, transit and vehicular connections to the parks. These connections will be strengthened through planned improvements such as the Keith Road Bridge replacement, reconfiguration of Mountain Highway and Fern Street, and a potential new pedestrian bridge at Crown Street and an optional bridge at Hunter Street.

The area around the park is currently zoned for residential, commercial, light industrial and mixed uses. The District's OCP identifies Lower Lynn as a designated Town Centre, which will be developed to have a greater mix of housing, commercial, and employment opportunities (**Figure 2**). It is estimated that approximately 3,000 new housing units will be built in this area over the next 20 years. Seyllynn and Bridgman Parks will be a key amenity providing Town Centre residents with a place for recreation, relaxing and access to nature.

The trails through the parks and the natural areas are currently used for informal activities such as walking, jogging, dog walking, biking, nature appreciation, environmental stewardship, and gathering. The skate park is used on a daily basis and hosts community events, the largest of which takes place every Canada Day. Park visitors also use the recreation features such as the playgrounds and sports field; however, some of these are aging. The future uses of the parks will change significantly if new infrastructure is built to support the outdoor social and recreation needs of this growing community.

Research and Policy Context

A number of background studies and reports relate to the land use and environmental conditions and opportunities in and around the parks. The most relevant documents to the Master Plan are as follows (**Appendix A** contains a full list of resources):

1. **Official Community Plan (OCP), 2011** - Adopted by Council in 2011, the OCP establishes the District's objective to "maintain a diverse, high quality parks and open space system that serves a range of community needs and protects the natural environment". The OCP lists detailed policies proposed to realize the District's parks and open space vision, including the establishment of a Parks and Open Space Strategic Plan and the development and maintenance of a District-wide trails and greenway network.

The District's OCP outlines the 'network of centres' concept to accommodate future growth in key centres, including the Lower Lynn Town Centre (LLTC). According to the OCP, the District has set a vision to guide the development and revitalization of the LLTC to become the District's largest and most dense Town Centre and a model of urban living as a transit-oriented mixed use community in harmony with the natural environment. The LLTC Implementation Plan identifies a parks and open space network plan (**Figure 3**) that has been integrated within the Seylynn and Bridgman Parks Conceptual Master Plan.

2. **Parks and Open Space Strategic Plan (POSSP), 2012** - The POSSP was developed concurrently with the District's OCP and adopted by District Council in 2012. The purpose of the POSSP is to provide a vision and direction for the maintenance and development of the District's parks and open spaces to meet community needs over the next ten years. In addition to outlining a list of key actions for park maintenance and development, the POSSP includes maps delineating plans for park, open space and trail expansion in the coming years.



Figure 3: Lower Lynn Town Centre Parks and Open Space Network



- 3. Creek Hydrology, Floodplain Mapping and Bridge Hydraulic Assessment, 2014** – This study focuses on four watercourses on the North Shore including Lynn Creek. It assesses current flood hazards, the effect of climate change on flood hazards and infrastructure, and provides floodplain maps to facilitate appropriate planning and development measures. The report indicates that Lynn Creek (section 3.3) is able to convey the 200 year flood event.
- 4. Lower Lynn Creek Drainage Study, 2014** – This study is a comprehensive drainage study of the Lower Lynn Creek catchment area, including the Lower Lynn Town Centre and Seylynn and Bridgman Parks. It reviews the existing conditions and assesses the drainage system under future conditions. The study provides best management practices and a capital works plan identifying required upgrades. Some of the recommended works, including stormwater management features and diking, may affect park development.
- 5. Lynn Creek Management Plan, 2004** - The Lynn Creek Management Plan provides a summary of previously completed works, an updated assessment of existing geomorphic, hydrologic and hydraulic conditions, and establishes a long-term plan for mitigating flood and erosion hazards.
- 6. District of North Vancouver's Lynn Creek Gravel Removal and Habitat Enhancement Project, 2006** - In 2004, the District conducted gravel removal and habitat enhancement works in Lynn Creek. This report discusses the hydrological assessment results from the post-construction monitoring program as required by the Department of Fisheries Oceans Canada, which began in spring, 2005. This report poses recommendations to prevent and manage future channel erosion and potential flooding, and to mitigate impacts on fish habitat.



- 7. Keith Road Bridge Replacement and Associated Works, 2013** - In 2013, the District of North Vancouver retained Hatch Mott MacDonald to undertake the design of the Keith Road Bridge Replacement to accommodate increased capacity for automobile, pedestrian and bicycle traffic across Lynn Creek. The design resulted in a new wider vehicular bridge, requiring the removal of a narrow strip of embankment land from Bridgman and Seylynn parks, along the south curb.
- 8. Spirit Trail Route Planning Report, 2013** – The Spirit Trail is a planned 35 km long greenway that will cross the North Shore linking Horseshoe Bay to Deep Cove. This report provides a summary of what the District of North Vancouver wishes to accomplish for the portion of the trail within its boundaries. There is the opportunity for this trail to cross through Seylynn and/or Bridgman Parks.
- 9. Spirit Trail Lynn Creek Pedestrian Bridge Conceptual Development Report, 2012** – The District retained Associated

Engineering to provide a conceptual development study of potential bridge types for a location at Crown Street, at the south end of Seylynn Park. The bridge may form part of the Spirit Trail, connecting the District of North Vancouver with the City of North Vancouver.

- 10. District of North Vancouver Sports Field Needs Assessment, 2009** - As a part of the District of North Vancouver's parks and recreation master planning process, Lamorna Enterprises Ltd. conducted a Sports Field Needs Assessment. The purpose of this assessment was to provide a guiding framework for the incorporation of a sports field component in the master planning process. The assessment report included an inventory, condition assessment, user trend summary and capacity-demand analysis of the District's 39 grass and gravel sports fields.
- 11. Park Zoning** - Seylynn Park is zoned as Community Parkland, and Bridgman Park is zoned as Natural Parkland.

Purpose and Process

Seylynn and Bridgman Parks have never had a master plan to guide site development. Amenities have been placed in the parks over time without a guiding framework or community input. Much of the infrastructure in these the parks is aging, and the parks need revitalization, especially with the imminent changes in the Lower Lynn Town Centre.

The purpose of this project was to prepare a conceptual master plan to guide the revitalization of Seylynn and Bridgman Parks by recommending improvements to the natural environment and park amenities to support existing and future recreation activities. The planning was accomplished through a comprehensive design and public engagement process that involved the following steps:



1. District Staff Input
2. Site Inventory and Analysis
3. Public and stakeholder engagement
4. Preparation of a draft vision objectives, and program
5. Preparation of two preliminary design options
6. District Staff Input
7. Public Engagement
8. Draft preferred plan, and summary report
9. District Staff Input
10. Public Engagement
11. Completion of the Master Plan

The public engagement and review events are summarized in the table below:

Group	Type of Engagement	Dates	Number of Participants
Public/Residents	Workshops / Open House #1 / On-line Questionnaire	Oct 23, 2013	52
	Open House #2 / On-line Questionnaire	June 26, 2014	57
	Open House #3 / On-line Questionnaire	Sept, 2014	58
Stakeholder Workshops	Skateboarders Workshop	Oct 16, 2013	12
	Sports group Workshop	Oct 17, 2013	4
District Steering Committee (representatives from Engineering, Transportation, Operations, Environment, and Park Planning)	Meetings	Aug 20, 2013	13
		Oct 9, 2013	9
		Nov 6, 2013	7
		Feb 25, 2014	7
		May 13, 2014	3
		Aug 28, 2014	14
Parks and Natural Advisory Committee (PNEAC)	Presentation/Discussion	Nov 27, 2013	9
		Sept 24, 2014	9
North Vancouver Community Sport & Recreation Advisory Council	Presentation/Discussion	Feb 27, 2014	10
		Sept 25, 2014	20





Site Inventory and Analysis

Site Characteristics

The characteristics of Seylynn and Bridgman Parks are heavily influenced by their relationship to Lynn Creek. The creek divides the parks and unifies them. The creek, along with the forested riparian areas on either side, is a habitat corridor that provides significant spawning, rearing and fish access to the upper watershed. There are areas in the creek that have undergone salmon and steelhead habitat improvements. A large gravel bar is located at the bend near the south end of the parks. Erosion and pollutants enter the creek from the parks and surrounding roads and properties.

The characteristics of Seylynn and Bridgman parks that are relevant to the Master Plan are illustrated on the Site Inventory Plans (**Figures 4 - 7**) and described on the following pages.





Figure 4: Site Features - Seylynn Park

Seylynn Park

Most of the riparian vegetation in Seylynn Park lies within a narrow band, located less than 15 metres from the top of the creek bank. Multiple unsanctioned trails lead down the bank and contribute to erosion and habitat impacts. There is a small forested area at the north end of the park that is dominated by Big leaf maples. A large hedgerow of poplar, cedar and cottonwood runs along the north side of Hunter Street. Another group of Big leaf maple trees lies between the field and the skate park. The remainder of the park area is devoted to recreation amenities.

The park's recreation amenities include the following:

- » Tot lot playground
- » Parking lot
- » Seylynn Community Recreation Centre (known as Seylynn Hall)
- » Skate park
- » Sports field for soccer and softball
- » Paved and gravel paths

A path runs parallel to the river for most of the length of the park from the southern park boundary to the connection under Keith Road Bridge to Inter River and Lynn Canyon Parks. A second path connects from Seylynn Community Recreation Centre to the path below Keith Road Bridge. There is a monument in the north end of the park to mark the terminus of the historic Lillooet Trail.

Vehicles can enter the parking lot from Mountain Highway, just north of Fern Street. The parking lot has space for 29 cars.

Bridgman Park

Most of this park is forested. The riparian area on the Bridgman Park side of the creek is composed mostly of Black Cottonwood and Red Alder. Unsanctioned trails provide access to the creek and gravel bar, contributing to bank erosion. There is a stormwater outflow from the North Shore Winter Club that emerges near the gravel bar at the south end of the park. The forest beyond the riparian area is primarily Red alder and Big leaf maple, with some conifers throughout. There are small areas for amenities and park operations.

The park amenities and infrastructure include the following:

- » Paved driveway and parking area
- » Picnic shelter
- » Water tap
- » Washroom building
- » Playground
- » Outdoor exercise equipment
- » Wood chip and gravel storage area
- » Gravel paths

Many paths run throughout the park. The most well-used path runs parallel to the creek from the park boundary with Lynnmouth Park, north to Inter River and Lynn Canyon Parks under Keith Road Bridge. Other paths travel through the forest to connect to the playground, outdoor exercise equipment, and Keith Road. There is a service access road from the parking lot to the wood chip and gravel storage area.

Vehicular access to the park is from Keith Road. Although parking spaces are not well defined, there is space for about 27 cars.



Figure 5: Site Features - Bridgman Park

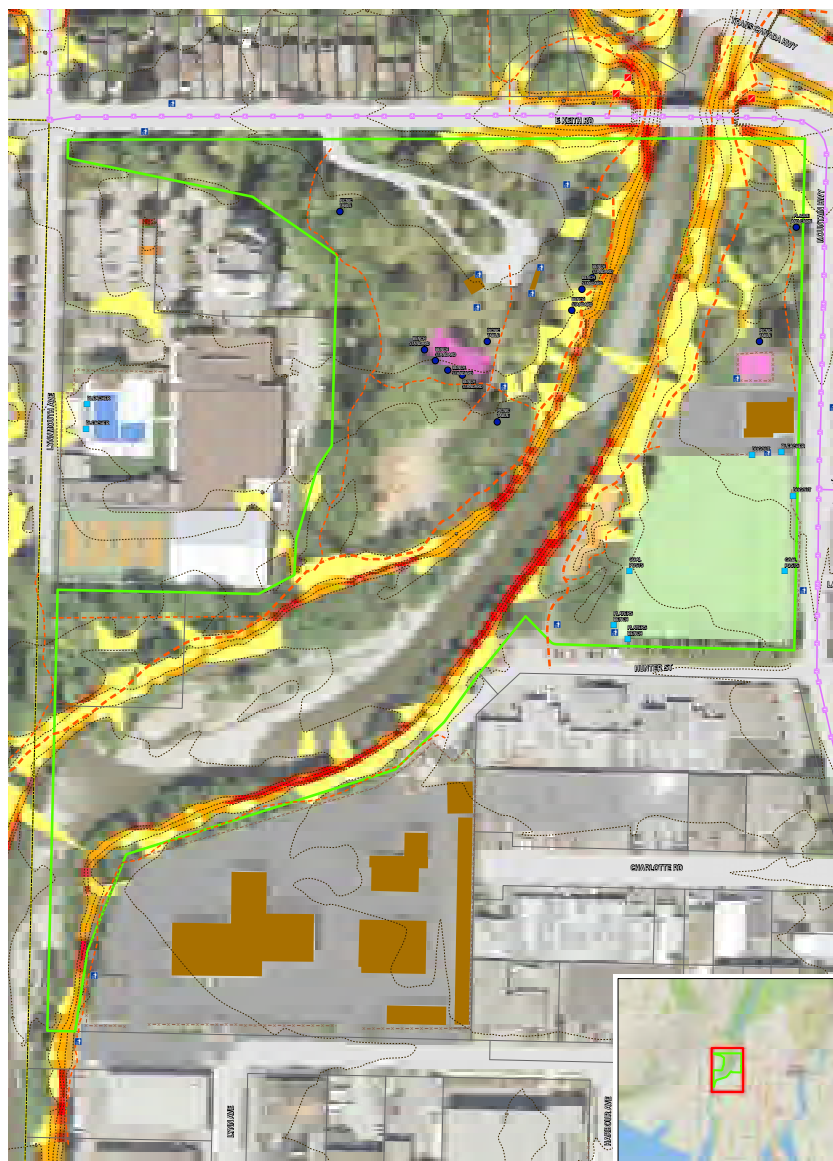


Figure 6: Slopes

Site Use

Seylynn and Bridgman Parks are used in both similar and different ways. Both parks attract local and regional visitors who come to use the trails and to experience the natural environment along the river. Both parks are fairly level, which makes them attractive for people with mobility constraints. Visual and physical access to the creek are sought from both banks. Environmental stewardship and restoration activities also draw people into both parks. The different uses of the parks are related to their unique characteristics and amenities.

Seylynn Park

Seylynn Park has a number of amenities that support recreation, sport and cultural activities. Families frequent the park and some young children attend the daycare in Seylynn Community Recreation Centre and use the adjacent tot lot. The Recreation Centre is also infrequently used for community events. There is moderate use of the sport field by soccer and slo-pitch leagues. The skate park attracts skaters from around the region, and is used by a regular group of local skaters who act as park stewards and mentors for younger skaters. Walkers, joggers, and cyclists travel through the park on their way to other destinations in the District or to Inter River and Lynn Canyon Parks. Occasional commercial dog walkers and commuters use the trails as well.

Bridgman Park

There is a constant flow of walkers, joggers, cyclists, dog walkers and commuters traveling the trails in Bridgman Park. Many dog walkers travel through the park from the off-leash area in Lynnmouth Park to the off-leash trails in Inter River and Lynn Canyon Parks, and the parking lot is frequented by visitors walking to these trails. There is a seniors' residence directly adjacent to the park; accordingly many seniors use

the trails for daily exercise. Visitors who stay in the park are drawn to the picnic area and playground, especially in hot weather. The gravel bar is also used as a recreation site, where people wade in the creek or exercise their dogs. The exercise equipment does not attract many users due to its age and condition. The wood chip area is a valued materials storage space for District Operations, but trucks can have negative effects on park visitors.

Challenges and Opportunities

The analysis of the parks is based on the site inventory and input from stakeholders and the public. The challenges and potential opportunities of the site are listed in the table below.

Feature	Challenges	Potential Opportunities
Overall – Both Parks		
1. Creek Flood Zone	Potential flooding of parks and beyond	Review flood protection options
2. Ecologically Sensitive Areas	Damage from dogs	Develop detailed environmental restoration and management strategy that considers elements such as restored habitat areas, fences along riparian area and viewing platforms
	Unsanctioned paths down creek bank	
	Invasive plants	
3. Adjacent residents and other uses	Some conflicting land uses	Consider park uses that are sensitive to neighbours' concerns

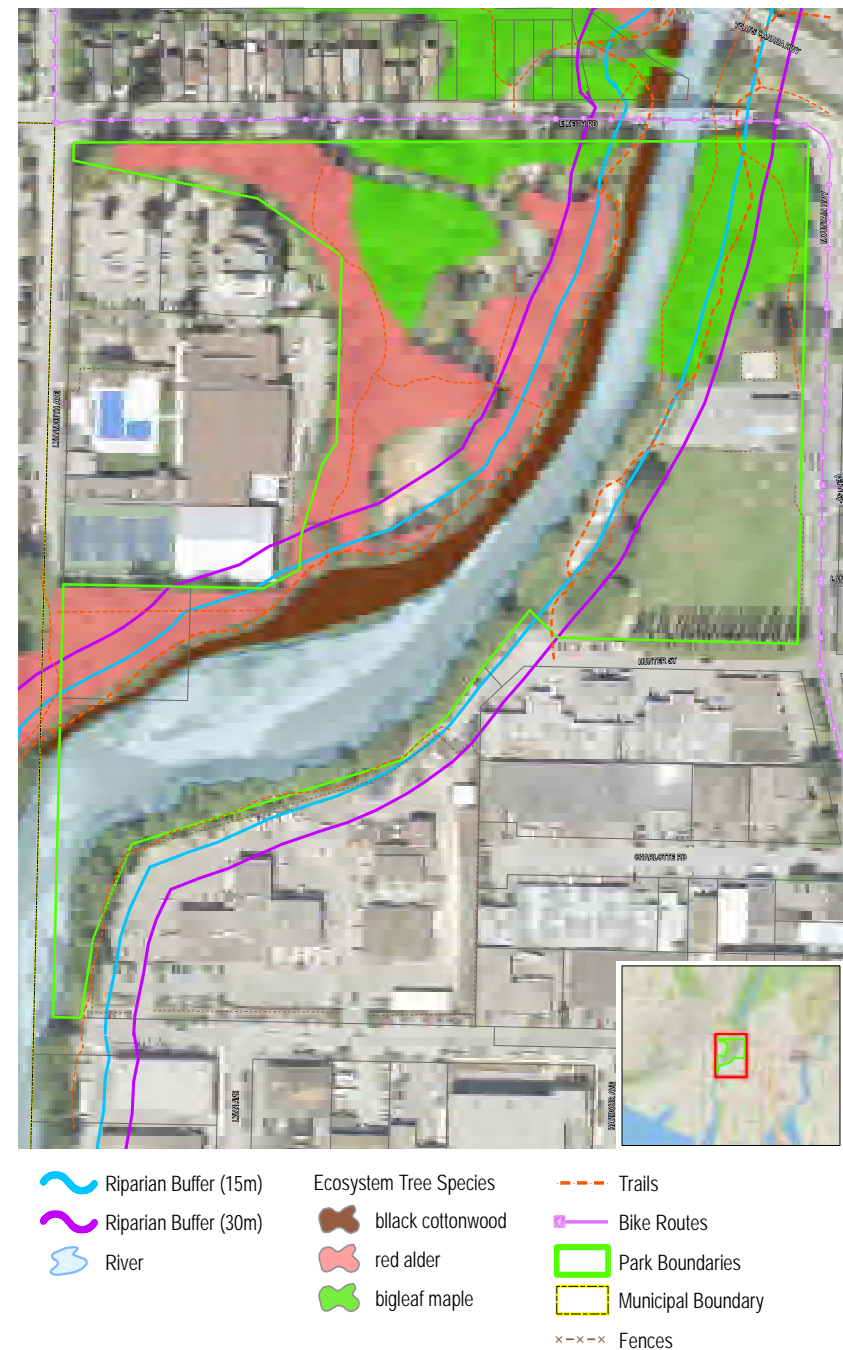


Figure 7: Environmental Management Areas



Feature	Challenges	Potential Opportunities
Overall Transportation – Both Parks		
1. Trails	Limited capacity, accessibility and connectivity	Improve trail system and provide connections to Lynn Creek, Sea to Sky trail and future Spirit Trail alignments
2. Connections Across Creek	Poor lighting	Consider lighting main paths
	Difficult access to Keith Rd. Bridge	Consider pedestrian/bicycle bridge between the parks Incorporate park pedestrian/bicycle connections in Keith Road Bridge replacement
3. Keith Road Improvements	Changing traffic patterns at park boundary	Consider new sidewalk, paths, stairs, parking and reconfigured vehicle entrance to Bridgman Park
4. Mountain Highway Improvements	Changing traffic patterns at park boundary	Consider new sidewalks and reconfigured vehicle entrance to Seyllynn Park
5. Hunter St. Parking	Limited parking	Consider reconfigured parking
	Parking used by DNV staff and local businesses	Use DNV Operations Yard parking during non-work hours

Feature	Challenges	Potential Opportunities
Bridgman Park		
9. Entrance Driveway	In high traffic area near bridge	Improve turn-off from Keith Rd.
10. Parking	Layout not efficient	Refine parking layout
11. Washrooms	Reaching end of life-cycle	Improve maintenance until replacement
12. Picnic Shelter	Poorly sited adjacent to parking	Move to a better location or move parking farther from shelter
13. Playground	Old swing set	Replace with nature-play features
14. Operations Wood Chip and Gravel Storage	Unsightly Operational use	Adjust storage and reforest or add new use, consider alternate sites for operations in the future
15. Outdoor Exercise Equipment	Old In disrepair	Replace with new equipment, remove, or seek alternate use
Seylynn Park		
16. Tot lot	Old play equipment	Replace play equipment or redesign play area
17. Parking	Unsightly Close to riparian area	Analyze parking requirements and possibly relocate within park
18. Seylynn Hall	Old building - end of useful life	Analyze replacement options as part of new town centre
19. Skate Bowl	Old surfacing Conflict with pedestrian path around edge of bowl Interest in more features	Resurface bowl Reconfigure paths Add new features
20. Sports Field	District-wide demand for fields	Analyze options with field users
21. Hedgerow along Hunter Street	Poplars are reaching the end of their lifespan and can't be removed without removing the entire hedgerow	Remove hedgerow to address safety, views and shading





Guiding Statements

Vision

The vision establishes the overall direction for planning and design of the parks. It is based on input from staff, stakeholders and the public.

The focus of Seylynn and Bridgman Parks is the natural and healthy ecosystem along Lynn Creek. Trails along the creek and through the parks provide opportunities to appreciate the trees, water, fish, and wildlife, and to link trail users to the District's pedestrian and cycling network.

Each park is unique. Bridgman Park supports activities such as picnicking and play in a forested setting. Seylynn Park is a community hub, with a wide range of recreation amenities for people of all ages and abilities, and spaces where events and festivals can take place. Together, the parks offer safe and inclusive access to nature and opportunities for recreation, play, community-oriented events, heritage recognition, and nature appreciation, education and stewardship.





Objectives

Objectives for the parks identify what the master plan is intended to accomplish. They elaborate upon the vision to guide the design. They were established through input from staff, stakeholders and the public. Some of the objectives are currently attained, and are included below to ensure that they continue to be met.

1. Protect and enhance creek, riparian, and forest habitats.
2. Increase opportunities for nature appreciation, interpretation, education and stewardship.
3. Increase access and connectivity within, between and to the parks, with consideration for active transportation, universal design, parking, and service access.
4. Improve opportunities for recreation, play, art, cultural events, and gathering.
5. Improve safety and security.
6. Provide the opportunity to enjoy Lynn Creek while protecting sensitive ecosystem values.
7. Provide opportunities for dog use that respect the ecological sensitivity.
8. Provide innovative design features and elements inspired by the dynamic interface between the spectacular natural landscapes and the vibrant urban environment.
9. Respond to the anticipated growth of the Lower Lynn Town Centre and increased use of the parks.

Program

The program identifies existing and potential amenities to be included in the Master Plan, along with relevant design criteria. Priority and desirable program items (amenities) were identified and refined through public responses during the planning process.

Environmental Management

Priority Item	Desirable Item
Creek Enhancement	
<ul style="list-style-type: none">• Protect fish habitat by restricting access to Lynn Creek• Provide a formal trail to access the creek that is not near sensitive fish habitat• Enhance essential salmonid and fish habitat	<ul style="list-style-type: none">• Provide and use a gate to limit access to the creek during prime spawning times
Forest and Riparian Area Management	
<ul style="list-style-type: none">• Plant native trees and shrubs to expand and enhance the forest and riparian areas and improve biodiversity• Remove invasive species and replant with native species• Consider climate change when selecting plant materials• Plant trees as restitution planting for trees removed for widening of Keith Road, Mountain Highway and Hunter Street• Rehabilitate decommissioned trails with native plantings• Use habitat fencing to protect riparian and forest habitat• Where possible, relocate trails outside of the riparian area, and revegetate• Consider CPTED principles for safety and security when planting and maintaining vegetation	



Priority Item	Desirable Item
Rainwater Management	
<ul style="list-style-type: none"> Install rainwater management features such as bioswales to improve quality of water running from the parks into the creek 	
Dog Management	
<ul style="list-style-type: none"> Formalize and upgrade fenced off-leash dog park north of Bridgman Park in Lynn Canyon Park Provide habitat fencing, dog bag dispensers and regulatory / educational signage 	

Recreation Amenities

Priority Item	Desirable Item
Paths	
<ul style="list-style-type: none"> Improve path connections to Inter River Park, Lynn Canyon Park, Lynnmouth Park and south to Burrard Inlet Upgrade and resurface existing paths to improve accessibility Widen some existing trails to accommodate cyclists and pedestrians Provide multi-use paths for cyclists and pedestrians Provide pedestrian focus paths Provide a formal path for access to Lynn Creek on the west bank Provide a potential corridor for Spirit Trail Provide lighting on key paths (see Lighting section below) 	<ul style="list-style-type: none"> Provide east-west multi-use trail through both parks over a bridge (see Bridges section below) Consider separated bike and pedestrian paths where space allows

Priority Item	Desirable Item
Playgrounds	
<ul style="list-style-type: none"> Update or replace existing playgrounds Incorporate nature play elements, including custom features made from natural materials Include water play features at Seylynn Park 	
Seating	
<ul style="list-style-type: none"> Provide seating along paths and near amenities for resting and viewing nature, sports and play areas 	
Gathering Areas	
<ul style="list-style-type: none"> Provide picnic tables in key areas for small group gatherings Provide open grass areas for informal use Provide a flexible, multi-purpose event space for community gatherings Provide a paved plaza space in Seylynn Park that integrates with the urban design of Mountain Highway and Hunter Street streetscapes (see Urban Interface below), including paving details that reflect river forms as appropriate Provide a small sport court, integrated with the community gathering space 	
Sports Field in Seylynn Park	
<ul style="list-style-type: none"> Provide a field for diverse activities (e.g. community gatherings) with enough space for Super 8 soccer 	<ul style="list-style-type: none"> Consider a new full-size sports field elsewhere in the District as compensation for the smaller field in Seylynn Park (e.g., Inter River Park)





Priority Item	Desirable Item
Skate park in Seylynn Park	
<ul style="list-style-type: none"> • Improve the existing snake run by resurfacing the skating surface and surrounding apron • Retain grass area north of skate park for skateboard focused events and gatherings 	<ul style="list-style-type: none"> • Explore provision of new beginner and advanced features that relate to the style of the existing snake run • Widen the apron on the north and east sides of the snake run and add small skate features to direct skaters back into the bowl • Consider an expanded paved area at the south end of the snake run as a 'start node' for skaters

Infrastructure

Priority Item	Desirable Item
Parking	
<ul style="list-style-type: none"> • Provide easier access to parking lots in both parks • Improve circulation and layout of parking in both parks, without reducing the number of parking spaces • Provide designated accessible parking spaces • Provide information (e.g. web) on alternative parking areas (e.g., Inter River Park) 	<ul style="list-style-type: none"> • Increase community use of operations yard parking • Continue to explore parking demand
Signage	
<ul style="list-style-type: none"> • Provide maps and interpretive signs on history and ecology in both parks 	

Priority Item	Desirable Item
Lighting	
<ul style="list-style-type: none"> Provide lighting along the proposed Spirit Trail corridor Provide lighting to address safety and security within the parks 	<ul style="list-style-type: none"> Add lighting along primary multi-use paths through parks Consider creative/interactive light installations as public art (see Monuments and public art section below)
Park Buildings / Washrooms	
<ul style="list-style-type: none"> Upgrade washrooms in Bridgman Park Provide a park building with a washroom in Seylynn Park 	
Bridges	
<ul style="list-style-type: none"> Improve pedestrian access under Keith Rd. Bridge. Improve pedestrian access to the Keith Road Bridge from both parks Provide a pedestrian / bicycle bridge from Seylynn Park to Bridgman Park that aligns with Hunter St. Provide a pedestrian / bicycle bridge at the south end of Seylynn park that aligns with Crown Street 	
Bike Racks	
<ul style="list-style-type: none"> Provide bike racks 	
Viewing Decks	
<ul style="list-style-type: none"> Provide viewing decks to Lynn Creek 	
Picnic Shelter in Bridgman Park	
	<ul style="list-style-type: none"> Explore future relocation of picnic shelter
Water Fountains	
<ul style="list-style-type: none"> Provide water fountains 	





Priority Item	Desirable Item
Wood Chip Storage Area	
<ul style="list-style-type: none"> Delineate with a fence to separate from general public use Phase out to increase forest habitat and picnicking space 	
Urban Interface	
Priority Item	Desirable Item
Community Space / Facility	
<ul style="list-style-type: none"> Provide a strong connection between Seylynn Park and the potential community space / facility 	
Adjacent Roads and Town Centre	
<ul style="list-style-type: none"> Provide a strong connection to the Town Centre core, High Street, Town Centre Plaza, the green spine and other neighbourhood parks east of Mountain Highway Integrate the edges of Seylynn Park with the streetscape of Mountain Highway and Hunter Street Use sidewalk treatments that are compatible with the urban design of the town centre Refer to the Lower Lynn Town Centre Design Guidelines for cues/elements to enhance the character and identity of the parks as integral to the Town Centre 	
Entry Features	
<ul style="list-style-type: none"> Enhance existing entrances with signage, plantings and public art Recognize and enhance Seylynn Park entrance as the gateway to the Lynn Creek parks and trails system and the interface to the urban Town Centre core 	

Unique Amenities

Priority Item	Desirable Item
Monuments and public art	
<ul style="list-style-type: none"> • Provide space suitable for public art installations at locations such as park entries, bridges, structures, and gathering spaces • Incorporate public art into park structures and elements such as play features, benches, and lighting • Consider opportunities to integrate public art to complement the theme for the Lower Lynn Town Centre 	<ul style="list-style-type: none"> • Provide a heritage monument to recognize the history of the skate bowl
Event structure in Seylynn Park	
<ul style="list-style-type: none"> • Provide a structure suitable for picnics and small events, with an optional temporary overhead cover 	
Community garden	
<ul style="list-style-type: none"> • Provide for communal food production activities in a location with full sun exposure 	



The following program elements were considered for inclusion in the master plan, however they were not selected for the reasons outlined below:

- Fitness equipment - low public support, demand may be worth reconsidering in the future as the Town Centre develops
- Concession stands and other commercial uses - low public support, food will be nearby in the future, (parking area on Hunter Street could be used by food trucks)
- Boat access to Lynn Creek - low public support, would have significant environmental impacts
- Farmer's market area - other farmer's markets exist in close proximity to this area
- Dog off-leash area – dog owners are well served with off-leash areas north and south of the parks in Lynn Canyon Park and Lynnmouth Park respectively
- Increased parking – increased impermeable surface would have significant environmental impacts, existing amount of parking is included in the master plan, the need for more parking can be assessed through further study



Conceptual Master Plan

The conceptual master plan will guide the revitalization of Seylynn and Bridgman Parks. Detailed design of the parks will follow at a later stage.

The planning process involved developing two concept plan options based on an exploration of program elements and the potential layout of the parks (**Appendix C**). The preferred elements from the design options were selected based on feedback from the public, stakeholders and District staff. Those elements were synthesised into a preferred conceptual master plan (**Figures 9 - 11**).



Conceptual illustration of a path through the riparian area



Park Elements

The following is a description of the elements of the conceptual master plan along with the rationale for the design.

Environmental Management

Creek enhancement - Lynn Creek will continue to be monitored and protected. The channel will be dredged when appropriate, adhering to all regulatory and operational requirements, to maintain appropriate flow and help in flood mitigation. The gravel bar and off-stream channels will not be disturbed in order to protect spawning habitat.

Access to Lynn Creek will be restricted. Habitat protection fencing will be installed along the length of the creek to keep people and dogs on trails. This will help to reduce erosion on the creek banks and protect restoration of riparian habitat. A formal trail to the gravel bar will be provided. This access will be monitored, and closure during prime spawning times will be considered if the access is deemed to be a threat to spawning fish.

Viewing deck(s) will be provided to give ecologically sensitive access to Lynn Creek (See the Viewing Deck description on Page 34).

Forest and riparian area management - The forest and riparian areas will be expanded and enhanced where possible and appropriate. Invasive species will be removed and native species of trees and shrubs will be planted to restore these areas. Native species from further south will be considered for planting in response to climate change. As compensation for the trees being removed for the widening of Keith Road, Mountain Highway and Hunter Street, trees will be planted at a minimum two to one ratio within the parks or in nearby District lands.

New trails will be placed with sensitivity to existing trees and other vegetation. Where possible, trails will be relocated outside of the riparian area. Restoration planting will take place where trails are decommissioned.

Rainwater management – Features will be installed where necessary to prevent major stormwater flows in sensitive areas and to help improve baseline water flows and water quality. A bioswale will be installed in Bridgman Park, near Keith Road, to collect and infiltrate stormwater from the road and parking lot. Smaller swales and rain gardens will be considered for boulevards, next to parking lots, and near other large paved features in the park.

Dog management – Dog walkers will be encouraged to be responsible for their pets through regulatory and education signage, as well as providing dog bag dispensers throughout the parks. Signage will inform dog walkers of the on-leash status of the parks, and guide visitors to the off-leash areas in Lynnmouth, Inter River and Lynn Canyon Parks. The off-leash area in Inter River Park will be formalized with an upgraded fenced area. Habitat protection fencing will line paths in ecologically sensitive areas to help keep dogs on designated paths.

Recreation Amenities

Paths - A new hierarchy of paths (**Figure 8**) will be built in the park, including the upgrading and resurfacing of existing paths where applicable. Pedestrian-oriented paths will be 2m to 3m wide. Multi-use paths will be 3m to 4m wide. The paths will be a compacted granular surface over a compacted granular base to fit with the character of the parks and to accommodate all users. Primary trails may be lit (see Lighting section on Page 33). Separated paths are not included because of space limitations in the environmentally sensitive parks, but may be considered during the detailed design phase.





Spirit Trail –The proposed alignment of Spirit Trail extends from Lynmouth Park to Bridgman Park, crosses Lynn Creek over the proposed Hunter Street Bridge, and runs through Seylynn Park to the path under Keith Road Bridge (**Figure 8**). It will be a 3m to 4m wide lit asphalt multi-use path. Refer to the Spirit Trail Route Planning Report (2013) for details of the trail design.

Playgrounds – The existing playground in Bridgman Park will be upgraded and expanded with new features. The new playground will be approximately 750m². Nature play elements will be incorporated into the design, including custom features made from natural materials. The layout of the playground will relate in design to the natural forms of the creek and will integrate with the layout of the picnic area.

The tot lot in Seylynn Park will be removed and replaced with a new playground that will accommodate children of all ages and abilities. It will be approximately 350m². Water play features will be incorporated into the playground to allow a variety of play experiences and to build on the river-related park character.

Seating - Seating, including park benches, will be installed along paths and at gathering areas. Picnic tables will be installed at picnic areas.

Gathering areas – Open grass areas will be provided for informal gatherings and unprogrammed uses. Picnic tables will be installed in suitable locations near the open grass.

An event space will be provided in Seylynn Park to accommodate community gatherings. The event space will include an open plaza with an event structure (see Event Structure description below). The plaza design will integrate with the urban forms of the Mountain Highway and Hunter Street streetscapes, with paving details that reflect river forms. The overall aesthetic of the event space will be compatible with the urban character of the Lower Lynn Town Centre. A small sport court will be integrated into the plaza for use when community events are not occupying the space. During large community events, the sport court will function as an expanded multi-purpose event space. The total area of the plaza and sport court will be about 550m².



Figure 8: Circulation Plan



Sports field in Seylynn Park – A field suitable for diverse activities, including sports, special events and informal play, will be provided in Seylynn Park. It will be at least 42m by 60m to accommodate Super 8 soccer. Lines will only be placed on the field for specific sports bookings.



Skate park in Seylynn Park – The existing snake run will be resurfaced to remediate the cracking, spalling and pitting that has occurred over the years. The asphalt apron surrounding the snake run will be replaced with concrete to improve the skating surface and allow skaters to safely exit and re-enter. The open grass area north of the skate park will be retained as a gathering area and for use during skating events. Future improvements to the skate park will be explored with the community during detailed design. Potential improvements include an expanded apron to the north and east with small skate features added that direct skaters back to the run, new beginner and advanced features south of the snake run to accommodate a wider variety of skater abilities, and a small paved area at the south end of the snake run as a “start node”. The new features will be in the style of the existing snake run. The entire area of the new features, including the expanded apron, will be about 500m².



Infrastructure

Parking – The parking lot in Seylynn Park will be removed and replaced with angle parking along Hunter Street that will accommodate about 45 vehicles. The hedgerow along Hunter Street will be removed. The parking on Hunter Street will be used as pedestrian space during special events when the street is closed. Special paving will be installed in the parking spaces to reflect the river forms, consistent with the patterns in the event space and elsewhere in the park.



Conceptual illustration of bridge

The parking lot in Bridgman Park will be reconfigured to provide delineated pockets of parking spaces among the trees. Part of the parking lot closest to Keith Road will be closed and rehabilitated as a rainwater management area and forest. The parking lot will have space for about 35 vehicles. Information on alternate parking areas and trail access points (e.g., Inter River Park) will be made available with signage and online. Future expansion could be considered in the context of a traffic management study and associated site planning exercise. Parking management measures such as time limits may also be considered.

Signage - A consistent system of directional, identification, and regulatory signs conforming to District standards will be installed throughout the park, including kiosks at key staging areas. Interpretive signs regarding the ecology and history of the site will also be installed at appropriate locations.

Lighting – Lighting will be considered along primary multi-use paths through the park. Key paths will have lighting where safety and

security are a concern, such as under the Keith Road Bridge. Creative/ interactive lighting will be considered for public art installations where appropriate.

Park Buildings/Washrooms – A new park building with washroom will be constructed at a central location in Seylynn Park, in close proximity to the playground, event space, community garden, skate park, sports field and picnic areas. A potential future community space / facility will be built near the park, providing additional washrooms for park visitors (See Community Space / facility description below). All park buildings will be universally accessible.

The washroom in Bridgman Park will be upgraded and/or replaced.

Bridges - Keith Road Bridge will be rebuilt with improvements for pedestrians, cyclists and vehicles. There will be improved path and stair connections from the parks to the new bridge, and the paths under the bridge will be upgraded.



Conceptual illustration of tree-lined promenade

The master plan shows two pedestrian/cyclist bridges crossing Lynn Creek. The two bridges are as follows:

- **Hunter Street Bridge** - a new bridge from the end of Hunter Street to Bridgman Park. It should be designed for pedestrians and cyclists only.
- **Crown Street Bridge** - a new pedestrian and cyclist bridge aligned with Crown Street and connected to the south end of Seylynn Park. The bridge should accommodate emergency and maintenance vehicles.

Bike racks – Bike racks will be installed at suitable locations throughout the parks.

Viewing platform – A wood viewing platform will be constructed on the east bank at a central location, with good views up and down the creek. It will have benches to provide visitors with a place to rest and gather, and it will be about 5m by 3m.

Picnic shelter in Bridgman Park – The existing picnic shelter will remain where it is in Bridgman Park. The reconfigured parking lot will allow more space around the shelter for picnic activities. When the shelter requires upgrading or replacement, relocation to a different area within the park will be considered.

Water fountains – Water fountains/bottle filling stations will be installed at suitable locations throughout the parks.



Urban Interface

Community space / facility – A potential community space / facility will be considered in a nearby location in the Town Centre, to be integrated with new development. A strong connection to this facility will be established through a welcoming plaza at the entry to Seylynn Park (see Entry Features description below).

Adjacent roads and town centre – The transition from natural park to urban centre will be accomplished through tree-lined promenades along Hunter Street and Mountain Highway. The pedestrian realm will be about 8m wide along Mountain Highway with trees, planting areas, and benches integrated into the promenade. Along Hunter Street, there will be a 6m wide pedestrian realm with trees, planting areas, and benches. Promenade paving will be unique to the park, relating to the paving in the plazas, but also compatible with the streetscape detailing in the Lower Lynn Town Centre. Lighting, seating, and other street furnishings along the park edges will be consistent with the designs proposed

in the Lower Lynn Town Centre guidelines. A double row of trees will line the promenade along Mountain Highway from Hunter Street to where the existing forest begins. Hunter Street will have a single row of street trees to separate the sidewalk from the parking spaces. During special events the sidewalk and parking spaces will be used as one area beneath the trees (See Parking description on Page 32). Further from the edges of the park, trees will be planted in a more natural configuration as a transition to the natural forest beyond.

Entry features - Park access points will be modified to welcome park visitors with clear and consistent signage that conforms to District standards. Park entry areas will be enhanced with plantings, and have opportunities for temporary or permanent art installations.



Entry plaza - An entrance plaza to Seylynn Park will act as a gateway from the urban centre. It will have a paving pattern that relates to the river form, consistent with the event space paving. Arbours in the plaza will be designed to match the urban forms planned for the Lower Lynn Town Centre.

Unique Amenities

Monuments and public art - Opportunities for temporary and permanent public art will be made available at park entries and at gathering areas. Art will be incorporated into park structures and elements such as play features, benches, and lighting.

A heritage monument recognizing the history of the skate park will be considered.



Event structure in Seylynn Park – There will be a raised platform in the event space that will serve as a picnic shelter and/or stage for community events. The structure will include a removable cover to provide shelter for the platform.

Community garden – A community garden will be constructed at the north end of the open space in Seylynn Park. It will be about 300m². It will have unobstructed exposure to the south for full sun exposure. A low fence will define the edge of the garden, with gates for access. There will be a small garden shed within the garden that includes a water tap and storage space for tools and garden supplies.





Conceptual illustration of event space

Phasing and Cost Estimate

The Conceptual Master Plan for Seylynn and Bridgman Parks will be implemented in phases over time. Phasing is primarily based on the need to replace and update amenities, availability of funding and the priorities expressed during public consultation. The phases are intended as a guideline for implementation.

Relative costs are estimated based on typical 2014 construction costs. These costs can be used for preliminary project approval and budgeting. More detailed cost estimates will need to accompany preliminary and detailed design.

	Phasing			Relative Cost			
	Short Term	Medium Term	Long Term	Low	Medium	High	Special Project
	0-5 years	5-10 years	10-20 years	under \$200,000	\$200,000 - \$600,000	\$600,000 - \$1,000,000	over \$1,000,000
Seylynn Park							
Environmental protection and enhancement	✓				✓		
Path and staging area upgrades	✓				✓		
Playground development	✓				✓		
Multi-purpose field (open grass and picnic area)	✓			✓			
Skate park upgrades	✓				✓		
Park building with washroom		✓				✓	
Viewing platform	✓			✓			
Entry plaza and parking	✓				✓		
Promenade	✓				✓		
Plaza with small sport court	✓			✓			
Event platform with removable cover	✓				✓		
Community garden	✓			✓			
Bridgman Park							
Environmental protection and enhancement	✓				✓		
Path and staging area upgrades	✓				✓		
Playground upgrades	✓				✓		
Picnic area upgrades		✓		✓			
Reconfigured parking lot	✓			✓			
Washroom building upgrades		✓		✓			
Both Parks							
Hunter Street Bridge	✓						✓
Spirit Trail	✓			✓			

Concept Plan



Figure 9: Seylynn and Bridgman Parks Concept Plan



Figure 10: Seylynn Park Concept Plan

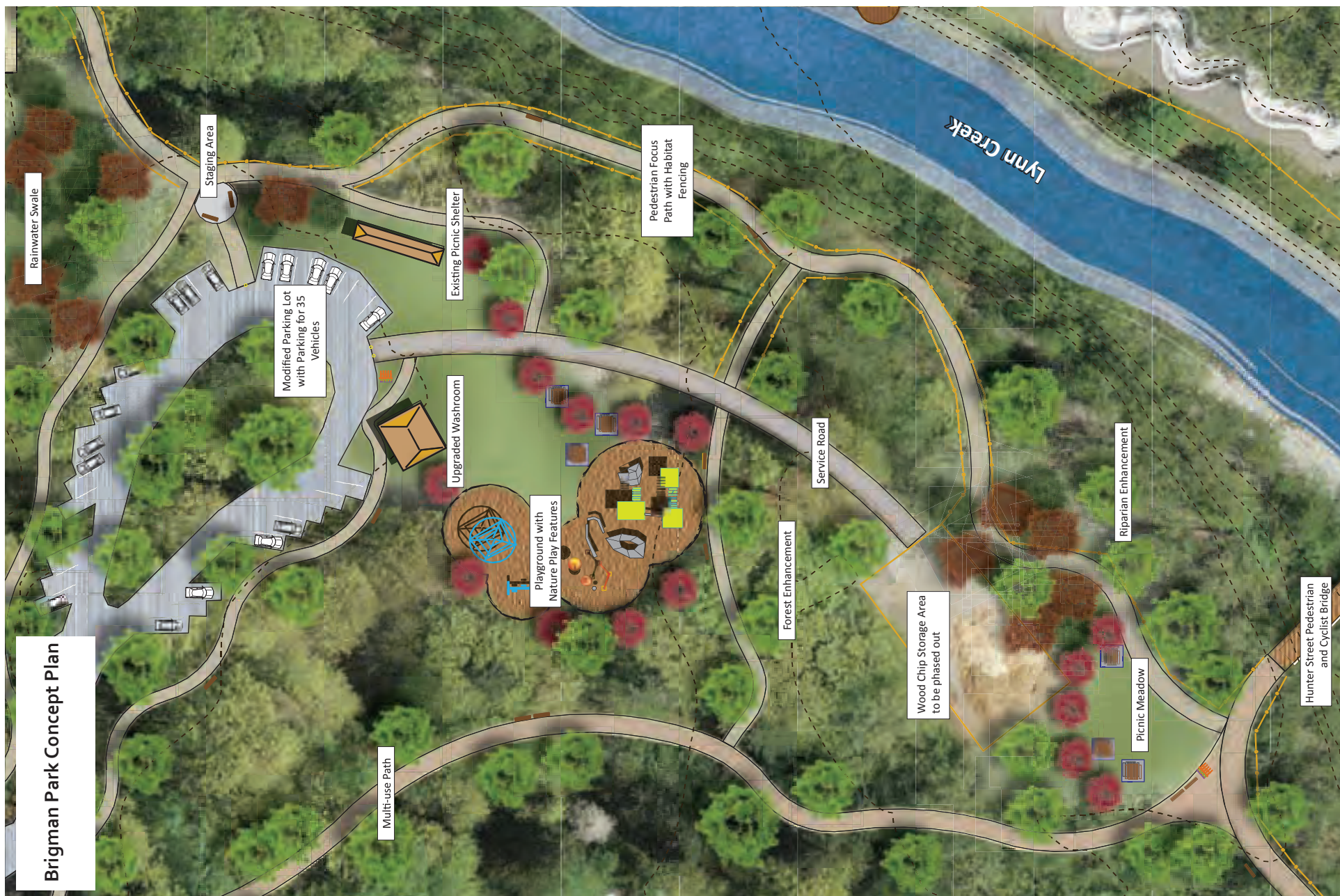


Figure 11: Brigman Park Concept Plan



Appendix A: References

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Appendix B: Summary of Public Engagement

Summary of Input from Workshops and Open House Comment Forms – October 2013

In October 2013, a series of workshops and an open house were held regarding the master plan for Seylynn and Bridgman Parks. The purpose of these sessions were to inform participants about the planning process, and to request their input for the vision, objectives, and future amenities in the parks.

In November 2013, the Parks and Natural Environment Advisory Committee (PNEAC) discussed the background information and public engagement feedback. PNEAC provided comments on issues to be addressed in the vision, objectives and future park amenities in the parks.

Workshops

There were four workshop sessions; one with skateboarders, one with sports groups, and two sessions at the open house for the general public. The following is the input from the workshops, with each bullet representing an idea put forth during brainstorming for the topics on the left. The participants were first asked what they like most and like least about the parks. The lists for vision, objectives and new amenities were prepared by synthesizing the input from brainstorming in collaboration with the entire group. In some of the groups, audience response software was used and the numbered lists below reflect the order of importance based on voting by participants.



Skateboarders Workshop, October 16, 6pm - 12 Participants

Use of skate bowl

- Estimated 80% drive to bowl
- Estimated 80% of users are from North Vancouver, 20% 'tourists'
- Few women
- Capilano College students use it during school months
- Few children use it – advanced features
- 15 – 20 people on typical week day
- Canada Day event brings up to 400 people

Like most about skate bowl

- Meeting place / hang-out (8)
- Secluded / sanctuary (7)
- History (7)
- Unique – design, structure (5)
- Sense of place (5)
- Family friendly / all ages (3)
- Events (2)
- Memorials (2)
- Proximity to river (2)
- Trees (2)
- Tourist destination (2)
- Canadian pride
- Freedom
- Camaraderie
- Nostalgia
- Parking on Hunter street
- Available recreation most of the year

Like least about skate bowl

- Pedestrian/ cycling path (6)
- Kids playing in bowl (3)
- Transients (2)
- Bowl surface condition (2)
- Asphalt apron condition (2)
- Gravel in the bowl (2)
- Bikes in the bowl
- Puddling in the bowl
- Lack of lighting
- Dogs off leash
- Softball interference



Vision / Objectives (skate bowl only)

1. Site preservation
2. Seclusion / privacy
3. Heritage - recognition, celebration, legacy
4. Gathering place
5. Grass roots events
6. Living room / home
7. Nature sanctuary
8. Sense of pride
9. Teach history

New amenities desired for the park

1. Relocate path
2. Widen / improve paved apron
3. New skateboard features (entry level, pool) – not street skating features
4. Resurface bowl
5. Trees and berm to buffer other uses
6. Heritage monument (for skate bowl)
7. Washrooms
8. Maintain parking
9. New bridge south of bowl linked by path (off Crown St.)
10. Garbage cans available for events
11. Water fountains



Sports Groups Workshop, October 17, 7pm - 4 participants

Use of sports field	<ul style="list-style-type: none"> • Softball booked in evenings • Sunday is often unbooked, but used for casual play by families • Summer soccer camps booked in evenings • Ultimate does not use this field – they play at Brooksbank Park
Like most about sports field	<ul style="list-style-type: none"> • Improved drainage and maintenance • Location in community – distribution of fields • Community signage on backstop
Like least about sports field	<ul style="list-style-type: none"> • Too small for adult soccer • Too small for adult softball games on both diamonds – both are booked for a single adult game to prevent play conflicts • Traffic adjacent to field – errant balls cause danger • Trees at south end keep frost on field • Parking access is difficult • Not enough parking • Field use by dogs
Vision / Objectives	<ul style="list-style-type: none"> • Remove field here in favour of adding one elsewhere or converting an existing field to artificial turf • Artificial turf field could go in at Cap. College, Lillooet, Myrtle • Artificial turf would not work at Inter River – settling • Softball field could go in at Inter River
New amenities desired for the park or field system	<ul style="list-style-type: none"> • Small artificial turf field could go in at Seylynn as a practice field • Softball backstops could be added at existing fields • Softball doesn't need artificial turf • Need off-leash dog park

Open House Workshop #1, October 23, 6pm - 32 participants

Like most about Seylynn Park

- Natural environment / greenspace (3)
- Trees (3)
- Skatebowl (2)
- River (2)
- Fish
- Absorbs rain water (not all concrete)
- Bike route between Keith and Main Street
- Bike trail
- Seeing sports teams playing
- Children's park
- Rock protection of Lynn Creek
- Reflection
- Tot lot
- Dog walking
- Sport field
- Proximity to neighbourhood





Like least about Seylynn Park

- Trail conditions (2)
- Eyesore of Seylynn Hall
- Parking
- Perception of park as private
- Poor creek protection from humans and dogs
- Ingress and egress to get to the park and Parking
- Poor connection between the 2 parks (but do not add a new bridge)
- Too few trees
- Pedestrian access
- Trail next to parking lot between the skateboard park and river

Like most about Bridgman Park

- Trees (4)
- Washrooms (2)
- Workout course (2)
- Picnic shelter
- Swings
- Salmon
- Beautiful walk along water
- Parking
- Limited parking
- Not a paved trail
- Creek
- Natural setting
- Trail connections
- Off-leash dog park
- Riparian areas

Like least about Bridgman Park

- Smell - under the bridge, dog poo in garbage cans (3)
- Dilapidated exercise equipment (2)
- Woodchip / gravel storage area (2)
- Ecological degradation (2)
- Paths too narrow (2)
- Entrance and exit from Keith
- Need parking lines / not enough parking
- Little setback for creek
- Buildings backing onto trail/park
- Not safe for children
- Picnic shelter – too close to parking lot so not safe
- Eroded path
- Unsafe at night



Vision / Objectives

- Trail connectivity
- Nature preservation
- Riparian protection
- Fish protection
- Nature education
- Safety
- Access to river
- Multi-generational
- Beautification
- Two parks complement each other
- Connection between parks / creek crossing
- Dog management
- Fit within broader context
- Access in and out of parks
- Improved recreation amenities



New amenities desired for the parks

- Improved trails (3)
- Pedestrian bridge across river (2)
- Better path connections to Inter River Park / Lynn Canyon Park (2)
- Better washrooms in Bridgman (2)
- Dog off-leash areas (2)
- Preserved nature areas (2)
- Educational signage (2)
- Maintain / improve riparian buffer
- Beautiful architecture for structures
- Public art
- Lighting
- New community centre
- Fish habitat protection
- Access to river
- Improve fitness circuit
- Protect skate bowl
- Bike racks
- Washrooms in Seylynn Park
- Bike commuter trail
- Trail away from skate bowl
- Improved play area in Seylynn Park
- Event space in Seylynn Park
- Viewing decks to creek
- Concession in Bridgman Park
- Interpretive signage
- Trail behind Operations Centre could be defined and protected

Open House Workshop #2, October 23, 7pm - 18 participants

Like most about
Seylynn Park

- Trees (2)
- The creek
- Keep paths natural and 30 metres from creek
- A place for sports for kids
- Seeing the river
- Natural surfaced trail
- Sports field
- Diversity of activities

Like least about
Seylynn Park

- Difficulty getting into and out of Seylynn Hall parking lot
- Skateboard facilities state of repair
- Insufficient maps, signage
- Storm drains going directly into Lynn Creek instead of bioswales and rain gardens
- No washrooms
- Trail on east side could go through Main Street and then connect to Harbourfront Park
- Lack of cohesion between user groups / need better definition
- Path connections
- Not inviting





Like most about
Bridgman Park

- Trees (2)
- Best place to get large maple leaves
- Fish - coho, chum, pink, steelhead
- Natural trails
- Covered picnic shelter (but move to a better location)
- Picnic area (whether same or different)
- Playground
- Good washrooms
- Dog walking
- Parking

Like least about
Bridgman Park

- Bark mulch storage/gravel pit in middle of park (2)
- Location of picnic shelter
- Dog walkers throwing sticks in the water when salmon are spawning
- Lack of interpretive and educational signage
- Hard to get into and out of park (Keith Road)
- Missing dog run and water to relieve pressure on creek
- Erosion of shoreline

Vision

- Protect nature, as natural as possible – especially Bridgman
- Diversity of park uses
- Encourage play/recreation
- Accessibility in/out of parks
- Accessible trails within the parks – inclusivity
- Connectivity across the river
- North/south continuous trails – distribute amenities
- Multi-use/ social gathering at Seylynn – festivals, sports, events, concerts, etc.
- Synergy with surroundings, community centre

Objectives	<ul style="list-style-type: none"> • Interpretive and educational and artistic signs • Connecting bridge • Manage access to creek • Restoring creek banks – erosion management • Remove storm drain outlets • Safer vehicular access in/out (Bridgman is staging for Lynn Canyon Park) • Focus on pedestrian access • Protect trees • Dog waste management • Access for swimming • Trail from waterfront to north • Rainwater management, bioswales, etc.
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New amenities desired for Seylynn Park	<ul style="list-style-type: none"> • Pick-up sports • Sports court – basketball, event space, etc. • Indoor/outdoor structure • Washrooms • Play areas – all age children • Benches • Maps and signs • Improve trails and connectivity • Track with Exercise equipment • Consider lighting on main trail
New amenities desired for Bridgman Park	<ul style="list-style-type: none"> • Relocate picnic shelter • Benches • Work-out stations, maybe along trail • Organize the parking • Signs, including signs about dog regulations, spawning areas • Controlled access to river for people • Upgrade washrooms

Open House Comment Forms

The open house was held on October 23rd, 2013. There were 52 participants signed in at the open house. Comment forms were available to be filled out at the open house and mailed /e-mailed in. The following is a summary of the input from the comment forms. There were 37 comment forms submitted. The numbered sections are listed in order of priority, as determined by the number of respondents who selected that option. The bullets represent other suggestions given by respondents. The numerical results are included for interest, but these numbers have no statistical validity.

Current use of the parks

1. Walking (83 %)
2. Nature appreciation (75%)
3. Dog walking off leash (44%)
4. Biking around or through parks (36%)
5. Dog walking on leash (33%)
6. Jogging (28%)
7. Community events (19%)
8. Environmental stewardship (19%)
9. Use of Seylynn skate bowl (14%)
10. Gathering / hanging out (11%)
11. Use playground in Bridgman Park (8%)
12. Use picnic shelter in Bridgman Park (8%)
13. Organized sports on Seylynn Park field (8%)
14. Exercise Equipment (6%)
15. Boating along Lynn Creek (6%)
16. Use toddler playground next to Seylynn Hall (3%)
17. Equestrian (3%)
18. Pick-up sports on Seylynn Park field (3%)

Other:

- Remote control boat
- Swimming
- Wheelchair
- Fishing

Like most about Seylynn Park	<ul style="list-style-type: none"> • Skate bowl (6) • Nature / greenspace (5) • Lynn Creek (5) • Trails (4) • Trees (3) • Playing field (2) 	<ul style="list-style-type: none"> • Fish (2) • Wildlife (2) • Peace / tranquility • Place to exercise • Place to express oneself • Location • Seylynn Hall
Like least about Seylynn Park	<ul style="list-style-type: none"> • Parking –access, space (9) • Vehicle traffic on Mountain Hwy. (3) • No creek crossing (3) • Poor condition of Seylynn Hall (3) • Path connections (3) • Poor condition of Skate Park surface (2) 	<ul style="list-style-type: none"> • No dog off-leash areas (2) • Path condition • No place for public gatherings • Few trees • Riparian area too small • Litter • No bike racks
Like most about Bridgman Park	<ul style="list-style-type: none"> • Nature / greenspace (7) • Lynn Creek (5) • Dog walking area (5) • Path connections (5) • Trees (5) • Access to Lynn Creek (4) • Views (3) 	<ul style="list-style-type: none"> • Paths (3) • Playground (2) • Wildlife (2) • Fish (2) • Easy access to park • Parking • Washroom • Peace / tranquility

Like least about Bridgman Park	<ul style="list-style-type: none"> • Parking – layout, amount (5) • Riparian degradation (3) • Fish habitat protection (3) • Litter (3) • Location of picnic shelter (2) • Parking access (2) • Off-leash dogs (2) • Drainage around playground • Washroom condition 	<ul style="list-style-type: none"> • No dog fencing • Narrow paths • Path surface • Trail maintenance • Traffic on Keith Road • Garbage too near picnic tables • Wood chip / gravel storage • Poor lighting
Vision / objectives	<ul style="list-style-type: none"> • Protected nature, wildlife and salmon (9) • Good trails / connections (6) • Facilities for people of all ages (4) • Place to gather and play (4) • Dog friendly (4) • Community hub (3) 	<ul style="list-style-type: none"> • Connected parks across river (2) • Clean and safe (2) • Unique identity to each park, but complement each other (2) • Access to Lynn Creek • Nature appreciation
New activities / amenities desired for Bridgman Park	<ol style="list-style-type: none"> 1. Improved path connections and accessibility (65%) 2. Off-leash dog area (54%) 3. Improve environmental management (50%) 4. Expand / enhance riparian area and its protection (50%) 5. Improve efficiency of parking area (50%) 6. More nature education / interpretation (46%) 7. Formal access to river, e.g. viewing deck (46%) 8. Separated bike path (35%) 9. Reconfigure wood chip / gravel storage (31%) 10. Relocate picnic shelter (19%) 11. Improve playground e.g. swings (27%) 	<ol style="list-style-type: none"> 12. Sport court (4%) 13. Other: <ul style="list-style-type: none"> • new picnic shelter • picnic tables • benches • boat access to river e.g. kayaks

New activities / amenities
desired for Seylynn Park

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| <ol style="list-style-type: none"> 1. Improved path connections and accessibility (62%) 2. New pedestrian bridge between the parks (58%) 3. Improve environmental management (50%) 4. Dog off-leash area (50%) 5. More nature education / interpretation (46%) 6. Separated bike path (46%) 7. Expand / enhance riparian area and its protection (46%) 8. Lighting on primary trail (42%) 9. Change parking lot to park use (42%) 10. Improve skate bowl (39%) 11. New secure bike racks (39%) 12. Community gardens (39%) | <ol style="list-style-type: none"> 13. More gathering / event spaces (35%) 14. New improved parking lot (31%) 15. Enhance toddler playground (27%) 16. Increase community use of operations yard parking (27%) 17. Reconfigure sports fields (12%) 18. More use of sports fields (12%) 19. Sport court (8%) <p>Other:</p> <ul style="list-style-type: none"> • Washrooms (3) • Water fountains • Benches • Commercial use |
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PNEAC Comments (from Nov 27, 2013)

- Some members prefer to keep the two parks separate rather than connecting by bridge
- Some benefit to connecting two parks, i.e., shared parking for both parks with new bridge access near Hunter St.
- Concerns about impact to parking at Bridgman when Keith Road is widened
- Environmentally, it makes sense to review the parks together (shared riparian creek area)
- Parking appears to be an issue for both parks – keep cars on outer fringe at Bridgman Park
- Improved path connections and accessibility are important
- Is it appropriate to create a separate commuter bike route in a park? Or should they be on the road (i.e., Keith Road Bridge)

Summary of Input from Open House Comment Forms – June 2014

On June 26, 2014, an open house was held regarding the master plan for Seylynn and Bridgman Parks. The purpose of this session was to provide information and request input on the master plan vision and objectives, and two concept plan options for the parks.

Open House Comment Forms

There were 57 participants signed in at the open house. Comment forms were available to be filled out at the open house and mailed /e-mailed in, or filled out online. There were 62 comment forms submitted. The numerical tally of responses is included for comparison, but does not have statistical significance. The following is a summary of the input from the comment forms.

Vision and Objectives			
What is your response to the draft vision and objectives	Great	Needs minor Revisions	Needs major revisions
# of Responses	27	23	2

Concept Options		
Which option do you prefer in general	Concept Option A	Concept Option B
# of Responses	34	16

Concept Option Elements				
ELEMENTS	Concept Option A	# of Responses	Concept Option B	# of Responses
Location of Activity Node in Seylynn Park	North of Fern Street entry	27	At southeast corner of park	14
Paths	Multiple loop paths with the Spirit Trail corridor running through both parks	30	Fewer trails with the Spirit Trail corridor running along the edge of Seylynn Park	13
Potential Spirit Trail Corridor	Separated pedestrian and bicycle path	28	Shared pedestrian and bicycle path	13
Creek Crossing	Pedestrian / cyclist bridge between the parks	31	Use of proposed Keith Road and Crown Street bridges	18
Creek Viewing Decks	One viewing deck in Seylynn Park	22	Two viewing decks in Seylynn Park	23
Creek Access	Access path to gravel bar	24	Access path to gravel bar to be monitored and may have seasonal closures	21
Parking	Angled parking along Hunter St. with special paving for use as public space during special events	30	Parallel parking along Hunter St., with a small parking lot in Seylynn Park	14
Playgrounds in Seylynn Park	Add a playground with water play features in Seylynn Park	31	Add a playground in Seylynn Park	13
Playgrounds in Bridgman Park	Upgrade and add nature play areas	33	Upgrade and add a kids bike track	11
Skate Park	Renovate the surface and expand	24	Renovate the surface	22
Community Garden	In Seylynn Park	31	None	16
Sport Court	Small court with basketball hoop in Seylynn Park	30	None	16
Entry Plazas	At corner with connecting promenade along the streetscape edge of Seylynn Park	24	Set back from the corner in Seylynn Park	16

Concept Option Elements				
ELEMENTS	Concept Option A	# of Responses	Concept Option B	# of Responses
Structure	Platform with removable cover and washrooms in Seylynn Park	42	Platform with removable cover in Seylynn Park	8
Seating & Picnic Areas	Retain picnic shelter and add picnic meadow in Bridgman Park	24	Move picnic shelter near playground in Bridgman Park	20
Trees	Added for shade, more formal/urban placement	16	Added for shade, more informal/natural placement	32
Open Grass Areas	Smaller areas	19	Larger areas	24
Environmental Protection and Enhancement	Less potential due to more activity in riparian area	20	More potential due to less activity in riparian area	22
Wood Chip Storage Area	Reduce size and convert the area to a picnic meadow	22	Reduce size and reforest the area	24

Comments

Below is a summary of the public comments that are original ideas and relevant to the park. Each bullet represents a comment or suggestion given by a respondent. The numerical results in brackets count similar comments, and are included for interest, but these numbers have no statistical validity.

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|-----------------------------|--|
| Draft Vision and Objectives | <ul style="list-style-type: none"> • Need more emphasis on skate park, suggest adding "...including the renovation of the existing skate park that has provided these opportunities for over 35 years" • Need to acknowledge commuter cyclist in the parks • Want replacement for dedicated community recreation centre space • Keep as green as possible • Two distinct parks with good access for both in a high density area respecting riparian and featuring the salmon, as well as community activities • Ensure human focus is counterbalanced by environmental protection elsewhere • Explain how nature protection is achieved |
|-----------------------------|--|

Location of Activity Node in
Seylynn Park

Paths	<ul style="list-style-type: none"> • Consider dog off leash trail (3) • Path closer to river at the skateboard park (2) • Consider trail from North Star Montessori to playground • Should be paved or compacted rock dust. Gravel is too loose
Potential Spirit Trail Corridor	<ul style="list-style-type: none"> • Separate bikes from pedestrians and dogs (4) • Control bike speeds with shared paths (2) • Make 5m wide
Creek Crossing	<ul style="list-style-type: none"> • Make Hunter bridge pedestrian only, keep cyclists to Keith bridge • Should accommodate emergency access vehicles
Creek Viewing Decks	<ul style="list-style-type: none"> • One viewing deck is sufficient with two bridges
Creek Access	<ul style="list-style-type: none"> • Consider swimming holes • Educate about spawning
Parking	<ul style="list-style-type: none"> • Need bike racks (2) • Want less parking (2) • Need more parking • More parking in Bridgman • Parking in park for disabled or families • Consider parking lot in north of Seylynn park, near playground (option A)
Playground in Seylynn Park	<ul style="list-style-type: none"> • Accommodate water play in the river, not needed in playground (2)
Playground in Bridgman Park	<ul style="list-style-type: none"> • Bike track already available at Inter River park (4) • Focus on nature play • Eliminate playground, make larger picnic area

Skate Park	<ul style="list-style-type: none"> • Concerned about bathroom and parking near skate park • Can expand with small bowl and small snake run for kids • Want washroom nearby • Don't alter present lines • Expand to east side • Expand in different location • Add mini-ramp for beginners
Community Garden	<ul style="list-style-type: none"> • Concerned about amount of sunlight in area (2) • Can go in new townhouse developments
Sport Court	
Entry Plazas	<ul style="list-style-type: none"> • Close to Mountain Hwy and transit stops • Set back from road/noise
Structure	<ul style="list-style-type: none"> • Need washroom and drinking fountain (5) • Don't need washroom if community centre is close by
Seating & Picnic Areas	<ul style="list-style-type: none"> • Expand/improve picnic area in Bridgman (2) • Need lots of benches
Trees	<ul style="list-style-type: none"> • Like less formal planting / natural placement (2) • Use to buffer skate park (2) • Leave as many trees as possible • Use native trees • Informal play in the woods is good for kid
Open Grass Areas	
Environmental Protection and Enhancement	<ul style="list-style-type: none"> • Save the fish • This park better suited to focus on recreation
Wood Chip Storage Area	<ul style="list-style-type: none"> • Remove woodchip pile and truck traffic • Need to fence because children like to play on piles (unsafe)

Additional Comments on
Project

- Need to separate dogs from cyclists and pedestrians (2)
- Consider adding a baseball diamond (2)
- Need better connections to 2nd Narrows Bridge for cyclists
- Keep cyclists on outskirts of park
- Need drinking fountains
- Look to moderate noise from bridge
- Consider off leash dog area
- Improve lighting
- Keep one side of the river more natural
- Need to replace community recreation centre space
- Need place for daycare currently in Seylynn Hall

Sport Council Meeting Comments (from February 27, 2014)

- Allow space for super 8 soccer (minimum size)
- Provide alternative facility before removing Seylynn field (e.g. Inter River Park)
- Consider hard surface sport court or small artificial turf practice pitch was suggested
- Casual field use is important
- Existing poplars problematic for field

Summary of Input from Open House #3 Comment Forms October 2014

On October 1st 2014, an open house was held regarding the master plan for Seylynn and Bridgman Parks. The purpose of this session was to provide information and request input on the preferred master plan for the parks.

Open House Comment Forms

There were 58 participants signed in at the open house. Comment forms were available to be filled out at the open house and mailed /e-mailed in, or filled out online. There were 43 comment forms submitted. Below is a summary of the public comments relevant to the park. Each bullet represents a comment or suggestion given by a respondent. Numbers in brackets represent similar comments by others. The numerical tally of responses is included for interest, but does not have statistical significance.

Level of Support for the Plan in General 1 = strongly support, 5 = strongly oppose					
Selection	1	2	3	4	5
# of Responses	14	8	8	7	5

Is there anything missing from the plan that you would like to see added?

- Dog off-leash area (10)
- More parking (6)
- Separated bike paths (3)
- The Seylynn field should not be removed from the field inventory until there is a replacement facility for soccer and baseball in place.
- Parking - Use reverse angle parking to increase safety for pedestrians/strollers/kids
- Mitigate highway noise
- Community Services i.e. childcare
- Accessible trail surface
- Outdoor ping-pong table
- Viewing deck on west side of Lynn Creek

Are there any changes to the plan you would like to see?

- Only one pedestrian bridge crossing is necessary (3)
- Add off-leash dog area (3)
- More parking (2)
- Pedestrian bridge between parks should not be optional (2)
- Widen pedestrian path on east side of creek to 3-4m
- Remove some of the recreational facilities
- Make 2 hr parking limit
- Maintain low shrub heights and clean up from homeless camps
- Noise barriers from Keith Rd.
- Make wood chip area available for public drop off and pick up
- Separated path across pedestrian bridge
- Limited access to the creek
- Energy saving features

What are your top priorities for implementation in phase 1?

- Parking (4)
- Trees and landscaping (3)
- Bike circulation (3)
- Dog off-leash areas (3)
- Pedestrian bridge – one (3)
- Pedestrian bridges - both (2)
- Riparian rehabilitation / protection (2)
- Path improvements (2)
- Signage (2)
- Removing wood chip area (2)
- New playground (2)
- Playground upgrades
- Start in Bridgman
- Crown St. bridge
- Lighting
- Upgrade Seylynn
- Outdoor activities for families
- Trail access
- Promenade
- Skatepark
- Sports field
- Park amenities
- Separate bike paths
- Picnic area
- Washroom
- Environmental restoration

Additional comments

- Keep dogs out of creek
- Need well designed paths
- Keep playground and dog walking areas separated
- Maintenance is important
- Maintain trails - from root heaving
- Clean tables and benches
- Use natural materials for paths (permeable)
- Keep it dog friendly
- Environmentally friendly construction
- Retain natural beauty and environmental value

PNEAC Meeting Comments from (September 24, 2014)

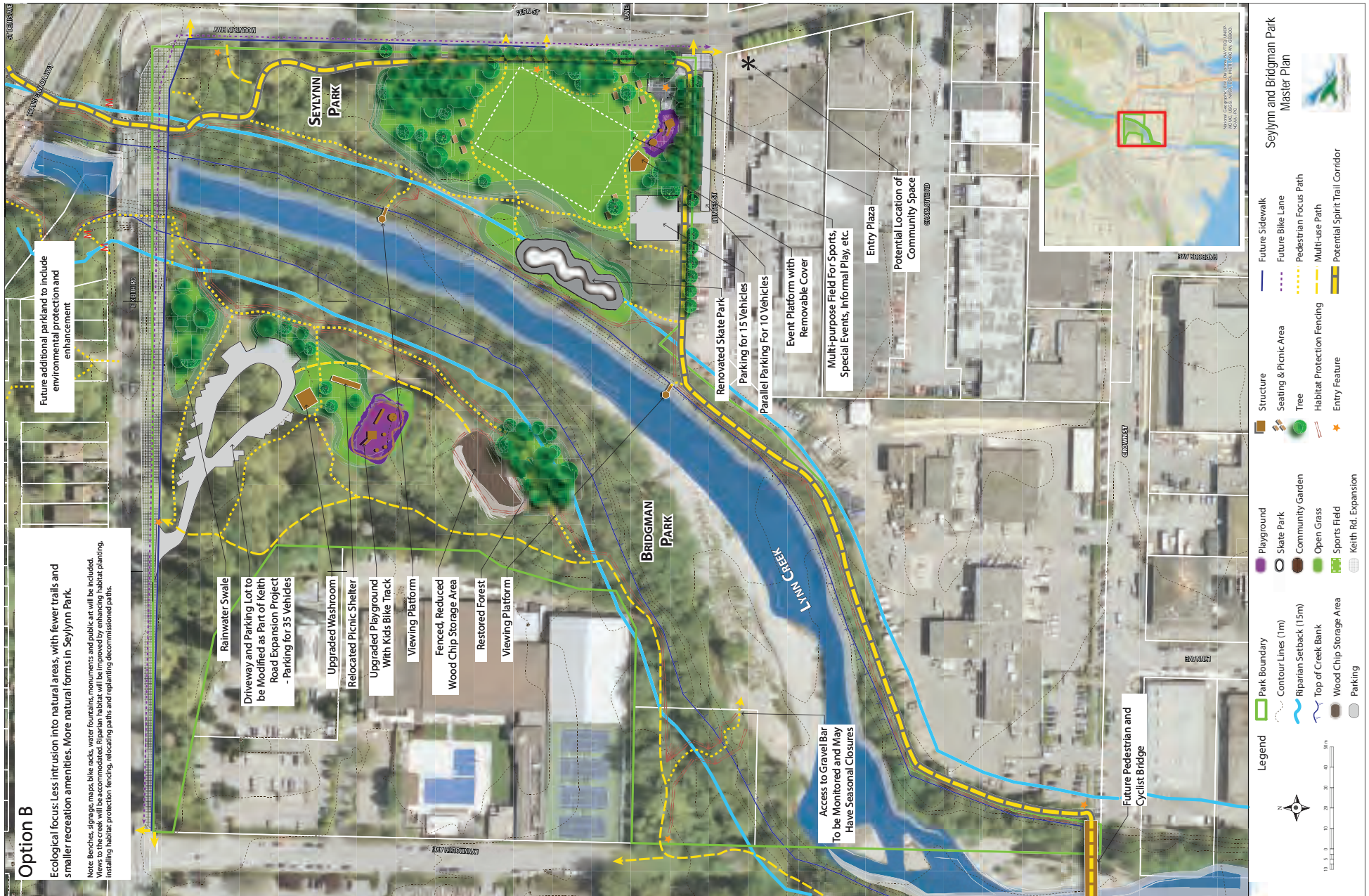
- Mostly questions of clarification
- consider Hunter Street bridge a long term consideration (i.e. not high priority)
- suggest adding a cyclist to the sketch of the Tree Lined Promenade

Sport Council Meeting Comments from (September 25, 2014)

- Provide alternative facility before removing Seylynn field (e.g. Inter River Park)



Appendix C: Concept Plan Options



Concept Option B