



BASTION PARK - CONCEPTUAL MASTER PLAN OVERVIEW & ENGAGEMENT SUMMARY

VILLAGE OF HAZELTON

OCTOBER 9, 2020

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INTRODUCTION

Over 12 years ago, the Village of Hazelton completed a conceptual design process focused on historic Bastion Park, and held a public consultation process in 2008. Some of the desires within the community have changed from what is reflected in the document. Today's Mayor and Council also recognize that there have been some updates to the park since this time, and retained McElhanney Ltd. to refresh the vision for this valued waterfront site. The park is located on Government Street and starts at the municipally owned building known as the Riverboat (which is now used as Council Chambers) and continues upriver to the trailhead of the Eagle Down Trail.



Section 1 of this package presents the conceptual drawings and precedent images that were refined in collaboration with Mayor and Council, then presented to the public for feedback in two stages:

1. A map-based interactive tool was used to give people the opportunity to indicate “thumbs up” or “thumbs down” on specific ideas, and to comment on these or add suggestions for other opportunities;
2. An exit survey let respondents rate the priority of proposed park elements as well as comment on the engagement tools and process.

More details on the process, tools, and results are presented in Section 2, and Appendix A contains individual and summary responses to the conceptual master plan crowdsource site and exit survey.

Section 1

Conceptual Master Plan Panels

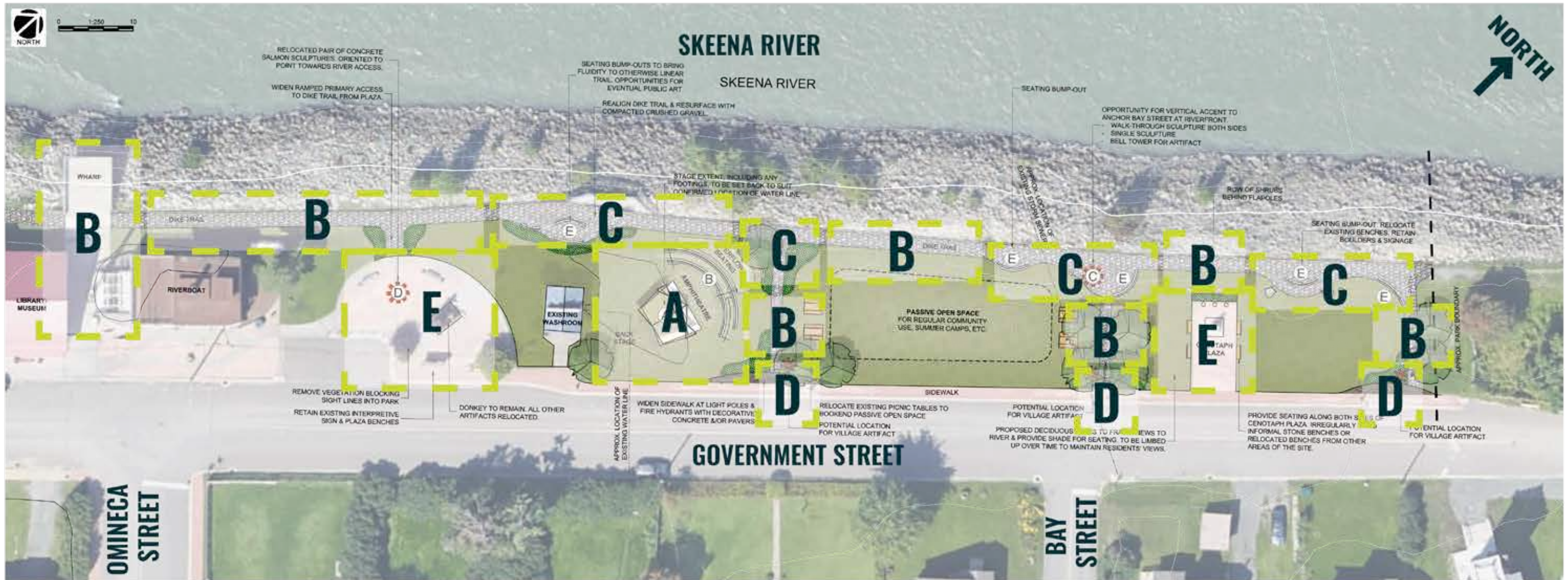
The following panels present the overall master plan as well as enlarged plans of each component. Precedent images suggest the materials and layout of these components, but each element's concept is subject to refinement and detailed design based on public feedback and site analysis once funds are secured. Associated with each component is an overall cost estimate range including a 30% Contingency reflecting the conceptual level of design. Appendix B presents a detailed breakdown of these overall estimates for each component.



LEGEND

- PROPOSED LOCATION FOR PUBLIC ART OR VILLAGE ARTIFACT
- PROPOSED DECIDUOUS TREES TO FRAME VIEWS, PROVIDE SHADE, ENHANCE PARK ENTRY POINTS & DEFINE/EDGE SPECIFIC USE AREAS. ALL TREE CANOPIES TRIMMED UP SO AS NOT TO OBSTRUCT SIGHT LINES.
- PROPOSED SITE FURNITURE
- EXISTING PICNIC TABLES
- GARDEN REMOVE VEGETATION BLOCKING SIGHT LINES TO RIVER. MASS PLANTING OF LOW SHRUBS, GROUNDCOVERS, & ORNAMENTAL GRASSES.
- PROPOSED NEW WOOD BOARDWALK
- PROPOSED DECORATIVE CONCRETE &/OR PAVERS
- COMPACTED CRUSHED GRAVEL
- LAWN

CONCEPTUAL MASTER PLAN



LEGEND

- A - Amphitheatre
- B - Trail Realignment
- C - Seating Bump-Outs
- D - Sidewalk Widening & Street Improvements
- E - Centotaph Plaza Improvements & Public Art

ORDER OF MAGNITUDE COST ESTIMATE - NOTES & ASSUMPTIONS

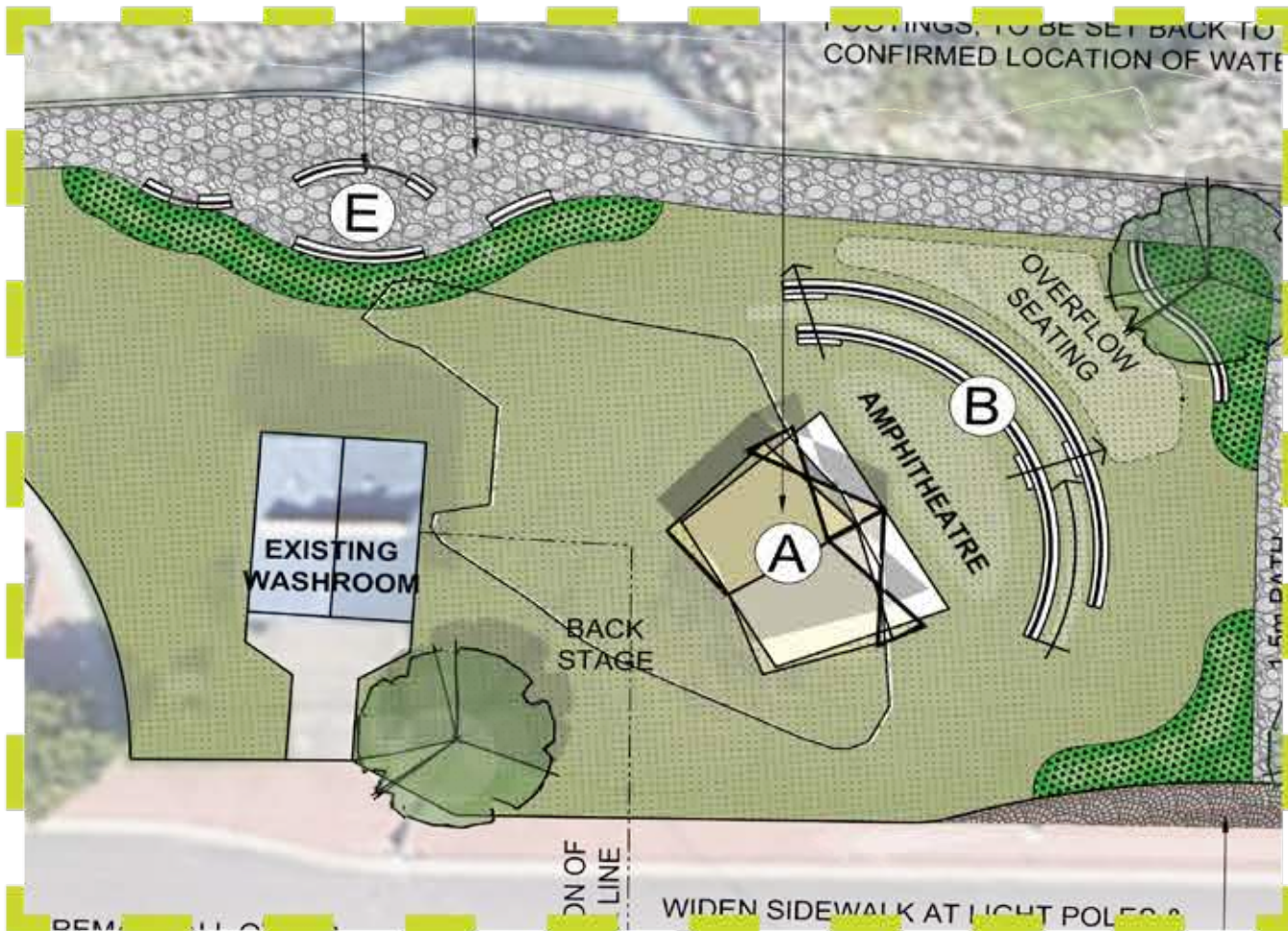
1. The order of magnitude cost estimate is based on the Conceptual Master Plan dated July 23, 2020. It has been prepared using the design and technical information currently available without the benefit of survey or environmental information.
2. Order of magnitude construction costs shown are based on 2019 precedents. It is recommended that an inflation factor be added to the estimated construction cost for each additional year thereafter.
3. This estimate does not include costs for raw land, financing, environmental mitigation, right-of-ways, building construction, property taxes or utility charges, or real estate or legal service fees.
4. The estimate does not include detailed engineering and landscape design or topographic survey.
5. The estimate has been prepared without formal comments from approving agencies such as DFO and MOE.
6. The estimate assumes no relocation of above-ground or buried utilities.
7. Estimated costs reflect supply and installation unless otherwise specified.
8. The Client acknowledges and agrees that any cost and schedule estimates provided by McElhanney with respect to the Client's project are subject to factors over which McElhanney has no control, and McElhanney does not guarantee their accuracy.

KEY PLAN



KEY PLAN - A

AMPHITHEATRE PRELIMINARY COST ESTIMATE
\$140,000 - \$180,000



SECTION A - AMPITHEATRE



KEY PLAN - B

DIKE TRAIL AND CONNECTING PATH UPGRADES
PRELIMINARY COST ESTIMATE \$83,000 - \$105,000



Wood Ramp



Concrete Ramp



Compact Gravel Trail



Gravel Trail with Edging



Edging

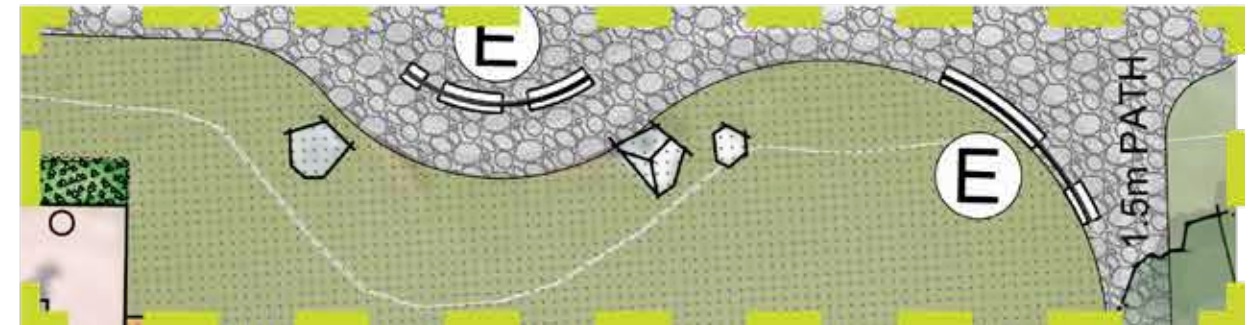
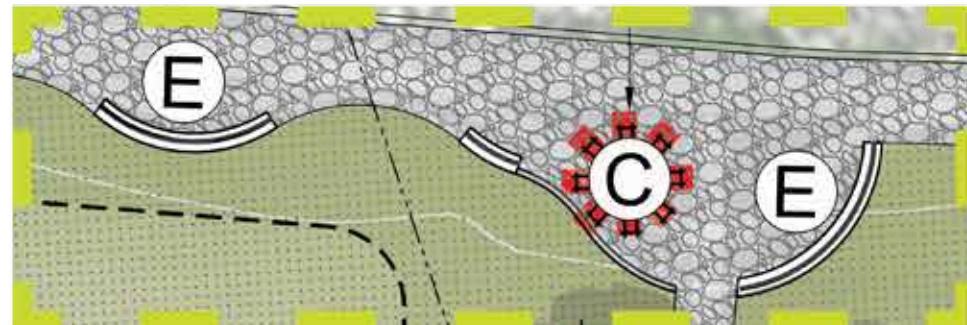
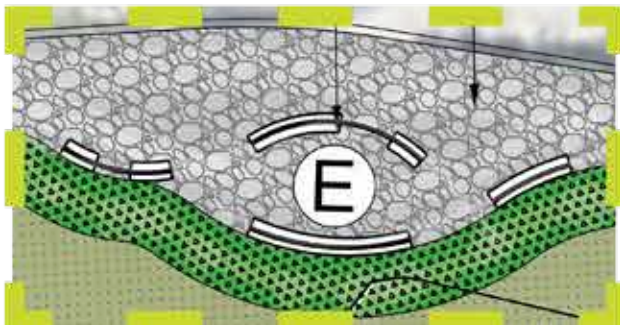


SECTION B - TRAIL REALIGNMENT, RESURFACING & CONNECTION



KEY PLAN - C

SEATING BUMP OUTS PRELIMINARY COST
ESTIMATE \$40,000 - \$52,000



SECTION C - SEATING BUMP-OUTS



KEY PLAN - D

**STREETSCAPE IMPROVEMENTS PRELIMINARY
COST ESTIMATE \$24,000 - \$31,000**

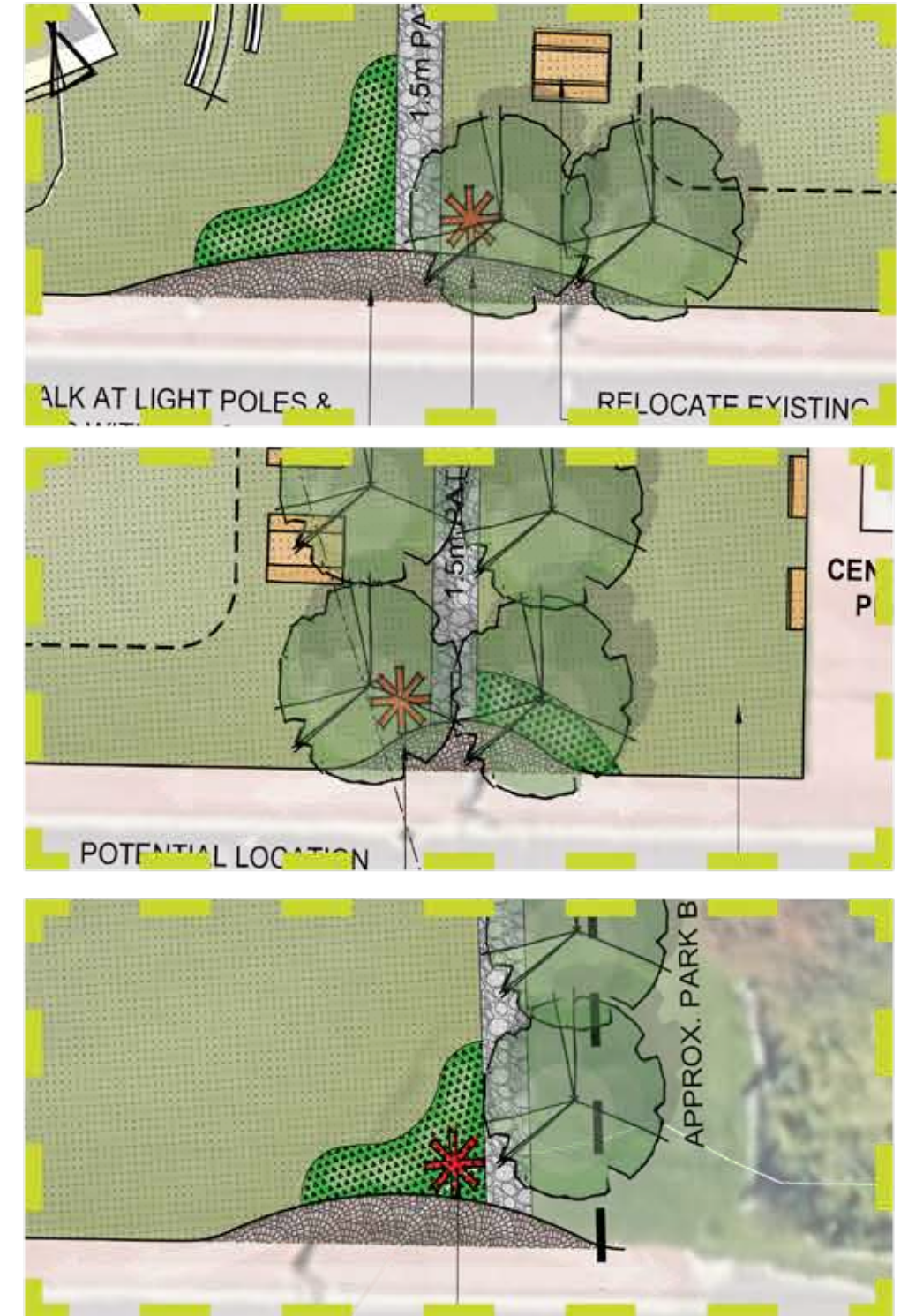


Existing Sidewalk



Proposed Bump-Out

SECTION D - SIDEWALK WIDENING & STREET IMPROVEMENTS





KEY PLAN - E

**CENTOTAPH PLAZA AND PUBLIC ART PRELIMINARY
COST ESTIMATE \$63,000 - \$83,000**



SECTION E - CENTOTAPH PLAZA IMPROVEMENTS & PUBLIC ART

Section 2

What We Heard – Public Engagement Results Overview

Given the limitations on in-person forms of engagement due to the COVID-19 pandemic, the Village chose to use a pair of on-line tools to inform and engage the public. The first is a map-based tool (Vertisee) that lets people interact with and comment on proposed concept graphics overlaid on an airphoto. Links from this site led people to the concept panels presented in the previous section. An exit survey (questions and responses in section A.3) was designed to gauge relative priority of the master plan components as well as satisfaction with the engagement tools and process.

- There were varying levels of support for the conceptual master plan elements, with the strongest support being for trail improvements, associated seating bump-outs, and sidewalk enhancements including accessibility upgrades (widening) – see Exit Survey responses to Question 1. However, there were also a number of comments that raised concerns about priorities within the park and, more broadly, within the community. Individual comments and summary graphics are presented in Appendix A, and a synthesis is provided here.

There was a moderate level of support for the amphitheatre per crowdsource comments and the exit survey:

- Two detailed comments suggested a bandshell structure rather than just the canopy, and also suggested rotating it so that performers had their back to the river and the audience faced it. The logistics of this, giving the raised dike, would need to be explored during detailed design.

- One respondent liked the concept but is concerned the shelter would attract loitering and public drinking. The concept shows a removable canopy to give the Village flexibility to manage use of the structure throughout the year.

There was a very high level of support for trail realignment with specific comments including:

- Support for public art along trail
- A preference for the look of wood boardwalk (compacted gravel was shown in the concept with long-term maintenance in mind)
- Agreement that ramps are a priority for accessibility

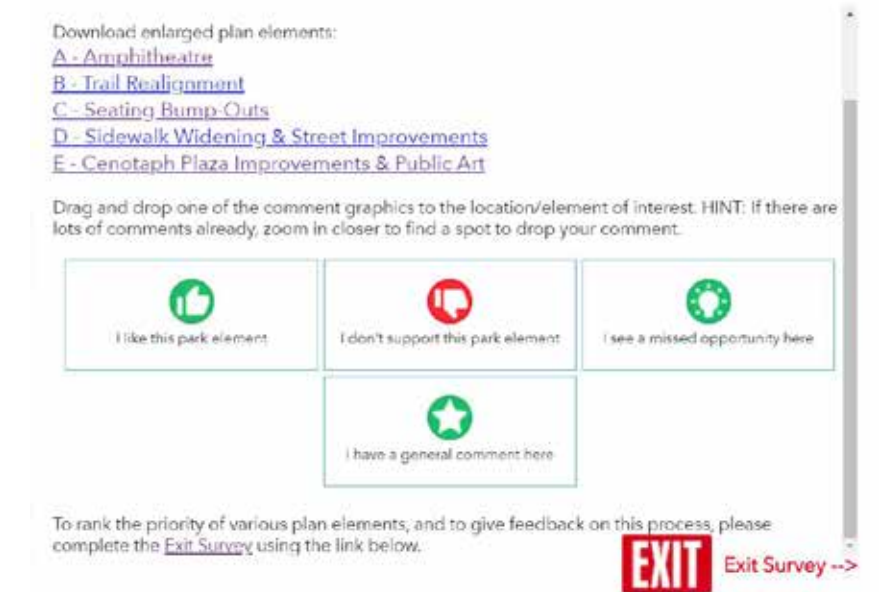
There was a high level of support for seating bump-outs along the trail:

- Seats along river are “brilliant” – suggestions of “book holding boxes” and “safe” (visible?) cover/shelter for bad weather

Sidewalk widenings received a high level of support as well, but respondents did not leave specific comments on the crowdsource site.

Cenotaph improvements and public art received generally high levels of support, with one comment made:

- “Cenotaph should be kept as a cenotaph – public art should be prioritized elsewhere in the park.” We fully agree! The only improvements proposed for the cenotaph are the addition of some flanking trees and benches to support use at Remembrance Day and throughout the year. Public art is proposed for the circular plaza and at nodes along the trail, and heritage artifacts and signage are proposed for sidewalk widenings and along the trail.



The exit survey asked respondents if they believe other upgrades within Bastion Park should be considered, and we received a range of responses:

- 3 respondents indicated “no” without comment, and 3 indicated “yes”
- One supported the cenotaph seating and upgrades
- Another suggested an irrigation system
- “There are more pressing matters for the Village to pursue”
- “Limited upgrades considered – the amphitheatre in this location should not be considered – if you really think we need an amphitheatre, partner with Gitanmaax so we can locate it in a more appropriate location with more space.”
- “An unobtrusive shelter for seating and picnicking in the rain. Playground (this park is not the best location, but there should be one in Old Town. Existing playgrounds are uninspired)”
- “Sharps containers...keep the sharps off the ground and away from areas that kids frequent.”
- “An open, safe, covered seating area where families can gather for informal meetings, meals, and outdoor games.”

Question 5 of the exit survey asked respondents to share their opinions of the virtual engagement process. A detailed breakdown of their responses is shown graphically in Appendix A, overview results include:

- 94% agreed or strongly agreed that “The materials gave me enough information to understand the project.”
- 79% agreed or strongly agreed that “The interface was user friendly and I could easily make my comments.”
- 61% agreed or strongly agreed that “I understand how my input will be used.”
- 69% agreed or strongly agreed that “The format was an effective way for the Village to collect input.”
- 77% agreed or strongly agreed that “I am satisfied with the opportunity to participate and comment.”

When asked to suggest ways of improving the format, some wanted more user-friendly technology but others said that public meetings are better formats (pandemic permitting), even that Zoom would be preferable due to its greater interactivity. More than one respondent said that they’d prefer to see other infrastructure or social project priorities addressed before improvements to Bastion Park.

Next Steps

If funding can be secured, we conclude that circulation improvements (trail realignment/resurfacing/widening as well as seating bump-outs and sidewalk widenings) would be the most widely supported (based on this small sample). Citizens clearly value being informed as funds are sought and projects progress, particularly if other important initiatives are being pursued concurrently.

Please see Appendix A for detailed data from the Vertisee Crowdsourcing site and Exit Survey.

APPENDIX A.

A.1 Vertisee Crowdsourcing landing page:

Welcome!

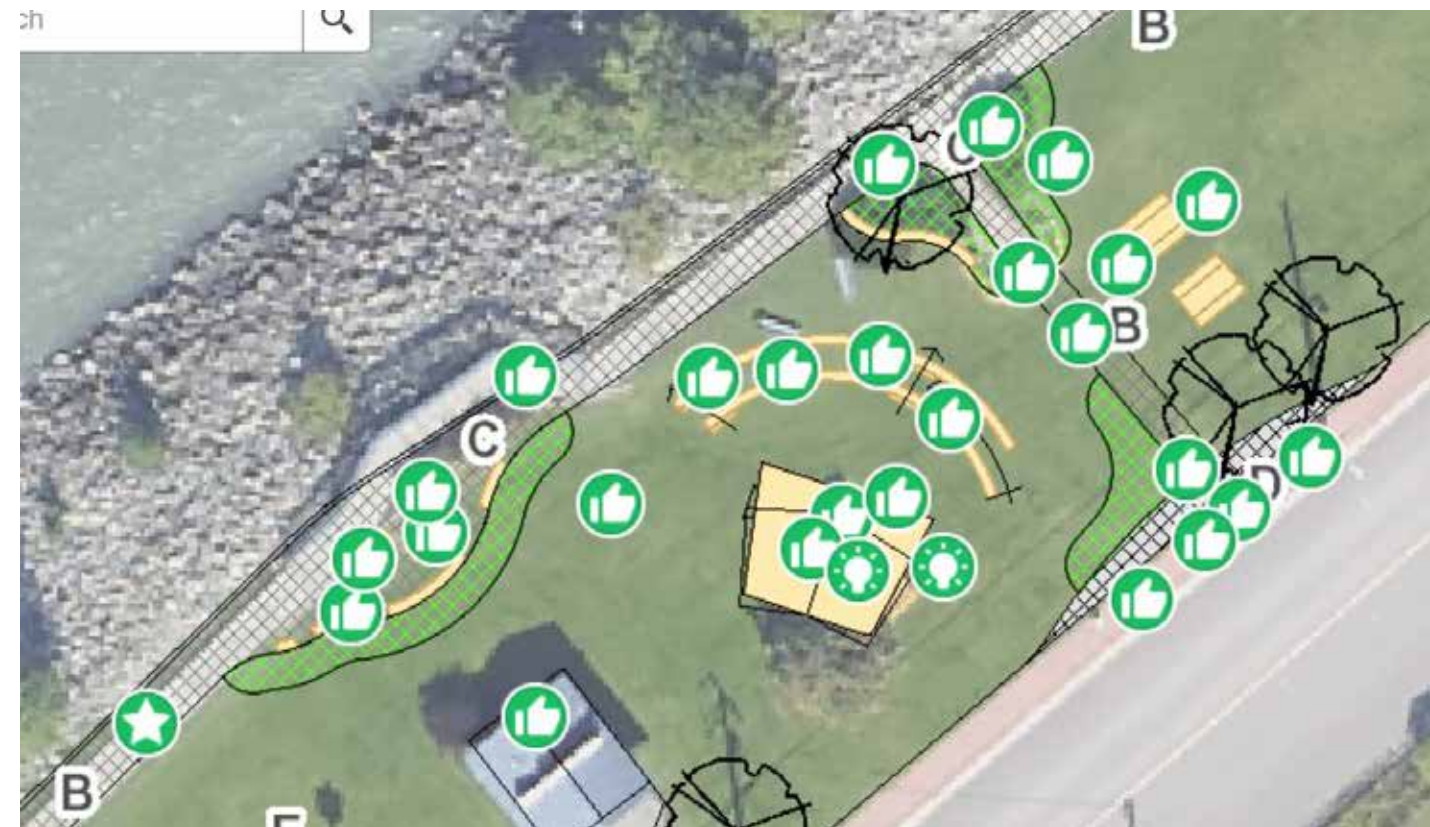
The Village has been dreaming about improvements to Bastion Park since 2008 when a previous master plan was drafted. The current conceptual master plan reflects some elements from that plan that are still relevant (e.g., the amphitheatre) as well as some new ones (e.g., seating in widenings along the dike trail). Mayor and Council have contributed to the proposed plan for public review, and we look forward to your input on aspects you love or would prefer to see reshaped.

Your ideas and feedback are important to us, and we have designed this website so you can have your say and see what your neighbours are thinking, too. Your input will help Mayor and Council finalize the conceptual master plan as well as decide on priorities to pursue for funding.

Use the following tools to share your thoughts:

1. **LINK TO ENLARGEMENTS.** Before commenting, please follow the links from the different plan elements to see more graphics, photos, and an approximate cost estimate.
2. **VIEW OTHERS' COMMENTS.** Back on the main map, view comments people have left already. You can respond to their comments or...
3. **CREATE A NEW COMMENT.** Drag and drop one of the comment graphics to the location/element of interest
4. **ADD GENERAL COMMENTS.**
5. **FOLLOW LINK TO EXIT SURVEY.** This is an important chance for you to rank the priority of the proposed elements and comment on the engagement process.
6. [bold icon for linking to the exit survey so people identify it on the map page]

THANK YOU FOR TAKING TIME TO HAVE YOUR SAY!



A.2 Exported Comments from Vertisee Crowdsourcing Site

Section A – Amphitheatre



Comments received:

1. “Love this, but worried it would be used for public drinking by indigent people or youth.”
2. “It would be nice if, instead of or in addition to the canopy idea, we could have a band shell with the stage . In previous performances near the river, it has been hard to hear sometimes. A band shell would protect from the sound of the Skeena flowing past, and would help project the voices of those on stage. And what about facing it the other way -- so the audience faces the river and the band or speaker or performer faces the road?”
3. “It would be nice to have a band shell available to set up at the amphitheater to improve acoustics. And it looks like it’s set up backwards. The audience should be where the stage is and the stage should be where the audience is. But it’s a great idea. We have had lots of performances around the Polly Sargent Park area, and the amphitheater would encourage more.”

Section B – Trail Realignment



Comments received:

1. “Public art here is fine.”
2. I like the idea of improving the trail. I like the look of the wooden boardwalk rather than crushed rock.
3. Ramps are very important to provide better accessibility for elders and families with young children.

Section C – Seating Bump-Outs



Comments received:

1. “seats along the river are brilliant; in addition some book holding boxes are a good public interest provision; as well as some cover/shelter that is safe and open yet protects from rain,snow and wetness...”

Section D – Sidewalk Widening & Street Improvements



I like this park element



I don't like this park element



I have a general comment here



I see a missed opportunity here

No additional comments were received regarding Sidewalk Widening and Street Improvement.

Section E – Cenotaph Plaza Improvements & Public Art



I like this park element



I don't like this park element



I have a general comment here



I see a missed opportunity here

Comments received:

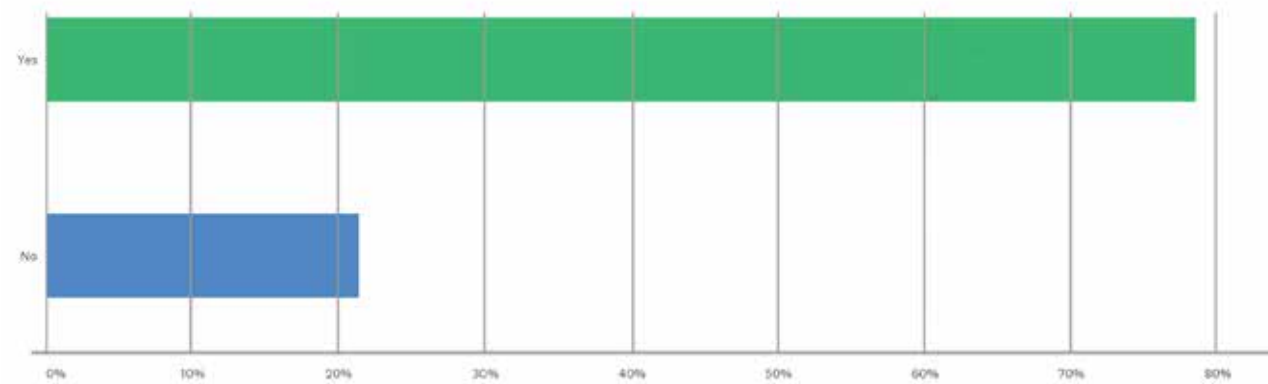
1. "Cenotaph should be kept as a cenotaph - public art should be prioritized elsewhere in park."

Note: No public art is proposed at the Cenotaph - confusion may have resulted because this element was presented on the same panel as public art.

A.3 Exit Survey Results

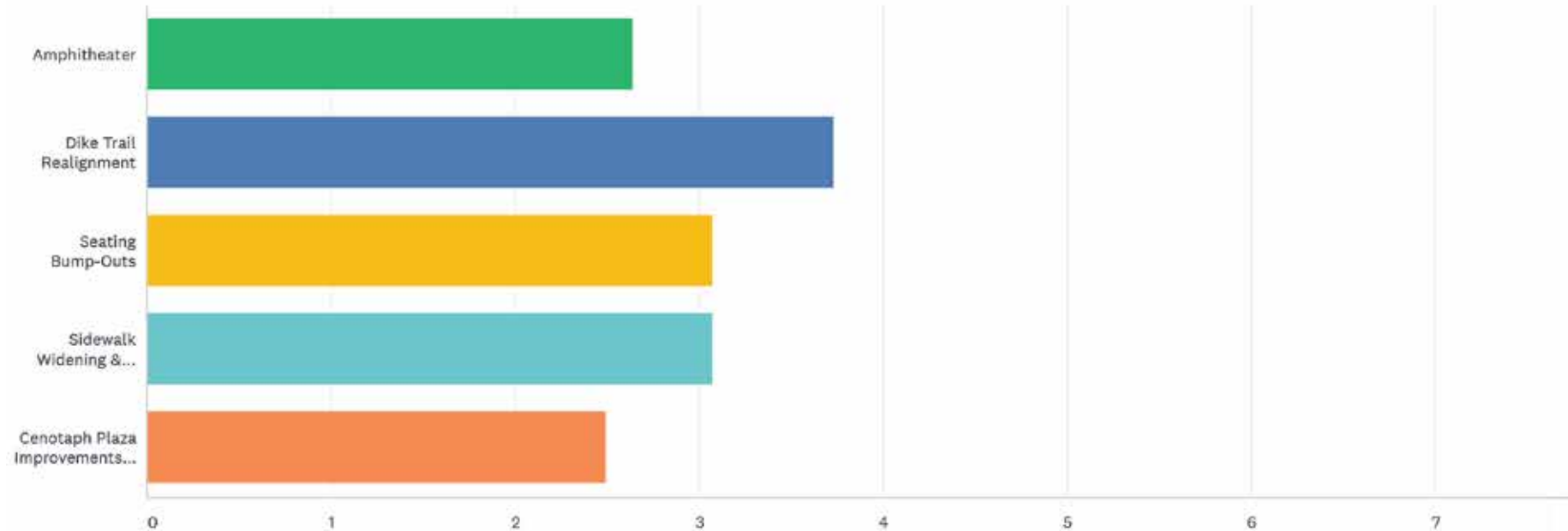
Question 1

Are you a resident of the Village of Hazelton? (14 responses)



Question 2

In your opinion, what is the priority of elements being upgraded, assuming funding is not a limited factor? (1 = highest priority, 5 = lowest priority) (14 responses)



Question 3

Do you believe that other upgrades within Bastion Park should be considered? (13 responses)

- 3 responses of “No”
- 3 Responses of “Yes”
- Some seating and upgrade to the cenotaph area would be good, Nov. 11 is well attended
- Irrigation system
- I believe there are more pressing matters for the Village to pursue
- Limited upgrades considered – the amphitheatre in this location should not be considered – if you really think we need an amphitheatre, partner with Gitanmaax so we can locate it in a more appropriate location with more space.
- An unobtrusive shelter for seating and picnicking in the rain. Playground (this park is not the best location, but there should be one in Old Town. Existing playgrounds are uninspired).
- Sharps containers...keep the sharps off the ground and away from areas that kids frequent.
- An open, safe, covered seating area where families can gather for informal meetings, meals, and outdoor games

Question 4

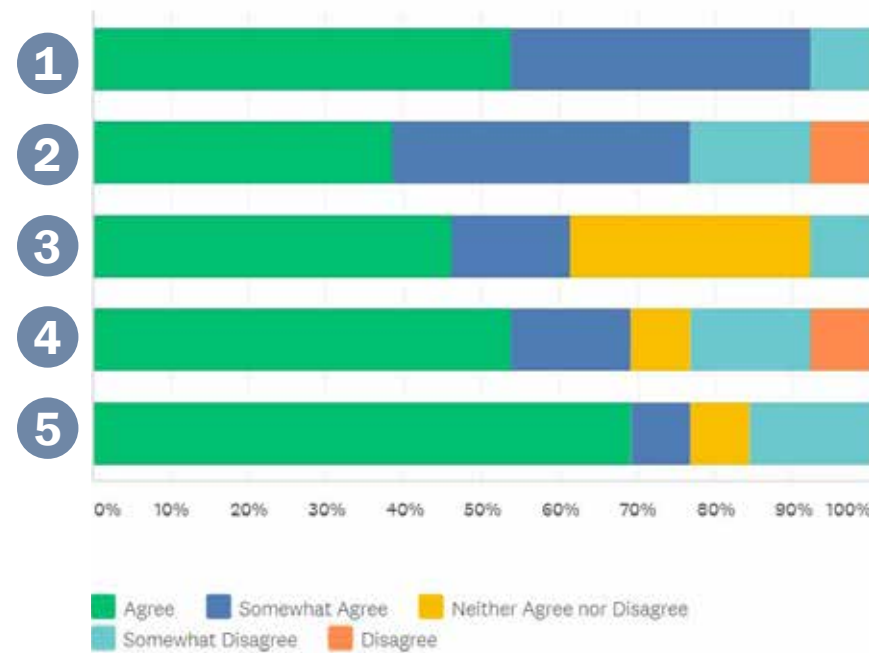
Do you belong to a group that has an interest in using the park for programming? If so, please specify and provide your name and number [not included in responses]. (4 responses)

- Hazelton District Public Library
- Hazelton Area Historical Association
- N/A (two responses)

Question 5

Please choose the statement that best describes your opinion of the virtual engagement process. (13 responses)

- 1 The materials gave me enough information to understand the project.
- 2 The interface was user friendly and I could easily make my comments.
- 3 I understand how my input will be used.
- 4 The format was an effective way for the Village to collect input.
- 5 I am satisfied with the opportunity to participate and comment.



Question 6

How did you hear about this public engagement opportunity?

- Facebook (5 respondents)
- Email from Village or friend (9 respondents)

Question 7

Do you have suggestions for ways we could improve the consultation format? Anything you particularly liked? (9 responses)

1. "Let me say first, I love this community and love living here. This survey is very directed. You want us to choose from only the suggestions here. This village has many more difficult decisions to make than whether to upgrade a park. We have no businesses in the village. We have social issues of drugs and alcohol in the village that will not be solved by this park. If the council feels spending money on a park will bring in businesses and solve the ongoing social issues it isn't apparent in this plan. In addition this survey format isn't for everyone. But you know that and I think that's why you chose it."
2. "I believe the money can be put to better use by finishing the storm drains and sidewalks and paving of River Road."
3. "Not the consultation format -- but I am pretty concerned WHO this improvement will benefit. Think about that. And who will be left out of the improvement? Are you going to gentrify this park further only to then spend more energy keeping the "corner" boys out? They need somewhere to do -- and these are HUMAN BEINGS with a medical problem (it is called an addiction). They do not choose to be in the state they are in there are chemical and physiological influences over their bodies / decisions. Old Town should be for everyone -- figure

it out. Grant approval for a shelter in Hazelton, low income housing, have the people be part of the planning. Support local non profits and local businesses and up and coming entrepreneurs. Build a town for the people who live in it and around it. Tourists want to visit that town -- not a town built for them"

4. "Digital is great, but for seniors who may not use technology, a public meeting would be advisable "
5. "Make the interface easier to use, the more information links would be better if able to enlarge, the main map pixilated when enlarged"
6. "No"
7. "The proposed changes are exciting--nice to see new things afoot. It would be nice to know what the total project budget is and where the funding is coming from. Public art is a great idea, I strongly support it. It's hard to know why someone put thumbs down on that feature. Is it because they don't want to see the cenotaph area changed? My preferred consultation format would be to have had a public meeting or open house consultation to solicit in-person ideas and comments, not only on the proposed changes presented here (the plan seems well underway) but also on recreation and tourism priorities for residents. This is difficult in a pandemic, but people could have been invited to a Zoom session. My top picks for infrastructure upgrades would have been to make the road up to the gas bar safer for walkers and cyclists by paving a wide shoulder. The existing trail is not suitable for all users. It would also be excellent to establish safe, marked connectors between the trails in the Village area and other area trails, such as Hospital Lake, the Cataline trail and the Bulkley River lookout."
8. "User friendly interface ... drag and drop really works well for me."
9. "A way to select from the shown seating selections would be nice; as they are very different and local sourcing is always preferable"

APPENDIX B – ORDER OF MAGNITUDE COST ESTIMATE

Bastion Park Conceptual Master Plan Order-of-Magnitude Cost Estimate

Date: July 23, 2020



File No.: 2431-60058-00

Item	Quantity	Unit	Unit Cost	Amount
Amphitheatre				
Clearing & Grading, including fill to create terraces	1	LS	\$7,000.00	\$7,000.00
Terraced (Stepped) Seating - Concrete retaining walls & stairs	1	LS	\$18,000.00	\$18,000.00
Informal seating wall at back of overflow seating area in garden to match similar in Seating Bump-Outs along Dike Trail. Made from natural materials. Includes concrete pad.	1	LS	\$3,000.00	\$3,000.00
Concrete Stage with cover structure & removable fabric cover	1	LS	\$100,000.00	\$100,000.00
Deciduous Trees - Staked, min. 6cm DBH	2	ea.	\$1,000.00	\$2,000.00
Grass Seed with growing medium to restore disturbed lawn areas	450	m ²	\$20.00	\$9,000.00
Subtotal Amphitheatre:				\$139,000.00
Contingency:				\$41,000.00
Total Amphitheatre:				\$180,000.00

Dike Trail Realignment & Resurfacing & Connecting Paths from wharf to approx. northeast park boundary				
Clearing & Grading including removal of existing wood boardwalk	1	LS	\$12,000.00	\$12,000.00
2m wide Compacted Crushed Gravel Dike Trail with concrete edging or similar towards river & wood edging or similar at back of trail	180	lin.m.	\$225.00	\$40,500.00
2.5m wide Concrete Access Ramp - Primary access ramp between plaza & dike trail	5	lin.m.	\$700.00	\$3,500.00
1.5m wide Compacted Crushed Gravel Path connections between street & Dike Trail	54	lin.m.	\$170.00	\$9,180.00
Deciduous Trees - Staked, min. 6cm DBH	4	ea.	\$1,000.00	\$4,000.00
Garden at trail & connector path intersections. Includes growing medium, bark mulch & shrubs/perennials/ornamental grasses. Spade edge at lawn. No irrigation.	50	m ²	\$130.00	\$6,500.00
Grass Seed with growing medium to restore disturbed lawn areas	1	LS	\$6,000.00	\$6,000.00
Subtotal Dike Trail & Connecting Paths:				\$81,680.00
Contingency:				\$20,320.00
Total Dike Trail & Connecting Paths:				\$102,000.00

Seating Bump-Outs				
Clearing & Grading	1	LS	\$4,000.00	\$4,000.00
Compacted Crushed Gravel Surfacing	90	m ²	\$42.00	\$3,780.00
Informal seating - Made from natural materials. Includes concrete pad.	1	LS	\$20,000.00	\$20,000.00
Edging - Concrete band at lawn/garden edge, width per seating base	45	lin.m.	\$150.00	\$6,750.00
Garden behind Seating Bump-Outs. Incl. growing medium, bark mulch & shrubs/perennials/grasses. Spade edge at lawn. No irrigation.	30	m ²	\$130.00	\$3,900.00
Grass Seed with growing medium to restore disturbed lawn areas	1	LS	\$1,500.00	\$1,500.00
Subtotal Seating Bump-Outs:				\$39,930.00
Contingency:				\$12,070.00
Total Seating Bump-Outs:				\$52,000.00

Sidewalk Widening & Street Interface Improvements				
Clearing & Grading	1	LS	\$500.00	\$500.00
Decorative Concrete &/or Pavers	40	m ²	\$280.00	\$11,200.00
Relocation of Village Artifacts from plaza. Includes concrete pad.	2	ea.	\$1,000.00	\$2,000.00
Deciduous Trees - Staked, min. 6cm DBH	4	ea.	\$1,000.00	\$4,000.00
Garden at sidewalk widening. Includes growing medium, bark mulch & shrubs/perennials/ornamental grasses. Spade edge at lawn. No irrigation.	38	m ²	\$130.00	\$4,940.00
Grass Seed with growing medium to restore disturbed lawn areas	1	LS	\$1,000.00	\$1,000.00
Subtotal Sidewalk Widening & Street Interface Improvements:				\$23,640.00
Contingency:				\$7,360.00
Total Sidewalk Widening & Street Interface Improvements:				\$31,000.00

Cenotaph Plaza Improvements				
Relocate Existing Benches with new concrete pads	4	ea.	\$500.00	\$2,000.00
Subtotal Cenotaph Plaza Improvements:				\$2,000.00
Contingency:				\$600.00
Total Cenotaph Plaza Improvements:				\$2,600.00

Public Art				
Vertical Accent Sculpture/Artifact - includes concrete foundation/pad and structural engineering allowance	1	LS	\$60,000.00	\$60,000.00
Relocate Salmon Sculptures - includes concrete pad & repair to existing location	1	LS	\$1,000.00	\$1,000.00
Subtotal Public Art:				\$61,000.00
Contingency:				\$19,000.00
Total Public Art:				\$80,000.00

Miscellaneous				
Relocate Existing Picnic Tables - Completed by Village staff at no capital cost, no concrete pads required (set on grass)	n/a	LS	n/a	-
Subtotal Miscellaneous:				\$0.00
Contingency:				\$0.00
Total Miscellaneous:				\$0.00

SUBTOTAL (all areas):				\$347,250.00
CONTINGENCY (all areas; approx. 30%):				\$100,350.00
TOTAL:				\$447,600.00

Please refer to important NOTES & ASSUMPTIONS on following page.

ORDER OF MAGNITUDE COST ESTIMATE - NOTES & ASSUMPTIONS:

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