



CULTUS LAKE PARK

REPORT/RECOMMENDATION TO BOARD

DATE: August 19, 2020 **FILE:** 0550-70

SUBMITTED BY: Dave Driediger
Manager of Park Operations

SUBJECT: Parking Lot B Reconfiguration

PURPOSE:

The purpose of this report is to provide the Board with plans outlining the proposed reconfiguration of Parking Lot B.

RECOMMENDATION:

***THAT** the Cultus Lake Park Board direct staff to bring Option 2 implementation costs, including tree replacement, back to the Board during 2021 budget deliberations; and*

***THAT** the Cultus Lake Park Board direct staff to replace trees removed from Parking Lot B at a ratio of 2:1.*

DISCUSSION:

At the May 20, 2020 Board meeting, the Board discussed the condition of the trees in Parking Lot B as well as the arborist's comments on their deterioration and removal. Given the tree's advanced state of decline and the increasing risk to the public, staff was directed to remove compromised trees in the fall of 2020.

Since that time, Craven Huston Powers Architects (CHPA) provided staff with a draft parking lot reconfiguration. The current parking lot lay out is congested and based largely on tree location. Along with tree replacement, opportunity exists to maximize the lot's use of space and improve both traffic flow and pedestrian access. The present parking lot accommodates approximately 295 vehicles in 2.6m wide stalls serviced by lanes ranging from 7.5m wide at Pavilion Rd. to 5m. between parking rows.

Option 1

CHPA's initial proposal (Attachment 1 – Parking Lot Layout Plan) provides for replacement of approximately 30 trees by capitalizing on pockets of dead space and making use of greenscaping to direct traffic and define perimeters and transitions. Consideration was given to establishing a separate entrance and exit, however, insufficient space along Columbia Valley Hwy. and Sunnyside Blvd. negate the option and routing traffic south through the residential area is not feasible. Regardless, the proposal does allow for an expanded entrance/exit at the current Sunnyside Blvd. location.

The parking lot is designed in accordance with the City of Chilliwack's standards. Stall width is increased to 2.7 and 2.75m depending on orientation and lane width stretches to 7.5m. As a result, parking capacity is reduced to 267 vehicles including nine over length stalls not shown at the present location south of Pavilion Rd.

Option 2

If the Board wishes to improve parking lot design at no net loss to healthy trees or stalls a second option is available. The sketch in Attachment 2 shows a revised plan with allowance for 375 stalls; 15 of which are over length and seven are wheelchair accessible. The gains in parking capacity and subsequent revenue come with forgoing the proposed gravel trail, reducing 50 percent of the lot to one-way traffic and overlapping the lawn south of the tennis courts. While not reflected on the drawing, the parking lot's north perimeter provides sidewalk access between Sunnyside Blvd. and the Adventure Park entrance.

In 2019, Parking Lot B net \$379,388, 67 percent of which was generated during July and August. Based on these numbers, staff anticipates the 75 additional stalls will boost parking revenue by \$32,500 annually. Staff also plans to work with the Environmental and Public Areas Planning Committee to develop a tree replacement plan regardless of parking lot design preference.

STRATEGIC PLAN:

This report does not impact the Cultus Lake Park Board's Strategic Plan Initiative.

Prepared by:



Dave Driediger
Manager of Park Operations

Approved for submission to the Board:



Joe Lamb
Acting Chief Administrative Officer

