GENELLE PARK MASTERPLAN

Concept Package



Client:

Town of Genelle

Consultant:

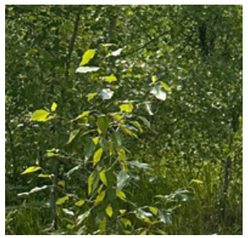
GEORGE HARRIS COLLABORATIVE INC.

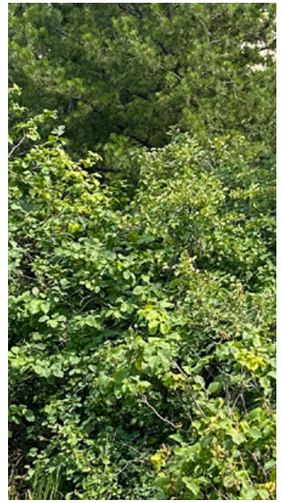
Project Goals

Reflect Community: Desire for a multi-functional park that is attractive to locals, and visitors, that prioritizes natural beauty, tranquillity, and social interaction will inform the design.

Improve Access: Pedestrian access is crucial, with walking as the primary mode of transportation to the park for residents. Adequate parking and cyclist accommodations are also essential.

Provide Amenities: Recreational opportunities to accommodate walking, cycling, picnicking, dogs, and a variety of activities will ensure that the space is well used and valuable to its users.



Engagement
Recommendations

01 **Emphasize Natural Beauty:** Prioritize preserving and enhancing the park's natural elements like woodlands and riverbank to maintain its scenic beauty.

02 **Meandering Pathways:** Develop a network of winding trails to showcase scenic views and promote exploration through natural habitats.

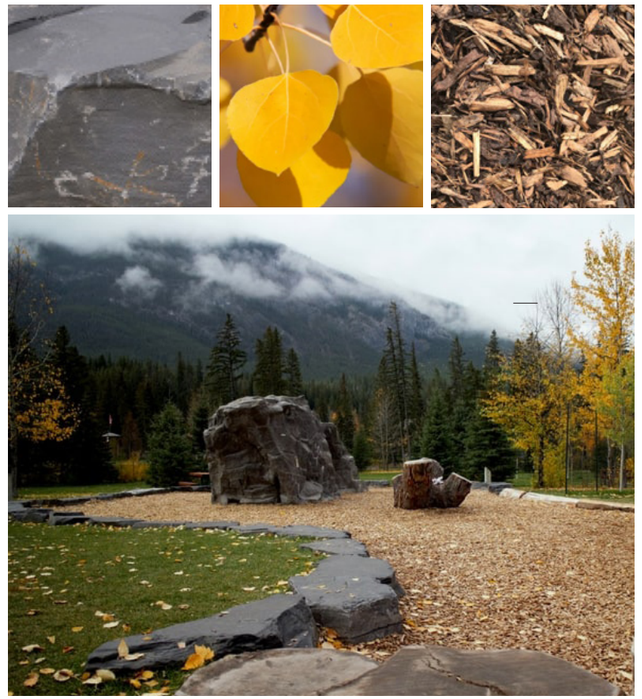
03 **Gathering Spaces:** Designate specific areas as gathering nodes, complete with picnic shelters, comfortable seating, and garbage containers, to encourage community interaction, relaxation, and stewardship.

04 **Stargazing Facilities:** Consider an observation platform for astronomy enthusiasts, ensuring unobstructed views of the night sky.

05 **Parking Solutions:** Recognize that some visitors drive to the park. Provide parking while maintaining the park's natural aesthetics for visitors who drive.

06 **Dog-Friendly Zones:** Address dog-related concerns by designating areas and enforcing responsible ownership rules.

07 **Environmental Considerations**: Addressing environmental concerns, including fire hazards and litter, should be a fundamental part of the design strategy to ensure the long-term sustainability and safety of the park.



Preferred Theme: Mountain

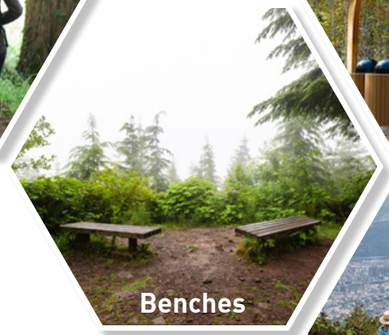
- Rustic, mountainous look and feel
- Black steel accents
- Light wood accents on furniture + Structures
- Rough boulders form planting beds and seating elements

Engagement
Top 10 Programs

01



02



03



04



05



06



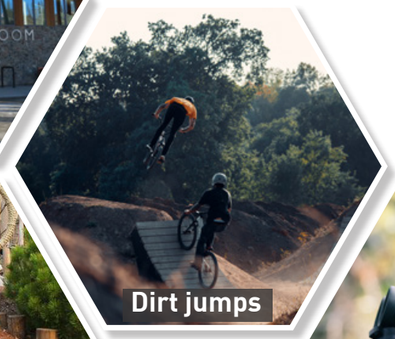
07



08



09



10

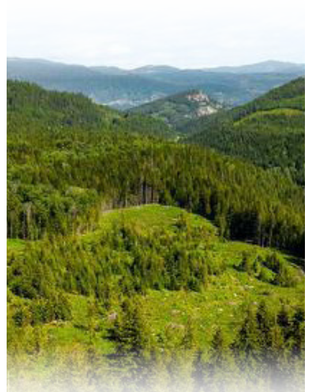


Analysis
Contextual conditions



Climate

Southern Columbia Mountains ecosection. temperate climate characterized by warm summers and cold winters. Summers are generally warm and dry, with temperatures averaging around 25°C (77°F) but occasionally reaching higher. Winters are cold and snowy, with temperatures averaging around -2°C (28°F). The city also receives ample precipitation throughout the year, with snowfall in the winter months



Vegetation

Growing Zone 7a allows for a longer growing season and supports a diverse range of plant species, making it suitable for various vegetables, fruits, and ornamental plants that thrive in milder climates with occasional frost. The native vegetation in Genelle, British Columbia, predominantly consists of coniferous forests and mixed woodlands. Douglas fir, western red cedar, ponderosa pine, and various spruce and fir species are common trees. Understory vegetation includes ferns, mosses, and native shrubs like huckleberry and Oregon grape. Along the Columbia River, riparian zones support a mix of deciduous trees like cottonwood and willow, contributing to the area's biodiversity.



Culture

Culture is closely tied to its rural, tranquil setting. Residents often embrace a laid-back, close-knit lifestyle, enjoying the natural beauty that surrounds them, including the nearby Columbia River. The community places importance on neighborly bonds, and the sense of camaraderie is strong, with residents frequently coming together for local events, volunteer work, and outdoor activities. While it's part of the larger West Kootenay region with similar outdoor recreational interests, Genelle's unique identity lies in its quiet charm, fostering a sense of belonging and shared appreciation for a simpler, peaceful way of life.



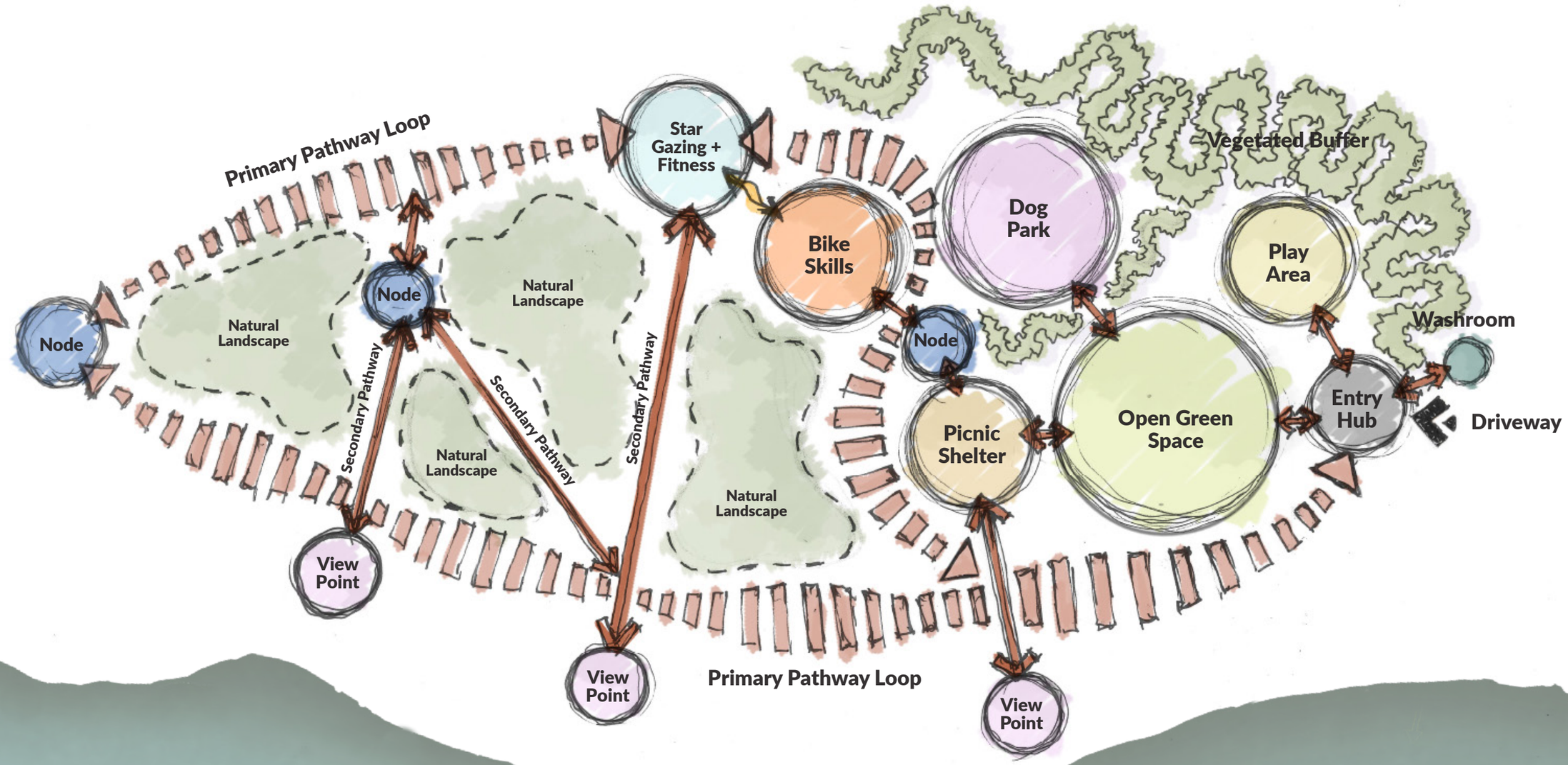
Economy

Primarily residential and rural economy. It serves as a bedroom community for nearby larger towns and cities, with residents often commuting for work. Economic activities in Genelle are limited, and there are no major industries or commercial centers. The local economy relies on small businesses, agriculture, and forestry to sustain the community's basic needs, with many residents seeking employment opportunities outside of the immediate area.

Analysis
Site Conditions

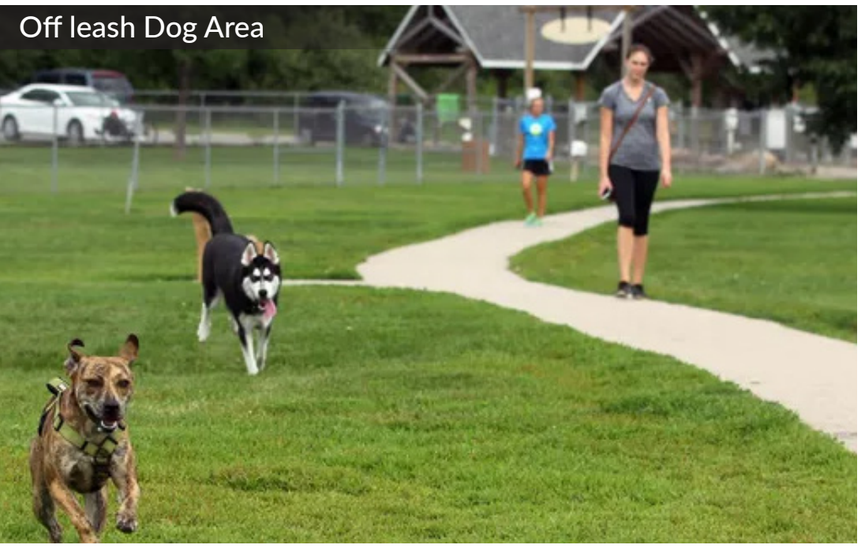


Analysis
Bubble Diagram

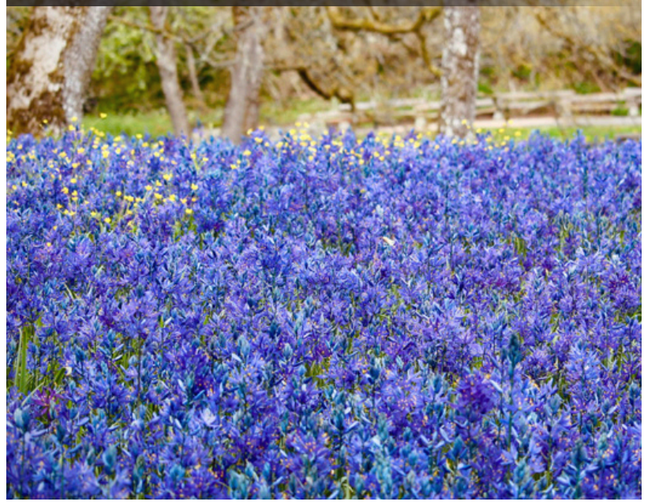


Precedents
Overall Site

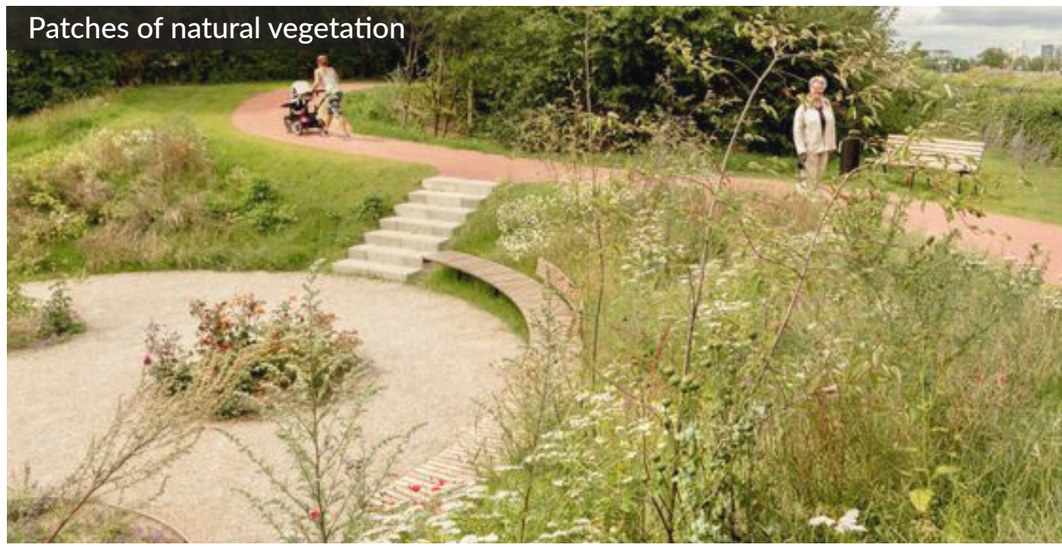
Off leash Dog Area



Native flower patches (Camas plant shown)



Patches of natural vegetation



Native Tree Groves



Native Tree Groves



Meandering multi-use pathways



Open manicured grass patches



Precedents
Structures

Picnic Shelters











Viewing + Stargazing Platforms









Precedents
Furniture + Other

Bike Skills Park



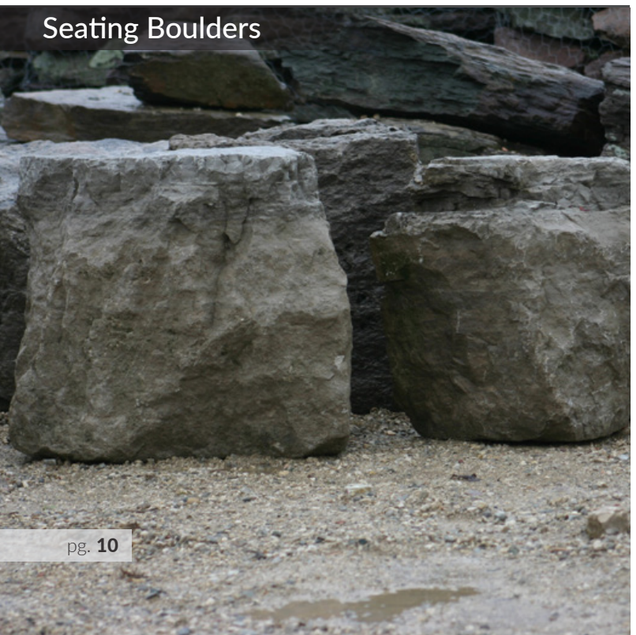
Sculptural Seating area



Signage



Seating Boulders



Lounge chairs for stargazing



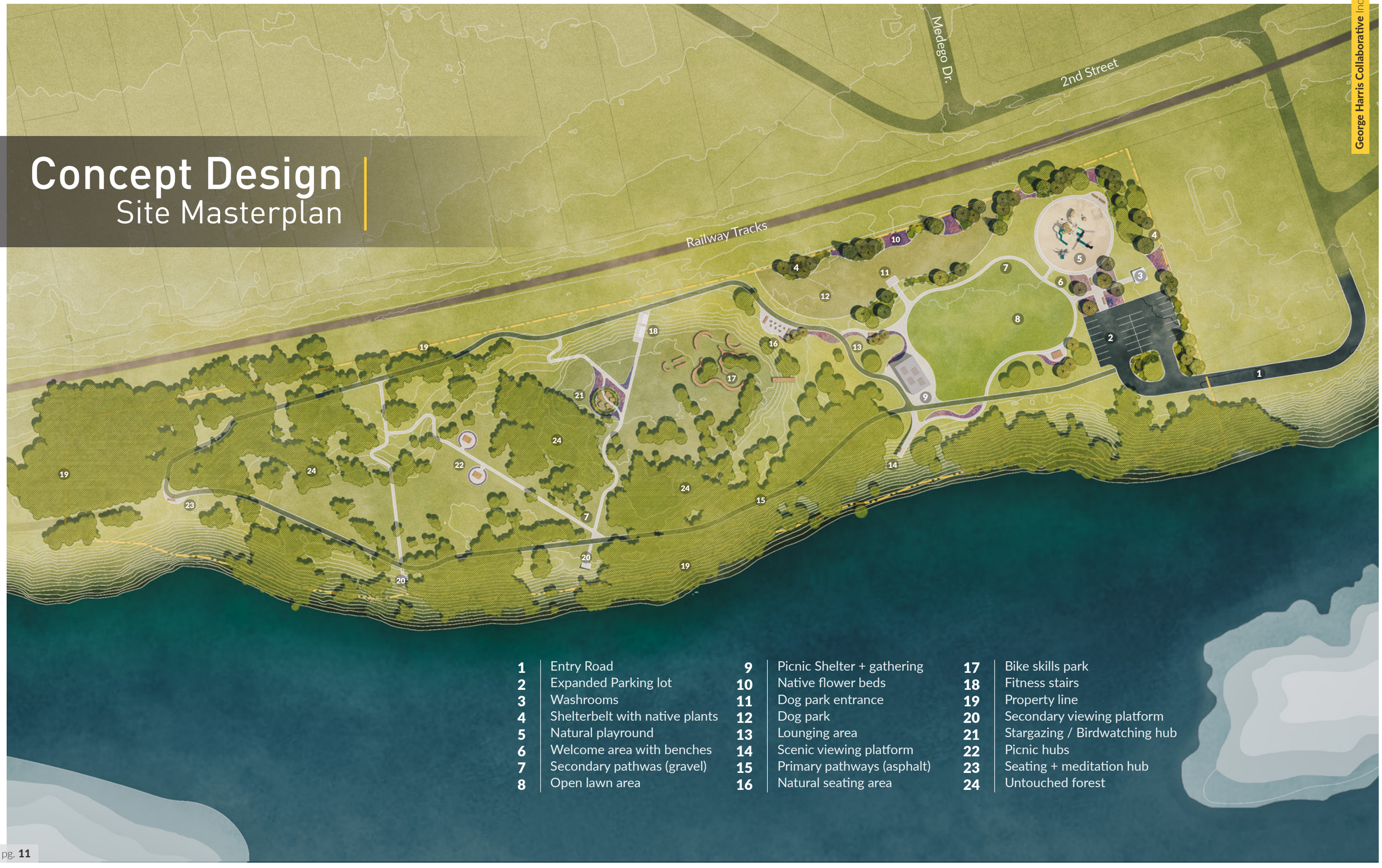
Benches



Picnic Tables



Concept Design
Site Masterplan



1	Entry Road	9	Picnic Shelter + gathering	17	Bike skills park
2	Expanded Parking lot	10	Native flower beds	18	Fitness stairs
3	Washrooms	11	Dog park entrance	19	Property line
4	Shelterbelt with native plants	12	Dog park	20	Secondary viewing platform
5	Natural playround	13	Lounging area	21	Stargazing / Birdwatching hub
6	Welcome area with benches	14	Scenic viewing platform	22	Picnic hubs
7	Secondary pathwas (gravel)	15	Primary pathways (asphalt)	23	Seating + meditation hub
8	Open lawn area	16	Natural seating area	24	Untouched forest

Railway Tracks

1. Entry Road
2. Expanded Parking lot
3. Washrooms
4. Shelterbelt with native plants
5. Natural playround
6. Welcome area with benches
7. Secondary pathwas (gravel)
8. Open lawn area
9. Picnic Shelter + gathering
10. Native flower beds
11. Dog park entrance
12. Dog park
13. Lounging area
14. Scenic viewing platform
15. Primary pathways (asphalt)
16. Natural seating area
17. Bike skills park

Concept Design: East Zone

Railway Tracks

17 Bike skills park
18 Fitness stairs
19 Property line
20 Secondary viewing platform
21 Stargazing / Birdwatching hub
22 Picnic hubs
23 Seating + meditation hub
24 Untouched forest

Concept Design: West Zone

Perspective 1
View looking West

George Harris Collaborative Inc.

Perspective 2
View looking NW

George Harris Collaborative Inc.

Perspective 3
View looking West

George Harris Collaborative Inc.

Perspective 4
Day View looking NW



George Harris Collaborative Inc.

Perspective 5
Night View looking NW

George Harris Collaborative Inc.

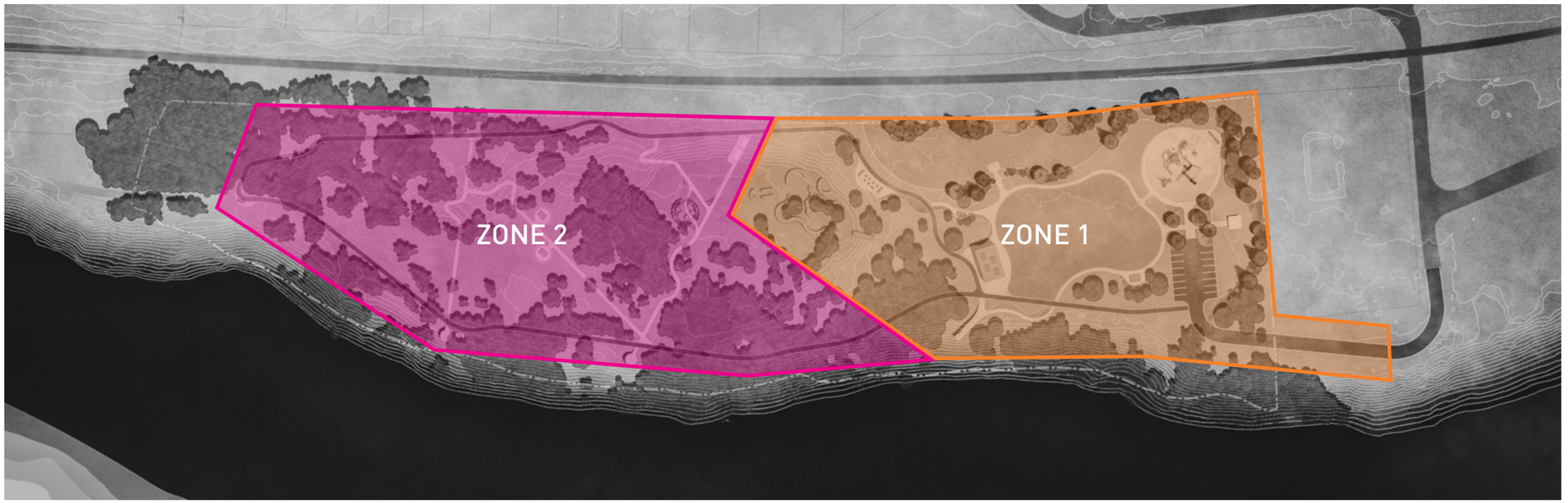
Perspective 6
View looking SW

George Harris Collaborative Inc.

Perspective 7
View Looking NW

Perspective 8
Aerial View Looking SW

Phasing Recommendations



Phase 1

- Asphalt perimeter pathway
- Washroom building
- Asphalt parking Lot
- Acess Road
- Basic Signage
- Playground
- Dog Park
- Recreation Lawn
- Picnic Shelter
- Viewing platform
- Gravel paths in Zone 1
- Buffer Vegetation
- Natural Planting Beds
- Bike skills park
- Benches (zone 1)
- Seating platform (zone 1)
- Picnic Tables (zone 1)
- Lounge Chairs (zone 1)
- Concrete viewing pads?
- Natural seating area?

Phase 2

- Gravel paths in Zone 2
- Stargazing area
- Picnic hubs
- Natural Planting Beds
- Fitness stairs
- Benches (zone 2)
- Picnic Tables (zone 2)

Opinion of Probable Cost
Phase 1

PHASE 1					
	Task	**Meas.**	**Quantity**	**Price Per Unit**	**Total Cost**
1)	**Mobilization and Construction Facilities**				
1.1	General Requirements and Mobilization	L.S.	1	$75,000.00	$75,000.00
2)	**Selective Demolition**				
2.1	Site Demolition/Stripping	L.S.	1	$20,000.00	$20,000.00
3)	**Earth Work and Grading**				
3.1	Rough Grading	Sq.m	1333	$3.00	$3,999.00
3.2	Imported Common Fill	L.S.	1	$7,500.00	$7,500.00
4)	**Paving**				
4.1	2.5m Asphalt Path	Sq.m	2027	$60.00	$121,620.00
4.2	Entry road and Parking lot (no curb)	Sq.m	2064	$85.00	$175,440.00
4.3	Gravel Path	Sq.m	1190	$35.00	$41,650.00
4.4	Paving type 1 (kids Area)	Sq.m	500	$250.00	$125,000.00
5)	**Furnishings**				
5.10	Bench	Each	6	$3,500.00	$21,000.00
5.20	Picnic Table	Each	4	$4,500.00	$18,000.00
5.30	Sculptural Seating	Each	3	$4,500.00	$13,500.00
5.40	Chair Lounge	Each	3	$3,500.00	$10,500.00
5.50	Seating Boulders	Each	7	$600.00	$4,200.00
5.60	Signage	L.S.	1	$10,000.00	$10,000.00
5.70	Viewing Platform	L.S.	1	$60,000.00	$60,000.00
5.80	Bike Skills Park	L.S.	1	$200,000.00	$200,000.00
5.90	Kids Area Equipment	L.S.	1	$100,000.00	$100,000.00
5.10	Wash Rooms (Pumpout Precast Concrete)	Each	1	$90,000.00	$90,000.00
5.10	Picnic Shelter	Each	1	$50,000.00	$50,000.00
5.10	Dog Park Fence	Lin.m	262	$90.00	$23,580.00
6)	**Landscaping**				
6.1	Coniferous Trees	Each	7	$750.00	$5,250.00
6.2	Deciduous Trees	Each	52	$1,000.00	$52,000.00
6.3	Shrubs	Each	98	$40.00	$3,920.00
6.4	Planting Beds	Sq.m	1850	$45.00	$83,250.00
6.6	Native Flowers Bed (Fescue grass And perennials)	Sq.m	830	$15.00	$12,450.00
6.7	Open Lawn Area	Sq.m	2948	$10.00	$29,475.37
6.8	Dog park	Sq.m	2000	$2.00	$4,000.00
8)	**Site Improvements**				
8.1	Irrigation System	L.S	1	$75,000.00	$75,000.00
9)	**Electrical**				
9.1	Electrical System	L.S.	1	$50,000.00	$50,000.00
				Sub Total	$1,486,334.37
				Contingency (30%)	$445,900.31
				PHASE 1 TOTAL	**$1,932,234.68**

Opinion of Probable Cost
Phase 2

PHASE 2					
1)	**Mobilization and Construction Facilities**				
1.1	General Requirements and Mobilization	L.S.	1	$45,000.00	$45,000.00
2)	**Selective Demolition**				
2.1	Site Demolition/Stripping	L.S.	1	$20,000.00	$20,000.00
3)	**Earth Work and Grading**				
3.1	Rough Grading	Sq.m	667	$3.00	$2,001.00
3.2	Imported Common Fill	L.S.	1	$2,500.00	$2,500.00
4)	**Paving**				
4.1	Gravel Path	Sq.m	690	$35.00	$24,150.00
4.2	Paving type 2 (Stargazing / Birdwatching)	Sq.m	30	$135.00	$4,050.00
4.3	Paving type 3 (Scenic Viewing Platform)	Sq.m	33	$135.00	$4,455.00
5)	**Furnishings**				
5.1	Bench	Each	5	$3,500.00	$17,500.00
5.2	Picnic Table	Each	2	$4,500.00	$9,000.00
5.3	Chair Lounge	Each	5	$3,500.00	$17,500.00
6)	**Landscaping**				
6.3	Shrubs	Each	20	$40.00	$800.00
6.4	Planting Beds	Sq.m	50	$45.00	$2,250.00
6.6	Native Flowers Bed (Fescue grass And perennials)	Sq.m	175	$15.00	$2,625.00
7)	**Stairs**				
7.1	Stairs type 1	Per Step	31	$600.00	$18,600.00
7.2	Fitness Stairs	L.S.	1	$12,500.00	$12,500.00
				Sub Total	$182,931.00
				Contingency (30%)	$54,879.30
				PHASE 2 TOTAL	**$237,810.30**