

DKP

Re-Envision Diana Krall Plaza



Lessons from elsewhere:
key wordANIMATION!



Lima, Peru



Basel



Quebec
City

Freiburg



Basel

Berlin



Stockholm



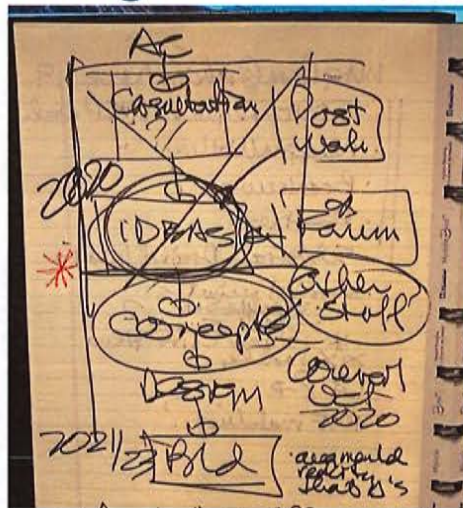
Barcelona

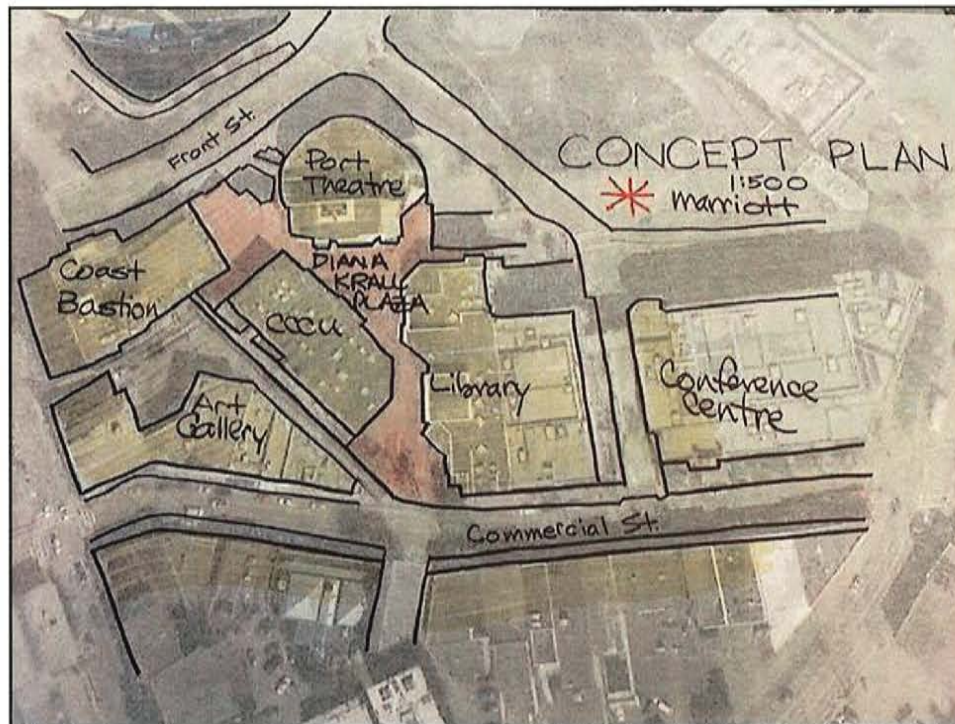


Rethinking DKP: The basics

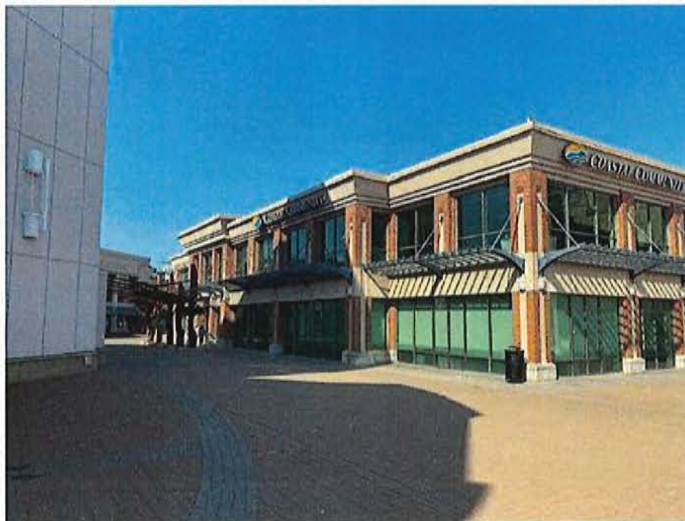
- DKP needs to be animated.
- DKP needs to address **REIMAGINE NANAIMO'S** vision for a healthy downtown.
- DKP needs some careful, strategic investments.
- DKP needs to acknowledge that Diana Krall is world famous and deserves to be celebrated.
- DKP needs to be connected more fully to the downtown and its core elements.

Rethinking DKP: Process framework





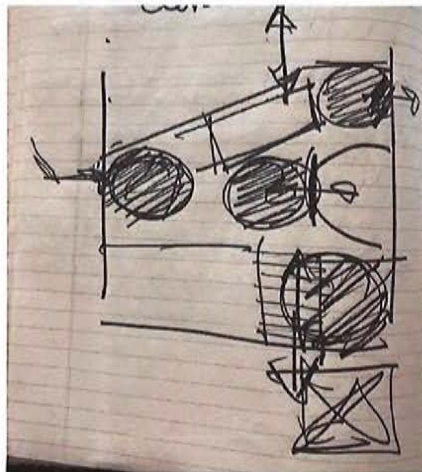
First Impressions: an empty space



First Impressions: isolated



First Impressions: Opportunity





Background:

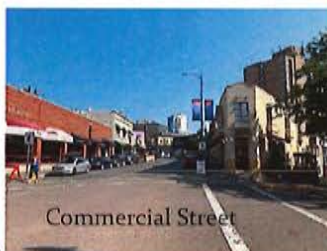
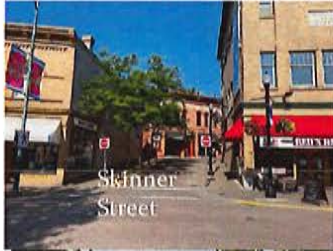
- Diana Krall Plaza Re-design Brief Final/November, 2019, led by Dave Witty PhD, RPP, FCIP MRAIC (pro-bono)
 - “Several past design explorations of the DKP space have been completed. All have identified the need to increase the animation of the space and provide enhanced connections to other parts of the downtown. Those design ideas have not taken root. Therefore, a new approach is needed to create energy and commitment to explore options, build agreement, and identify priorities and associated timelines for a reinvigoration of DKP”.



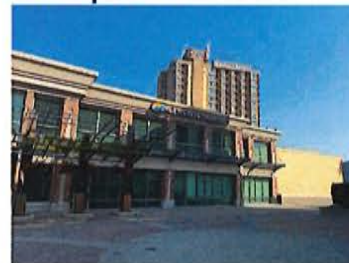
Presentation Outline

- Overview
- Background
- Key Building Blocks
- Design Process
- Preferred Concept

Overview: The Area: a dynamic exterior



Overview: The Site: a void space



Overview: The Site: limited existing uses



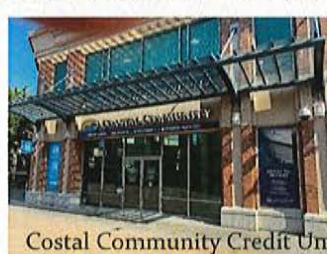
Public toilet



Minimal homage to Diana Krall



Library



Costal Community Credit Union

Background: Workplan

1. Building Agreement: November '19 to March '20
 - Gathered Existing Material
 - Met those previously involved
 - Created Advisory Committee: Chamber, Downtown Business reps (CCCU, Gabriels), City Staff, Citizen nominee (Laura Augustine), PDDN (Witty), MI-RAIC, Library, Art Gallery, Petroglyph Development Corp., VIU MCP,
 - Identified Design Parameters and Site Context
2. COVID pause April 2020-May 2021
3. Developed Detailed Plan: June '21 – August '21
4. Implementation Plan: 2022 onwards

Key Building Blocks

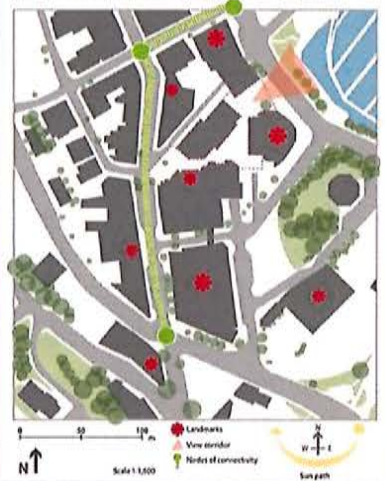
- Context Analysis: Sonal Deshmukh MCP
- IDEAS Forum: March 5, 2020
- Business Survey
- Successful Squares Review
- Structural Engineering Letter
- Guiding Principles
- Charrette: Concept Plans
- Website: Feedback
- Finalize Preferred Plan

Context Analysis

Diana Krall Plaza, Context Map: Zoning

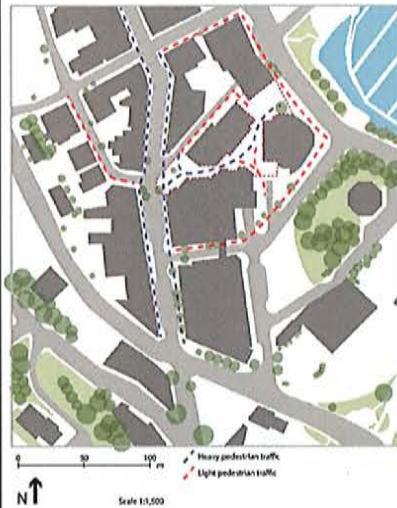


Diana Krall Plaza, Context Map: Nodes & Corridors



Context Analysis

Diana Krall Plaza, Context Map: Pedestrian Traffic

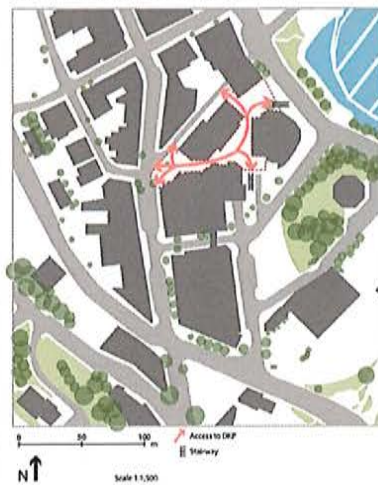


Diana Krall Plaza, Context Map: Adjacent Permeability



Context Analysis

Diana Krall Plaza, Context Map: Site Access



Diana Krall Plaza, Context Map: Road Traffic



IDEAS Forum: March 2020



IDEAS Forum: Key Outcomes

- **Table 1, Key Ideas:**
 - Dedicated space for indigenous people, art, culture, and history
 - Green the space:
 - Food security (community garden)
 - Indigenous plants and education
 - Arts and culture:
 - Arts work space
 - Murals and monuments
 - Interactive art spaces, eg. musical stairs, green wall
 - Outdoor classrooms
 - Retail space, pop-up, markets, fixed
 - Food trucks and cafés
 - More seating

IDEAS Forum: Key Outcomes

- **Table 2, Key Ideas:**

- Seasonality
- Murals
- Social media focus, “make it Instagrammable”
- A venue for gathering
 - Covered spaces
 - Seating
 - More greenspace
- Activate the site in partnership with local organizations and business
- Soundscaping
- Extend the Nanaimo museum
- Retractable covers for the space
- Multi-use space

IDEAS Forum: Key Outcomes

- **Table 3, Key Ideas:**

- Define the three spaces:
 - Art and music
 - Landmark murals
 - Seating
 - Live piano
 - Food kiosks/carts
 - Organic
 - Vertical landscaping on theatre wall
 - Seating
 - Mini-apatheatre with steps, trees, and water
 - First Nations
 - Covered craft space
 - First Nations art displays
 - Multiple elevations to capitalize on the views

Business survey: 22 responses

- Key advantages of being downtown:
 - Access to customers (foot traffic and tourists), 13 mentions
 - Unique character and environment, 10 mentions
 - Cultural activities, 6 mentions
- Key issues faced being in downtown:
 - Safety, 16 mentions
 - Lack of activity/programming, 15 mentions
 - Lack of pedestrian destinations, 9 mentions
 - Storefront vacancies, 6 mentions

Business survey: key findings

- How to make DKP more vibrant?
 - Program the space:
 - Car-free days along Commercial Street
 - Space for workshops
 - Outdoor stage
 - Outdoor movies
 - Coffee shops
 - Markets
 - Covered areas for year-round usage
 - Food trucks
 - Seating
 - Monuments/public art/stories
 - Greenspace
 - Arts and culture event space:
 - Seasonal events
 - Defined spaces with clear functions
 - Instagrammable

90% of respondents consider DKP to be an important or very important visitor destination for downtown Nanaimo

Findings from elsewhere: Contemporary squares and plazas

- Pulls you in from anywhere in city
- Lots of attractions
- Flexibility to increase year round use
- Artfully placed amenities
- Consistently active
- A major attraction
- Excellent programming
- Full of activity: variety of passive and active uses
- Innovative surprises
- Connection/destination
- Active market
- Source: World's Best Squares elements: Project for Public Spaces

Structural Engineering Letter

- **"It is our opinion that it is feasible to construct a new one or two storey structure overtop the existing parkade. We recommend using a light building system (steel framing with concrete decking, or similar) to minimize weight and seismic loading on the base building. Some foundation and parkade column upgrades might be required depending on quantity and spacing of new lateral force resisting elements."**
- READ JONES CHRISTOFFERSEN LTD.
- William Stoop, P.Eng. Design Engineer

Advisory Committee Design Principles

- Promote development that recognizes and supports cultural diversity with particular recognition of Snuneymuxw Culture.
- Provide for year-round programming opportunities and infrastructure.
- Promote connections and linkages to surrounding amenities, including Marriott Hotel, the waterfront, and Commercial Street.
- Create an engaging high-quality public space unique to Nanaimo that will attract local and non-local interest.
- Identify ways and means of increasing engagement with existing and planned buildings that frame the site.

Charrette: 3 teams



Over two days



CCCU

- Shane Gee
- Kim Smythe
- Felicia Fisher
- Jennifer McAskill
- Kate Stefiuk

Arts Centre:

- Pam Shaw
- Carolyn Holmes
- Alfred Korpershoek
- Laura Augustine

Library:

- Bill Corsan
- Sonal Deshmukh
- Anthony Martin
- Margot Holmes
- Darwin Mahlum
- Julie Bevan
- David Poiron

Charrette Themes



- CCCU Team: Storytelling, discovery, restoration: balancing permanent and temporary activation to draw people into the plaza. Emphasize year-round uses with landscaping, seating and weather responsiveness. Viewing platform and skywalk.
- Art Gallery Team: Diversity showcased in all age activities: public amphitheatre, improved accessibility, and employment opportunities. Covered gathering places, lighting and natural windbreaks. Dynamic flooring, viewpoints, and skywalk.
- Library Team: Short-term solutions and 'quick fixes' with long-term significant interventions. Reimagine a portion of the first floor of CCCU as retail and restaurant space. Foot bridge connecting to harbour front.

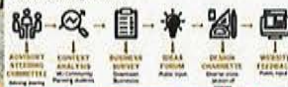
Website **RE-ENVISION DIANA KRALL PLAZA**



Nestled in the heart of Downtown Nanaimo, Diana Krall Plaza (DKP) is a vital public space for the Nanaimo community that has the potential to be a centre for gathering and activity.

Multiple engagement sessions were conducted and valuable information was gathered. As active users of Diana Krall Plaza, help us prioritize the feedback we've gathered from the IDEAS Forum and Design Charrette.

The DKP Re-Design Process:



The project was put on hold in March of 2020 due to the COVID-19 pandemic. With the project back in motion,

We'd like to hear from you!

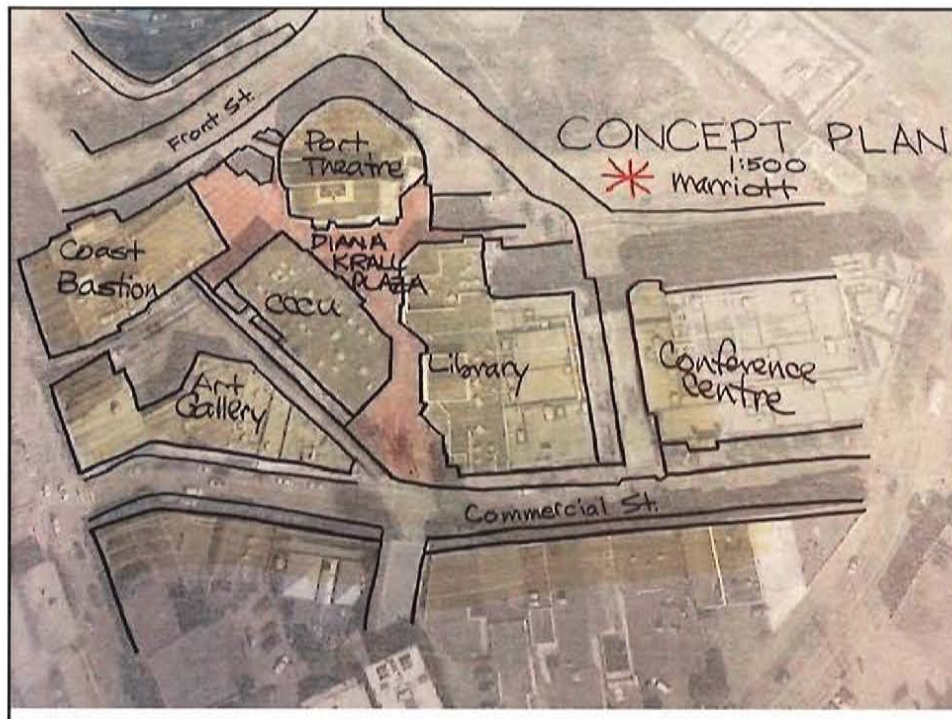
Please visit the website <https://reenvisiondkp.ca>, to review what we heard at each event and help us guide the future vision for Diana Krall Plaza.



SCAN ME

Website Feedback

- 3 preferred actions:
 - Attractions and destinations
 - Amenities
 - Seasonal strategy
- Preferred Charrette design themes:
 - Active all year-round (pop-up retail, seasonal markets, retail, restaurants, programming year-round)
 - Active night and day
 - Circulation
 - Lookout and skywalk
 - Efficient arts/music programming all year round
 - Indigenous representation



Preferred Concept



A common sense plan

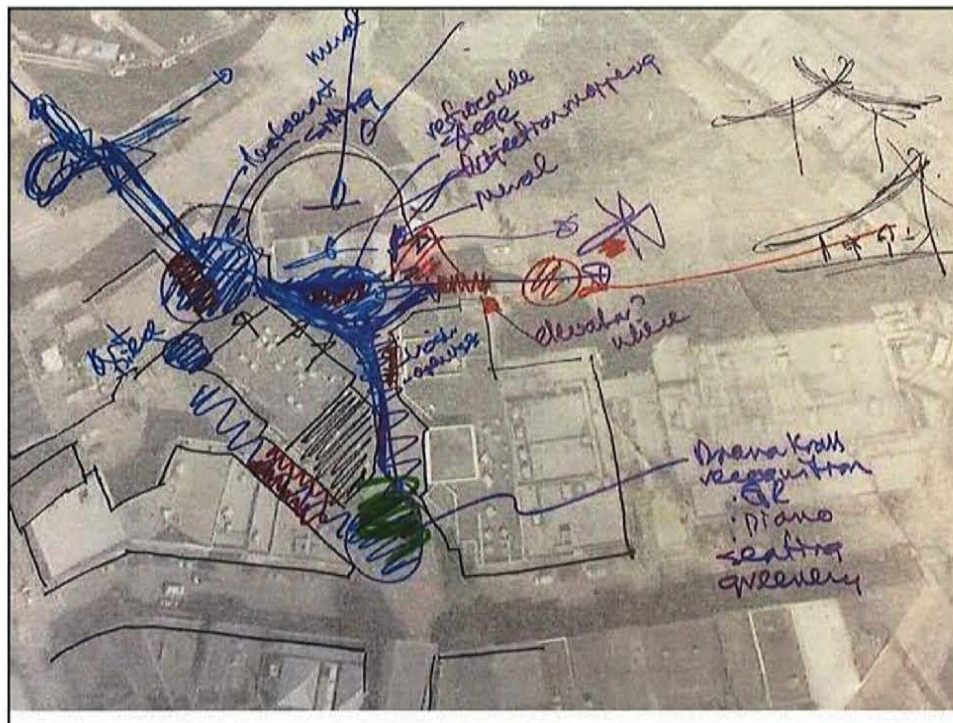
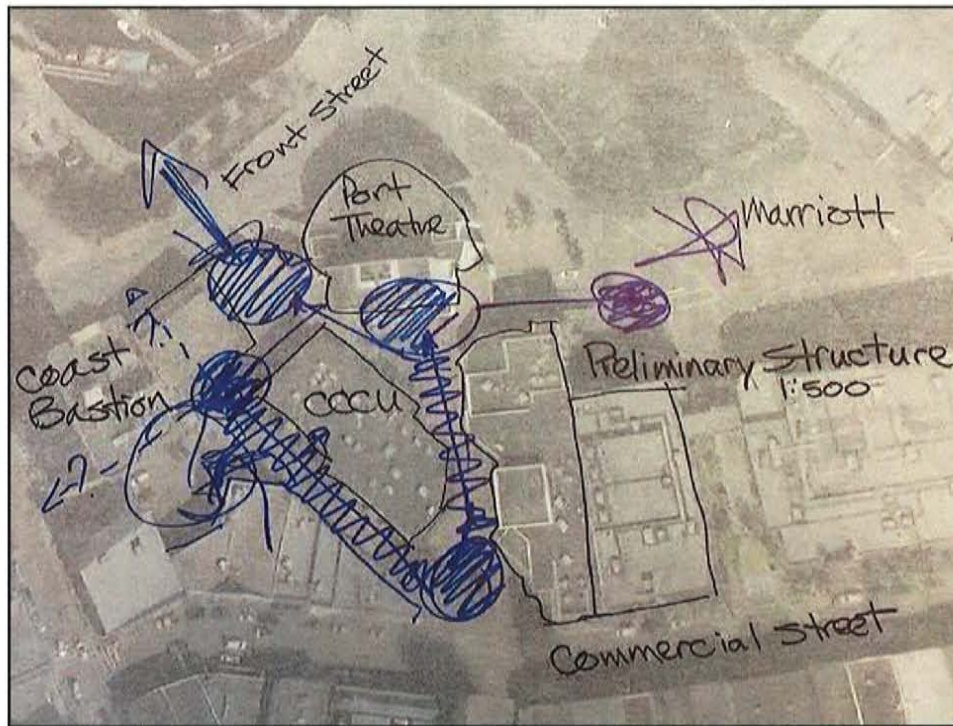
- DKP has been tested over the years. It has struggled to respond because it simply lacks the 'bones' that make public plazas viable and thriving.
- The DKP plan should be aspirational, but also grounded in its reality. The plan should not be a 'fixed' end target, but a plan that guides and offers suggestions and possibilities for future consideration, as use of the site increases.
- A common sense preferred concept is offered here.
- It is a plan that builds on public input (IDEAS Forum, Website) and the charrette, and its context and unique key ideas that are found in successful squares across the globe.

Key Program Elements

- Year-round day and night activities →
 - **Connections: within/adjacent** →
 - Engaging with existing buildings →
 - Supporting cultural diversity →
 - Promoting green space →
 - **Art & Music** →
 - **Demographics** →
 - **Public Amenities** →
- Places to engage: stage/venues
 - Lighting, seating,
 - Covered areas
 - **Into/thru site**
 - **To waterfront, Marriott, Commercial St, Wharf St**
 - Library, CCCU, Marriott
 - Snuneymuxw/ethnic cultures
 - Murals,
 - Food market stalls, festivals
 - Native plants, pergolas
 - **Venues, permanent/temporary installations, projection mapping**
 - **Kids/youth/families/seniors**
 - **Restaurant(s), bike racks,**

Potential precedents:







3 Phases: Phase 1



Detail Phase 1

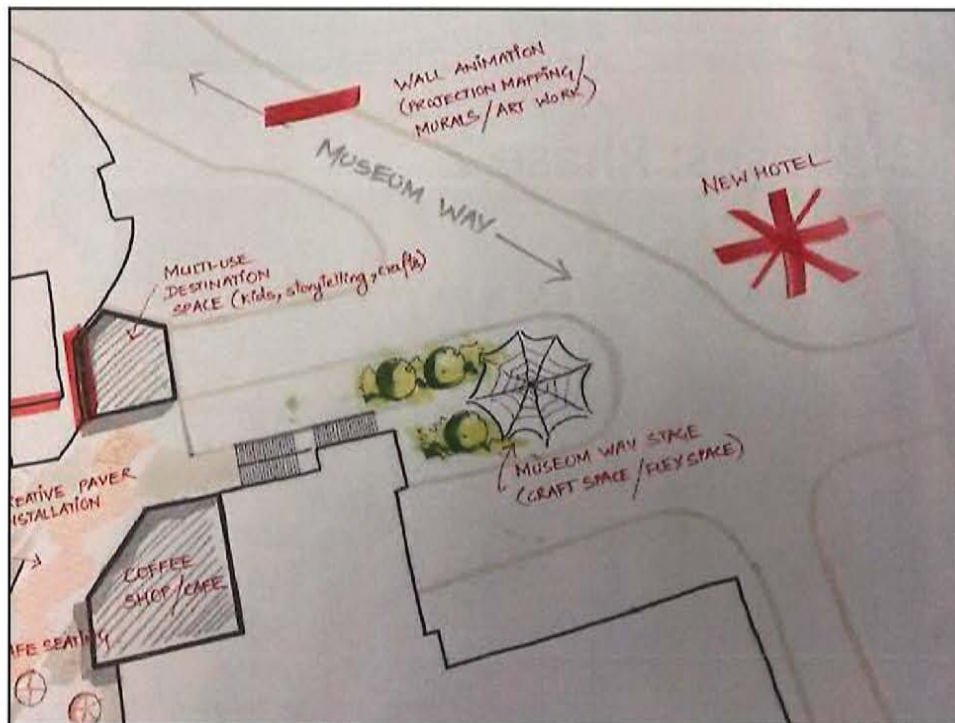
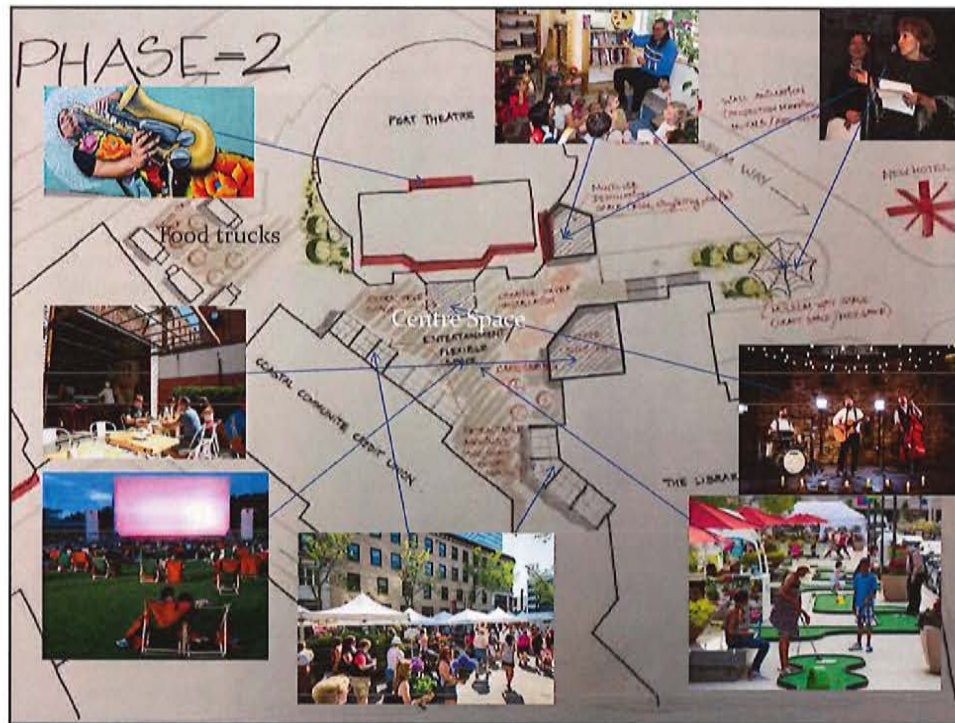


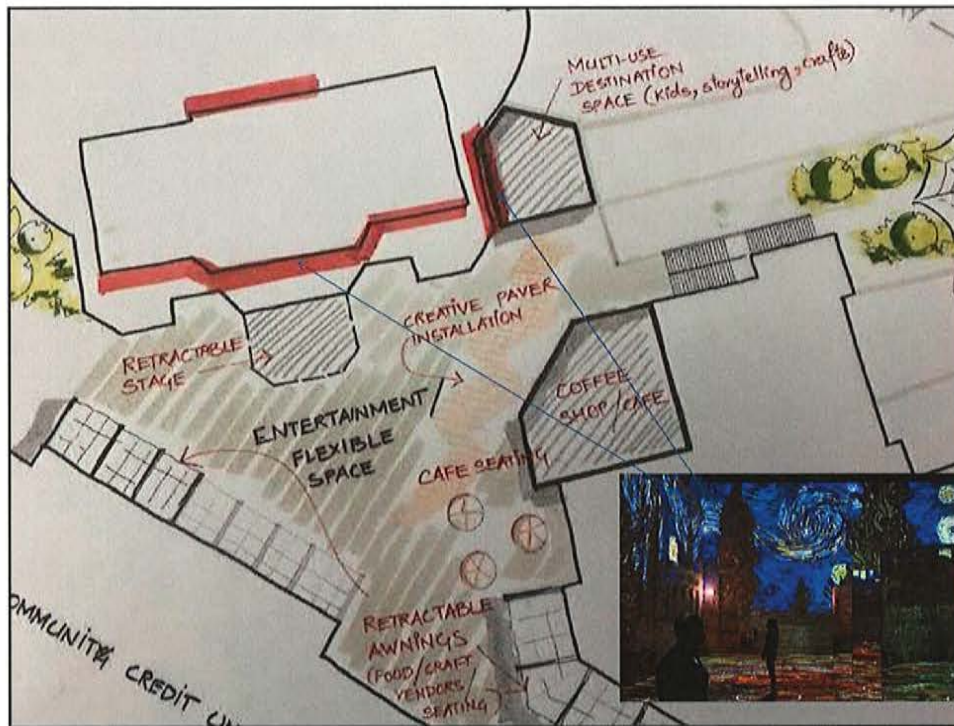
The site needs to be carefully modified:

- to strengthen entry to the plaza,
- to clearly support the celebration of Diana Krall,
- to create a welcoming comfortable meeting place for residents and visitors.

3 Phases: Phase 2

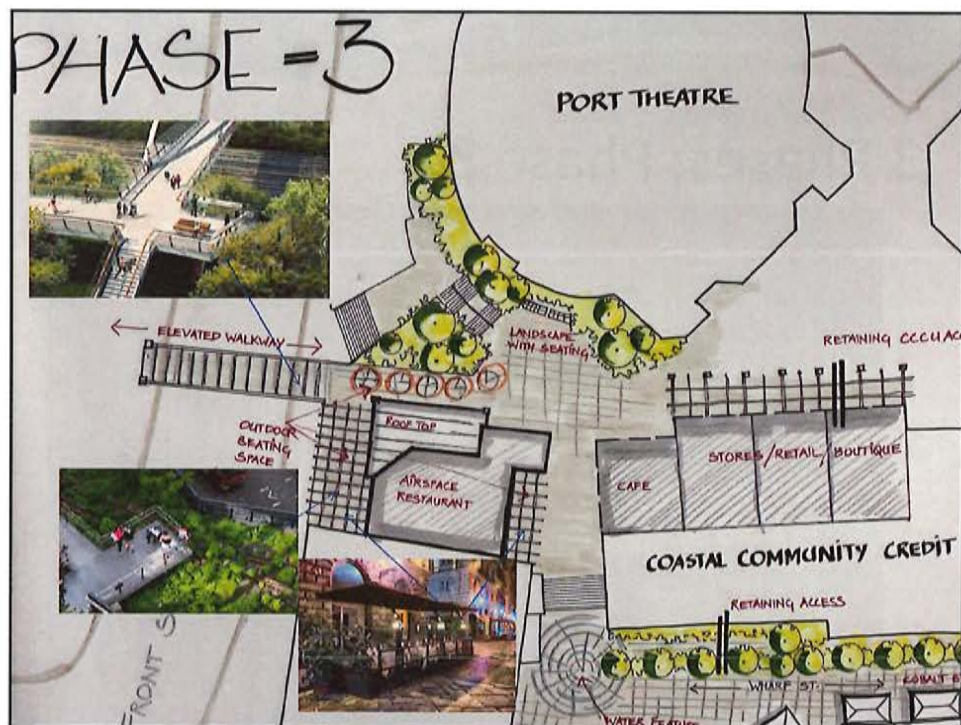
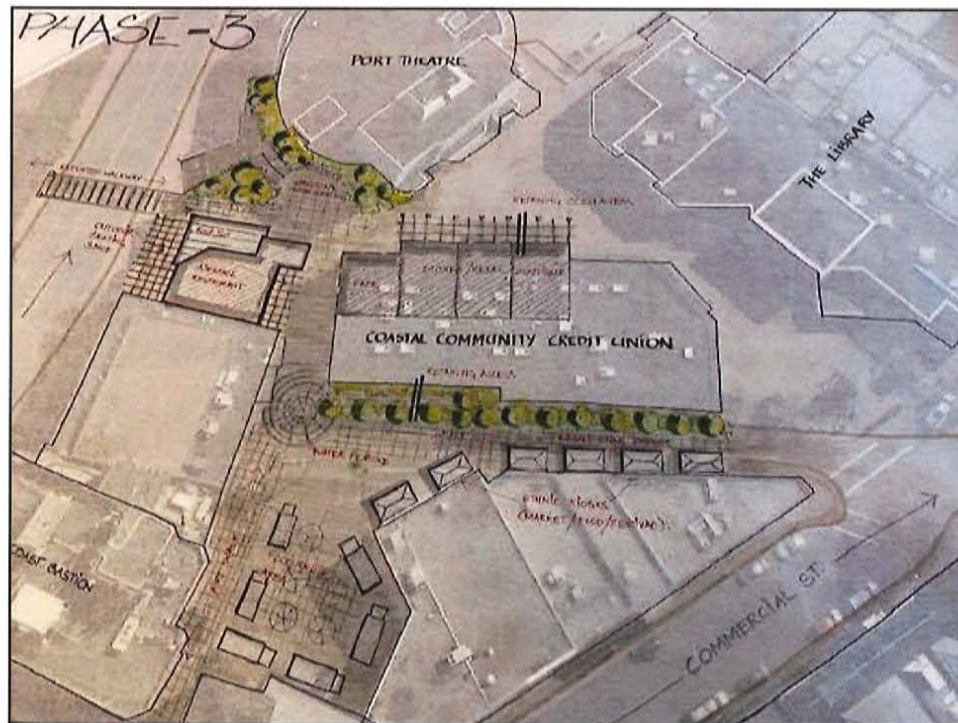






3 Phases: Phase 3







Development strategy:



- Consistent with the charrette group input, DKP should be programmed to carefully build use and associated investments.
- No big expensive moves or surprises at the start;
- As, and if, use builds and investments are warranted, then there could be increased expenditure over a 5/6 year timeframe.

Development ideas: by phase

- All phases:
 - Lighting, bike racks, seating, landscaping
- Phase 1: 2022-23
 - Pergola: covered seating
 - Landscaping+bike racks
 - Retain food truck entry
 - Diana Krall Installation (QR, dedicated space)
 - Continue to activate remaining space thru programming and night market
 - Consider temporary portable ice rink

Development ideas: by phase

- Phase 2: 2024-27
 - Creative paver installation and landscaping
 - Library coffee shop/cafe
 - Kiosks (along library)
 - CCCU awnings (to be used for covered activities)
 - Retractable stage
 - Entertainment/flex space development
 - Projection mapping/murals
 - Museum Way stage/craft space/flex space
 - Connect to Coast Bastion
 - Food trucks clustered near air space parcel

Development ideas: by phase

- **Phase 3: Potential build-out ideas +2028**
 - Restaurant and terrace dining on air space parcel
 - Elevated walkway to waterfront
 - Wharf Street ethnic dining kiosks (with seating)
 - Dedicated food truck area and art walk connection to Bastion Street
 - Water fountain feature embedded in Wharf Street
 - Partial CCCU first floor redevelopment into retail and restaurant.

Suggested Next Steps

- Agree to implement Phase 1 in 2022/23
- Explore Snuneymuxw interest in Phase 2 and 3 development, including link between Marriott Hotel and Museum Way stage/craft/flex space and programming for centre space
- Work with Greater Nanaimo Chamber of Commerce and DNBIA to program Thursday Night Market
- Create day and night music programming for summer/fall 2022
- Animate the Port Theatre west wall
- Explore increased food truck vendor options for all days during summer 2022

Thank you for the opportunity!

