

WELCOME

RIVERFRONT FESTIVAL PLAZA FINALIZATION PROJECT FUNCTIONAL DESIGN

Open House Information

- All information presented here today will also be available online for public review on the City of Windsor's Website (www.citywindsor.ca)
- Please review the display material and fill out the questionnaire provided. You may submit your questionnaire by mail/fax/e-mail or you may place them in the comment box before you leave.
- The questionnaire will also be available online through the City's website.
- The Project Team members present will be pleased to discuss any questions you may have.

Project Team

This project has been initiated by the City of Windsor. Landmark Engineers Inc. has been retained by the City to serve as the Lead Consultant for the project.

Any comments, questions or suggestions relevant to this study should be directed to the following primary members of the Project Team:

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EXISTING SITE – LOOKING EAST FROM
THE NORTH SIDE OF THE STAGE



EXISTING SITE – LOOKING SOUTH WEST FROM RIVERWALK

Central Riverfront Implementation Plan (CRIP)

- The CRIP plan for the riverfront was created in 2000.
- Since the creation of the CRIP plan, several changes have been made to the site that render the original concept plan redundant.
- Some of the site changes that have been implemented to date include:
 - ✓ Stage and facilities building
 - ✓ Retaining wall along Riverside Drive
 - ✓ Rotary Plaza

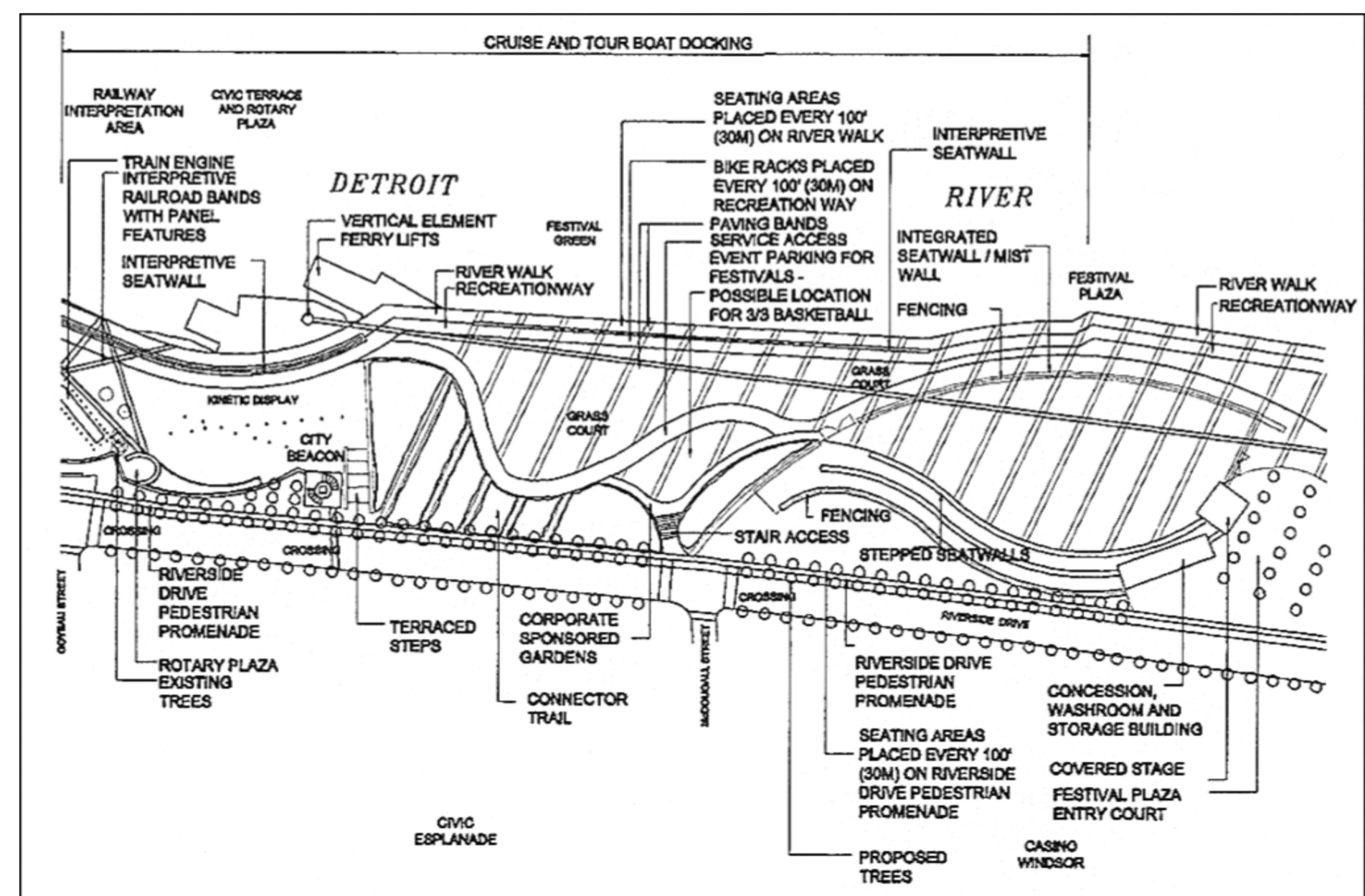
Project Background and Objectives

The City of Windsor retained Landmark Engineers Inc. in January 2015 to update the design concept for the Riverfront Festival Plaza. In consultation with City administration and various stakeholders, a new conceptual plan was developed for the site, aimed at achieving the following objectives:

- Improve the functionality of the Festival Plaza venue;
- Improve site circulation both around and within the Festival Plaza; and,
- Improve site aesthetics.

The conceptual plan was presented to Council in December 2016. As a result, the need to develop a comprehensive functional design for the site was identified.

The purpose of this Open House is to provide an opportunity for the public to provide feedback on the concept plan so that any comments and concerns may be addressed in the final functional design plan.



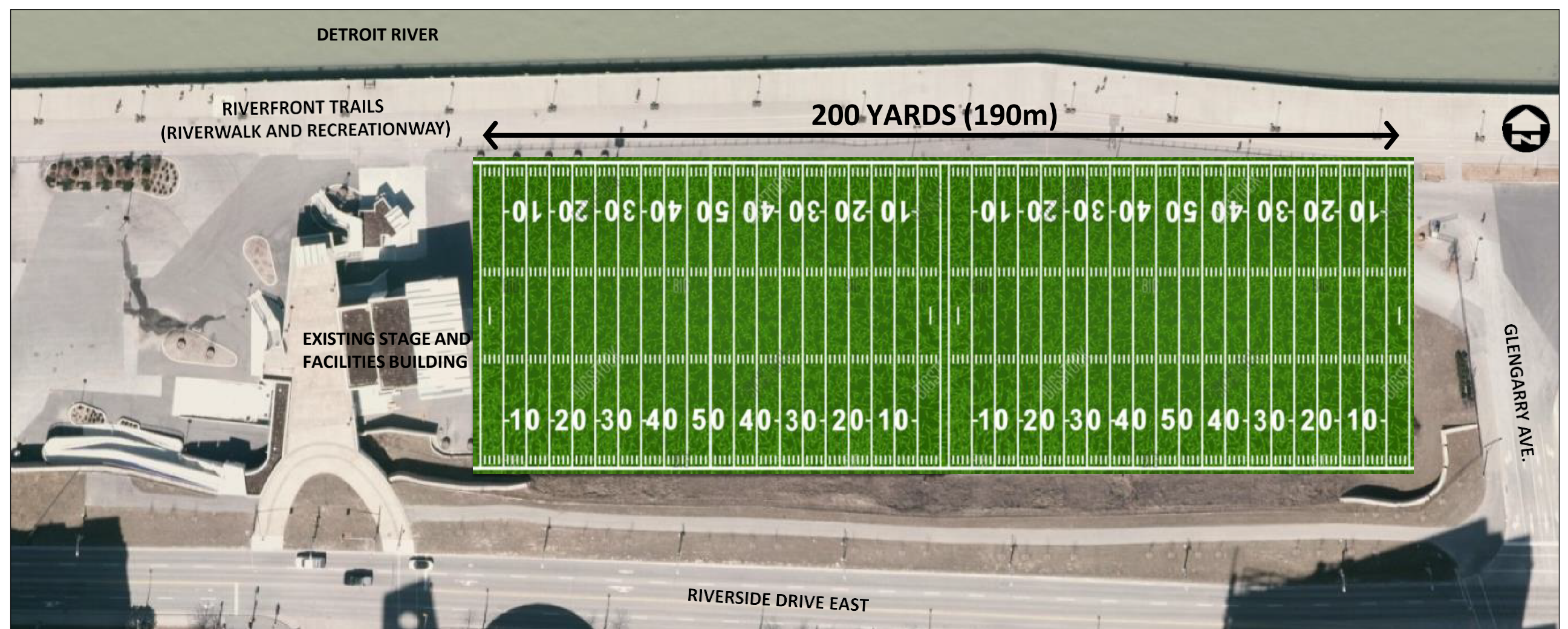
CRIP SEGMENT 6 CONCEPT PLAN

EXISTING SITE

RIVERFRONT FESTIVAL PLAZA FINALIZATION PROJECT FUNCTIONAL DESIGN

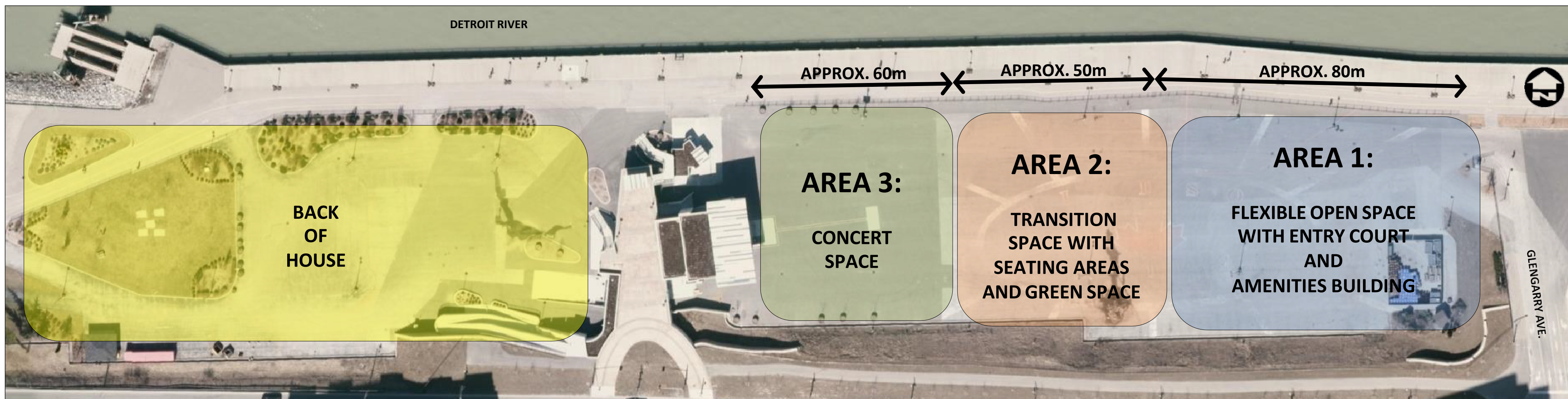
Existing Site Conditions

- The current plaza consists of a flat, paved area that is approximately the size of two (2) football fields (minus end zones).
- Inconsistent lighting through the site. Most of the existing lighting is left over from the site's previous uses.
- Very little green space (only grassed slope along south side of the site).
- No trees or shade.
- Some power and water connections spread throughout the site.
- No formal site entrance.
- Not enough washrooms.
- Not aesthetically pleasing.
- Stairways and ramps at back of house in disrepair.
- Insufficient drainage.



Proposed Site Division

The new conceptual plan proposes to break the site into the following distinct areas.



Back of House

- The functions of this area will generally remain the same.
- Large paved area for trucks and back of house equipment to be loaded/unloaded.
- Areas for event organizers to use as needed.
- Secured from the general public during events.

Area 3

- This area will be designed to improve the viewing for concerts and performances on the stage.
- Opportunity to include seating and shade structures in this area.
- Create a separation of the concert area from the Riverwalk and Recreationway.
- Green space and landscaping.

Area 2

- This area will be designed so that it could be used throughout the year when no events are taking place.
- Will flow with the areas on either side so the entire space can still be used for larger events.
- Introduce trees through the middle of the site for shade.
- Opportunity to include seating in this area.
- Green space and landscaping.

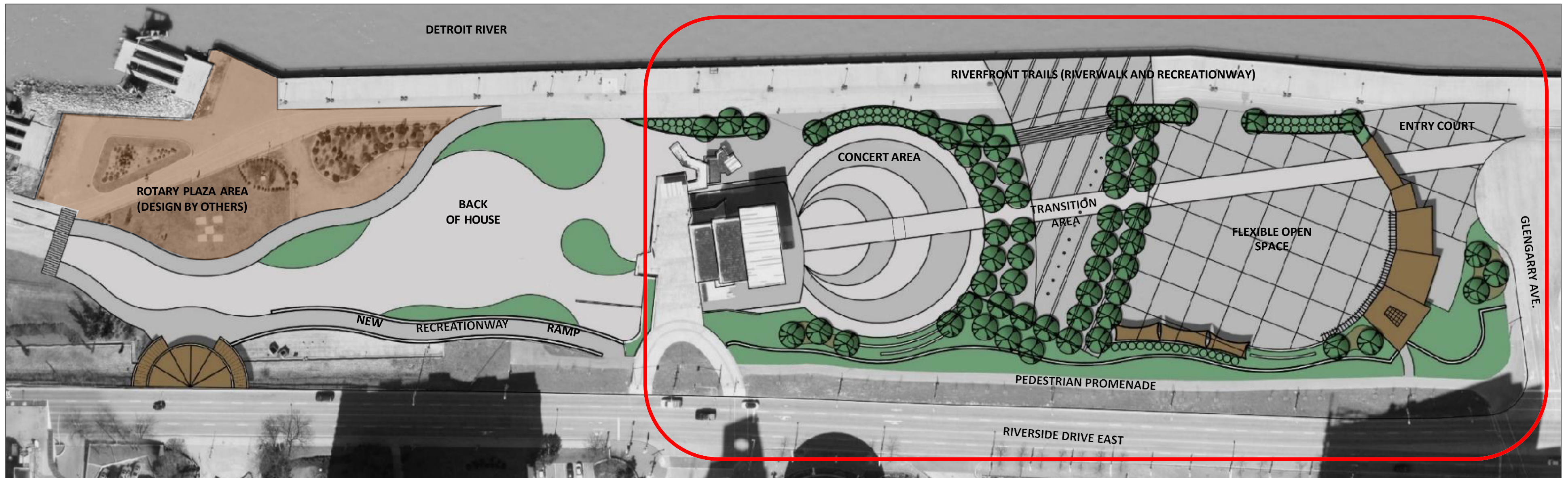
Area 1

- This area will be designed so that it could be used for various types of events.
- New entrance at the east end off Glengarry Ave.
- Open space adjacent to proposed amenities buildings.
- Easy access for larger trucks and vehicles required for large events.

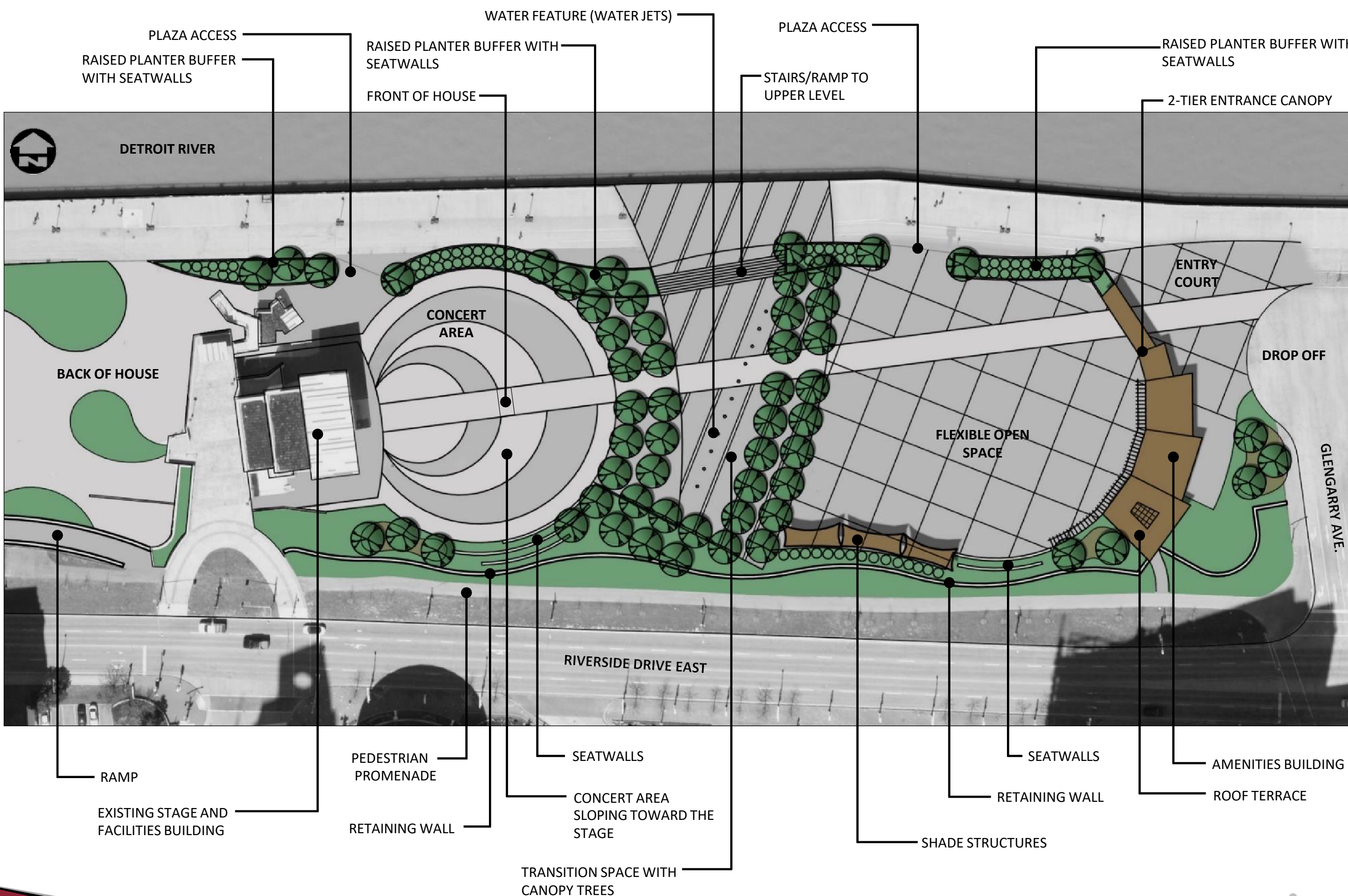
CONCEPT PLAN – FESTIVAL PLAZA

RIVERFRONT FESTIVAL PLAZA FINALIZATION PROJECT FUNCTIONAL DESIGN

Overall Site Concept Plan



Festival Plaza



Site Entrance

- The plaza entrance will be located off Glengarry Ave.
- This location provides opportunity for a drop off area at the front entrance of the site.
- Entrance structure design will be flexible – able to accommodate different types of events (ticketed/nonticketed)

Amenities Building

- The building will house many functions such as washrooms, offices and storage.
- The building configuration shown is just schematic. The building will be designed and programmed as part of detailed design of the site.

Green Space

- Planting areas and green space will be provided along the sides of the space primarily to maintain open spaces for events.
- Some green space may be provided throughout the Transition Area.

Seating

- Seatwalls will be incorporated along the south side of the site.
- Seatwalls will also be provided along the planting beds that separate the plaza from the Riverwalk and Recreationway.

Accessibility

- The site will be completely accessible throughout.

IMAGE ANALYSIS – SITE AREAS

RIVERFRONT FESTIVAL PLAZA FINALIZATION PROJECT

FUNCTIONAL DESIGN

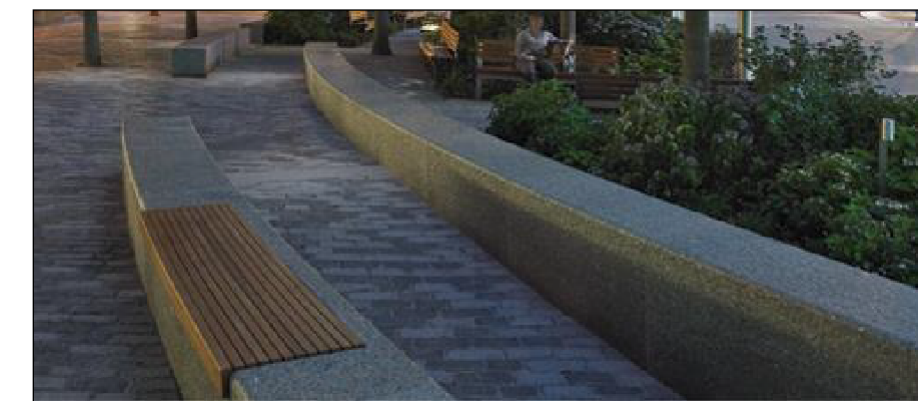
The images shown here are not exactly how the Festival Plaza will look when completed. The images are intended to illustrate the types of features and materials that could be used, as well as the different character of each area. The exact materials and the number/arrangement of trees will be determined during final design.

Area 1- Flexible Open Space

- Large, flat open space.
- Pavement banding (with grass or different pavement colours/materials).
- Building for washrooms, storage and offices.
- Flat area for portable toilets (if required for large events).
- Entry canopy or structure to welcome visitors into the site.
- Berms and shade trees along the sides to separate the plaza from the Riverwalk and obscure views into the site.



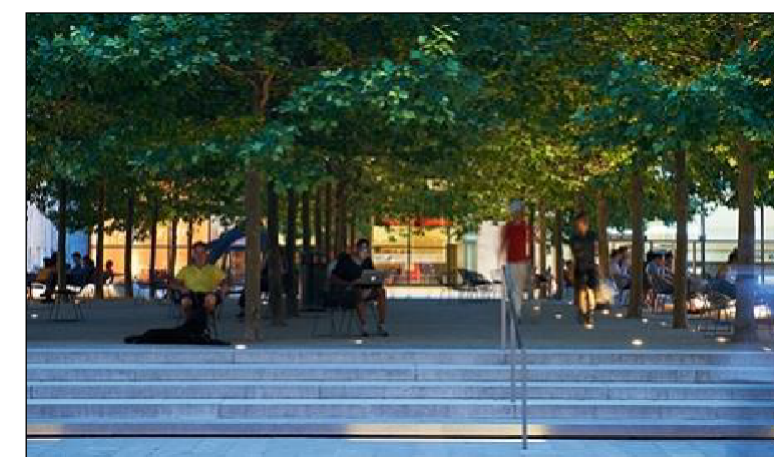
PAVEMENT BANDING, DIFFERENT COLOURS/TEXTURES AND TURF INSETS/BANDING



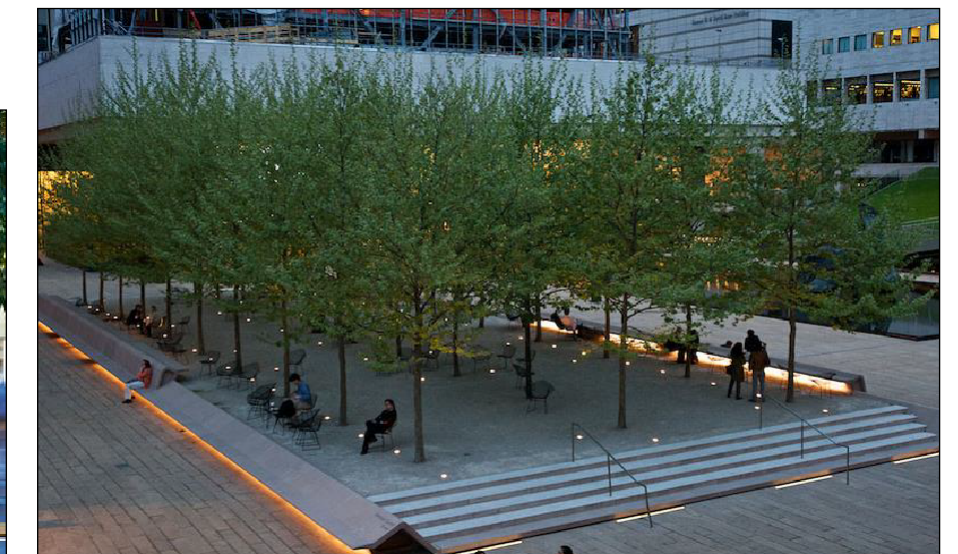
SEATWALLS AND PLANTERS TO SEPARATE PLAZA SPACE FROM THE RIVERWALK

Area 2 – Transition Space

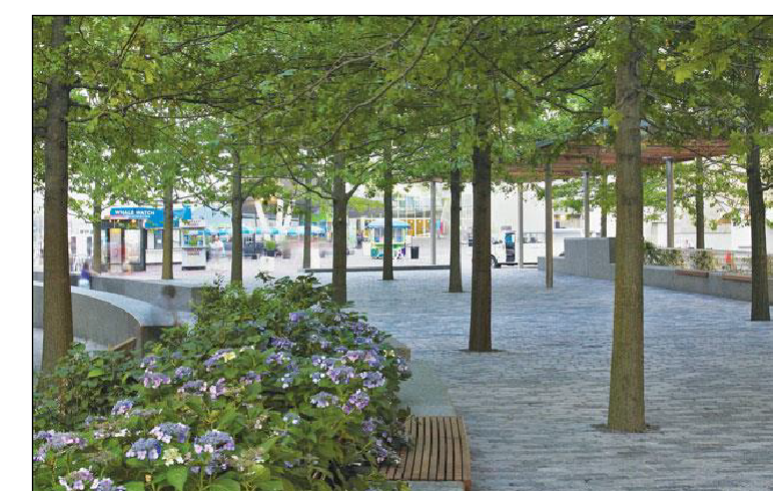
- Canopy trees provide shade.
- Pavement areas with potential to incorporate some grass and planting beds.
- Views through the site are maintained.
- Seatwalls, benches and built-in seating.
- Provides screening of the site from Riverside Drive.
- Up-light trees at night.
- Planters to separate the plaza area from the Riverwalk.



RAISED AREA, CANOPY TREES WITH UPLIGHTS, SEATING AREAS



CANOPY TREES, PLANTER/SEATWALLS TO SEPARATE SPACES



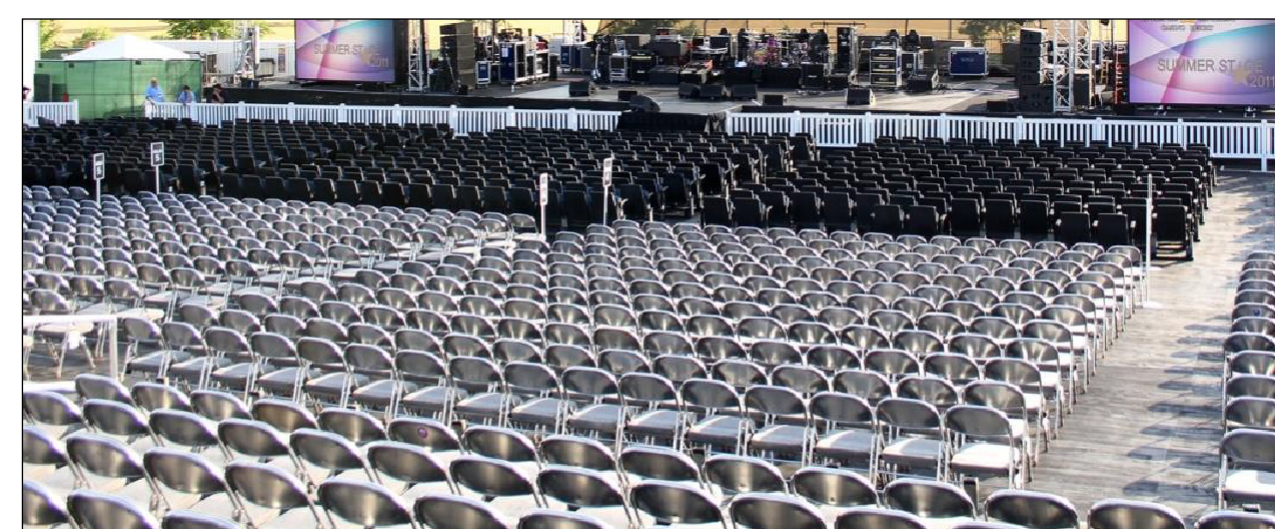
BUILT IN SEATING AREAS, GRASS AREAS, LARGE PAVEMENT AREA

Area 3 – Concert Area

- Gently sloping concrete area (approx. 3% slope).
- Area to accommodate 2,500 people standing or 1,800 seated.
- Sloped concrete provides better views of the stage vs. existing flat concrete area.
- Curved seating areas provide better views of the stage.
- Creates grade change within the site.
- Potential for canopy or roof structure over the seating area.



SEATWALLS ALONG SOUTH SLOPE

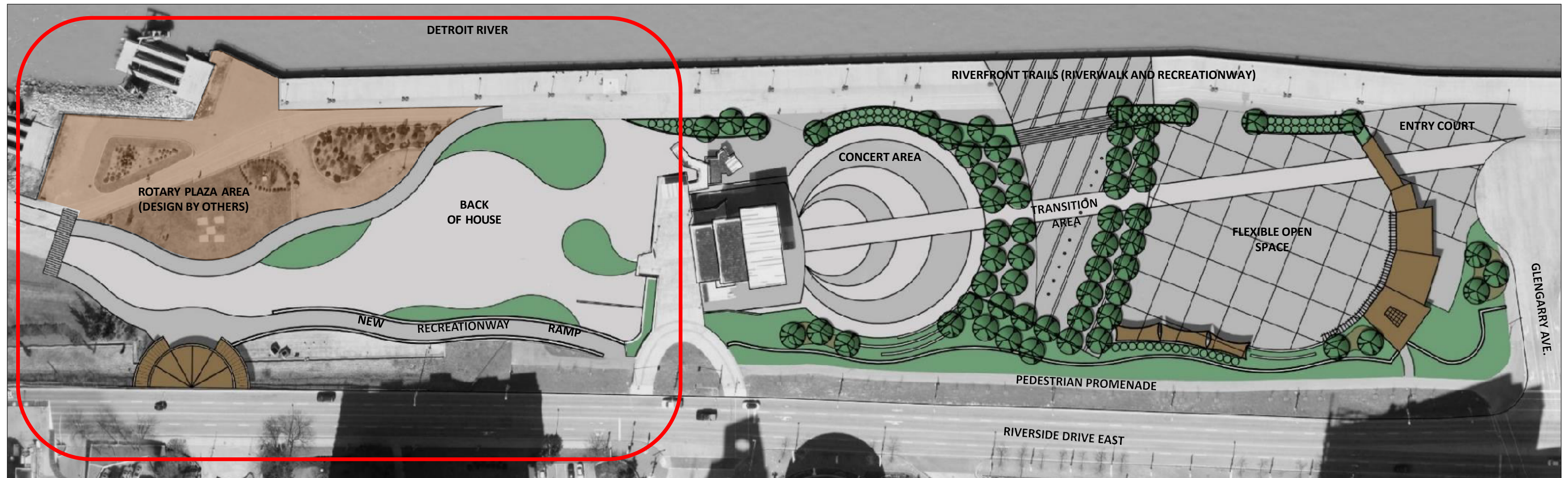


GRADUAL SLOPING CONCRETE WITH FLAT AREA IN FRONT OF THE STAGE (CHAIRS NOT PERMANENT)

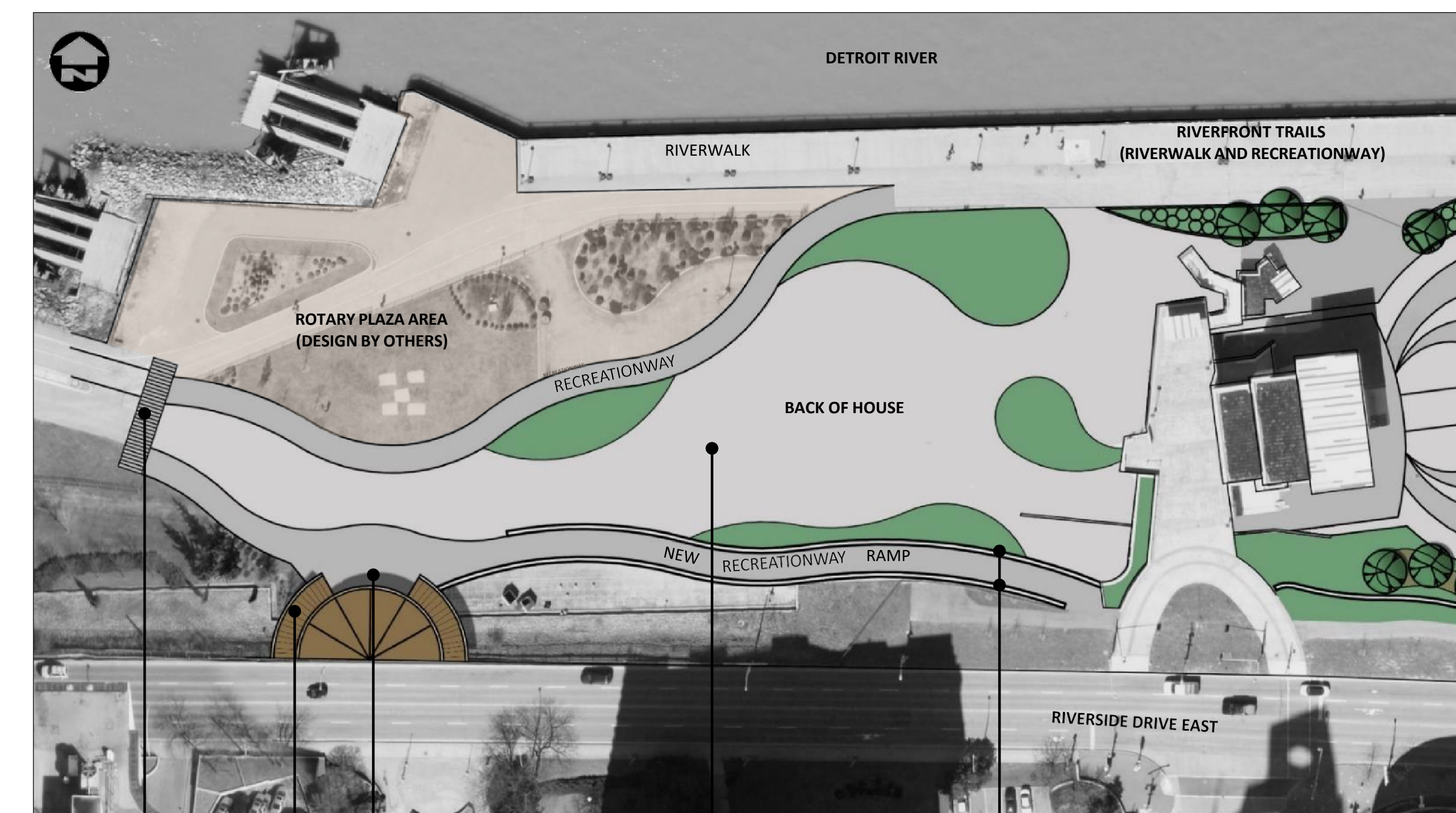


ROOF STRUCTURE/CANOPY OVER CONCERT SEATING AREA

Overall Site Concept Plan



Back of House



- CROSS WALK
- STAIRS FROM RIVERSIDE DRIVE PEDESTRIAN PROMENADE TO RECREATIONWAY
- PAVED BACK-OF-HOUSE AREA
- POTENTIAL FOR PEDESTRIAN UNDERPASS CONNECTION TO THE CIVIC ESPLANADE
- RETAINING WALLS ALONG RAMP

SITE PLAN – BACK OF HOUSE

Rotary Plaza

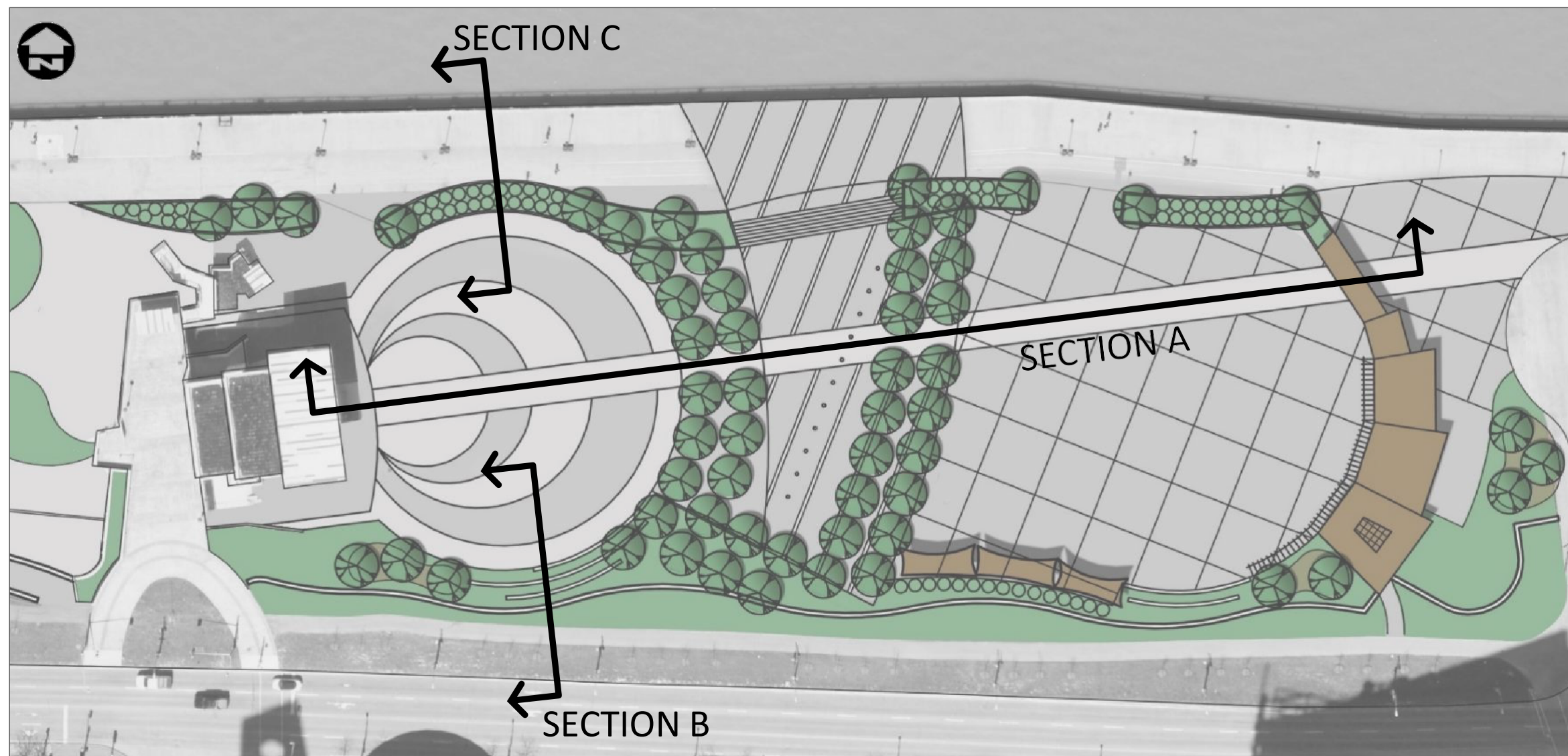
- The Rotary Plaza is currently under construction and will be completed in May 2018.
- The new Recreationway alignment may not be exactly as shown, but will generally run along the south side of the Rotary Plaza.

Site Circulation

- The existing switchback ramp will be removed and replaced with a wider ramp along the south slope of the site.
- The new ramp will be able to accommodate those on bicycles.
- The new ramp will have a more linear form and the ramp entrance/exits will be located farther away from the back of house.
- The new alignment of the Recreationway ramp will be used to re-route trail users around Festival Plaza when the Riverwalk and Recreationway are closed for events within the plaza.
- The Back of House area will be designed so that it can be secured during events (fenced and gated if needed).
- Islands for green space, trees and landscaping will be provided throughout the paved area for shade and aesthetics. The green islands shown are not the final design (shapes and locations may change).
- Ample paved area will be maintained for vehicles required during events (trucks, tractor trailers, etc.).

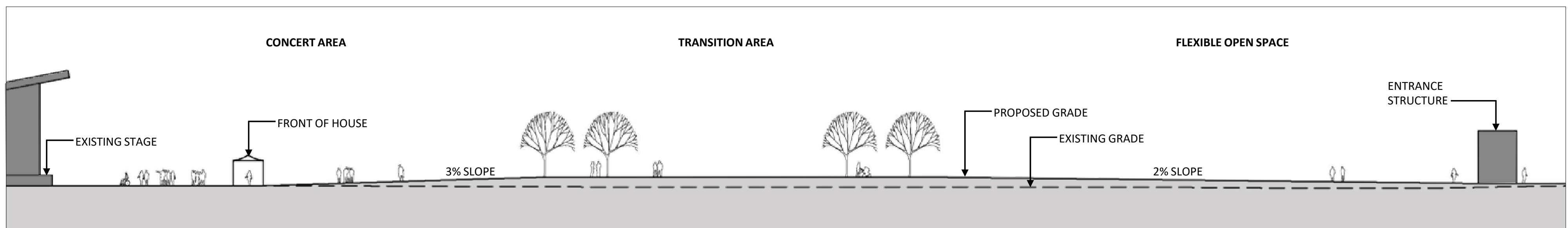
CONCEPT PLAN – SITE GRADING

RIVERFRONT FESTIVAL PLAZA FINALIZATION PROJECT FUNCTIONAL DESIGN



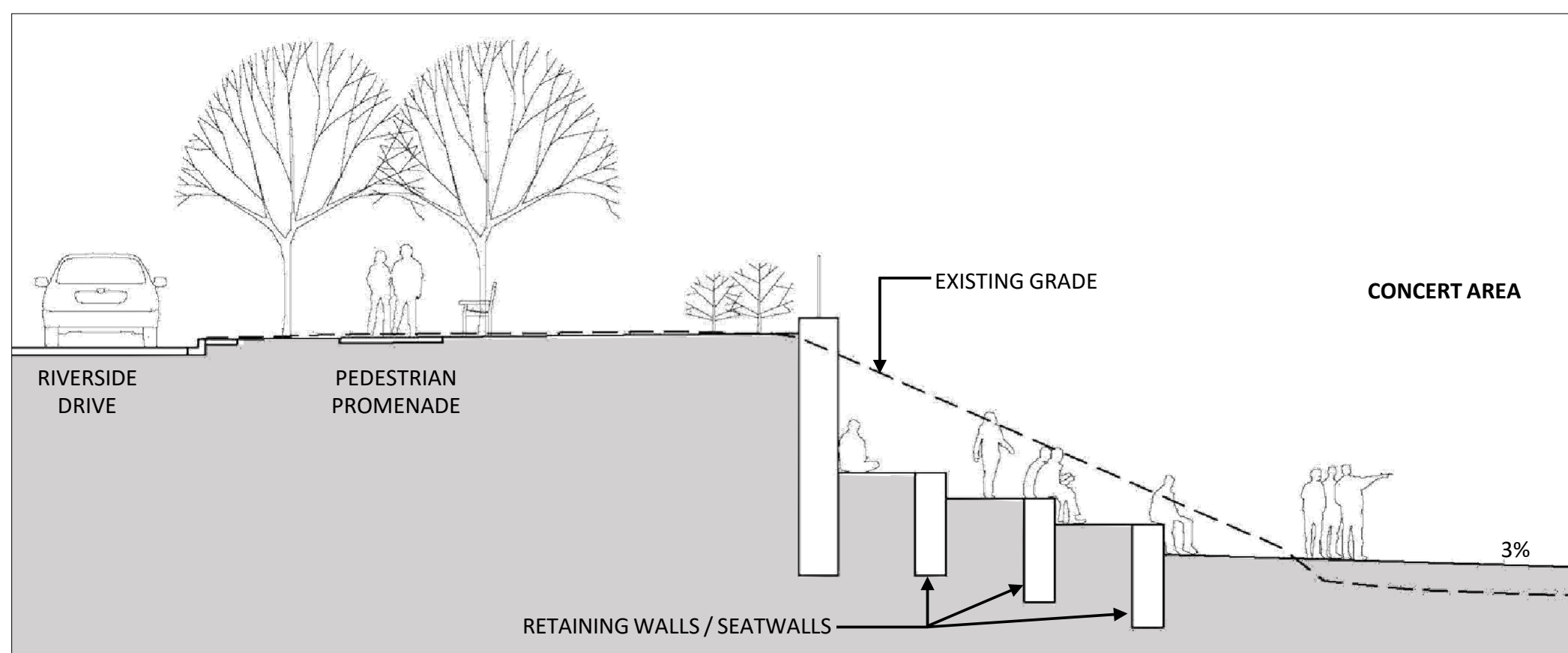
The cross sections illustrated below depict the proposed grading through the site at various locations. They are intended to illustrate the relative grade change and slopes through the site. They do not represent the final design and are still subject to change.

SECTION A (THROUGH THE CENTRE OF THE SITE – LOOKING NORTH)



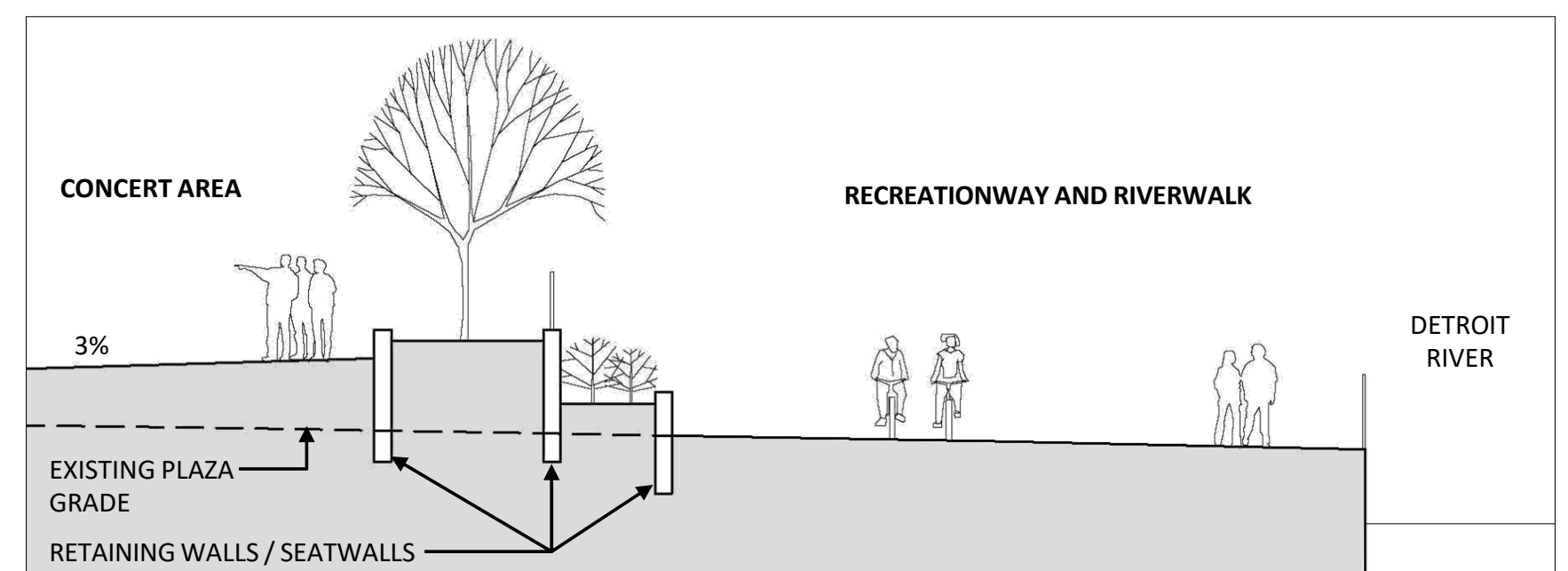
This section extends from the existing stage at the west end of the site to the proposed entrance structure at the east limit. The Transition Area will be raised by approximately 1.2m at the highest point.

SECTION B (THROUGH RIVERSIDE DRIVE AND CONCERT AREA – LOOKING WEST)



This section illustrates the idea of terraced seatwalls along the south side of the site to create seating. The grade change from the Pedestrian Promenade down to the plaza in the Concert Area is approximately 4.5m.

SECTION C (THROUGH CONCERT AREA AND RIVERWALK – LOOKING WEST)



This section illustrates the idea of terraced planting beds and seatwalls along the north side of the plaza to separate the plaza from the Recreationway and Riverwalk.

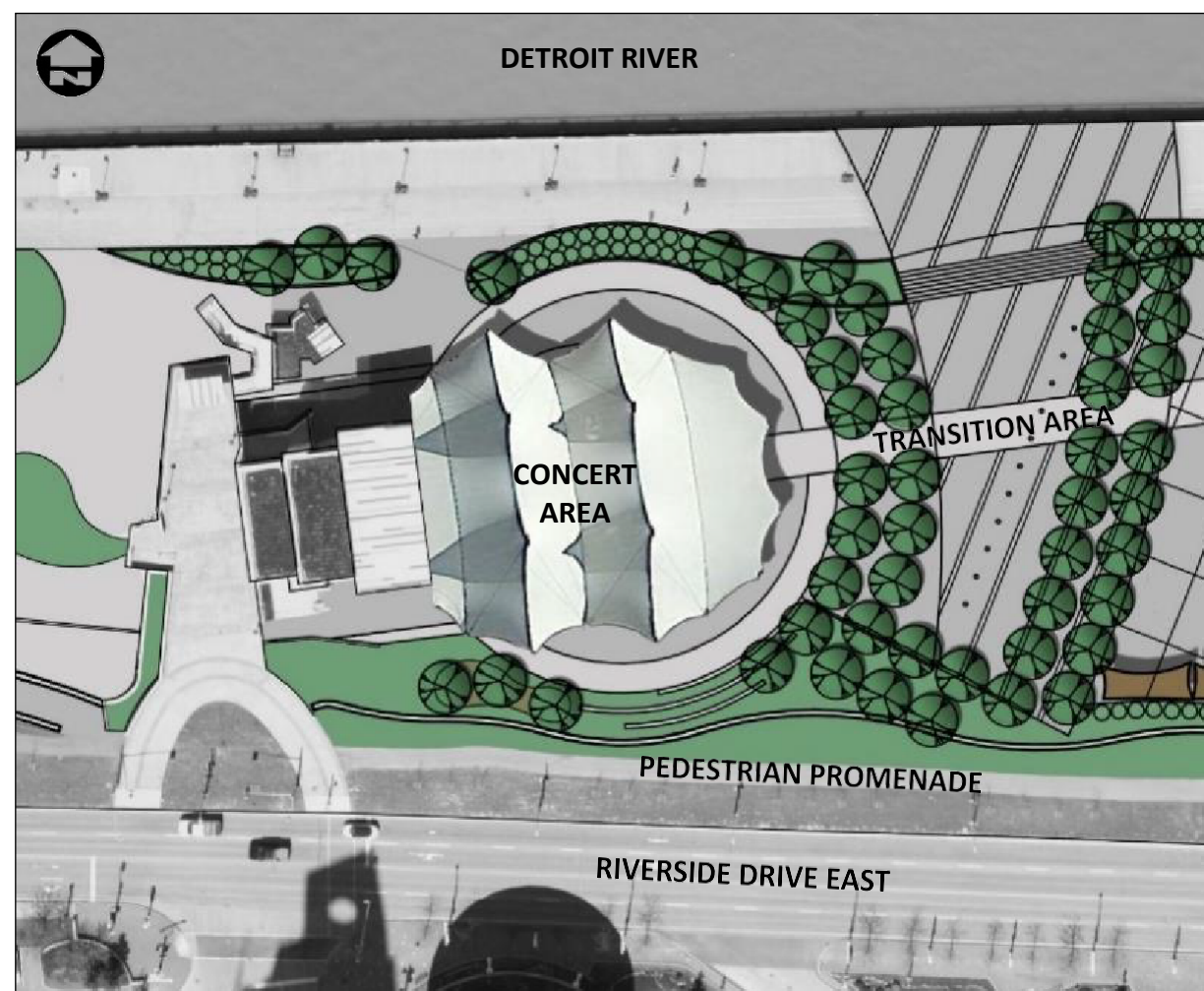
DESIGN OPTIONS

RIVERFRONT FESTIVAL PLAZA FINALIZATION PROJECT FUNCTIONAL DESIGN

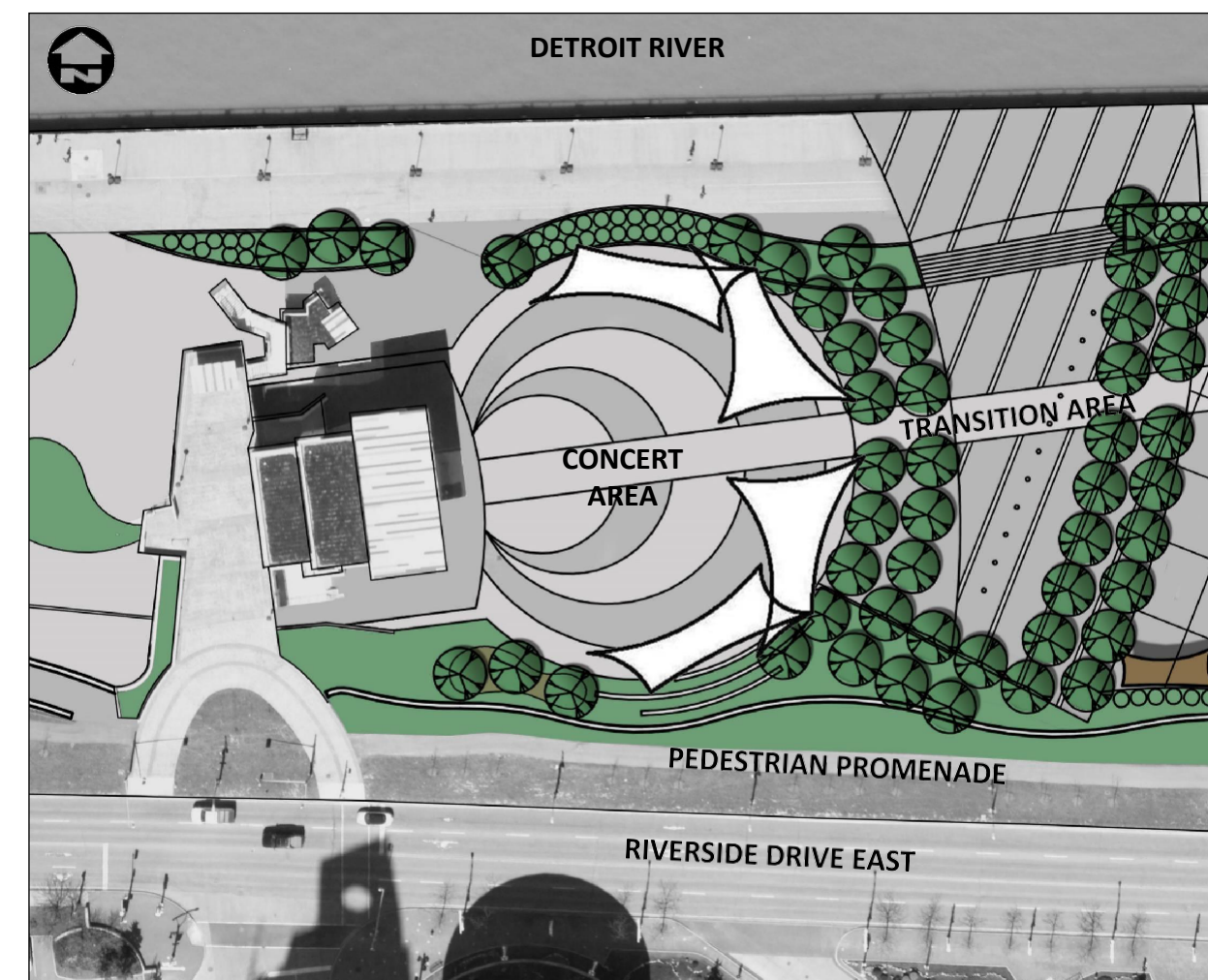
The following elements are being considered as part of the functional design plan. These design elements have not yet been decided upon. Options and discussion regarding each element are provided below.

Concert Area Canopy Cover

LARGE CANOPY OVER ENTIRE CONCERT AREA



SMALLER CANOPIES ALONG PERIMETER OF CONCERT AREA



Opportunities:

- Provide shelter from the elements (sun/rain).
- Events would not have to worry about rain days.
- Lower cost for event organizers (lower insurance, tent rental fees, no rain out days).
- Blocks view of the stage for events that need to protect ticket values.

Constraints:

- Views of the waterfront are compromised.
- High upfront cost for the tent.
- No longer an outdoor venue (different feeling than an open air event).
- Views into the site are blocked from Riverside Drive.
- Canopy placement may constrain the site for some events.

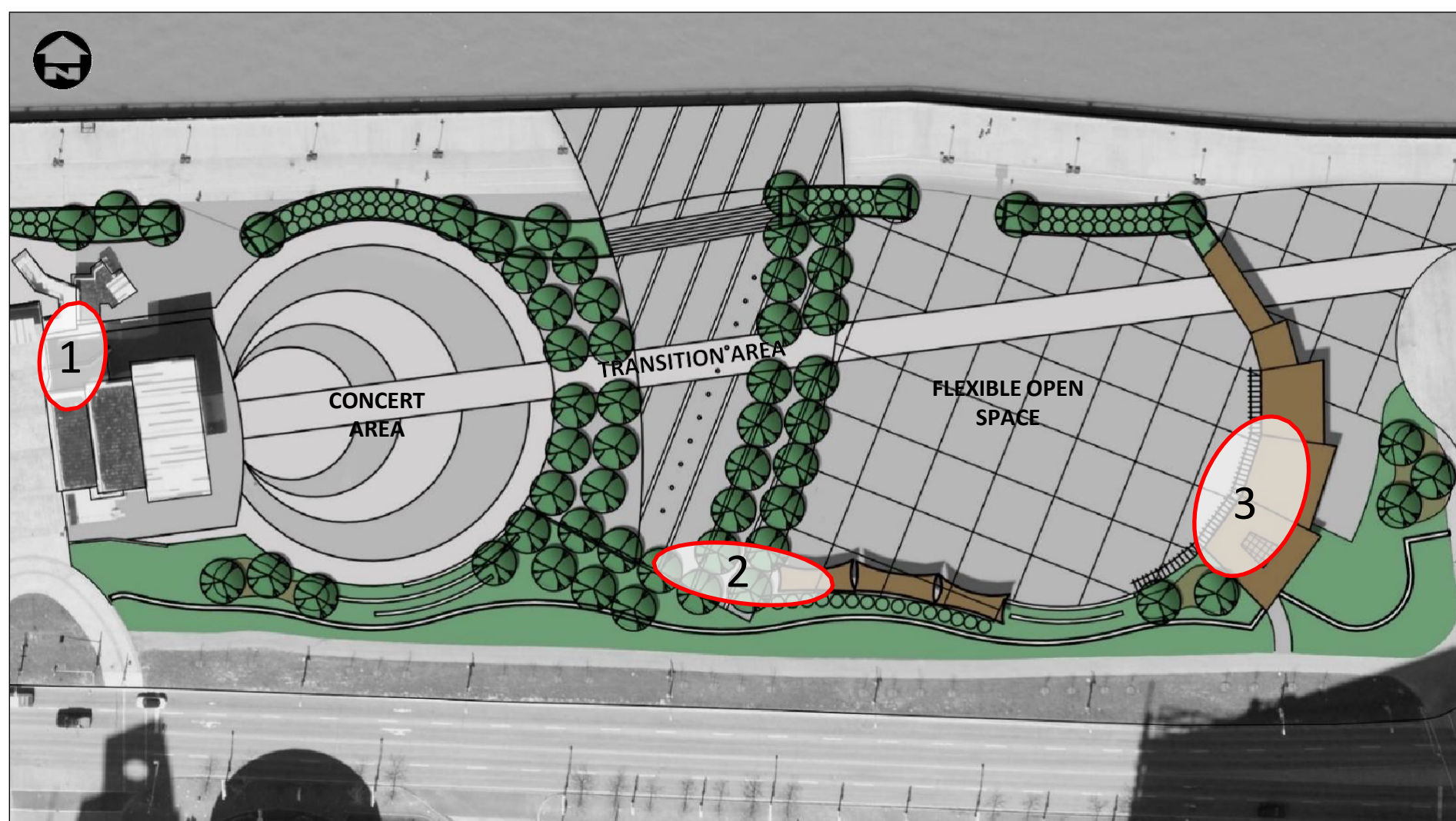
Opportunities:

- Provide shelter from the elements (sun/rain).
- Lower cost for event organizers (potentially less tent rentals required).
- Venue still has open air feeling.
- Views into the site not obstructed from Riverside Drive.

Constraints:

- Canopy placement may constrain some events ability to use the site.
- Views of the waterfront are slightly compromised from within the site.
- Views into the site are not blocked from Riverside Drive for protected ticket events.

Washroom Locations



1 – Existing Washroom

Currently the site has only a few washrooms located in the existing stage building. Large events are required to bring in portable toilets specifically for their event (anywhere from 12 to 80). Portable toilets are not aesthetically pleasing and can take up a large footprint of the site.

2 – Potential Washroom Location

Although a building is not currently shown on the concept plan, there is the possibility to include a washroom building closer to the centre of the site in the Transition Area. This location would reduce the distance to travel to a washroom during large events.

3 – Proposed Amenities Building Washroom

As part of the new amenities building, washrooms would be included. Providing permanent washrooms would not only be useful during events, but they could also be used year round. The washrooms provided could also have a higher percentage of accessible washrooms so that events would not have to bring in portable accessible washrooms (or not as many).

DESIGN OPTIONS

RIVERFRONT FESTIVAL PLAZA FINALIZATION PROJECT FUNCTIONAL DESIGN

The following elements are being considered as part of the functional design plan. These design elements have not yet been decided upon. Options and discussion regarding each element are provided below.

Front of House

The Front of House for a concert is the area where the sound engineers mix the audio for the event. The Front of House must be covered to protect the equipment from the elements (sun and rain) and must be located directly in line with the centre of the stage (approx. 100 feet out from the stage). The area is typically 10 feet by 15 feet.

The tent or structure required to cover the area can interfere with site line through the site and block the stage. Consideration is being given to two options:

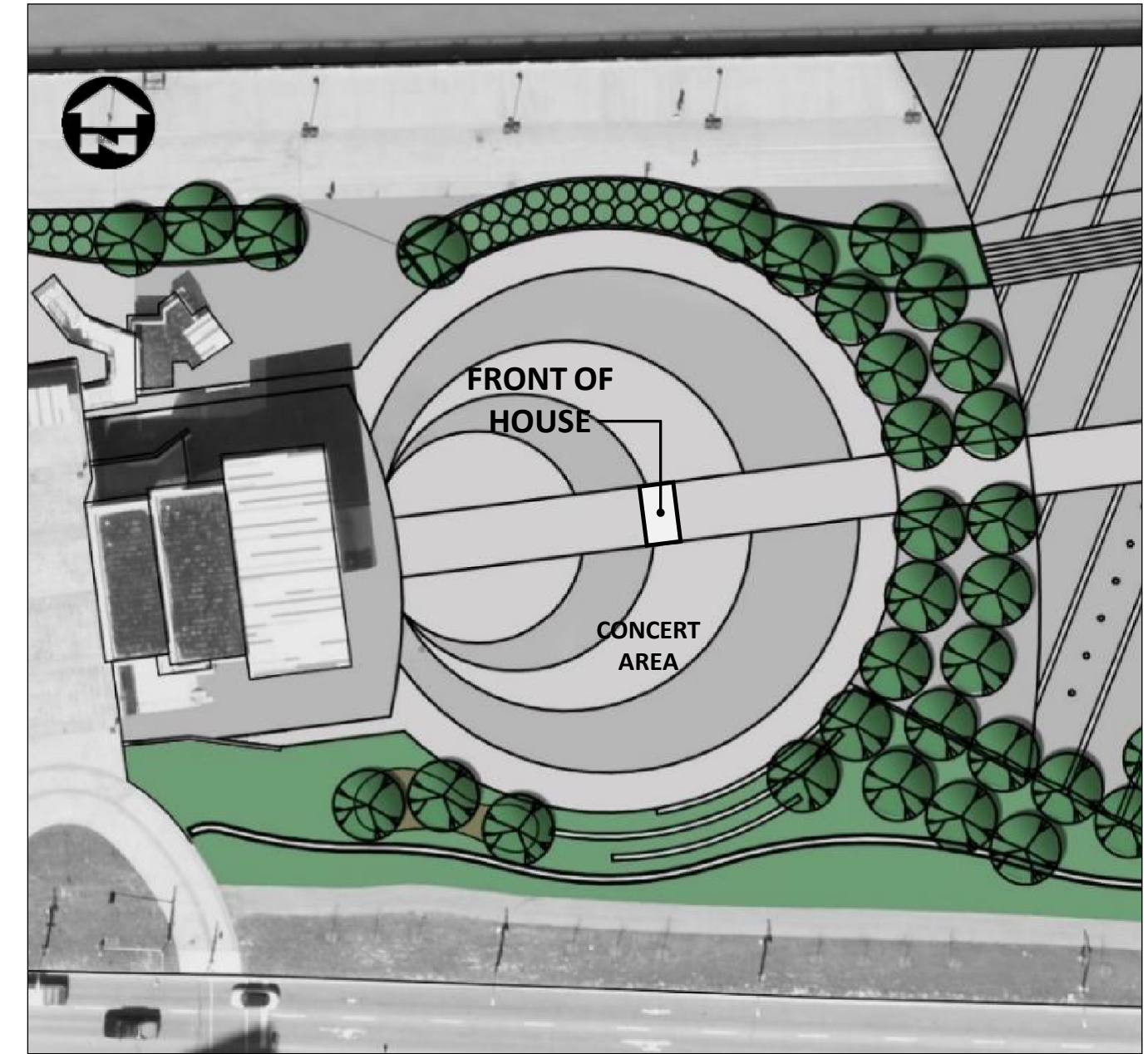
- Providing a permanent structure for events to use; or
- Leaving it up to each event to provide their own tent.

Permanent Structure

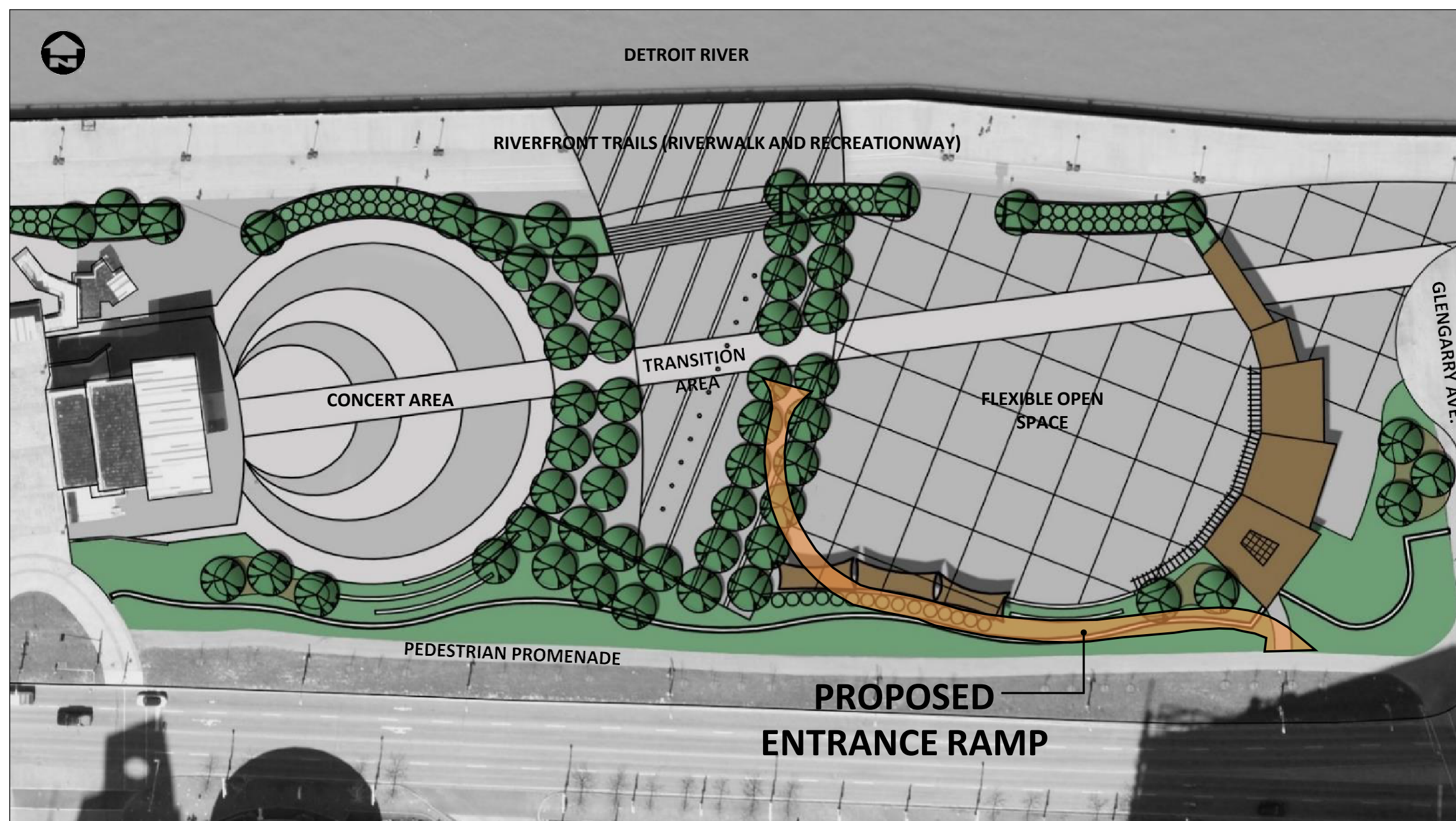
- Custom structure can be designed to fit with the aesthetics of the site.
- Custom structure could be taller than a typical tent and have a lower profile which would allow for better site lines.
- May not be completely removed for events where it is not required.

No Structure

- Site lines maintained during times with no events.
- Tents not aesthetically pleasing.
- Tents generally block site lines during events.



Entrance Ramp from Riverside Drive



- An entrance ramp from the Riverside Drive and Glengarry Avenue intersection would bring visitors directly into the heart of the site.
- The ramp would terminate in the Transition Area, the most usable portion of the site year round.
- The ramp slope would provide the opportunity to incorporate a washroom facility building within the south slope of the site, under the ramp.
- The ramp could be closed at Riverside Drive during ticketed events.
- Some obstructed views within the site from the Transition Area to the Concert Area would be created.
- Ramp may be built on pedestals to keep views under the ramp open across the site.
- Enhanced views of the site and the waterfront from the ramp.