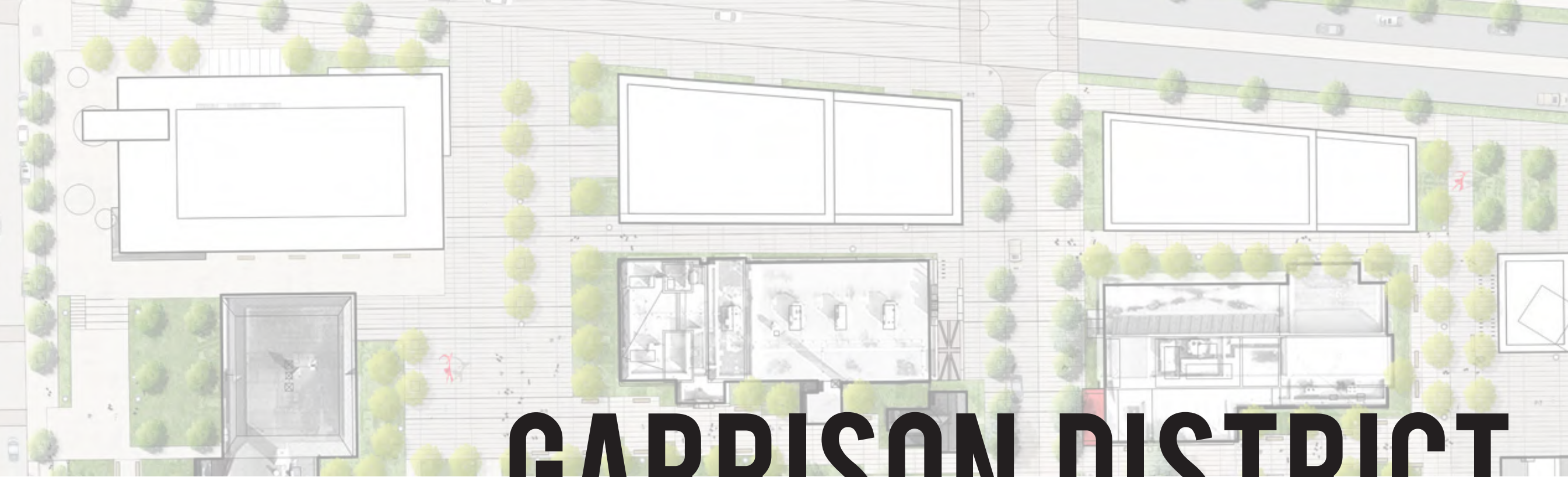


DRAFT

GARRISON DISTRICT MASTER PLAN

MARCH 2016





GARRISON DISTRICT

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INTRODUCTION

CURRENT CHALLENGES FOR THE GARRISON DISTRICT

The historic Garrison District, strategically located between Fredericton’s downtown core and the picturesque Saint John River, is one of Atlantic Canada’s most important yet underdeveloped urban historic sites. It contains Fredericton’s main square, its largest downtown park, and important public buildings such as the College of Craft and Design and the Public Library, making the Garrison District the desired location for Fredericton’s main cultural activities, which include festivals, civic events, evening concerts, outdoor film screenings, and more.

However, the Garrison District is not meeting its potential. With inadequate past investment and a lack of a coherent vision from its multiple landowners—the three levels of government and the private sector—its public realm and green spaces are now worn, key infrastructure is failing, and basic amenities and services to make it thrive are not readily available. As a public space, the Garrison District does not present itself as a coherent whole, but rather feels like a haphazard assembly of similar parts. There is no current joint governance to set a strategic course for this underutilized space, thus wasting an enormous opportunity to reinvigorate Fredericton’s downtown core.

A UNIQUE OPPORTUNITY

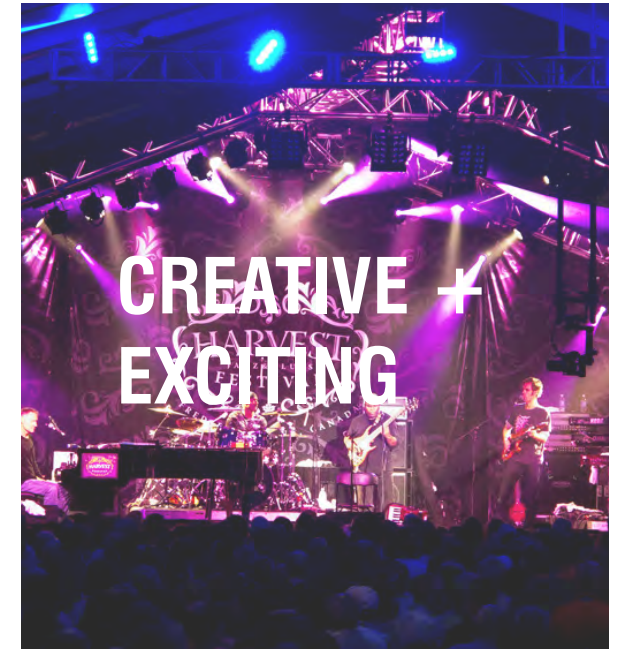
The Garrison District has the potential to be the Fredericton Region’s crown jewel—a unified, dynamic, four-season heritage and cultural epicenter. By assembling and shaping its public realm in a coherent way, by recreating a sense of history with modern conveniences, and by investing in quality infrastructure, the Garrison District could attract more local residents, visitors, and festivals with year-round use capability, thus boosting the economic impact for the downtown and for the Fredericton Region in general.

KEY OBJECTIVES

- Fulfill the goals of the City Centre Plan by extending the downtown experience from Queen Street through to St. Anne’s Point Boulevard
- Unify the public realm into a coherent, well-designed urban space
- Create a governance model to ensure a sustained plan of action
- Ensure public realm infrastructure is sufficient to support intensive use
- Create conditions for future high-density, mixed-use development along the riverfront
- Highlight the Garrison District as one of Atlantic Canada’s most important historic areas
- Create a four-season event space
- Draw local, small-scale private sector retail, including food services, to the riverfront
- Long term private developer investment in a renewed Garrison and West Riverfront District.

INTRODUCTION

KEY VISIONING STRATEGIES FOR THE CITY CENTRE & GARRISON DISTRICT



BACKGROUND

THE PROCESS BEHIND THE PLAN

The Garrison District Master Plan emerged as a result of the City Centre Plan for downtown Fredericton. The value and significance of the Garrison District in Fredericton became apparent through discussions with the public and stakeholders.

The City of Fredericton decided that finer-grained recommendations for the Garrison District were needed in order to help the area achieve its full potential.

Through a series of discussions with City Staff and stakeholders, a plan for the built form and public realm of the Garrison District was developed over the course of 2014 and 2015. This document represents the sum of these efforts.

CHARACTER VISION STATEMENT

The Garrison District forms the northern edge of the City Centre’s most important east-west axis, Queen Street. It is home to important institutions situated in heritage buildings, and is woven together by an intricate network of open spaces and connections. The Garrison District should be revitalized in such a way that its heritage is more proudly displayed, its public realm is of a quality befitting the district’s significance, and its uses are intensified to permit greater public enjoyment of its charm and interest.

Barracks Square and Officers’ Square are historically-significant but currently under-utilized public open spaces where public realm investment should be made to permit more programmed and un-programmed public activity at all times of the year. These public realm investments should serve to draw residents, downtown workers, tourists, students, and shoppers.



Officers’ Square lawn rehabilitation

CHARACTER VISION STATEMENT CONT'D

Improvements such as the removal of surface parking, new hard and soft surface treatments, and new infrastructure necessary for events of different scales at different times of the year should be made to permit Frederictonians to enjoy the Garrison District to its fullest.

Barriers created by blank façades, walls, and pedestrian-unfriendly treatments should be removed to encourage people to access the Garrison District more easily from Queen Street. The Soldiers' Barracks can also be opened up to Queen Street.

Commercial and retail activity complementary to Queen Street should be introduced in the Garrison District to achieve a consistent level of activity. Examples include building on the New Brunswick College of Craft and Design (NBCCD) summer retail activity in Barracks Square by introducing smaller retail opportunities located in several key locations throughout the District, including Officers' Square, adjacent to the library on Carleton Street, and in front of the Soldiers' Barracks to name a few. The re-purposing of Fredericton's Justice Building and Armoury also provide a great opportunity for adaptive reuse, perhaps to accommodate a new cultural facility and/or become a multi-use precinct for small business, the arts, and incubation.



NBCCD Entrance



NBCCD Entrance landscape



Barracks Square

CHARACTER VISION STATEMENT CONT'D

Surface parking lots on the north side of the Garrison District should be divided into development parcels by connecting Carleton Street and York Street to St. Anne's Point Drive. Surface parking should ultimately be accommodated in below-grade or integrated above-ground structures in conjunction with new development that respects the area's rich historic character, while introducing intensified mixed-use into the district. As an interim measure to improve connectivity between the City Centre and riverfront, pedestrian walkways should be developed through the parking lots.

All these improvements will contribute significantly to Fredericton's tourist appeal. Bus tours will be compelled to spend more time in the district and special events and festivals will be given a site appropriate to their significance in the cultural calendar of Atlantic Canada.



Expansive surface parking running east-west at the north of the District

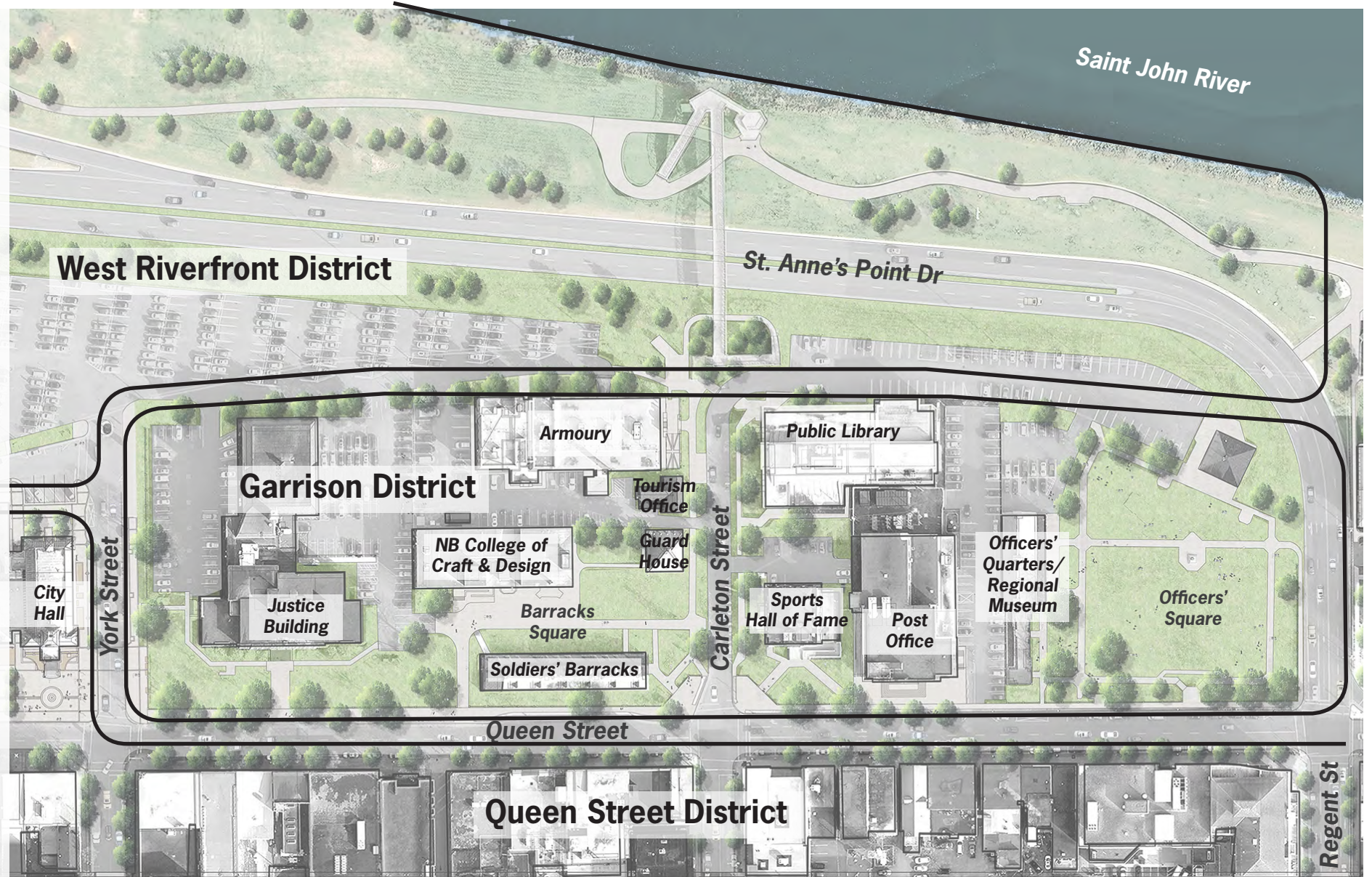


Surface parking runs between most buildings within the District

BACKGROUND

KEY CHARACTERISTICS

- A campus-like cluster of major local and regional institutions near the City's riverfront.
- The Garrison District is a National & Provincial Historic Site. Once home to the British Garrison from 1784 to 1869, it has played an important role in Fredericton, New Brunswick and Canadian history.
- Home to important civic, tourism and cultural functions including the NB College of Craft and Design, Justice Building and Fredericton Public Library, defined by prominently situated 19th century architecture.
- Bordered on the north by surface parking lots and St. Anne's Point Drive.
- The location of major cultural events.
- Contains two important open spaces, Barracks Square and Officers' Square.



OBJECTIVES

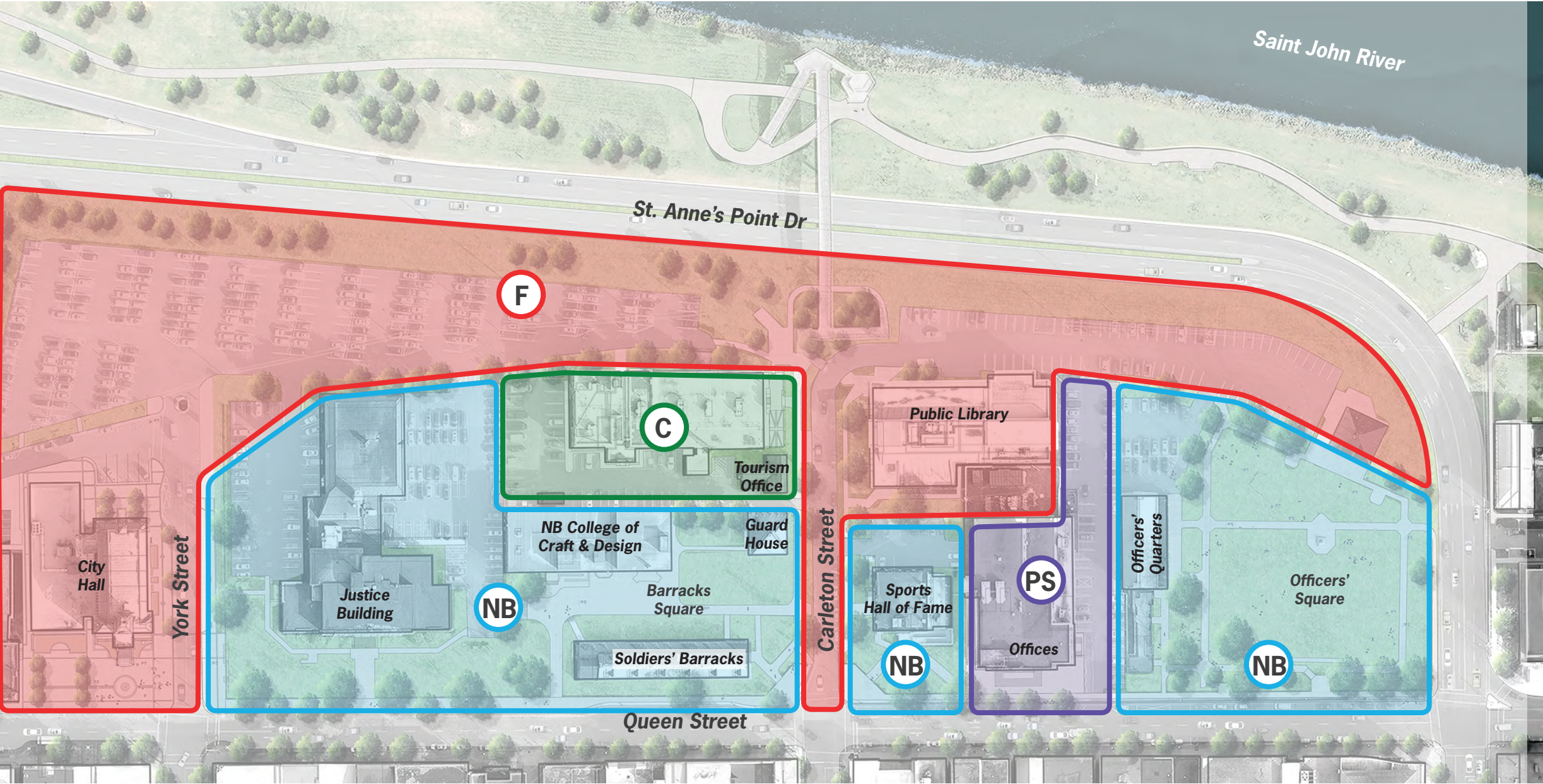
All design and programming recommendations for the Garrison District are based on objectives as determined through the Fredericton City Centre Plan process. These objectives are as follows:

- Invest in a comprehensive public realm plan that permits increased and better quality access from Queen Street and improves the quality and flexible functionality of Officers' Square and Barracks Square, including making buildings more permeable.
- Begin the incremental process of the activation of the north side of the District and West Riverfront by partitioning surface parking lots and incorporating parking into new developments.
- Respond to the function of the south side of Queen Street as the southern edge of the Garrison District and harmonize their respective functions in the City Centre.
- Encourage new and intensified uses by working with existing users including the NB College of Craft and Design, special event and festival organizers, and exploring the possibility of locating the new performing arts centre within the district.
- Study future connection potential of Carleton and York Streets to St. Anne's Point Drive.
- Connect the Garrison District to the riverfront.
- Ensure that new buildings address the riverfront.
- Introduce residential uses to increase safety and liveliness at all times and during all seasons.
- At the point of pedestrian bridge life assessment, explore relocating the bridge to the foot of Northumberland Street to the west and replacing it with a cross walk.
- Create a key terminating vista at the foot of Carleton Street.



St. Anne's Point Drive as illustrated in the City Centre Plan

CURRENT LAND OWNERSHIP



CURRENT LAND OWNERSHIP

The Garrison District Master Plan is intended to provide a long-term vision (10-20+ years) that remains relevant and applicable for guiding decision-making over a number of years or until such time that emerging conditions necessitate a revision of this vision.

In order to fulfill the intentions of this Plan, several players must work in conjunction with one another. These bodies include:

- F** CITY OF FREDERICTON
- NB** PROVINCE OF NEW BRUNSWICK
- C** GOVERNMENT OF CANADA
- PS** PRIVATE SECTOR



APPROACH

A co-ordinated and renewed public realm is fundamental in establishing a consistent and strong identity for the entirety of the Garrison District. These general principles for the District have been established to preserve & reinforce it as a distinct historic campus-like setting, and should help to inform all phases of implementation.

The general intent of the public realm strategy is to provide a uniform, consistent and complementary palette of furnishings, gateway treatments, lighting, trees and paving that enhance and reinforce the unique sense of place.



Distinct paving indicating the entry into a “special place”, Brighton UK

PRINCIPLES

PUBLIC REALM

CONNECTIVITY

Fundamental to a successful urban precinct is a legible, safe, and convenient network of inter-connected circulation routes throughout. There are several complimentary components that contribute to a successful path network, including signage, paving, and lighting, however, the underlying framework of routes is the most essential component to the success of the precinct.

As per the City Centre Plan, Section 3.5 Key Visioning Strategies, a number of Key Strategies speak to the activation of the riverfront, and an integrated and connected street grid. With the eventual intent to improve safety for all users, as well as to ease access across St. Anne’s Point Drive, a long-term transition from arterial to promenade will take place. The transition will include components such as increased plantings, the introduction of active at-grade uses, numerous pedestrian crossing opportunities, and a reconnected street grid where York and Carleton Street connect to St. Anne’s Point Drive.

WAYFINDING GUIDELINES

A pedestrian wayfinding system to provide direction and civic information should be established. Signage design should be consistent with the streetscape palette and strategically located to identify points of interest and direction. The use of high quality, vandal proof materials is also important.

OPEN SPACES AND PLAZAS

The Garrison District has several plazas that can accommodate a variety of gatherings and events. They vary in shape and size depending on their purpose, and generally serve locations with high volumes of pedestrian traffic, functioning as animated pedestrian spaces for gathering, lingering, sitting, or having a meal and drink at adjacent restaurants, bars or cafes. For plazas to work well, they should be framed by animated uses with high degree of transparency that spill-out into the space. They should be enhanced with distinctive paving, seating, lighting and public art opportunities.

INTIMATE SPACES

An existing distinct feature of the Garrison District is the network of intimate forecourts and courtyards associated with the several unique buildings on site. A key objective of the Master Plan is to encourage the continuation of

these configurations in new developments that provide for mid-block linkages and appealing potential human-scaled destination spaces for passive use, and reinforcing the area’s sense of place.

SOFTSCAPES

Softscapes, such as open lawns are important features for large events as well as spaces for passive and/or physical recreation. Officers’ Square is the most significant softscape in the downtown, and one that will be reinforced to withstand significant wear while allowing for off-peak usage for sunbathing, relaxing, playing frisbee, etc. The Justice Building Forecourt also offers a significant softscape that is underutilized. Clearly allowing public access to the space through the introduction of furnishing, as well as the strategic removal of some sections of the old fencing will allow for improved access to this large, shaded greenspace along Queen Street.

PAVING

Distinct forms and/or patterns of pavers will animate the pedestrian realm while making it clear to motorists that there is increased pedestrian activity in this area, thus providing a safer and more comfortable environment for all users.

PUBLIC ART

It is recommended that strategic locations be identified for art installations including at the terminus of view corridors, at gateways, on prominent corners, or in open spaces. Blank walls provide the opportunity for community murals, film/video screenings, visual projections or other public art installations.

A public art program highlights the arts and culture; establishes a unique identity for the District; and, can contribute to enhancing the quality of the public realm in ways that conventional streetscape elements cannot.

LIGHTING

Lighting contributes significantly to the public realm by providing safe and animated spaces beyond daytime hours. Consideration should be made regarding streetlights, pedestrian lights, and accent lighting. For the Garrison District, pedestrian scale lighting is suggested for the extent of all pedestrian connections.

Distinctive accent lighting, including overhead and uplighting can enhance and highlight architectural details in the public plazas, the buildings, and landscapes.

There is also an opportunity to provide feature projection lighting that can be programmed during special events to show different colours, textures, and information depending on the event.



Event lighting



Overhead feature lighting



Animating facades with coloured lighting



Distinct lighting



Feature lighting



Highlighting architectural features

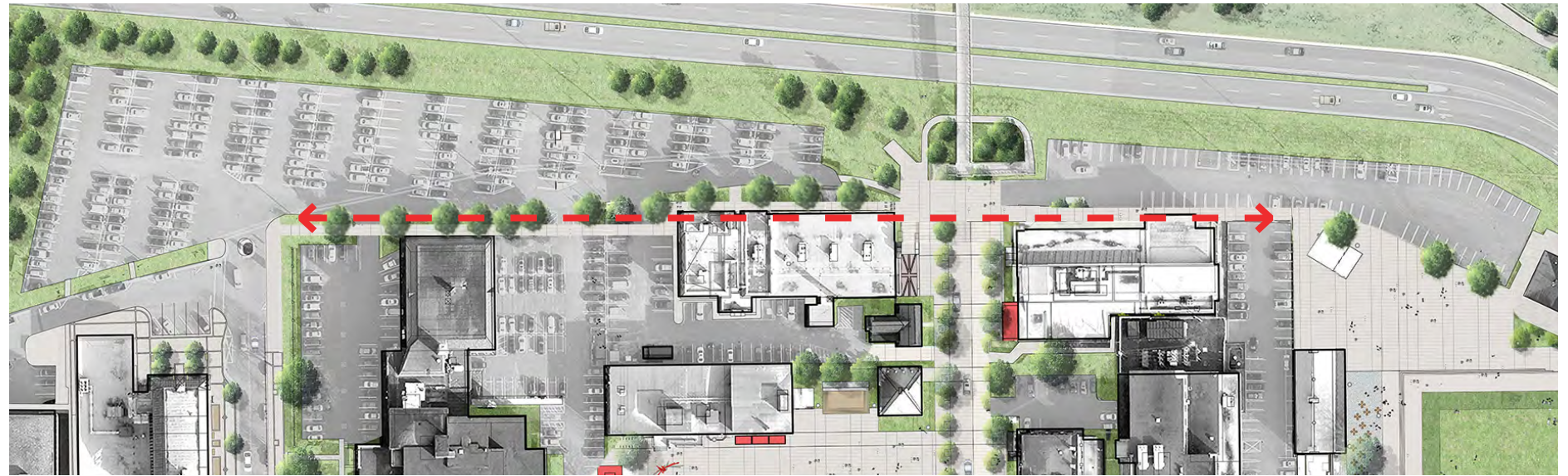
PUBLIC REALM CONT'D

PARKING

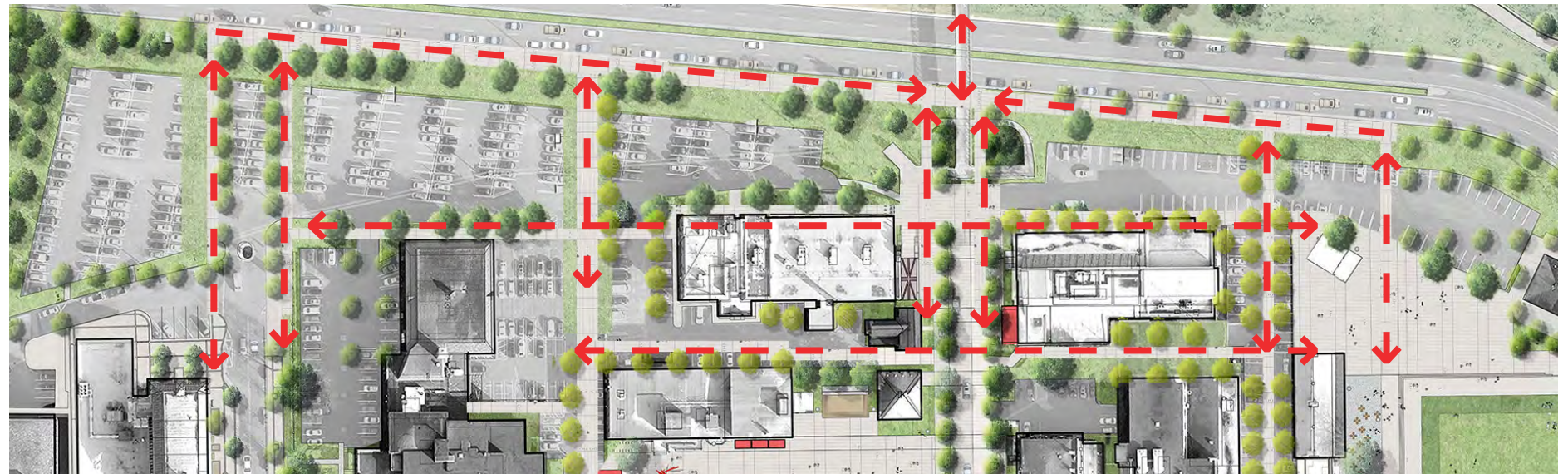
In order to re-establish the pedestrian as the primary user group of the Garrison District, as well as set the stage for future development blocks, it is critical to consolidate and reconfigure the existing surface parking in order to establish new pedestrian corridors across the site from east to west, as well as north-south between the downtown and the riverfront.

This reconfiguration will create legible and navigable pedestrian corridors that are far more hospitable to pedestrians. Design recommendations for these connections include:

- Distribution of landscaping along these connections to soften and screen parking lot edges, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits;
- Provision of snow storage areas away from the street and sightlines;
- Provision of bicycle parking, ticket or payment kiosks, signage, public art, and other applicable site elements integrated into the design and layout of the parking lot, and;
- Provision of requisite space and surface areas to accommodate the varied festival and event parking and truck routes that occur in the Garrison District.



Primary parking reconfiguration - establish a new permanent east-west pedestrian link through existing parking lots



Interim parking reconfiguration - establish new north-south pedestrian links through parking lots to complete a grid that will inform future development parcels



Safe, legible, and accessible pedestrian circulation (UofT, Toronto ON)



Buffer between pedestrian and parking



"Green" parking facilities

PARKING COURTS

As with any downtown, parking comes at a premium, and the Garrison District is home to several parking areas. As a fundamental component of this Master Plan, parking areas will be consolidated and distributed amongst parking structures and reconfigured parking courts. Parking courts provide the identical function to parking lots with respect to vehicle capacity and ease of access, however, are designed in such a way to accommodate many other things as well. Strategically layed out to include trees, and a paving treatment amenable to other uses typical to a plaza, these parking courts offer far more flexibility to traditional surface parking lots, while also being much more comfortable spaces for other user groups.



Parking courts/plaza



Parking Courts (Granville Is. Vancouver BC)



Parking Courts (Granville Is. Vancouver BC)



Parking court (Bar-le-duc, FR)



Parking courts (Granville Is. Vancouver BC)

ACCESSIBILITY

In order to accommodate users of all age groups and abilities, design recommendations have been made to ensure that the Garrison District is barrier-free and fully accessible. Public spaces have also been designed to maintain open views, ample lighting, and no dark corners.

As a major downtown destination, it is also anticipated that people would access the site via several modes of transportation, and to this end, bicycle racks should be provided ensuring safe, visible and accessible lock-up facilities in several locations across the District.

Bicycle parking opportunities should be provided on all streets, especially at key destinations including cultural buildings, primary entrances, key open spaces, as well as shopping, entertainment and dining areas.

STREET AND PEDESTRIAN TREES

In order to achieve a healthy urban forest condition that is resilient to biotic (ie. pests and pathogens) and abiotic (ie. salt and temperature extremes) influences, there needs to be a diversity in species. Tree selection for the Garrison District should address biodiversity and hardiness requirements for the creation of a healthy urban forest.

One of the primary objectives of the Plan is to design and create the condition for large street trees to thrive and mature. Throughout North America, the average downtown street tree survives for only 7 years. One of the primary reasons for this is the low volumes of and highly compacted nature of soil inherent to development. To overcome problems associated with low soil volumes, compacted soils, and limited root growth capacity, long, continuous shared soil beds are proposed for the trees throughout the Garrison District, which will significantly contribute to their growth and longevity.

A full assessment of the existing tree canopy should be conducted before any intervention and remediation of conditions in heavy traffic areas should be undertaken immediately to protect the Garrison District's strong existing tree canopy.

Custom walkable linear tree grates should be used in high traffic areas. These grates would allow for a balance of the human and ecological needs, protecting the trees from pedestrian traffic while maximizing pedestrian movement and stormwater inflow.



A fully accessible District for all modes and abilities

PROGRAM

ALL-SEASON DESTINATION

Fredericton is a winter city, subject to heavy snow falls, high winds, and cold temperatures for a significant part of the year. Public spaces should be made accessible during winter months by integrating whenever possible weather protection and mitigation efforts such as wind protection, snow storage and non-destructive snow removal, heating stations, and winter recreation features.

Programming should also continue year round, ensuring the Garrison District continues to operate as an important destination throughout all seasons. Winter uses should include winter festivals, outdoor firepits, a skating loop, and curling facilities.



Adaptable armature for swings, market stalls, etc. (Montreal QC)



Winter programming



Distillery District Christmas Market - Toronto ON



Winter programming

FESTIVALS

The Garrison District plays host to a range of festivals, performances, walks, and events of varied lengths, popularity and spatial requirements. To this end, public realm improvements have been designed in such a way to accommodate current needs while also providing flexible spaces throughout the district for whatever needs the future holds.

Open spaces have been designed to accommodate current festival vehicle circulation patterns, stage and facility set-ups, and large crowds and their associated impacts.



Shops at Don Mills skating loop in winter - Toronto CAN



Shops at Don Mills skating loop in summer - Toronto CAN



Harvest Jazz & Blues Festival

RETAIL & INCUBATION

As recommended in the City Centre Plan, commercial and retail activities complementary to Queen Street should be introduced in the Garrison District to achieve a consistent level of activity within the District throughout the year. As a starting point, the introduction of a cafe at the foot of Carleton Street adjacent/attached to the Library could introduce the concept, which could evolve into more food and drink opportunities across the District in adaptable semi-permanent and/or more permanent structures.

Beyond food and drink, there is a tremendous opportunity to provide a transition space for local artisans and graduates from the New Brunswick College of Craft and Design to sell their wares throughout the year. As per the current/summer retail activity in Barracks Square, current students as well as recent graduates can have the opportunity to occupy booths situated in several locations across the District.



Retail kiosks adapted from shipping container



Retail kiosk adapted from shipping container



Modular cafe/restaurant (Montreal PQ)



The first retail component of the successful Distillery District - A coffee shop - Distillery District, Toronto

SOFT SITES

As identified in the City Centre Plan, despite downtown Fredericton’s considerable stock of heritage buildings, significant areas are occupied by soft sites. Soft sites are underutilized areas of land that are vacant or occupied by surface parking lots, single-storey buildings, abandoned buildings or small buildings that do not use their lands intensively. They are identified as areas that could accommodate new development.

Within the City Centre the most significant area of underutilized land is from Smythe Street to Regent Street, at the rear of the properties to the north of Queen Street and up to St. Anne’s Point Drive. These soft sites are currently occupied by surface parking lots and unprogrammed green space.

The City Centre also contains a number of sites identified as ‘sites in flux’. These are sites where there is the possibility of the emergence of the adaptive reuse of several prominent buildings. One example is the Armoury, which could see a complete conversion down the road, as well as the Justice Building, which provides a fantastic opportunity for adaptive reuse, perhaps to accommodate a new cultural facility and/or become a multi-use precinct for small businesses, the arts, and incubation.



Potential conversion of existing buildings, such as the Armoury and/or Justice Building into multi-use community spaces and social hubs. The above illustrate two community arts and culture incubation spaces in Toronto, Ontario operated by a non-profit known as Artscape.

INNOVATION

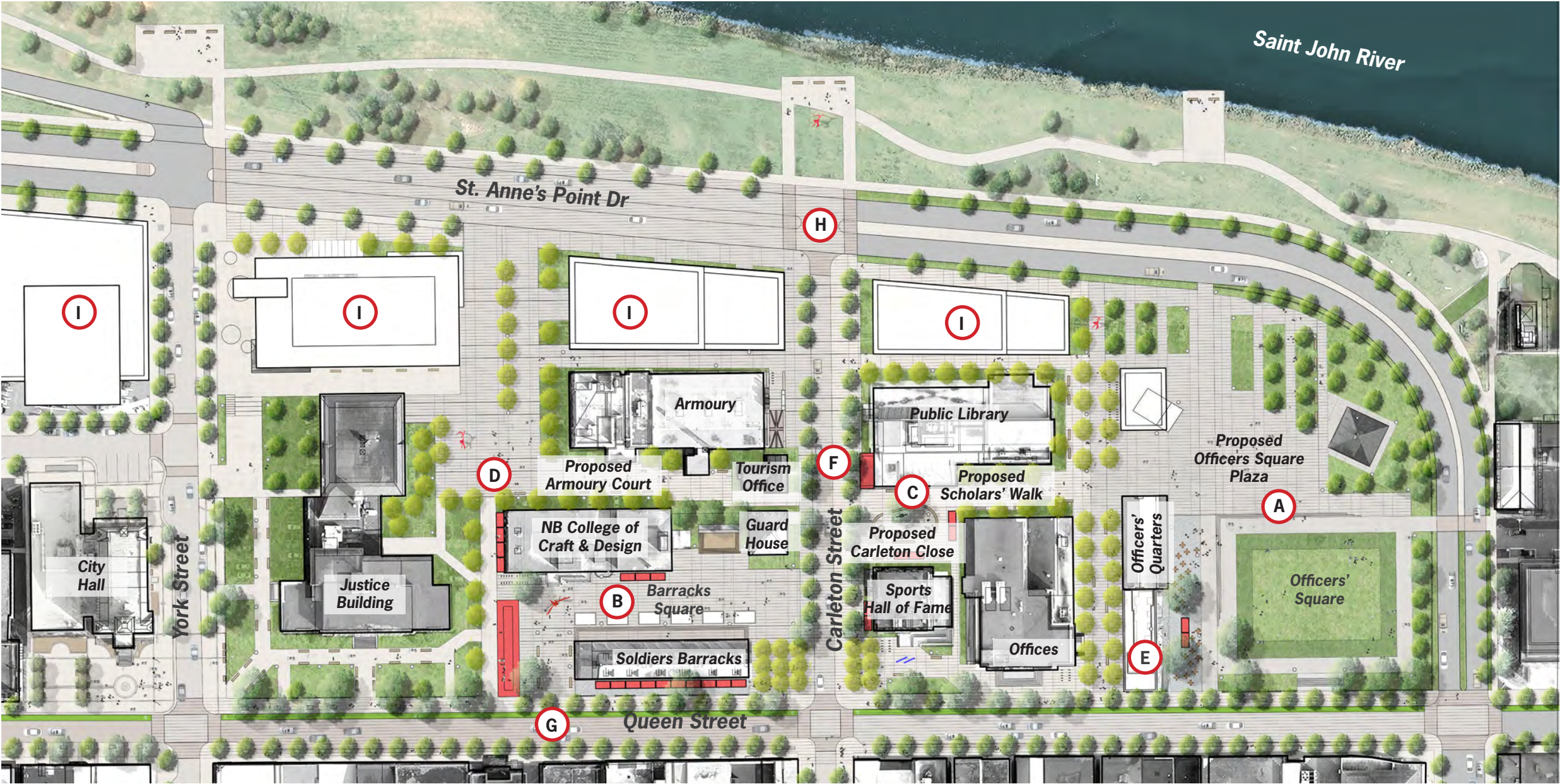
As a fundamental component of this master planning effort, material innovations, low-impact development and environmental sustainability best practices should be thoroughly explored and considered at the outset of each phases’ detail design efforts. The Garrison District Master Plan offers the rare opportunity to develop a showpiece for innovative placemaking and restoration within the downtown of a major urban centre, and is an opportunity that should not be squandered.

BUILT FORM

DEVELOPMENT

Any new buildings and/or development on or adjacent to heritage properties must adhere and follow the City Centre Plan Section 6.0 Built Form Framework.

MASTER PLAN



MASTER PLAN

The Master Plan depicted provides a conceptual vision of the potential long-term build-out of the Garrison District. This is to demonstrate the implementation of all design recommendations in this document, and is consistent with the Public Realm Framework and Principles outlined and described in the subsequent sections. This Master Plan integrates and refines many of the substantive ideas that emerged through consultation with stakeholders and City staff.

The purpose of the Master Plan is to illustrate how the Garrison District could transform over the long-term with the adoption and implementation of this Plan. Although it is meant to be demonstrative and not prescriptive, the Master Plan serves as a tangible and compelling illustration of the Plan’s spirit and intended outcome.

Construction of any component of the plan will not occur until stakeholders and the public are consulted at both schematic and detailed design phases. These phases will be determined based on considerations that include forthcoming infrastructure investments, civic value, cost and feasibility.

The key physical features of the Plan are further described in detail within this document, and organized into several distinct components, which are:

COMPONENTS WITHIN THE GARRISON

- A** OFFICERS’ SQUARE
- B** BARRACKS SQUARE
- C** SCHOLARS’ WALK, CARLETON CLOSE & NB SPORTS HALL OF FAME FORECOURT
- D** ARMOURY COURT AND JUSTICE BUILDING FORECOURT
- E** OFFICERS’ QUARTERS EXPANSION
- F** CARLETON STREET REDESIGN

COMPONENTS OUTSIDE OF THE GARRISON

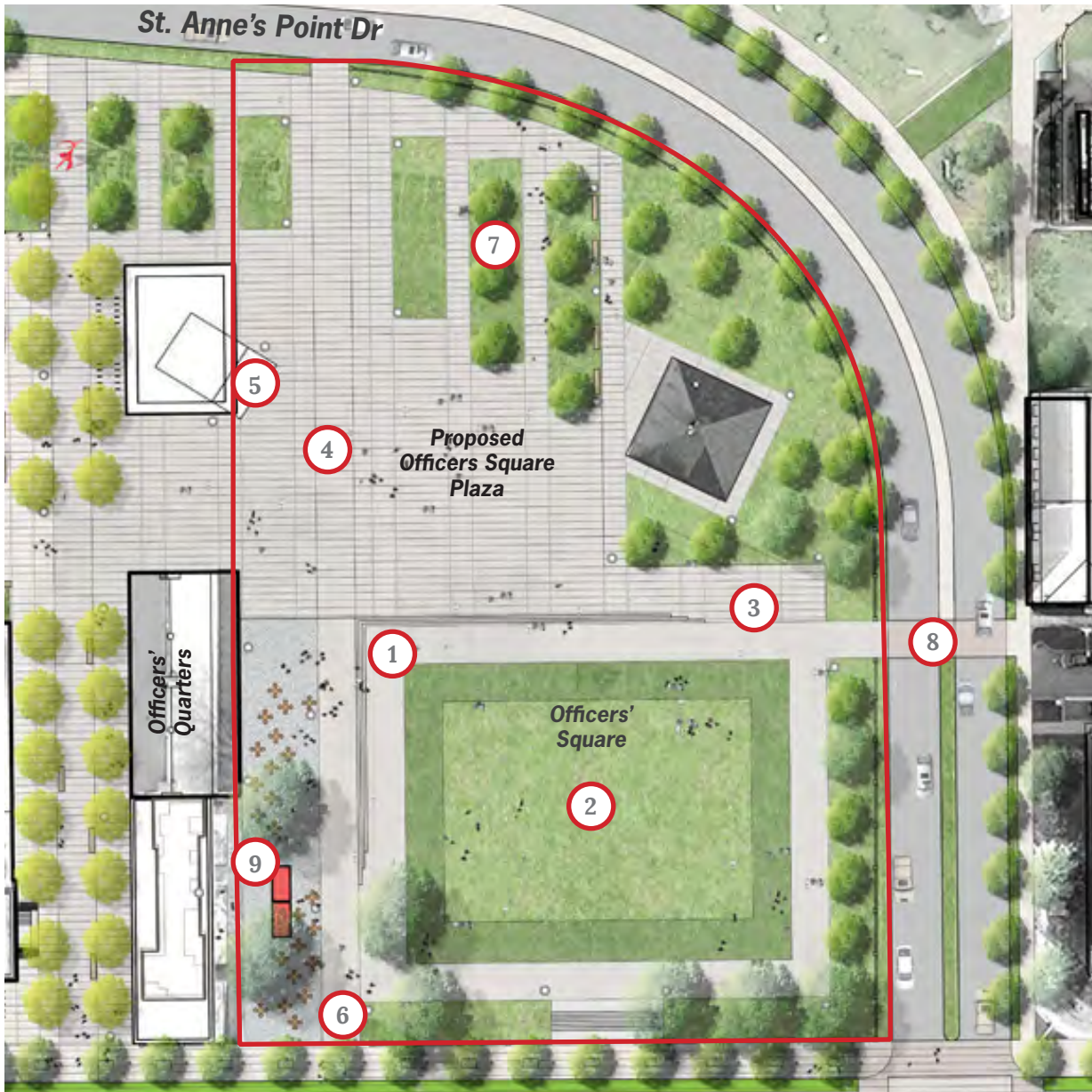
- G** QUEEN STREET
- H** ST. ANNE’S POINT RIVERSIDE PROMENADE & RIVERFRONT ACCESS
- I** DEVELOPMENT SITES

The discussion of each phase on the following pages is organized around a statement of its intended purpose and role, and a discussion of the design elements that will define it.



OFFICERS' SQUARE

The enhancement of Fredericton's premiere public open space; a formal, durable, all-season square with hard and soft surfaces that balances preservation and flexibility in this vital downtown open space.



Flexible plaza space - Granary Sq, London UK

ROLES

Officers' Square is a traditional grass lawn framed by a hardscape square path. It is often noted that the the Garrison is a victim of it's own success, as the maintenance and replanting of the grass within the square has been a continual effort.

As a defining feature of the Garrison, and arguably the most important public open space within Fredericton's downtown, its role as a place for formal gatherings and events, and year-round programming needs to be sustainable,

and therefore requires a long-term and fail-safe solution to the inevitable wear and tear associated with being the premier public open space in downtown Fredericton.

The traditional open lawn frames and highlights the surrounding built heritage, as well as provides an unrestricted view of the Saint John River. The square itself will continue to function as a public space but will be reconfigured for greater flexibility and durability.

DESIGN ELEMENTS

- 1 Square/Skating Oval
- 2 Lawn
- 3 Enhanced Access
- 4 Performance Plaza
- 5 Stage and Stage Structure

- 6 Improved Entrance
- 7 Passive Green
- 8 New Crossing and Site Access
- 9 Cafe and Seating Area

- 1 **Square:** The existing square would be reconfigured and rebuilt with concrete and interlock paving to accomodate all season usage, including an ice loop and curling in the winter and a paved foot path for other seasons. As a response to grading concerns, a series of steps would separate the lawn and hardscape areas.
- 2 **Lawn:** The existing lawn would be aerated, vertically mulched and reinforced using a compacted granular base, followed by

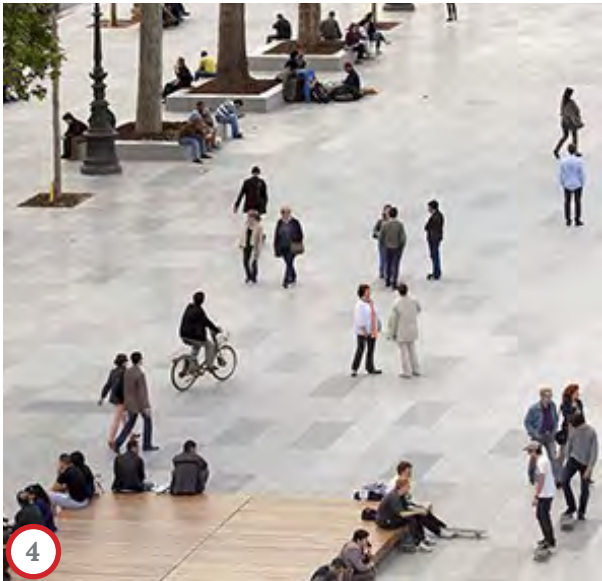
- 3 **Enhanced Access:** Hardscaped areas and paths in Officers' Square will permit the loading and unloading of equipment for events such as the Harvest Jazz and Blues Festival without compromising the softscaped areas or compacting the soil.



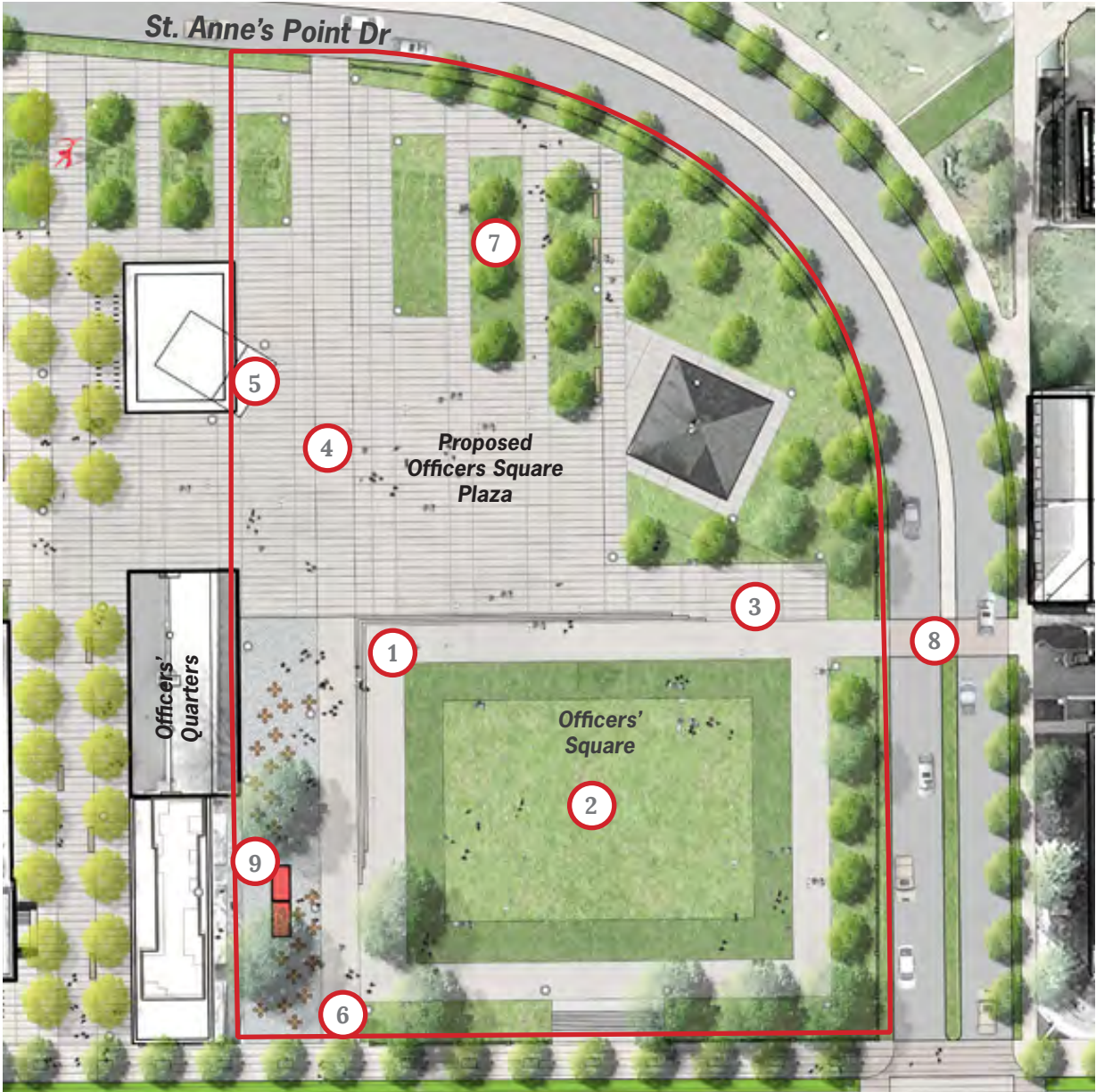
Grade and usage transition between soft and hardscape

DESIGN ELEMENTS

- 4 Performance Plaza:** A large dynamic and flexible open hardscape plaza. This new open space can accommodate any range of events including festival, concerts, open air markets, gatherings, etc.
- 5 Stage and Plaza Structure:** A permanent stage and plaza structure that could be used to accommodate performances, as well as act as a flexible covered area for year round use. The structure could include an electrical hookup, future washroom facilities as well as be constructed with the potential to be integrated into a larger structure in a later phase.
- 6 Improved Entrance:** Access into the Square from Queen Street would be consolidated into two points. Stair access to the south of the square would be upgraded, while a new accessible entrance would flank the west side of the square providing a clear and distinct north south promenade linking Queen Street, the new stage and performance area.
- 7 Passive Green:** A passive green space would provide for a quiet space within the square, as well an alternative audience space for performances.
- 8 New Crossing and Site Access:** There is the potential for additional site access across St. Anne's Point Drive, allowing for improved east west circulation into and across the site.



Large flexible plaza space





1

Flexible concrete square - Don Mills, ON



7

Opportunities for passive recreation



5

Park Structure with washroom facilities and electrical requirements

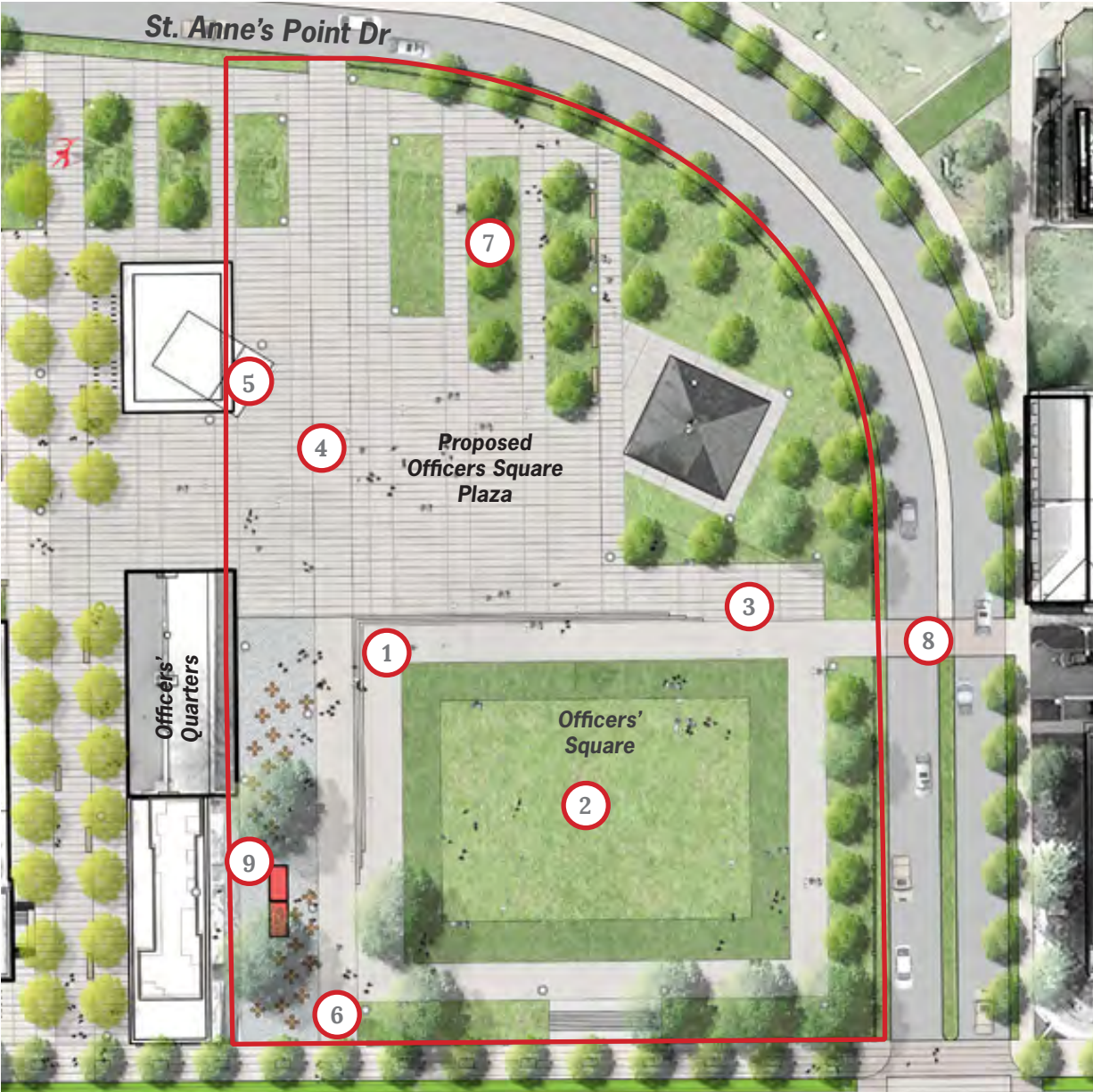


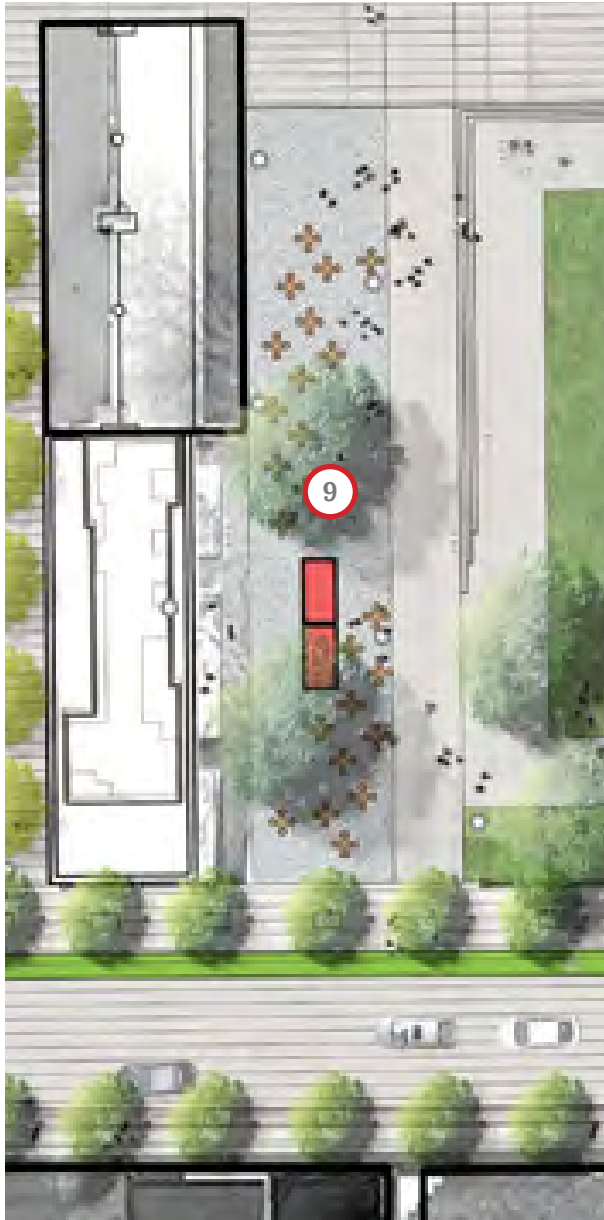
5

Corktown Commons Park Structure , Toronto CA

DESIGN ELEMENTS

- 9 **Outdoor Seating and Cafe:** As part of the reactivation of the Officers' Quarters foundation, it is envisioned that a new outdoor cafe space would occupy the space between the new structure and the primary north-south promenade through Officers' Square, creating an active use in a historic setting.

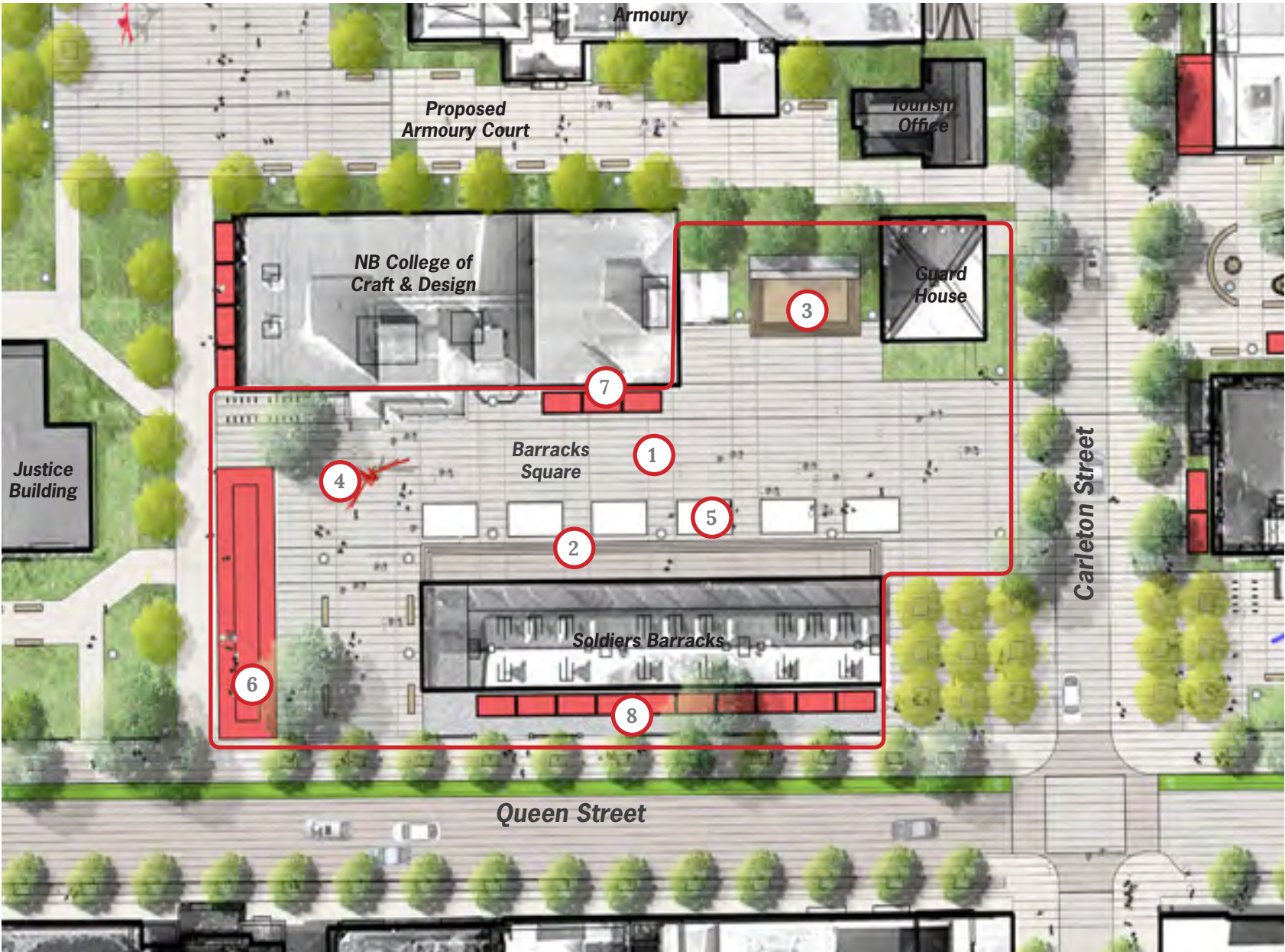




Focus plan

BARRACKS SQUARE

The creation of a flexible plaza space that accentuates the relationship between the Soldiers Barracks, the Guard House and the New Brunswick College of Craft and Design. The hardscape would provide a venue for public performances and events, and provide for an improved street presence for the College.



ROLES

Barracks Square is intended to play numerous roles in a redesigned Garrison District: a commercial space, event space, and an enclosed square. A redesigned gateway from Queen Street will better highlight the connection between the New Brunswick College of Craft and Design and the built form heritage of the surrounding buildings. The gateway will lead to a plaza space with a special paving treatment and animated with special lighting and paving treatments and flexible retail spaces.

DESIGN ELEMENTS

- 1 Public Plaza
- 2 Grading
- 3 Stage
- 4 Public Art
- 5 Shade Structures
- 6 New Brunswick College of Craft and Design Gateway
- 7 Retail & Incubation Booths
- 8 Barracks Street Frontage

DESIGN ELEMENTS

- 1 **Public Plaza:** Paved open space associated with the New Brunswick College of Craft and Design and can accommodate a variety of gatherings and events and functioning as an animated pedestrian space for gathering, lingering, sitting or having a meal or drink at adjacent restaurants, bars or cafes.



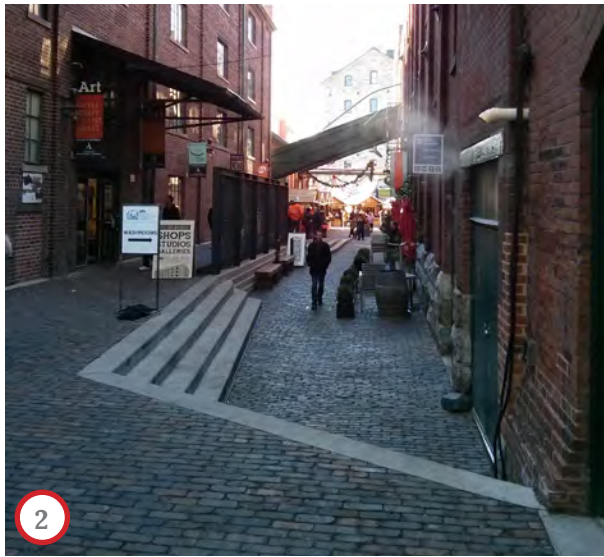
Flexible plaza framed by heritage buildings - Distillery District, Toronto CAN



Mint Plaza - San Francisco US

DESIGN ELEMENTS

- 2 **Grading:** In order to accommodate the slope from north to south, it is recommended that the square be regraded to allow for a series of steps leading down to the Soldiers Barracks. These stairs would provide an area for seating that would frame the Barracks building, as well as level out the Square providing for a more usable multi-functional space with proper drainage.
- 3 **Stage:** A small scale stage for local events such as music performances, theatre or films.



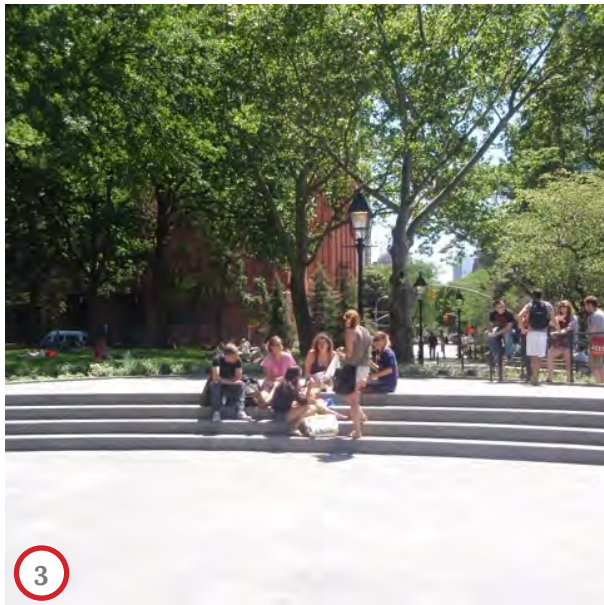
2

Stairs/Seatwall to accommodate grade change



3

Stage Feature



3

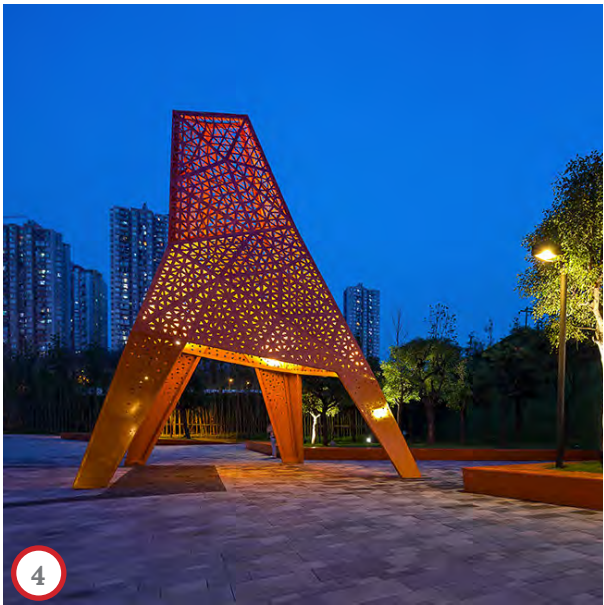
Stage Feature



2

5

Seatwall accommodating grade change & overhead shade structure - San Francisco US



4

Feature art

4 **Public Art:** As an important civic open space and primary gateway to the NBCCD, there exists a tremendous opportunity to install a permanent art feature, or alternatively a space that seasonal or feature art installations could occupy.

5 **Shade Structures:** Low-cost, movable and adaptable overhead canopy structures for shading during hot afternoons or protection from rain that can convert into retail spaces that allow users and administrators to easily keep up with changing demands and functions.



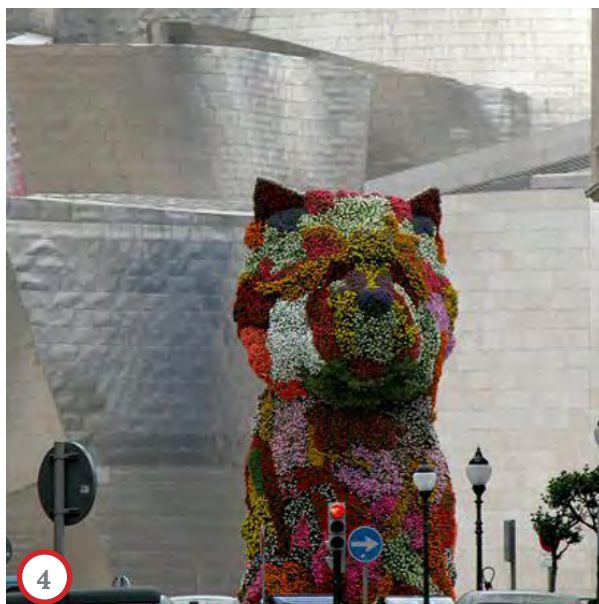
5

Shade structure/gateway element - Birmingham UK



5

Mechanical Shade structure (open) - Ft. Worth US



4

Art installation - Bilbao ES



5

Vegetated overhead shade structure - San Francisco US



5

Mechanical Shade structure (closed) - Ft. Worth US

DESIGN ELEMENTS

- 6 **New Brunswick College of Craft and Design Gateway:** The provision of a strong visual gateway from Queen Street to the College to better integrate the college into the City, as well as provide a flexible space for gallery use, incubation, and even retail such as a cafe.
- 7 **Retail & Incubation Booths:** As previously highlighted as a primary principle for the Garrison District, the introduction of retail and incubation booths would be an important feature in Barracks Square. As the front yard of the NBCCD, there is a tremendous opportunity to provide a transition space for local artisans, students and graduates from the College.
- 8 **Barracks Square Frontage:** The barracks building has limited street presence. New seating opportunities should be included in this zone, with the potential to provide market stalls and/or a more permanent architectural shell providing a covered exterior space lining the sidewalk edge.



7 Temporary/movable retail and/or incubation spaces



7 Temporary/movable retail and/or incubation spaces



7 Temporary/movable retail and/or incubation spaces



5 8

Shade canopies / flexible retail stall opportunities



5 8

Shade canopies / flexible retail stall opportunities



6

Gateway element with cafe



6

Gateway element with cafe

SCHOLARS' WALK, CARLETON CLOSE & NB SPORTS HALL OF FAME FORECOURT

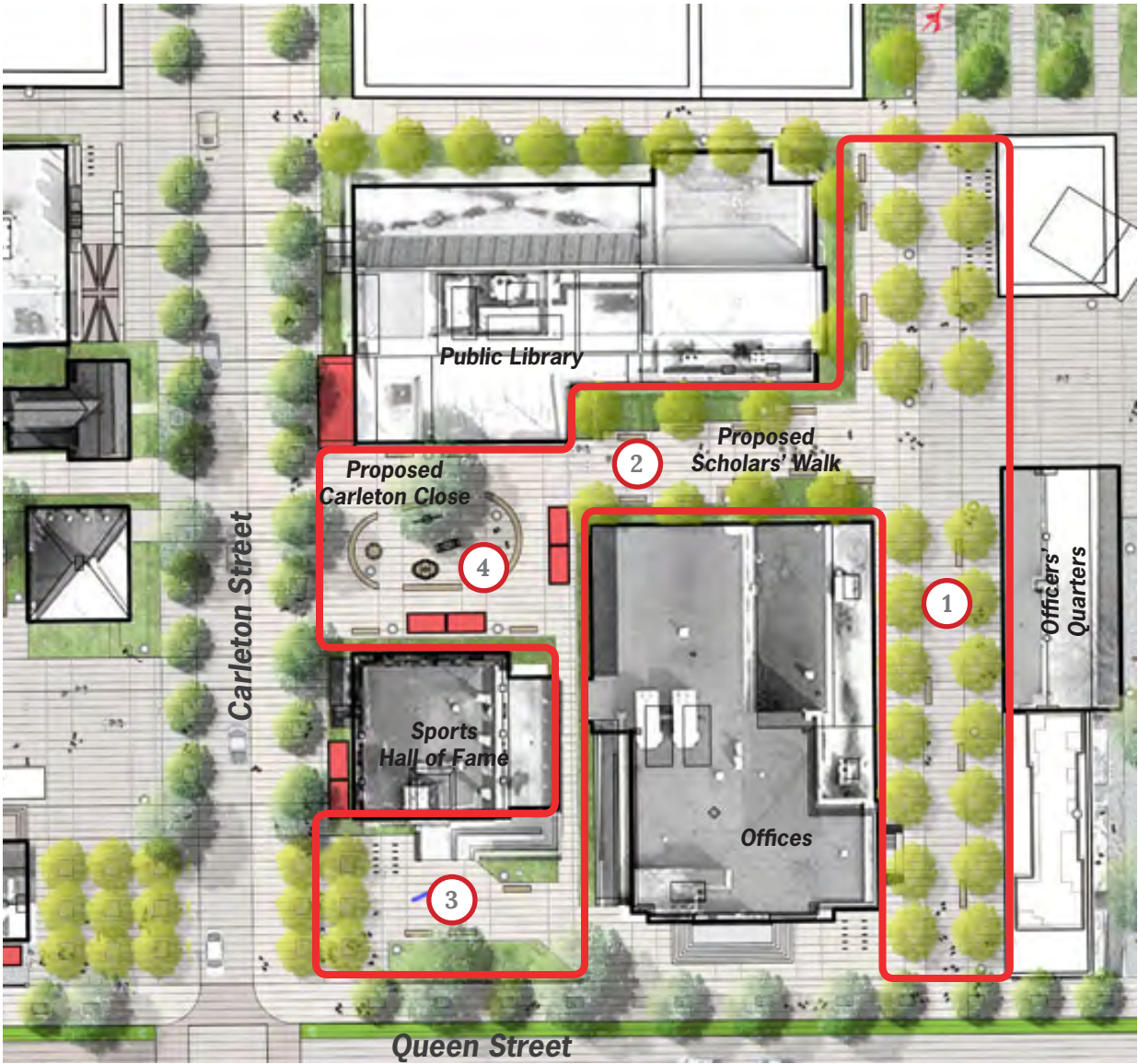
DESIGN ELEMENTS

- 1 Enhanced North-South Pedestrian Promenade/Parking Court
- 2 Scholars' Walk
- 3 Sports Hall of Fame Forecourt
- 4 Carleton Close

DESIGN ELEMENTS

- 1 Enhanced North-South Pedestrian Promenade/Parking Court: Current parking facilities between the Museum and Old Post Office building could be converted into a flexible parking “court”. This space could for instance be occupied with vehicles during the week, and be an active market space or passive plaza space on weekends. This court should be designed to include distinct paving, furnishings and lighting set within a continuous canopy of shade trees.

- 2 Scholars' Walk: An enhanced east-west connection between Officers' Square and Carleton Street would include an important new space between the library and museum being coined as Scholars' Walk. This space is predicated on the removal of the substation, and should act primarily as a treed passive seating area, and should provide the opportunity for outdoor learning and performances for the library, the College, and other entities.
- 3 Sports Hall of Fame Forecourt: As a space adjacent to a primary gateway, the Sports Hall of Fame forecourt has been reconceived as a multi-use hardscape area with seating under large canopy shade trees.
- 4 Carleton Close: The reconfiguration of the area between the Public Library, Sports Hall of Fame and Post Office into an enclosed family oriented public space. The space will be anchored by a childrens play area, seating, and retail kiosks.





1

Flexible parking court (Granville Island, Vancouver BC)



2

Passive intimate spaces



3

Entry forecourt area to the Sports Hall of Fame



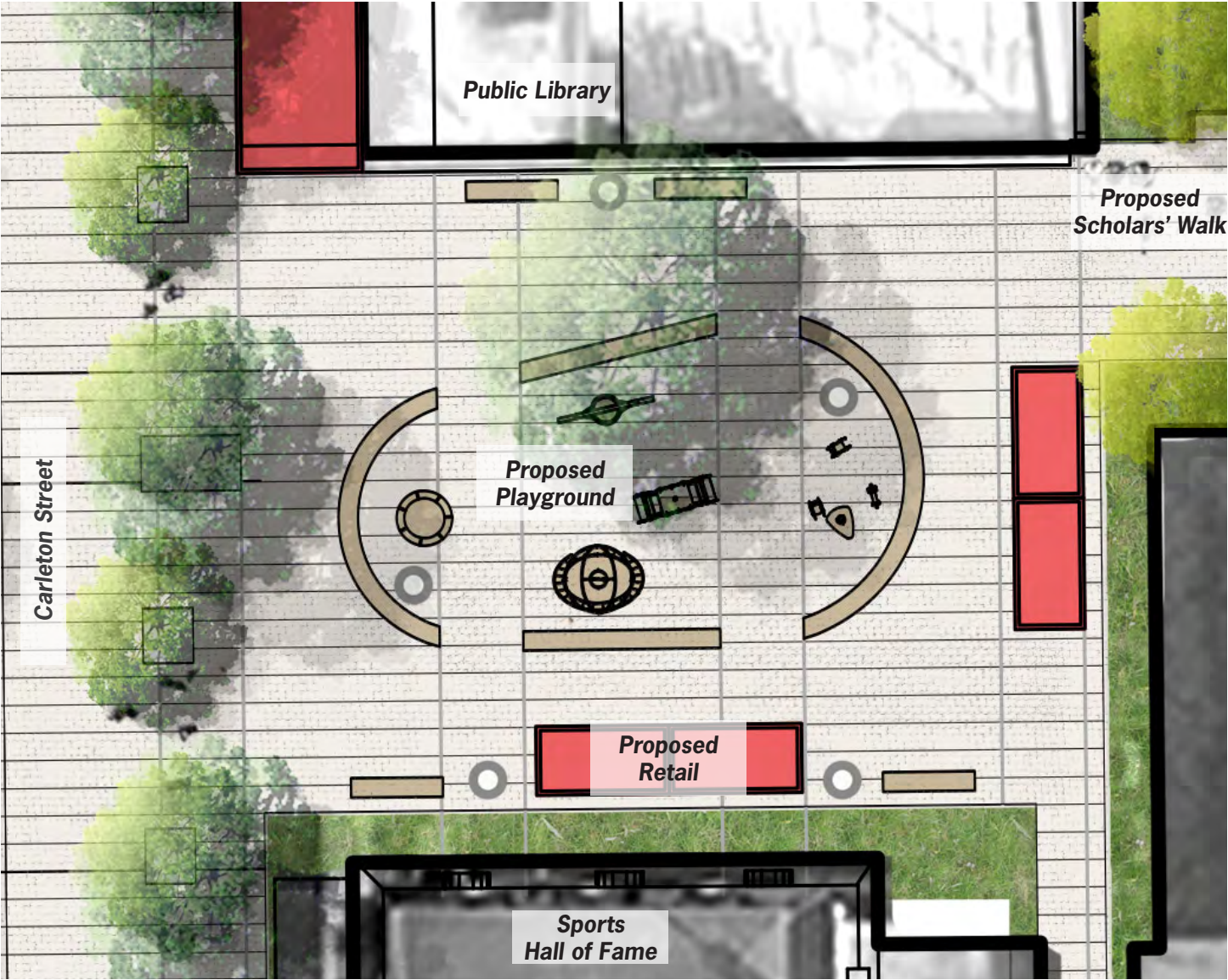
2

Seating opportunities and planted areas between buildings and along pedestrian routes

SCHOLARS' WALK, CARLETON CLOSE & NB SPORTS HALL OF FAME FORECOURT

DESIGN ELEMENTS

- 4 **Carleton Close:** The reconfiguration of the area between the Public Library, Sports Hall of Fame and Post Office into an enclosed family oriented public space that will be anchored by a children's play area, seating, and retail kiosks. The area will also offer serve as a flexible amenity space for the library and Sports Hall of Fame.





Carlton Playground - Melbourne AU



Evergreen Brickworks - Toronto ON



Schulburg DE



Denmark



Playspace - Denmark



Evergreen Brickworks - Toronto ON



Grand Park - Los Angeles CA

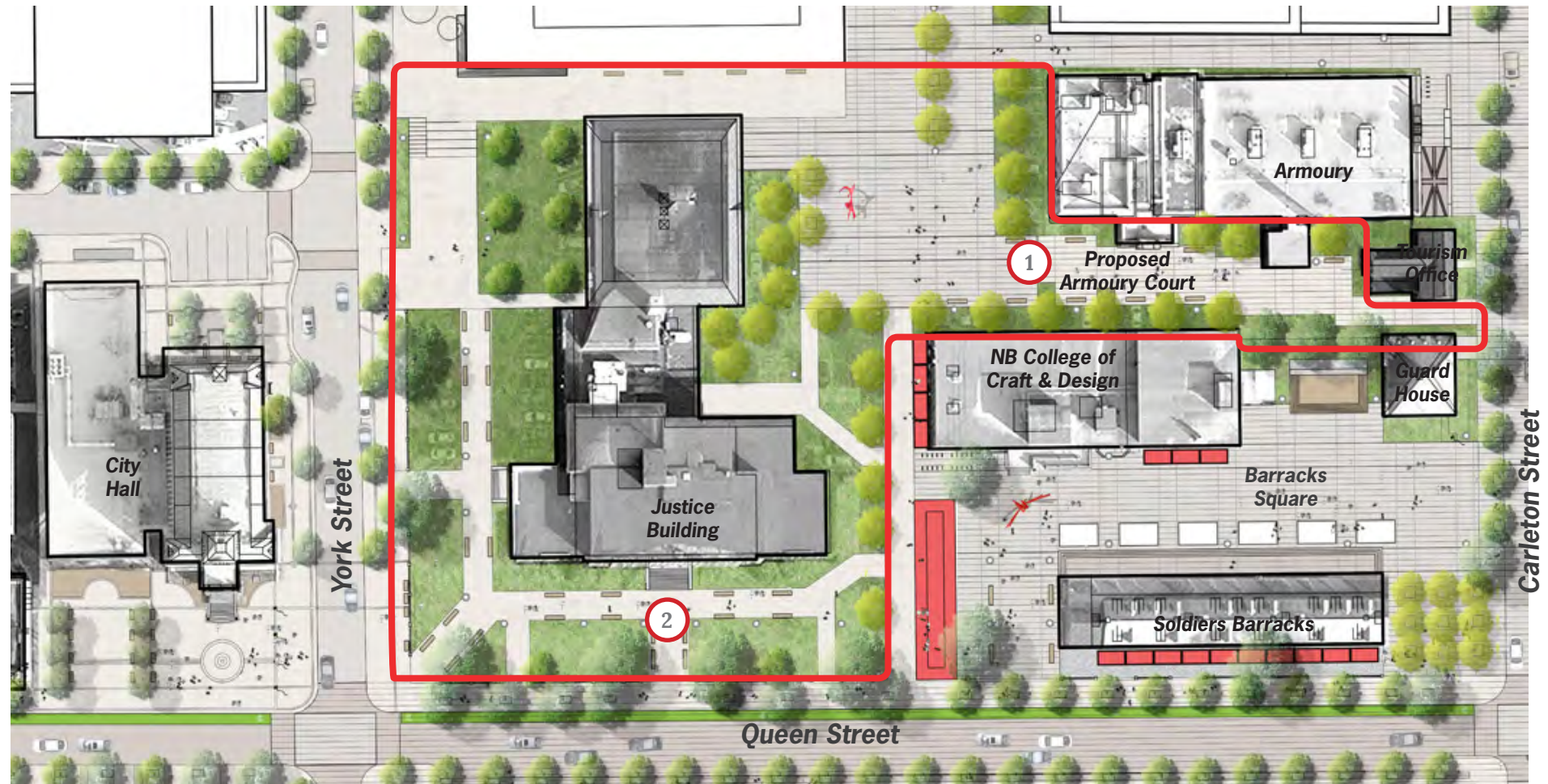


Children's play - Copenhagen DK

ARMOURY COURT & JUSTICE BLDG FORECOURT

DESIGN ELEMENTS

- 1 Armoury Court & Plaza:** An enhanced east-west connection and plaza space between York Street and Carleton Street. The space would be an enclosed and intimate circulation route lined with plantings, trees and seating. The adjacent plaza would act to serve multiple functions, including the service entrance to the potential development site to the north of the Justice Building and a spill-out area for a market.
- 2 Justice Building Forecourt:** The existing softscape and lawn characteristics of the Justice Building frontage should be maintained as a passive and quiet space within the downtown. Improvements would include new lighting, widened paths, new furnishings, but most important would be the altering of the perimeter fencing to allow increased access and a clear indication that the space is publicly accessible.





2

Passive intimate spaces



2

Passive green transition spaces framing heritage buildings



1

Passive intimate spaces



1

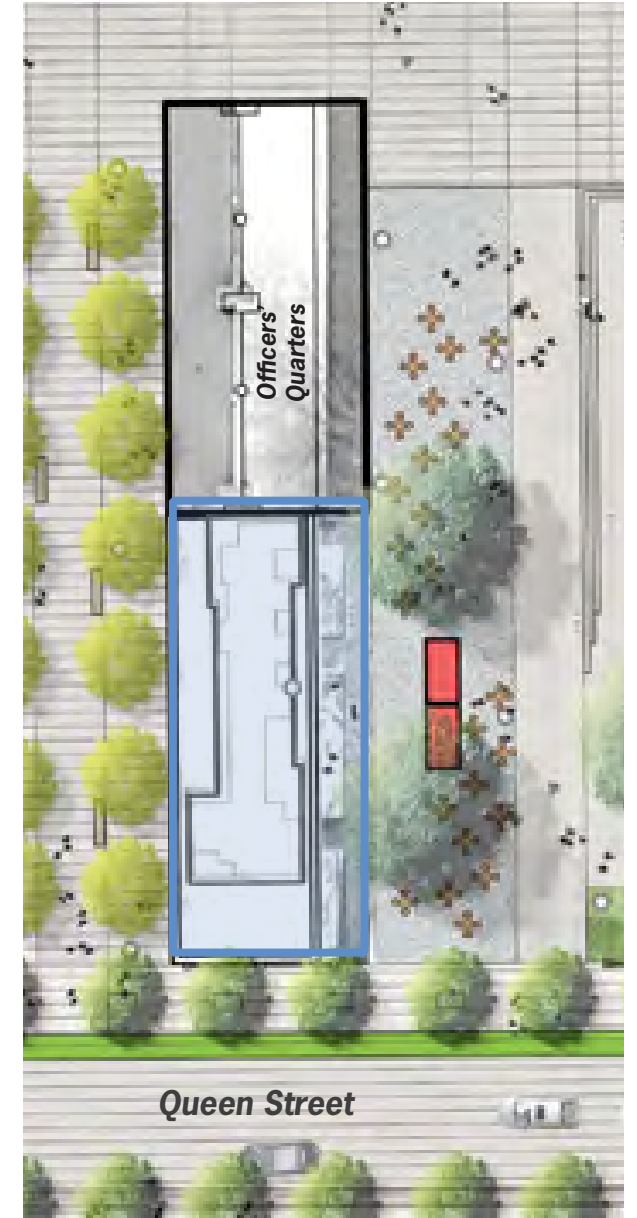
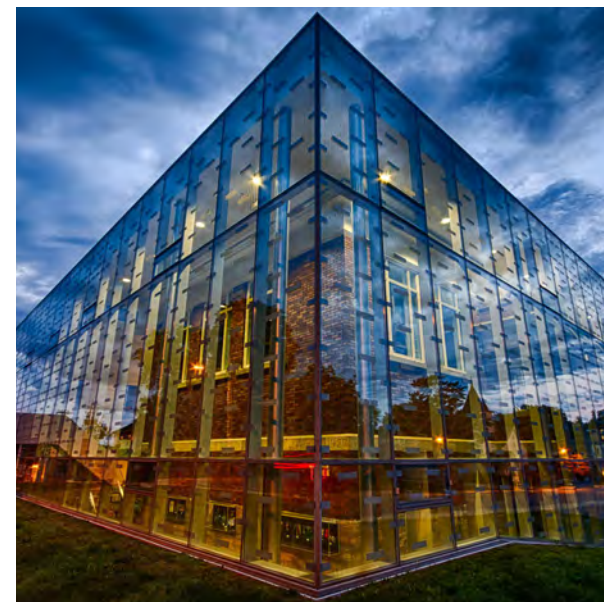
Seating opportunities and planted areas between buildings and along pedestrian routes



1

Multi-use hardscapes framing and linking buildings

OFFICERS' QUARTERS EXPANSION



Focus plan

ROLES

A contemporary addition to the south end of the Officers' Quarters and the construction of a new building north of the Officers' Quarters will frame Officers' Square. The new structures will expand and update the Garrison District's cultural facilities by incorporating a stage into the north building and create a revitalized, contemporary space for the Officers' Quarters building with a prominent Queen Street address. New buildings designed in a valued historic context must rely on an understanding of, and then response to, the special character and qualities of the context.

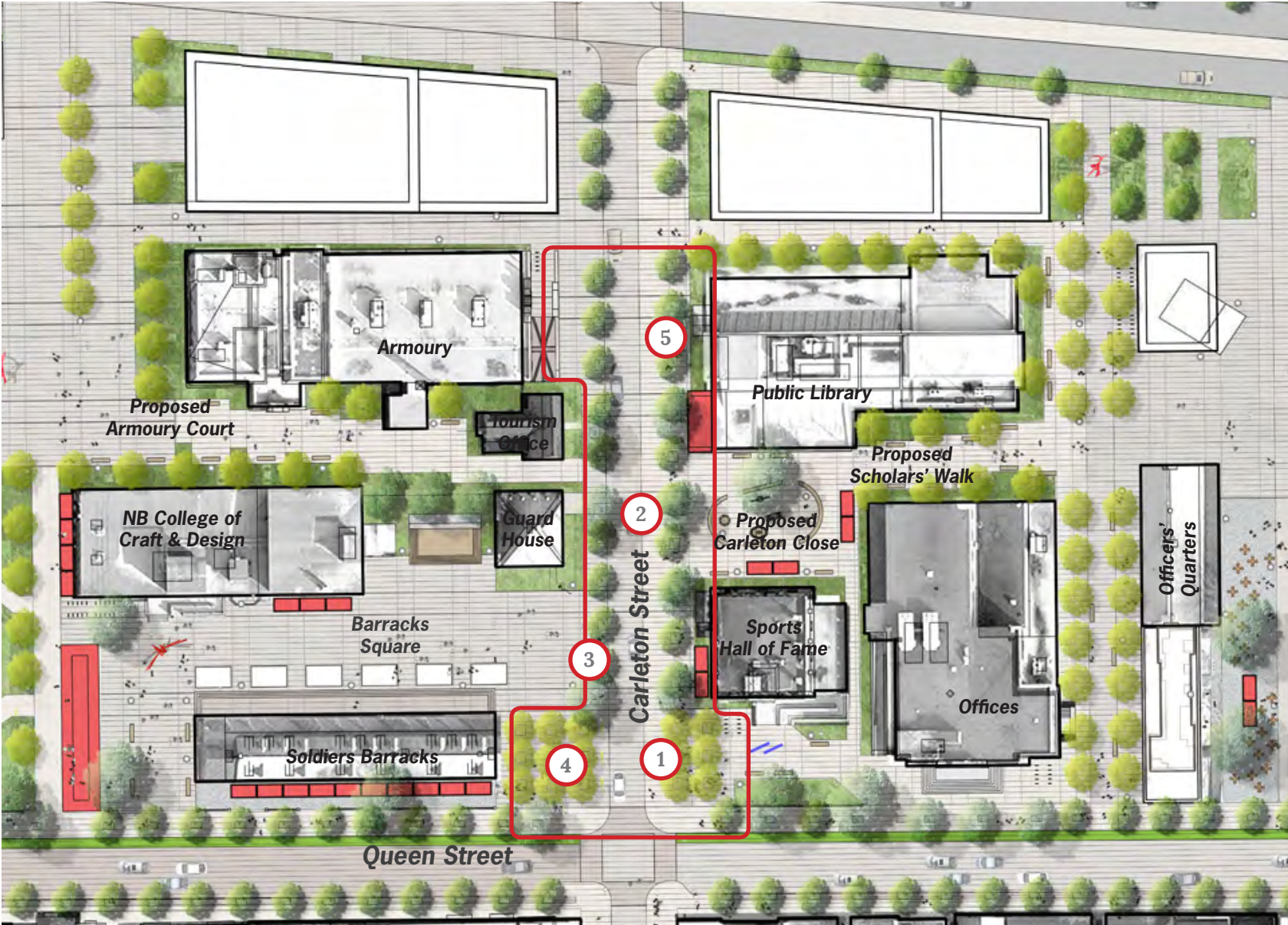
DESIGN ELEMENTS

Officers' Quarters Expansion: In order to properly preserve the remaining Officers' Quarters foundation, a new building will be built to frame and re-activate the space. The new building is envisioned as an interpretation space, a cafe, and retail opportunity within a contemporary glass building that appropriately frames this important architectural remnant while improving its presence on Queen Street.



CARLETON STREET REDESIGN

The Garrison District's main street would be redesigned to serve as the primary visible and physical connection between the Garrison District and the City Centre. The new street would function as a primary link, as well as an important flexible amenity space.



ROLES

As described in the City Centre Plan, Carleton Street should be transformed into a shared curbless street known as a woonerf, where all user groups share the space. Its purpose should be to provide access to different components of the Garrison District (Barracks Square, the library, the riverfront) through a hardscaped right of way. The street should be designed in such a way as to facilitate its transformation into a plaza for special events.

DESIGN ELEMENTS

- 1

Flush Curbs: Flush curbs create a visually continuous plane and visual cue that encourages the sharing of space between modes of transportation.
- 2

Special Paving Treatment: Visually distinguishes Carleton Street in the Garrison District from the rest of the City Centre, provides a high quality design treatment, and provides a visual cue to motorists that speeds should be lower.
- 3

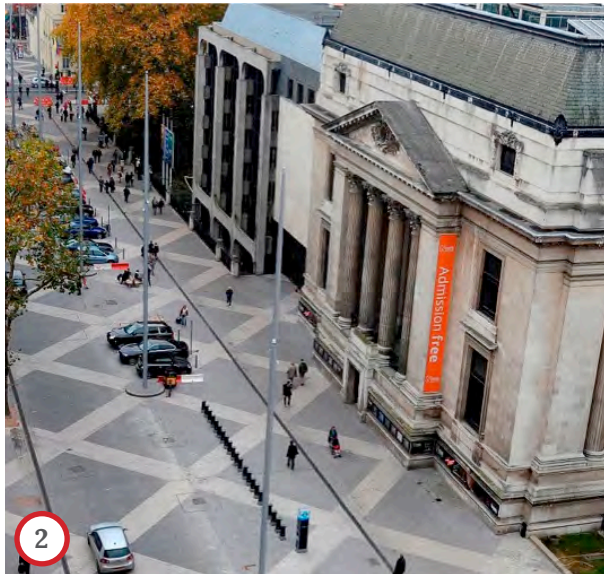
Removable Bollards: Frame the right of way and facilitate the closure of the area for special events. Bollards lining the length of the street can be removed for events and bollards added at the end of the street to control traffic.
- 4

Entry Plaza: Flexible treed open space framing Carleton Street and acting as the primary formal entrance and gateway to the Garrison District.
- 5

Integrated Parking: Special paving consistent with the woonerf should be applied to surface parking to create visual consistency, to disguise parking when cars are not present, and to provide greater plaza space when the road is closed.



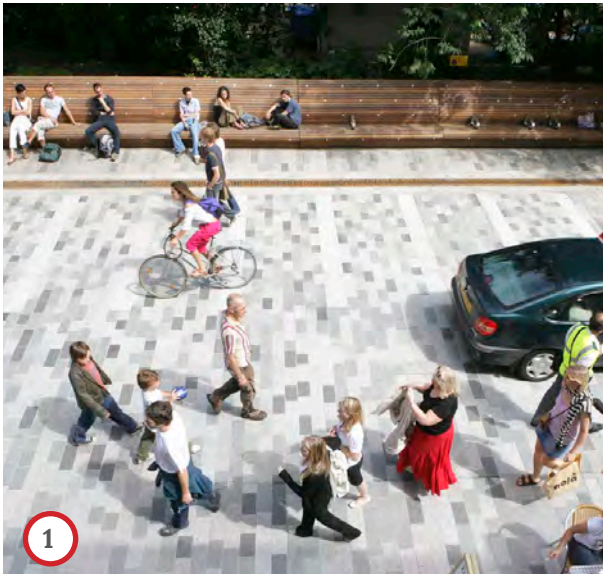
Entry Plaza - Koch Plaza, New York City US



Continuous paving treatment - Exhibition Road, London UK

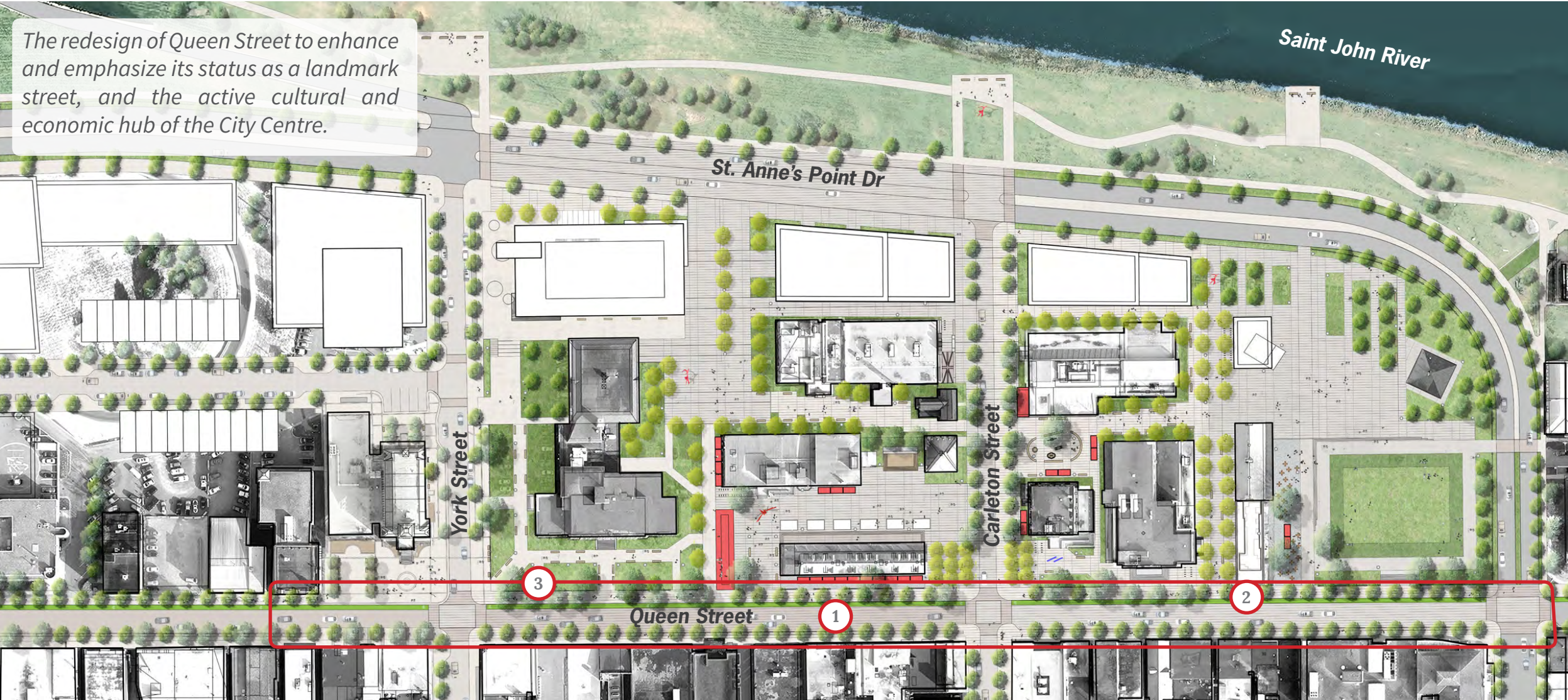


Removable bollards to frame flexible spaces - Quebec City, PQ



Continuous paving treatment - New Road, Brighton UK

QUEEN STREET REDESIGN



ROLES

As per the City Centre Plan, Queen Street is defined as the pre-eminent retail street in Fredericton and a key east-west route. Distinguished by the presence of civic, institutional and heritage buildings primarily on the north side of the street, while the south side is lined with storefronts. Patios and spill-out zones and pedestrian-scale activity are encouraged to support restaurants and retail.

Fundamental to the redesign efforts are to balance the activation efforts of the north side of the street with complementary elements encouraging the preservation and enhancement of the existing commercial operations on the south side.

The street's uniqueness is to be further emphasized through the use of complementary streetscape features such as paving, furnishings, landscaping and lighting, as well as the integration of new feature architecture at the Officers Quarters expansion and the NBCCD Gateway, providing an exciting and varied street rhythm.

DESIGN ELEMENTS

- 1 **New Streetscape:** Narrow two-lane one-way or two-way vehicular cross section with permanent on-street parking on the south side adjacent to retail/restaurants. Street trees and new furnishings lining both sides of the street.
- 2 **Pedestrian and Bicycle Amenities:** Wide pedestrian clearways, on-street separated bicycle track on the north side of the street. Pedestrian lighting to line both sides of the street.
- 3 **Perimeter Fence:** The fence running along Queen Street is an important defining characteristic of the Garrison, however it also creates a barrier. To this end, portions of the fence will be removed strategically for increased site porosity, while being relocated elsewhere on the site



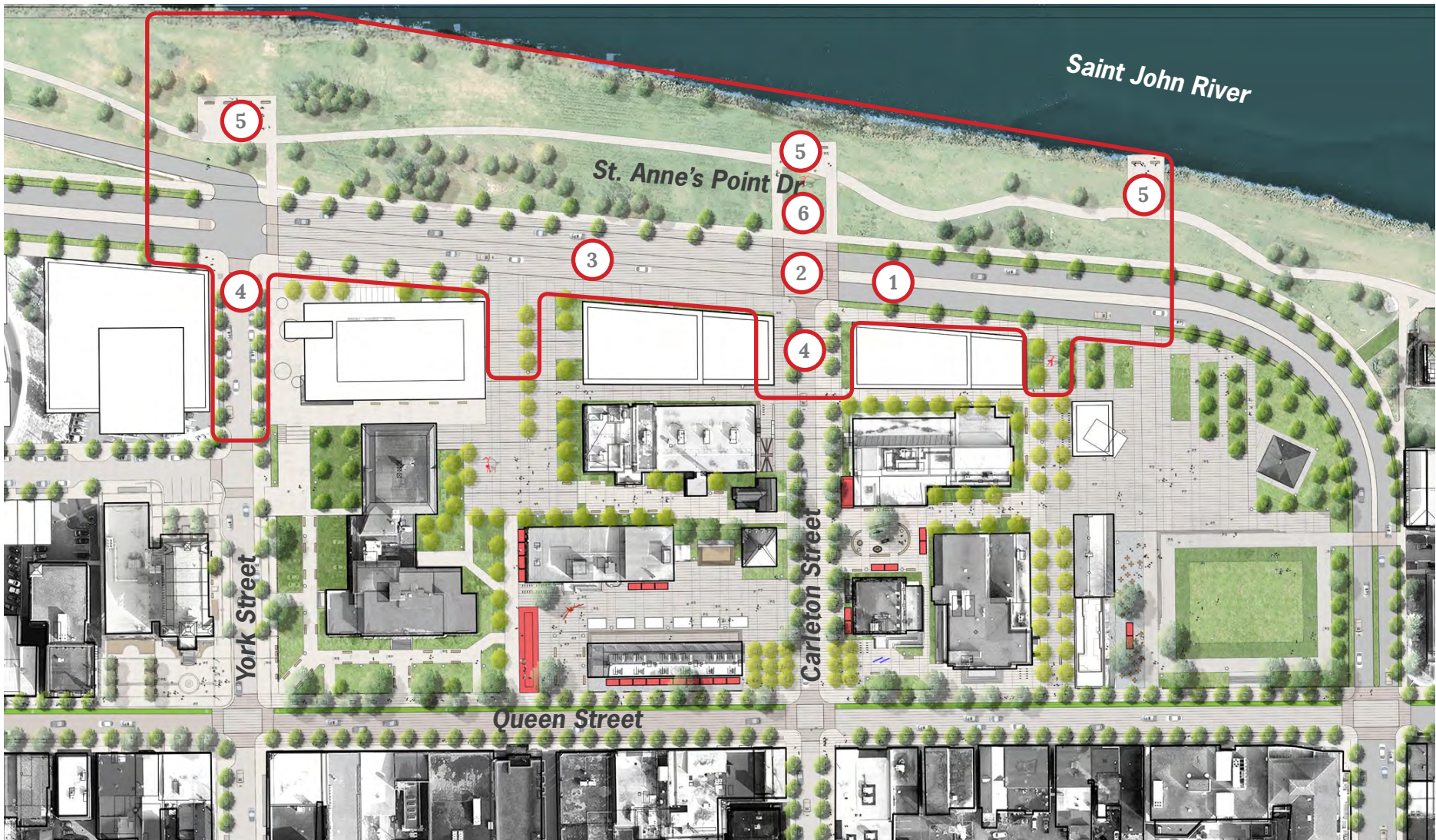
Renewed streetscape with street trees, furnishings and special paving - Burlingame CA



Existing continuous fencing creates a barrier between the Garrison & Queen Street.

THE RIVERSIDE PROMENADE

The dramatic transformation of St. Anne's Point Drive into a riverside promenade that retains its function as an important vehicular thoroughfare while encouraging connections to the riverfront and facilitating future development.



ROLES

Although not within the Garrsion District itself, the Riverside Promenade will become an important gateway street and connecting element between the City Centre, the river and the Westmorland Bridge. Re-allocating space given to vehicles will be undertaken to better serve a full range of users and create a complete street where the community will enjoy spending time walking along the riverfront. This redesign will improve safety and access for all users from the City Centre to the riverfront and will encourage walking and cycling. The Promenade will be animated by a series of buildings with at-grade activity sited on land that is currently used

for surface parking lots. There is significant opportunity to reconnect this open space with the City Centre through improvements to St. Anne's Point Drive and continuation of Carleton, York and Northumberland Streets in the future. Reactivation of areas within this open space can be achieved through a series of programmed activity nodes to create a level of interest along the riverfront. The Riverfront green will also be framed by a critical mass of uses including civic functions, public art, cafes, restaurants, employment and residential uses to create further activity and vibrancy.



Clearly articulated pedestrian crossing points



Wide treed pedestrian zones

DESIGN ELEMENTS

- 1 New Streetscape
- 2 Pedestrian Infrastructure
- 3 Special Paving Treatment
- 4 River Outlooks
- 5 Bridge Removal

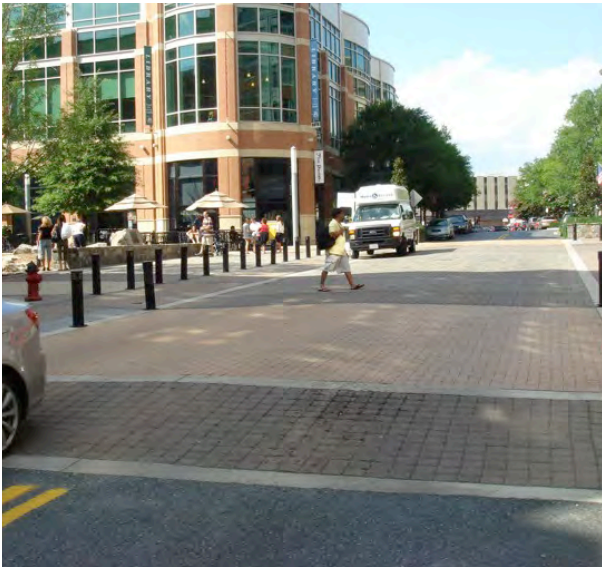


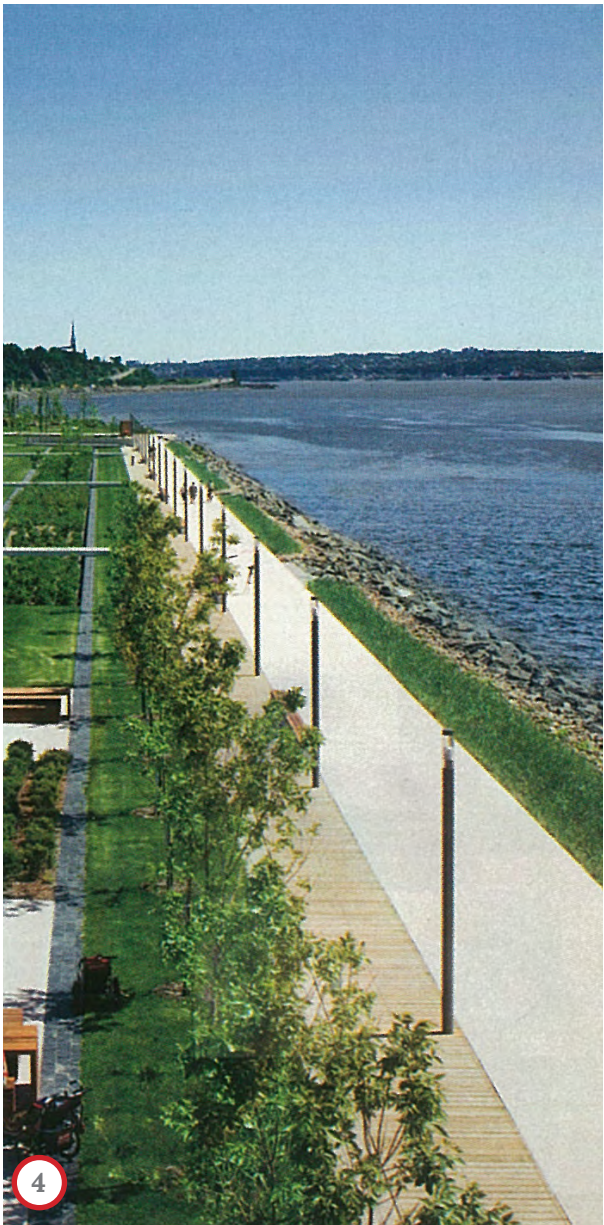
Table top crossing area

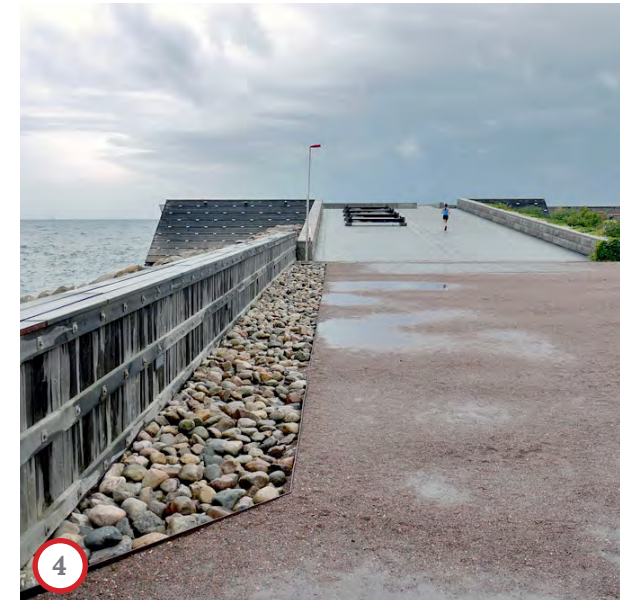
DESIGN ELEMENTS

- 1 **New Streetscape:** Four travel lanes with a centre median that varies between hard and softscape depending on location and usage, treed boulevard on both sides of the street. Articulated off-peak on-street parking.
- 2 **Pedestrian Infrastructure:** Clearly articulated crosswalks and signaled intersections, completed York and Carleton Street connections and north-south pedestrian connections established in earlier phases to St. Anne's Point Drive.
- 3 **Special Paving Treatment:** Table tops are areas where the roadway rises to the same level as the sidewalk, creating a continuous level surface for street closures, pedestrian safety and traffic calming. It is recommended that a tabletop condition exist between Carleton and York Streets offering the opportunity to have functions spill out from the Garrison District.

DESIGNELEMENTS

- 4 **River Outlooks:** To further enhance the waterfront experience, a series of overlooks would be integrated at the termini of north-south streets, providing several new destinations and important gathering points to enjoy and appreciate the St. John River.
- 5 **Bridge Removal:** As at-grade pedestrian connections are established, the “pedway” over St. Anne’s Point Drive will become obsolete, and therefore could be removed.



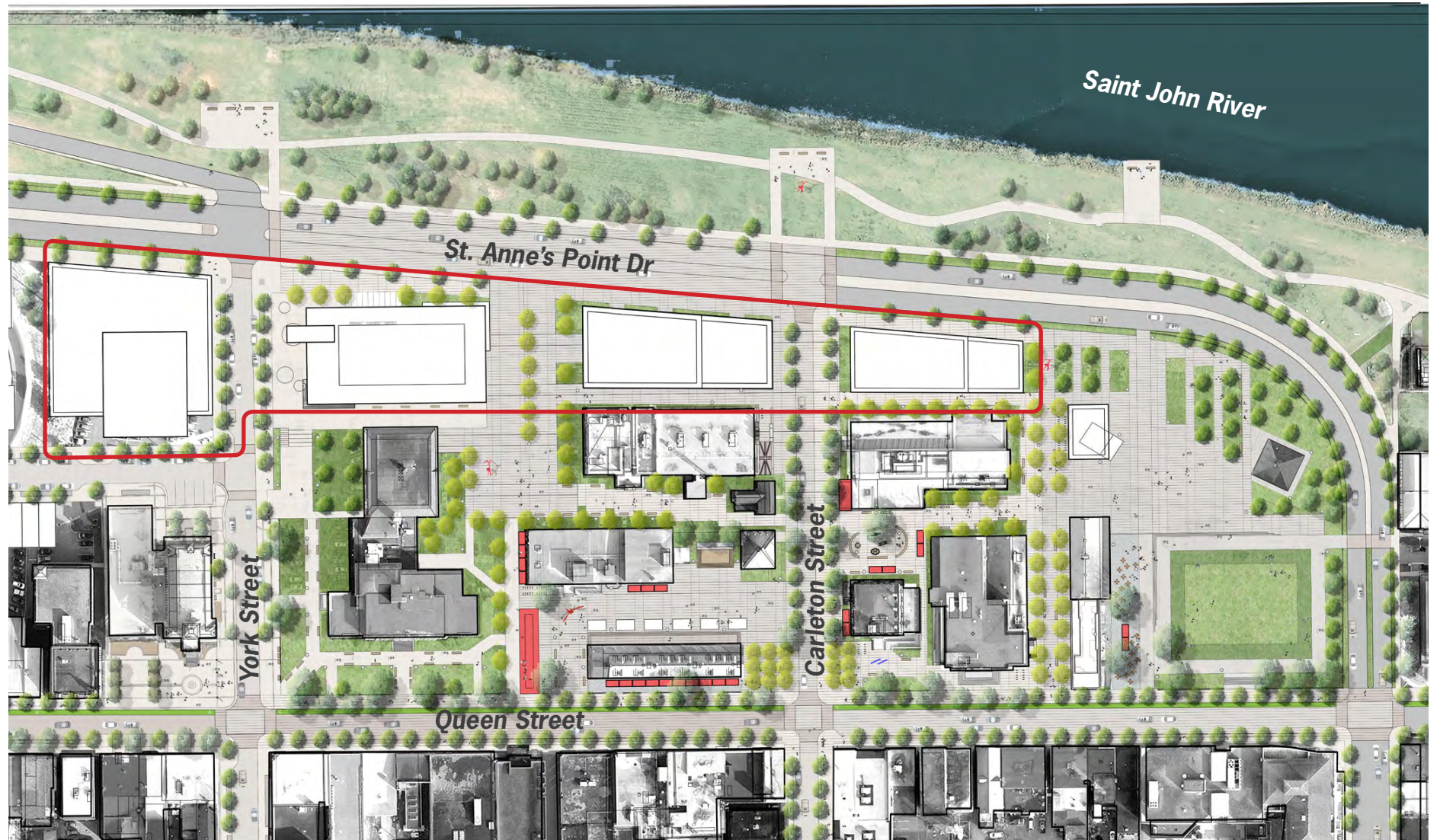


RIVERSIDE DEVELOPMENT

The long term redevelopment of surface parking lots with new built form that properly balances the pedestrian streetscape functions of St. Anne's Point Drive and the interface and integration with the Garrison District.



St. Anne's Point Illustration - City Centre Plan 2015

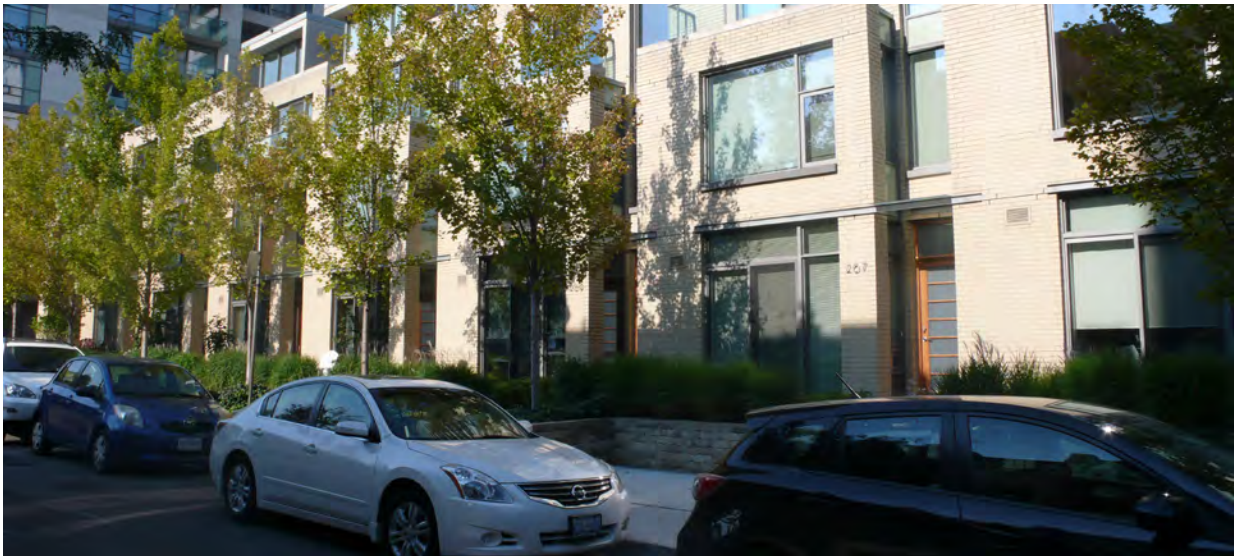


ROLES

Riverside development is intended to occur over the course of several decades, occupying and replacing surface parking lots with buildings that address St. Anne’s Point Drive and contain active uses at grade and reconfigured parking as outlined in Section 6.3.4/ Guidelines for Specific Building Types/Parking Structures in the City Centre Plan. The developments are expected to contain a mix of at-grade commercial uses, residential uses and some institutional uses.

The relocation of the City’s farmers’ market to a new flexible market pavilion within one of these development blocks could also be explored. This relocated market pavilion would be designed to accommodate a year-round market, as well as provide for a flexible indoor venue for unlimited uses within the Garrison District.

Development must balance the need for a seamless integration into the Garrison District while providing a new complementary pedestrian promenade frontage along the south side of St. Anne’s Point Drive.



Streetscapes with a focus on pedestrian comfort and safety



Integration of a range of densities

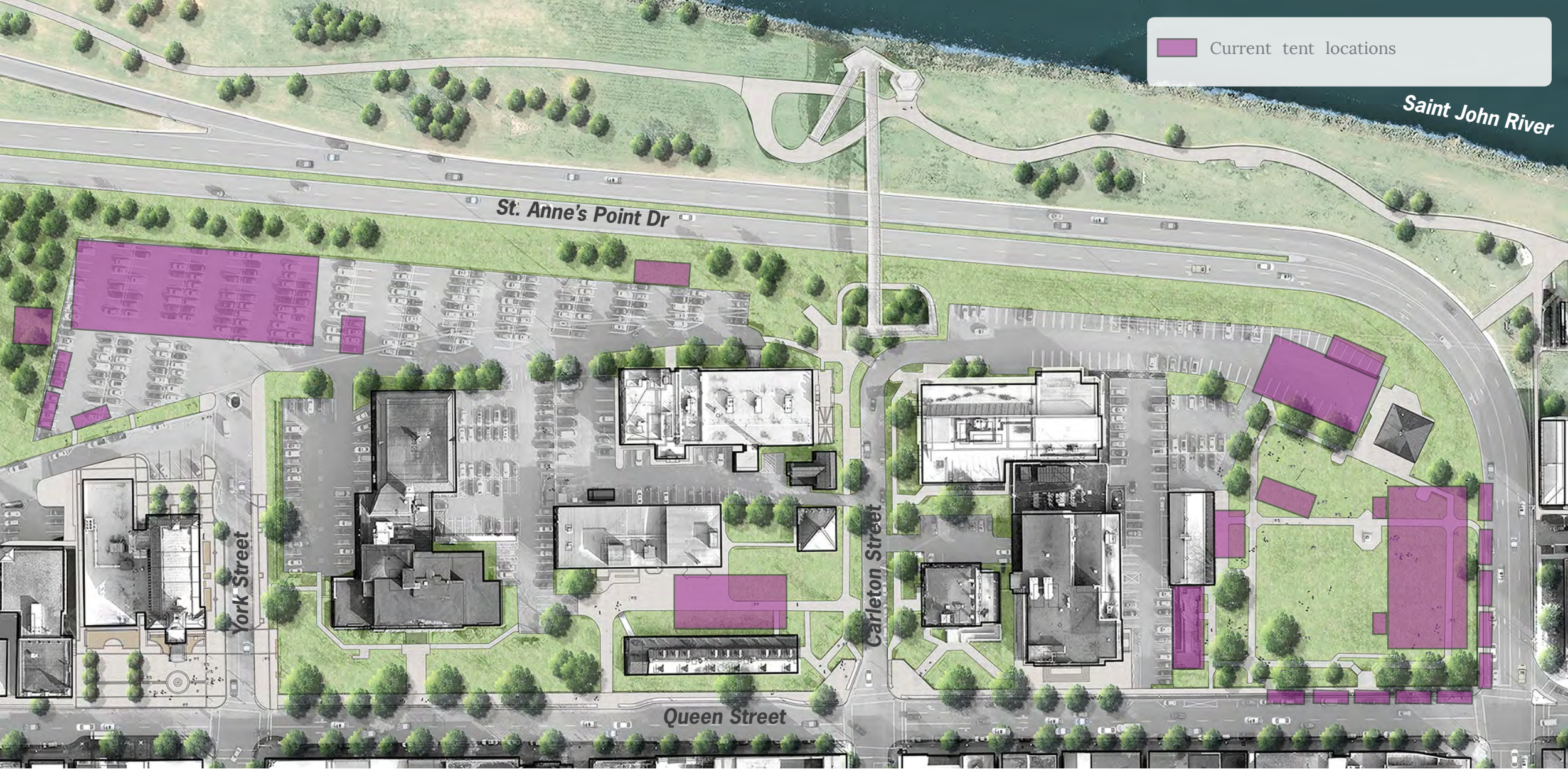


Market building with garage door walls for open or closed functions - St. Catherines ON

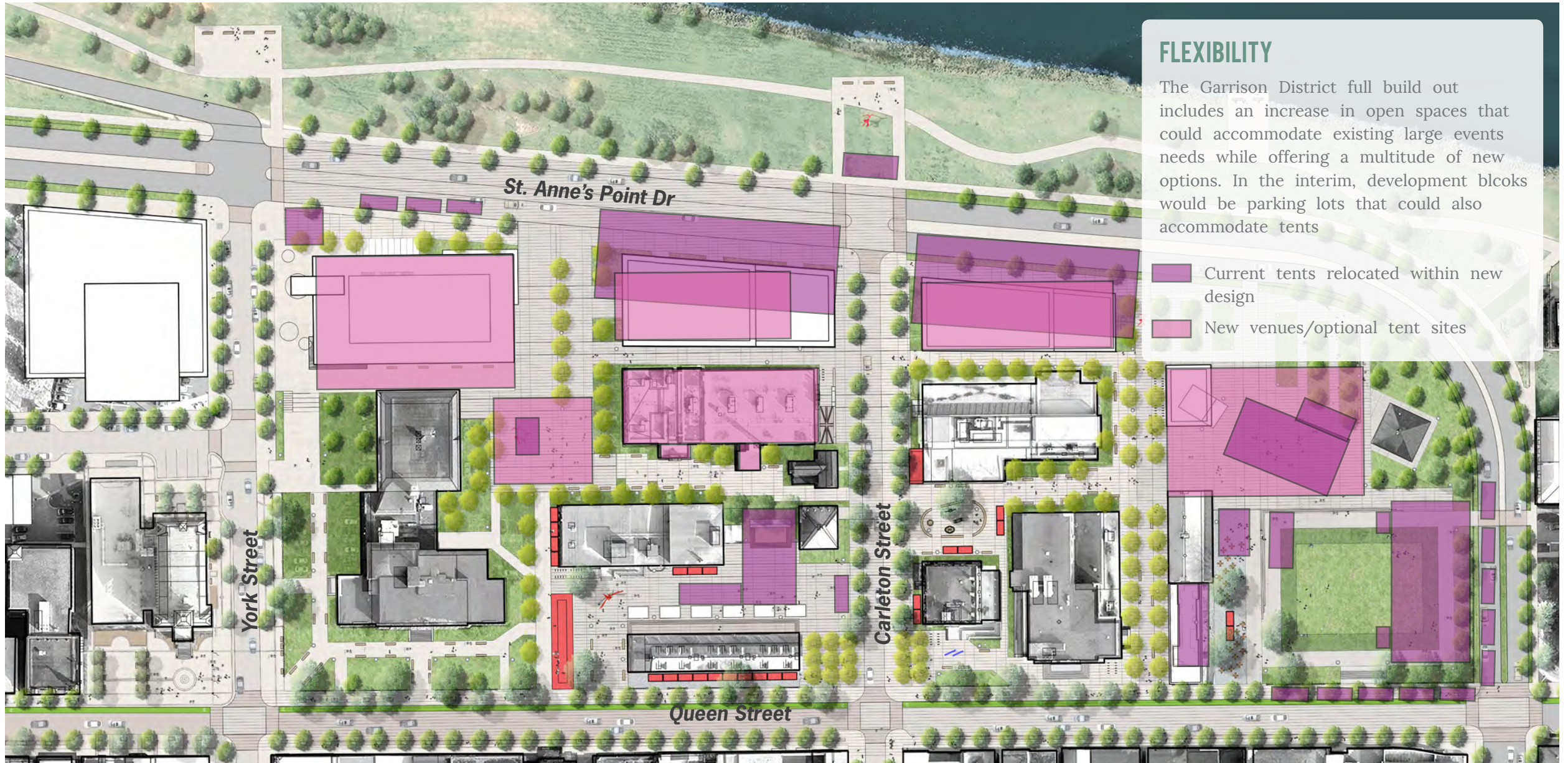


Market building interior - St. Catherines ON

EVENT ACCOMMODATION

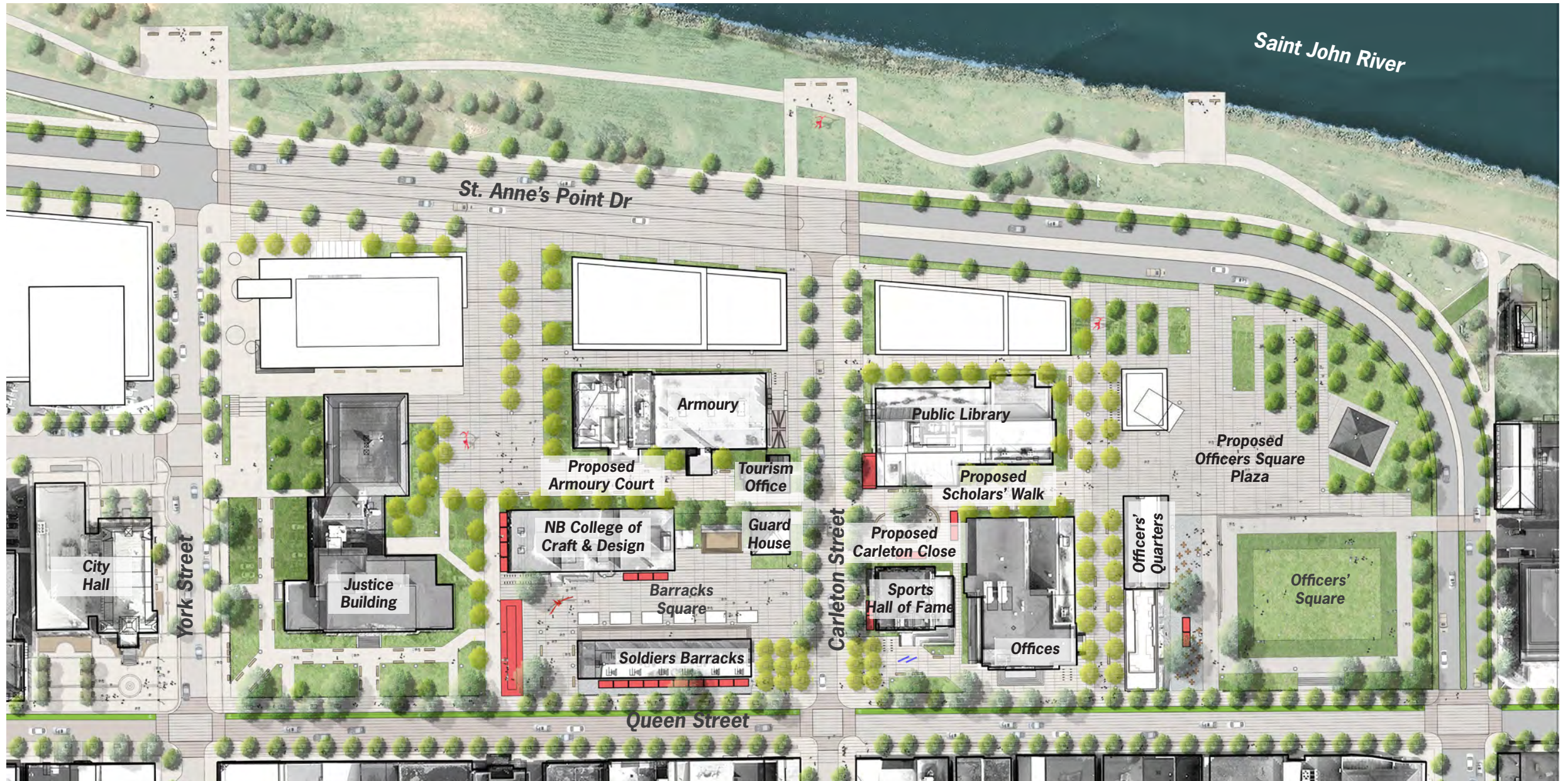


Existing facilities & vehicle movement during festival events



Existing facilities & vehicle movement during festival events

CONCLUSIONS



Creating the heritage of the future in the Garrison District



EARLY SUCCESSSES

Phasing priorities for the Garrison District have been established to capitalize on the current momentum of change occurring within Fredericton's downtown, including the new Performing Arts Centre, Phoenix Square Plaza, York Street, and the eventual renewal of the Justice Building and Armoury. The capital investment strategy for the next decade is to leverage this momentum, and initiate the Master Plan with the redevelopment of Carleton Street and Officer's Square as they are the District's primary gateway and most significant open space respectively.

The early phases recommended in this document are intended to provide the most resounding change, generating the momentum necessary to fulfill the full vision of this Master Plan. The success of these primary public sector projects will incentivize private sector investment in the present, and reveal the potential for later stages, especially those involving the development of riverfront property.

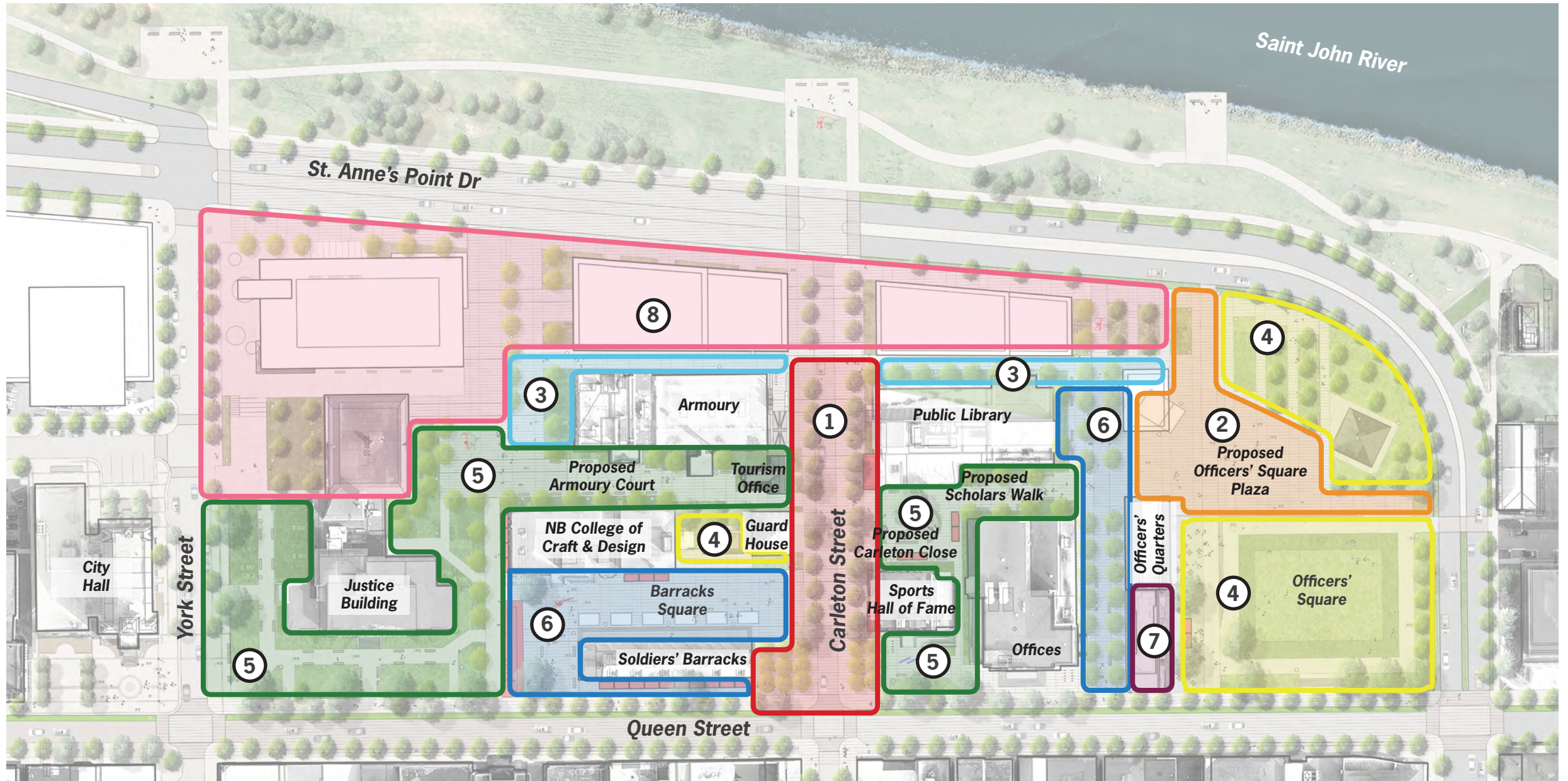
INSISTING ON DESIGN EXCELLENCE

When project budgets are ultimately considered it can often be tempting to compromise the quality or vision of a project in the interest of reducing costs. For an area as significant as the Garrison District, whose historic value is of the highest order in New Brunswick and the Maritimes, such compromises are not recommended. Contemporary additions to the District should be thought of as creating the heritage of the future and, as such, should be built to last and to be valued for decades to come.

A GARRISON DISTRICT JOINT COMMITTEE

The significance of the Garrison District and the need to approach its future in a coherent and collective way requires that decisions be made through a unified organizational body representing all the public authorities. Getting buy-in for the plan from all levels of government and creating an organizational structure through which the steps necessary to achieve that plan can be taken should be immediate priorities. A Garrison District Joint Committee would facilitate the sharing of costs among the public sector, would provide a venue for communicating the plans of different levels of government, and would help restore the cultural and historical significance of the Garrison District.

CONCLUSIONS



PHASING

IMPLEMENTATION

Each of the phases in this document will require its own detailed design process. A coherent design vocabulary should be established at the outset of the implementation process and maintained throughout. Furthermore, refined building footprints and envelopes should be studied prior to the initiation of any development. In addition to the supplementary design work, numerous other studies will be required, including but not limited to geotechnical, archaeological, servicing and arboricultural.

ASSUMPTIONS

As illustrated, this Master Plan is a demonstration of the ultimate build out. Phasing has been determined with a series of assumptions in mind. The primary assumption is that if implemented as recommended, each subsequent phase will respond to the success of its predecessor.

The intended design is only as successful as its foundation, a foundation of existing assets which will be framed and highlighted with a new public realm that will evolve over time.

PHASING

Based on the capital investment strategy for the next decade, phasing priorities have been established as follows:

- 1 Carleton Street
- 2 Officers' Square Hardscape
- 3 East/west Pedestrian Links
- 4 Officers' Square Softscape, Barracks Square Performance Stage
- 5 Scholars' Walk, NB Sports Hall of Fame Forecourt, Carleton Close, Armoury Court, Justice Building Forecourt
- 6 Old Post Office/Museum Parking Court, Barracks Square
- 7 Officers' Quarters Expansion
- 8 Mixed-use Riverside Development



ORDER OF MAGNITUDE COSTING

Order of Magnitude costing has been generated using current pricing, and therefore is subject to change over time.

Cost subject to change through detail design, phasing, partnership opportunities.

CARLTON STREET

Road Rebuild	\$900,000
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OFFICERS' SQUARE HARDSCAPE

Performance Pavilion	\$150,000
Paths and Hardscape	\$1,600,000
Path/Refrigerated Skating Loop	\$800,000

CONNECTIVE SPACES

East/West Pedestrian Links	\$400,000
Old Post Office/Museum Parking Court	\$740,000
Scholars' Walk	\$600,000
NB Sports Hall of Fame Forecourt	\$100,000
Carleton Close	\$210,000
Armoury Court	\$1,000,000
Justice Building Forecourt	\$250,000

OFFICERS' SQUARE SOFTSCAPE

Passive Green	\$225,000
Lawn improvements	\$750,000

BARRACKS SQUARE

Square	\$2,200,000
Gateway, Retail & Incubator Pavilions	\$120,000

OFFICERS' QUARTERS EXPANSION

Building Expansion	\$690,000
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