Thank you for joining us!

The District will be revitalizing Seylynn and Bridgman parks and we are preparing a conceptual master plan to guide us through that process. The plan will recommend improvements to the natural environment, recreational activities, and park amenities. You can help!

The Process

The conceptual master planning process includes three stages of public engagement. We are currently at stage #2.

#1 - visioning stage - public and stakeholder sessions (October 2013)
#2 - review of plan options (Now)
#3 - review of draft conceptual master plan (Fall 2014)

How you can help

Tonight we will provide you with information and request your input on the following:

• Master plan vision and objectives
• Concept plan options

At the end of tonight’s open house, please fill out a comment form. The comment form is also available at dnv.org/sbparks

Thank you for taking part!
4. Reconfigure Mountain Highway to facilitate efficient multi-modal transportation network policies in this Implementation Plan aim to reinforce and enhance the existing street grid and on-street parking, as appropriate

5. Replace the Keith Road Bridge and on-street parking, as appropriate

6. Establish a linear park pathway along the north side of Mountain Highway in the vicinity of new Highway 1 bridges to improve pedestrian circulation around the commercial core.

7. Establish Crown Street as a key link in the Lower Lynn Town Centre area for further planning and review with consideration of new Highway interchange design

8. Undertake improvements to enhance the pedestrian and cycling safety along Main Street and to the Ironworkers Memorial Second Narrows Bridge, port-related activities and Phibbs Exchange, make this area a hub of pedestrian and cycling safety.


10. Pursue the establishment of mid-block breaks, especially through large blocks east and west of the Lower Lynn community.

11. Consider the use of a comprehensive set of measures to improve cycling safety on all urban streets

12. Enhance pedestrian and cycling safety along Main Street and to the Ironworkers Memorial Second Narrows Bridge, port-related activities and Phibbs Exchange, make this area a hub of pedestrian and cycling safety.

13. Coordinate the implementation of this Plan and other District-wide pedestrian and cycling network initiatives as they relate to the Lower Lynn Town Centre.

14. Develop way-finding measures and signage to direct pedestrians and cyclists to the community heart to accommodate side-by-side walking, store front viewing, street trees and landscaped buffer along Main Street.

15. Complete the extension of the Sea-to-Sky trail to Harbourview Park.

16. Establish a series of marked pedestrian crossings to establish a bike/pedestrian crossing linking the Town Centre to the Phibbs Exchange transit hub (see Figure 4d).

17. Complete the extension of the Sea-to-Sky trail to Harbourview Park.

18. Install signalized intersections and enhanced signal timing to improve pedestrian crossings.

19. Establish a linear park pathway along the north side of Mountain Highway in the vicinity of new Highway 1 bridges to improve pedestrian circulation around the commercial core.

20. Downgrading of Fern Street into a green spine.

21. Establish a series of marked pedestrian crossings to establish a bike/pedestrian crossing linking the Town Centre to the Phibbs Exchange transit hub (see Figure 4d).

22. Complete the extension of the Sea-to-Sky trail to Harbourview Park.

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30. Establish a series of marked pedestrian crossings to establish a bike/pedestrian crossing linking the Town Centre to the Phibbs Exchange transit hub (see Figure 4d).

31. Complete the extension of the Sea-to-Sky trail to Harbourview Park.
Site Inventory - Amenities

- Parking Structure
- Tennis Court
- Map Structure
- Sheds
- Parking Lots
- Site Inventory
- Amenities
- Sports Field for Soccer
- Seylynn Park
- Site Features
- Seylynn and Bridgman Parks Conceptual Master Plan Open House
Site Inventory - Environmental

Environmental Management Areas

Environmental Management Considerations

1. Gravel Management Area
2. Pollution from Stormwater Outfalls
3. Salmon / Steelhead Enhancement
4. Off-channel Rearing Pond
5. Riparian Forest and Vegetation
6. Spawning, Rearing and Access to Upper Watershed
7. Invasive Species
8. Erosion
9. Wildlife Corridor
10. Dog Access / Vegetation Trampling
11. Tree Management / Ecosystem Health
12. Species at Risk / Biodiversity

Seylynn and Bridgman Parks Conceptual Master Plan Open House
Site Inventory - Photos

1. Bridgman Park Driveway
3. Bridgman Park Washrooms
4. Bridgman Park Picnic Shelter
5. Bridgman Park Play Area
6. Access to Lynn Creek from Bridgman Park
7. Bridgman Park Wood Chip and Gravel Storage Area
8. Bridgman Park Outdoor Exercise Equipment
9. Bridgman Park Path
10. Lynn Creek
11. Access to Seylynn Park Under Keith Rd. Bridge
12. Seylynn Park Riparian Vegetation
13. Seylynn Park Path
14. Seylynn Park Tot-lot
15. Seylynn Hall and Parking Lot
16. Seylynn Park Skate Bowl
17. Seylynn Sports Field
18. Access to Seylynn Park from Hunter St.
19. Park Path along Lynn Creek
<table>
<thead>
<tr>
<th>FEATURE</th>
<th>CHALLENGES</th>
<th>POTENTIAL OPPORTUNITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Creek Flood Zone</td>
<td>Potential flooding of parks and beyond</td>
<td>Review flood protection options</td>
</tr>
<tr>
<td>2. Ecologically Sensitive</td>
<td>Damage from dogs</td>
<td>Develop detailed environmental restoration and management strategy that considers elements such as restored habitat areas, fences along riparian area and viewing platforms</td>
</tr>
<tr>
<td>Areas</td>
<td>Unsanctioned paths down creek bank</td>
<td></td>
</tr>
<tr>
<td>3. Adjacent residents</td>
<td>Some conflicting land uses</td>
<td>Consider park uses that are sensitive to neighbours concerns</td>
</tr>
<tr>
<td>and other uses</td>
<td></td>
<td></td>
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<tr>
<td>Overall Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Trails</td>
<td>Limited capacity, accessibility and connectivity</td>
<td>Improve trail system and provide connections to Lynn Creek Sea to Sky trail and future Spirit Trail alignment</td>
</tr>
<tr>
<td></td>
<td>Poor lighting</td>
<td>Consider lighting main paths</td>
</tr>
<tr>
<td>5. Connections Across Creek</td>
<td>Difficult access to Keith Rd. Bridge</td>
<td>Consider pedestrian/bicycle bridge between the parks</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Incorporate park pedestrian/bicycle connections in Keith Road Bridge replacement</td>
</tr>
<tr>
<td>6. Keith Road Improvements</td>
<td>Changing traffic patterns at park boundary</td>
<td>Consider new sidewalk and reconfiguring vehicle entrance to Bridgman Park</td>
</tr>
<tr>
<td>7. Mountain Highway Improvements</td>
<td>Changing traffic patterns at park boundary</td>
<td>Consider new sidewalks and reconfiguring vehicle entrance to Seylynn Park</td>
</tr>
<tr>
<td>8. Hunter St. Parking</td>
<td>Limited parking</td>
<td>Consider reconfiguring parking</td>
</tr>
<tr>
<td></td>
<td>Parking used by DNV staff and local businesses</td>
<td>Use DNV Operations Yard parking during non-work hours</td>
</tr>
</tbody>
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**Bridgman Park**

<table>
<thead>
<tr>
<th>FEATURE</th>
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</tr>
</thead>
<tbody>
<tr>
<td>9. Entrance Driveway</td>
<td>In high traffic area near bridge</td>
<td>Improve turn-off from Keith Rd.</td>
</tr>
<tr>
<td>10. Parking</td>
<td>Layout not efficient</td>
<td>Reline parking layout</td>
</tr>
<tr>
<td>11. Washrooms</td>
<td>Reaching end of life-cycle</td>
<td>Improve maintenance until replacement</td>
</tr>
<tr>
<td>12. Picnic Shelter</td>
<td>Poorly sited adjacent to parking</td>
<td>Move to a better location</td>
</tr>
<tr>
<td>13. Playground</td>
<td>Old swing set</td>
<td>Provide nature-play features</td>
</tr>
<tr>
<td>14. Operations Wood chip and</td>
<td>Unsightly</td>
<td>Analyze park need and adjust storage and reforest or add new use</td>
</tr>
<tr>
<td>Gravel Storage</td>
<td>Operational use</td>
<td></td>
</tr>
<tr>
<td>15. Outdoor Exercise Equipment</td>
<td>Old In disrepair</td>
<td>Replace with new equipment, remove, or seek alternate use</td>
</tr>
</tbody>
</table>

**Seylynn Park**

<table>
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<th>FEATURE</th>
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</tr>
</thead>
<tbody>
<tr>
<td>16. Tot-lot</td>
<td>Old play equipment</td>
<td>Replace play equipment or redesign play area</td>
</tr>
<tr>
<td>17. Parking</td>
<td>Unsightly</td>
<td>Analyze parking requirements and possibly relocate in park</td>
</tr>
<tr>
<td>18. Seylynn Hall</td>
<td>Close to riparian area</td>
<td>Analyze replacement options with Recreation Commission</td>
</tr>
<tr>
<td>19. Skate Bowl</td>
<td>Old surfacing</td>
<td>Resurface bowl</td>
</tr>
<tr>
<td></td>
<td>Conflict with pedestrian path around edge of bowl</td>
<td>Reconfigure paths</td>
</tr>
<tr>
<td>20. Sports Field</td>
<td>District-wide demand for fields</td>
<td>Add new features</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Analyze options with field users</td>
</tr>
</tbody>
</table>