

## MARWELL PLAN-A-THON WORKSHOP

### Summary of Key Planning Directions

#### HOW WE WORK/SHOP

- Support additional food and beverage options, particularly along west side of Copper Road
- Explore potential for development of KDFN Lot 226 for industrial/commercial use
- Identify specific character areas within Marwell versus overall re-branding or re-naming
- Expand CIM zoning to facilitate growth of “cleaner” businesses – retail-service and light industrial/business park employment uses
- Create more opportunities/incentives for makerspaces and encourage creative use of older underutilized buildings
- Undertake a comprehensive brownfield redevelopment strategy between governments versus site-by-site approach
- Explore potential redevelopment of large Government of Yukon parcels along Quartz Rd as part of future consolidation/relocation

#### HOW WE MOVE

- Introduce radar speed display signs along Copper Road/Mountainview Drive
- Consider the reconfiguration of parking and business access along Copper Road to facilitate additional lanes as Whistle Bend builds out
- Explore pedestrian/cyclist crossings of Copper Road between Industrial Rd and Mountainview Dr
- Upgrade Tlingit Street to support multi-modal travel
- Find ways to facilitate left turns onto Copper Road

#### HOW WE LIVE

- Explore potential to accommodate additional caretaker suites
- Review zoning to ensure practical operational business needs are balanced with orderly residential development
- Explore brownfield redevelopment strategy for strategic properties
- Consider redevelopment of strategic waterfront properties (i.e. grader station) into a higher order mix of employment, retail/service and residential/live-work uses

#### HOW WE EXPRESS OUR IDENTITY

- Establish character sub-districts that reflect specific qualities and characteristics; zoning to support
- Explore a “Copper Road Village” concept that creates a gateway, pedestrian improvements, broader range of commercial over time
- Develop a signage/wayfinding strategy that orients people to business, geography, recreation
- Integrate TKC/KDFN place names/language into wayfinding and link to KDFN Waterfront Heritage Project
- Review bylaws and consider better enforcement to ensure desired use of properties and public right-of-way
- Explore beautification/buffering for tank farm area
- Support more mixed use developments – merging of open space, live/work options, commercial
- Create a Marwell “design vocabulary” for the public realm; streetscapes and landscape features which complement industrial character
- Find ways to integrate Marwell’s industrial past into urban and public amenity design
- Consider ways to preserve views and access to river as area develops
- Interpret/integrate/celebrate KDFN, TKC and WWII heritage

## HOW WE PLAY & THRIVE

Draft June 7-8, 2017

- Convert Tlingit St into multi-modal roadway; pedestrian and cyclist access to river
- Enhance recreation/interpretation of wetland area
- Establish continuous waterfront trail linking to Downtown; address private property issues
- Restore/enhance boat launch area and create supporting open space/gathering spot overlooking river
- Foster environmental stewardship initiatives: wetland protection, rainwater conservation, grey water recycling, etc.
- Explore the feasibility of greenway corridor connections to Takhini and Whistle Bend via wetland/escarpment