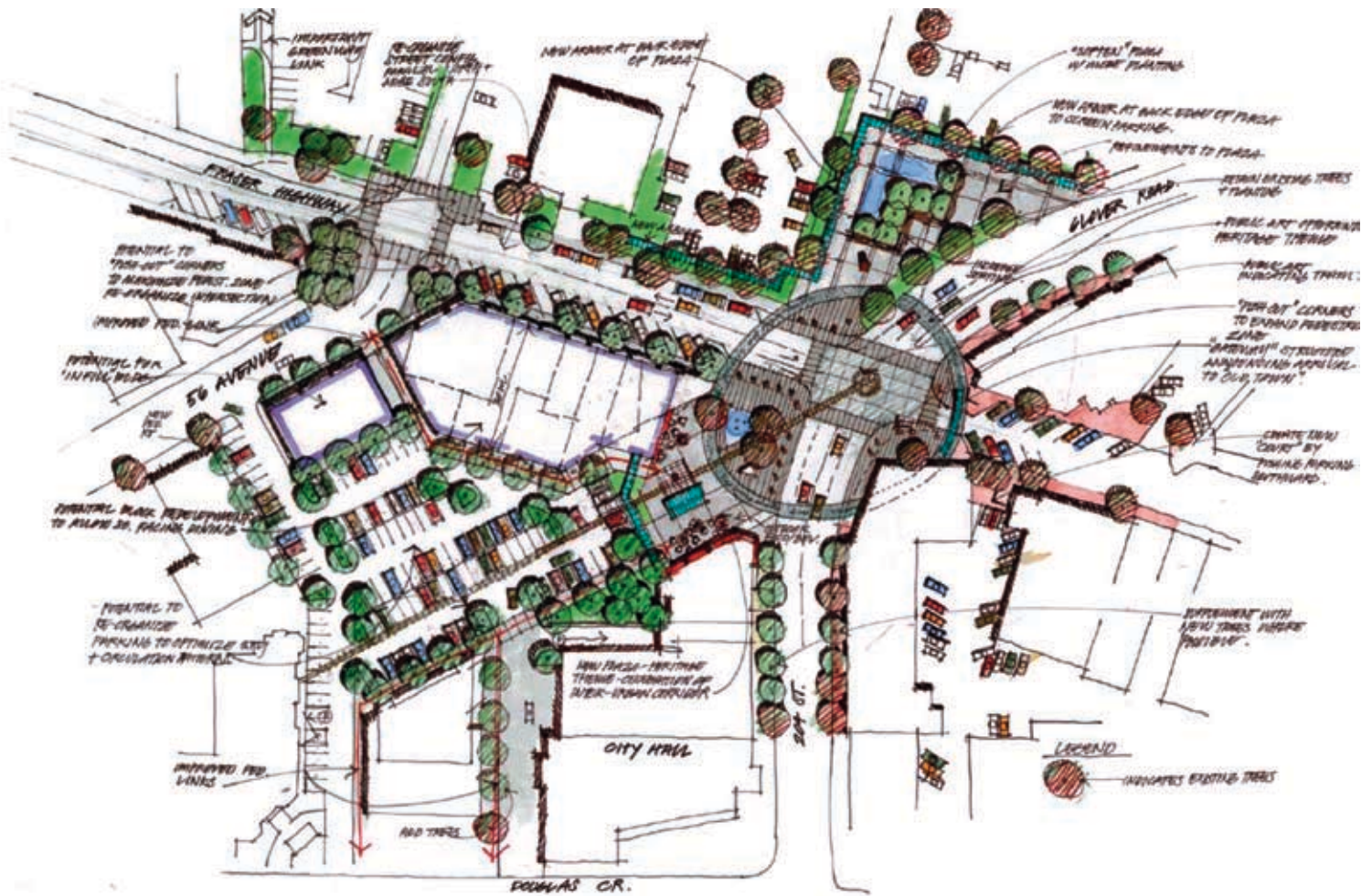


DOWNTOWN LANGLEY MASTER PLAN - PHASE 3

public realm plan: "from grey to green"



CITY OF
LANGLEY





THE PUBLIC REALM PLAN

What is the Public Realm?

The public realm comprises all publicly accessible land including streets, lanes, sidewalks, boulevards, parks and open spaces.

What is a Public Realm Plan?

It is a planning / urban design document that establishes a vision, a framework, and specific guidelines for future redevelopment within the public realm.

What are the benefits of a Public Realm Plan?

It provides the City with the tools for creating a cohesive and understandable public realm that can be implemented incrementally over time.

How is the Public Realm Plan utilized?

It is a regulatory document that City staff will utilize when planning or reviewing proposed redevelopment within and adjacent to the public realm. It complements policies and guidelines for land use and architectural form as documented in the 2007 City of Langley Downtown Master Plan.



SUSTAINABILITY

Pedestrian Priority in the Downtown Core

- Create a walkable downtown by calming traffic and providing a safe, interesting, and comfortable pedestrian environment
- Encourage non-vehicular modes of transportation by providing safe and practical greenway and trail options that are linked to the downtown
- Emphasize connectivity with other municipalities beyond the Langley borders

Lighting

- All new light fixtures to be full cutoff Dark Sky compliant
- Retrofit or replace existing post top light fixtures for Dark Sky compliance; reuse bases where possible
- Retrofits to incorporate new LED light sources if available
- Long-life LED sources will provide reduced maintenance costs over time

Storm Water Detention

- Consider the integration of “rain gardens” or other measure to delay storm water runoff
- Sidewalk and plaza paving to be permeable where practical (ie: concrete pavers)
- Parking lot paving to be highly permeable where practical (ie: Aquapave pavers)

Low Water Use

- Utilize drought tolerant plantings, where practical
- Minimize the use of irrigation

Recycling

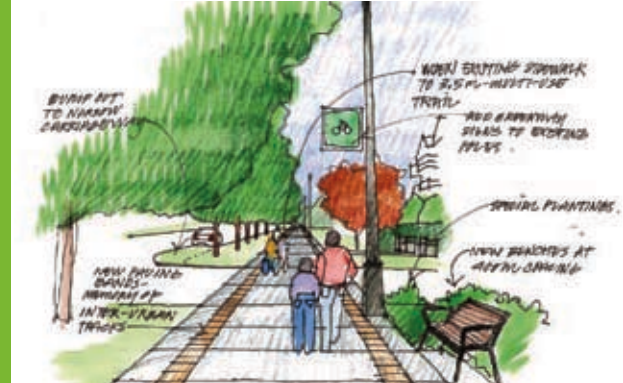
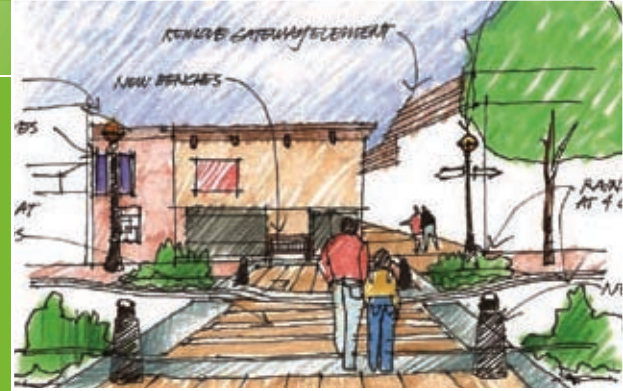
- Utilize recycled content and/or recyclable materials, where possible

Local Supply

- Source locally manufactured components and materials, where possible

Planting

- Increase planting of deciduous trees for summer shade
- Increase the areas of low maintenance shrub plantings where practical



PUBLIC REALM PLAN DESIGN PRINCIPLES

Pedestrian Priority

- Emphasize a walkable downtown best explored by foot
- Create a pedestrian-priority core that includes bicycles & transit
- Entice people out from their cars (but accommodate vehicles)

Pedestrian Comfort

- Ensure convenient street furniture placement and design
- All public realm areas should be barrier-free

Pedestrian Safety

- Design for “eyes on the street” and apply CPTED principles
- Provide safe pedestrian road crossings

Concentration

- Concentrate land uses, activities, specialty and arts downtown

Connection

- Ensure pedestrian, cycle, transit system connectivity
- Retain a complementary vehicle and road network

Wayfinding

- Create a coherent and navigable downtown
- Incorporate signs and elements that identify, direct and assist with understanding and movement

Learn more about our Downtown Master Plan
and discover redevelopment opportunities
in the City of Langley. www.city.langley.bc.ca

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