



# Cogswell Transformed

a plan for the redevelopment of the Cogswell Interchange

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Prepared by:



**EKISTICS** PLANNING & DESIGN

in association with:

SNC Lavalin

Colliers International

Davis MacIntyre & Associates

OCL Services

# Presentation Outline

- 1.0 Cogswell Origins
- 2.0 Design Options
- 3.0 Cogswell Transformed
- 4.0 Development Sites
- 5.0 Implementation

1.0

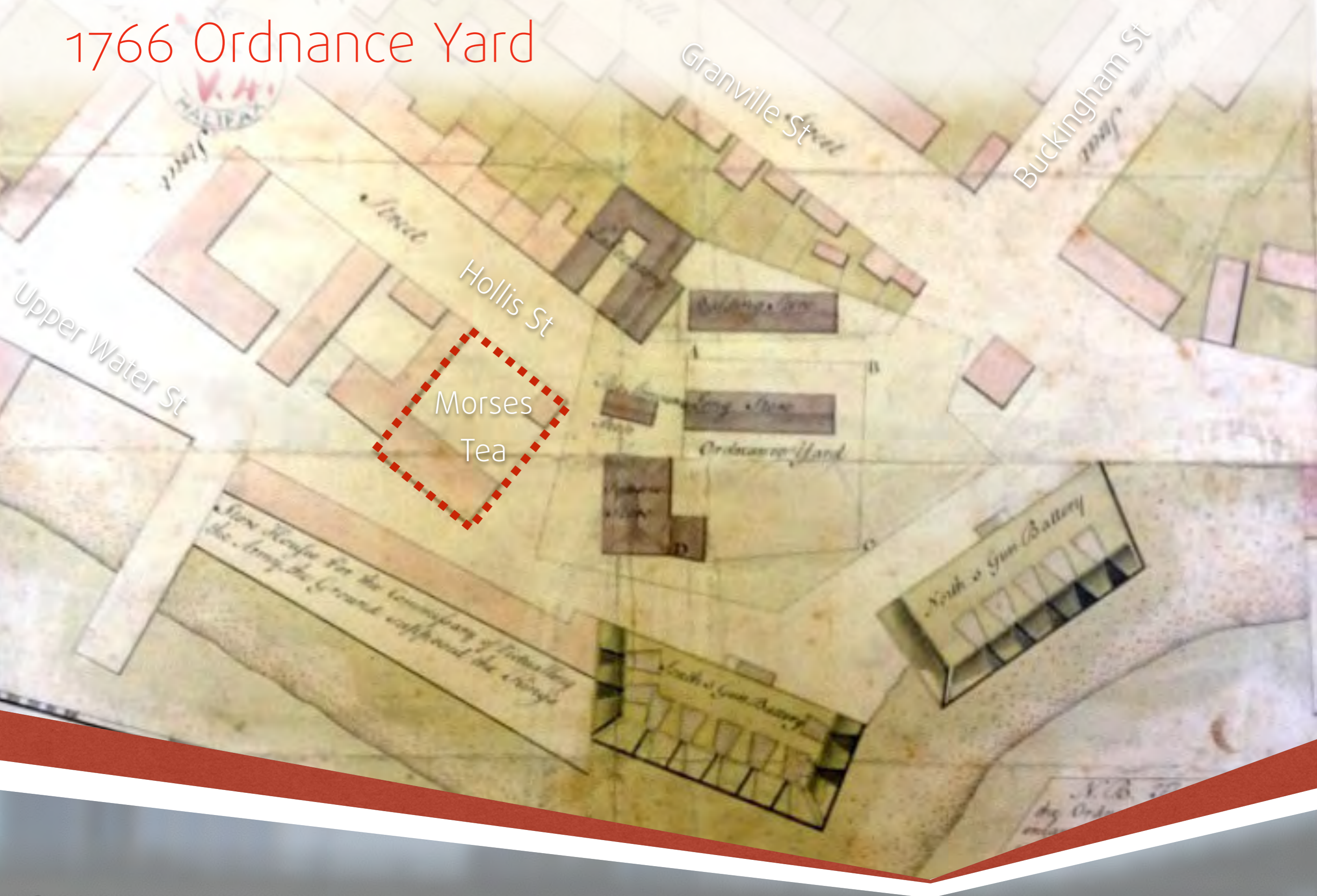
# Cogswell Origins

# 1749 Map showing palisade wall & forts



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# 1766 Ordnance Yard

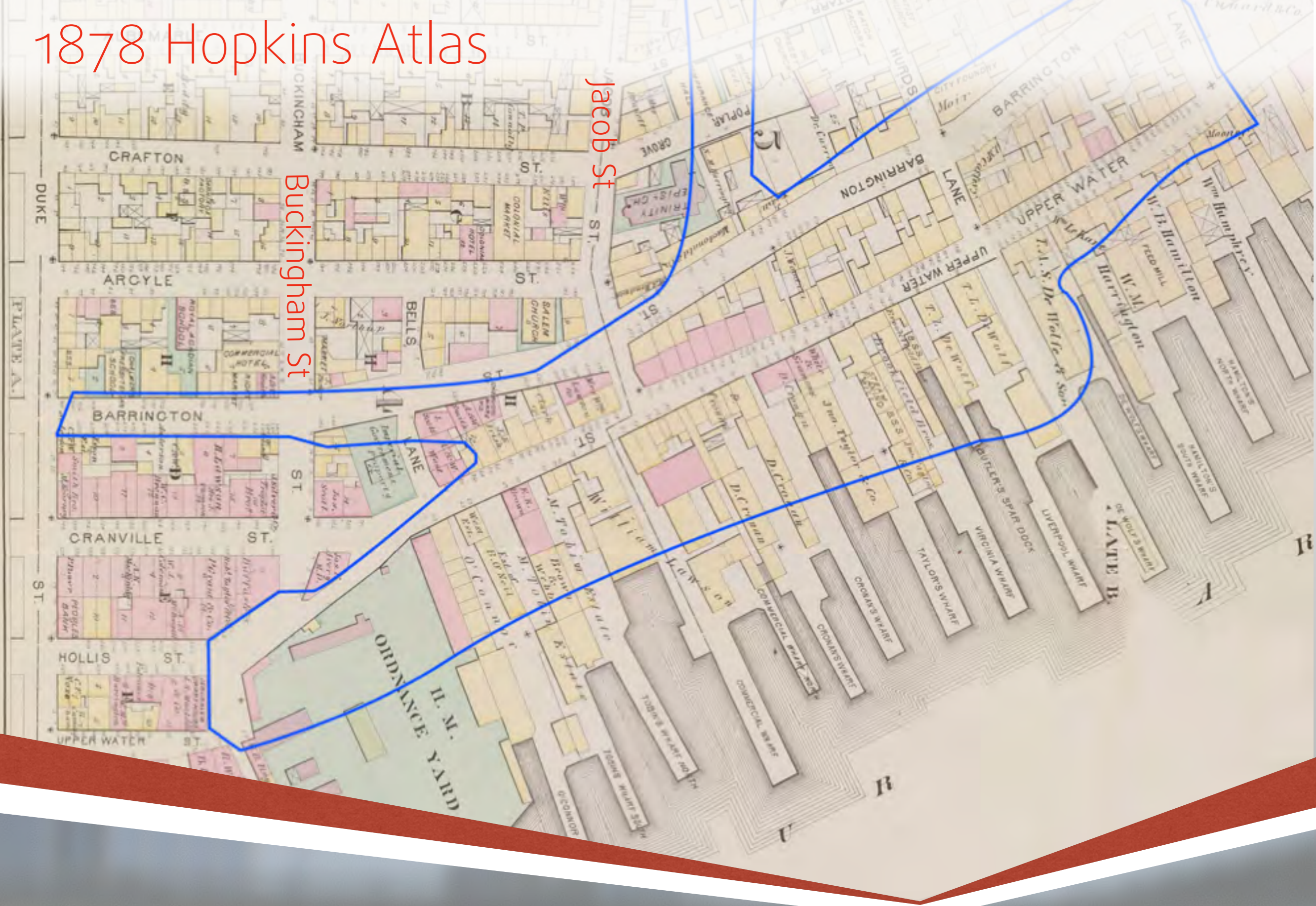


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# 1878 Hopkins Atlas

Jacob St

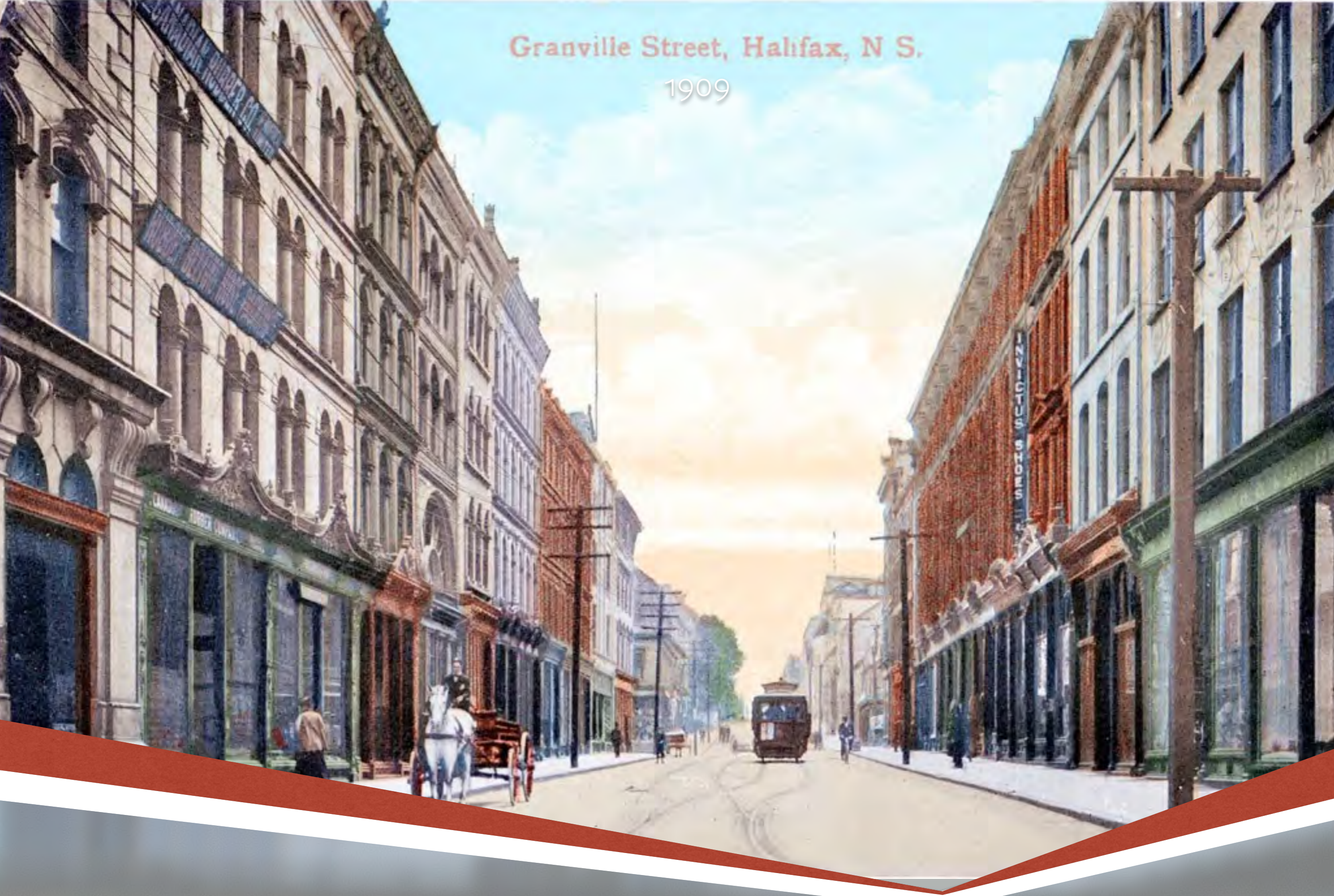
Buckingham St



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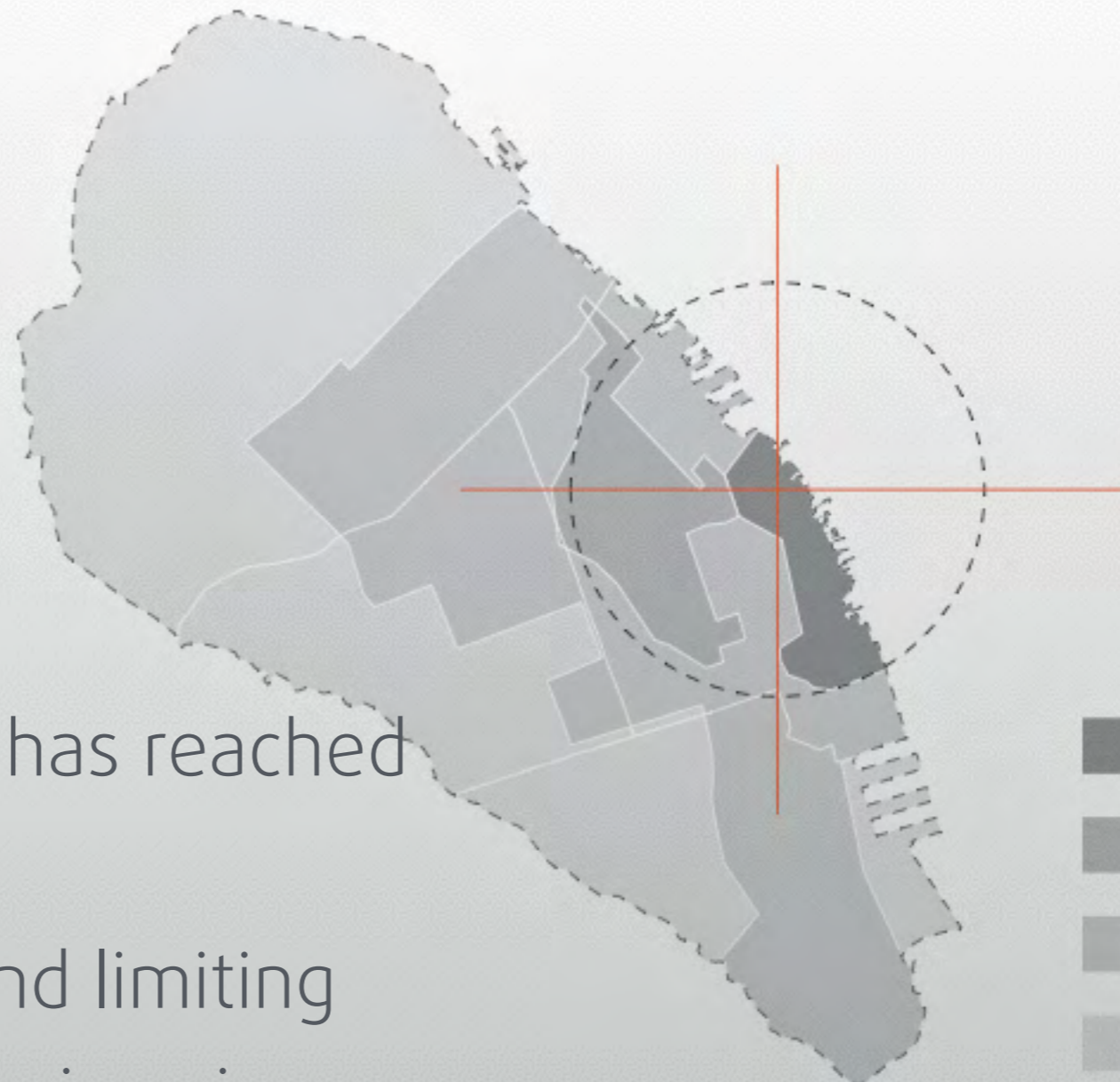
Granville Street, Halifax, N S.

1909



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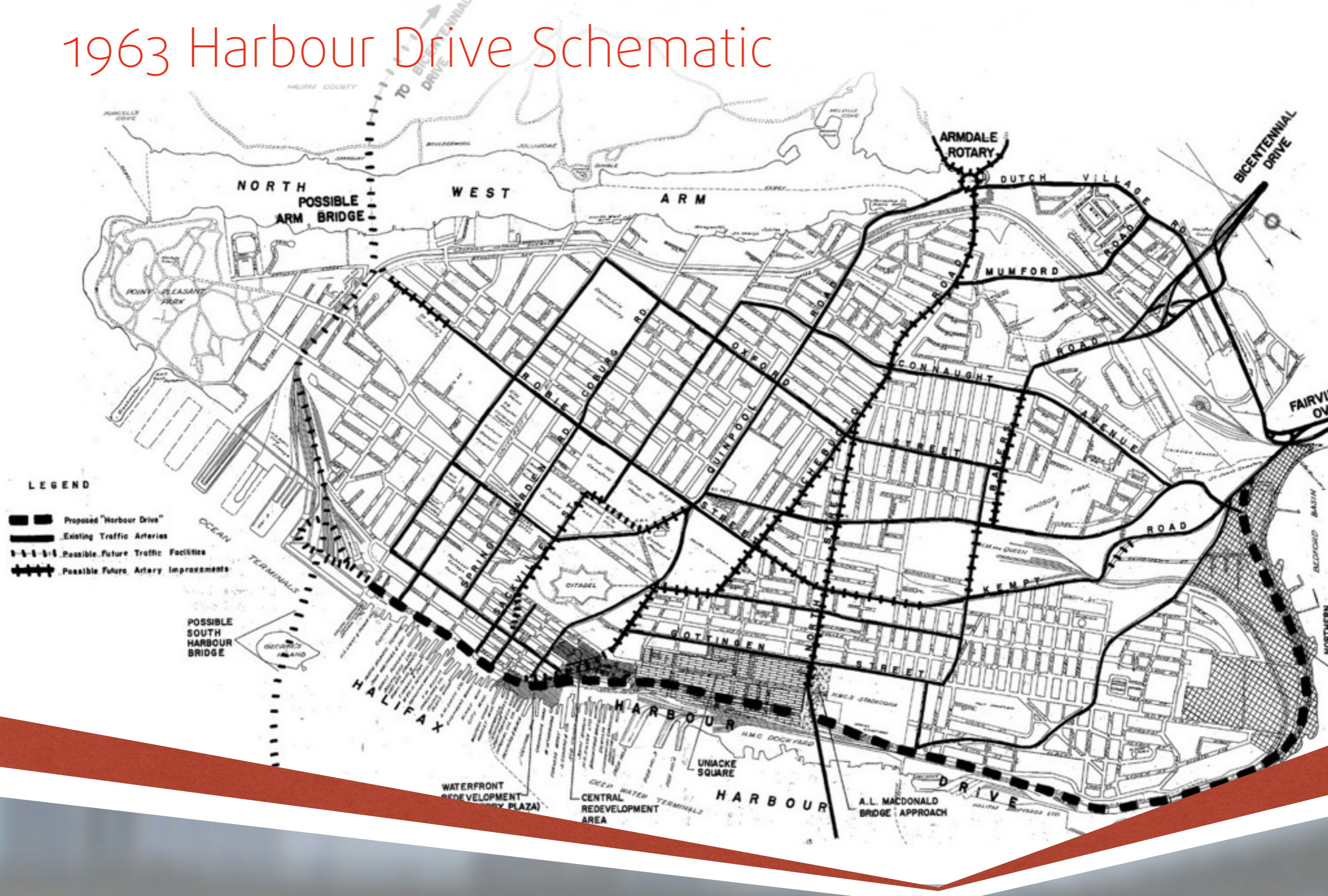
# Peninsula Growth



- ▶ By 1956, the peninsula has reached full buildout.
- ▶ Access to downtown and limiting growth potential is a serious issue.
- ▶ Angus MacDonald Bridge built 1955



# 1963 Harbour Drive Schematic



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14 acres expropriated for Central Redevelopment Area



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May 1968. Construction ongoing



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# 2014 Cogswell Interchange

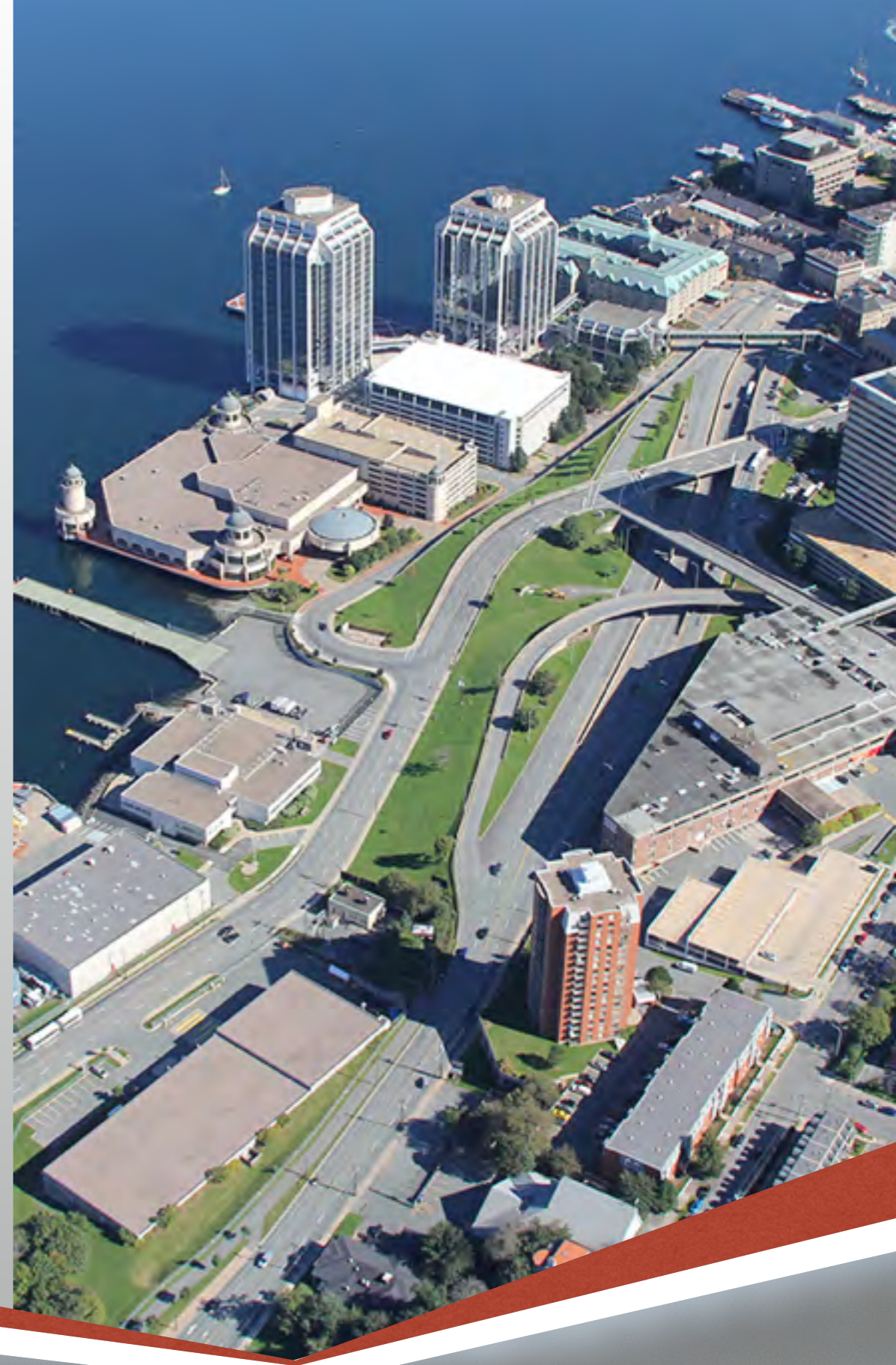
- ▶ Over-designed, under-utilized
- ▶ Redevelopment has the potential to repair the fracture that divided the city over 40 years ago



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# The Responsibility

- ▶ Cogswell has become an unintended gift from one generation to the next, of 16 acres of downtown land.
- ▶ We have the responsibility to imagine a 'people oriented', dynamic community that will invigorate and enliven downtown.



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# The Vision

- ▶ Walkable and Transit Oriented
- ▶ Reestablish fine grain of the City
- ▶ Reconnect neighbourhoods
- ▶ Emphasize public space
- ▶ Mixed Use Core
- ▶ Renewable Energy District
- ▶ Inspirational public & private space
- ▶ Highest Environmental Standards
- ▶ Cost Neutral Solution for HRM



1957



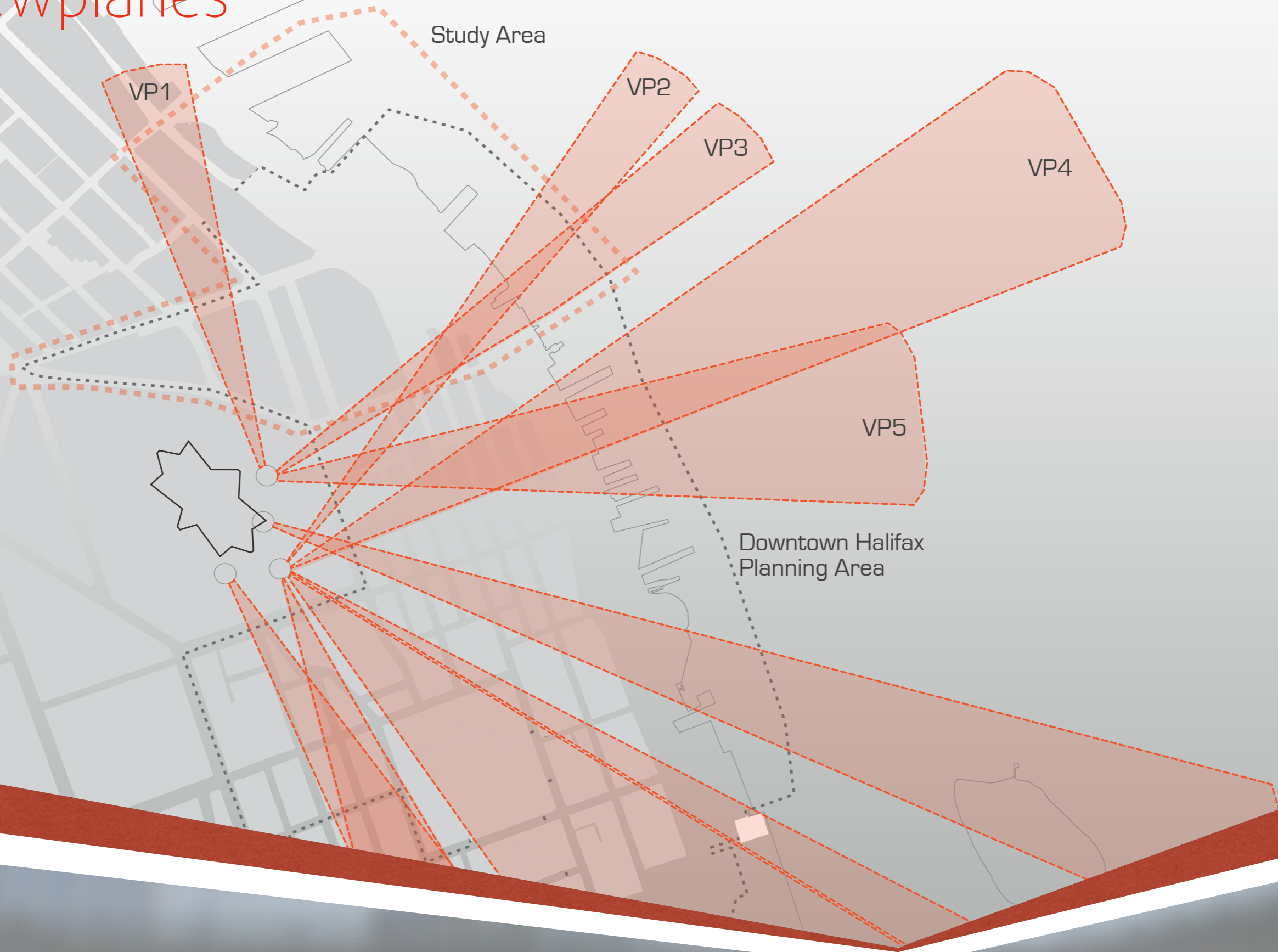
2013



Change

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# Viewplanes





# Building Heights

- 5 stories or less
- 6-10
- 11-20
- 21+

Study Area

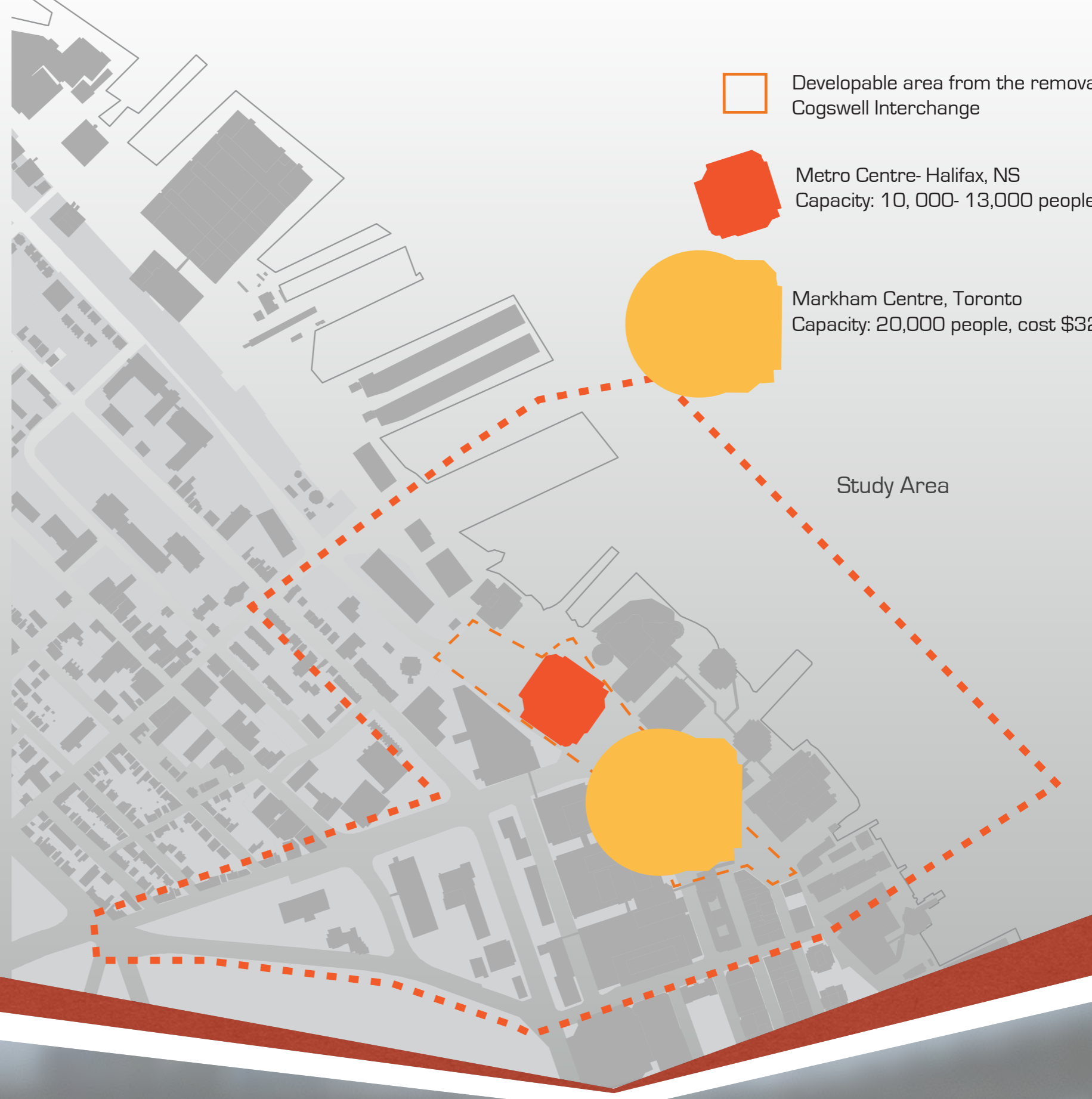


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Design Options

# Option 1: Mega Project



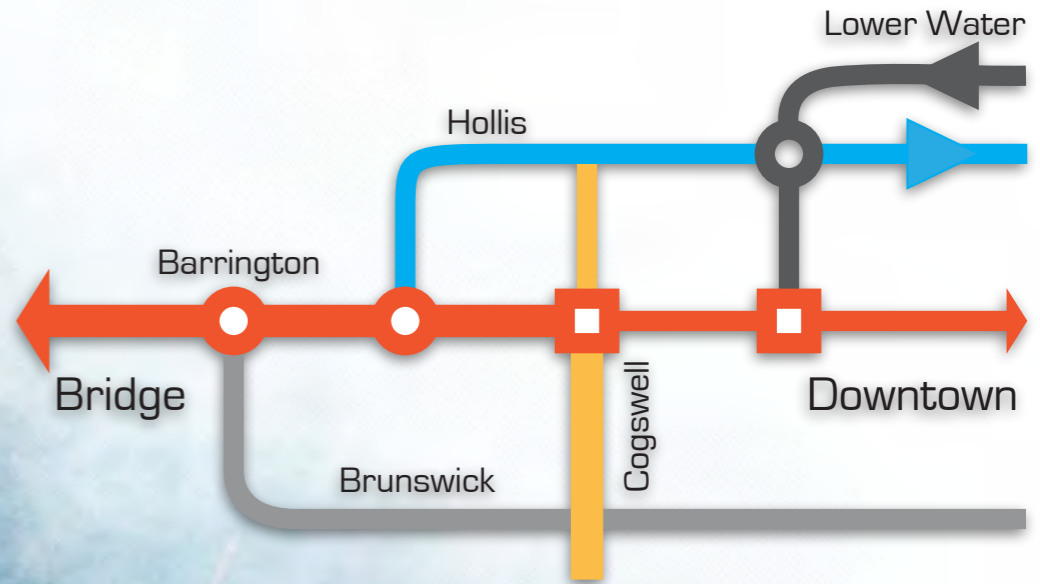
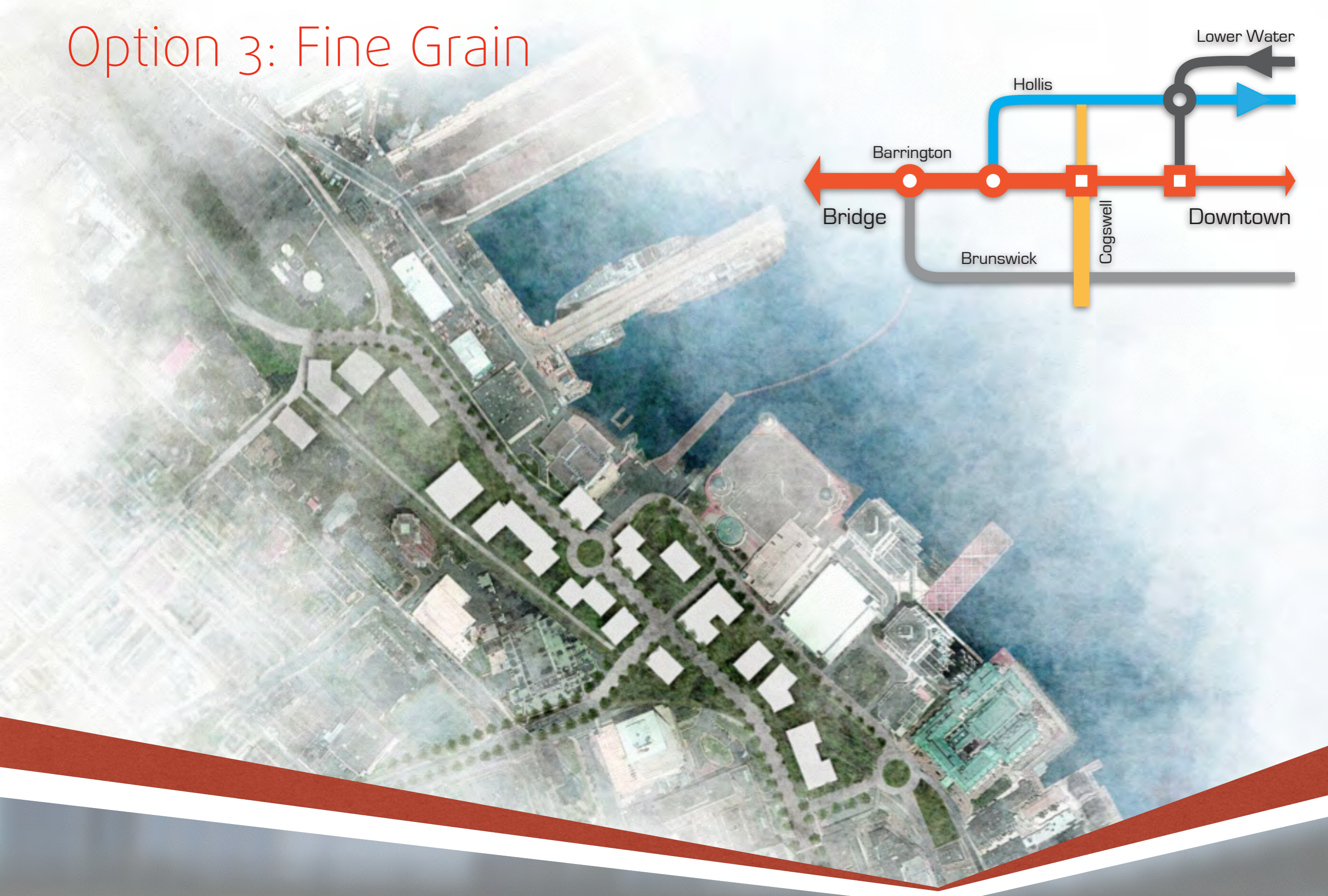
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# Option 2: Mid Grain



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# Option 3: Fine Grain



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3.0

Cogswell

Transformed

# Master Plan



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# New Roads

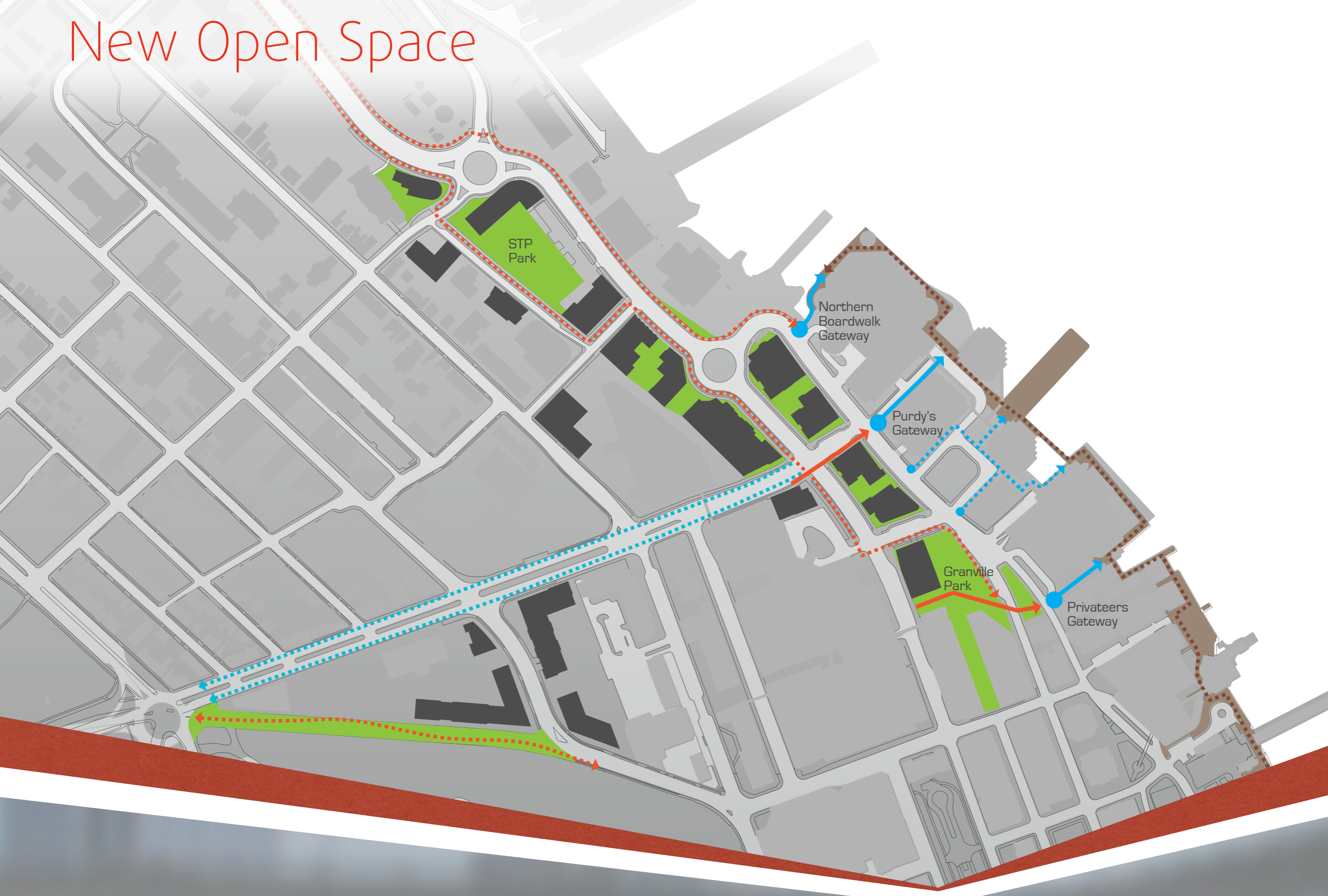


- 1. Barrington - Cornv
- 2. STP District Energ
- 3. New Urban Green
- 4. Barrington - Hollis
- 5. Granville Park
- 6. Ornance Square
- 7. Granville Mall
- 8. Privateers Gatewa
- 9. Rainnie Greenway
- 10. North Park Round

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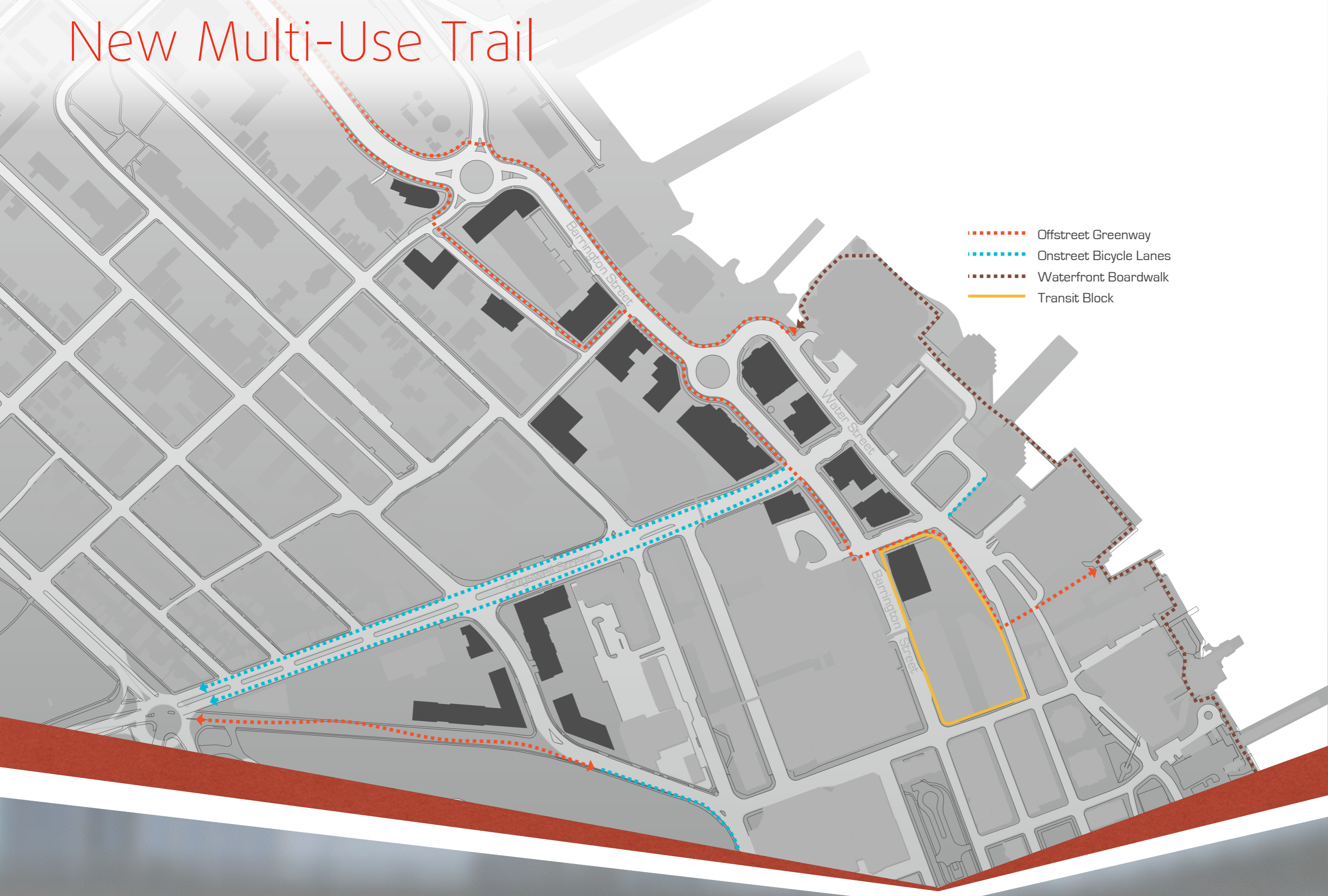


# New Open Space



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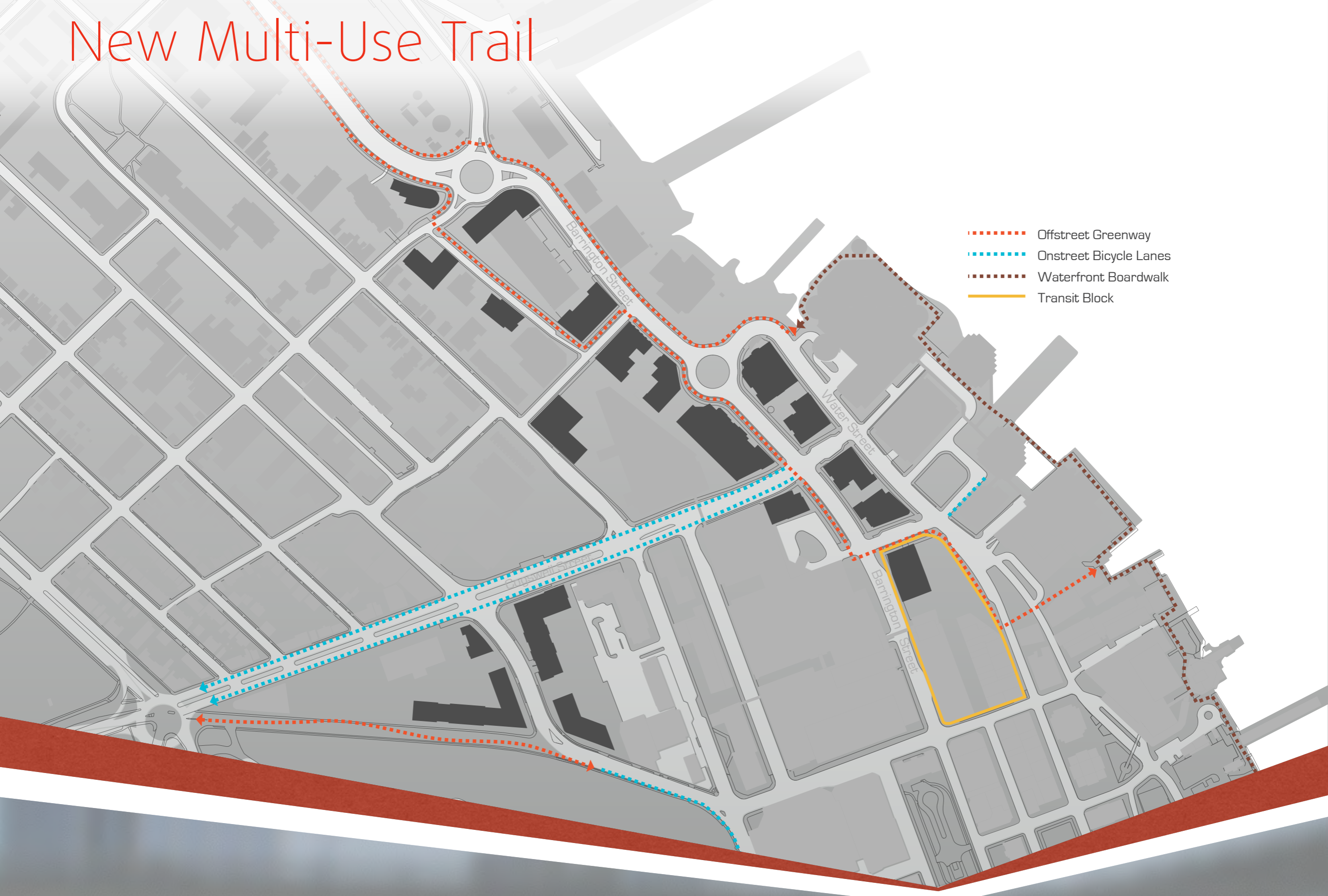
# New Multi-Use Trail



- Offstreet Greenway
- Onstreet Bicycle Lanes
- Waterfront Boardwalk
- Transit Block

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# New Multi-Use Trail



- Offstreet Greenway
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# Northern Gateway



New Greenway

Dockyard Entry

STP Expansion

Urban Gardens

New Poplar Greenway

Proctor St

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# Barrington Passage



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# Poplar Street & Barrington Passage Greenway



STP  
Expansion

Greenhouses

Barrington  
Street

New  
Development

Stormwater  
Gardens

Rooftop  
Agriculture

Womens  
Shelter

Barrington  
Passage

Poplar  
Street

New  
Development

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# STP Urban Agriculture Greenhouses



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# Downtown Gateway



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# Gateway Roundabout



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# CSO Chamber & Plaza



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# Barrington Street Plan



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# Downtown Gateway



Cogswell St

Purdys Garage

Purdy's 1

Development Site

Development Site

Xerox

Bells Lane

Brunswick Tower

Delta Courtyard

CSO

Hotel

Development Site

Granville Park

Scotia Square

Barrington

Hollis

Upper Water

Buckingham Passage

Granville Mall

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# Barrington at Bell's Lane



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# Granville Park & Landing



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# Granville Mall



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Ordnance Yard



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# Rainnie



Cogswell Dr

Brunswick St

Future Developments

Future Developments

Citadel Greenway

Close Rainnie

North End Roundabout

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Aerial 1



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Aerial 2



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4.0

Development Sites

# Development Parcels



# Parcel C



SOUTH ELEVATION

WEST ELEVATION



ROOF FLOOR PLAN



PARKING FLOOR PLAN - ENTRANCE LEVEL



TYPICAL PARKING FLOOR PLAN



EAST ELEVATION

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# Parcel C

Lot Size (SM)	4230
Podium Footprint SM	3031
Podium Height (Floors)	1
Tower Footprint (SM)	1606
Tower Height (Floors)	20
Total # Floors	21
Total # Buildings	2
Total # Parkings	212



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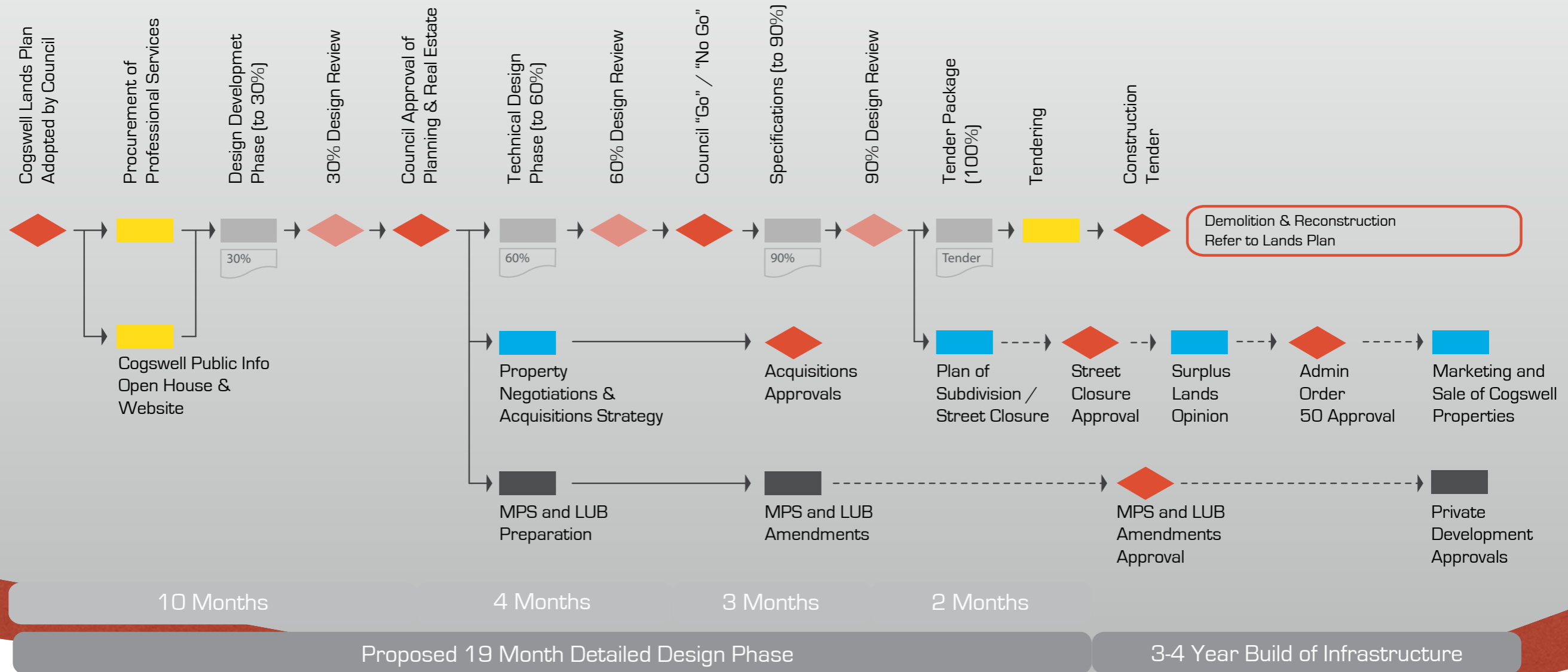
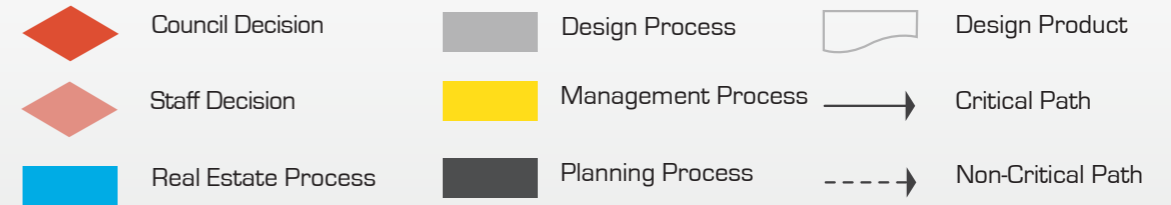


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Implementation

# Project Phases

## LEGEND



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Thank You!