



OUTLOOK
ENGINEERING AND
LANDSCAPE ARCHITECTURE
Places People Love

1326 Dacliddle Road
Comox BC V9M 2P9
T. (250) 339-5222
www.outlookela.com

Date April 26, 2019

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Town of Comox
1809 Beaufort Avenue
Comox BC V9M 1R9

April 26, 2019

TOWN OF COMOX

o - cfile 2430-20-MLT
copy - Mayor & Council
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Attention: Al Fraser, Superintendent of Parks

CoW May 8, 2019

Dear Sir:

Shakesides Viewpoint: Design Update

As requested, we have undertaken a redesign of the proposed Shakesides viewpoint in Mack Laing Park. As part of this process we attended the Public Workshop/Committee of the Whole meeting held March 27th this year and subsequently reviewed with yourself the workshop report where attendees gave extensive feed back on the design concept. We worked through this information and are now returning the design updated to incorporate council objectives and comments received.

Design images are appended. For your consideration we provide the following background information.

1. A boardwalk extension is shown in plan view that will formalize the link between Baybrook, (Mack's first home) and the proposed viewpoint at Shakesides (Mack's second home). In so doing the history of Mack's time in Comox is consolidated and made evident in a natural park environment.
2. We have retained the partial roof. A full roof has concerns with shade and algae growth and could encourage unauthorized use. The partial roof shown is what we assess as necessary aesthetically and structurally to elicit the basic form of Shakesides. This smaller roof area will, nevertheless, give a degree of shelter where a passing conversation or small picnic could be enjoyed in an open-air feel. The viewpoint is designed primarily as a transitory space. Park visitors are expected to pause here, and be given a unique experience of time and place as they enjoy the otherwise natural world around them.
3. The opportunity for celebratory work to be engraved in the ceiling panels is roughly indicated. The final installations could be writings by Mack's, or his art work and could also include commemorative statements. We suggest these installation(s) should be artistically curated and focus the visitor's experience to the time and place that Mack dwelled in. We envision that this work would be achieved by C&C machining the ceiling panels (computer cutting/routing from digital file). They could then be secured in place and if needed removed for maintenance.
4. The number of interpretive panels on the floor space has been reduced to one in order to simplify the setting. Besides having a viewing and commemorative function the viewing area would

function as an outdoor museum and this panel could provide scholarly highlights of the natural and historical setting.

5. The steel frame that supports the roof assembly is a deep reddish- brown colour intended to harmonize with park surroundings. Steel framing has been used due to its strength, fire and vandal resistance. Timber frame was a consideration, but less preferred due to the considerable angle bracing required and reduced resistance to fire, moisture and vandalism.
6. The elevation of the new Shakesides floor is confirmed as the same elevation as the adjacent boardwalk. This elevation ensures that waterfront views are not blocked and that wheel chairs can easily access the viewing area from both the boardwalk and the trail system behind.
7. The deteriorated concrete retaining wall will be removed and replaced with large rounded boulders to better blend with the natural environment. The boulders would serve as a limit of construction and delineate native vegetation zones from the viewing area. As the site is low lying and at times very wet, a raised area is considered necessary. This boulder wall would be approximately 24" above existing ground similar to the existing retaining wall proposed for removal.
8. A railing has been added at the front which mimics the distinctive railing of Shakesides. It also serves as a leaning area to enjoying the expansive view that Mack once enjoyed. The kitchen style table (as opposed to a park picnic table) is retained as in our original concept and in a placement similar to where Mack's kitchen table would have been. Thus, there is an inducement to imagine Mack's life while seated at the table.
9. The orange slab depicted earlier has been replaced with mortared flagstone contained within the surveyed footprint of Shakesides. This is surrounded with a high quality exposed aggregate concrete extending to the boulder wall. The flagstone would be similar to Baybrook, but ideally of a different hue in order to differentiate the two.
10. A statue of Mack Laing, perhaps looking through binoculars, could be a welcome addition to the scheme. However, at this time this has not been included as factors of cost and security are issues that require consideration.

We trust you find the current design suitable for council review.

Sincerely,

Outlook Engineering and Landscape Architecture Inc.

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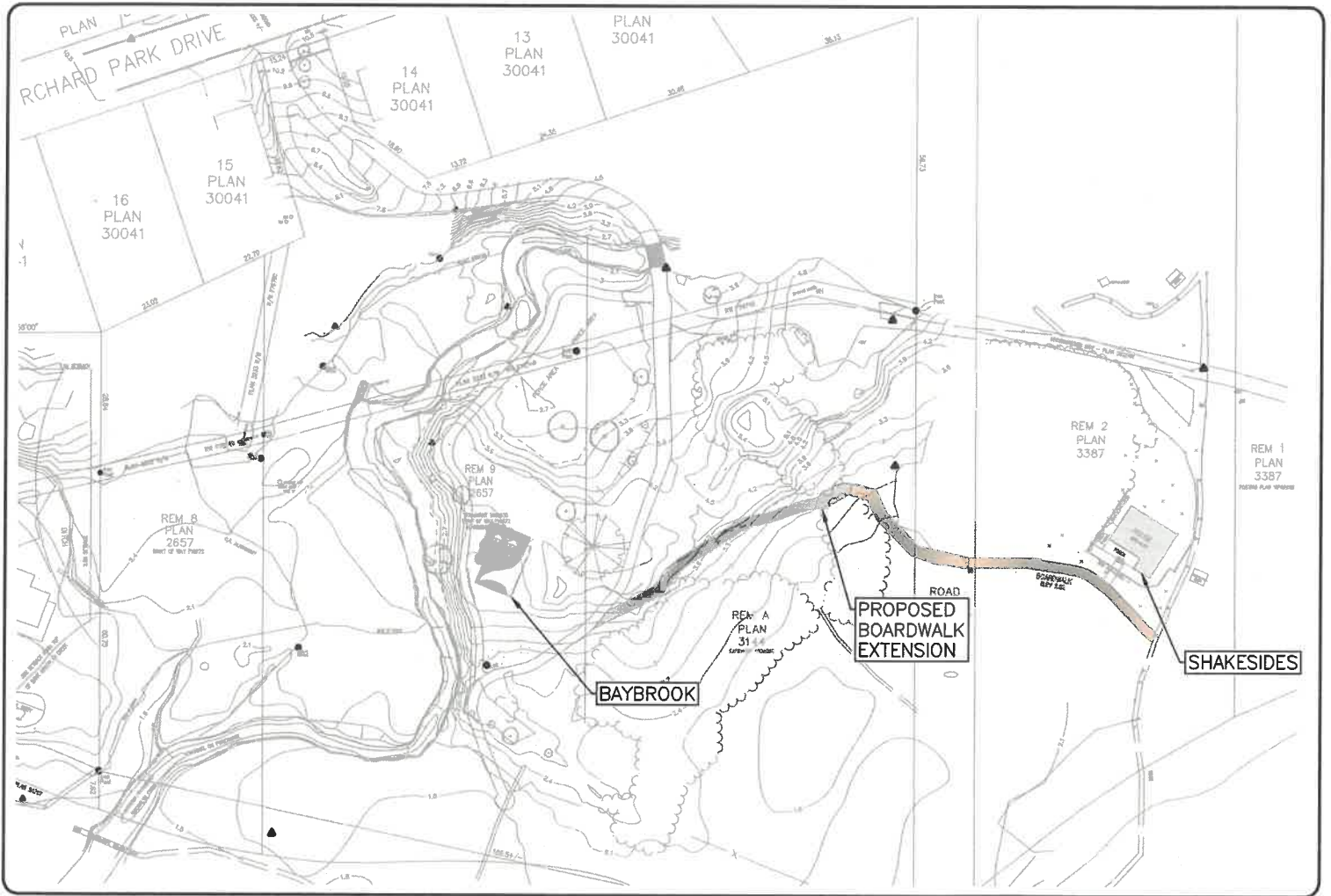
Tim O'Brien,



P. Eng. LMBCSLA

Professional Engineer (Civil), Landscape Architect

Email: outlookela@shaw.ca



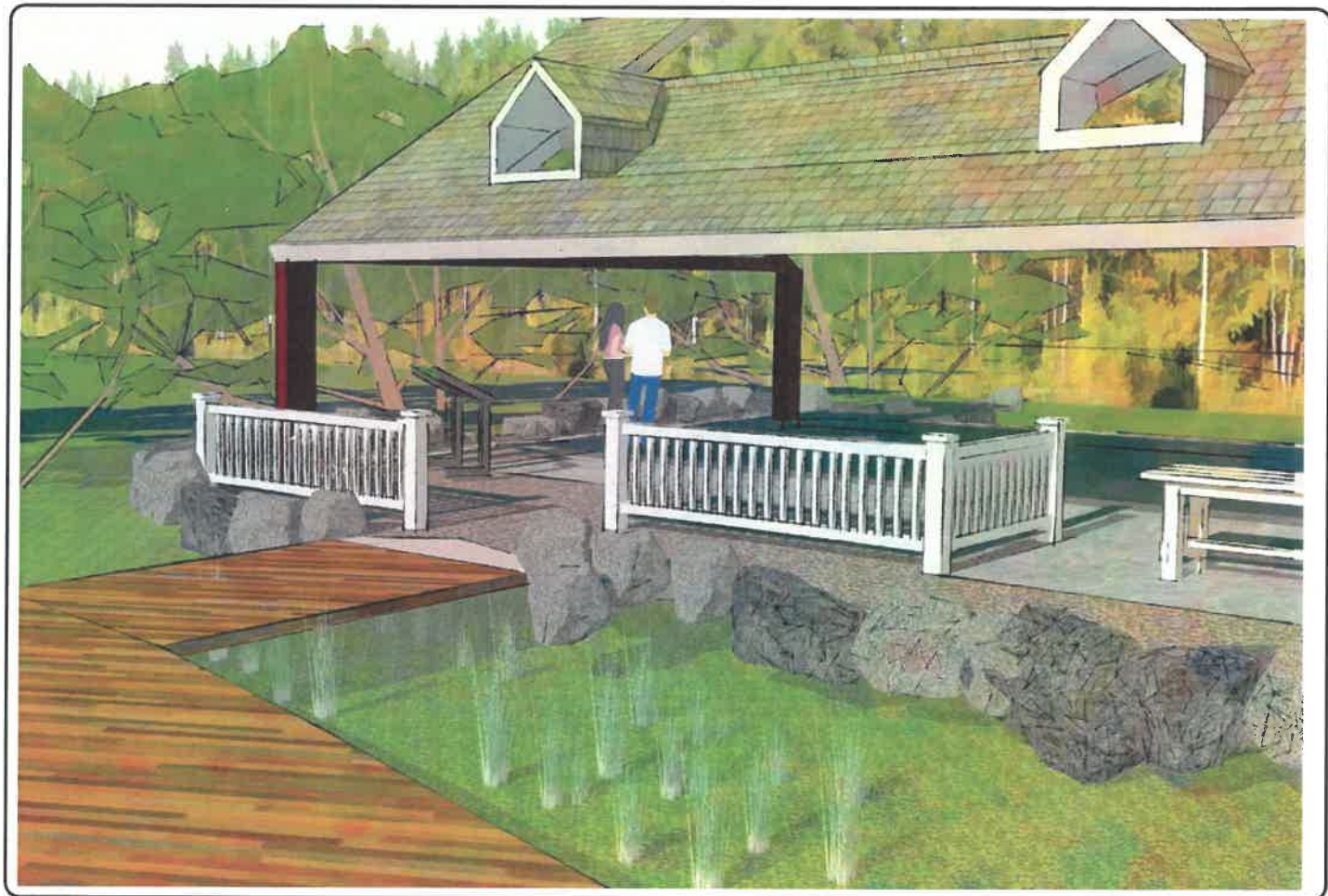
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(250) 339-6222
 outlook@shaw.ca
 1326 Doodie Road
 Comox BC
 V9M 2P9
 outlook.ca

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Project	Shakesides Viewpoint
Title	LOCATION PLAN
Date	April 26, 2019



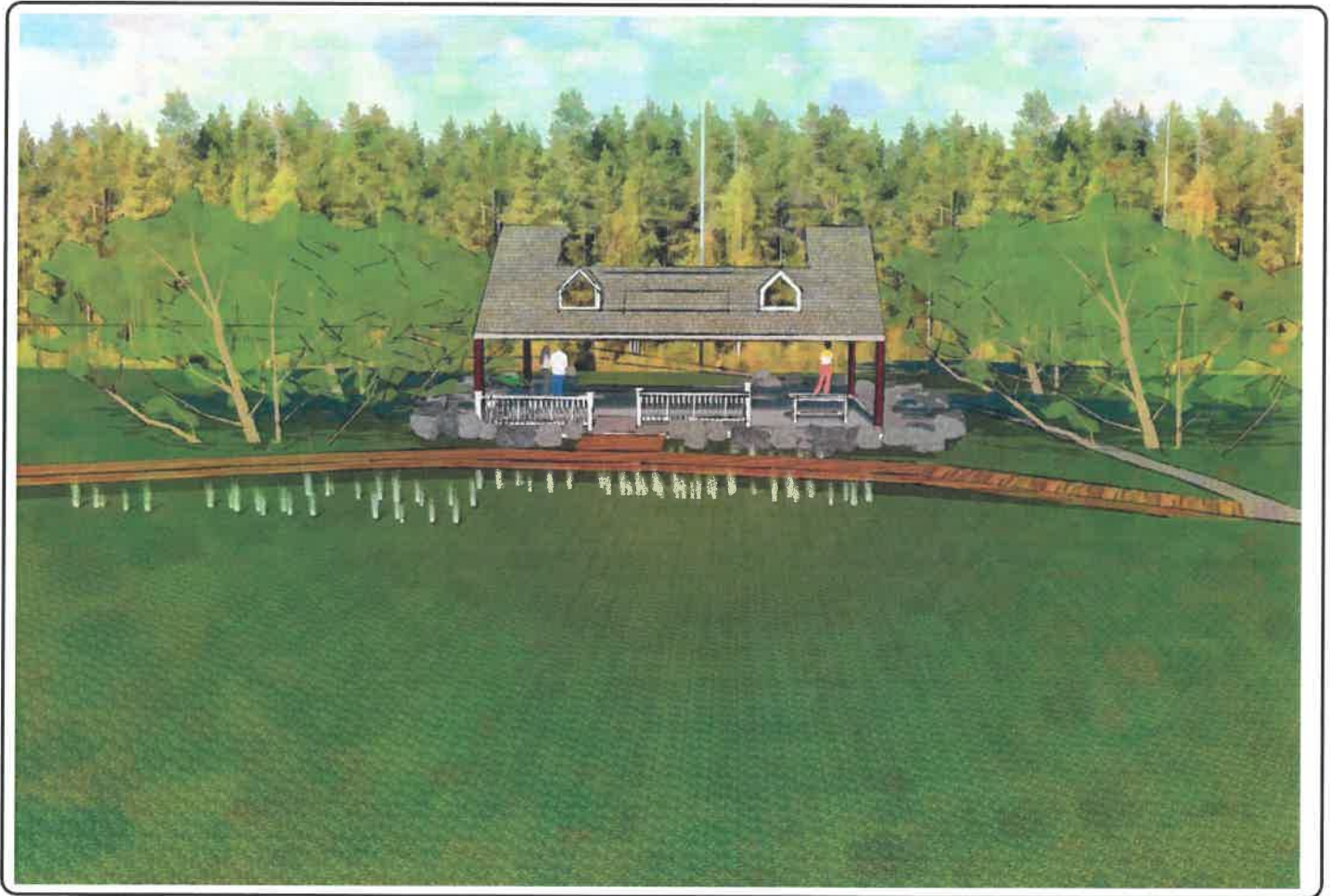
OUTLOOK
 ENGINEERING AND
 LANDSCAPE ARCHITECTURE
Places People Love

(250) 339-5322
 outlookela@shaw.ca
 1326 Doxcliffe Road
 Comox BC
 V9M 2P9
 outlookela.com

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Project **SHAKESIDES VIEWPOINT**
 Title **3D PRELIMINARY 1**
 Date **APRIL 26 2019**



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 ENGINEERING AND
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Places People Love

(250) 339-5222
 outlookela@shaw.ca
 1326 Dockside Road
 Courtenay BC
 V8M 2P9
 outlookela.com

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 outlookela@shaw.ca
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 Comox BC
 V8M 2P9
 outlookela.com

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(250) 339-5222
 outlook@shaw.ca
 1326 Doctford Road
 Courtenay BC
 V9M 2P9
 outlook.ca

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OUTLOOK
 ENGINEERING AND
 LANDSCAPE ARCHITECTURE
Places People Love

(252) 339-5222
 outlookela@shaw.ca
 1326 Doelittle Road
 Corvallis, OR
 V5M 2P9
 outlookela.com

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