



COULTER BERRY BUILDING
IN HISTORIC FORT LANGLEY

FOUNDATION
September 26, 2014, 2:16pm
THE HERITAGE HOLE IS BEING FILLED

Coulter Berry is a LEED Gold three story mixed-use building twice-approved by Council currently under construction for a 2nd time in historic Fort Langley.

COULTER BERRY'S KEY FEATURES



UNDERGROUND PARKING

53 of 60 parking stalls are hidden underground to enable a design for people, not for cars

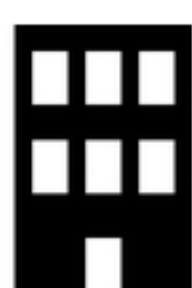
In a standalone three story building underground parking is virtually unheard of, but with cars out of the way we can create a uniquely walkable corner building.



AUTHENTIC HERITAGE CHARACTER

Unique individual sections with distinct character that seem like a collection of smaller, more traditional buildings

With cars underground an architect can focus on a more authentic historic design, remind of us days before cars, and create a more walkable village for the future.



MIXED-USE

Retail and restaurants at the sidewalk, office space on the 2nd floor, and unique residences on the 3rd floor

Mixed-uses with pedestrian connections creates economic vitality, a sense of place, eyes on the street, housing variety, local employment, and a stronger neighbourhood character.



AGING-IN-PLACE

4 of 9 residential units are 'adaptable' for seniors to age-in-place, 1 of which will be fully wheelchair accessible

Coulter Berry's location in the heart of the village of Fort Langley, adjacent to the local grocery store and other shopping, restaurants and cafés, makes it ideal for adaptable housing.



LEED GOLD

Coulter Berry will be of one the most sustainable buildings within the entire Greater Vancouver area

For Gold certification within Leadership in Energy and Environmental Design, Coulter Berry will have a wide range of high-end environmental features to minimize environmental impact.



GEOTHERMAL

Coulter Berry's mechanical system is based on geothermal for 100% of heating and 70% of cooling needs

A geothermal exchange of 60 wells 250' deep installed underneath the parkade ensures that for generations Coulter Berry will be one of the most energy efficient buildings anywhere.

Coulter Berry is designed for timeless appeal, maximum walkability and mixed-uses, all within a three story building with underground parking to enhance Fort Langley's pedestrian-orientated village atmosphere.

Not an inch of precious space has been wasted.

Get the Facts 



THE COULTER BERRY GROUND BREAKING
AUGUST 20TH, 2013



3DS + ELEVATIONS

FALL IN LOVE ALL OVER AGAIN

Coulter Berry is a three story, mixed-used building with underground parking, retail, offices, and residences.

With a 3rd floor of 9 residences we can create underground parking for 53 cars, achieve **LEED Gold** certification with one of the most energy-efficient designs possible, and maximize walkability, all with exceptional, historic village character.

Urban design always starts with parking: where will the cars go? With cars underground and out of the way, we can maximize walkability with meaningful pedestrian connections. With cars underground at a critical corner in the heart of Fort Langley we can create unique spaces for people, not a parking lot.

We want to build a village showpiece, something that all of Fort Langley will be proud of for generations.

For people to choose to walk, the walk must serve some purpose. In planning terms, that goal is achieved through mixed use or, more accurately, placing the proper balance of activities within walking distance of each other.

Jeff Speck, Walkable City —

COULTER BERRY

- Underground parking for 53 vehicles, with 7 more parking stalls at the rear.
- 9 retail stores and restaurants at the sidewalk.
- Offices on the 2nd floor.
- 9 residences on the 3rd floor.
- A very special single floor signature restaurant space
- Geothermal exchange, solar panels, heat recovery, CO₂ monitoring, and lots of energy saving and other green features to achieve **LEED Gold**.

KEY FEATURES TO NOTICE

- 12' wide central pedestrian breezeway to connect Lee's Market to Glover Road, and vice-versa.
- Coulter Berry 'steps down' at the south property line to accommodate the under-developed adjacent property, Beatniks Bistro.
- Solar panels on the southern end of the main roof to generate renewable energy and reduce Coulter Berry's long-term energy requirements even further than already achieved with a geothermal exchange.

A well-used city street is apt to be a safe street.

Jane Jacobs —

AUTHENTIC HERITAGE CHARACTER

- Multiple sections have been designed to appear as separate buildings that have been built up over time.
- Extensive, intricate masonry with corbeling, decorative quoins, cornice ledges, insets in the pilaster columns, and soldier courses for visual interest and timeless appeal.
- Multiple decorative parapets.
- Arched windows with lighter accents and keystones.
- All venting for the ground-level commercial retail units and office space is vertical to the roof, or to the custom 3rd floor mechanical room. There are no horizontal air vents or air conditioners on the exterior façade over the sidewalk that would degrade the heritage character.
- Custom HVAC within a dedicated mechanical room on the 3rd floor to avoid excessive rooftop mechanical or a 9' cooling tower being visible from nearby sidewalks within the Fort Langley Heritage Conversation Area.

If buildings also have a primarily vertical facade expression, walks seem shorter and more manageable, whereas buildings with powerful horizontal lines underscore and reinforce distance.

Jan Gehl, Cities for People —

OTHER COOL DETAILS

- All steel and concrete construction for long-term durability, but also to ensure that if demolished many decades from now, as much of Coulter Berry as possible could be recycled.
- Low-relief cameos for artistic dedications to John Berry and David Coulter at the corner of Glover Road and Mavis Avenue as an interpretative historic element.

53 CARS UNDERGROUND!



Glover Road at the Breezeway
3D



Glover Road + Mavis Avenue
3D



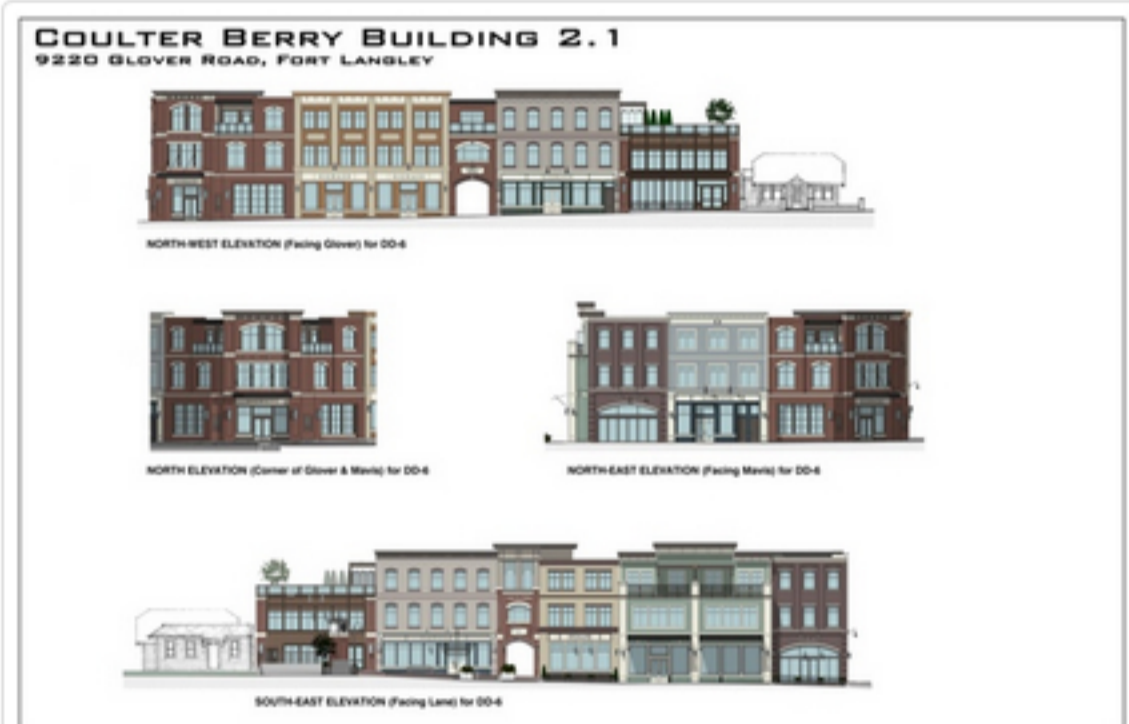
Mavis Avenue + the Lane
3D



Rear Plaza + Parking
3D



Glover Road Facing North
3D



Glover Road, Mavis Avenue + the Lane
Elevations



Breezeway to/from Glover Road
3D



Mavis Avenue
3D



Glover Road looking South
3D



Mavis Avenue Facing West
3D



Glover Road
3D



Glover Road
3D



Glover Road looking South
3D



Glover Road
3D



Glover Road
3D



Glover Road
3D



Glover Road + Mavis Avenue
Aerial

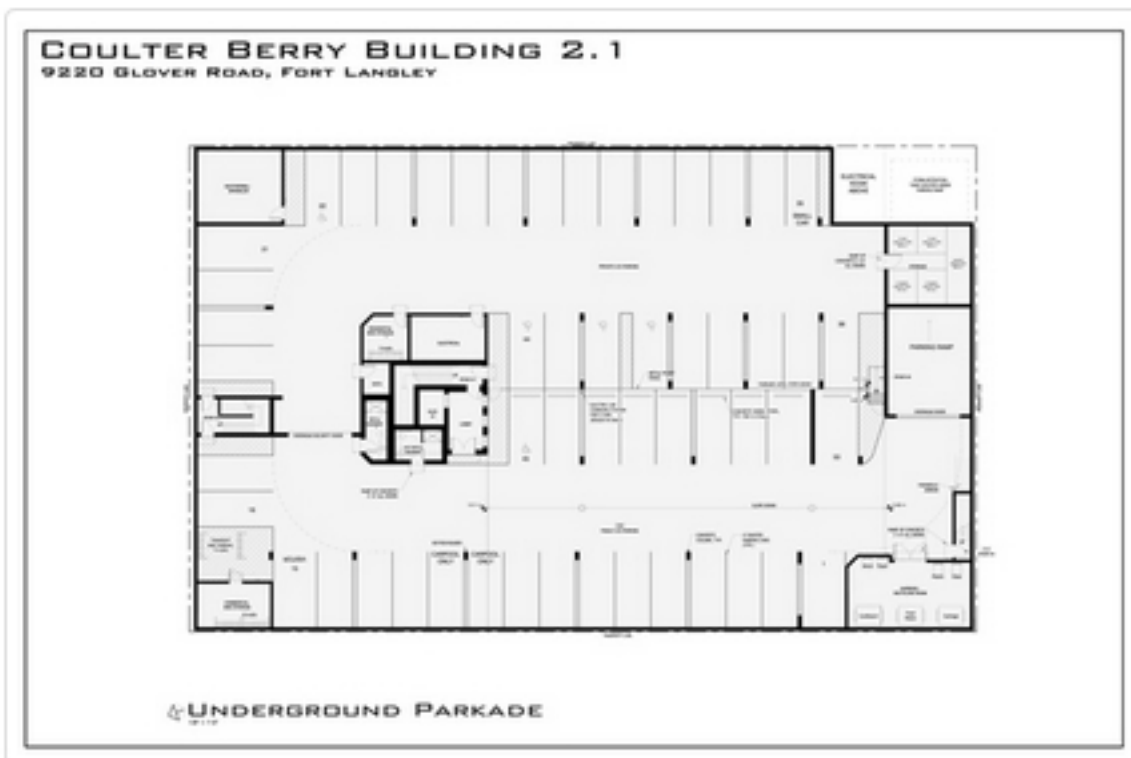


Lane + Rear Parking Plaza
Aerial

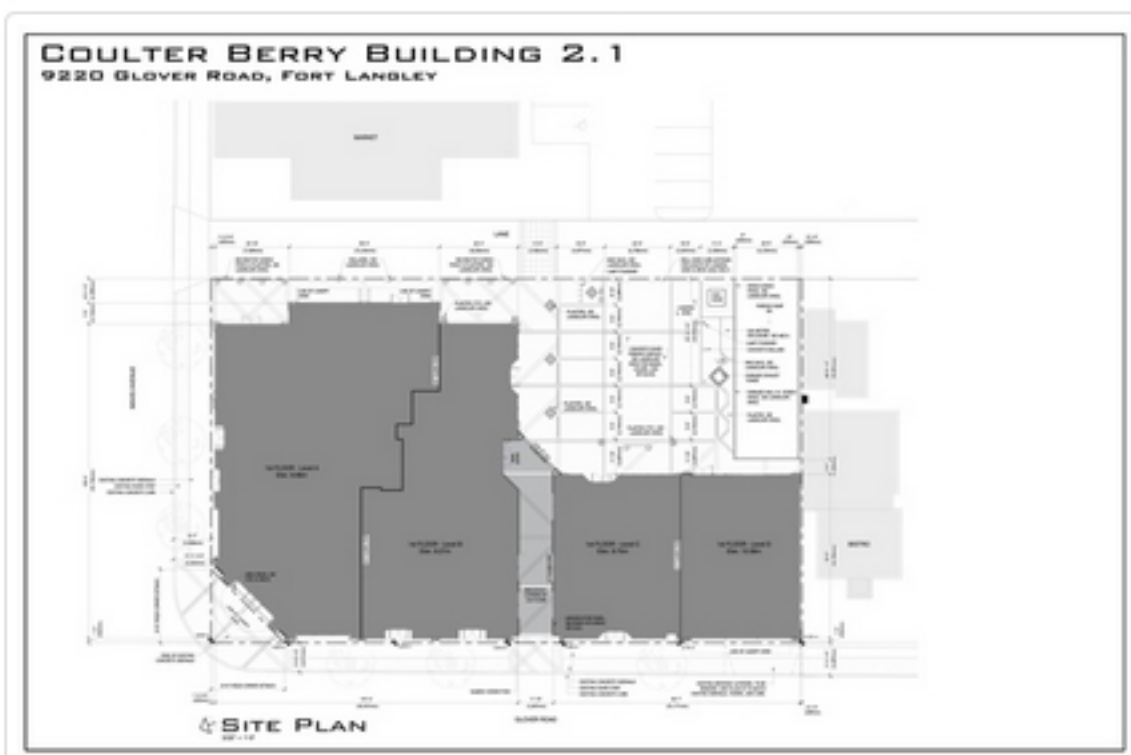


60 PARKING STALLS

UNDERGROUND AND BEHIND



Underground Parkade
53 Vehicle Parking Stalls - 37 Bicycle Stalls



Coulter Berry Site Plan
7 Vehicle Parking Stalls - 9 Bicycle Stalls

Coulter Berry has an underground parkade for 53 vehicles. This is why it is three stories: to economically support the construction cost of underground parking at one of the most complicated three story buildings you will ever see.

Underground parking gets cars out of the way to maximize walkability, and to enhance and create a more walkable village. Who doesn't want that?

There are 60 parking stalls in total, 100% of the required parking. 53 stalls are hidden underground and out of sight, which is a very high 88% of the required parking.

I want to create special places for people, not cars.
Eric Woodward —

KEY FEATURES TO NOTICE

- Only one small car stall, when up to 12 would be permitted. Parking stalls are a standard size to ensure they are as functional as possible for all vehicle sizes.
- 4 parking stalls are H/C stalls for the adaptable 'aging-in-place' residences.
- Rough-ins for two electric car charging stations to be installed at some point in the future, or if required for LEED Gold certification.
- Two HOV designated parking stalls to encourage carpooling and multiple occupant vehicles, as part of LEED Gold.
- Large garbage and recycling room underground for organics, cardboard, and recycling bins for newsprint, paper, glass, plastics, and metal containers. Extensive recycling will be required of all restaurants and commercial tenants to divert as much waste as possible away from landfills. An underground parkade means unsightly garbage containers can be hidden underground, not placed across the lane from the entrance to Lee's Market.

Bicycle parking is a key part of Coulter Berry's design. We want to accommodate and motivate bicycle use as part of a 'green' building that goes well above and beyond the norm. And we love bicycles!

- Two changing rooms with showers to encourage office and retail employees to cycle to work, reducing the demand for vehicle parking.
- Secured bicycle parking underground for 23 bicycles, separated for residential and commercial users, with full height lockers for commercial users to store wet gear.
- Public transient parking for 14 bicycles underground.
- Bicycle parking for 9 bicycles on the lane and at the rear next to the above ground vehicle parking, for a total of 46 bicycle parking stalls at Coulter Berry.

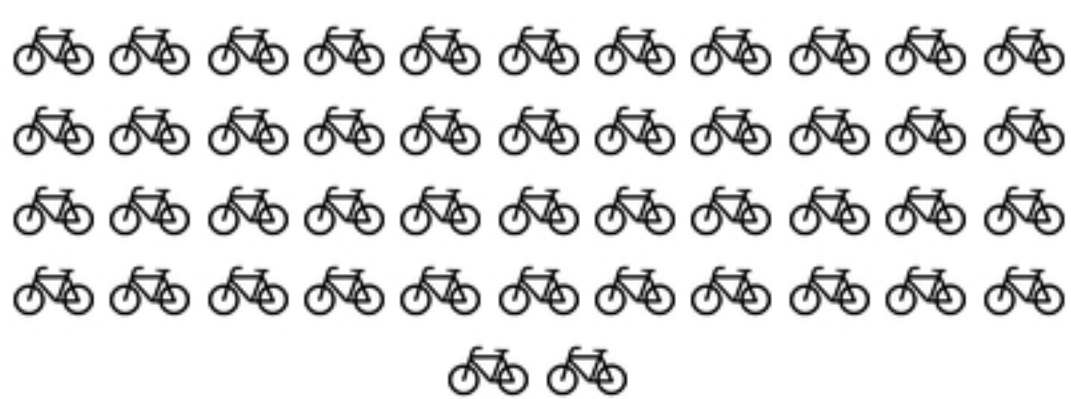
Any new parking areas created within the commercial core should be planned with the minimum possible impact on the pedestrian ambiance of the area.

Fort Langley Official Community Plan —

53 CARS UNDERGROUND!



PARKING FOR 46 BICYCLES



AN INVESTMENT IN QUALITY PARKING

Coulter Berry's underground parkade is extremely expensive. The Coulter Berry cost per stall is higher than the typical average because of:

- Construction to the lot lines with complicated, expensive shoring because of our difficulties at the southern property line.
- High-quality LEED Gold construction.
- A much larger than normal garbage and recycling room to divert as much waste as possible away from landfills.
- Extensive amenities to encourage the use of bicycles, not cars.
- An additional exit and entrance to and from the parkade via Mavis Avenue.

Fort Langley's commercial core cannot yet support this level of investment within just three stories, so it is a long-term investment in Fort Langley's future that we are prepared to make...

Because Fort Langley is worth it.

Understandably, many planners and communities are strongly encouraging developers to build parking decks in urban and suburban locations to create compact, walkable communities by eliminating large surface parking fields. While this has many desirable land use and planning impacts, adding decked parking often significantly impacts the economic sustainability of urban retail and mixed-use projects in a negative way.

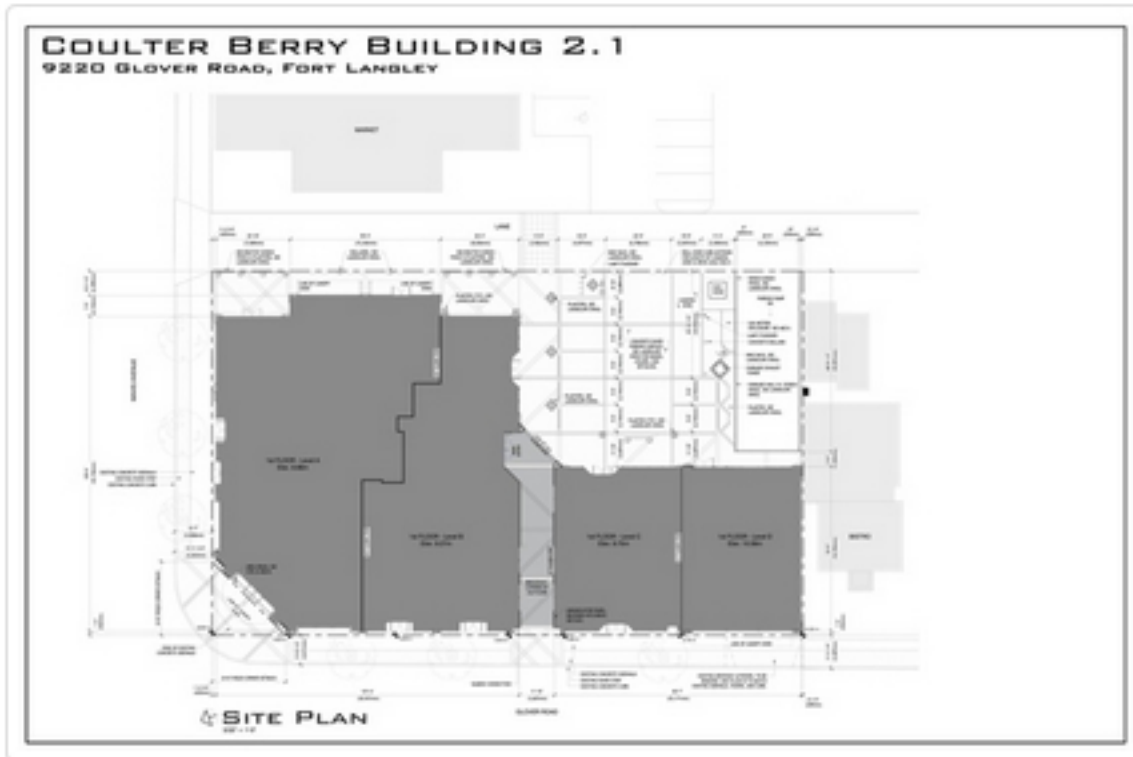
Robert Gibbs, *Principles of Urban Retail Planning and Development* —



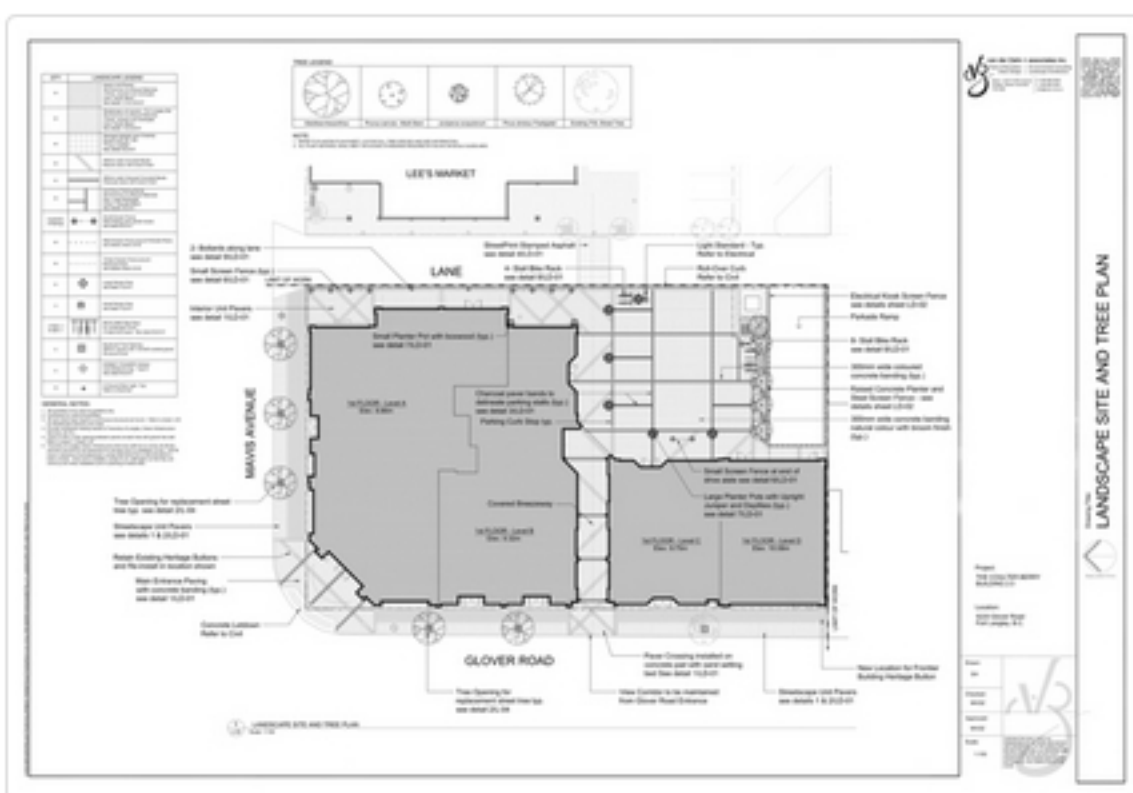


SITE PLANS

PLACEMAKING FOR PEOPLE, NOT CARS



Site Plan
7 Parking Stalls, 9 Bicycle Stalls, Central Breezeway



Landscape Plan
Pavers, Trees, and Pedestrian Plaza

Coulter Berry epitomizes outstanding urban design for a compact, village commercial district: a mixture of three primary uses, retail and restaurants at the sidewalk, pedestrian connections, and cars out of sight.

In every aspect of the site and exterior design we prioritize the experience of the pedestrian. The building's primary entrance is at the central breezeway to preserve the traditional main street façade frontage on the public sidewalks. When using Coulter Berry, you won't see an asphalt parking lot, and you won't notice cars.

To be convenient for traffic, and convenient for people walking, and connected to the fabric of the surrounding town, the shops must be arranged along a street, perhaps two, with parking behind, or underneath, to the keep the cars from isolating the shops from surrounding areas.

Christopher Alexander et al., *A Pattern Language* —

KEY FEATURES TO NOTICE

- 12' wide central pedestrian breezeway connecting Glover Road directly to the southern entrance of Lee's Market to improve the walkability of Fort Langley, reducing the net leasable retail area of Coulter Berry by approximately 3.2%.
- The setback of the building from the lane is 8' at the thinnest section to provide a more comfortable sidewalk and walking area width there.
- Shared electric transformer also used by Lee's Market to enable them to provide an additional parking spot for Fort Langley on their property, and to prevent an additional unnecessary, unsightly transformer in the rear lane, or on Church Street or Mavis Avenue.
- A loading zone in the rear parking plaza area for deliveries for Coulter Berry merchants and restaurants, which other restaurants like Beatniks Bistro and Wendel's don't provide clogging up compact local streets with delivery trucks, something that will not happen at Coulter Berry.

PARKING AND REAR PLAZA

- The rear parking area for 7 car parking stalls and 9 bicycles is the same height as the adjacent sidewalk to create a more pedestrian feel, slow down the cars, and reinforce the primacy of the pedestrian ambiance.
- The rear plaza paver pattern is designed such that the parking area can be closed off for special occasions, events or festivals, and not feel like a parking lot. The stall lines to delineate parking stalls are pavers of a different colour and size, not paint.



Breezeway to/from Glover Road
3D



From Lee's Market to Glover Road
3D




RESIDENCES

MORE VARIETY, MORE OPTIONS, MORE WALKABLE

Coulter Berry has 9 residences on the 3rd floor, with a wide range of sizes from 1 to 3 bedrooms, all finished to an exceptional standard befitting a **LEED Gold** building.

Most downtowns have an imbalance of uses that can be overcome only by increasing the housing supply.
Jeff Speck, Walkable City

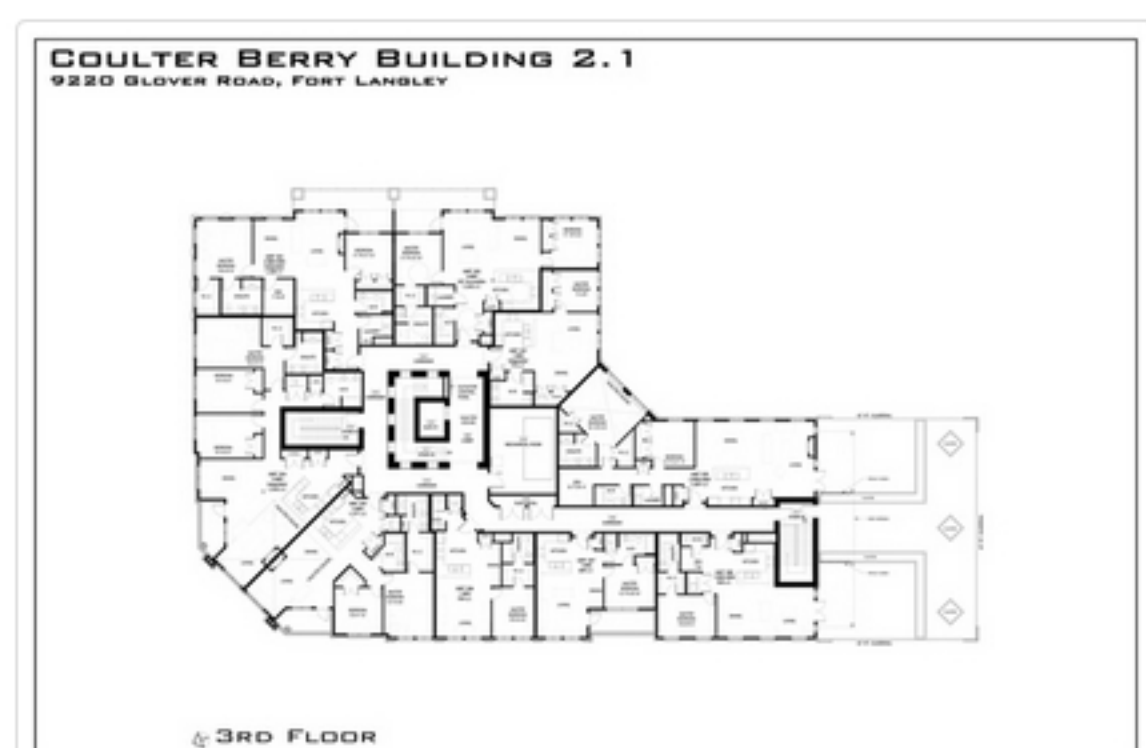
ADAPTABLE HOUSING

We believe in Fort Langley as a great place for seniors to 'age-in-place,' so 4 of the 9 residences will be 'adaptable' with added features and special space planning, an amazing 45% 'adaptable' housing ratio. Each of these residences has a secured handicap parking stall provided for them within the underground parkade. 

And we are building out one of these 'adaptable' units as a demonstration residence for full wheelchair accessibility, with a roll-in shower and other accessible features, just to do it, and because no one else does.

KEY FEATURES TO NOTICE

- Each residential floor plan is unique — no two residences are the same.
- 9' interior ceilings
- Custom mechanical equipment is located in a 3rd floor mechanical room so that it is not on the roof and could be seen from the street.
- All residences have individual heat pumps for maximum energy savings.
- 2 residences on the southern end of Coulter Berry have amazing rooftop patios, but (sorry) without access to the southern railing to potentially 'loom' over Beatniks Bistro patrons.



3rd Floor
9 Residences

GENERAL

- 7' genuine solid wood interior doors
- Deluxe moulding throughout
- Windows with bug screens
- Natural gas BBQ connections

LIVING AREAS

- Genuine wood hardwood floors
- Natural gas stone and wood fireplaces
- Full size, front loading washer and natural gas dryer
- All laundry rooms have a floor drain
- Premium lighting within dining rooms
- Wood closet organizers above washer and dryer, where applicable

FINISHES

KITCHENS

- Quartz counter-tops
- Gourmet under-mount sink
- Full extension soft close
- Genuine wood cabinets
- Stainless steel appliances
- Garburator
- Gas range
- Built-in microwave
- Side-by-side refrigerator
- Under cabinet built-in LED lighting
- Quality lighting with adjustable dimmer switch

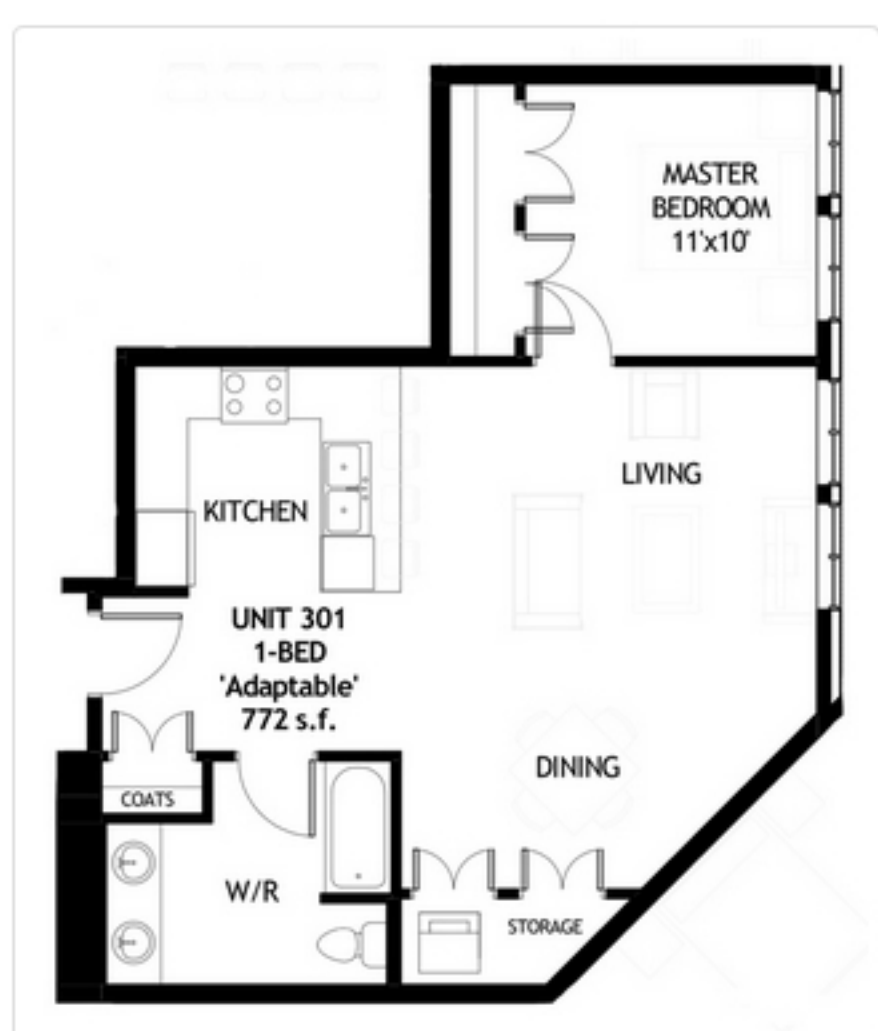
BEDROOMS

- wood closet organizers
- 8' foot high closets
- Deluxe moulding

ENSUITES

- Quartz vanity-tops
- Heated tile floor in master ensuites
- heated Fog-free mirror in master ensuites
- Built-in LED night lights
- Adjustable height shower heads
- Overhead rain head in Master ensuite showers

INDIVIDUAL RESIDENTIAL FLOOR PLANS



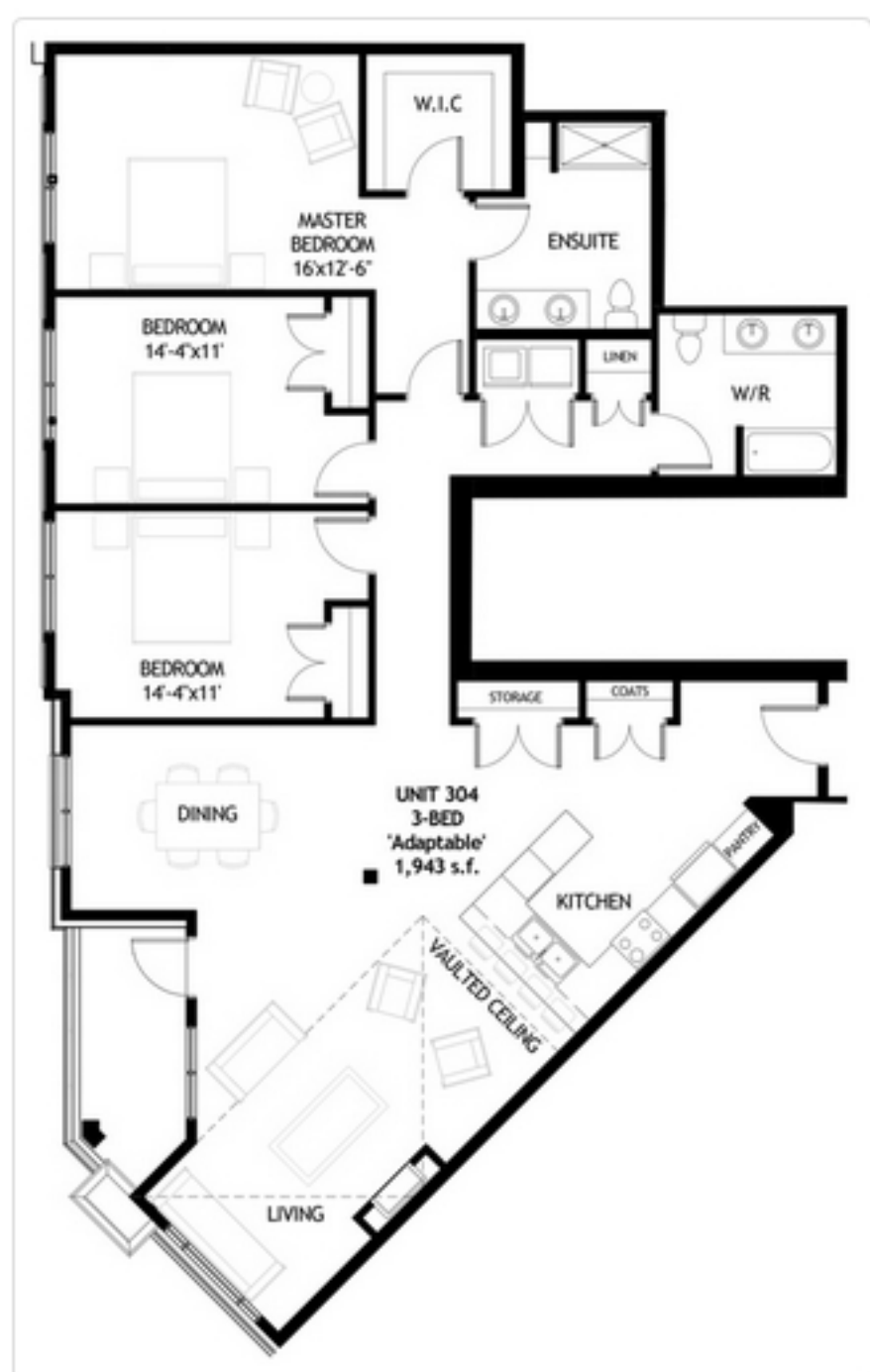
Unit #301
1 Bedroom, Adaptable
772 Square Feet



Unit #302
2 Bedrooms, Adaptable, H/C Accessible
1,242 Square Feet



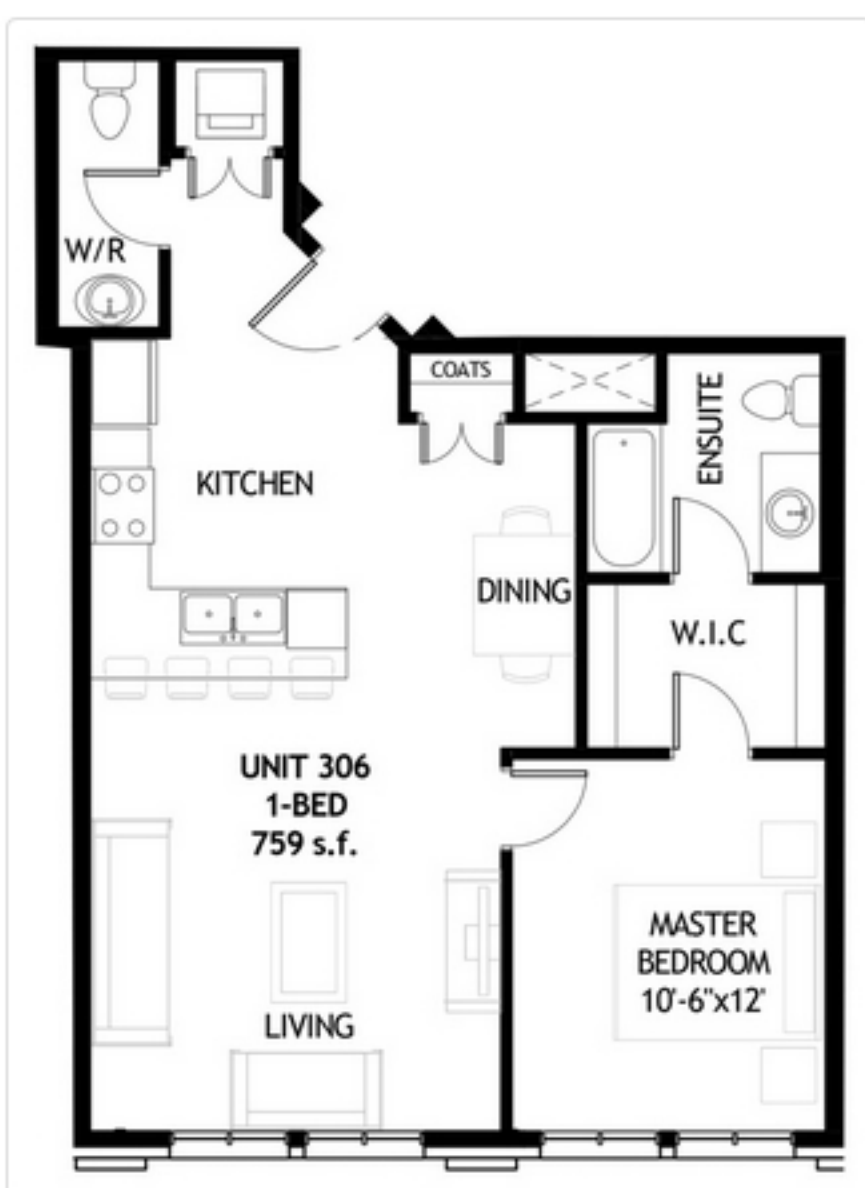
Unit #303
2 Bedrooms + Den, Adaptable
1,420 Square Feet



Unit #304
3 Bedrooms, Adaptable
1,943 Square Feet



Unit #305
2 Bedrooms, Adaptable, H/C Accessible
1,271 Square Feet



Unit #306
1 Bedroom
759 Square Feet



Unit #307
1 Bedroom
689 Square Feet



Unit #308
1 Bedroom + Den, Rooftop Patio
940 Square Feet



Unit #309
2 Bedrooms + Den, Rooftop Patio
1,607 Square Feet



Residential Rooftop Patio
Unit #308



Residential Rooftop Patio
Unit #309



OTHER FEATURES

SO MUCH MORE

Coulter Berry will be a **LEED Gold** certified building, one of only a handful of LEED Gold buildings with three primary uses within the entire Province of British Columbia.



Coulter Berry has a series of extra features and details that demonstrate the intense thought that has gone into every detail. If you look closely, you will quickly see that not an inch of space has been wasted.

The first step of effective long-term planning is to admit that growth will occur, and the second step is to focus on its quality.

Jeff Speck, *The Smart Growth Manual* —


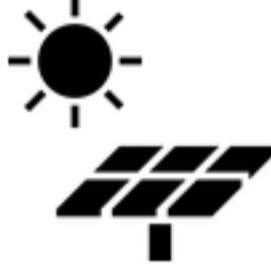


Glover Road Facing North
3D

FOR VISITORS AND OCCUPANTS

- Geothermal-based "heating" for pedestrian walkways, the rear parking plaza area, and the parkade entry ramp, automatically activated when the temperature falls to 2° or 3°. During the winter, no salting will ever be necessary at Coulter Berry.
- Significantly increased interior ventilation, with 30% additional air than typically installed to reduce concentrations of carbon dioxide produced by occupants, and by pollutants produced by off-gassing of construction materials and furnishings, to improve occupant health.
- Advanced base building and tenant energy measurement + verification systems, with submetering by zone, lighting and outlets, to create an energy feedback loop to enable and encourage tenants to minimize energy consumption.
- Outdoor air delivery monitoring with CO₂ monitors that signal when fresh air is required, and when it is not, resulting in significant energy savings by ensuring ventilation systems are only running when necessary.
- High-end, machine-less, very fast elevator, T.I.M.E. 3000lb MRL 350fpm.
- All commercial retail units (CRUs) have stubbed services for water and drainage so that any commercial retail unit (CRU) can accommodate a commercial kitchen.
- Security cameras in the breezeway, building entrances, and underground parkade.
- Full grease ventilation ducts installed and designed to pass through office and residential floors unnoticed, such that any 5 commercial retail units (CRUs) can be full-service restaurants without any building or mechanical modifications, if ever required.

FOR OUR ENVIRONMENT

- Geothermal-based mechanical system providing for 100% of heating and 70% of cooling energy requirements, connected to a ground source closed-loop vertical network of 60 vertical wells drilled 250' feet deep, installed underneath the underground parkade. 
- Significant additional storm sediment filtering, with the removal of 80% of Total Suspended Solids (TSS) and floating oils within a custom-built storm water system installed under the parking ramp, with an internal high-flow bypass system that ensures scouring and removal of collected TSS and hydrocarbons during large storm events.
- 35+ solar panels on the roof to generate renewable energy throughout the year to reduce Coulter Berry's electricity consumption. 
- Automatic irrigation for exterior landscaping designed to minimize water use.
- Reduced water usage fixtures and operations for a total reduction of water use of at least 30%.
- Enhanced Refrigerant Management, committing to refrigerants and HVAC design that minimizes or eliminates emission of compounds that cause ozone depletion and global warming.
- 75% of all construction waste will be recycled. 98% of the now demolished Frontier Hardware store building was recycled.
- Installation of materials, flooring, sealants and other construction and finish materials that are categorized as low-emitters of volatile organic compounds (VOCs) for improved long-term interior air quality.
- Heat recovery ventilation for the reuse of energy within outbound air for significant energy savings.
- Centralized hot water to reduce unnecessary storage of unneeded hot water within each individual residential, office or retail unit.



Glover Road
3D

FOR OUR HISTORY

- An artistic dedication to Jim Dyck and the Frontier Hardware store incorporated into the southern pilaster on Glover Road, to commemorate the Frontier Hardware within Fort Langley's history, and Jim Dyck's prominent role within the community the past many years.
- Two artistic motifs of David Coulter and John Berry to the right and left the two primary brick pilasters at the main corner of Glover Road and Mavis Avenue, on either side adjacent to the retail entrance.



Mavis Avenue Facing West
3D