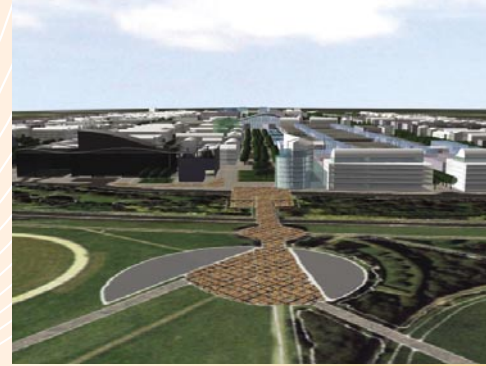
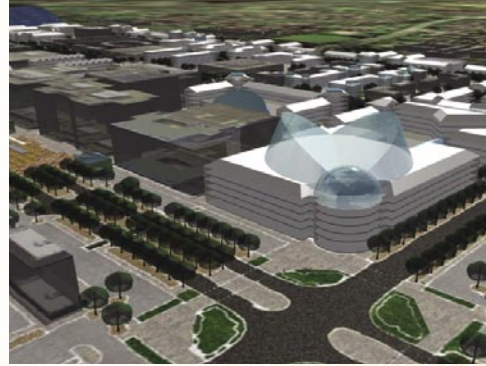


# CENTRAL MILTON KEYNES



## EXECUTIVE SUMMARY



FINAL REPORT  
OCTOBER 2001

EDAW

# THE NEW DEVELOPMENT FRAMEWORK

The new Development Framework for Central Milton Keynes (CMK) sets the parameters for future development of the city centre. It builds upon the success of the centre and sets the context for further success in the coming 20 to 30 years. It contains sufficient detail across physical, cultural and social issues to inform future policy development, design briefs, investment decisions and proposals. The Framework has been endorsed by Milton Keynes Council and English Partnerships, and has been formally considered by both the CMK Partnership of key stakeholders and the CMK Parish Council. SEEDA, the Regional Development Agency, has also been involved in the project from the outset.

The Development Framework area is the complete city centre, CMK, and includes Campbell Park, stretching from the railway station in the west to the Grand Union Canal in the East; bounded to the north and south by Portway (H5) and Childs Way, respectively (H6).



AERIAL PHOTOGRAPH OF CMK

Implementation is being progressed with key public agencies and within the new Milton Keynes Local Plan. This summary document provides an introduction to the Framework, its aims, aspirations and proposals.

## HISTORICAL CONTEXT

The original plan for Milton Keynes was inspirational, robust and visionary. The new city set out to rewrite the rules on how to design, create and implement from scratch, as well as set the agenda for forward thinking community development.

The plan recognised that the centre, as the main focus of city activity would need to satisfy commercial requirements, social and civic expectations. Central Milton Keynes would need to establish a distinct identity, a representative heart of the new city, recognisable by residents and visitors alike as:

*'a place to go and be in, to be anonymous or dress up for; to be able to watch the world go by; to see and be seen; a place to find out what is going on and to participate in events.'*

### *The Plan for Milton Keynes, MKDC, 1970*

The city centre was to be completed with a central park, to the east. Campbell Park was to relate directly to the urban development of CMK and be a demonstration of the best in civic park design, as the primary component of the new city's strong landscape structure.

Over three decades on and the aspirations of the founding fathers have served the new city well. The unique opportunity presented through development of Milton Keynes has, for the most part, been realised. However, CMK still lacks the diversity of activities, buildings and spaces or the range of cultural, leisure, residential and employment opportunities that were envisaged for the 'heart' of Milton Keynes and are found in other successful European cities.

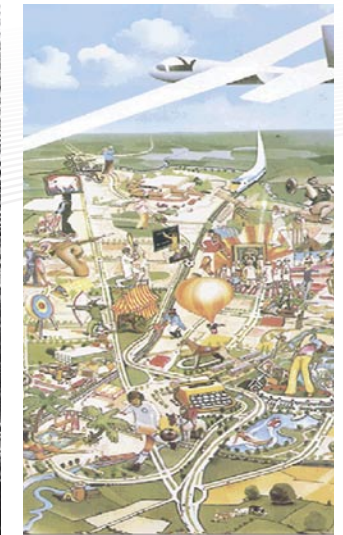
## A MATURING CENTRE - A TIME FOR REVIEW

CMK is now entering the second generation of its development. Cities are constantly in flux and key elements of their character are derived from this change - usually the result of centuries of incremental, accumulated experience and strategic interventions. New global influences of the 21st century mean that CMK is facing a very different future to that planned for in the late 1960s and early 1970s. Consequently, it is timely for a review to ensure that the city centre is capable of accommodating today's and future demands.

The challenge is to maximise the opportunities that stem from change, impacting in a positive fashion on the economy of the city as a whole, and responding to the needs of a growing and increasingly diverse population. It is also important not to abandon the principles that have successfully guided the physical, economic and social development of the new city over the past thirty years.



HELMUT JACOBY



VISION OF CMK

# KEY CHALLENGES AND GOALS

The Framework has highlighted and synthesised a number of issues and challenges for the future of CMK. It reveals a commercially successful CMK, but there are a number of characteristics of today's city centre that will hinder long term development as a vital, inclusive and sustainable centre of a maturing city, that is capable of meeting the economic, social and cultural challenges of the 21st century.

The issues and challenges have been distilled into a series of twelve strategic goals that guided the outputs of the Framework. These goals are aspirational and positive. Addressing them as a whole will make a real difference to the image and composition of CMK. They lead to credible projects that the community can support and developers are willing to bring forward.

## CULTURAL RICHNESS, VITALITY AND DIVERSITY

- Build on the innovative history of Milton Keynes.
- Create a regional identity.
- Diversify the commercial, residential and retail offer.
- Encourage a wider mix of uses.
- Provide a deeper experience.
- Encourage more varied patronage of CMK.
- Provide for more households.
- Reflect the cultural diversity of Milton Keynes.

## SOCIAL ACCESS AND INCLUSIVENESS

- Improve physical access by foot, cycle and a range of public transport modes.
- Make MK feel safer.
- Encourage ladders of economic and social opportunity.
- Increase community and civic 'ownership' of the centre.
- Include places, spaces and buildings for community activity.
- Improve connections to surrounding residential grid squares.

## STRENGTHEN ECONOMIC SUCCESS

- Build on CMK as a business location.
- Create a 'place' for business.
- Provide a wider range of workspace.
- Provide flexible workspace.
- Respond to changing economic needs.
- Support initiatives to meet skill and labour shortages.
- Diversify and strengthen the retail/leisure offer.

## DEVELOPMENT AND GROWTH

- Respond to economic priorities for CMK.
- Attract new investors - promoting diversity and flexibility to meet varied needs.
- Set CMK apart from other regional 'competitors' - creating a distinctive 'place'.

## A DEMONSTRATION OF SUSTAINABILITY

- Make CMK a model of environmentally sensitive development.
- Encourage improvement to existing building stock.
- Encourage demand side energy efficiency throughout all sectors.
- Use of natural resources in a sustainable and responsible manner.
- Encourage the use of available measures to reduce the volume of waste generated by human activities.

## LEARNING, KNOWLEDGE AND EDUCATION

- Develop CMK as a focus for life-long learning initiatives.
- Provide for a regional higher-education institution.
- Encourage specialist research and teaching activities (with specialist business support).
- More varied, and higher value, employment opportunities.

## QUALITY OF URBAN DESIGN AND PUBLIC REALM

- Maintain the geometry of the grid.
- Promote a safe and secure city through good design.
- Bring Campbell Park into the centre.
- Establish an identifiable 'heart' or 'hearts' for CMK.

- Introduce visual markers - including high buildings and landmarks.
- Reduce the perceptions of scale in the city centre.
- Encourage high quality architecture and public realm - innovative and forward-looking - at different scales.

## ACCESSIBILITY & MOVEMENT WITHIN CMK

- Recognise the role of the car.
- Reduce the impact of the car on the townscape.
- Prioritise pedestrians.
- Encourage pedestrian movement and activity throughout the centre.
- Introduce intra-CMK transport network/link from the station to Campbell Park.

## A VIABLE AND ATTRACTIVE PUBLIC TRANSPORT SYSTEM

- Provide a choice of transport modes available at all times.
- Support access to CMK by high quality transport systems from across MK into the centre that is reliable, frequent and attractive.
- Actively encourage modal shift using clear and understandable 'carrots' and 'sticks'.
- Provide high quality interchange facilities.
- Manage parking pressures - providing more clarity in provision responding to the needs of different CMK users.

## RELATIONSHIPS WITH REST OF MILTON KEYNES AND DISTRICT CENTRES

- Recognise CMK as a key economic focus in MK.
- Reinforce CMK as the heart of the new city.
- Ensure economic and transportation benefits to the rest of Milton Keynes.
- Not to detract from distinct roles of the older towns and district centres.
- Understand and manage impacts of CMK growth on the rest of Milton Keynes and the residential hinterland.

## IMAGE AND IDENTITY OF CMK

- Market CMK with clarity and consistency.
- Promote showpiece projects.
- Reinforce the distinctive nature of CMK as an innovative and forward looking place.
- 'Sell' the changing nature of CMK - move away from perceptions of concrete cows.

## CIVIC GOVERNANCE

- An open and accessible civic presence.
- Demonstrate cultural and social diversity.
- Promote collective 'ownership' and responsibility.
- Drive co-ordinated action through a civic 'champion'.
- Demonstrate civic pride in CMK as the heart of the new city.

# THE VISION FOR CENTRAL MILTON KEYNES

In responding to the issues and challenges for CMK, the strategic goals have been identified and scoped the approach to delivering the Vision established by the CMK Partnership.

“The cultural and business heart of our community, a delightful and stimulating urban place pulsing with activity and regional in its reach.

- A regional centre with a healthy economy, which is also a successful District Centre for its inhabitants, and is able to manage the competing demands that arise.
- A vibrant centre that welcomes, surprises and delights the visitor, providing a varied residential environment as well as the best in business, shopping, sports, leisure and cultural facilities.
- A prestigious City Centre with the highest quality of design and materials both in its buildings and in the series of interconnecting attractive and varied public spaces between its buildings. A place of fine, inspiring, stimulating architecture and townscape.
- A friendly and bustling place that can be experienced on a pedestrian scale with an exciting street life and diverse night life.
- A convenient and safe place to visit, live and work with information systems that help support easy, affordable and sustainable access for all.”

*The 1998 CMK Partnership Vision for Central Milton Keynes*

## DELIVERING THE VISION

As Milton Keynes matures to become one of the leading cities in the south-east, it will evolve with a distinct identity derived from its strategic location, unique morphology and environments, and from the quality and opportunities of its city centre. It will embrace strong economic growth based upon a diversified employment base and a focus on learning and education. New cultural, retail and entertainment uses will complement the employment offer promoting a new diversity and vitality, setting CMK apart from its regional competitors.

The physical structure will also evolve, prioritising pedestrians and street activity, reversing the current dominance of the car on the townscape. However, the new city structure will respect and reinforce the distinguishing grid-form of the city centre. Within this structure a broader range of workspace and retail opportunities will be accommodated.

In this way it will be able to sustain a broader mix of economic uses and social activities together with civic and community facilities, visitor and entertainment uses.

The city centre will also become a place to live. More people in CMK at all times of day will create a sense of community ownership and responsibility together with supporting further local facilities, cafés, bars and restaurants. A residential population right in the heart of the city will also promote a centre open throughout the day and much of the night.

The public realm network will be reinforced with new, high-quality spaces created to provide focal points of activity throughout the centre. These new squares and parks will provide the setting for distinctive and attractive buildings with active ground floor uses to promote animation and activity on the street. A priority will be placed on design with the aim of creating a streetscape that is admired from beyond the new city and loved by those for whom it is home.

This level of change will only be supported by a significant change in the use of public transport. Progressive improvements to the city-wide network and a new CMK+ high quality transport system in the city centre will improve the current imbalance between cars and public transport. This shift-change in transport will be complemented by a well-managed parking regime and improved pedestrian and cycle access within CMK. The aim will be to maintain a high level of accessibility to the centre by a variety of travel modes.

CMK will be reinforced as the active heart of a dynamic and vibrant city. Extended employment opportunities, improved

transport and a new depth to the provision of public facilities will also impact upon Milton Keynes as a whole - helping to sustain its economic growth and well-being into the future. New citywide community and civic facilities will confirm CMK as the heart of the new city.

External perceptions will also begin to change as CMK is seen as a modern and exciting place to do business, to live and play. Uniquely amongst its competitors, flexibility remains to accommodate new buildings and activities over time right in the heart of the city centre. CMK will reinforce its role as the place of opportunity, but with an enhanced sense of place and the maturity of a progressive and vibrant city of the 21st century.

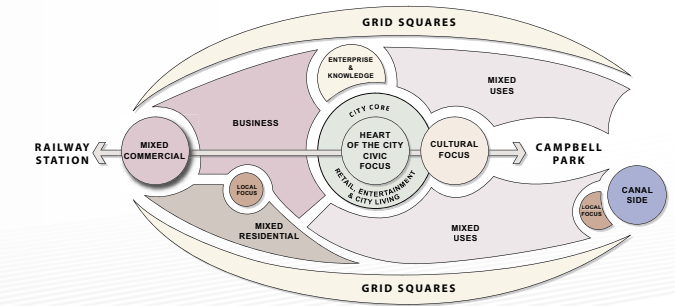


FIGURE 1 CONCEPT FOR CMK 2001

The Development Framework envisages a radical change in the scale and opportunity in the city centre. Figure 1 introduces the concept for CMK and Campbell Park of a series of focal points linking to a City Spine where pedestrian activity and public transport will integrate the elongated central area. The new CMK is under pinned by a new Heart to the City, residential quarters and linkages with surrounding gridsquares.

The new Development Framework is illustrated on the centre pages of this document, Figure 3.

# THE NEW CITY STRUCTURE

## URBAN DESIGN AND LAND USE

Due to the scale, the complex nature of CMK and the need to establish a flexible context for development that is sustainable in the long term, it is essential that a comprehensive urban design and land use framework be established. The Framework applies the following urban design and land use objectives:

- **Redefining the grid** - in order to create a more people friendly environment there is a need to redefine the role of the grid to encourage pedestrian activity whilst retaining it as a primary structuring element. Figure 2 illustrates how a finer grain grid within the existing block structure can be achieved in order to break down the physical and psychological barriers to pedestrian movement. With buildings now fronting directly onto streets a new sense of enclosure and human scale is introduced whilst retaining the feeling of space and greenery.
- **Area Wide Integration** - CMK is physically and visually isolated from the surrounding residential grid squares. The Framework aims to blur the edges between the existing highly defined CMK grid and the surrounding residential areas by bringing residential development into CMK and encouraging a greater mix of uses into the adjacent areas.
- **Development density and intensity** - the sheer scale of CMK has developed its own problems with long walking distances between key land uses and dispersal of activity areas particularly from the station and the main shopping and entertainment core. The Framework aims to create a higher density mixed use urban core to establish a coherent centre through the introduction of higher density finer grain development.
- **A greater variety and mix of uses** - whilst CMK as a whole provides a range of uses these tend to be single use zones with little relationship between them.

New development must adopt a more forward thinking approach to the built form in order to introduce a wider mix of uses in CMK to promote a range of opportunities for working, living and playing and to achieve a more diverse and inclusive city.

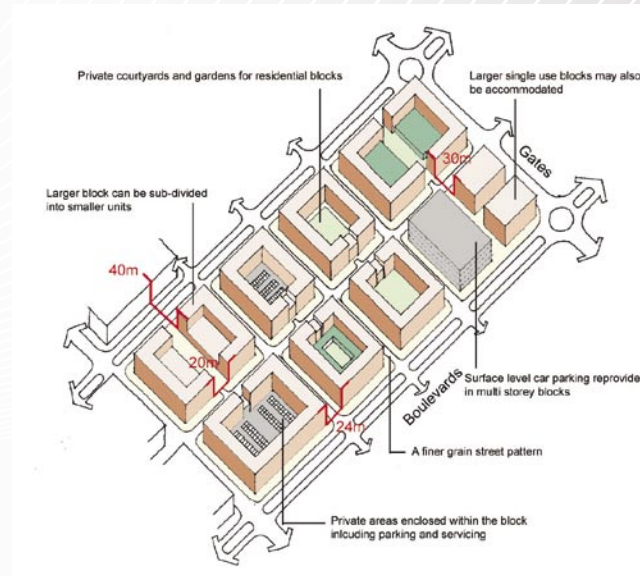


FIGURE 2 A FINER GRAIN STREET STRUCTURE

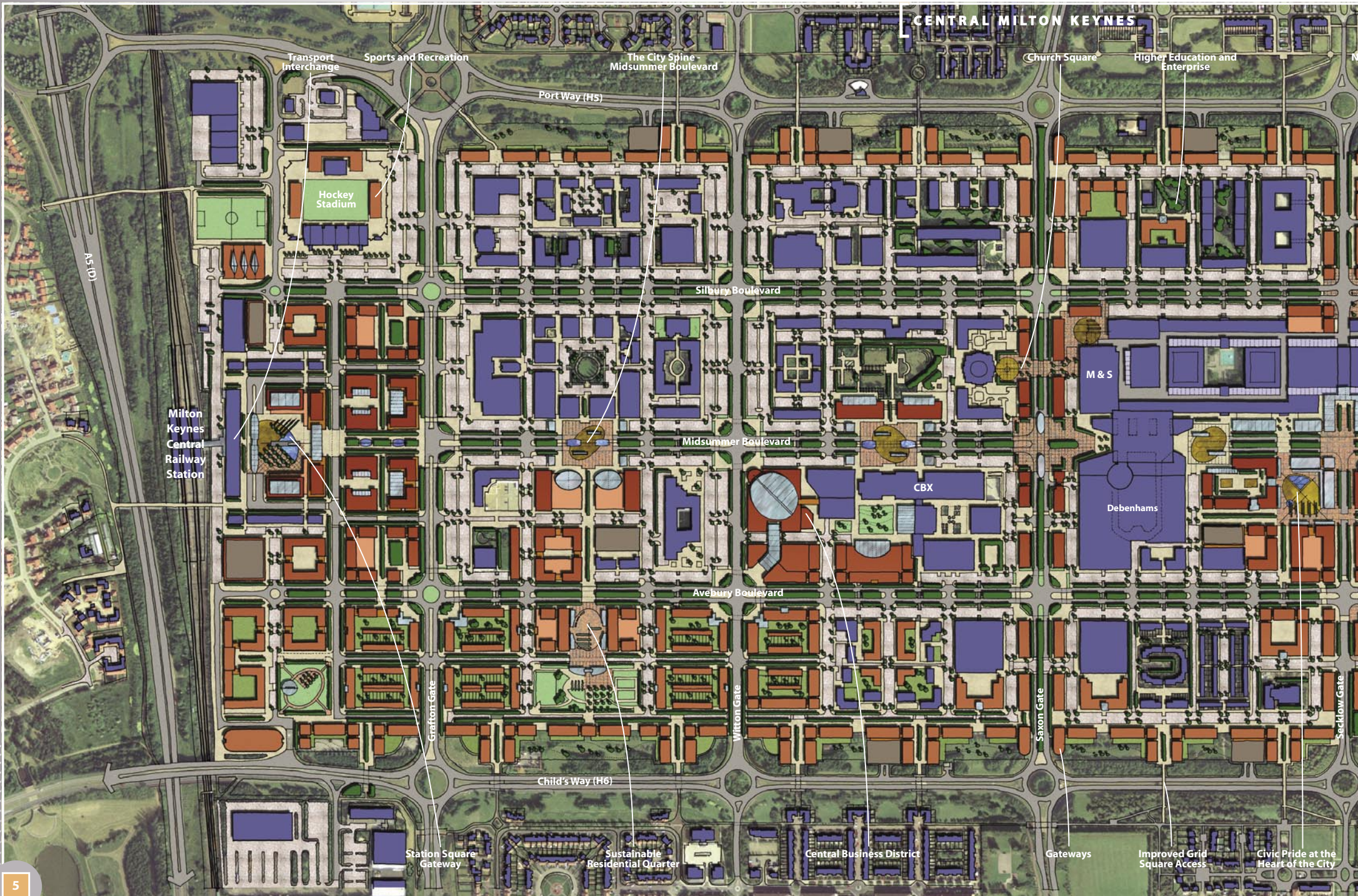
## CULTURE AND COMMUNITY VITALITY

Within the new city centre structure culture, public art and community involvement will play a leading role in developing the richness and diversity CMK currently lacks. Considerable work has been undertaken in Milton Keynes to define and expand cultural provision, particularly in the city centre. This is important in the context of a new town, where the cultural institutions and the richness of experiences accumulated over centuries of development do not exist as they might be in 'organic' older towns.

## DEVELOPING THE CULTURAL ECONOMY

Cultural activity is a significant contributor to CMK's vitality and viability without which sustained success of CMK would be limited. Cultural initiatives should form the cornerstone of the CMK 'offer' and evolve through the existing characteristics and future development opportunities. Cultural vitality supports social inclusion, diversity and learning, it provides the basis of an exciting and diverse offer that will attract new businesses, residents and visitors. The cultural economy is encouraged through the Framework by:

- **Cultural animation** - develop focused activity areas in key locations within the city core. For example, in the new Heart of the City, to encourage movement around CMK and encourage an annual festival as a focus of celebration. A final piece to the jigsaw would be to create a flexible, open air, programmable space in CMK that can be protected from the weather and provides a public gathering point and events venue as part of an integrated public realm strategy.
- **Heritage** - of Milton Keynes and the city centre particularly should be expressed in CMK to give a context to past and future cultural development through a museum or heritage centre or through public realm based exhibits within 'micro museums'.
- **Grand projects** - CMK should look towards the next grand projects, which should focussed upon learning and enterprise. The Framework is flexible enough to accommodate future opportunities as they evolve.
- **Culture and media industries** - should be encouraged, as this sector has not developed in CMK. Opportunities should exist through the introduction of a variety of mixed commercial workspace, some of it managed, together with live/work accommodation in the Residential Quarter and the mixed Enterprise Knowledge Quarter.



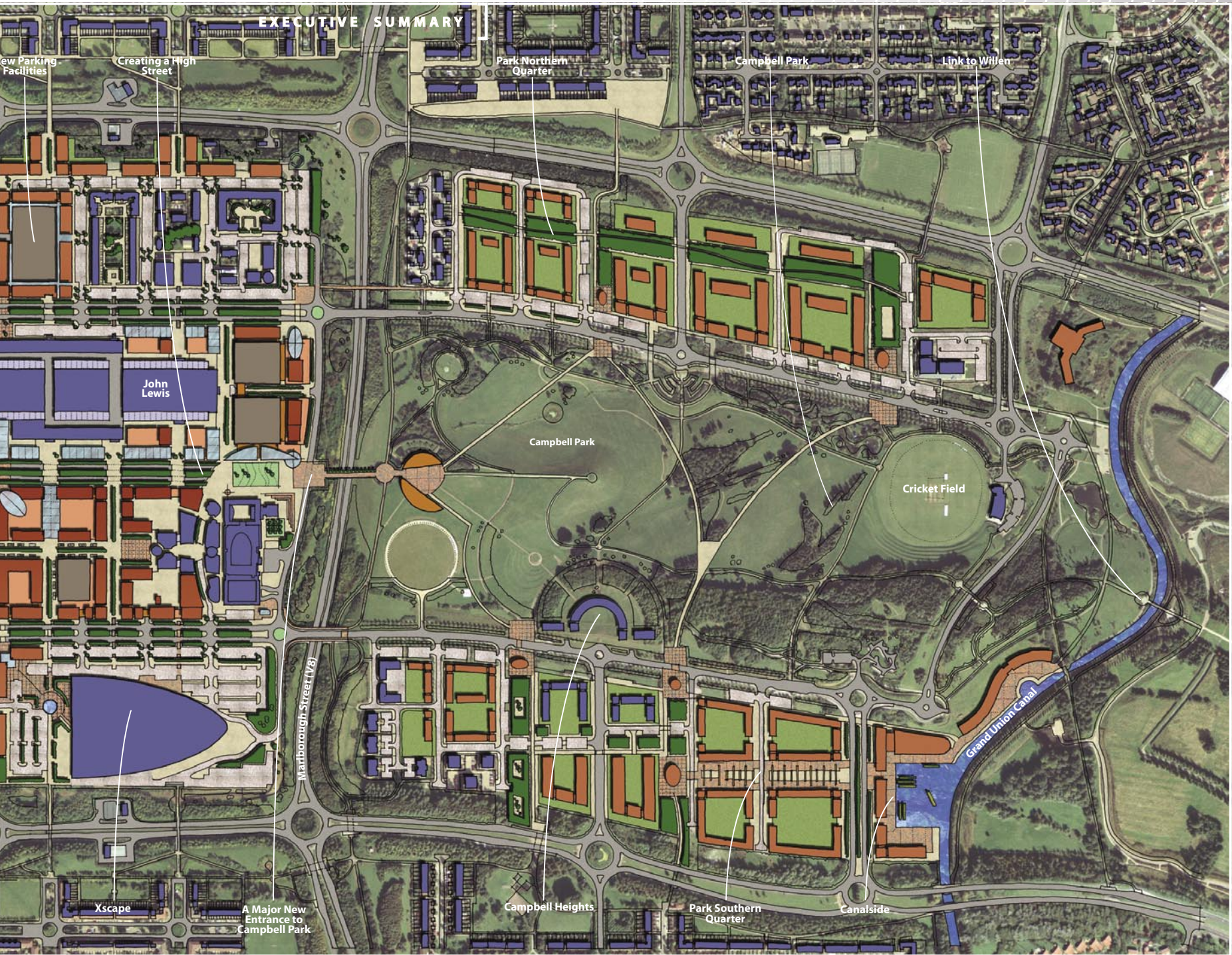
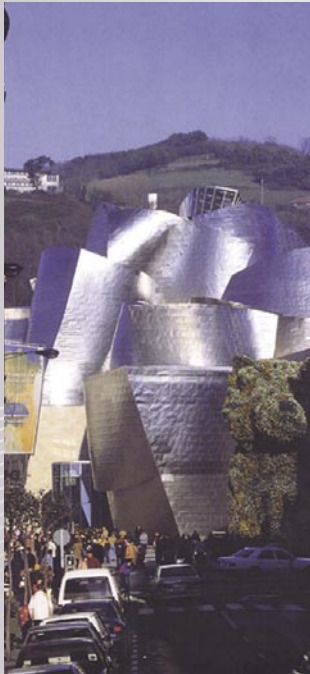


FIGURE 3 DEVELOPMENT FRAMEWORK



## DESIGN & ARTISTIC THINKING IN THE BUILT ENVIRONMENT

As a complete new city, CMK made its own rules. This gives it a tradition of innovation, a character of clarity and single-minded vision. It makes a statement. It is this unity of vision and consistency of realisation which made CMK into a piece of public art in its own right.

Today, CMK must be allowed to add to itself, while retaining and celebrating the characteristics that already make it different. Broadening the importance of design and scope of artistic intervention raises a number of new opportunities that are very much of 'CMK'. A new diversity in public art can be achieved through the:

- **Use of scale** - could explore the potential for different scales of public art, which include one single or family of themes throughout.
- **Structuring urban form** - applying artistic thinking to the entire urban form, building on the grid structure.
- **Innovative briefs for creative professionals** - experiment with new approaches to development briefs to involve artists such as landscape design, architecture, sculpture, craft, painting, dance, music and drama.
- **Applying artistic thinking to transport** - imaginative design of car park buildings, bus shelters or the design of the signature CMK+ system.
- **Use of street furniture as a symbol of place and identity** - a new palette for CMK, which builds on the clarity and simplicity of the original designs.
- **Introduce a lighting strategy** - as an integral part of the public realm for movement corridors, gateways to CMK, public spaces and buildings.

## AN ACTIVE ROLE FOR THE PUBLIC SECTOR

Through the consultation process it has been constantly highlighted that there is a stark difference between the quality of commercial and civic facilities and the gap seems to be increasing. It is important that CMK is not only successful as a regional centre but continues to provide the local services and facilities required by the residents of MK. This is fundamental for community sustainability and social inclusion.

The public-private balance can be addressed by reconsidering the role of the civic services and facilities in CMK, and to provide the added dimension to the city centre offer. The civic facilities should be made to feel inspirational and welcoming, a means of showing off the latest local designs and so in turn encourage inclusion. Modern approaches to governance and learning should be encouraged and include facilities for:

- democratic debate, information and communication; and
- life long learning - including training, further and higher education as well as healthy living as part of a Learning Resource Centre.

The Development Framework envisages two key initiatives, a Civic and Community Hub and attracting a new higher education institution for the city centre.

## YOUNG PEOPLE

The consultation process also focused on the need to promote youth culture within CMK. Young people are the future of Milton Keynes, yet there is little for them in the city centre. This could be improved by:

- **Youth community facilities** - a youth 'base' linked to facilities for learning, community and health information, would create a nucleus for formal and informal interaction and create an opportunity to engage young people in city centre life.
- **Children's play** - engaging children creatively in city life and improve the 'offer' for young families in CMK.
- **Youth shelters** - basic structures to protect from the wind and the rain with graffiti walls, seating and lighting.
- **Skateboarding** - demountable provision, designed and developed with skateboarders and artists.
- **Youth orientated activities** - such as imaginatively conceived festivals to involve and attract young people.

facilities. CMK+ public transport will also reduce the need for car journeys within the City Centre.

### PUBLIC TRANSPORT SYSTEM AND PRIORITY

A key output of the Framework will be to put in place a step change in public transport provision for CMK. A focus of this system is to prioritise public transport through greater use of bus lanes and Selective Vehicle Detection technology to give public transport priority at junctions.

A fast, reliable and high quality system is also necessary. Initially in CMK, with extensions to Campbell Park and on priority routes across the city an electronically guided bus, or similar system would deliver the necessary modal shift to public transport.

As the Development Framework is implemented, there is much more activity in the city centre throughout the day, and as public transport patronage grows, there will be potential to introduce an innovative people mover system to the city centre.

The CMK+ system must be distinctive with innovative vehicle design. This would contribute to putting quality public transport high on the agenda in CMK.

### TRANSPORT INTERCHANGE

A new transport interchange at Station Square Gateway, with passengers protected from the elements and 'real-time' service information, will provide seamless movement from trains, city-wide buses and the car to fast and reliable public transport throughout CMK and beyond.

The strategy also has interchange 'superstops' at destinations in the Heart of the City centre and Campbell Park.

#### 2001 to 2004

- Improvements to Quality Bus Initiative across Milton Keynes
- Public Transport Priority at Key Junctions in CMK
- CMK Shuttle - introducing a Station to Campbell Park fast service

#### 2004 to 2007

- New Transport Interchange at Station Square
- Additional priority for buses entering CMK and on main city routes
- CMK+ service introduced along Midsummer Boulevard - potentially an 'Electronic Guided Bus' - using clean fuels

#### 2008 to 2011

- Extension of CMK+ system on key Citywide Routes - livering a real alternative to car travel
- Bus loop in CMK - connecting all parts of the city centre and new Multi-storey parking areas

#### 2011 onwards

- Network development of CMK+ across Milton Keynes

#### 2020 onwards

- When the Development Framework is well underway ...
- High profile 'advanced people mover' - along the CMK Spine making use of best and reliable technology of the time

### TRANSPORTATION AND ACCESSIBILITY

For CMK to maintain its reputation as a highly accessible location, the Framework requires a forward looking transport strategy which ensures the city can continue to expand and prosper as a major focus for commercial, leisure and shopping activity and establish itself as a sustainable urban residential location. The strategy is based around re-ordering parking provision and introducing a new CMK+ transport system.

### NEW PARKING FACILITIES

A ring of new multi-storey car parks will provide highly accessible and quality parking for a higher density and active CMK. Variable message signing will direct drivers to car parks close to their destination and to locations where there are available spaces. Business district parking will be accessed directly from the grid roads. Shopping and entertainment parking will be close to existing and new



# QUARTERS AND KEY PROJECTS

The priorities and principles identified within the New City Structure apply across CMK. These priorities have been translated into a series of mixed-use city centre quarters. The quarters provide an outline description of the nature, location, aspirations and principles of development that will give each part of CMK a distinct character and key projects that will define the character of different parts of CMK. They also provide the basis for the preparation of Quarter-wide plans and project based Design, Development and Implementation briefs. The quarters and key projects are summarised below.

## STATION SQUARE GATEWAY

With 225km/h trains serving Milton Keynes Central from 2002, Station Square will become more important as a gateway to the city. A new commercial district for high profile businesses and urban living will develop. Distinctive architecture will define a new Station Square. The new Transport Interchange, together with hotels, restaurants and shopping facilities will make the new square lively throughout the day.



**STATION SQUARE GATEWAY** - HIGH QUALITY TRANSPORT INTERCHANGE PROVIDING NEW FOCUS FOR COMMERCE AND BUSINESS IN THE CITY CENTRE

## THE CITY SPINE - MIDSUMMER BOULEVARD

Midsummer Boulevard will become a 'spine' through CMK - linking the Railway Station to Campbell Park with public transport and pedestrian priority. The CMK+ transport system along the Spine will link all key destinations in CMK with the Transport Interchange at Station Square, and priority routes across Milton Keynes. A greater intensity of uses, ground floor activity and quality environment will draw pedestrians through the city centre.

## THE CENTRAL BUSINESS DISTRICT

The role of the existing business area will be reinforced with improved public transport right at its heart. The Business Hub will focus on a new Exhibition and Conference facility, with hotels, short-term office and living accommodation and state of the art ICT facilities. The new Framework also creates opportunities for the progressive regeneration of the existing building stock.

## SUSTAINABLE RESIDENTIAL QUARTER

The currently undeveloped areas to the south of the city centre offer the opportunity of adding a significant new community to CMK. Supporting an ultimate population of c.3,000 people, businesses and community facilities, this area will be closely linked to Midsummer Boulevard with access to the CMK+ public transport. There will be a mix of urban apartments and townhouses offering homes for those who want a more 'urban' lifestyle - including accommodation for the young, elderly and for key workers. A neighbourhood centre will offer local facilities and community amenities for residents and workers in CMK.

## CITY CORE

### CIVIC PRIDE AT THE HEART OF THE CITY

As a new focus of activity in Milton Keynes, the Heart of the City will mix cultural, shopping and entertainment with living and office accommodation at upper floors. Streets, arcades and squares, sheltered from the wind and rain, will encourage people to walk and enjoy the city centre.

The Heart of the City will be focused on a new Civic Square - a place to sit and relax, to play, gather and celebrate. It would also be the setting for new civic facilities - a Civic and Community Hub that could include open government, lifelong learning and training, information and communication in a highly accessible and central location. Performance spaces, the creative use of water and a setting for public art, the Civic Square will define the heart of Milton Keynes.



**CIVIC SQUARE** - THE HEART OF MILTON KEYNES, A PLACE TO CELEBRATE, PLAY AND RELAX, A NEW CIVIC AND COMMUNITY HUB

### CREATING A HIGH STREET

Midsummer Boulevard, east of Saxon Gate, will become a High Street for CMK with pedestrian and public transport priority. The replacement of surface parking areas with new retail and entertainment uses will create a 'walkable' street. The road bridge taking Secklow Gate over the shopping building will be removed to give new life to the market area.

### CHURCH SQUARE

Greater street-level pedestrian priority across Saxon Gate, will significantly reduce the severance of 'business' and 'destination' elements of the city centre and create a new setting for the City Church.

### HIGHER EDUCATION AND ENTERPRISE

Gradual transformation of the city blocks to the north of the shopping building will focus on creating an Enterprise and Knowledge Quarter. A new higher education institution could be based here, attracting research and knowledge industries to the city.

### CAMPBELL PARK

A new gateway into Campbell Park will focus on a new bridge-link bringing the tranquility of the park into the busy city centre. A new cultural development, of striking design, will define the view from Midsummer Boulevard and entice visitors to venture into the park. A new bridge, wider and without underpasses, will lead to a new Park Square that will offer a dramatic new setting for the theatre and gallery, promoting additional cultural development and street animation. To the rear of the shopping building, taller and distinctive buildings with hotels, homes and restaurants will offer unrivalled views of the park and define a new skyline for CMK.



PARK GATEWAY - CONNECTING CAMPBELL PARK AND CMK A NEW CITY CENTRE SKYLINE

As one of the best European park designs of the 20th century, the aim is to make Campbell Park far more accessible and better used by the people of Milton Keynes. New north-south links will improve connections across the park. Temporary public art events, activities for families, better signage and art walks through the park are proposed.

### PARK QUARTERS

New homes and commercial buildings, will front onto Avebury Boulevard to create a new edge to the park (including a hotel and community facilities). The northern quarter will focus on the east-west alignment of the prehistoric track and hedgerow of ancient Portway (that has more recently given its name to the H5 grid road).

South of the park there will be a mixed residential development with a new neighbourhood community focus.

### CANALSIDE

A new destination for leisure and recreation will mix homes, offices and live-work space. Canalside will be built around a new basin and marina. Moorings for owners and holidaymakers with cafés and restaurants will draw additional tourism into Milton Keynes and provide a new focus for local people during the day and evening. An extension of CMK+ would link this area directly with the facilities of CMK.

### ARRIVING IN THE CITY CENTRE

Key Gateways at the main road entrances to CMK will be punctuated with distinctive landmark buildings to provide a real sense of arrival in the city centre.

Poor quality routes to the central residential gridsquares of Oldbrook, Fishermead, Conniburrow and Bradwell Common dissuade people from walking to and from CMK. New development on the car parks at North Row and South Row, with building frontages right up to the bridges and underpasses, together with enhanced lighting and surfacing, will make the routes feel shorter and safer.

# DELIVERING THE FRAMEWORK

The new opportunity for economic, social and cultural change in CMK can be delivered within achievable commercial market parameters, but a significant change in the attitude of investors, occupiers and developers - together with the involvement of public sector agencies, will be required.

The Development Framework is predicated by the provision of major infrastructure including public transport and multi-storey car parks, public realm and service provision. If the full potential that the Framework offers is to be achieved, it will be delivered in partnership with key stakeholders.

## A NEW ORGANISATIONAL ARRANGEMENT

Key public sector organisations particularly Milton Keynes Council and English Partnerships, will need to work closely to common agreed goals, pooling resources and channelling energies in CMK. A new agency is proposed, drawing on resources from across CMK, to bring forward the programme of projects and initiatives required to implement the Framework. The Agency would strive for quality and innovation in design, to engage with the community, to focus public sector resources and to achieve a co-ordinated approach to funding that will ensure the benefits of new development are channelled into an enhanced and more inclusive city centre. The Agency will focus on joint working but statutory responsibilities would, however, remain with Milton Keynes Council and English Partnerships. It is likely that the new agency will draw upon best practice but be a bespoke mechanism to address challenges of CMK.

## TAKING THE FRAMEWORK FORWARD

Implementation of the framework will require a number of future actions. Individual Quarters Plans will be prepared where significant change is proposed.

Plans and projects will come forward with the benefit of Design, Development and Implementation Briefs. These

briefs will aim to encourage quality within the principles of Framework.

Individual Quarters Plans and Design, Development and Implementation Briefs will be brought forward in close working with land owners and investors to ensure that the proposals are deliverable and contribute to the city centre as a whole.

## KEY MILESTONES

Gradually during the 30 year development timeframe, CMK and Campbell Park will be transformed into exciting places to live, work and spend leisure time. Key milestones include:

### By 2005

- Campbell Park Western Sector will be significantly underway to developing into a new residential/ commercial quarter.
- Developments including CBX3, Theatre District Phase II will be underway.
- Proposals for the mixed residential quarter and additional retail at the centre:mk will be well advanced.

### By 2010

- The new CMK transport system linking the station with the Theatre District will be operational
- Early developments will be progressing in Station Square
- A new residential quarter containing thousands of new residents will be nearly completed
- Proposals for the new Civic Hub will be well advanced
- Additional retail provision will be provided in the centre:mk
- New commercial development will be occurring along Midsummers Place

### By 2020

- New high quality public transport systems linking the CMK systems to the rest of Milton Keynes will be established
- Station Square will have been transformed by a new mixed use commercial development.

- New leisure and retail provision will be open in the city core.
- Knowledge/enterprise quarter will be established anchored by the new university
- Development will be beginning in Campbell Park Eastern Quarter
- Significant commercial developments will have occurred along the City Spine
- A new series of square and parks will have been created throughout CMK.

## CONSULTATION

The Framework has included a comprehensive consultation programme. This has included initial stakeholder workshops, Alternative Futures Workshop, Community Planning Event, CMK Launch, schools project, interactive web, discussions with youth groups and meetings and discussions with developers and investors.

The consultation programme is ongoing. There will need to be continued input from key stakeholders and residents of Milton Keynes throughout the life span of the Development Framework if CMK is to continue to evolve and develop over the next 30 years.

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