

Historic Downtowns, Streetscaping and Placemaking

October 5, 2019

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O2 Planning + Design



How often have you walked down a street and said

“I wish we could do something here...” or

“wouldn’t it be great if...”

or been to a place on vacation that is full of atmosphere and you want to go back to again and again?

When you focus on place, you do everything differently.



Precedents | Placemaking



Precedents | Urban Agriculture



Precedents | Gateways & Wayfinding



Precedents | Storytelling and Interpretation



LONG-TERM

SHORT-TERM

- ↑ more innovative & nimble regional economy
- ↑ region's ability to attract & retain talent
- ↑ social capital & community cohesion
- ↑ positive rebranding & city image
- ↑ public safety & perception of safety
- ↑ vibrancy in target neighborhood
- ↑ local consumer spending
- ↑ urban jobs & residents
- ↑ cultural activity

NEIGHBORHOOD

CITY

REGION



Main St., Coleman, Alta.





ST. VIEW HIGH RIVER ALTA. CAN.



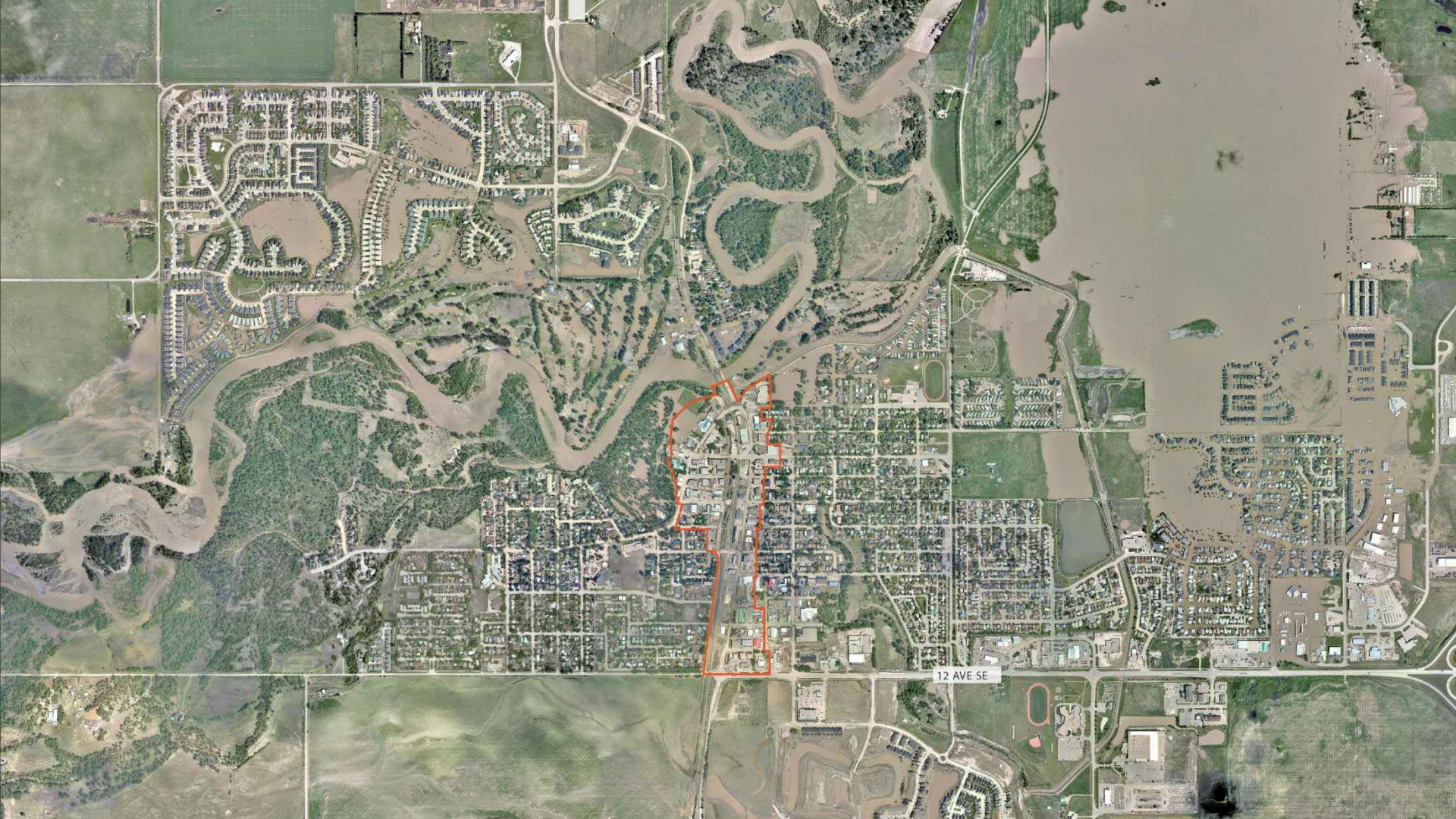
WRONG
WAY

DO NOT
ENTER

Context

- The June 2013 flood dealt a serious blow
- The downtown core, the heart and image of the Town, needed to be rebuilt
- Residents needed their community and quality of life restored
- Business owners needed to see that the Town is a desirable place to invest
- Town Plan requires new Downtown ARP
- Need to rebuild infrastructure and re-establish business





12 AVE SE

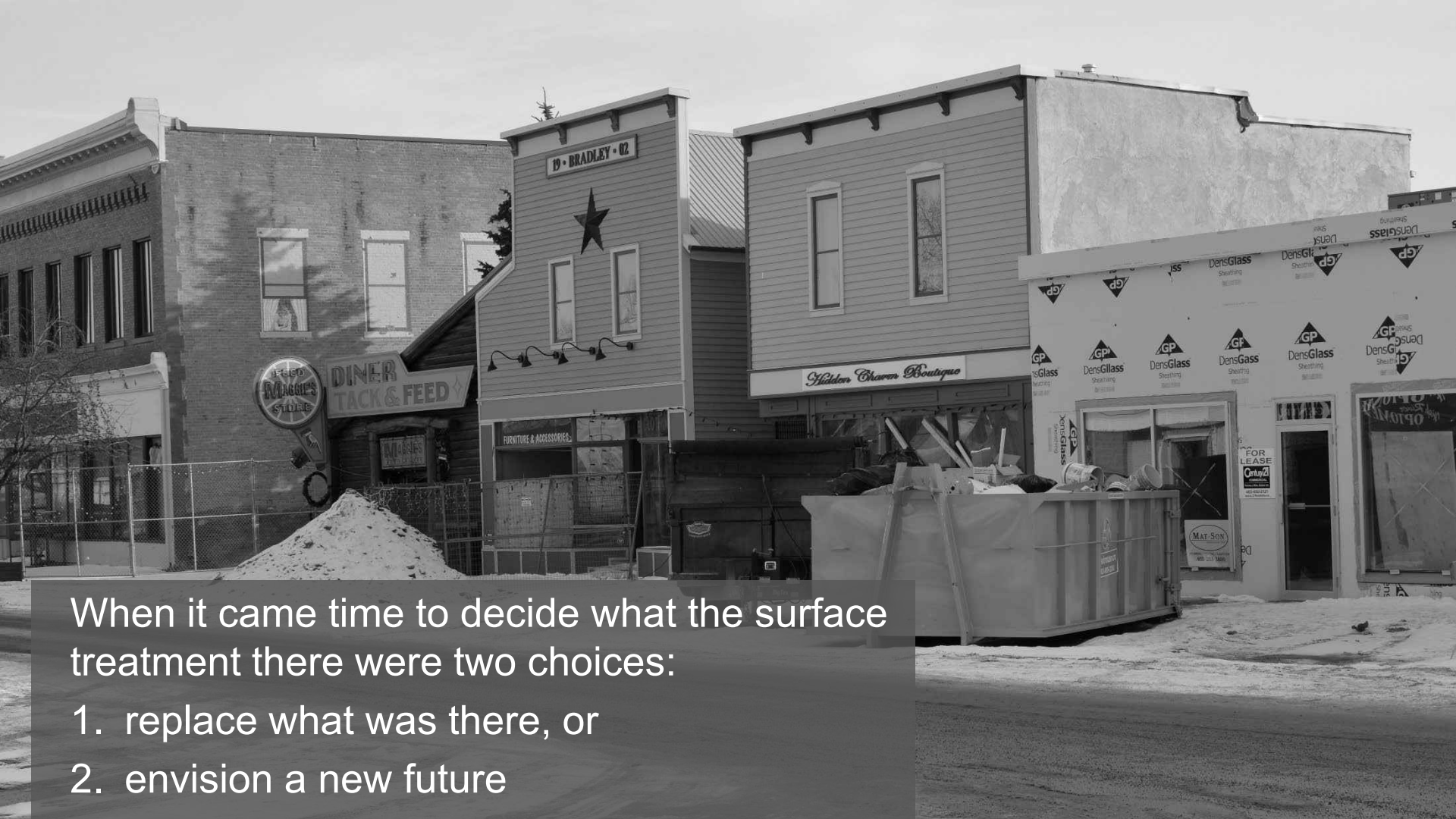




Context

- Immediately after the flood the Town initiated a program to replace damaged underground infrastructure





When it came time to decide what the surface treatment there were two choices:

1. replace what was there, or
2. envision a new future

Project Need

- The Town selected option two
- But a new public realm vision couldn't be contemplated in isolation
- It needed to be couched within a comprehensive plan

10 months

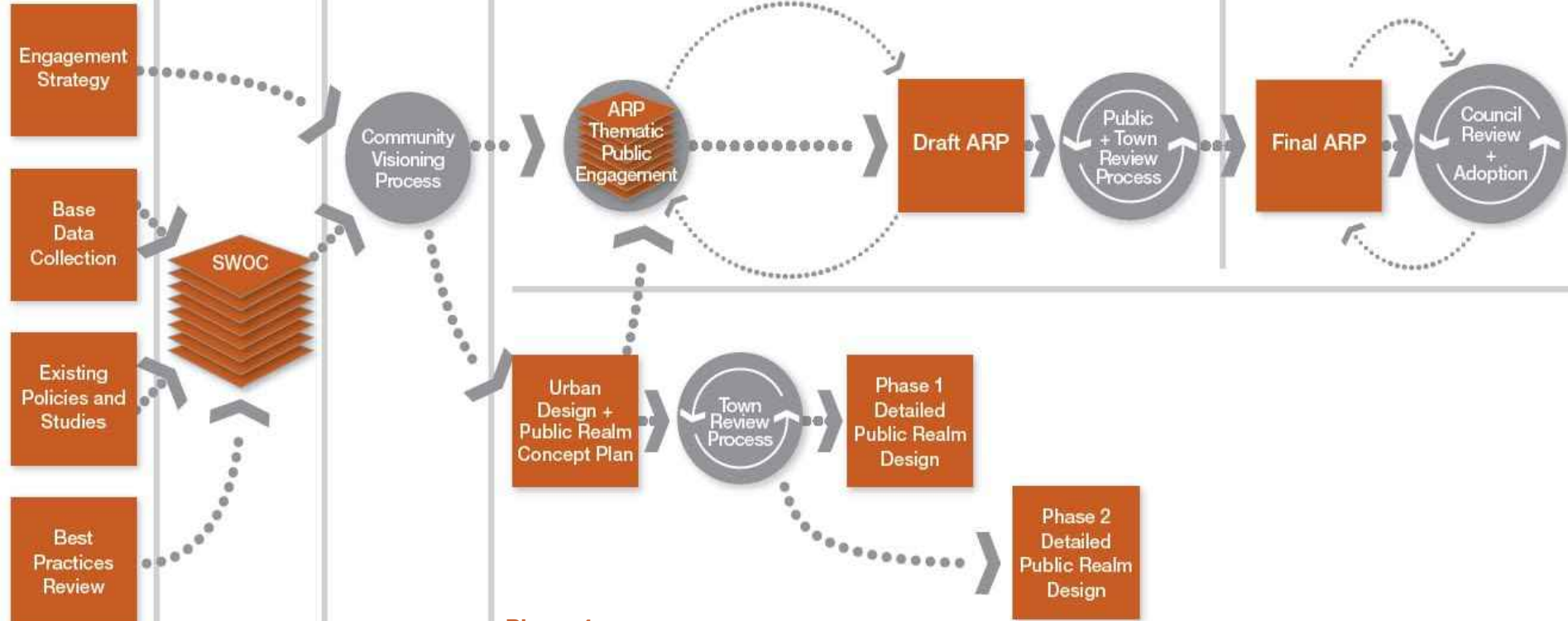
Phase 1

Phase 2

Phase 3

Phase 5

Phase 6



Phase 4

3 months

Engagement and Communications Approach

Principled participation

- Transparency
- Creativity
- Passive and Active
- Dialogue
- Empathy
- Integrated



Engagement Activities Summary

	Phases		
	1	2	3
Workshop	2	2	
Drop-in Open House	1	1	1 + 1
'Pop-Up' Open House		5	
High School Class	2		
Council Board Meetings	2		
Planning and Renewal Advisory Committee Meetings	✓	✓	✓
Online Map Tool	✓		
Blog	✓	✓	✓



What We Heard

- Provide more amenities that invite people downtown (seating, outdoor patios, public art, better lighting, street trees, bike racks)
- Provide space for outdoor events (downtown Farmer's Market)
- Connect trails across the CP rail line and create new connections across the river
- Improve access to the George Lane Park and connections to the river
- Maintain + improve the pedestrian laneways + Pioneer Square

Public Realm

What We Heard

- Slow traffic on Centre Street + Macleod Trail and redesign dangerous intersections
- Provide wider sidewalks w/ safe crossing points
- Provide more connections across the CP rail line
- Improve cycling conditions
- Identify creative solutions to parking issues



Culture thrives

The modern, progressive spirit of the community is given voice through quality spaces for cultural expression, exceptional public art, and a hub of creative activity that enriches quality of life.

People are Connected

A connected downtown reinforces this people-friendly place, recognizing that thoughtful and well-designed streets, pathways, laneways and mews link pedestrians, cyclists, drivers and transit users to destinations, and contribute to the enjoyment and experience of the space.



Community is enriched

The use and reuse of downtown spaces, buildings and public lands strengthens the social, economic and cultural capacity of the community. These spaces attract investment and employment, and provide outlets for fun, creativity, and healthful living.



PRINCIPLES AND OBJECTIVES

Development is resilient

An outstanding quality of place features adaptive infrastructure, integrates heritage, and showcases new design within a landscape of treed streets and native vegetation that beautifies the Downtown.





Places are for people

A dynamic downtown puts people first by fostering inviting places to live, meet-up, socialize, shop and celebrate, throughout the day and into the evening on a year-round basis.





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Potential future bridge alignment for widening

Proposed pedestrian bridge over Centre Street

New Park Space

Proposed Happy Trails Pathway

Proposed traffic circle

New Park Space

George Lane Promenade

Garden Laneway

Pioneer Square

Pedestrian Mews

Pedestrian Mews

4th Avenue Woonerf

Museum of the Highwood Plaza Expansion



Pioneer Square

Pedestrian Mews

Pedestrian Mews

4th Avenue Woonerf

Museum of the Highwood
Plaza Expansion

Pedestrian Mews

Rotary Park

Rotary Park Expansion



1 St & 9 Ave Park

Urban Agriculture Park

Public Realm | Street Typology

Centre Street Commercial

- Pedestrian and retail oriented
- New street trees
- Parallel parking

Historic Downtown Commercial

- Parallel replaces most angle parking
- Expanded sidewalks
- New street trees

Historic Downtown Woonerf

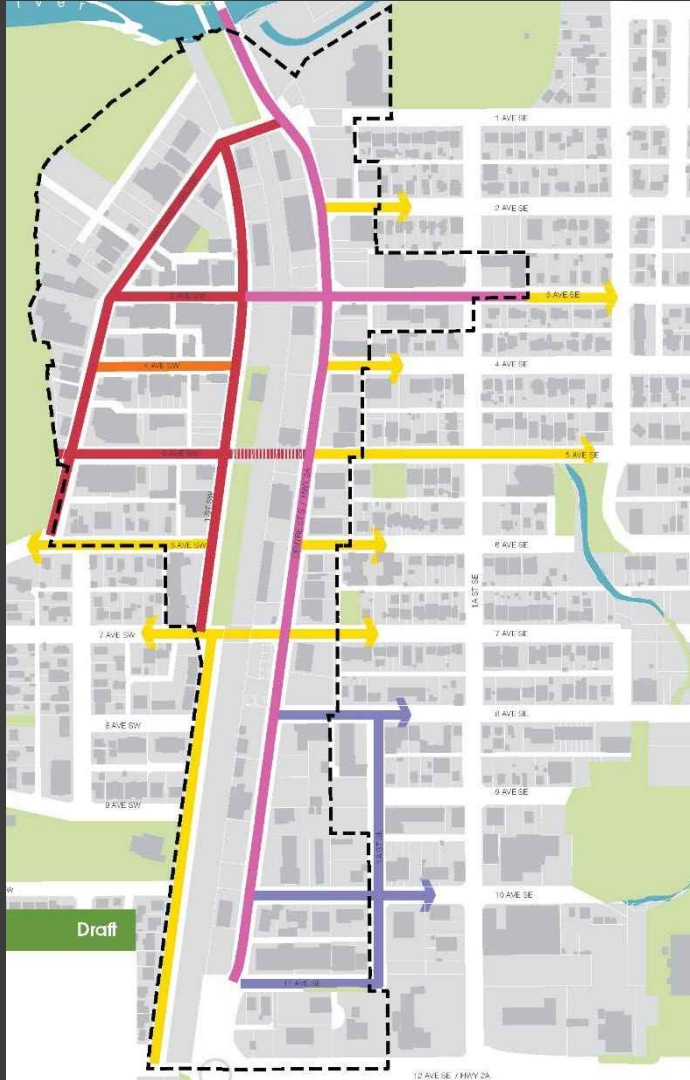
- Shared by pedestrians, cyclists, motorists
- Complements the historic character
- Provides a year-round event space

Industrial Street

- Supports large vehicles and pedestrians

Residential Street

- New sidewalks, boulevards
- Narrower drive aisle



Conventional Laneways

- New developments to access parking lots and loading areas via adjacent laneways

Mews

- Existing mews preserved and/or renovated as pedestrian-oriented laneways
- New mews constructed at key locations

Garden Parking Laneway

- Laneway designed as a shared street for pedestrians, cyclists, motorists
- Parking lots and planting areas staggered along laneway
- Provides rear access to new and existing developments on west side of Centre Street



Draft

own)
ixed Use)

Public Realm | Sidewalk + Pathway Typology

Conventional Sidewalks

- New sidewalks; drive aisle width reduced

Enhanced Downtown Commercial Types 1 +2

- Widened sidewalks for retail displays, patio seating, and other non-permanent uses
- Consistent materials, trees, lighting, and furnishings

Historic Downtown Woonerf

- Shared by pedestrians, cyclists, motorists
- Provides a year-round space for events

Happy Trails Pathway

- Safely connect network into downtown

George Lane Promenade

- Direct interface between downtown and George Lane Park
- Redevelopment is to front onto promenade
- New access points to Park from downtown



George Lane Park

- Expand George Lane Park around Centre Street bridge along the southern riverbank
- Creates gateway, potential location for public art installation memorializing the 2013 flood

Pioneer Square

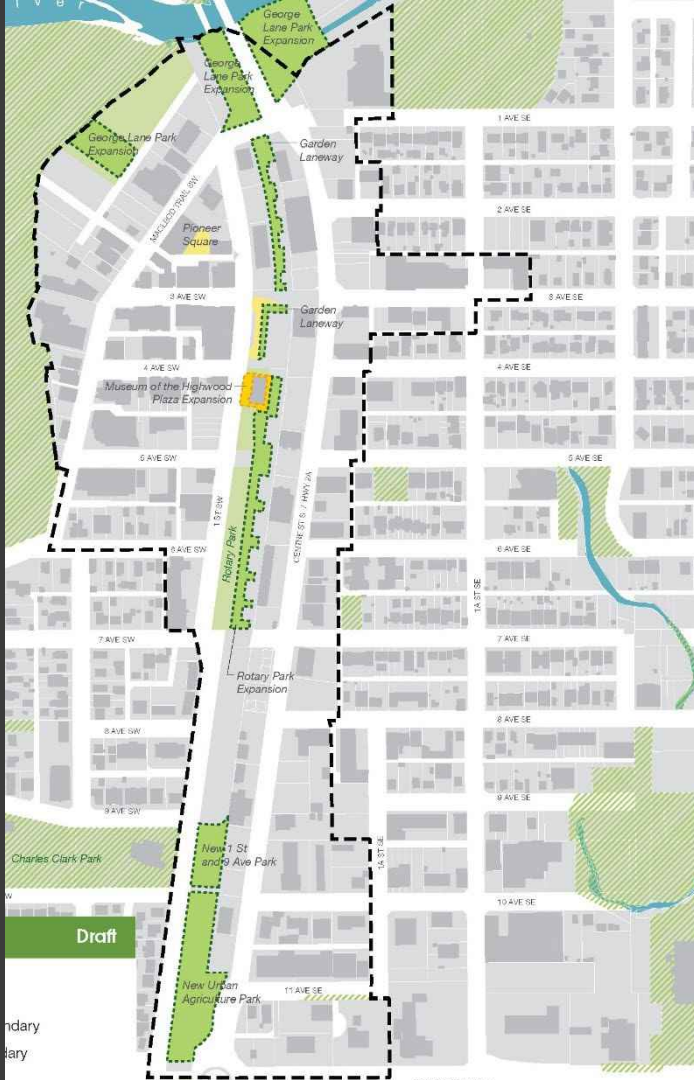
- Renovations for a wider range of activities
- Active pedestrian frontages encouraged

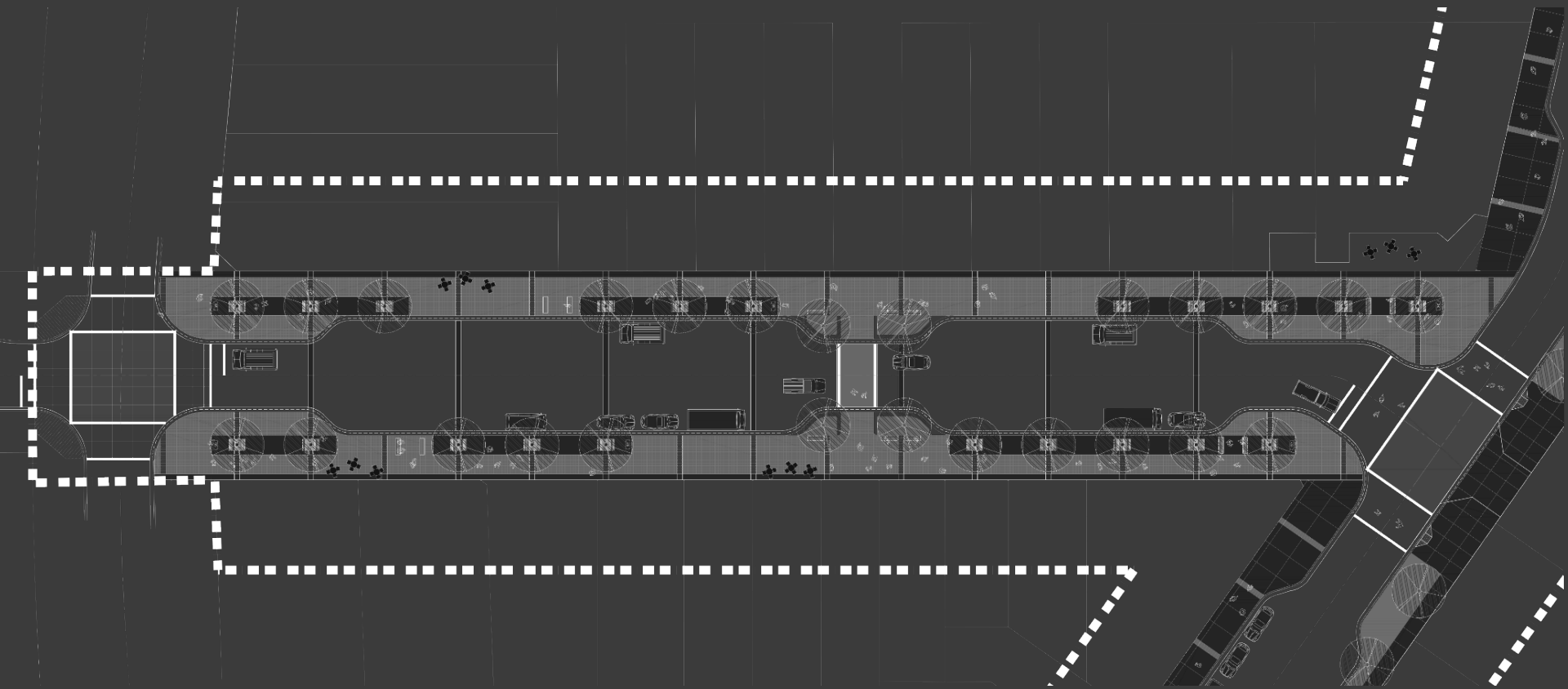
Rotary Park

- Integrate with the Garden Laneway
- Additional public parking adjacent
- Expanded venue for recreational and cultural activities

Museum of the Highwood Plaza

- Expand to link new sidewalks, Garden Laneway, and civic buildings into one contiguous space

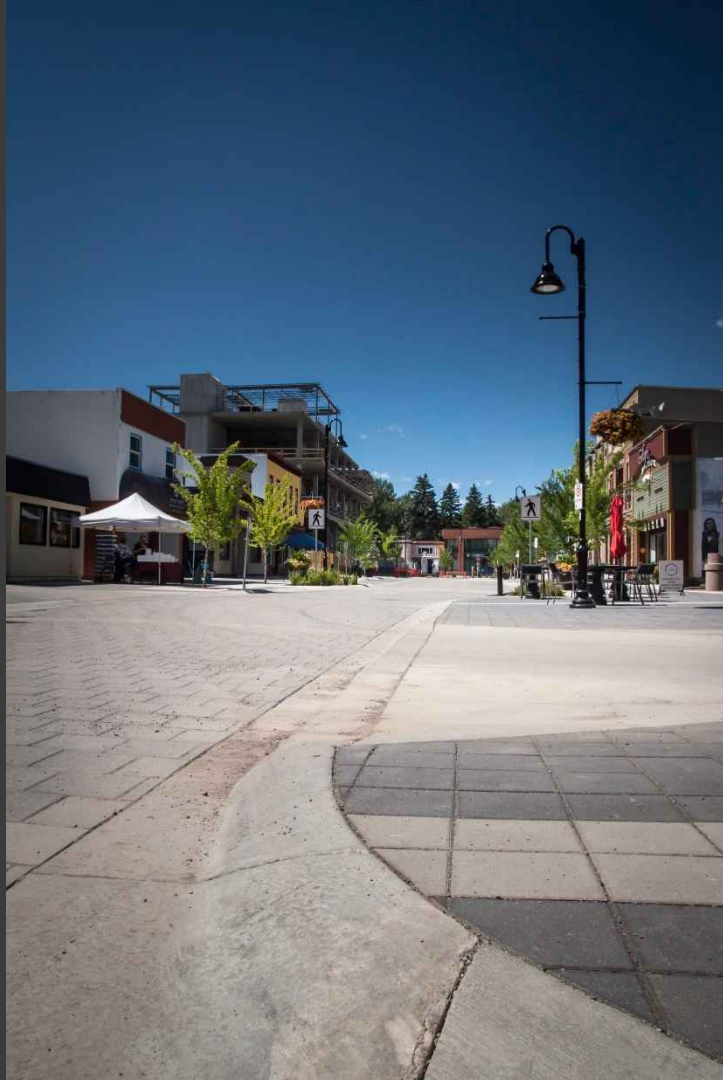








Evelyns
OPEN







4 Avenue SW

ROCKE & BROWN

SIREVIA'S

LANE TRUCK CENTER







Land Use + Urban Design

What We Heard

- Mix of retail (smaller-scale independent businesses, with larger national chains)
- Reinforce the fine-grained development pattern
- Provide more residential housing options
- Library or multi-purpose community space as cultural anchor
- Laneways are an important development opportunity
- Employment anchor on Centre Street

Land Use + Urban Design: Objectives

- Support a diversity of land uses to ensure an economically healthy and vibrant downtown
- Support intensification and a mix of uses downtown to ensure new utility infrastructure is effectively utilized
- Achieve a high standard of architectural and urban design quality for all new development and redevelopment projects



Land Use + Urban Design: Objectives

- At the date of adoption of this plan, existing development will be considered conforming.
- Development proposals and future land use redesignations must conform to the intent of the precinct, and may be considered conforming if the intent is deemed to be achieved.

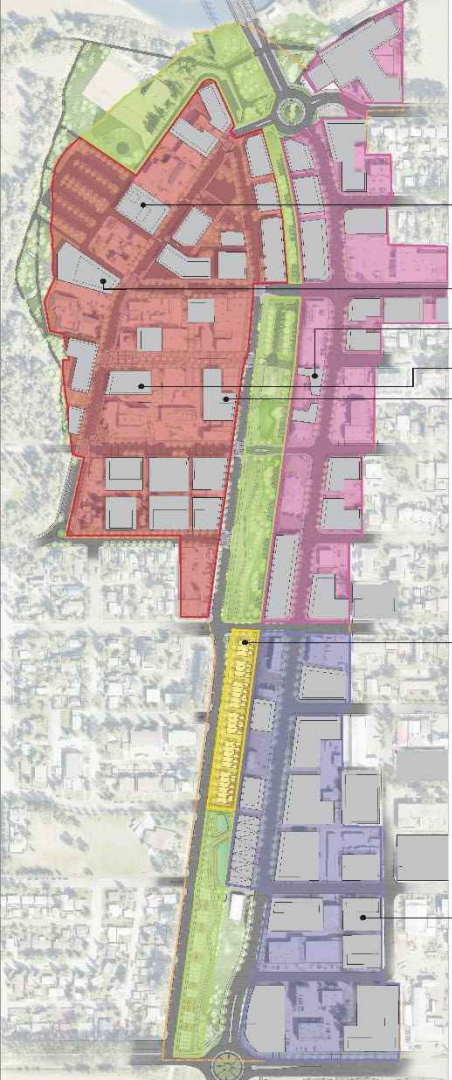


Land Use + Urban Design: Objectives

- The conservation and adaptive re-use of existing heritage buildings is strongly encouraged
- For residential development, a range of housing formats is encouraged
- Auto-oriented uses will only be permitted in the Industrial Arts Precinct; they are prohibited in all other precincts.
- At-grade parking lots (those independent of any other use) are strongly discouraged within the Historical Downtown Precinct and the Centre Street Precinct.



Land Use and Urban Design Precincts and Concept



Multi-Cultural Centre

Library

Visitor Centre

Civic/Government

Hotel

Garden Residential

Townhomes

Live/Work Townhomes

- Precincts:

Historical Downtown

Centre Street

Industrial Arts

Garden Residential

Public Services

- Based on projections in 2009 *Town Plan*
- Generated build-out estimates used for parking, servicing analyses

Historical Downtown Precinct

Objectives

- Retain as the commercial, cultural centre
- Respect the historical compact and diverse lot pattern and building frontage character
- Maintain the existing inventory of and provide opportunities for small-scale, locally-owned businesses and services
- Ensure development contributes to a high quality public realm
- Allow mixed-use development with active uses at street level
- Integrate public, cultural, and civic amenities





Figure 4-9 Historical Downtown - Block Face Elevation Example

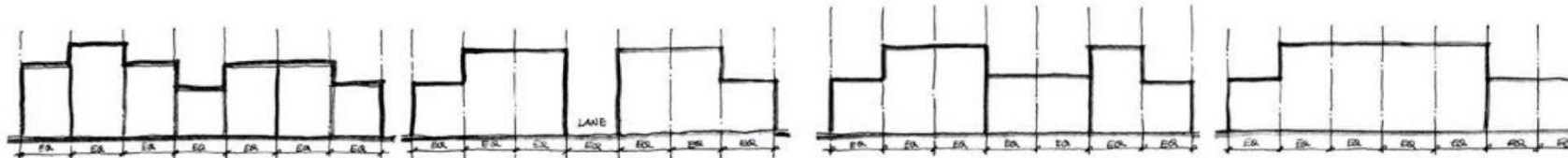
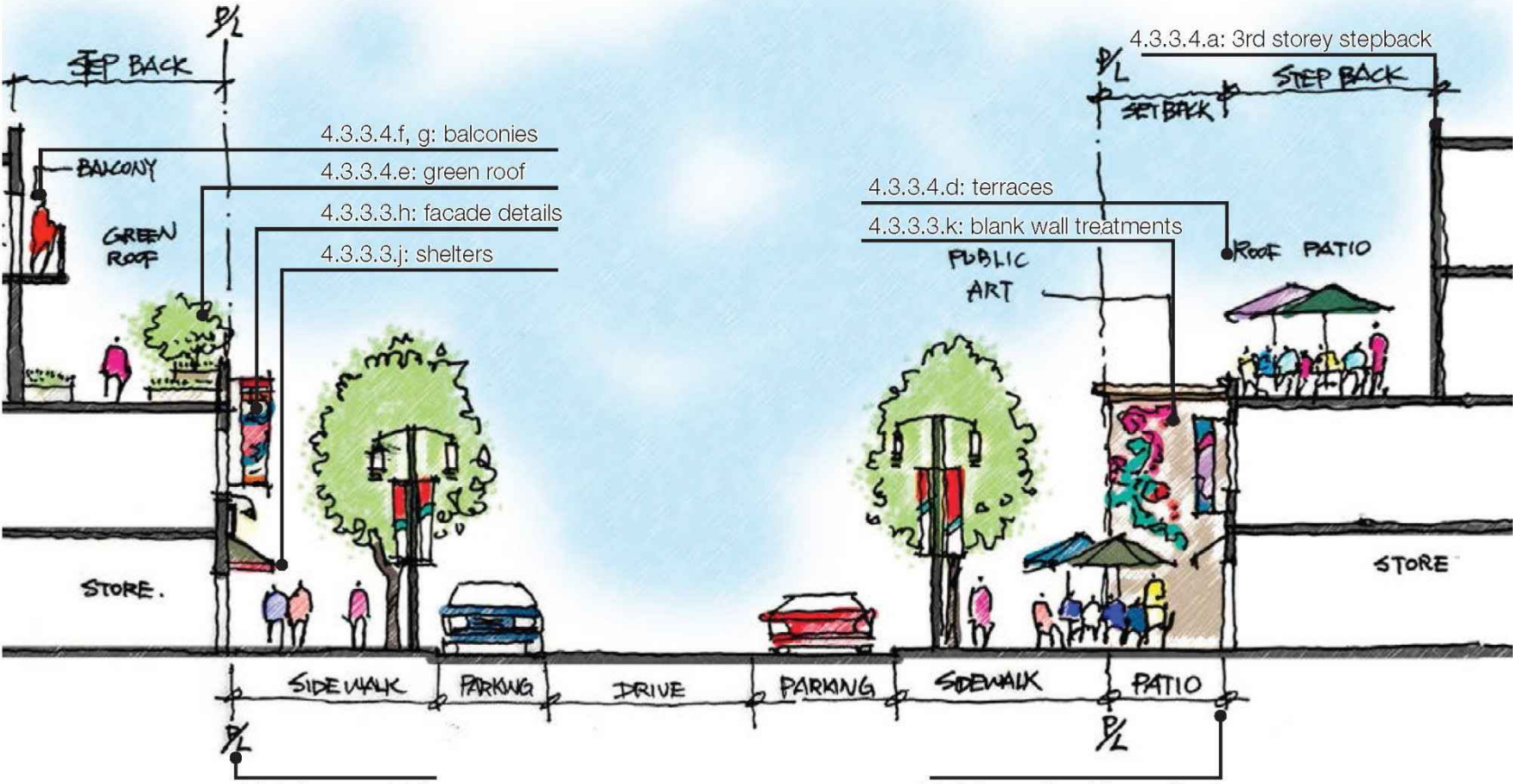


Figure 4-10 Historical Downtown - Elevation - Building and Block Face Rhythm Examples



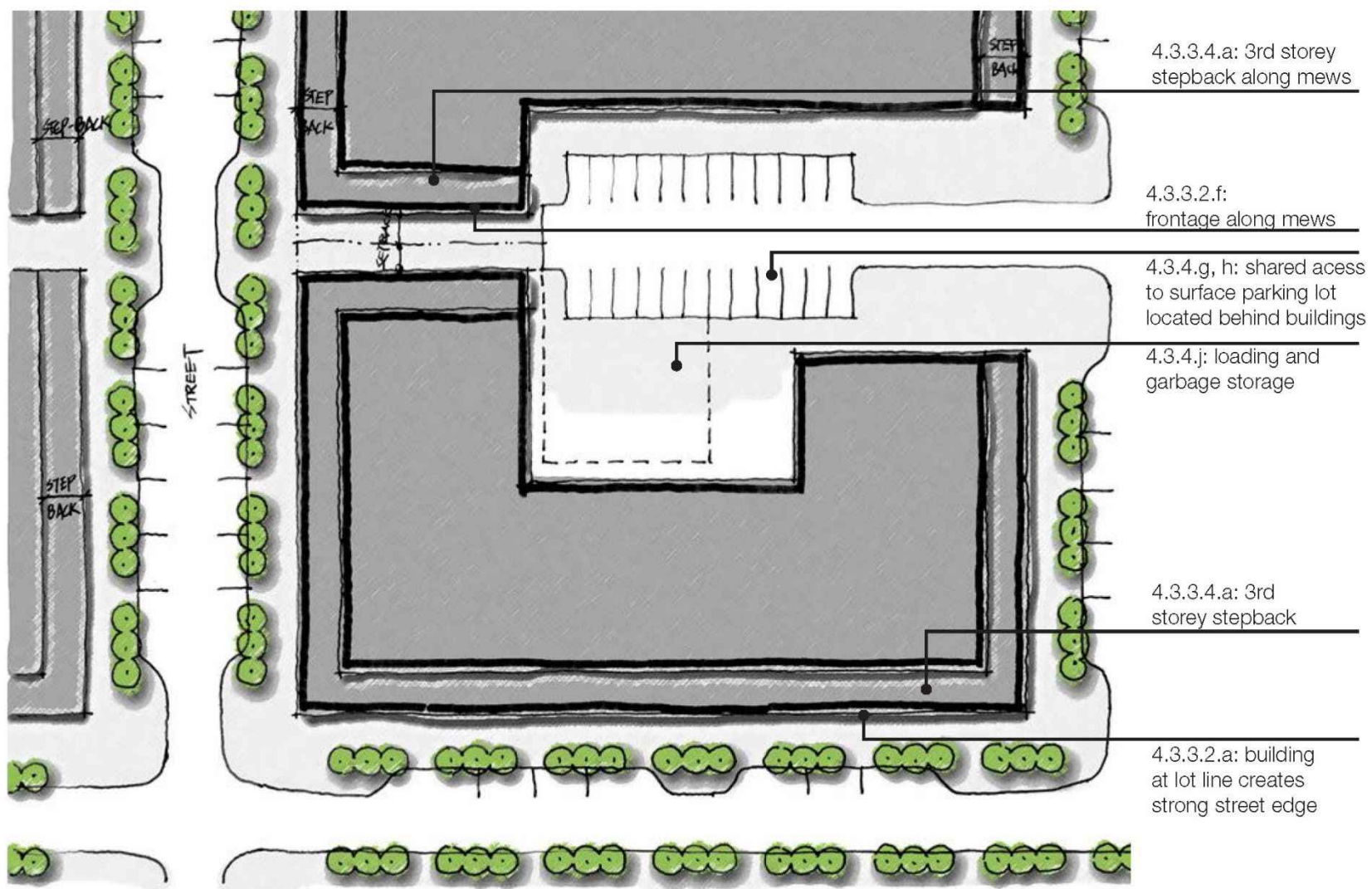
4.3.3.4.f, g: balconies
4.3.3.4.e: green roof
4.3.3.3.h: facade details
4.3.3.3.j: shelters

4.3.3.4.d: terraces
4.3.3.3.k: blank wall treatments

4.3.3.4.a: 3rd storey stepback

4.3.3.2.a: zero lot line

4.3.3.2.a: optional 3 m setback





NORTH GATEWAY GREEN

SERVICE SPINE

HIGHWOOD PLAZA + RAIL GARDENS

REC PARK

SOUTH GATEWAY GREEN

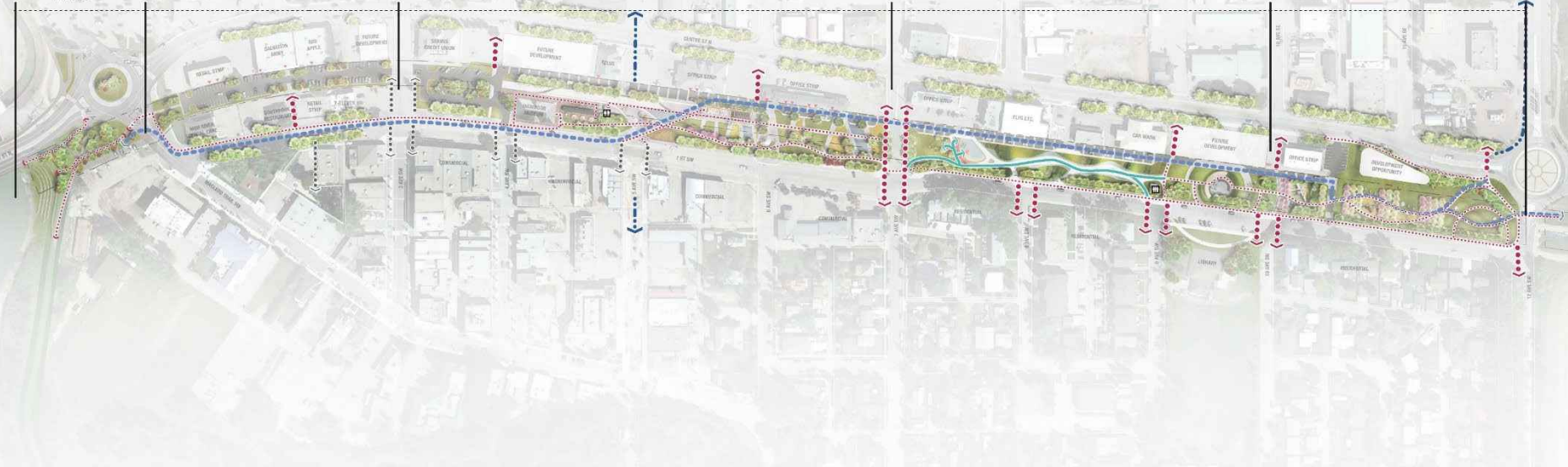
- CONNECTION TO HAPPY TRAILS

- PEDESTRIAN CIRCULATION ON 1ST STREET
- MID-BLOCK CROSSINGS AVOIDED

- ENHANCED ROTARY PARK PEDESTRIAN PATH
- CYCLISTS TRANSITION TO SERVICE MEWS

- MULTI-USE PLAY PATH FOR MULTI-SEASON USE
- CYCLIST CIRCULATION ON SERVICE MEWS

- CONNECTION TO HAPPY TRAILS



LEGEND

..... Pedestrian Circulation

--- Cyclist Circulation

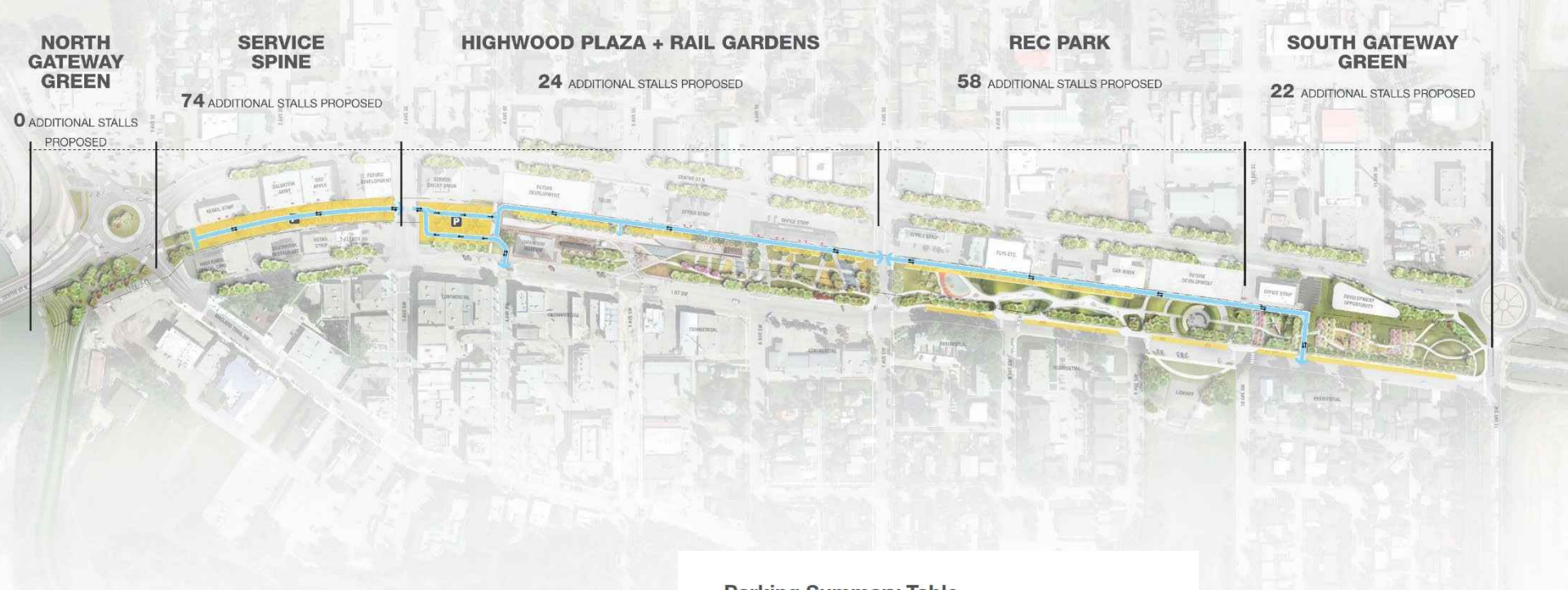
— Multi-use Play Path

--- Happy Trails Connection

..... Existing Pedestrian East-west Connection

..... Enhanced East-west Connection

0 25 50 100 Metres



NORTH GATEWAY GREEN

SERVICE SPINE

HIGHWOOD PLAZA + RAIL GARDENS

REC PARK

SOUTH GATEWAY GREEN

0 ADDITIONAL STALLS PROPOSED


74 ADDITIONAL STALLS PROPOSED

24 ADDITIONAL STALLS PROPOSED

58 ADDITIONAL STALLS PROPOSED

22 ADDITIONAL STALLS PROPOSED

LEGEND

 Vehicular Circulation + Service Mews

 Parking

Parking Summary Table

Existing	80
ARP Proposed	110
CP Study Proposed	134
Additional on-street stalls proposed on 1st St from 12th to 7th Avenue	54



Roundabout / traffic circle

Parking lot w/ enhanced landscaping

Existing loading / access doors

Bridge widening & flood gate

Enhanced landscaping + visual connection to the river

Gateway element + urban forest

Pedestrian / cyclist circulation along 1st St





Riparian
Plantings

Expanded bridge

Terraced steps

Existing
berm

Reconfigured public parking lot

7m Service Mews / Utility ROW

Highwood Plaza - flexible space with integrated water feature

Parallel Parking

Expanded patio / service building & washrooms

Multi-season covered event space

Railway gardens





Day-to-day parking



Extended patio space



Large event



Service Mews

Embedded rail lines

Railroad planters

View down the Service Mews and enhanced landscaping at Highwood Museum

Public Lawn

Multi-use Court

Play Path +
Skate Park / Ice
skating path

7m Service Mews

Civic Plaza

Family Playground +
Orchard

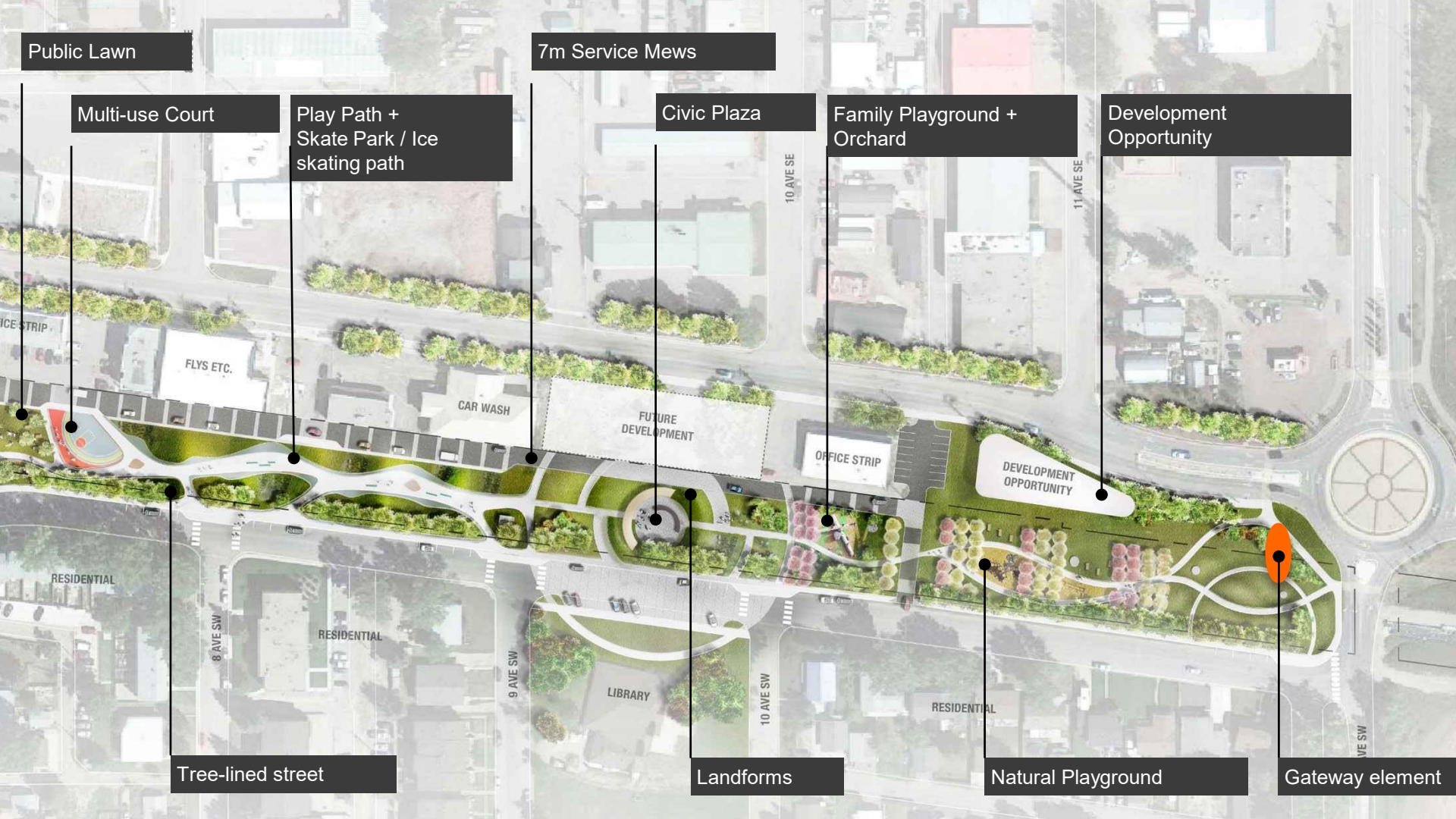
Development
Opportunity

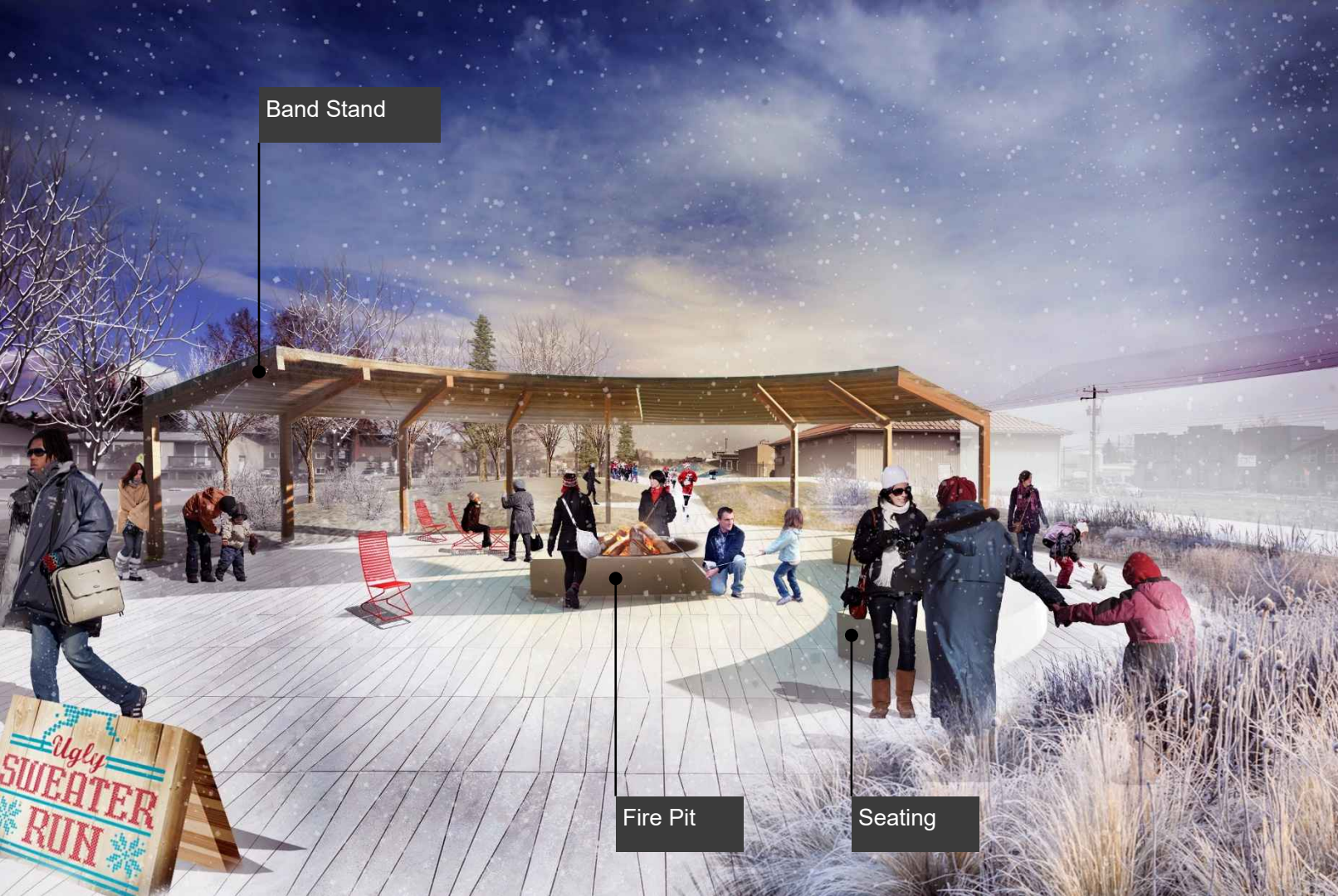
Tree-lined street

Landforms

Natural Playground

Gateway element





Band Stand

Fire Pit

Seating

Winter scene of the band stand and civic plaza (across from the current Library)

The Town is pleased to announce that High River has ranked fifth in the 2nd annual list of Canada's Best Places for Business by Canadian Business and PROFIT.

The business community in High River has experienced more than a 90 per cent recovery rate since 2013 and over 155,000 square feet of commercial/industrial development space has opened in town.

High River, Alberta





Questions?

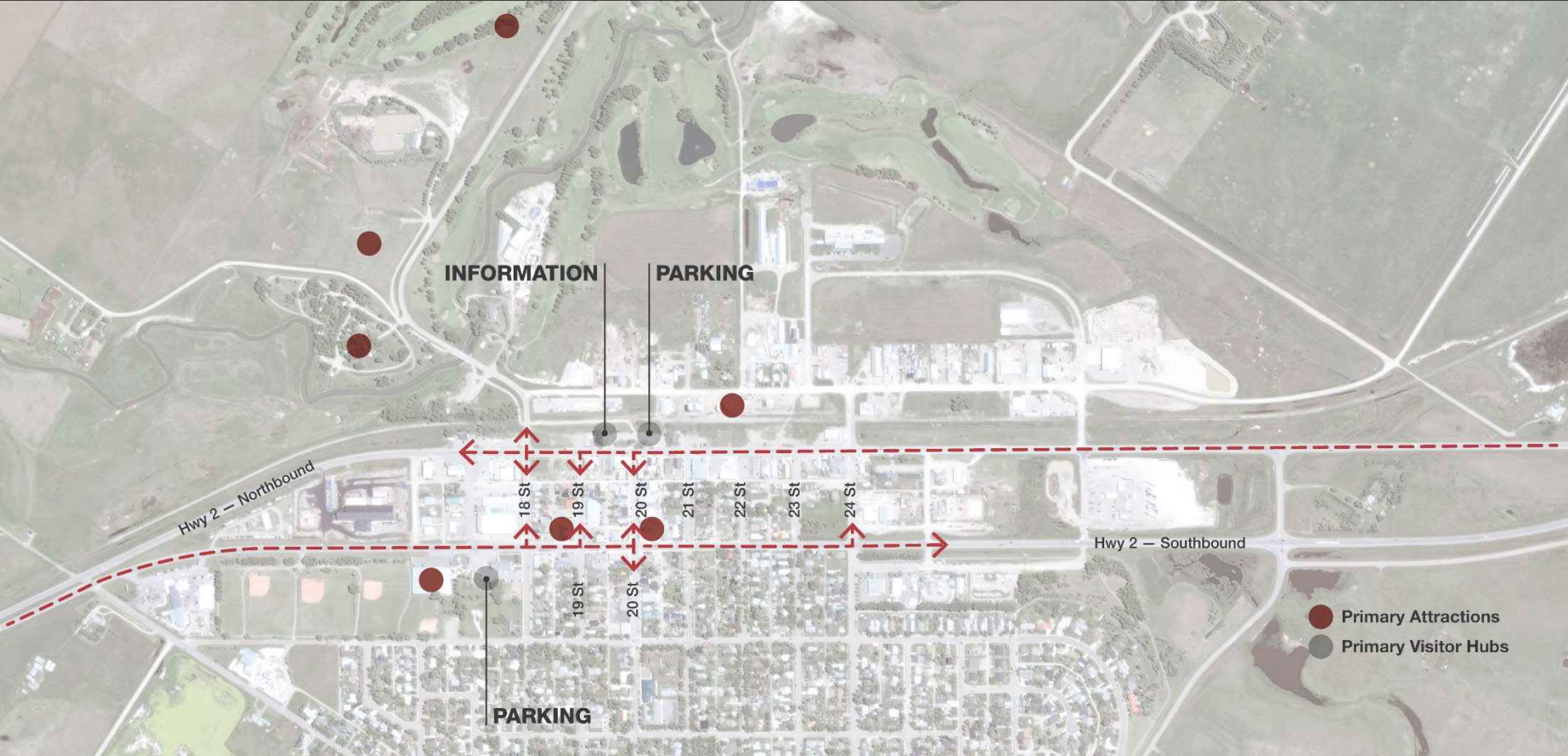
NANTON WAYFINDING STRATEGY

02



OBJECTIVES

- Strongly communicate the Nanton brand.
- Clearly + consistently help visitors navigate.
- Encourage travelers to stop + spend time in Nanton.
- Create a sense of place.





Unrooted Business Signage



Main Street Businesses



Street Signage



Banners



Landmarks

WAYFINDING STRATEGY

- 1 • Highlight the main streets
- 2 • Direct visitors to destinations
- 3 • Consolidate business information
- 4 • Improve the pedestrian experience

WAYFINDING STRATEGY | Gateway Signage



WAYFINDING STRATEGY | Proposed Signage

4m

3m

2m

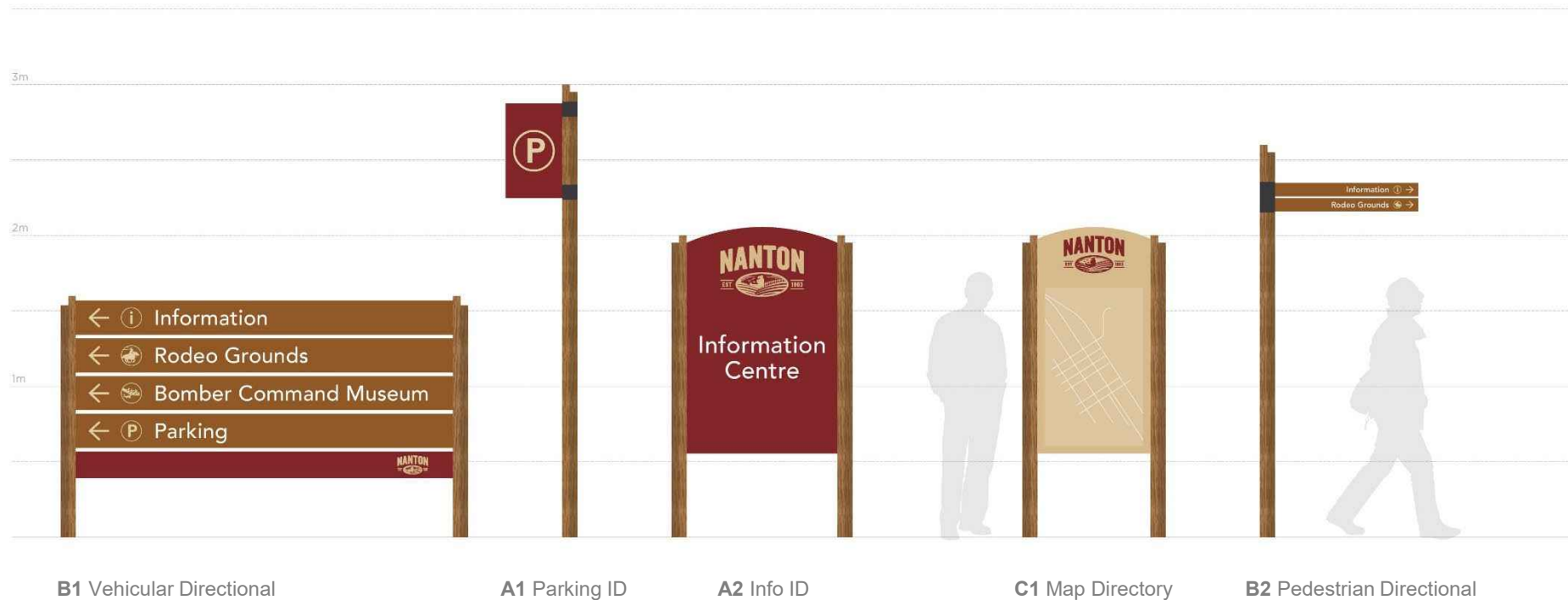
1m



D2 Local Features Board




D1 Banners

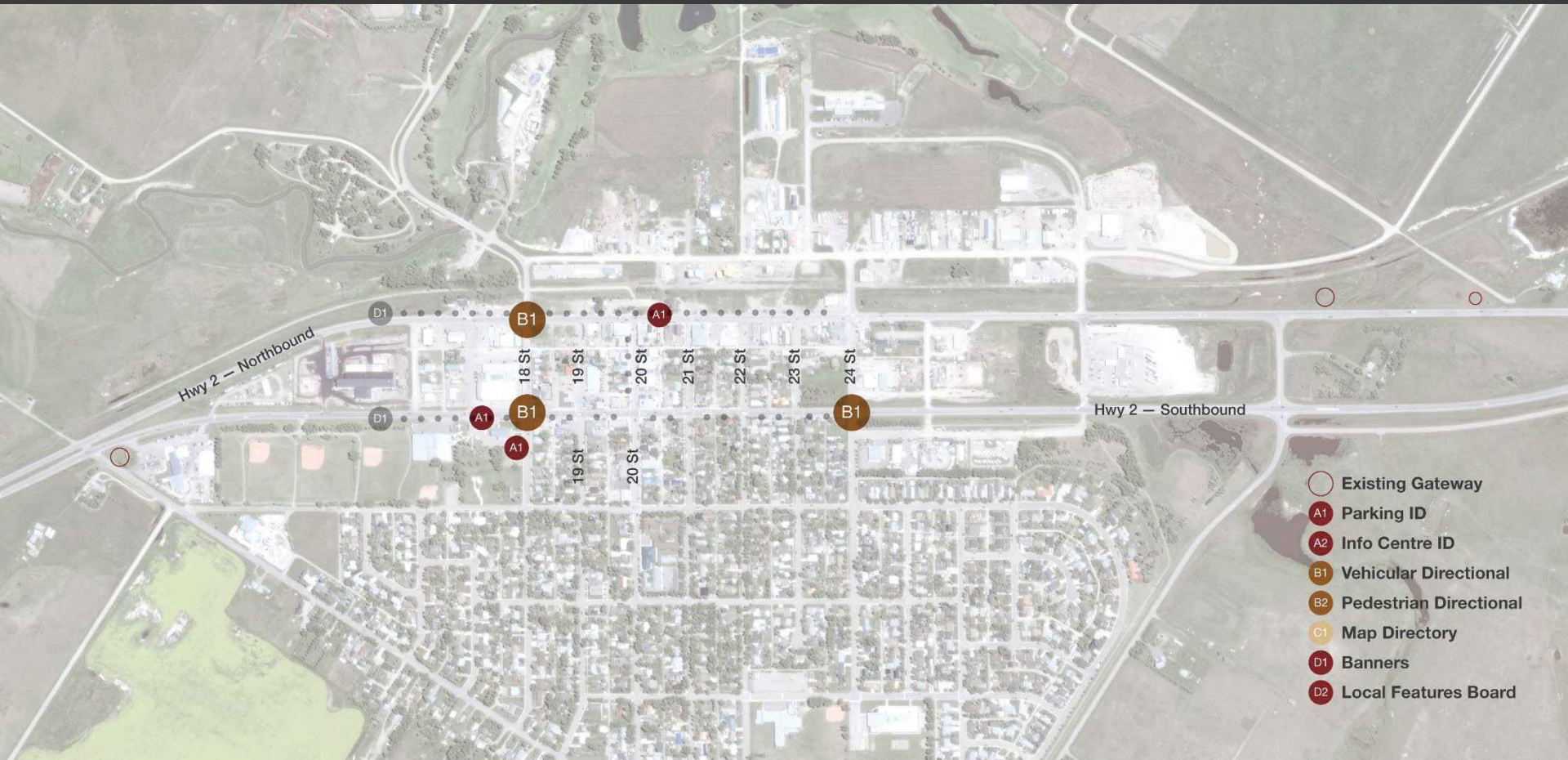


PHASE 1 | Highlight the main streets

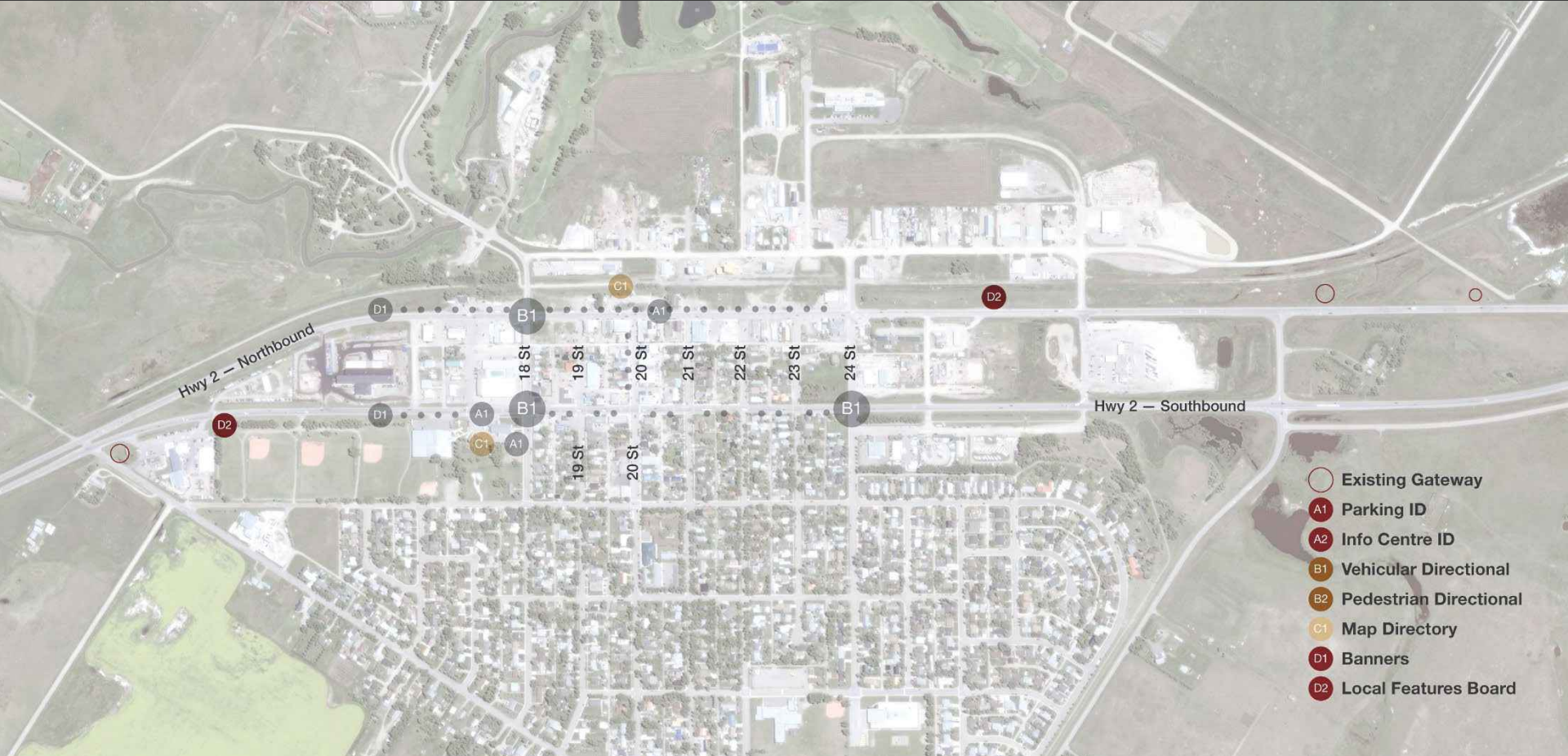


-  Existing Gateway
-  A1 Parking ID
-  A2 Info Centre ID
-  B1 Vehicular Directional
-  B2 Pedestrian Directional
-  C1 Map Directory
-  D1 Banners
-  D2 Local Features Board

PHASE 2 | Direct visitors to destinations (Primary Locations)



- Existing Gateway
- A1 Parking ID
- A2 Info Centre ID
- B1 Vehicular Directional
- B2 Pedestrian Directional
- C1 Map Directory
- D1 Banners
- D2 Local Features Board



- Existing Gateway
- A1 Parking ID
- A2 Info Centre ID
- B1 Vehicular Directional
- B2 Pedestrian Directional
- C1 Map Directory
- D1 Banners
- D2 Local Features Board

PHASE 4 | Direct visitors to destinations (Secondary Locations)



- Existing Gateway
- A1 Parking ID
- A2 Info Centre ID
- B1 Vehicular Directional
- B2 Pedestrian Directional
- C1 Map Directory
- D1 Banners
- D2 Local Features Board

PHASE 5 | Improve the pedestrian experience



Hwy 2 — Northbound

18 St

19 St

20 St

21 St

22 St

23 St

24 St

Hwy 2 — Southbound

19 St

20 St

- ▬ Potential Streetscape Improvements (Further study required)