

Downtown Revitalization NEWS

Are You Ready for a Makeover?

A preview of what the revitalized St. Ann's Block will look like...

New Streetscapes

As business owners or staff you are probably being asked questions about how the finished project will look.

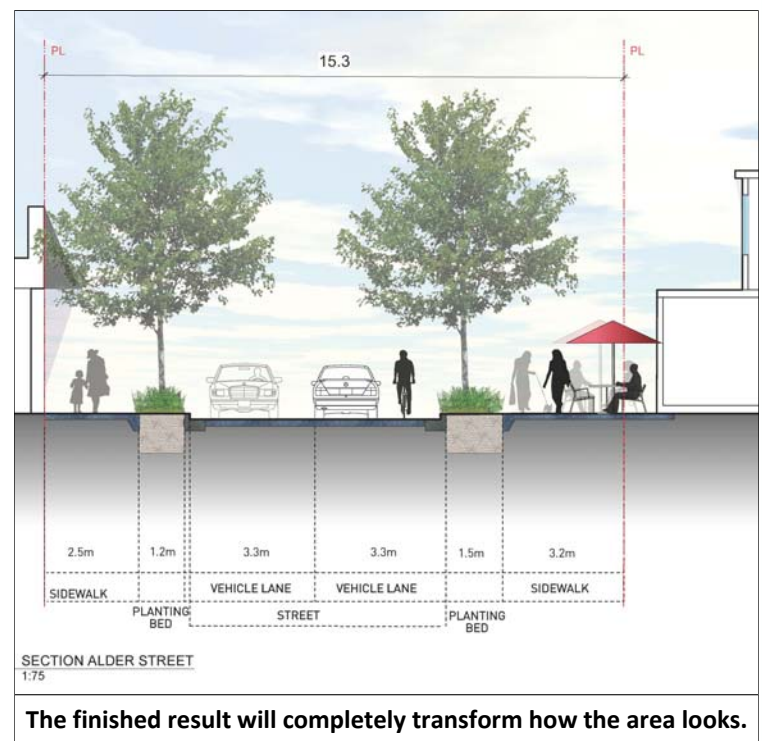
To sum it up, the project will result in a complete make-over of the sidewalk and street areas connecting 10th Avenue to Shoppers Row. People will be amazed at the transformation that occurs.

Here's what to expect:

- Public areas will create inviting spaces for pedestrians, cyclists and visitors.
- New trees and small park spaces or gardens will create places where staff, visitors, and shoppers can sit, rest, or eat their lunch.
- New streetlights similar to those in Willow Point will improve lighting for sidewalks, lanes, roads, and parking areas.
- Traffic calming at key intersections will reduce speeding in the area.
- Creative paving stones and concrete designs will lend visual interest to streets and lanes.
- Bike lanes will help make the area more cycle-friendly.

Re-imagining Alder Street

A wider sidewalk along the sunny side of Alder Street will offer options for sidewalk patios and a more lively street environment. As shown in the image below, this could lead cafés or restaurants to expand or set up shop in the area.



And Yes: Parking too!

We know parking is important for businesses in this area. We also know that big trucks are the norm in Campbell River, not the exception! For this reason **we are working to maximize the number of spots available and ensure that parking areas can safely accommodate pick-ups and other large vehicles.**

What's Happening...

- The City is seeking General Contractors to perform the construction work for the St. Ann's project. The tender closes May 23. Info is on the Bids page of the City site: www.campbellriver.ca
- The adjacent project by Seymour Pacific is starting to roll. Watch for their official ground breaking soon!



For more information www.campbellriver.ca
Capital Works Department



A Thoughtful Approach to Trees, Watering & Roots



Tree grates will include kelp imagery.

The tree, shrub and plant species planned for the area are being selected based on their hardiness, suitability for the local climate, and how they will work together to create attractive landscaped areas.

The trees will be beech, maple and oak, shrubs will include chokeberry and dogwood. Drought-tolerant ground covers include woodland strawberry and kinnikinnick. Perennials for garden areas include shasta daisy, black-eyed susan, and purple cone flower.

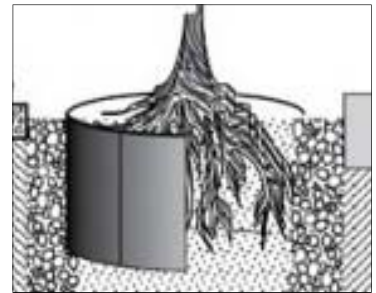
Irrigation Plan

We aim to create the most efficient, cost-effective irrigation system to keep plants and trees healthy, provide water to their “caged” root systems, and minimize the time required for maintenance by City Parks staff.

The irrigation design involves using rain water run off and features 24 zones or water set ups that can be expanded if the City adds hanging planters to streetlamps in the future.

Managing Roots

Metal grates with a kelp design (shown in photo at left) will protect trees while tree roots will be contained with an innovative root surround (below). **The surround holds the soil and materials needed for healthy tree growth while keeping roots in check.**



Roots contained in “surrounds.”

You Ask, We Answer Q: What kind of lighting will be used?

Thank you for your feedback. Here are answers to your questions from the first issue...

A: Streetlights will fully illuminate alleyways, lanes, street corners and parking spaces to make the St. Ann’s block area safe and bright, day and night. The light standards will be similar to those used in Willow Point and along 19A.

They will be capable of supporting planter baskets and banners in the future. Light fixtures will use LED technology designed to save energy costs while providing required light levels throughout the project site.



Streetlamp design

Q: Why move parking to the east side of Alder?

A: When the design team looked at Alder they considered an approach for the entire stretch from 10th Avenue right through to St. Ann’s. The road alignment between 10th and Beech required safety-related changes that moved parking spots to the east side of Alder. While this may not be

ideal for people who are quickly stopping in at west side offices, the end result is a safer street experience for pedestrians and an increase in the total number of parking spots on Alder. (Something that businesses have been requesting since early in the project.)



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