

PLANNING, DESIGN, DEVELOPMENT NANAIMO SOCIETY (PDDN)

10 December 2018

Incorporation and Members

- Incorporated on July 7, 2017 as a not for profit society for the purpose of:
“Planning, design and development of projects and support of projects that enhance the community of Nanaimo”
- Current Members:
 - Darren Moss
 - Mike Delves
 - Rebecca Kirk
 - Andre Sullivan
 - Monica Briggs
 - David Witty
 - Greg Scott
 - Caleb McIntyre
- Focused on collaborative projects and initiatives

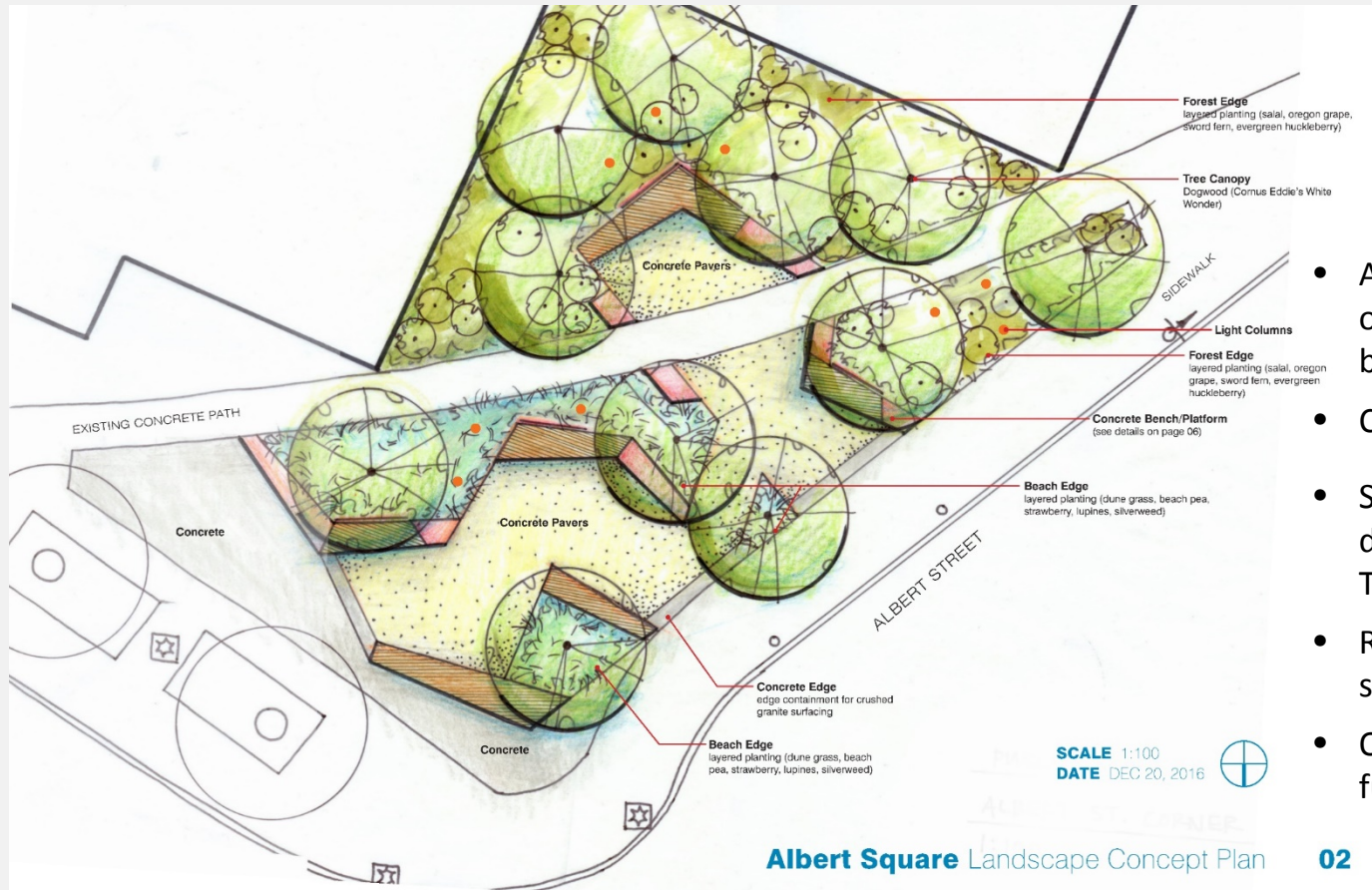
Current Projects

- Tideline Park
- GIS Ecosystem Mapping of Downtown
- TN Re-imagined

PDDN Information Session

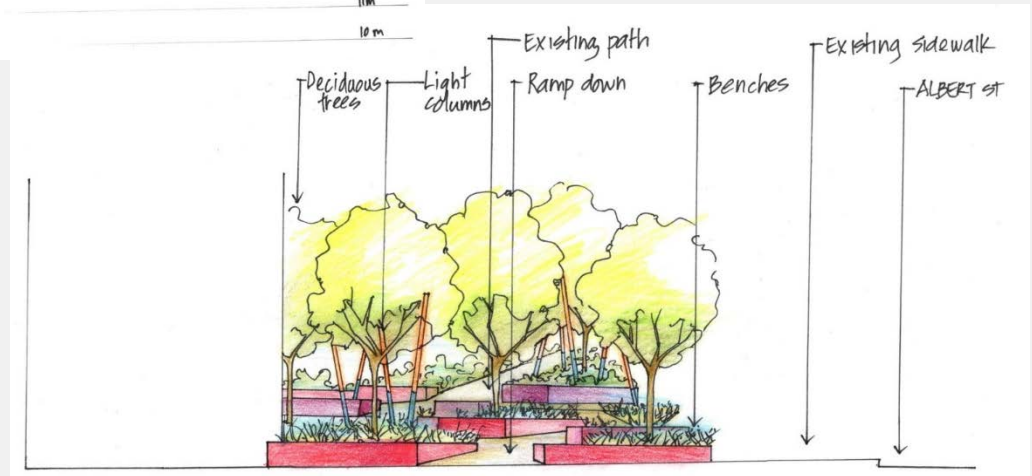
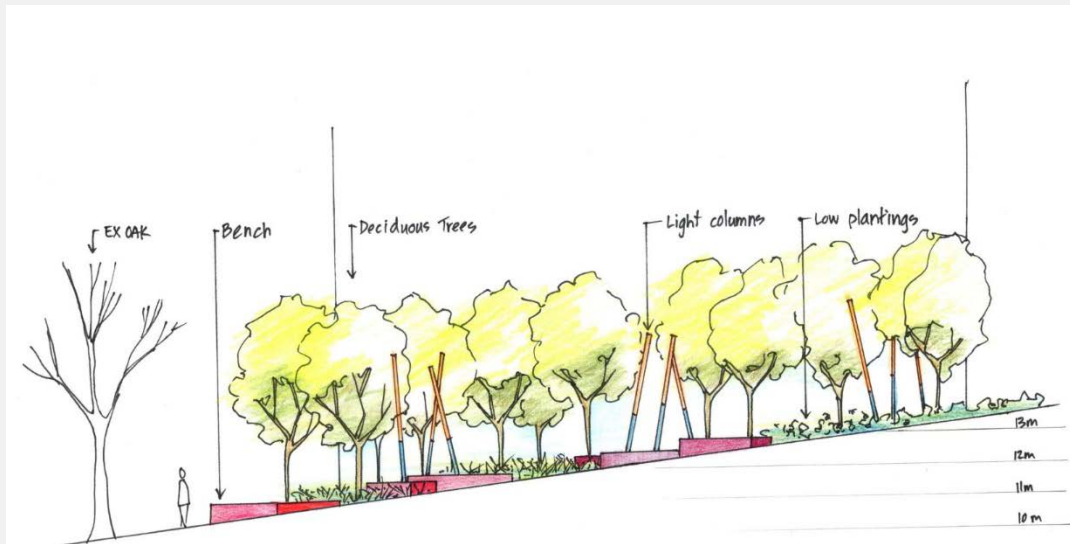
- Dedicated information session for council and staff
- More detailed discussion around projects and potential collaboration
- January 16, 2019, 4pm-6pm

Tideline Park



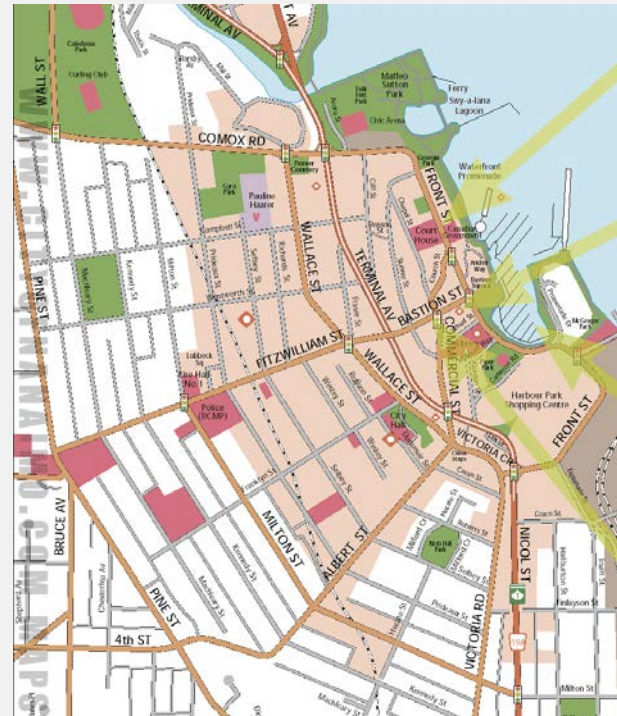
- Active park in the centre of existing successful business cluster
- Collaboratively designed
- Strong visual presence to draw people across Terminal Ave
- References the original shoreline of Nanaimo
- On hold pending funding/partner

Tideline Park



GIS Ecosystem Mapping of Downtown

- GIS Mapping of downtown assets
- Active model to facilitate cluster based planning for downtown
- Partnership with VIU
- Begins in January 2019



TN Re-imagined



- **Collaborative & Visionary** transformation of Terminal / Nicol
- 3 key pillars:
 - Environmental
 - Streetscape/Traffic
 - Development Strategies & Incentives
- Project is currently on hold pending municipal feedback

Environmental

- Area Wide Determination: **(Complete in 2014)**
- Drinking Water Exemption: (On Hold)



Streetscape/Traffic



- Committee formed in July 2015 and worked with the following partners and participants to re-imagine the potential of Terminal / Nicol:
 - DNBI
 - City of Nanaimo
 - Ministry of Transportation & Infrastructure
 - Nanaimo Economic Development Corporation
 - Snuneymuxw First Nation
 - South End Community Association
 - General Public
- City wide public consultation, design and reporting complete and presented to Council in December 2016
- Council directed Staff to review report and report back on strategy to move **functional design** forward with MOTI in 2016
- Upcoming Critical Triggers include redevelopment and repaving

Streetscape/Traffic



REPORT:

- Report is intended to be a flexible shopping list of potential components rationalized into implementation packages to re-imagine the corridor.
- Order of magnitude budgeting for each component to aid in selection of options and prioritization
- Outlines Critical Triggers and Pre-Requisites for the different options

Streetscape/Traffic



Terminal Nicol Re-imagined

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Table 1: Implementation Summary Table

POTENTIAL PACKAGE	STUDY SEGMENTS	CRITICAL TRIGGERS	COMPONENTS	PRE-REQUISITE PACKAGES	PRELIMINARY BUDGET ESTIMATE
ALL SEGMENTS					
Policy Review	1, 2, 3	► New Development / Redevelopment	► A: City Policy, Plans, & Bylaw Review	None	n/a
Functional Design Segment 3	3	► Road Repaving ► Utility Upgrades	► B: Functional Design	None	\$250,000
Functional Design Segment 2	2	► New Development / Redevelopment		None	\$125,000
Functional Design Segment 1	1			None	\$75,000
Tree Assessment	1, 2, 3		► H: Infill Tree Planting Assessment (existing tree assessment)	None	\$30,000
Development Marketing	1, 2, 3		► C: Marketing & Encouraging Development	None	\$14,000
Terminal Avenue / Commercial Street Intersection Study	3	► Road Repaving ► New Development / Redevelopment	► S: Commercial Street Intersection Upgrades (intersection study)	None	\$150,000
Cycling Route Planning & Implementation	1, 2, 3	► Haliburton / Victoria Street Upgrades	► L: Parallel Cycling Routes	None	\$100,000
Transit on Corridor	1, 2, 3			Functional Design & Policy Review	\$145,000
SEGMENT 3: TERMINAL AVENUE					
Terminal Avenue: Curbs, Medians, & Intersections	3	► Road Repaving	► E: New Pedestrian Crossings (Wentworth, Campbell) ► M: Curb Extensions / Revisions on Cross Streets (Wentworth, Campbell) ► Q: Terminal Avenue Revised Curbs & New Centre Median ► S: Commercial Street Intersection Upgrades (not included in estimate**) ► U: Wentworth Street Signalized Intersection ► W: Campbell Street Left Turn Bay	Functional Design & Policy Review	\$3.35 M to \$3.9 M*
Terminal Avenue: Time-of-Day Parking & Pedestrian Enhancements	3	► New Development / Redevelopment	► E: New Pedestrian Crossings (Bastion Bridge) ► N: Time-of-Day Parking (Esplanade to Campbell) ► O: Mid-Block Pedestrian Connections to Parallel Streets (to Commercial and Wallace) (funding TBD during redevelopment)	Functional Design & Policy Review Terminal Avenue: Curbs, Medians, & Intersections	\$100,000 - \$300,000
Bastion Street Bridge Improvements	3	► Bastion Bridge Upgrades	► O: Mid-Block Pedestrian Connections to Parallel Streets (stairs to Wallace at Bastion Bridge) ► T: Bastion Street Bridge Art Feature	Functional Design & Policy Review	\$250,000 - \$650,000

* For this package, efficiencies would be gained by completing the project components as a single package (rather than completing components one at a time). To acknowledge these potential efficiencies, a 10% efficiency multiplier is subtracted from the lower range.

** Cost information for upgraded the Commercial Street intersection would vary significantly by design and is too variable to determine preliminary costs at this stage of design development. Costing to be determined at functional design development. If upgrades proceed, costs would be in addition to the provided estimate.

Streetscape/Traffic

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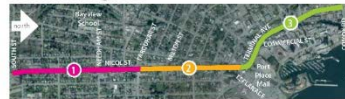
Functional Design Study Segment: 1, 2, 3

KEY PRINCIPLES:    

Description:

Complete functional design to advance the concepts recommended in TN Re-imagined to be prepared for implementation funding and development opportunities.

Location: All Segments



Rationale:

- Terminal Nicol Re-imagined lays out a strategy for investing in this corridor. To move projects forward to implementation, functional design is required to refine concept components to tender-ready design.
- Functional design will:
 - Complete detailed traffic analysis to confirm how changes will affect traffic movement on the corridor.
 - Study time-of-day parking windows and prepare a plan to pilot the concept.
 - Detail pedestrian-realm components including sidewalks, amenities, and planting.
 - Analyze traffic movements such as turning radii, sightlines, stopping distances, and turn bays to develop road geometry.
 - Consider incorporation of stormwater management components.
 - Advance preliminary costing to better estimate costs of implementing proposed improvements.
 - Recommend phasing for implementation.

- Having a complete functional design will allow the City and partners to seek funding opportunities, aligned projects (e.g., road repaving), new development, or other opportunities that support improvements.

Design Considerations:

- Functional design should include both the road alignment within the curbs and the adjacent pedestrian areas.
- It would be most efficient to complete functional design for all three segments of the corridor at one time; however, if funding does not permit, the highest priority for functional design is Segment 3: Esplanade to Comox/Front due to anticipated infrastructure renewal projects in this segment.
- Functional Design should plan for future flexibility in the curb lane to allow a range of potential future uses including maintaining time-of-day parking, transitioning back to four full diving lanes, or transitioning to permanent parking in the curb lane.

Actions	Preliminary Capital Cost Allowance	Parties
A-3 Complete functional design for Segment 3.	\$250,000	CoN / MoTi
A-4 Complete functional design for Segment 2.	\$125,000	CoN / MoTi
A-5 Complete functional design for Segment 1.	\$75,000	CoN / MoTi



Terminal Nicol Re-imagined

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T

Bastion Street Bridge Art Feature Study Segment: 3

KEY PRINCIPLES: 

Description:

Consider creating a visual focal point at the Bastion Street Bridge to create an interesting gateway feature for the Downtown.

Location:



Rationale:

- The existing Bastion Bridge is an overhead feature that people pass regularly on the corridor.
- The current design has limited visual appeal.
- Incorporation of art with the bridge could provide a cost effective "gateway" on Terminal.
- Potential to be a catalyst project that demonstrates short-term success and maintains momentum for change for the corridor.



Lego-Bücke (Lego Bridge) in Wiesbaden, Germany was developed by a street artist in 2011, transforming a standard overpass into a playful art feature.

Potential Challenges:

- Art would need to be integrated within the bridge without affecting its function or structure.

Design Considerations:

- The art should be substantial, thoughtful, and integrated in a way that it becomes part of the bridge.
- Integrating lighting should be considered to bring more visibility to the surrounding area and provide visual interest at night.



Warren Langley's Aspire art piece sits beneath a freeway in Sydney. The artist used light as a way to change the atmosphere of the area.

Actions	Preliminary Capital Cost Allowance	Parties
T-1 Develop a concept for the bridge through a competition or RFP.	Staff Time	CoN
T-2 Select and implement the Bastion Bridge art concept.	\$100,000 to \$500,000*	CoN

*The cost of art elements can vary significantly.

Development Strategies & Incentives



**Terminal Nicol
Re-imagined**

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- Future phase of project