

TERRACE DOWNTOWN IMPROVEMENT AREA

URBAN
SYSTEMS



AGM MEETING

OCTOBER 12, 2022

AGENDA

OCT 12TH, 2022

1. Project Overview
2. Case Study Communities
3. Work Completed to Date
4. Next Steps
5. Questions & Closing



PROJECT OVERVIEW

1.

PRELIMINARY CONCEPTUAL STREETScape PLAN AND REVITALIZATION STRATEGY

4600 BLOCK, LAKELSE AVENUE, TERRACE, BC



4600 Block conceptual plan with mid-block landscape feature



Mid-block landscape feature (North elevation detail)

PROJECT OVERVIEW

- The Terrace Downtown Improvement Area (TDIA) Society had Phase 1 of a Preliminary Conceptual Streetscape Plan and Revitalization Strategy (Harry Measure Associates)
- Phase 2 of project was initiated by the TDIA to develop a Downtown Revitalization plan that includes detailed design that considers infrastructure replacement and costs
- Phase 3 will be initiated by the City of Terrace for implementation of the project

CASE STUDY
COMMUNITIES

2.

CASE STUDY 1: SMITHERS

- Sidewalk / Business Access Maintained
- Need clear landscaping and irrigation plans
- Local and custom-made benches (below)
- Several press releases during construction helped and clear communication with business owners



CASE STUDY 2: QUESNEL

- Early communication (year in advance) helped business owners prepare and modify their operations for the street closures and construction season
- Set realistic timelines, notify the timelines to the public, and stick to the timelines
- The Downtown BIA hired a part-time person to use social media and communicate closures, encourage business and shop events throughout the construction process



CASE STUDY 3: DISTRICT OF HOUSTON

- Constant Public Works presence (visited business before project, and was present every day during process)
- All stores had a back or second entrance that was used when front of stores were closed
- Confidence in investment climate



CASE STUDY 4: ROSSLAND

- Concrete swales in between parking lane and road provides drainage for dry access to parked cars
- Person from the City available at all times to answer questions/address concerns from businesses
- All stores had a back entrance
(used when front of stores were closed)



MANAGING BUSINESS IMPACTS: BEST PRACTICES

From our experiences, Urban recommends the following best practices for managing business impacts during construction:

- 1) Design
- 2) Timing of Construction
- 3) Maintain Access
- 4) Impact on Businesses
- 5) Improvement / Clean-up
- 6) Communication & Teamwork

BEST PRACTICES

1) Design

- Design for user comfort
- Be mindful of materials, structure, and useability
- Recognize that improvements are not going to appeal to everyone

2) Timing of Construction

- Flexibility for unforeseen weather events
- Careful consideration for construction during the winter season
- Stick to an efficient and consolidated construction schedule
- Create a functional team for project delivery

BEST PRACTICES

3) Maintain Access

- Maintain front access as much as possible, facilitate and support rear access when necessary
- Be conscious of mid-block impacts and prioritize access
- Adaptively respond to parking and wayfinding issues

4) Impact on Businesses

- Collect and analyze sales data
- Understand that businesses struggling before construction will be most impacted
- Having a clear plan for business support and communications

BEST PRACTICES

5) Improvement / Clean-up

- Clean up alleyways to support rear lane access
- Create a façade improvement program and make it easy for businesses to take part

6) Communication & Teamwork

- Have a dedicated project team
- Ensure constant and consistent communications between all teams, business owners, and the public

WORK COMPLETED
TO DATE

3.

WORK COMPLETED TO DATE

- Startup meeting and Site tour
- Data gathering and base plan preparation
- Surveyor conducting field work (Oct 11-15)
- Outreach to comparable communities (interviews)
- Engagement planning

NEXT STEPS

4.

NEXT STEPS

Next Steps



Project Initiation	Project Background & Design Review and Engagement Prep	Inventory and Analysis Study. Stakeholder Consultation.	Preliminary Design	Design Review with City	Detail Design
June 2022	July-August 2023	September - November 2022	December 2022 - February 2023	February 2023	March-April 2023

Canopy coming down	Interim Façade improvements	Engineering Design	Construction Tender	Construction
Spring 2023	Spring 2023	Spring/ Summer 2023	Fall 2023	2024

QUESTIONS?

5.

A background map of a city street grid with a red rectangular box in the center. The map is rendered in light gray lines on a white background. The red box is positioned in the middle of the frame, containing the text "THANK YOU!".

THANK YOU!