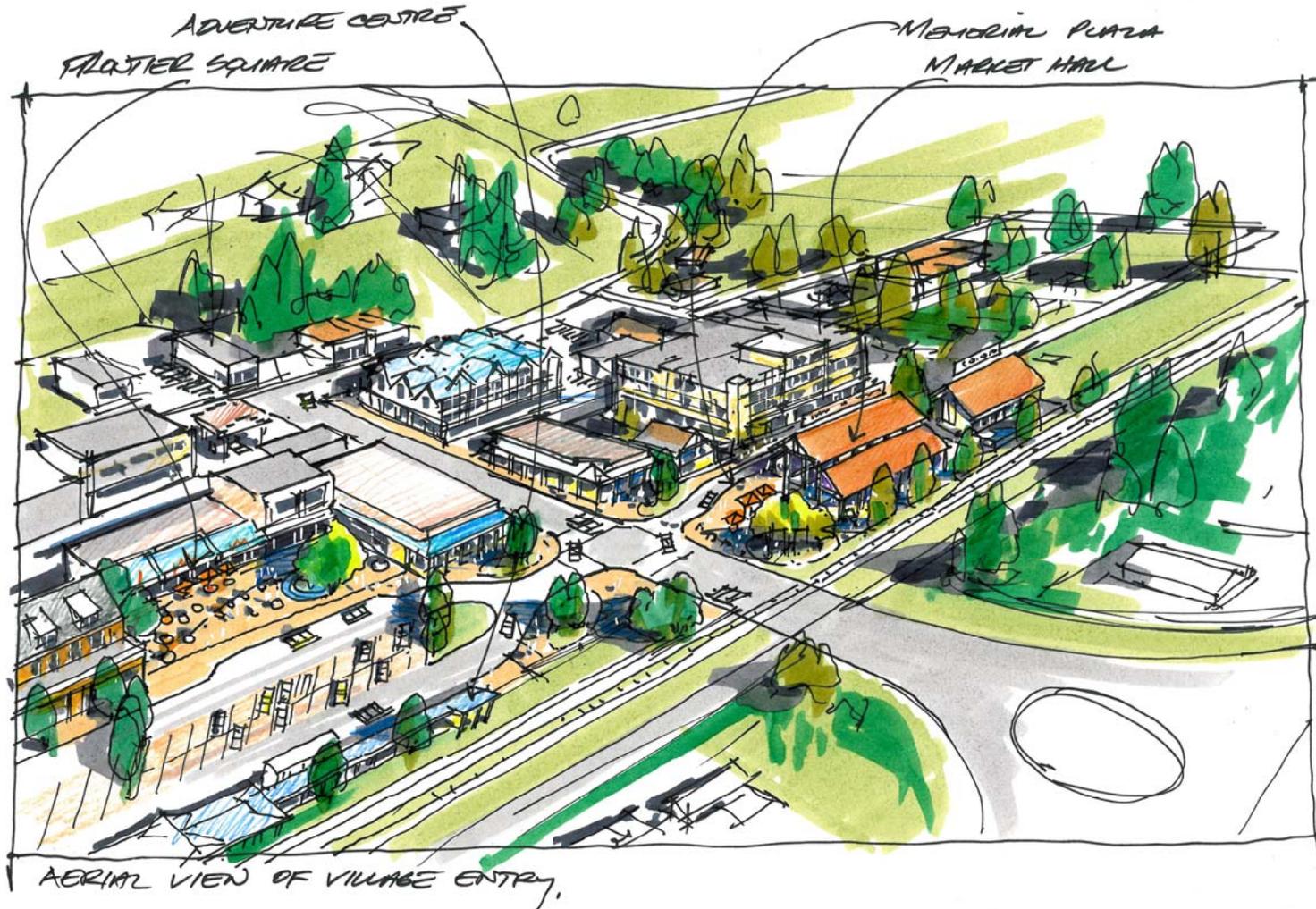


# FRONTIER STREET DESIGN

## Pemberton Downtown Enhancement Program



September 13<sup>th</sup>, 2010

## **ACKNOWLEDGEMENTS**

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We would like to sincerely thank all those who contributed to the design of Frontier Street. The design process was a group effort. Community members, staff, and Councillors all helped through their active participation in the walking tour, workshops, discussions, and presentations.

The implementation of the Frontier Street Design will also take a group effort. Organization, finding, and timing will all be key ingredients to developing further details, funding sources, and the staging of each of the five design areas outlined in this report.

We look forward to help out where we can to realize this important project in the enhancement of Downtown Pemberton.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. von Hausen', with a long horizontal stroke extending to the right.

Michael von Hausen, MCIP, MLAUD, CSLA, LEED® AP  
Project Director and President  
MVH Urban Planning & Design Inc.  
September 13<sup>th</sup>, 2010

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## **1.0 PROJECT OVERVIEW**

In 2009, the Village of Pemberton developed a *Downtown Enhancement Strategy* through a series of workshops and presentations, working closely with the community to reflect their vision. Frontier Street was identified as an important entrance and gateway to the Village. At the same time, Frontier Street and adjacent parcels were owned by a few land owners as well as the Village of Pemberton. This combination of factors made Frontier Street an excellent candidate to begin the more detailed design process of physical transformation in the Downtown.

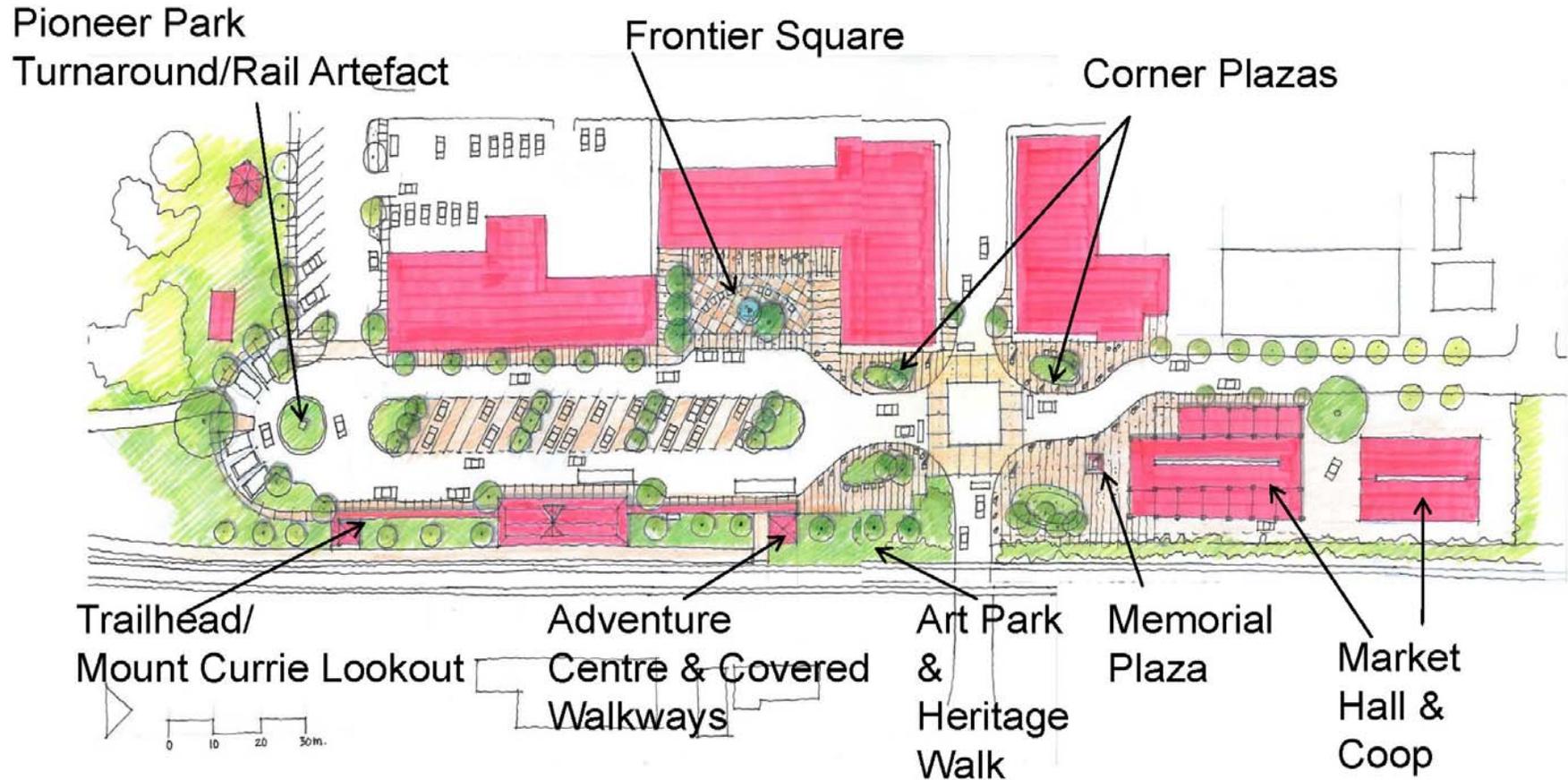
In July of 2010, MVH Urban Planning & Design Inc. was retained, building on their earlier work, to engage the community again to develop a detailed design for Frontier Street. A community walk-about, followed by an outdoor workshop, then an evening workshop resulted in a plan that was very well received by community members at the presentation the following evening.

**FRONTIER STREET REDESIGN:** The following summarizes the proposed design and programming and provides a detailed costing for the enhance Frontier Street. The Frontier Street includes the properties on both sides of the Street from Camus Street south to Aster Street, including Pioneer Park. The design (as illustrated) can be divided into two main sections: The North Section north of Birch Street, The South Section south of Birch Street to Pioneer Park.



## 2.0 DESIGN VISION

Frontier Street will be the gateway and staging area to the Village of Pemberton and the Pemberton Valley Adventure Playground. Abundant free parking, convenient transit, trendy restaurants, coffee shops, eateries, a farmer's marketplace, an adventure centre, and live performance venues will create an exciting place for local residents, businesses, and visitors to meet, celebrate, and socialize.



### 3.0 DESIGN STRATEGIES

- Increase public space by creating a public square, expanding and programming park space, and widening sidewalks.
- Extend the existing active outdoor eating and coffee shop patios into a “Frontier Square”.
- Develop a major sheltered community gathering area – “Pemberton Valley Market Hall”.
- Create an “Adventure Centre” building (business promotion centre) for the Downtown and Pemberton Valley.
- Redesign the existing parking lots and circulation so the area is safer, greened with trees, and easy to access.
- Create one intersection and four pedestrian plazas at Frontier Street and Birch Street to increase safety and create one major gateway intersection for Pemberton.
- Create a transit drop-off zone by the Transit Centre (former Railway Station) for convenience and safety.
- Extend the former Railway Station “Platform” with overhead weather protection.
- Extend Pioneer Park toward the railway tracks and add a roundabout to attract visitors to the Park area, and create a better connection to Frontier Street.
- Engage artists’ participation in the design of public features including the “Art Park” and “Heritage Walk” along the CN railway area.
- Incorporate opportunities for lots of public seating, and viewing areas, including the potential for a major viewing tower at the end of the covered walkway south of the Transit Station.
- Utilize street graphics to add colour in a cost effective manner.
- Make this the first project to celebrate the renewal of Downtown Pemberton and have everyone participate to building the project in some way.
- Build the project in phases so that the project can be funded in smaller pieces.
- Create memories, excitement, and seasonal comfort.



## 4.0 FEATURE DESIGN ELEMENTS

### Frontier Square

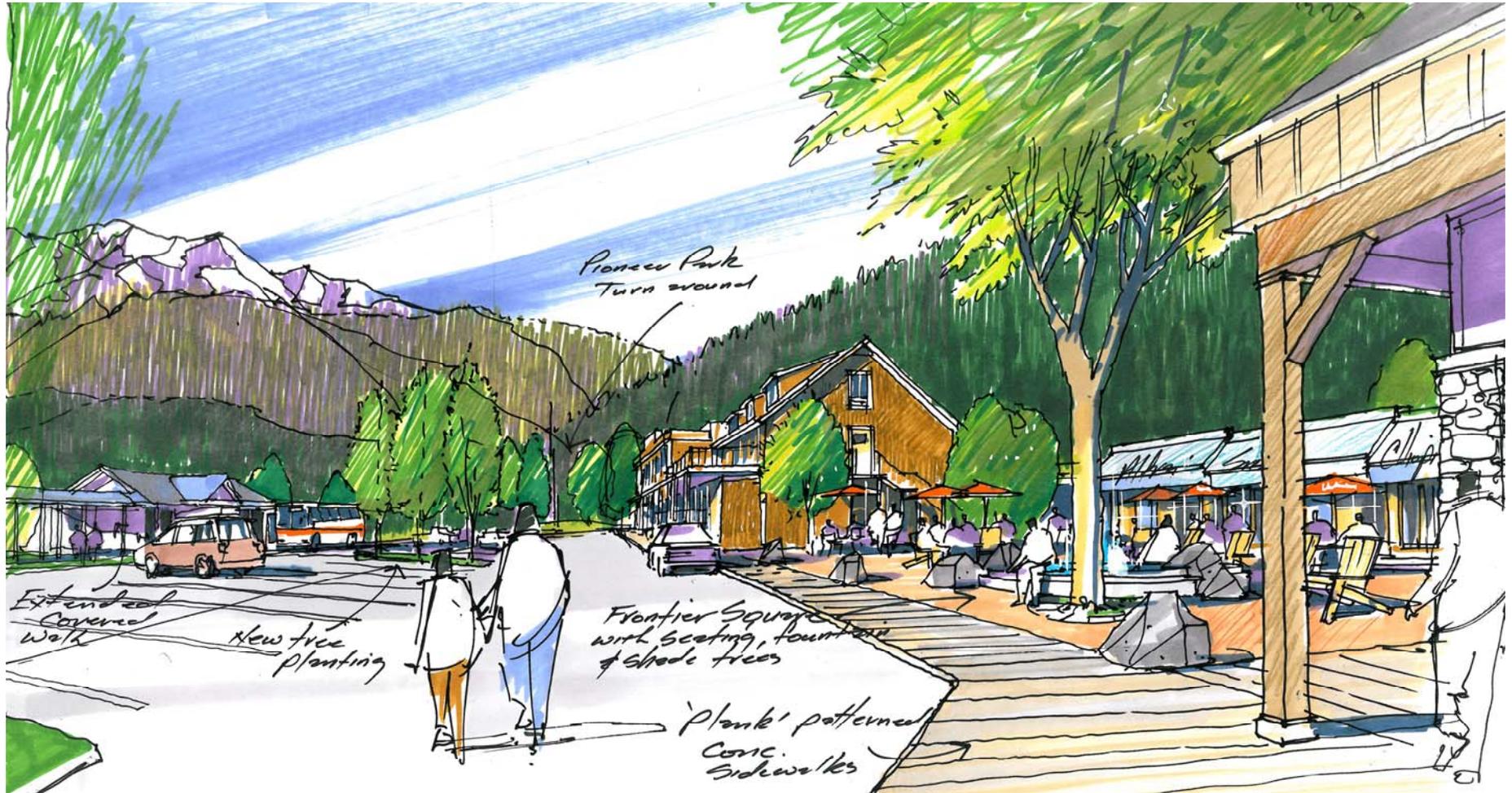
This central public square adjoining the southwest corner of Birch Street and Frontier Street provides an arrival and gathering place. Frontier Square is a natural extension of existing patio spaces created by the adjoining cafes and restaurants. A variety paving patterns will bring colour and texture to the space, creating an enhanced meeting place, sheltered area, and great sunny location to view Mount Currie. A water feature will provide a background “cooling” effect to the space and symbolize the meeting of mountains and river in the Pemberton River Valley. Select specimen tree plantings will green the space, provide selective shading, and add seasonal colour, while framing the outstanding views. Convenient vehicular drop-off spaces will be located along the east side for handicapped and convenient pick-up/drop-off.



**Frontier Square** is detailed with the following elements:

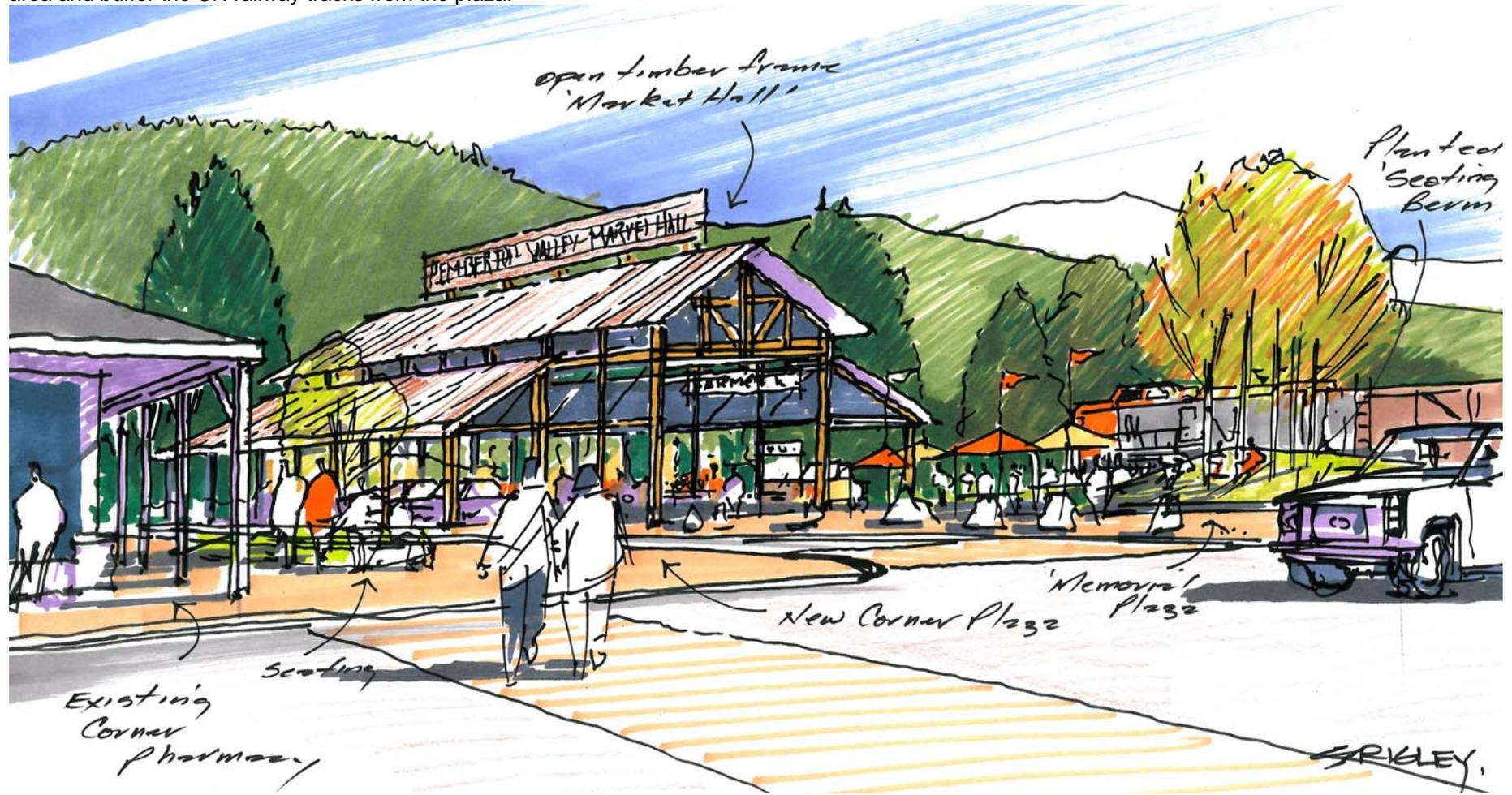
- Water feature and sitting area
- Diverse patterned paving
- Unique seating for chatting and viewing
- Directional signposts
- Information kiosk

- Specimen trees
- Accent lighting
- Special rock features to define the space
- Bike racks, recycling bins.



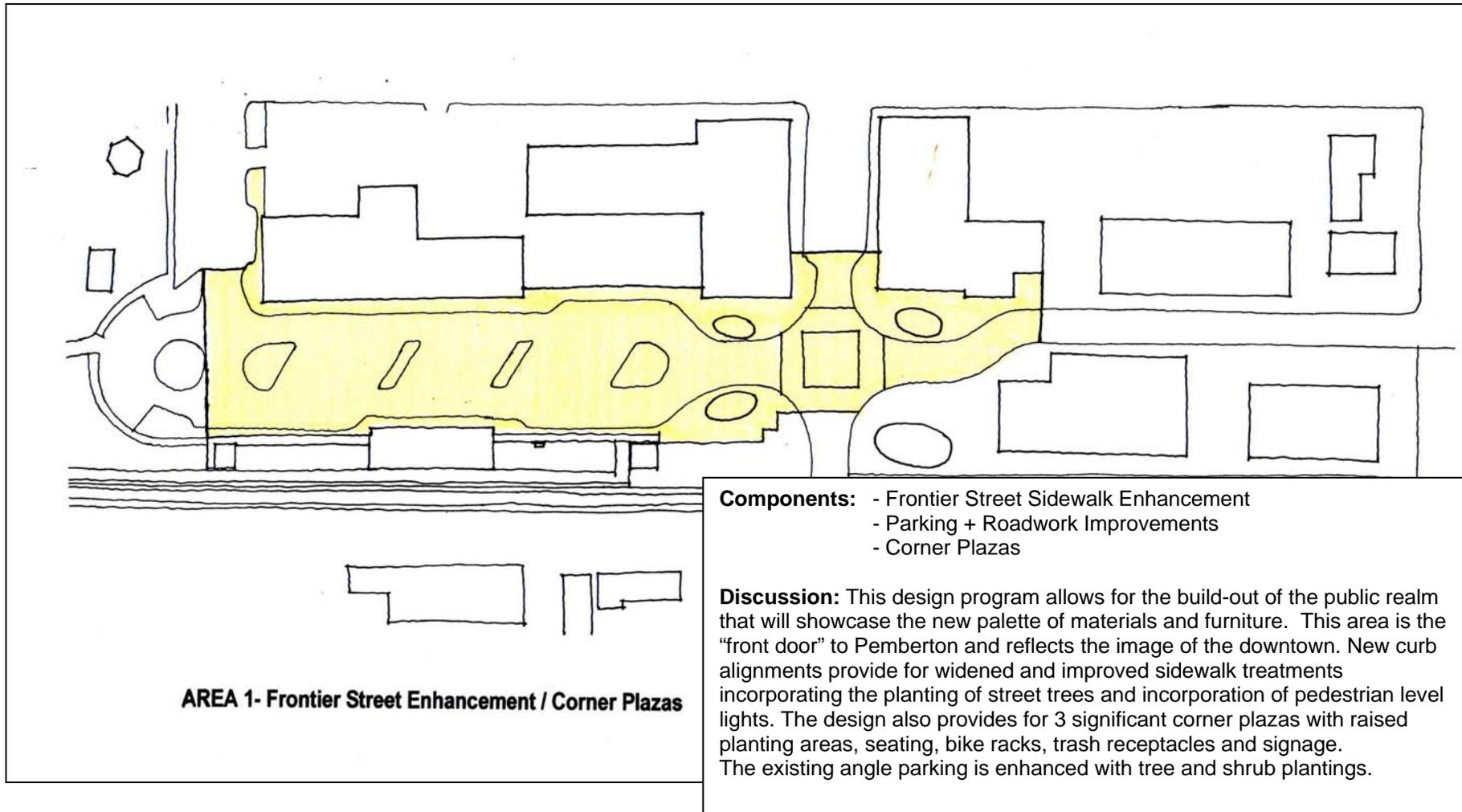
## Pemberton Valley Market Hall

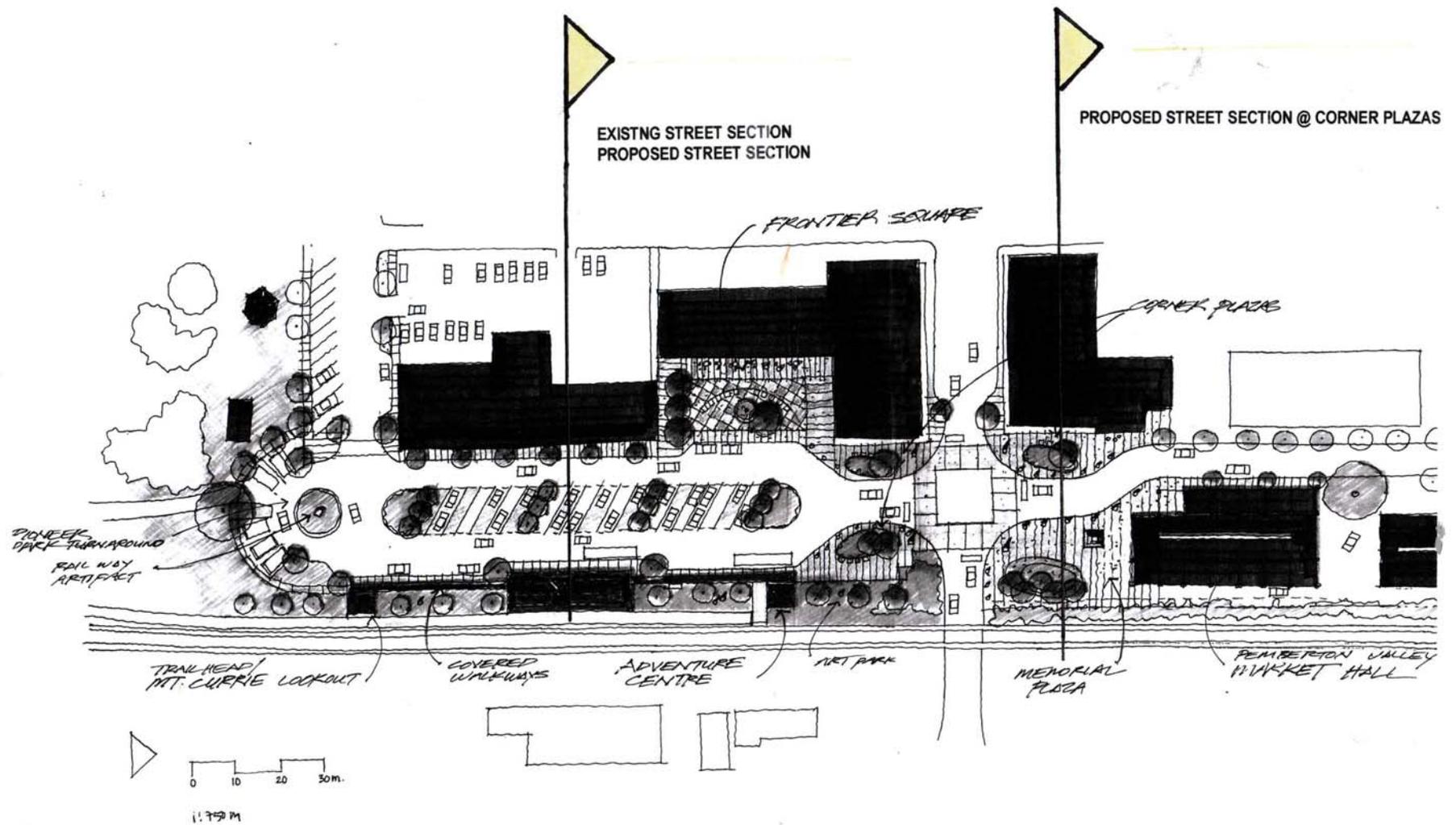
The "Hall" will be a classic "Pemberton Valley" barn structure with exposed post and beam construction. Its charm will be in its rustic and open nature – inviting residents and visitors to participate! Activities can range from a weekly Pemberton Valley Farmer's Market, to traditional barn dances, summer evening free movies, and other entertainment, cultural festivals, and performances. The barn structure is economical to both erect and maintain with options for heaters and other temporary enclosures during colder months. The Market Hall will also include a "Memorial Plaza" as a commemoration place and relocation area for the Cenotaph located outside the existing Legion building not far from the Plaza. This location will provide shelter (Market Hall) for potential poor weather conditions on Memorial Day and a more generous space to remember. A grassed mound adjoining the plaza will provide a sitting area and buffer the CN railway tracks from the plaza.



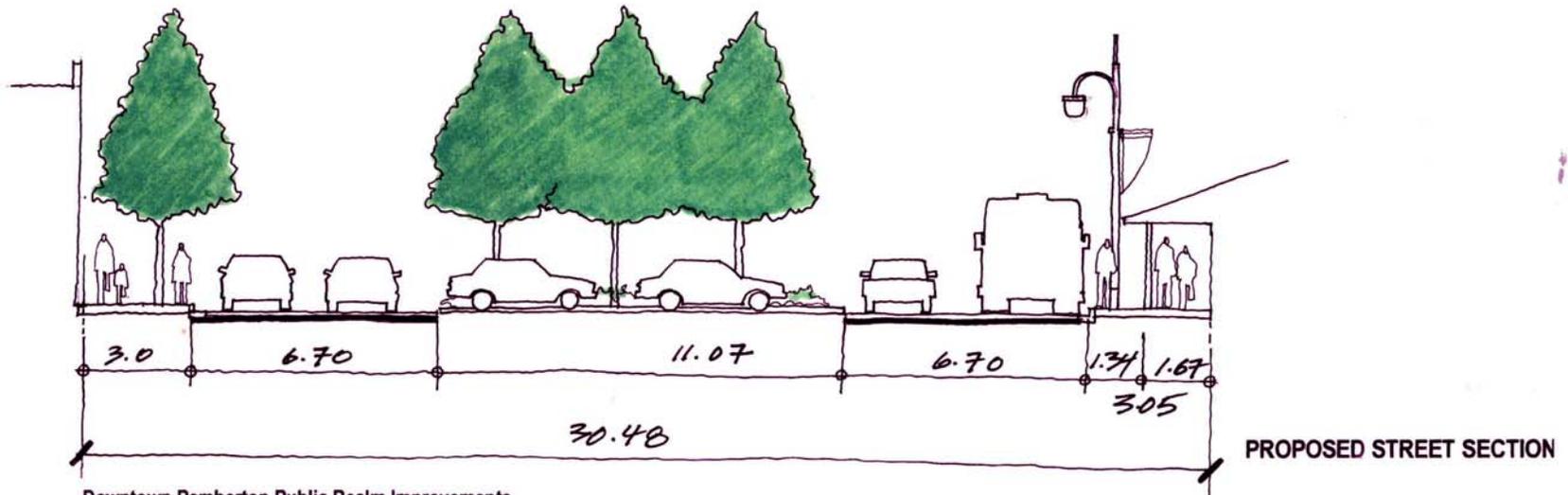
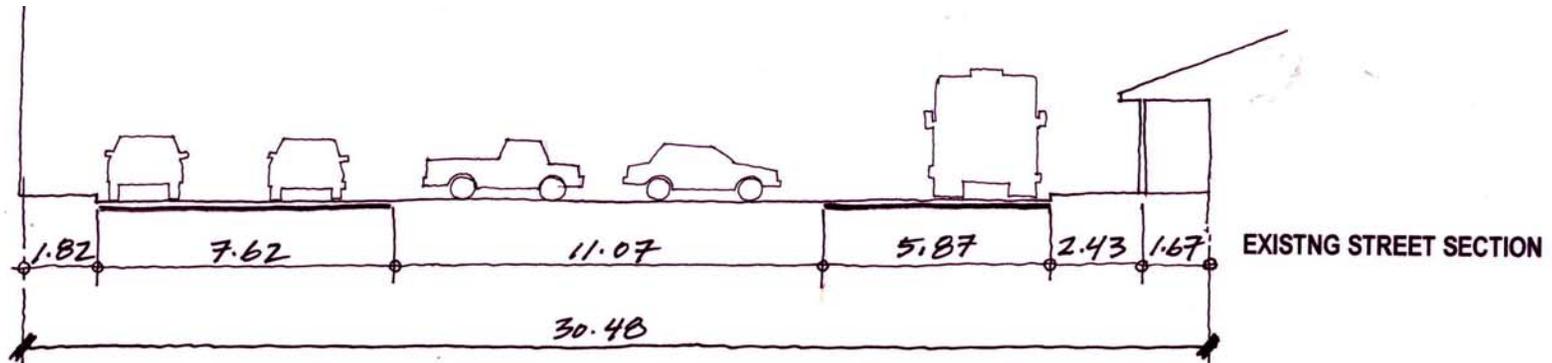
## 5.0 COSTING AND DESIGN PROGRAM DETAILS

The following are grade "C" preliminary cost estimates for the costing of the reconstruction of Frontier Street and the associated amenity improvements extending and adjacent to the Street. For cost and individual project purposes, the street has been divided into 5 design areas that can be funded and built separately.



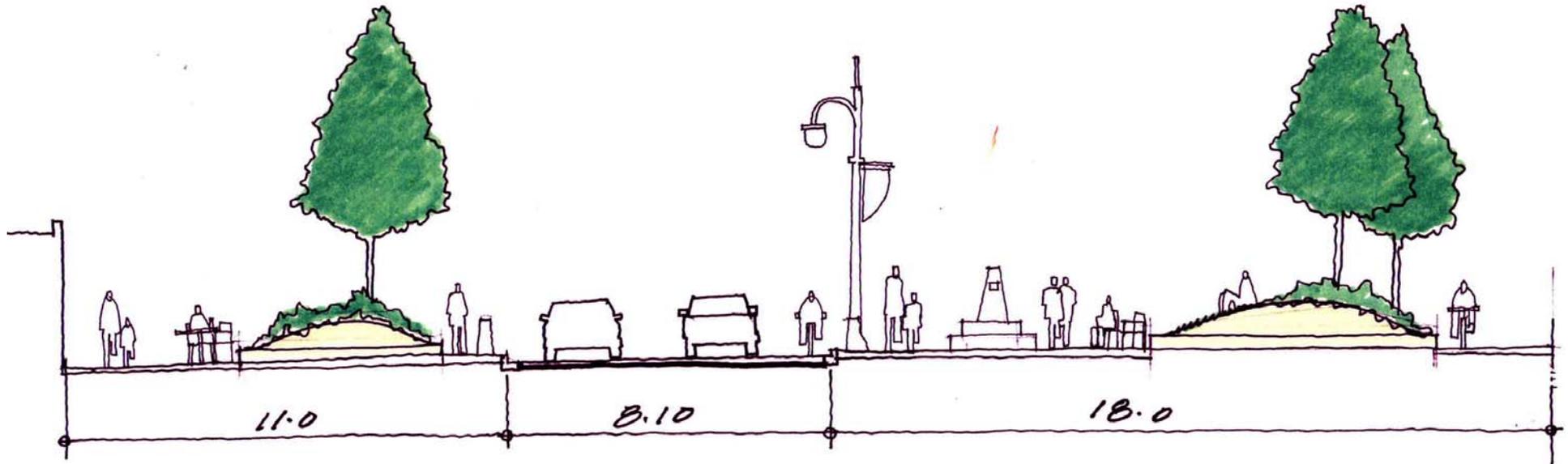


**Downtown Pemberton Public Realm Improvements  
STREET SECTIONS**



**Downtown Pemberton Public Realm Improvements  
AREA 1 – Frontier Street Sections  
Design Strategy**

1. Maintain existing angle parking dimension of 11.07 m.
2. Balance existing travel lane dimensions. The existing pattern has a 7.62 m. southbound lane and a 5.87 m. northbound lane. The proposed re-design would provide for equal 6.70 m. travel lanes in both directions allowing for curb drop-off and eliminating the conflict of passing standing buses.
3. The existing sidewalk on the Pemberton Hotel frontage is widened to 3.0 from 1.82 m. and the existing bus terminal frontage is reduced from 4.10 to 3.01 m.
4. Street parking is accommodated with lay by parking as illustrated on the plan.



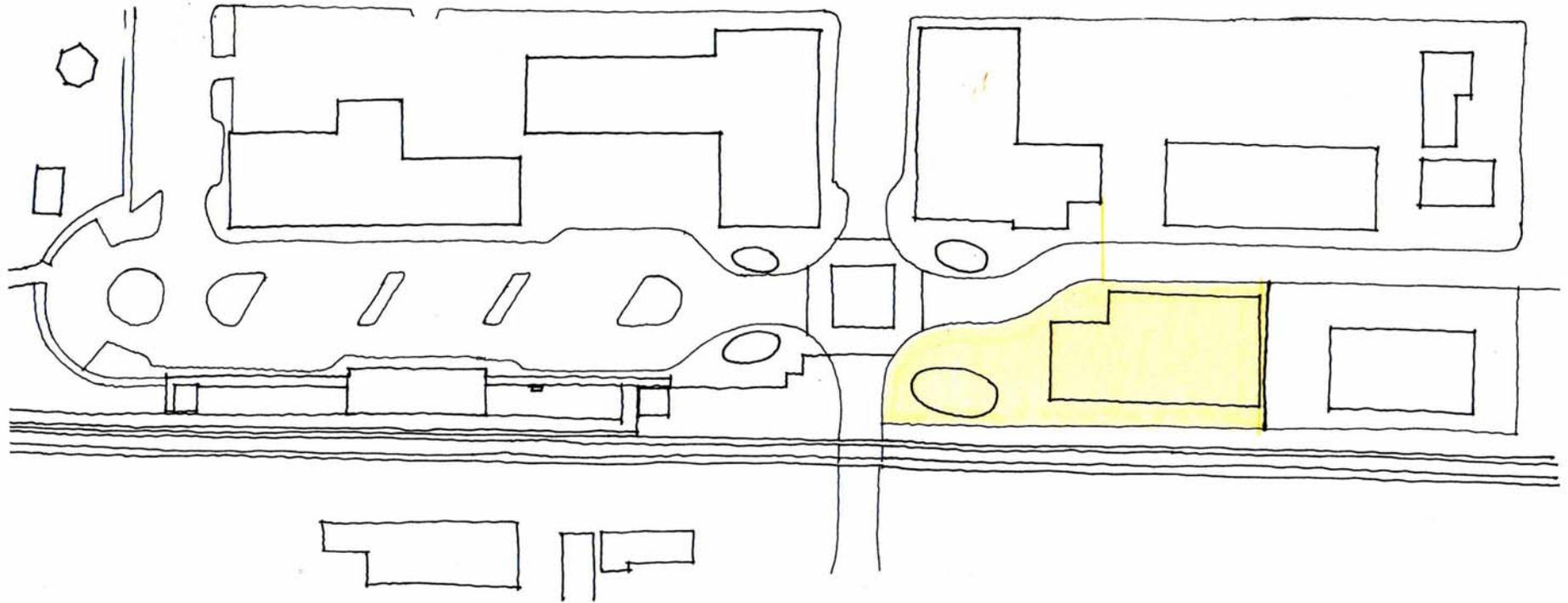
## PROPOSED STREET SECTION @ CORNER PLAZAS

Downtown Pemberton Public Realm Improvements  
AREA 1 and 2  
Design Strategy

1. Develop corner plazas at the Birch Road/Portage Road and Frontier Street intersection. These will provide for expansion of the public realm creating spaces for meeting and gathering. The addition of landscape planting, seating, pedestrian level lighting, signage, bike racks and banners will create a welcoming entry to downtown.

**Area 1: Frontier Street Sidewalk Enhancement  
Parking + Roadwork Improvements  
Corner Plazas**

- Civil curbs demolition 245 lin.m @ \$25	\$6,125
- New sidewalk curbing 515 lin.m @ \$100	\$51,500
- New parking island curbing 60 lin.m @ \$100	\$6,000
- Demolition of existing sidewalks 450 m2 @ \$25	\$11,250
- Demolition of existing asphalt paving 1275 m2 @ \$25	\$31,875
- Civil services: new catch basins allowance 10	\$5,000
- Site preparation 1210 m2 @ \$20	\$24,200
- Roadway demolition/preparation for crosswalks 290 m2@ \$50	\$14,500
- Roadway crosswalks, cast concrete 290 m2 @ \$100	\$29,000
- Cast concrete paving – sidewalks 675 m2 @ \$100	\$67,500
- New asphalt paving topping 13,145 m2 @ \$30	\$394,500
- New parking line marking allowance	\$10,000
- Ornamental street lights 30 @ \$7800	\$234,000
- Benches 10 @ \$2,000	\$20,000
- Trash receptacles 10 @ \$1000	\$10,000
- Tree grates 10 @ \$2000	\$20,000
- Bike racks 5 @ \$1500	\$7,500
- Bollards 20 @ \$2000	\$40,000
- Banners 30 @ \$500	\$15,000
- New street trees 28 @ \$1,000	\$28,000
- Structural soil trench 120m3 @ \$80	\$9,600
- Planting 470 m2 @ \$80	\$37,600
- Raised planter seat walls 30 m3 @ \$1000	\$30,000
- Irrigation allowance	\$15,000
- Wayfinding signage allowance	\$20,000
Sub-Total	\$1,138,150
Design/Contingency 30%	\$341,445
<b>Total Area 1</b>	<b>\$1,479,595</b>



**AREA 2- Memorial Plaza / Market Hall**

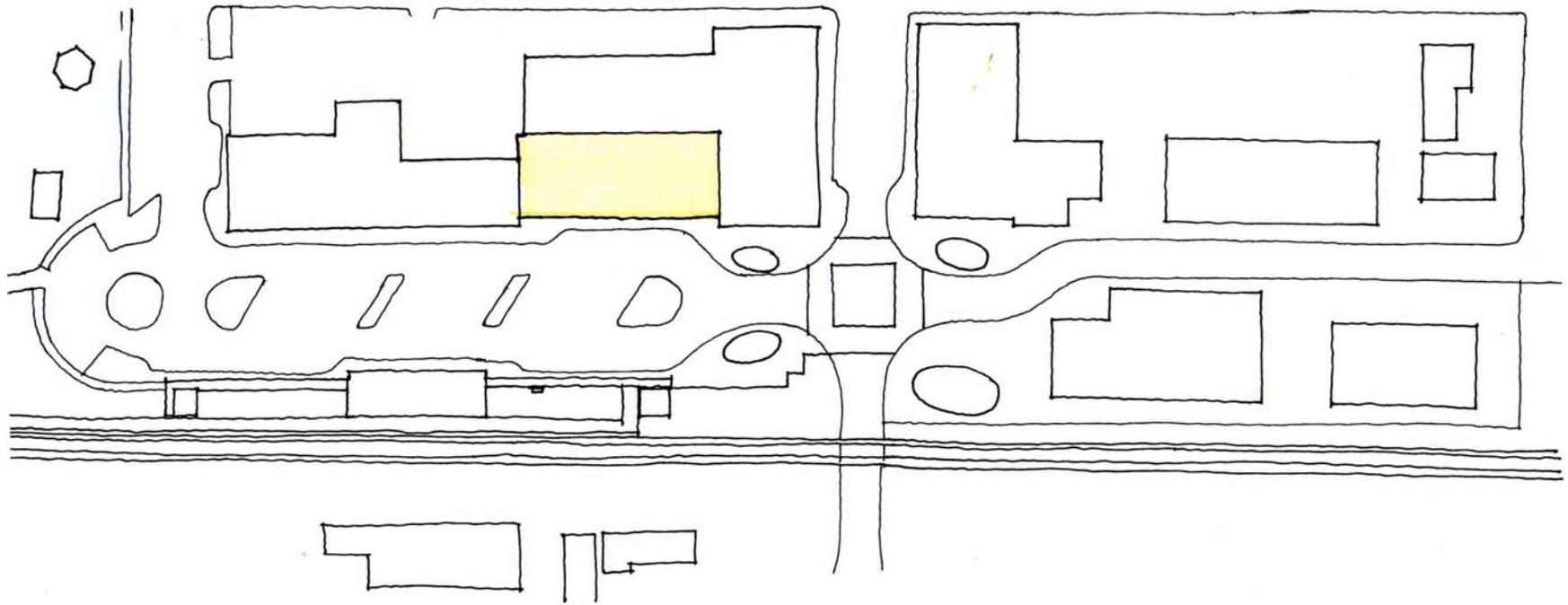
**Components:** - Memorial Plaza  
- Market Hall

**Discussion:** This design program allows for the development of a Memorial Plaza which is the 4<sup>th</sup> corner plaza completing the intersection. It commemorates the World War Veterans and is the new location of the re-located Legion Cenotaph. It provides for a community gathering and celebration space incorporating lighting, seating, and a planted and grassed mound.

The centerpiece is the Market Hall Community Building, a covered public events space for markets and celebrations. The Market Hall becomes a landmark structure and symbol of the Pemberton Valley.

**Area 2: Memorial Plaza  
Market Hall and Co-op**

- Site preparation 1820 m2 @ \$20	\$36,400
- New curbing ( included in Area 1 costing)	
- Cast concrete paving-plaza + surrounds 745 m2 @ \$100	\$74,500
- Ornamental street lighting ( included in area 1)	
- Feature lighting@ Cenotaph allowance	\$10,000
- Legion Cenotaph relocation/pediment base allowance	\$10,000
- Benches 9 @ \$2,000	\$18,000
- Trash receptacles 5 @ \$1,000	\$5,000
- Bike racks 3 @ \$1500	\$4,500
- Bollards 12 @ \$2,000	\$24,000
- Banners ( included in Area 1 street lights)	
- Planting/Grass berm 145 m2 @ \$80	\$11,600
- Raised planter seat wall 15m3 @ \$1,000	\$15,000
- Irrigation allowance	\$5,000
- Market Hall structure 720m2 @ \$2000	\$1,440,000
Sub-total	\$1,654,000
Design/Contingency 30%	\$496,200
<b>Total Area 2</b>	<b>\$2,150,200</b>

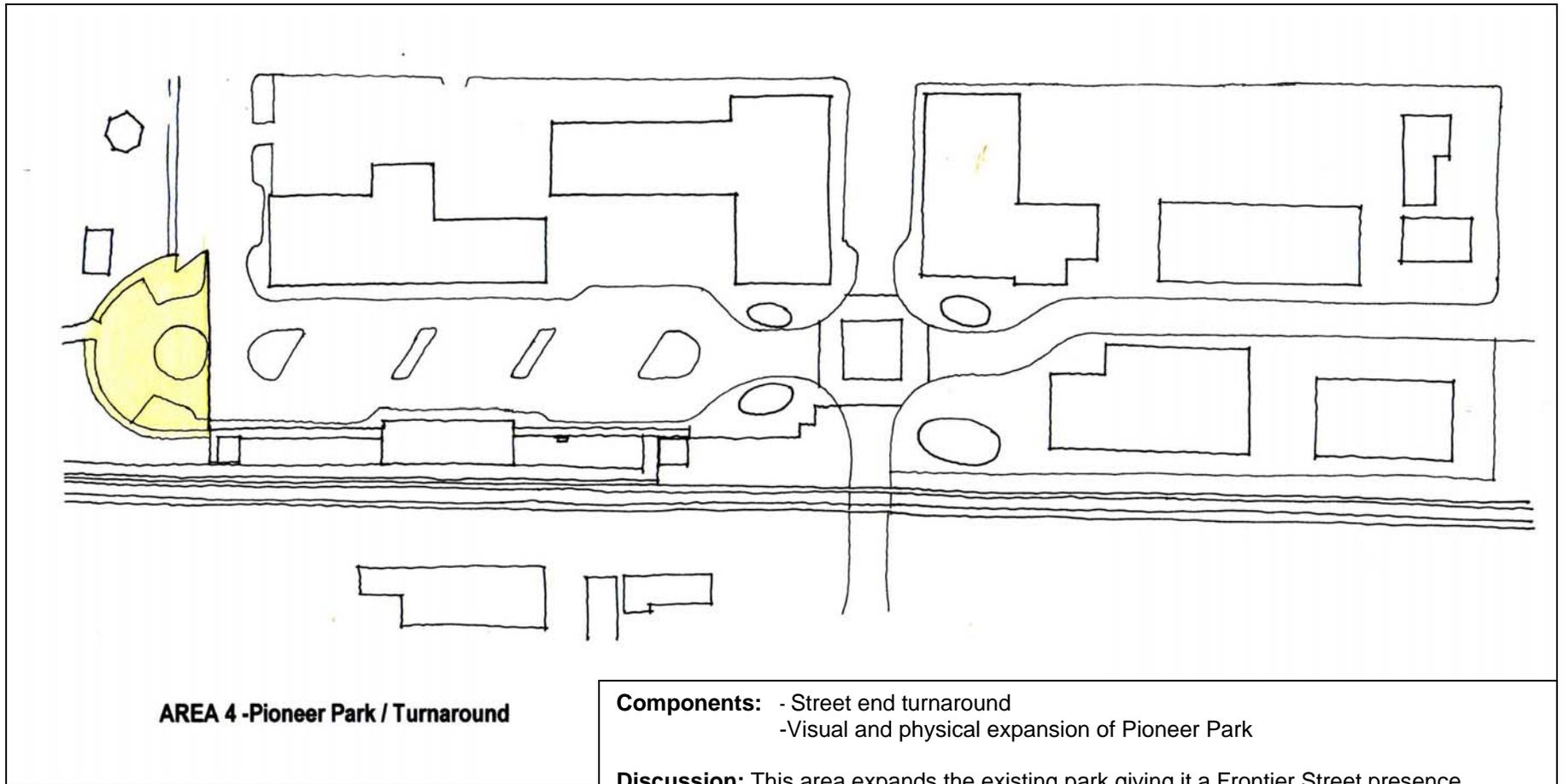


**AREA 3- Frontier Square**

**Discussion:** This design program shapes a significant public space replacing an existing public parking lot serving existing businesses. It expands the public realm exploiting views of Mt. Currie while providing a focal water feature, seating and tree planting. It provides for expansion of existing businesses outdoors for dining and display.

**Area 3: Frontier Square**

- Demolition of existing asphalt paving 640 m2 @ \$25	\$16,000
- Site preparation 640 m2 @ \$ 20	\$12,800
- Cast concrete paving 440 m2 @ \$100	\$44,000
- Unit paving 240 m2 @ \$120	\$28,800
- Feature lighting 6 @ \$ 10,000	\$60,000
- Water feature allowance	\$150,000
- Feature "Pemberton" benches 10 @ \$ 3,000	\$30,000
- Tree planting 4 @ \$1,000	\$4,000
- Structural soil trench 20m3 @ \$80	\$1,600
- Ornamental planting pots 10 @ \$ 500	\$5,000
- Bike racks 2 @ \$1500	\$3,000
- Irrigation allowance	\$5,000
Sub-total	\$360,200
Design/Contingency 30%	\$108,000
<b>Total Area 3</b>	<b>\$468,200</b>



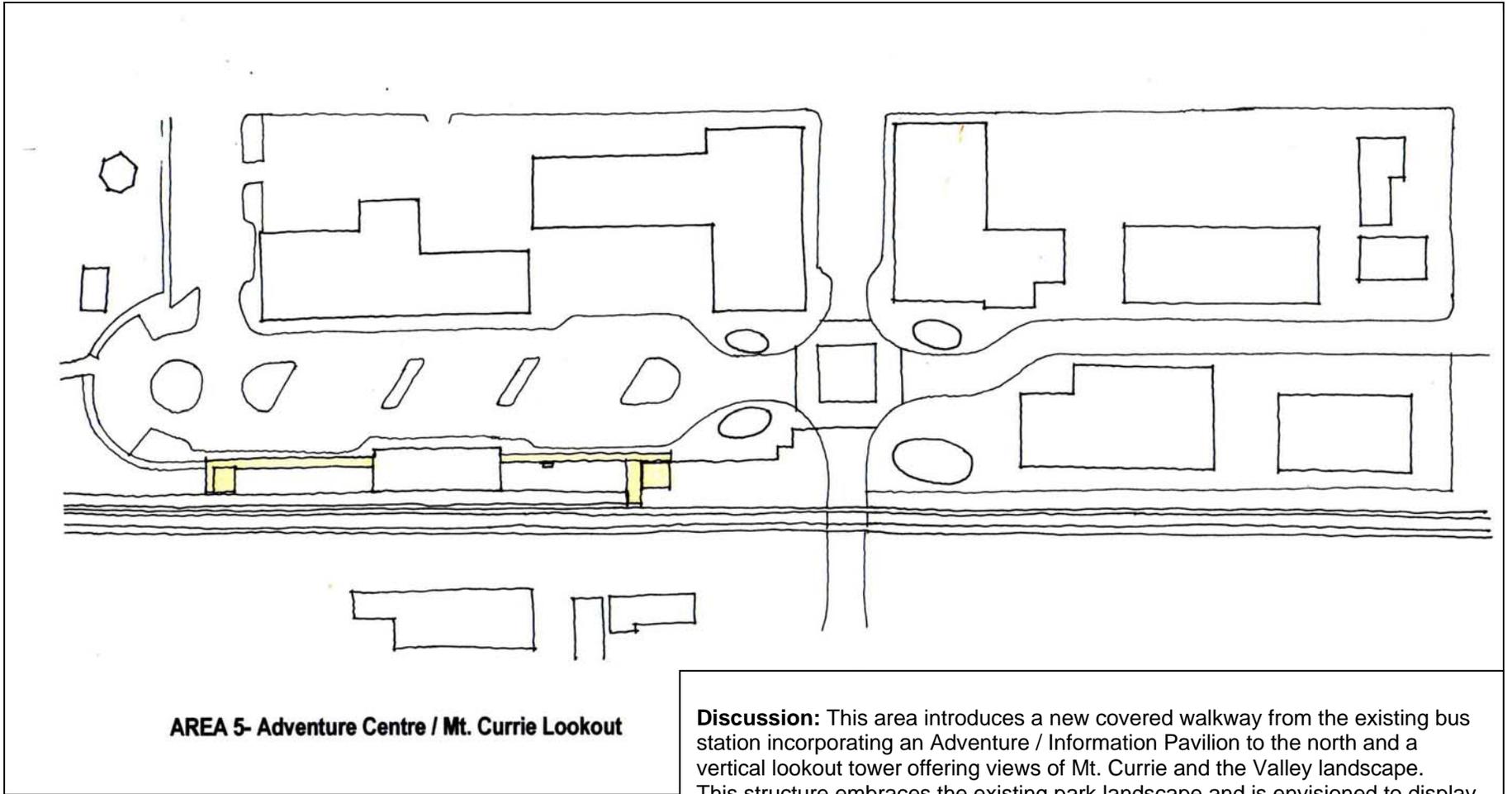
**AREA 4 -Pioneer Park / Turnaround**

**Components:** - Street end turnaround  
 -Visual and physical expansion of Pioneer Park

**Discussion:** This area expands the existing park giving it a Frontier Street presence. It provides a planted island that showcases the last remaining railway water channel artifact currently lost in overgrown plantings nearby. It provides oversized vehicle parking, sidewalk improvements curbing and paving.

#### Area 4: Pioneer Park Turnaround

- Site preparation 800 m2 @ \$20	\$16,000
- New curbing 1150 lin.m @ \$100	\$115,000
- Asphalt paving 415 m2 @ \$30	\$12,450
- Concrete sidewalk paving 150 m2 @ \$100	\$15,000
- Parking line marking allowance	\$5,000
- Planting 100 m2@ \$80	\$8,000
- Relocation of railway artifact/base allowance	\$10,000
- Irrigation allowance	\$5,000
Sub-total	\$186,450
Design/Contingency 30%	\$55,935
<b>Total</b>	<b>\$242,385</b>



**AREA 5- Adventure Centre / Mt. Currie Lookout**

**Discussion:** This area introduces a new covered walkway from the existing bus station incorporating an Adventure / Information Pavilion to the north and a vertical lookout tower offering views of Mt. Currie and the Valley landscape. This structure embraces the existing park landscape and is envisioned to display art and heritage pieces.

**Area 5: Art Park / Heritage Walk**

Adventure Centre/Covered Walkway

Mt. Currie Lookout/Trailhead/ Covered Walkway

- |  |           |
|--|-----------|
| - Site preparation 250 m2 @ \$20                               | \$5,000   |
| - Adventure Centre structure/covered walkway 110m2 @ \$1500    | \$165,000 |
| - Mt. Currie Lookout Structure/covered walkway 180 m2 @ \$1500 | \$270,000 |
| - Concrete paving 30 m2 @ \$100                                | \$3,000   |

Sub-total	\$433,000
Design/Contingency 30%	\$132,900
<b>Total Area 5</b>	<b>\$565,900</b>

<b>Total Estimated costs</b>	<b>\$3,771,800.00</b>
<b>Design/Contingency 30% Total</b>	<b>\$1,134,480.00</b>
<b>Total Cost</b>	<b>\$4,906,280.00</b>