



VILLAGE OF SLOCAN

HAROLD STREET NORTH CONCEPTUAL DESIGN PLAN

July 27th, 2018



Prepared for the Village of Slocan

503 Slocan Street
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PROJECT OVERVIEW

Selkirk Planning & Design and Larch Landscape Architecture were hired by the Village of Slocan to develop a Conceptual Design Plan for Harold Street North. The study area focusses on Harold Street between Delany Ave and Park Ave. The project started on June 27th, 2018 and was completed by July 27th, 2018. The project included 2 public engagement sessions and the following project phases:

1. Project Start Up;
2. Document Review;
3. Site Visit & Walking Tour with Business Owners/Staff/Residents;
4. Graphic Urban Design Analysis;
5. Draft Harold Street North Conceptual Design Plan; and
6. Community Feedback

This summary report completes the Final Conceptual Design Plan for Harold Street North.

DESCRIPTION OF WORK

PHASE 01 – PROJECT STARTUP

The startup phase of the project. Tasks included organizing digital mapping files and receiving relevant documents and files from the Village of Slocan. A base map and base 3D file were created with the information.

PHASE 02 – DOCUMENT REVIEW

Relevant documents were reviewed and notes of relevant sections, actions, observations were recorded and included as a summary review document (Appendix 01). The documents reviewed include:

- Village of Slocan Official Community Plan
- Village of Slocan Zoning Bylaw
- Village of Slocan Integrated Stormwater Management Plan
- Slocan Valley Economic Development Plan
- Village of Slocan Community Sustainability and Transition Plan
- Village of Slocan Preliminary State of Infrastructure Report – Roads
- Village of Slocan Preliminary State of Infrastructure Report – Underground Assets
- Village of Slocan Legion Building Rehabilitation Assessment & Guidelines

PHASE 03 – SITE VISIT & WALKING TOUR WITH BUSINESS OWNERS/STAFF/RESIDENTS

On July 3rd, Fraser Blyth (Selkirk Planning & Design) travelled to Slocan to complete two main tasks. The first was to observe the street activity, and the second was to conduct a walking tour of Harold Street North.

Selkirk observed street activity in the morning, at mid-day, and in the early evening.

The walking tour was held over 2 hours with business owners, village staff, and residents. The Village of Slocan published an advertisement of the walking tour in the local paper, as well as on its Facebook page. The walking tour was well attended with 15 participants. Key Findings from the site visit, observation, and document review are included within the Key Findings Summary Document (Appendix 02) and integrated into the Urban Design Analysis (Phase 04).



Figure 1: Photos from the walking tour on July 3rd, 2018

In addition to the site visit, Jason Jones of LARCH Landscape Architecture (LARCH) conducted an infrastructure analysis with Village of Slocan public works staff. LARCH summarized the primary findings into an infrastructure analysis summary report (Appendix 02). The infrastructure analysis informed implementation phasing (Phase 05).

PHASE 04 – GRAPHIC URBAN DESIGN ASSESSMENT: IDENTIFY ASSETS/ISSUES/OPPORTUNITIES

The key findings (Appendix 03) were integrated into a Graphic Urban Design Assessment (Pages 1-3 Appendix 04). This phase identified existing assets, issues, and opportunities along Harold Street North. This assessment led to recommendations that were integrated into the draft design concept (Phase 05). The Graphic Urban Design Assessment was included in the open house boards that were presented to the public at an open house (Phase 06).

A Vision and Guiding Principles were prepared for Harold Street North after careful consideration of the assets, issues, and opportunities, and the input of the community through the walking tour.

Harold Street North Vision

Harold Street North will evolve into the community hub and commercial centre for the Village of Slocan. Building upon its rich environment, culture, and economy, Harold Street North will develop a strong identity through thoughtful and appropriate placemaking, improved pedestrian space and amenities, and a strong connection to the waterfront.

Harold Street North Guiding Principles

- Emphasize the improvement of the pedestrian realm. Make the area more inviting and attractive to both residents and tourists.
- Emphasize the small-town character.
- Provide a framework for a theme/character guidelines that utilize local influences (First Nations, Ore Mining, Forestry, Gateway to the Valhallas, Small Town Lifestyle, Local Food Production, Eco-Tourism and Sustainability) to be established and refined by Slokan residents through an Official Community Plan update.
- Incorporate Sustainable Design into the plan (stormwater, energy reduction, energy production, local building materials, etc.)
- Improve the accessibility and walkability of Harold Street North through Age Friendly design principles.
- Improve parking and reduce maintenance costs through defined parking spaces.
- Flexible Public Space will be designed to accommodate a special events.
- Street Furniture and landscaping will be designed to be wildlife-proof that are attractive, functional, and fit with the overall design.
- The plan will be implemented in phases as budgets allow and should reflect the final vision with a phased implementation plan.

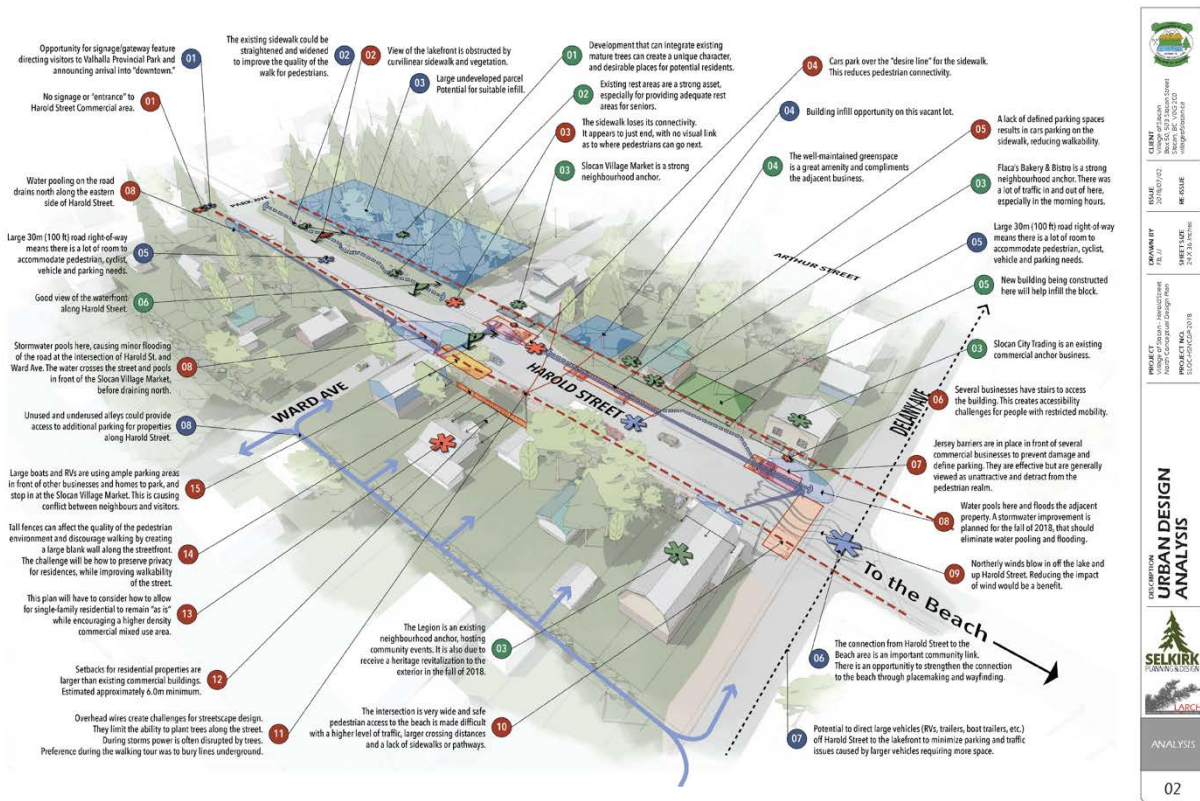


Figure 2: Graphic Urban Design Analysis

PHASE 05 – DRAFT HAROLD STREET NORTH CONCEPTUAL DESIGN PLAN

The Draft Conceptual Design Plan is the most substantial phase of the project. The project began by taking key recommendations from the Document Review, Walking Tour, and Infrastructure Analysis and to craft key Urban Design Strategies.

Assumptions

The Urban Design Strategies required several assumptions to be made about infrastructure in order to fully implement the plan. The assumptions include:

- Existing electrical lines would be buried underground.
- As the area transitions into a commercial core, single-family residential use will transition out of the area. This is based on the idea that with more people and traffic around living in a single-family home will be less desirable.
- A community-wide wayfinding strategy will help direct larger vehicles away from Harold and provide parking on side streets to maintain access for these user groups to the main commercial core. The proposed route would be down Slocan Street to Delany to the waterfront. Other side streets may be used to provide parking as well.
- A community (or district) sewer system would have to be developed to accommodate the level of infill shown, as the current septic system couldn't accommodate the level of development shown.

The assumptions were based on the desire from residents, as well as the ability of the Village to complete this work. Without these assumptions the design would have to be re-evaluated. This is addressed in the "Next Steps and Recommendations" section (below).

Urban Design Strategies

The Urban Design Strategies were described on p.04 of the Open House Boards Package (Appendix 04) and were presented to the public at the open house on July 23rd, 2018. The intent is for these strategies to be planned and budgeted for so that they can be implemented holistically in a comprehensive manner. The success of the plan is contingent on being able to implement all of these strategies, rather than a select few. These strategies include:

- Wider sidewalks;
- Straighten sidewalks;
- 1-2 Storey mixed use infill;
- 0-3 meter infill building setbacks;
- Inviting building facades;
- New public space;
- Defined parking spaces and alley access;
- Functional and attractive street furniture;
- Safer pedestrian routes;
- Enhance views;
- Landscaping; and
- Phasing.

Phasing

DEVELOPMENT PHASE 01: Phasing for this project focused on the north block, more specifically the west side of the north block. The timing for this would coincide with the replacement of the water line that currently runs under Harold Street, but currently does not connect. The “Underground Assets” report indicates that the water line condition is a 3/10 and will need to be replaced in the near future. Additionally, the public works department believes it would be best to connect the waterline from north to south. Phase 01 work will establish the curbs and sidewalks, and landscaping where possible. The street will be designed to allow existing single-family homes to access their homes and garages. The list of proposed work includes:

- Widen and straighten existing sidewalks;
- Continue sidewalk along northeast sidewalk. Leave space between the sidewalk and property lines to buffer existing single-family homes, and for a potential bike lane;
- Construct rolling curb and establish parking spaces. 45 Degree angled on west side, and parallel* on east side;
- Create stormwater infiltration landscaped areas;
- Parking spaces to be constructed utilizing permeable paving stones;
- Establish streetscaping (benches, garbages, street lights, etc.);
- Create curb bulb-outs and paint crosswalks;
- Pave area in front of the Legion in anticipation of a future plaza;
- Establish boat and trailer parking on side streets, away from Harold St. N; and
- Establish street trees on both sides of the north block of Harold St. N.

*At the open house on July 23rd, the community asked to change the parallel parking on the east side to angled.



Figure 3: Phase 01 Plan

DEVELOPMENT PHASE 02: Phase 02 will continue the streetscape plan to the south block and establish additional streetscape elements on the northeast block. This includes hardscaping and the establishment of a plaza adjacent to the Legion. Streetscape improvements will be spurred by the development of the southwest block.

It is assumed that some single-family buildings will transition to a mixed-use commercial style as the commercial street is less conducive to single-family residential use. Phase 02 work includes:

- Hardscaping of the northeast block around existing trees, signage and lights and installation of streetscape elements (benches, garbages, bike racks, etc.)
- Full streetscape of south block with established parking, hardscaping, stormwater infiltration areas, street trees, and street furniture;
- Installation of wayfinding signage directing pedestrians around Slocan and to the waterfront;
- Installation of a raised planter bed adjacent to the plaza.
- The plaza will be used for community events (live music, performances, movie nights, farmer's markets, etc.); and
- Install a new bus stop with solar energy capture and establish the first phase of a community garden.



Figure 4: Phase 02 Plan

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DEVELOPMENT PHASE 03: The final phase will see further infill throughout the block. The final phase will be marked mostly by the establishment of a bike lane along the east side of Harold Street. Given the large (30m or 100 ft) right-of-way, establishing a bike lane can accomplish many of the safety and pedestrian improvements desired by residents.

The bike lane also establishes a safe route for children, residents and visitors to get to the waterfront. The final phase includes:

- Establishment of the bike lane along the north side of Harold Street*;
- Finalization of the community garden;
- Further design of the plaza;
- Further building infill;
- Development of gateway buildings at Harold St. v Park Ave.

*At the open house on July 23rd, the community asked to remove the bike lane from the design and establish the alleys as a potential cycling route.



Figure 5: Final Plan presented to the public

PHASE 06 – COMMUNITY OPEN HOUSE

The final designs were presented to the community and members of Council at an open house at the Slocan Legion on July 23rd, 2018. The open house ran from 6-8pm. There were 17 attendees that signed in and approximately 5 more that didn't sign in. The consultants presented 10 boards (Appendix 04) and gave a presentation describing the project and the boards. The presentation was an open format with questions taken throughout. The presentation lasted approximately 1 hour, after which there was an open question forum. Meeting notes of the open house are available in Appendix 05.



Figure 6: Photos from the Open House on July 23rd, 2018

Support

Overall the design was very well received by staff and community members. There were several comments describing the appropriateness and fit with the community and existing neighbourhood. Major areas of support included:

- Defined parking areas;
- Wider straight sidewalks;
- Mid-block crossings;
- Stormwater infiltration areas with landscaping;
- Street trees and streetscaping were appropriate; and
- Building infills were appropriately scaled.

Proposed Revisions

There was a significant discussion regarding the bike lanes and parallel parking on the east side of the street. The suggestions discussed led to revisions for the final design. Major revisions focused on the following three major points:

- Removing the bike lane and establishing angled parking on both sides of the street;
- Installing a roundabout at the intersection of Harold Street and Delany Ave to slow boat traffic and create safer pedestrian crossings; and
- Distribute the bike traffic to the alleys, rather than along Harold.

Additional Considerations

Other minor considerations that were not included in the final revisions, but should be part of a wider community planning process included:

- Wayfinding strategy for vehicular traffic, particularly large vehicles and vehicles towing trailers and boats
- Wayfinding and/or gateway features that announce the arrival to the village core, as well as directing visitors to Valhalla Provincial Park as the "Gateway to the Valhallas."
- Parking strategy for larger vehicles along side streets. This could be angled or parallel depending on the needs and adjacent land use (i.e. commercial property vs. single-family)
- Establish a community plaza. This project proposes the plaza to be located in front of the Legion, but the cenotaph was identified as another possible location. This should be explored further by the Village of Slocan and through detailed design.
- Explore a community or district sewage treatment plant to accommodate desired infill.

FINAL REVISIONS TO PLAN

The Proposed Revisions were incorporated into the final plan. The final design boards can be seen in Appendix 06. A final plan and related images are shown below.

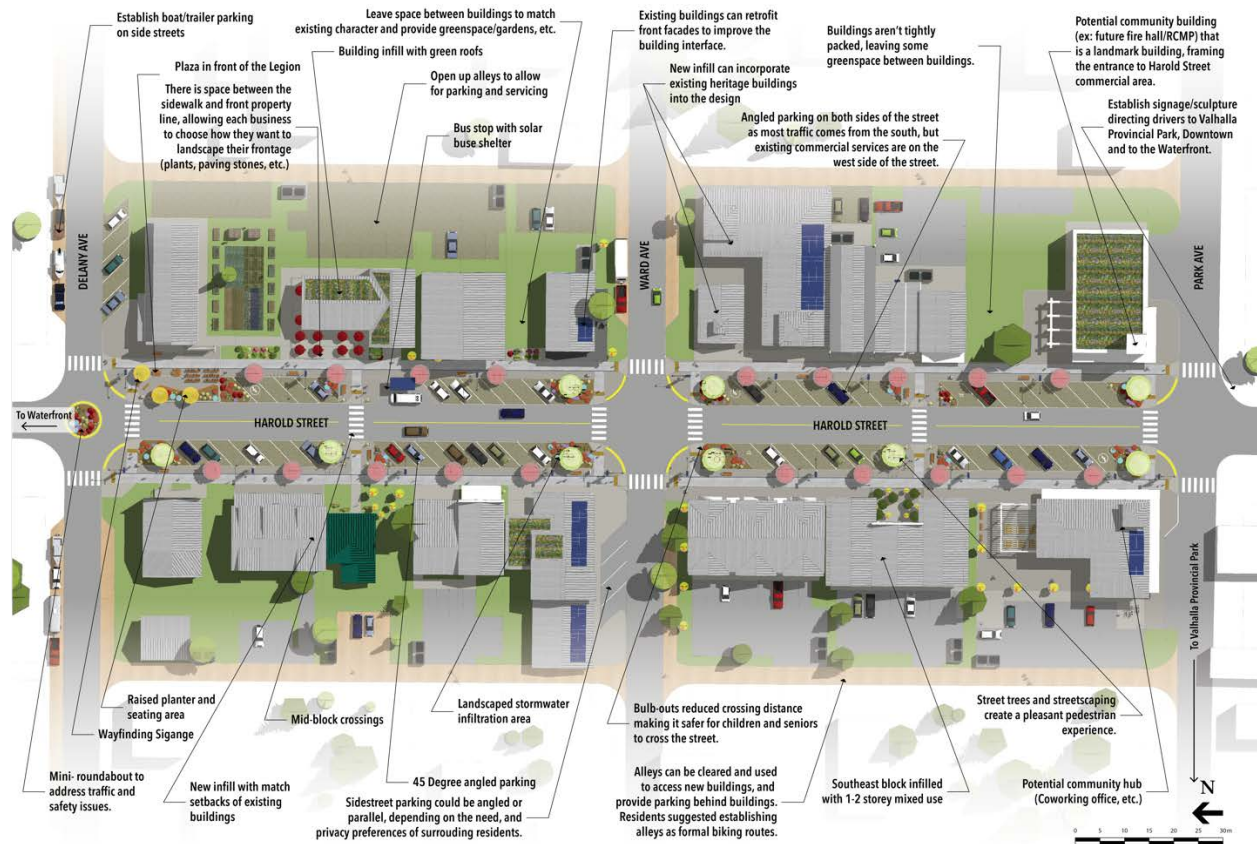


Figure 7: Final Plan with description of design



Figure 8: View of Harold Street looking north to Slocan Lake



Figure 9: View of the plaza out front of the Slocan Legion



Figure 10: Mid-block crossing on the south block



Figure 11: Intersection of Harold Street and Park Ave, showing streetscape and proposed infill with landmark buildings



Figure 12: Aerial view of the north block looking southwest

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Figure 13: Aerial view of the final design looking south



Figure 14: Aerial view of the final design of the north block of Harold Street

NEXT STEPS

The following represents a framework for next steps The Village of Slocan can undertake upon completion of the Harold Street North Conceptual Design working toward the successful implementation of the proposed streetscape improvements.

1. Grant application for Detailed Design Phase I – Harold Street North between Delany Ave and Ward Ave

- The Village of Slocan intends to prepare and submit grant application to the British Columbia Rural Dividend Program and other applicable municipal grant programs to obtain funding for professional services in Civil Engineering, Electrical Engineering, and Landscape Architecture to complete Detailed Design, Detailed Cost Estimation, and Tender Documents for the Phase I Harold Street North Improvements.
- A detailed survey of the project site will be required to accurately locate all existing infrastructure, topography, drainage, building envelope, and lot lines.

2. Undertake waterfront conceptual design including interface with Harold Street North

- The Village of Slocan intends to undertake a conceptual design for potential improvements to the existing waterfront.
- The scope for conceptual design waterfront improvements should extend to Harold Street North. Providing a strong pedestrian and vehicular connection between Harold Street and the waterfront will strengthen the downtown core of Slocan and the success of the Harold Street North Design. Consistency with material selection, branding, and urban design aesthetics are important aspects to creating successful public space and to provide a strong connection between these sites.

3. Undertake the formalization of Downtown Design Guidelines and/or incorporate into an Official Community Plan amendment.

- This should include identifying local character elements that can be integrated into the overall aesthetic of the community.
- Building infill guidelines that will guide future development for a pedestrian-friendly/walkable community in a consistent way.
- Some community master planning that will identify important community spaces such as a community plaza, parks, transportation routes and describes how they all work together.

4. Undertake conceptual and detailed design for a branding strategy including public wayfinding improvements.

- Pedestrian-focused wayfinding improvements
- Vehicular wayfinding to major community nodes

5. Upon completion of conceptual and detailed design obtain funding for construction and issue the contract documents for competitive bid process

ACKNOWLEDGEMENTS

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Michelle Gordon – Chief Administrative Officer, Village of Slocan

Tim Hill – Public Works Supervisor, Village of Slocan

Jessica Lunn – Mayor Slocan, BC

Community Stakeholders and Residents of Slocan, BC who participated in the project process