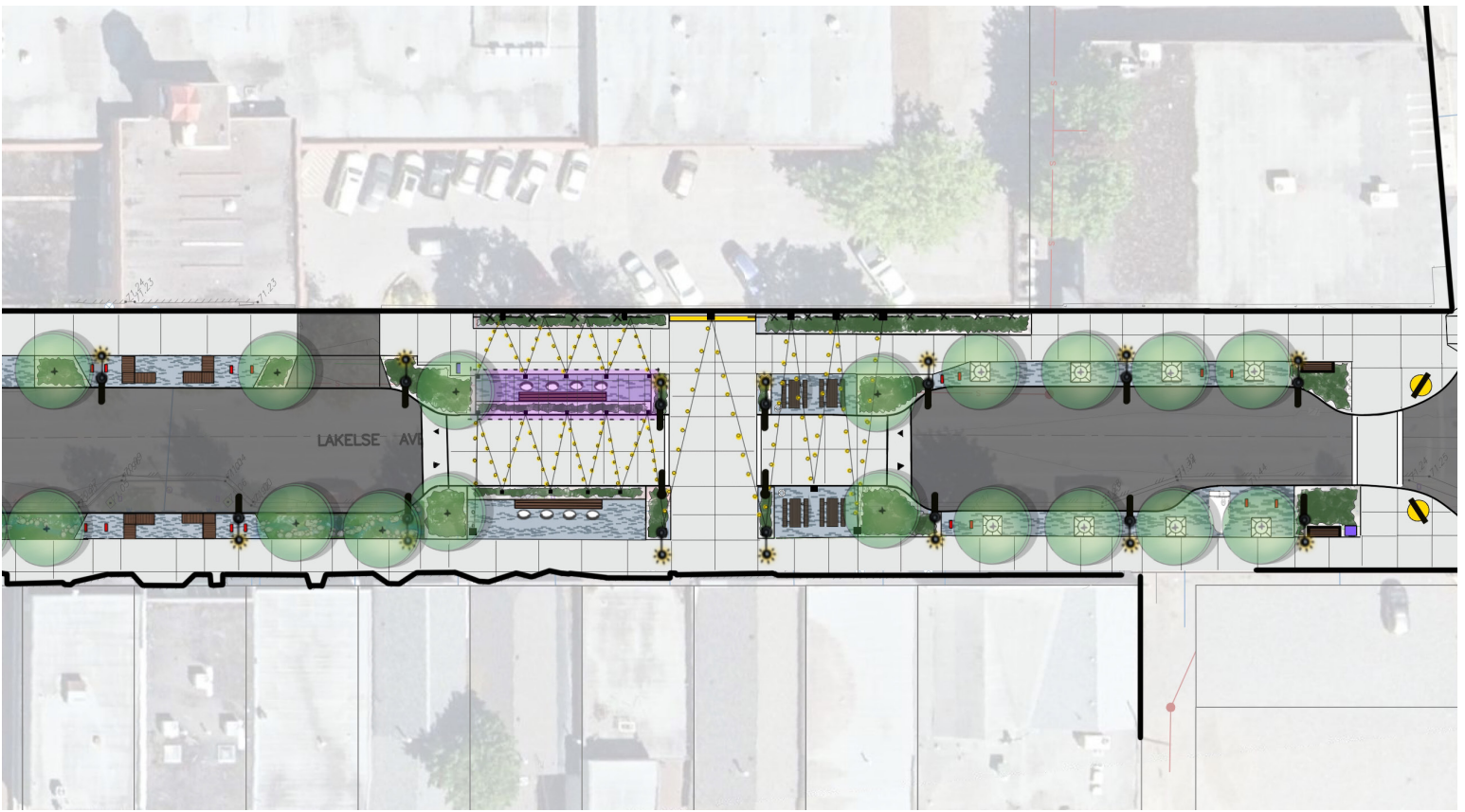


REVITALIZATION PLAN

FOR LAKELSE AVE 4600 BLOCK



**Terrace
Downtown
Improvement
Area**
Fall 2023



PREPARED FOR:

Terrace Downtown Improvement Area

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APPENDIX C: TOPOGRAPHIC SURVEY, FALL 2022, ALL NORTH SURVEY

1.0 ACKNOWLEDGMENTS

This process would not have been possible without the amazing and dedicated volunteers at the Terrace Downtown Improvement Area (TDIA). The local business community is also a positive group of people that demonstrated their interest in hosting events, improving accessibility and creating a welcoming space in downtown Terrace. Thank you to everyone who shared their opinions and thoughts throughout this process. The team is excited to build on what was learned and transform it into something great.

Board Members - 2022-2023

- Alex Pietralla, President
- Liz Smaha, Vice President
- Lael McKeown, Secretary/Treasurer
- Gary Jackson, Director
- Polly Rudderham, Director
- Craig Dunfield, Director
- Michael Hogg, Director
- Ginny Kenmuir, Director
- Joseph Lavoie, Director

New Member:

- Dave Gordon, City Liaison/Director

2.0 INTRODUCTION

The City of Terrace is experiencing an exciting period of growth and reinvention. New investments in the region, including industrial projects, have brought new people to the area, which has led the City to invest in projects that enhance community life and overall livability. Complimentary to recent and ongoing investments from the City. The Terrace Downtown Improvement Area (TDIA) is a local not-for-profit association that advocates for downtown businesses and promotes activity and investment in downtown Terrace. The TDIA has been critical in driving active participation and change through beautification projects such as the mural program, hanging baskets, sculptures and banners and advocacy.

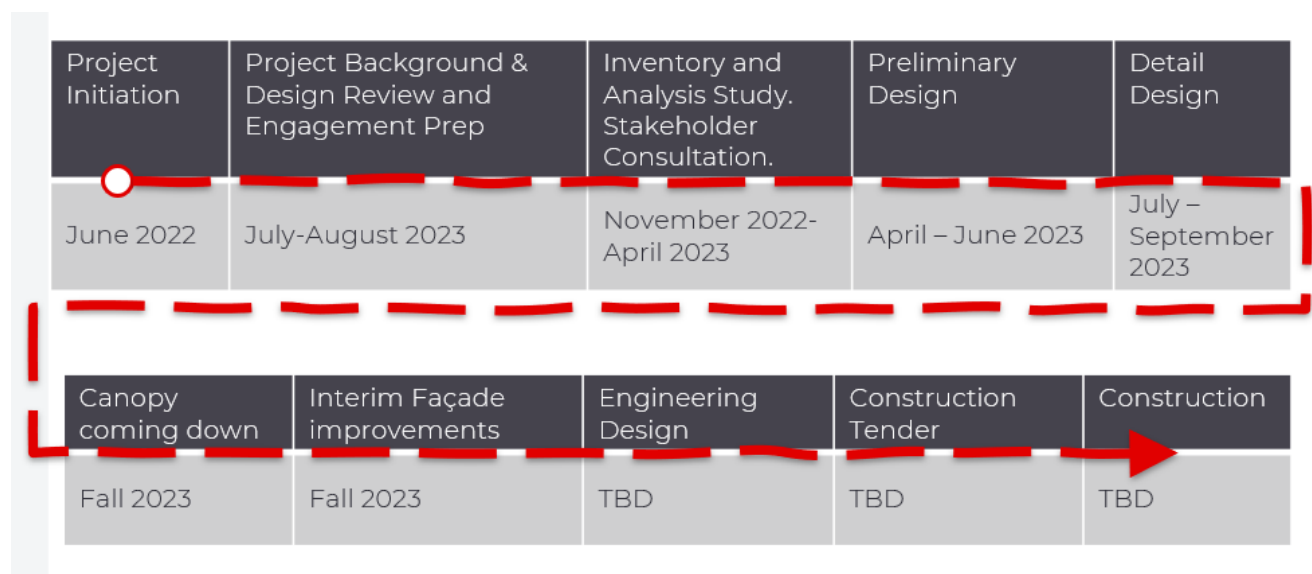
The 4600 Block Lakelse Avenue has served as the commercial heart of Terrace's downtown core but has declined in recent decades due to several factors, including the development of competitive retail outlets and a lack of maintenance and upkeep of the streetscape. The Terrace Downtown Improvement Area (TDIA) Society is focused on revitalizing the 4600 Block of Lakelse Avenue as the first initiative in the revitalization program of Downtown Terrace.

Downtown revitalization projects are critical placemaking opportunities that can act as anchors for small businesses and community events. Planning for a well-functioning downtown must be centred on activity, programming and drawing people in. These projects must also address practical aspects like infrastructure renewal, maintenance, design guidance, and policy. Downtown revitalization projects can also be disruptive during construction and require careful and full communication with business owners, residents, and the construction teams to minimize and manage impacts.

This report aims to summarize the planning process, findings, engagement and conceptual design plan for the 4600 Block of Lakelse Avenue in Downtown Terrace.

2.1 PROJECT TIMING

Below is the timeline for the project, outlining the process for stakeholder engagement, drafting and designing the concept, and implementation of the design.



3.0 PROJECT BACKGROUND

The TDIA presented the *Preliminary Conceptual Streetscape Plan and Revitalization Strategy (Harry Measure Associates)* concept to the City of Terrace in the fall of 2021 and has since been working with City staff to advance the concept (Phase 1). The preliminary concept was developed without involvement with City staff. However, supportive of the general idea, the City has since identified the need to complete a more detailed design that considers infrastructure replacement and potential costs.

Key factors driving the timelines of this endeavour include the City's plans to perform a capital renewal of deep utility infrastructure along the 4600 Block in 2024 and a need to remove a failing pedestrian-covered walkway sometime in 2023. These two projects present an opportunity to advance the design that TDIA has already completed and ensure that the new design works in concert with the City's infrastructure plans. The revitalization process is an opportunity to incorporate key findings from the City's Downtown Plan (2018) and explore other potential policy and fee mechanisms to support other initiatives (façade improvements) that can help ensure the implementation of the new design flows smoothly.

Phase 2 of the project includes the development of a Downtown Revitalization plan that includes a more detailed concept design that considers infrastructure replacement and costs (this report). The City of Terrace will initiate Phase 3 to implement the project.

The conceptual plan associated with the 4600 Block Lakelse Avenue Urban Design and Revitalization Strategy has three primary objectives:

1. To transform from an automobile-oriented environment to a vibrant, highly animated pedestrian-oriented street that expresses a 'Sense of Place' that is unique to Terrace,
2. To encourage mixed uses of appropriate tenants and residential unit types that rejuvenate businesses and commerce in the area and
3. To incorporate CPTED principles and practices into the programming and urban design of the 4600 Block Lakelse Ave to reduce crime.



4600 Block conceptual plan with mid-block landscape feature



Mid-block landscape feature (North elevation detail)

Figure 1 Design concept drawings. *Preliminary Conceptual Streetscape Plan and Revitalization Strategy (Harry Measure Associates)*

3.1 BUSINESS IMPACT CASE STUDIES

Downtown revitalization and reconstruction projects are exciting opportunities to reimagine and create vibrant downtown streets. However, the construction of these places can take years, which can cause disruptions for businesses in the construction zone. The realities of construction mean that not all impacts can be avoided, but there are key approaches that can help minimize disruptions and support business owners through the construction period. Fortunately, downtown reconstruction projects are relatively common, and there are many opportunities to learn from projects elsewhere. Below are case studies of four (4) cities and towns in B.C. that have undergone downtown renovations. These four communities also exist in similar contexts, surrounded by forests and rural development, and serve similar populations. The review highlights the critical actions and approaches that resulted in the greatest results for minimizing disruptions to businesses throughout all project phases.

Town of Smithers, Main Street (2022)

- Sidewalk and business access to storefronts was maintained throughout the project.
- Laid out clear landscaping and irrigation plans.
- Sourced local and custom-made benches to install (pictured).
- Several press releases were published during construction, helping maintain clear communication with business owners.



Figure 2 New bench on Main Street, Smithers, BC.



Figure 3 Entrance feature on Reid Street, Quesnel, BC.

City of Quesnel, Reid Street (2018-2020)

- Early communication starting a year in advance helped business owners prepare and modify their operations for street closures and the construction season.
- The project set realistic and transparent timelines, had a proactive public notification process and benefited from careful planning to keep the project on track.
- The Downtown BIA hired a part-time person to use social media to communicate closures to the public while promoting businesses and shop events throughout construction.

City of Rossland, Main Street (2016)

- Concrete swales were placed in between parking lanes and the road to provide drainage for dry access to parked cars.
- A person from the City was always available to answer questions and address concerns raised by businesses.
- All stores had a back entrance, which was unavailable when the front of stores was inaccessible due to construction activity.



Figure 4 Streetscape improvements, Main Street, Rossland BC.



Figure 5 Pavement details, 9th Street, Houston, BC.

District of Houston, 9th Avenue (2019 – 2021)

- Constant Public Works presence was key to the success of the project. They visited businesses before the project started and were present every day during all phases of the project.
- All stores had a back entrance, which was unavailable when the front of stores was inaccessible due to construction activity.
- There was a high level of confidence in the investment climate of the site.

3.1.1 KEY GUIDANCE FOR MANAGING IMPACTS ON BUSINESSES

In addition to the key takeaways for managing impacts on local businesses located in reconstruction areas, other factors contribute to the design and implementation of great spaces. Recommendations for managing business impacts during construction are listed and categorized below:

1. Communication & Teamwork

- Create a clear plan for business support and communications prior to, during, and after the project.
- Have a dedicated project team.
- Ensure constant and consistent communications between all teams, business owners, and the public (e.g., communication on traffic impacts, delays, and overall project progress).

2. Maintain Access

- Support front access as much as possible.
- Maintain or enhance rear access. Sequence construction activities so that sidewalk access is maintained as long as possible. When not possible, then provide rear access to businesses.
- Prioritize access to mid-block businesses. Providing ongoing access to pedestrians with clear signage is critical to reaching mid-block businesses, who are more likely to feel the impacts of construction more significantly than intersection businesses.
- Adapt to parking and wayfinding challenges. Providing ongoing communication and clear wayfinding is key to maintaining access for traffic to downtown businesses. There is potential to lease vacant lots for parking.

3. Timing of Construction

- Flexibility for unforeseen weather events (e.g., precipitation).
- Careful consideration for construction during the winter season. Ensure that attention should be paid early in the construction season to avoid problems that could cause damage and delays (e.g., temporary utility lines can freeze and cause problems in early spring.)
- Stick to an efficient and consolidated construction schedule. Staggered construction schedules can be seen as a negative by businesses and can drag the project on for too long.
- Create a functional team for project delivery. A successful project that is on time and on budget requires hiring an experienced and organized contractor with a good team. Awarding work to the lowest bidder may not always yield success.

4. Collect Data to Quantify Businesses Impacts

- Collect and analyze sales data. If available, see if construction can minimize sales impact on businesses (e.g., slowed or modified to ensure businesses can survive).
- Businesses struggling before construction will be most impacted.

5. Improvement / Clean-up

- Clean up alleyways to support rear lane access and add new signage.
- Create a façade improvement program and make it easy for businesses to take part. This allows businesses to participate in beautification efforts directly.

6. Design

- Design the space for user comfort. This can include seating, awnings, and tree canopies designed to be comfortable and located at a safe distance from busy streets.
- Be mindful of materials, structure, and useability. It is key to consider in the design of public spaces: (i) how some structures may be limited (e.g., bollard-style bike racks are only able to park two (2) bicycles); (ii) what materials look like over time (e.g., composite seating is very porous and stains easily); and (iii) usability of parking domain with relation to pedestrians (e.g., rollover curbs provide a barrier that drivers can feel which makes it easier to park).
- Consider the operational needs of the businesses and streets.
- Recognize that improvements will not appeal to everyone. Change can be uncomfortable, but the outcome can be a revitalized downtown that is more user-friendly and appealing to a diverse set of users.

4.0 ENGAGEMENT SUMMARY

This section summarizes the engagement and activities completed throughout the Revitalization Plan for the Lakelse Ave 4600 Block project. Engagement activities that took place as part of this project included:

1. Site tour with TDIA members July 27, 2022
2. Interviews with municipalities that had recently completed downtown reconstruction projects
3. An open house engagement session on April 6, 2023
4. Periodic presentations to the TDIA board to discuss updates

The project began with a site tour with TDIA members on July 27, 2022, including representatives from the City of Terrace. The site tour had eight (8) attendees and included a rich discussion of challenges and opportunities facing the 4600 Block.



Figure 6 Attendees at open house event.

As described in Section 3.1 four other municipalities were interviewed to gain insight from their experience with similar downtown revitalization projects. The project team spoke to key individuals who worked through each project and who had keen on-the-ground knowledge and experience for these types of initiatives. Key findings are summarized in Section 2.3. Interviewed municipalities included:

1. Town of Smithers
2. City of Quesnel
3. City of Rossland
4. District of Houston

Finally, an open house was held for the Terrace Downtown Improvement Area at the Terrace Sports Complex, Banquet Room, on April 5, 2023, from 4:30 pm to 6:30 pm. Attendance was targeted at business owners and TDIA members, and the event saw 65 attendees.

After introductory comments from the TDIA president and City of Terrace staff, a short, interactive presentation was delivered and allowed attendees to share their thoughts on the 4600 Block and downtown Terrace in general. Following the presentation, attendees were invited to view and engage with a series of fifteen (15) engagement boards and design activities aimed at gathering input on-site context, design features of interest, and ideas for improvements. The session prompted collaborative design and brainstorming on the site's strengths and challenges and allowed attendees to share their design ideas for the space. The event concluded with an online questionnaire to receive feedback on the session, which was overwhelmingly positive.



Figure 7 April 6, 2023, Open House, Terrace, BC.

Four (4) key themes emerged from the April 6 open house session that summarizes desired improvements and changes to the 4600 block of Lakelse Avenue.

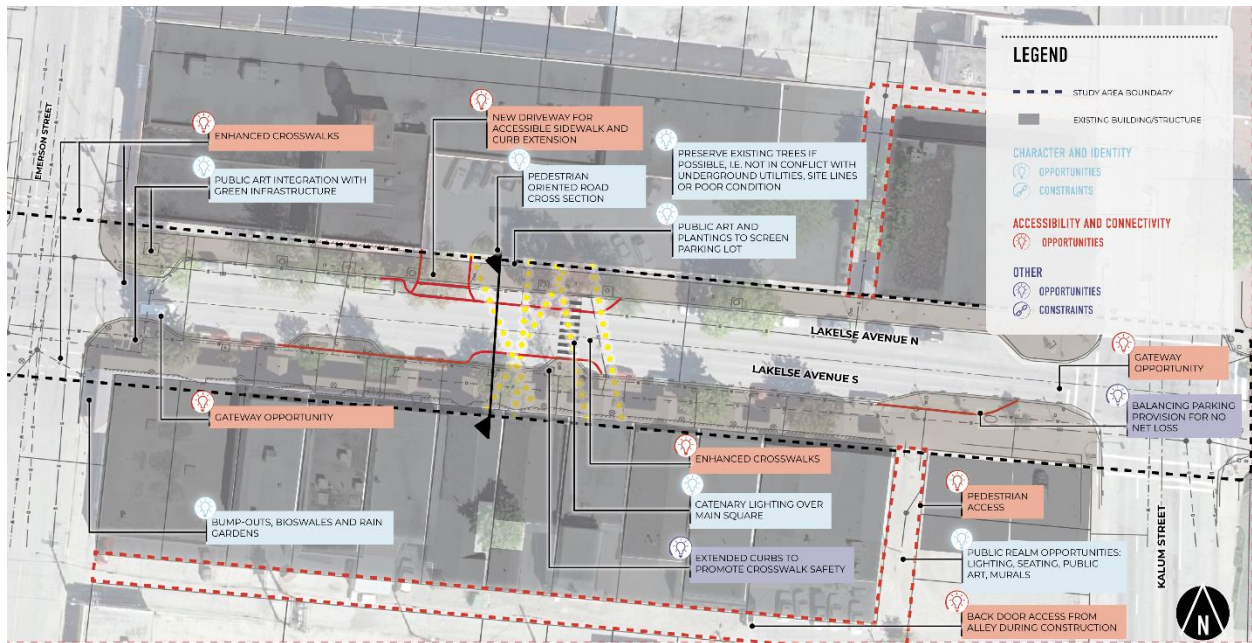
- 1. Pedestrianize the street** by closing part or all of the street to vehicular traffic, encouraging pedestrian lingering and destination attraction, and enhancing the crosswalks.
- 2. Protect existing trees and add landscaping** to preserve existing trees if possible, and prioritize adding green infrastructure and landscaping.
- 3. Create public art and realm improvements** by adding Indigenous representation, public art, lighting, and weather protection, as well as provide street furniture through seating and benches.
- 4. Create flexible streetscape for events and pop-ups** for music events, festivals, pop-up markets, and food truck vendors.

See **Appendix A** for more detailed results and feedback from the engagement session.

5.0 OPPORTUNITIES AND CONSTRAINTS

The 4600 Block of Lakelse Avenue already has a lot going for it. The streetscape constructed in the 1980s included ample pedestrian walkways, a covered canopy and opportunities for public art and green elements. Together, these elements are what has made the street successful for Terrace residents for so many years. However, these same features need maintenance and a refresh to maintain the street's character and function for the community. Opportunities and constraints for the public realm, civil services and transportation are listed below. These elements are vital to informing the final concept design.

5.1 PUBLIC REALM



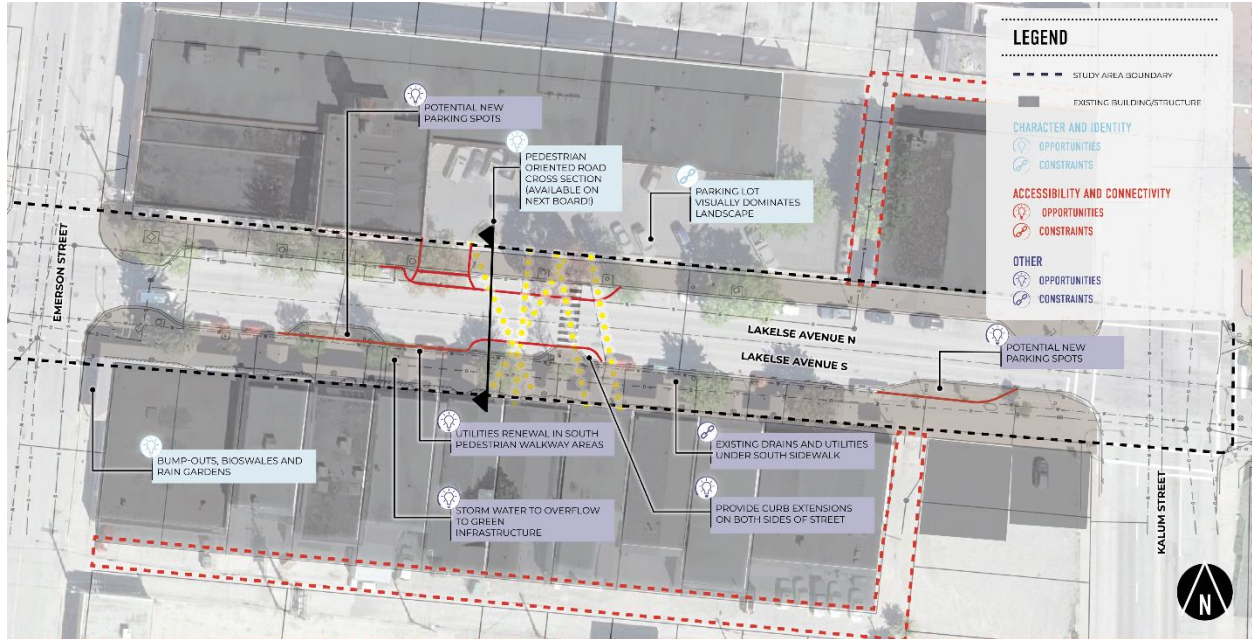
Public Realm Constraints

- Existing canopy needs to be removed
- Vehicle circulation in and out of the hotel site
- General maintenance of pavers and pedestrian amenities
- Trees in poor health

Public Realm Opportunities

- Enhanced crosswalks
- Gateway opportunities
- New pedestrian amenities
- Existing tree locations do not compete with underground utilities
- Enhanced lighting
- Public art

5.2 CIVIL SERVICES AND UTILITIES



Civil Service and Utilities Constraints

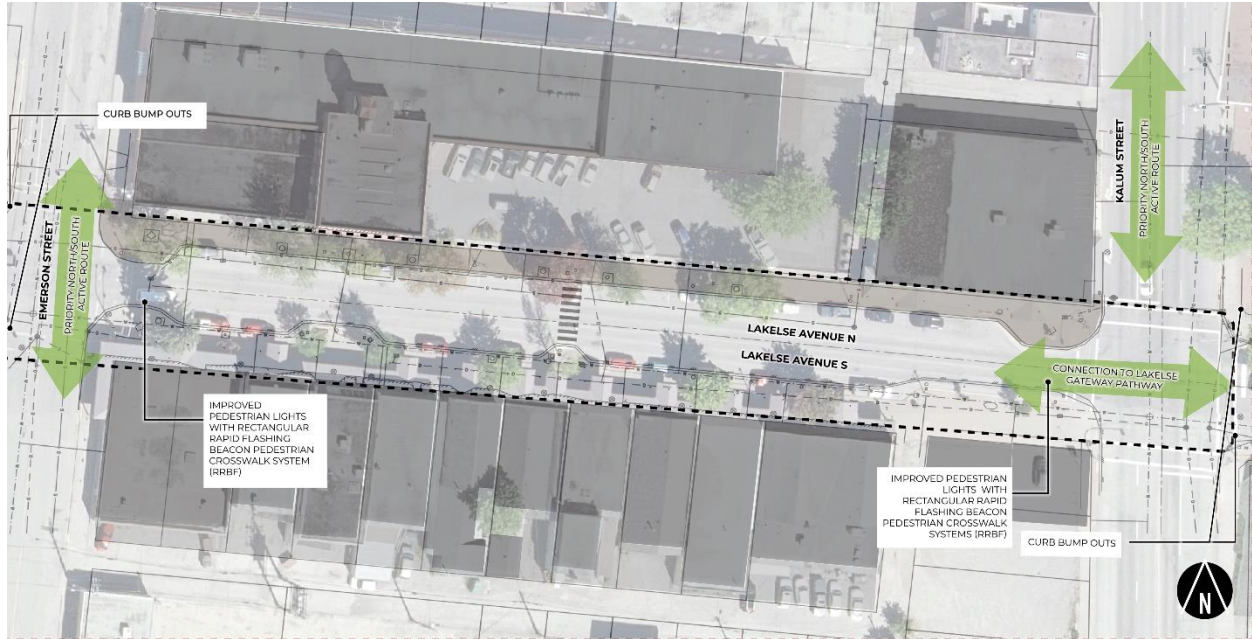
- Existing drains and utilities are aligned under the south sidewalk
- Hotel parking lot visually dominates the landscape
- Vehicle circulation in and out of the hotel site
-

Civil Service and Utilities Opportunities

- Bioswales and rain gardens in pedestrian bump-outs
- Curb extensions on both sides of the street
- Utility renewal and relocation (as necessary)
- No net loss of parking

Through this process a new topographic survey was completed for the 4600 Block. This data was used to develop the design concept and is available in **Appendix C**.

5.3 ACTIVE TRANSPORTATION



Active Transportation Constraints

- No cycling facilities
- Degraded pedestrian facilities
- Vehicle circulation in and out of the hotel site
- Location of south side mid-block parking spaces introduces potential pedestrian conflicts.
-

Active Transportation Opportunities

- Opportunities to relocate parking to enhance pedestrian safety
- Connect with future active transportation corridor on Emerson Street
- Connect with future active transportation corridor on Kalum Street
- Connect with new Lakesle Gateway pathway
- Safety and lighting enhancements at intersections (Emerson St. and Kalum St.)

6.0 OPTIONS FOR STREET PROGRAMMING IN DOWNTOWN TERRACE

6.1 THE IMPORTANCE OF GOOD STREET PROGRAMMING

Programming public spaces is vital in activating and transitioning a street from a space into an engaging place. Adding amenities and activities can turn the street space into a key destination for people to gather within the community. Programming can be active or passive and minimal to extensive, by which simply adding movable chairs to a space invites people to stay, watch, eat, and linger in place. Large-scale programming like special events, seasonal patios, and performance arts can further activate a street and draw more engagement.

During engagement, a lot of feedback was received about potential markets and festivals. For example, attendees of the April 6th open house were largely in favour of special events that required closing the street. While special events are a key piece of the puzzle, the success of the 4600 Block revitalization will rest on the success and activity generated by day-to-day activities. Providing the opportunity for spontaneous activity and use will, hopefully, create the momentum needed to draw people back to visiting downtown on a more regular basis. A two-pronged approach of high-quality special events and good daily programming of passive and active events are needed to bring people in.

With big changes proposed to the 4600 Block, including the canopy removal and street redesign, there will be more public space, reconfigured parking and a budding tree canopy. These projects are key stage-setting actions, but the long-term challenges will be to create a culture of programming and events that endure.



6.2 BUILDING ON KEY THEMES RAISED

Four (4) key themes arose from the engagement process. Street programming was identified as an essential method for improving existing space and encapsulating the vision for a unique and vibrant Downtown Terrace.



People First Streets: There is the opportunity to build on the popular demand of pedestrian-first streets by closing part or all of the street to vehicular traffic to create a destination area and encourage pedestrians to linger. Pedestrian facilities are also critical in creating a pedestrian-friendly environment (i.e., patios, community seating, adequate lighting, weather canopies, and public washrooms).



Special Events: Design and permit flexible streetscapes for special events and pop-ups to address interest in markets, music concerts, cultural events, festivals, and food fairs.



Public Art and Realm: There is a demand for an improved public realm with increased public art in the streets that also serves other functions, including weather shelters with street canopies or public art that serves as street furniture. There is an opportunity to work with Indigenous Nations to highlight local Indigenous representation, such as adding Sm'algyax language on signage and wayfinding.



Green Streets: The public wants to see the preservation and expansion of green landscapes and infrastructure within the Downtown core. Expanding the green network was in favour of separating travel lanes with tree boulevards, adding community boulevard gardens, and growing edible landscaping (ex. herb gardens). The TDIA already has a successful hanging basket program that would be good to build on.

6.3 STREET PROGRAMMING OPTIONS FOR DOWNTOWN TERRACE

Below is a list of street programming options that can be designed to enhance the 4600 Block Lakelse Avenue renovation project.

1. Develop an Events Street

People First Streets, Special Events, Public Art and Realm



How it works: Allowing temporary street closures with permanent and seasonal interventions on the 4600 Block to create a centrally located meeting place and celebration space for the community to accommodate special events.

Key requirements: Requires permits for street closure. Events require organization and coordination between businesses and the City.

Additional opportunities: Opportunities for special events include pop-up markets (e.g., vendors, sidewalk sales, ski swaps), farmers' markets, festivals, exhibitions, performing arts, outdoor concerts, and food fairs. Other options include partnering with local organizations making the events street a place to gather for local sports competitions (e.g., mountain biking, running). Option to host mural festivals to draw crowds in to watch artists paint murals live and brighten the street. If the murals are successful, more could be added each year, and other events like walking tours and artist talks could be hosted.

2. Extend Uses Outdoors with Seasonal or All-Seasons Sidewalk Patios

People First Streets



How it works: Expansion of businesses' storefronts into streets with seasonal or all-season patios to disincentive empty storefronts.

Key requirements: Building requirements, permits, and legal agreements will have to be considered in liaison with the businesses. It is required to have a sidewalk for pedestrians to walk around the patios. All-season patios must be able to be enclosed with supplemental heaters.

Additional opportunities: Option to create patios, add moveable seating, greenery with planters, community art with paint on boardwalks, and bike racks.

3. Conversation Corners

Public Art and Realm, People First Streets



How it works: Designing the corners of streets to facilitate meeting places and incentivize pedestrians to linger with seating, tables, public art, directional signage, and planting.

Key requirements: Acquiring and managing infrastructure.

Additional opportunities: Can customize each corner to meet the needs of that particular street. Option to add signage, wayfinding kiosks, vendor tents, weather canopies, public art, lighting, outdoor library boxes, bike racks, and colourful community chairs (ex. Beach chairs,

benches). The TDIA could also work with local art schools to showcase students' art in select spots and rotate artworks regularly. In addition, public art spaces could be paired with on-site creation and finishing to attract viewers. There is an opportunity to work with and highlight local Indigenous Nations through public art programs and adding Smalgyax language on signage and wayfinding.

4. Pop-up Parks and Street Gardens

Green Streets, People First Streets



How it works: Creating pop-up parks may include the use of artificial grass, seating, tables, umbrellas, and activities, with planters, flower baskets, and boxes to create street gardens.

Key requirements: Permit(s) and infrastructure for pop-up park. Management of planters and community gardens.

Additional opportunities: Option to add planters to create street gardens or community garden boxes for the public to plant edible or non-edible plants. Space for local musicians to perform or a pop-up parks or beer gardens

could also be added.

5. Stage Sets for Everyday Activities

People First Streets



How it works: Provide a variety of all-ages activities to incentivize pedestrians to linger and interact.

Key requirements: Temporary and permanent infrastructure for activities, management of temporary stage sets, and storage facilities for temporary infrastructure pieces.

Additional opportunities: Activities can include small- and large-scale chess sets and checkboards, bean bag toss, children's play equipment, ping-pong tables, outdoor

pianos, and outdoor fitness equipment. Small, covered performance space could be added and offered free to musicians for performances, provided they bring their own equipment. It can operate on digital bookings for one-hour timeslots, and the power can be turned on, much like entering a code for a bike share to reduce administrative overhead. These events and activities could also be linked with a community calendar for people to see who is coming on the local stage next.

6. Incentivize Local Businesses

Building Community

How it works: Find ways to remove barriers for local entrepreneurs to incentivize the creation of new businesses downtown.

Key requirements: Requires partnerships with the City of Terrace to understand current programs and communicate back potential improvements through feedback from existing businesses

Additional opportunities: Incentive programs can be tailored to a specific area, including tax breaks, permitting priority, façade improvement assistance, or other programs.

7. Partner with Educational Institutions

Building Community

How it works: Reach out to local educational institutions to see if there are opportunities to bring activities to the downtown in terms of classes, galleries or special events.

Key requirements: Develop an understanding of the types of programs and events that might be suitable for the downtown. Work with the City of Terrace to determine if any permits or approvals are required. Work with local building and business owners to find indoor spaces for private events (rentals, leases, etc.) or requirements for outdoor events.

Additional opportunities: Underused or empty storefronts could make excellent studio spaces that help draw people in and create interest in the area. Residents and visitors typically enjoy watching or being near people who are creating new things. These spaces could be made available for discounted rates or other benefits to fill underused spaces rather than have them sit empty.

7.0 VISION AND GUIDING PRINCIPLES

The following vision and guiding objectives were created as the foundational values and key drivers for the Lakelse Avenue renovation project. The vision of the project focuses on creating a destination community hub for Terrace, declaring:

The 4600 block of Lakelse Avenue is the 'Heart' of downtown Terrace. As a pedestrian orientated street, with bustling shops and access to popular amenities, the revitalized street is a unique destination that contributes to people, the arts and culture, and the environment.

The vision was created using insight and inspiration from several sources, including previous studies, TDIA consultation, stakeholder input, and public engagement. Five (5) overarching guiding principles were also developed with the intent of motivating and supporting the long-term vision of the 4600 block of Lakelse Avenue:

1. Inclusive, Accessible, and Safe

- Ensure mobility options for people of all ages and abilities, including walking, biking, and transit.
- Incorporate CPTED principles throughout the street that provide safe access to, through, and around the area.

2. Sense of Place

- Provide inclusive and welcoming spaces for residents and visitors of all ages, lifestyles, and abilities.
- Prioritize places for people that provide memorable connections.
- Foster enhancements that reflect the diverse history of the City and celebrate community identity.

3. Activity and Connection

- Shape the public realm to serve as a "backyard" for downtown residents.
- Invest in infrastructure to support the future needs of downtown residents.

4. Infrastructure that Supports Environment

- Incorporate green spaces (bioswales, rain gardens) into the streetscape that reflect the beauty of surrounding natural areas.
- Adapt to the changing climate by enhancing the resiliency of our infrastructure and reduce the impacts on the environment.
- Value the environment and protect ecological functions for everyone's enjoyment.

5. Vibrancy

- Welcome creativity and innovation through public art.
- Promote a vibrant atmosphere that attracts and supports businesses, entrepreneurs, and talent to provide diverse employment opportunities.

8.0 CONCEPT

The revitalization plan for the 4600 block focuses on creating a more pedestrian-friendly environment while preserving the existing content. Key components include narrowing traffic lanes and expanding sidewalks, which play a significant role in achieving this objective. Additionally, a raised pedestrian crossing that spans over 40 meters has been incorporated to reduce traffic speeds and enhance the overall pedestrian experience.

The extended crossing also brings versatility to the street, providing space for events when the traffic is temporarily closed. The mid-block area can become a focal point for markets, festivals, concerts and other events on the 4600 Block. The space is designed to be flexible and can play several roles to support future programming.

The block has always had ample covered space to protect people from the elements in all seasons. This feature is much loved by the public, and it is an important piece that the concept addresses. A covered canopy on the North sidewalk will offer weather protection in the area with the highest pedestrian traffic. Catenary lights are planned for the central area of the block, serving as a focal point and adding character and a sense of community to the area. The plan also proposes pedestrian-scale and vehicular lighting across the entire block and receptacles for seasonal tree lights.

Additionally, the concept includes expanding landscape areas and introducing green infrastructure, like bioswales and permeable pavers. These elements serve to clean, collect, and soak up rainwater, yielding significant environmental benefits. The newly planted trees will greatly benefit from the new rainwater management system and will be supported by soil cells, ensuring they can thrive and have a longer lifespan.

The existing trees are in poor condition and are likely to have a short lifespan moving forward, making the inclusion of new trees with proper infrastructure a sensible choice, especially considering the planned sidewalk renovations. These areas can also serve as snow storage areas that will assist in keeping sidewalks and public spaces clear and accessible in the winter.

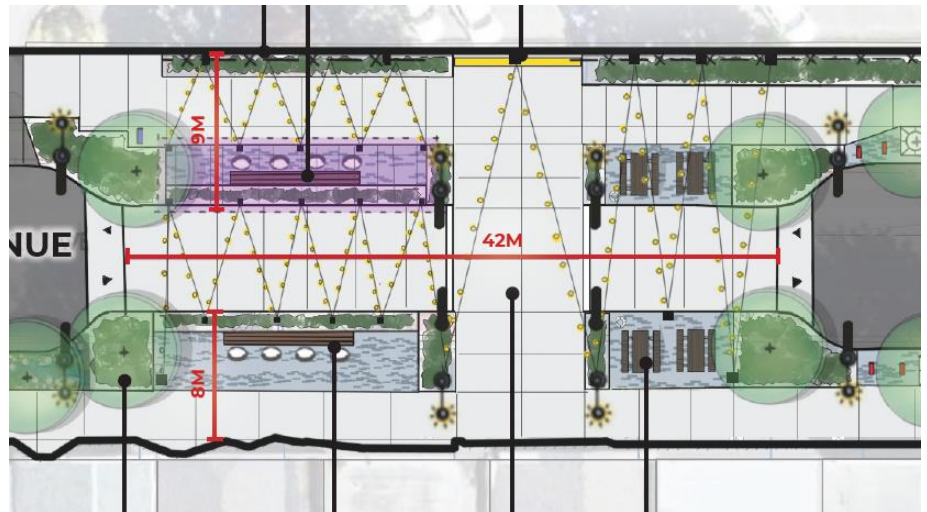


Figure 8 Raised mid block pedestrian crossing.

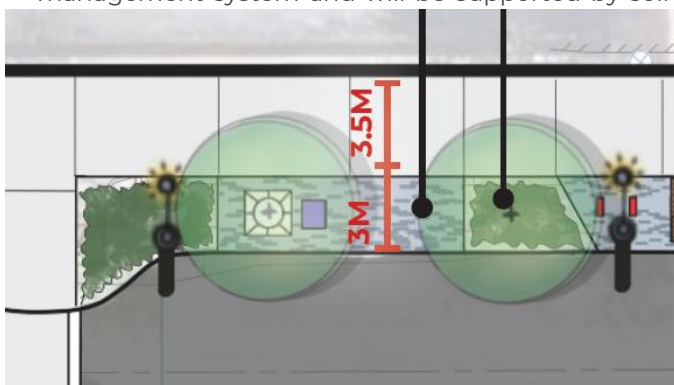


Figure 9 Opportunities for green infrastructure.

The concept also introduces multiple pedestrian amenities, like the public washroom, waste receptacles, bike parking and seating areas in various configurations, maintaining a consistent design to establish a cohesive identity throughout the block.

In terms of public art integration, the concept identifies numerous opportunities for artistic expression within the block. All furnishings, as

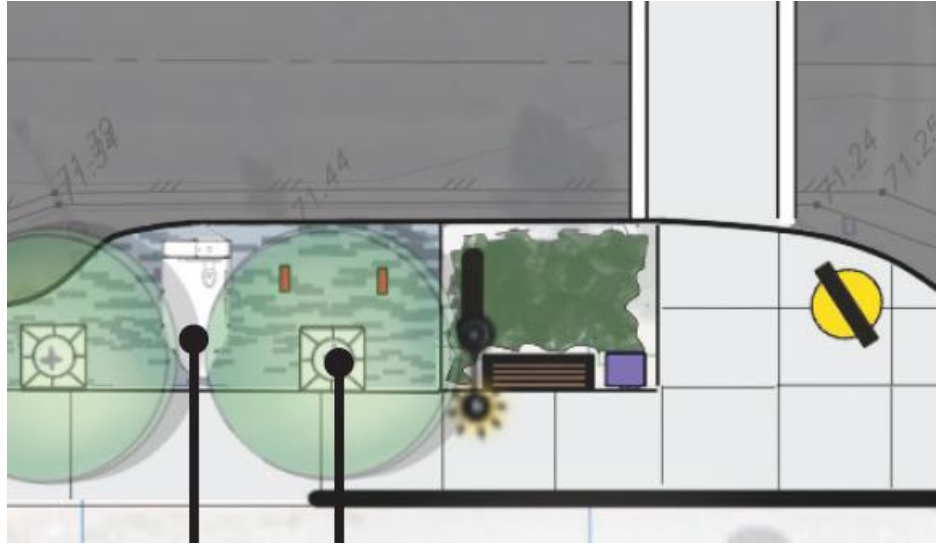
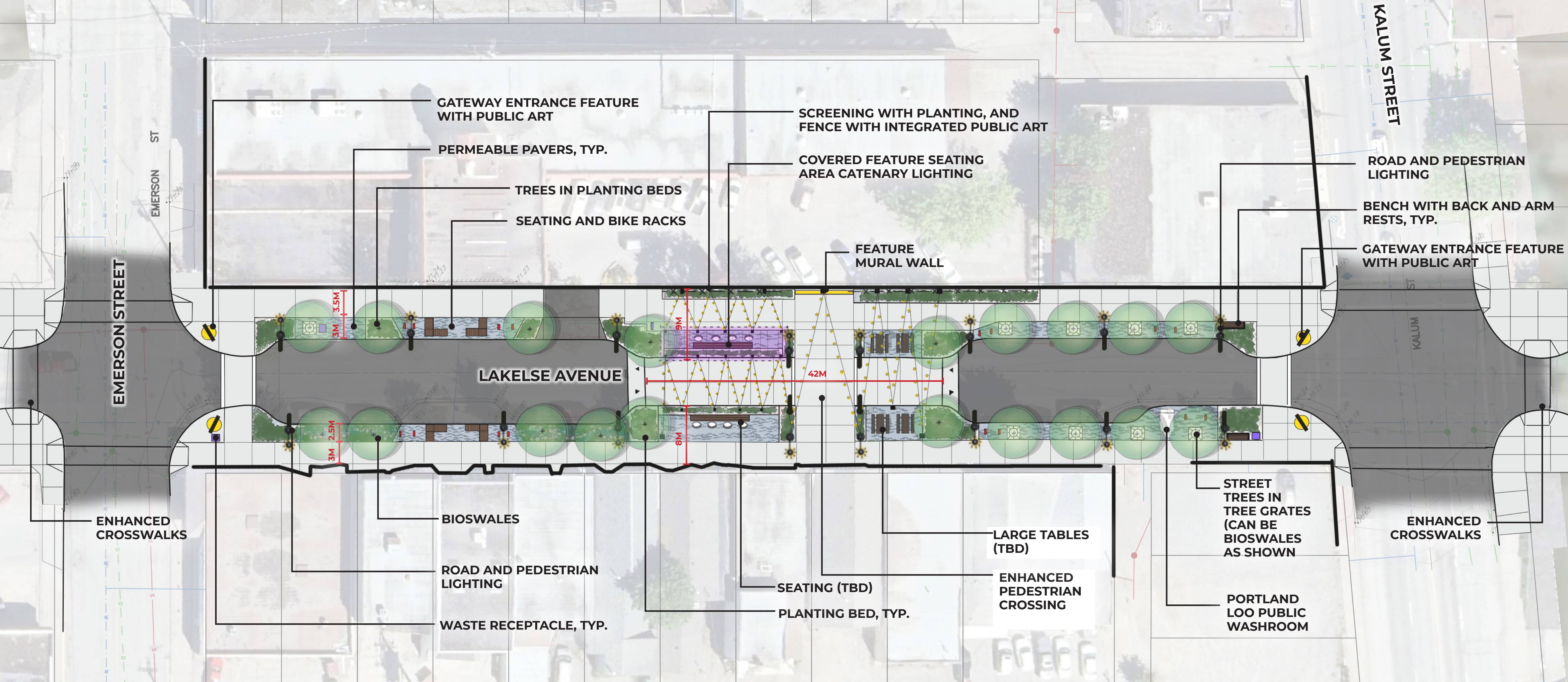


Figure 10 Public realm amenities (washroom, wayfinding, seating, lighting and public art)

well as designated gateway features, present opportunities for public art. Additionally, screening the existing parking lot offers a great chance to engage the local art community. Screening the parking lot can be accomplished through a combination of planting and art initiatives, such as a fence with integrated art or a mural wall. These spaces also offer excellent opportunities to partner with local First Nations to enhance cultural representation downtown and work with local schools and post-secondary institutions.

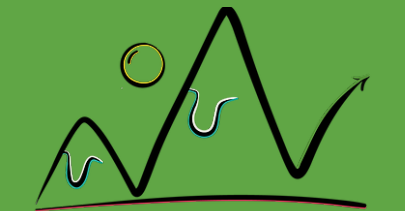
The following pages include the full concept design and additional imagery to illustrate key aspects of the public realm. Cost estimates for the concept are in **Appendix B**.

PREFERRED CONCEPT



LEGEND:

	CONCRETE PAVING		LARGE TABLES (TBD)		BIKE RACKS		CATENARY LIGHTING WITH POLES
	PERMEABLE PAVERS		BENCHES (TBD)		FENCE WITH PUBLIC ART		PROPOSED TREES
	PLANTING		WASTE RECEPTACLES		MURAL WALL		TREE GRATES
	SEATING TYPE 1 (TBD)		PUBLIC ART		CANOPY		
	SEATING TYPE 2 (TBD)		ROAD AND PEDESTRIAN LIGHTING				



PRECEDENT IMAGES

WEATHER PROTECTION & SCREENING



FREE STANDING SHADE CANOPY

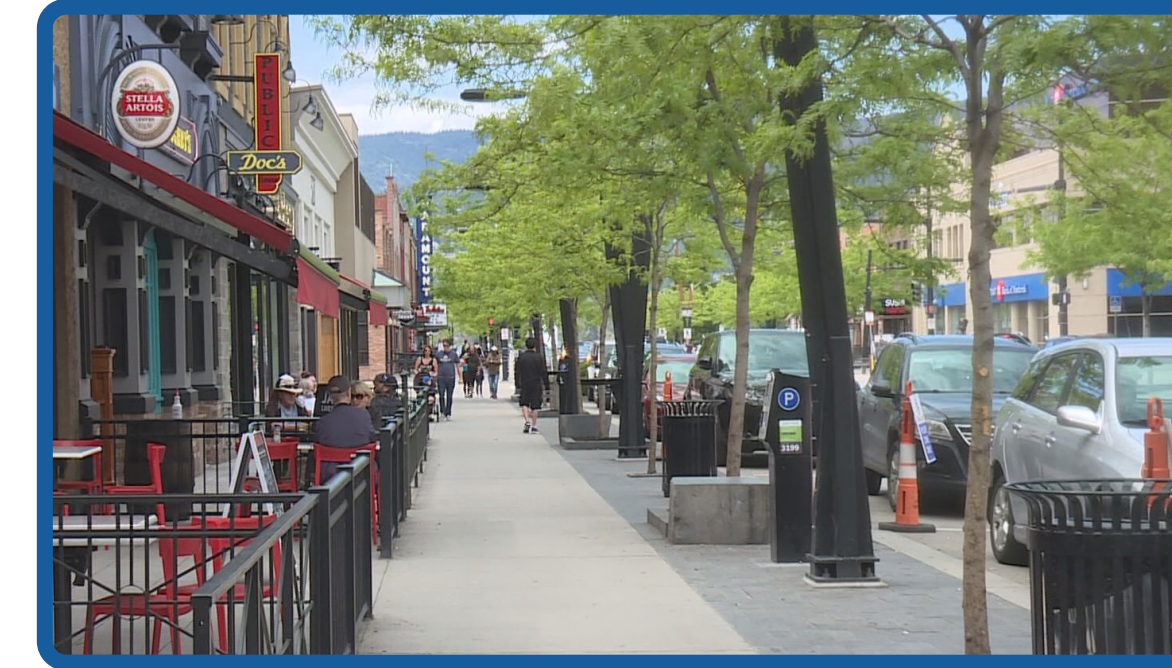


PLANTING AND ART SCREEN



HEDGE PLANTING

CROSS SECTION



TRAVEL LANE SEPARATED BY BOULEVARD

FURNISHINS



SEATING



BIKE RACKS

OTHER ELEMENTS



GREEN INFRASTRUCTURE (BIO SWALES)



CATENARY LIGHTING

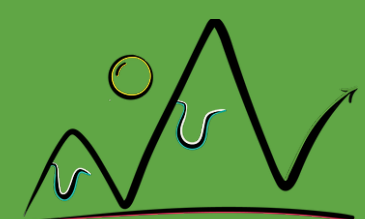
PAVING



CONCRETE WITH SAW CUTS



PERMEABLE PAVERS



9.0 NEXT STEPS

The revitalization and reconstruction of the 4600 Block is a significant opportunity to bring new life to downtown Terrace. The TDIA is excited to present this concept and be a partner in implementing the plan. The design concept presented in this document is a crucial step in realizing the future of the 4600 Block. Still, it is important to recognize the critical and essential role that the City of Terrace will play in constructing and implementing the final vision. As the street and utilities are ultimately the City's responsibility, any future street reconstruction will depend on securing funds to complete that work. However, the TDIA remains an enthusiastic partner and will be a long-term advocate for future programming and beautification.

APPENDIX A

TDIA 4600 BLOCK

ENGAGEMENT SUMMARY:

WHAT WE HEARD



DOWNTOWN TERRACE IMPROVEMENTS

URBAN
SYSTEMS



ENGAGEMENT SUMMARY: WHAT WE HEARD

APRIL 2023

TABLE OF CONTENTS

1. Engagement Recap
2. Key Findings
3. Slido Questions
4. Engagement Boards
5. Design Activity
6. Next Steps



TDIA CITYSCAPE DEVELOPMENT EVENT



April 5, 2023
(4:30 – 6:30 pm)

Terrace Sport
Complex, Banquet
Room

65 Attendees



- Introduction by Liz Smaha, TDIA Vice President
- Comments from Dave Gordon, City Council
- Comments from Ken Newman, Planning Manager

TDIA **CITYSCAPE** **DEVELOPMENT** **EVENT**



Introductory Comments from the City of Terrace

- Comments from Dave Gordon, City Council

- Immense opportunity for the downtown
- Public art is paramount

- Comments from Ken Newman, Planning Manager

- Provided detail and timelines for removal of current canopy.
- Need to put out a bid and procure contractor to complete the work.
- Next steps for the redevelopment process
 - Receive completed design
 - Begin budgeting discussions
 - Enter project into capital plan

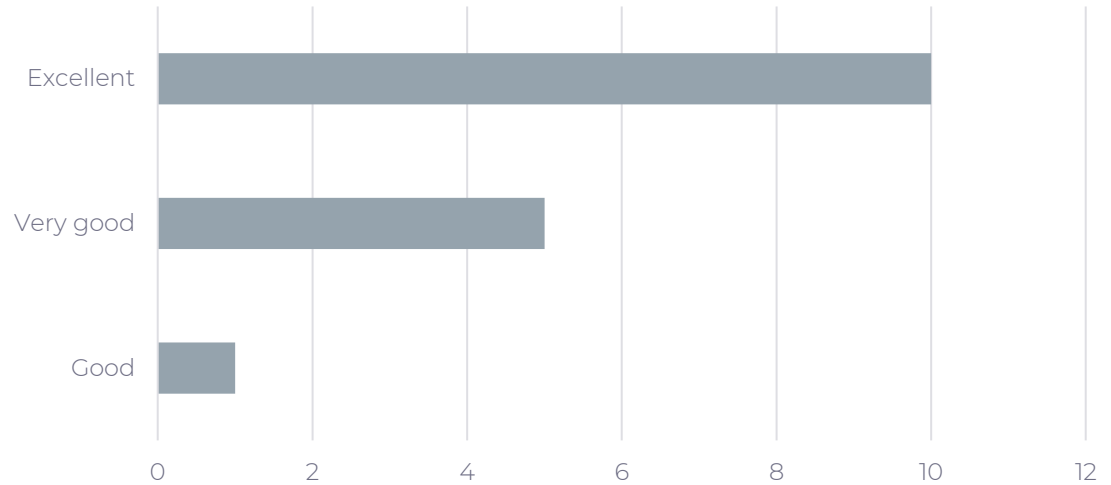


TDIA CITYSCAPE DEVELOPMENT EVENT



Event Feedback

Satisfaction with overall organization and execution of the event?



17 exit surveys completed

Engagement Session Recap

PRESENTATION

ENGAGEMENT BOARDS

DESIGN ACTIVITY

FEEDBACK FROM TDIA

ENGAGEMENT OPPORTUNITIES

- Slido Questions

- Interactive Boards
 - Site Context Boards
 - Precedent Boards

- Collaborative design brainstorm session

- Online Questionnaire

Key Emerging Themes

1.

Key Emerging Themes



1. Pedestrianize the street

- Closing part or all of the street to vehicular traffic
- Encouraging pedestrian lingering and destination attraction
- Enhanced crosswalks



2. Protect existing trees and add landscaping

- Preserve existing trees if possible
- Add green infrastructure and landscaping



3. Public Art and Realm improvements

- Improve public realm by adding Indigenous representation, public art, lighting, and weather protection
- Provide street furniture, seating and benches










4. Flexible streetscape for events and pop-ups

- Create flexible spaces for music events, festivals, pop up markets, and food truck vendors

Slido Questions






2.

Opportunities for 4600 Block of Lakesle Avenue

Theme	Count	Comments
Public Realm Infrastructure (13)	 13	<ul style="list-style-type: none"> Weather protection (3), bike lanes (2), secure bike parking (2), wayfinding (2), seating (2), Portland Loo, water station, paid parking, SOGI crosswalk, enhanced store fronts
Landscaping & Greenery (9)	 9	<ul style="list-style-type: none"> Fruit trees (3), Community boulevard gardens, flower baskets, increase biodiversity, herb gardens, edible landscaping, community gardens
Food & restaurants options (5)	 5	<ul style="list-style-type: none"> Food (2), Food trucks, Restaurants, Bakery
Lighting (5)	 5	<ul style="list-style-type: none"> Overhead lighting, lighting, 24-hour lighting, more lighting, quality lighting
Arts & Events (5)	 5	<ul style="list-style-type: none"> Street musicians, art installations, interactive art for photos, open air market, accessible power source for events
Indigenous representation (4)	 4	<ul style="list-style-type: none"> Smalgyax language on signage (2), Indigenous art installations, First nation representation
Economic Opportunities (4)	 4	<ul style="list-style-type: none"> Incentives for small businesses to come, tourism, more retail, speak easy

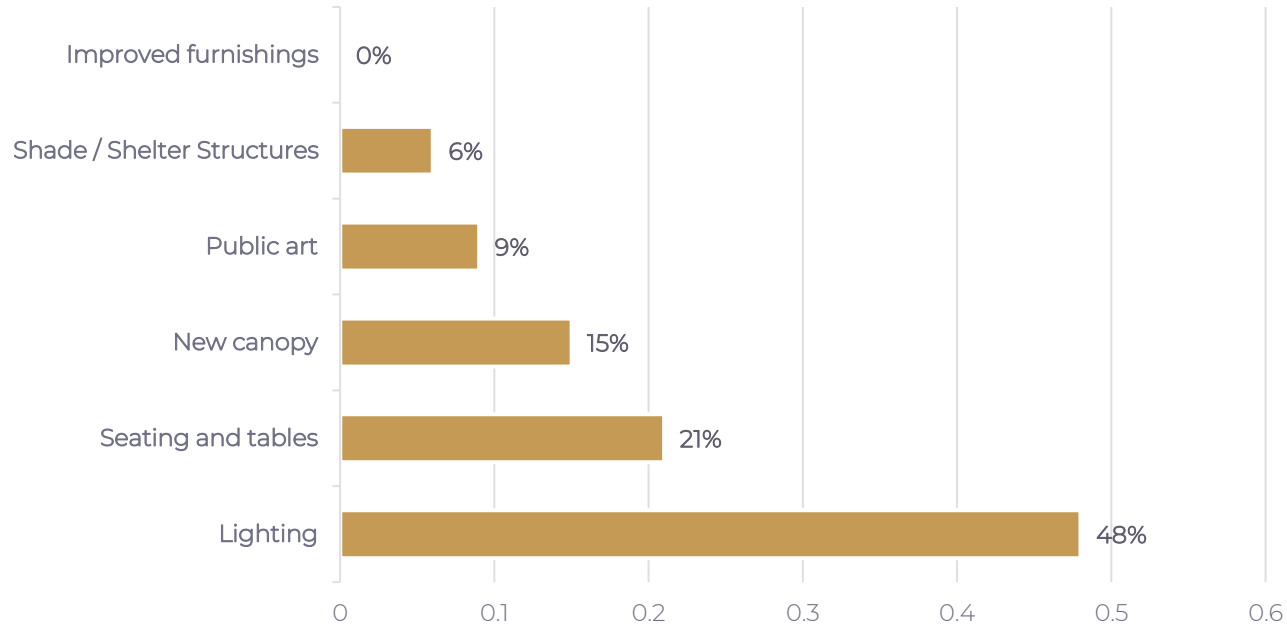
Q: What other opportunities do you envision for the 4600 Block?
24 participants, 55 responses

Activities for 4600 Block of Lakesle Avenue

Theme	Count	Comments
Active Programming (20)	 20	<ul style="list-style-type: none"> • Pop-up markets (6), music (7), cultural events & festivals (3), pop-up shop space / market stalls (3), public artwork (3), food trucks/vendors (3), patio culture, safety
Street furniture, public realm and art (18)	 18	<ul style="list-style-type: none"> • Patios (4), Benches (3), Patio seating (3), sidewalk cafés (2), places to sit and drink coffee, music, First Nation sculptures, art displays, Christmas lights, art exhibition
Limit or close car traffic (15)	 15	<ul style="list-style-type: none"> • Close street to cars (7), close on weekends or summers (2), street closure days, walking only, one way traffic/angled parking, pedestrian only days, street closure for activities
Public Infrastructure (4)	 5	<ul style="list-style-type: none"> • Water station, bike lanes, public washrooms, coffee shop
Green Infrastructure (4)	 4	<ul style="list-style-type: none"> • Community style park/green space, green space, greenery, grass

Q: What activities would you like to see take place on the 4600 Block? (e.g. markets, performance space, festivals etc.)
28 participants, 65 responses

What elements are you most interested in?



Q: What elements are you most interested in? (single selection of multiple choice)
33 participants, 33 responses

Engagement Boards

3.

Vision Statement

Vision:

- Canopy should be cohesive and bought by City or Business Partners (2)
- Once completed the concept should be extended to rest of downtown. (2)
- Find the "Recipe" that works for this block so that it can be replaced in other blocks. Our downtown isn't just one block. (2)
- Make our Downtown a destination that our residents buy into (i.e.. not just visitors). (1)

Guiding Principles:

- Support for green spaces & more greenery (3)
- Support for Vibrancy (1)V

VISION AND GUIDING PRINCIPLES

Based on the previous studies, the TDIA consultation, and stakeholder input to date, the following is the draft vision and guiding objectives.

DRAFT VISION STATEMENT

The 4600 block of Lakelse Avenue is the 'Heart' of downtown Terrace. As a pedestrian orientated street, with bustling shops and access to popular amenities, the revitalized street is a unique destination that contributes to people, the arts and culture and the environment.

DRAFT GUIDING PRINCIPLES

INCLUSIVE, ACCESSIBLE, AND SAFE

- Ensure mobility options for people of all ages and abilities including walking, biking, and transit
- Incorporate CPTED principles throughout the street that provide safe access to, through, and around the area

SENSE OF PLACE

- Provide inclusive and welcoming spaces for residents and visitors of all ages, lifestyles, and abilities
- Prioritize places for people that provide memorable connection
- Foster enhancements that reflect the diverse history of the City and celebrate community identity

ACTIVITY AND CONNECTION

- Shape the public realm to serve as a "backyard" for downtown residents
- Invest in infrastructure to support the future needs of downtown residents

INFRASTRUCTURE THAT SUPPORTS ENVIRONMENT

- Incorporate green spaces (bioswales, rain gardens) into the streetscape that reflect the beauty of surrounding natural areas
- Adapt to the changing climate by enhancing the resiliency infrastructure and reduce the impact on the environment
- Value the environment and protect ecological functions for enjoyment

VIBRANCY

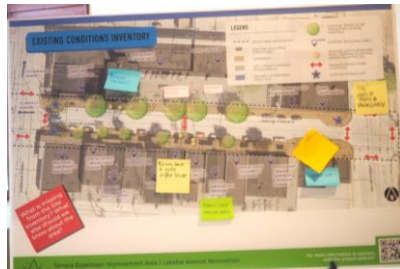
- Welcome creativity and innovation through public art
- Promote a vibrant atmosphere that attracts and supports businesses, entrepreneurs, and talent to provide diverse employment opportunities

Terrace Downtown Improvement Area | Lakelse Avenue Renovation

For more information & updates, visit the project website!

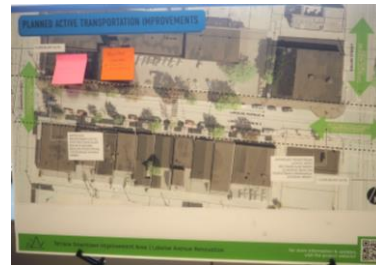
Inventory, Opportunities & Constraints

Existing Conditions Inventory



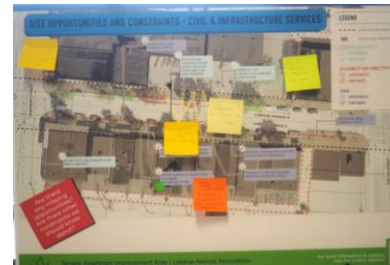
- Recent Vacancies
- Bring back coffee shop

Active Transportation Improvements



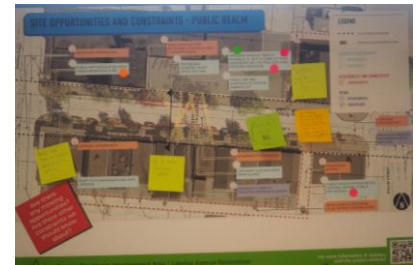
- Roof top garden
- Improve blank concrete walls

Civil & Infrastructure Services



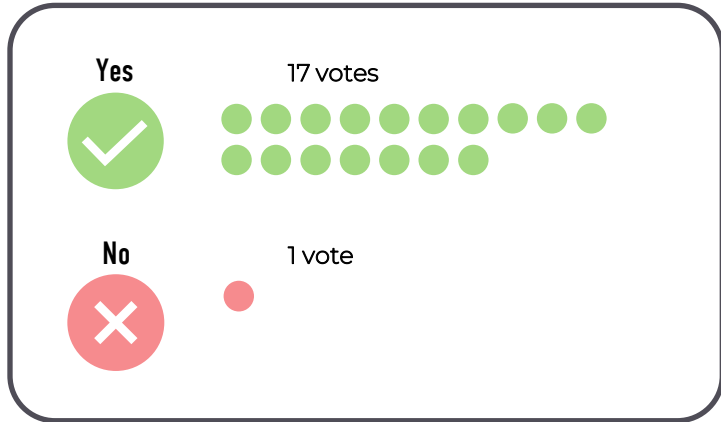
- Vehicle free zone
- Plan for sun exposure
- Traffic calming
- Green infrastructure
- Clean up surroundings

Public Realm



- Protect old existing trees
- Overhead lighting
- Pedestrian walkway
- Gateway elements
- Public art

Public Washroom



Comments:

- Maintenance

PUBLIC RESTROOM

"PORTLAND LOO"

BENEFITS

- Provides access to clean, safe and accessible public washroom
- Encourages people to stay downtown for longer time periods
- Provides critical amenity for people who are restroom challenged (ie. Seniors, pregnant women, little children, and people on blood pressure medicine with higher needs)

CHALLENGES

- Perceptions of who will be using the washroom
- Cleanliness or maintenance of the restroom
- Concerns about damage to property

Do you agree with implementing public washrooms in downtown Terrace?

Place a sticker on your answer

YES

NO

NOT SURE

Comments on sticky notes: "Yes!", "Yes! Much!", "Yes - I would use", "Yes", "No", "Not sure", "Bike Wash".

Terrace Downtown Improvement Area | Lakelse Avenue Renovation

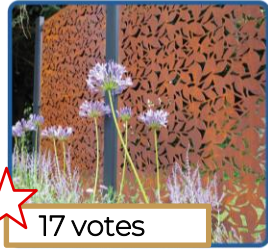
For more information & updates, visit the project website!

Precedent Images – Summary & Top Voted

Weather Protection and Screening Options



FREE STANDING SHADE CANOPY



PLANTING AND PUBLIC ART



HEDGE PLANTING

Cross Section Options



TRAVEL LANE
SEPARATED
BY BOULEVARD

★ 17 votes

Furnishing Options



SEATING

★ 13 votes



BIKE RACKS

★ 8 votes

Paving Options



PAVING ART

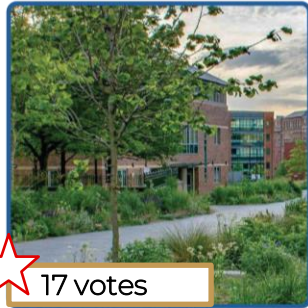
★ 9 votes



PAVERS

★ 12 votes

Other Elements to Consider



GREEN INFRASTRUCTURE

★ 17 votes



WAYFINDING SIGNAGE

★ 8 votes



PUBLIC GATHERING SPACES,
FOOD TRUCK AREAS

★ 8 votes

Precedent Images – Street Options & Paving Options



**RAISED SIDEWALK, ROLLED CURBS AND FLEXIBLE BOULEVARDS
GRANVILLE STREET, VANCOUVER**



**TRAVEL LANE SEPARATED BY BOULEVARD
BERNARD AVENUE, KELOWNA**



**RAISED TRAVEL LANE AND FLEXIBLE BOULEVARDS
BELL STREET PARK, SEATTLE**



**PAVED RAISED TRAVEL LANE
CLEMATIS STREET, WEST PALM BEACH**



PAVING ART



SAW-CUT & SANDBLASTED CONCRETE

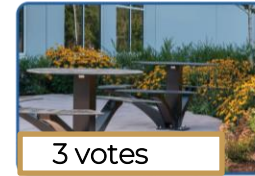
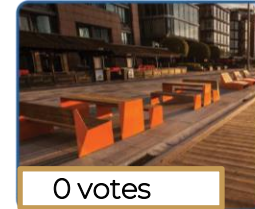


PAVERS



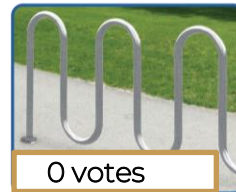
BROOM FINISHED, TOOLED JOINT CONCRETE

Precedent Images – Furnishing Options



SEATING

TABLES



BIKE RACKS

Precedent Images – Weather Protection and Screening Options



4 votes

LANE WAY WEATHER PROTECTION



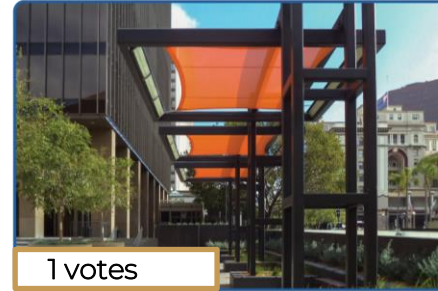
6 votes

FREE STANDING SHADE CANOPY



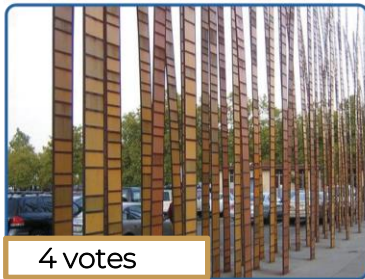
3 votes

LINEAR CANOPY STRUCTURE



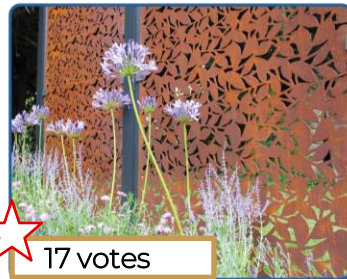
1 votes

FREE STANDING SHADE CANOPY SAILS



4 votes

PUBLIC ART PANELS



17 votes

PLANTING AND PUBLIC ART



7 votes

VINE PLANTING



8 votes

HEDGE PLANTING

Precedent Images – Other Elements to Consider



★ 13 votes

GREEN INFRASTRUCTURE



7 votes

CATENARY LIGHTING



★ 8 votes

WAYFINDING SIGNAGE



7 votes

ENTRANCE SIGNAGE



3 votes

PUBLIC PIANO



★ 8 votes

PUBLIC GATHERING SPACES, FOOD TRUCK AREAS



4 votes

LANE-WAY OPPORTUNITIES



7 votes

ON-STREET PARKLET

Design Activity

4.

Design Activity!

Opportunity for the community to describe some of the strengths and challenges of the site

Opportunity for the community to share with us their design ideas for the space.



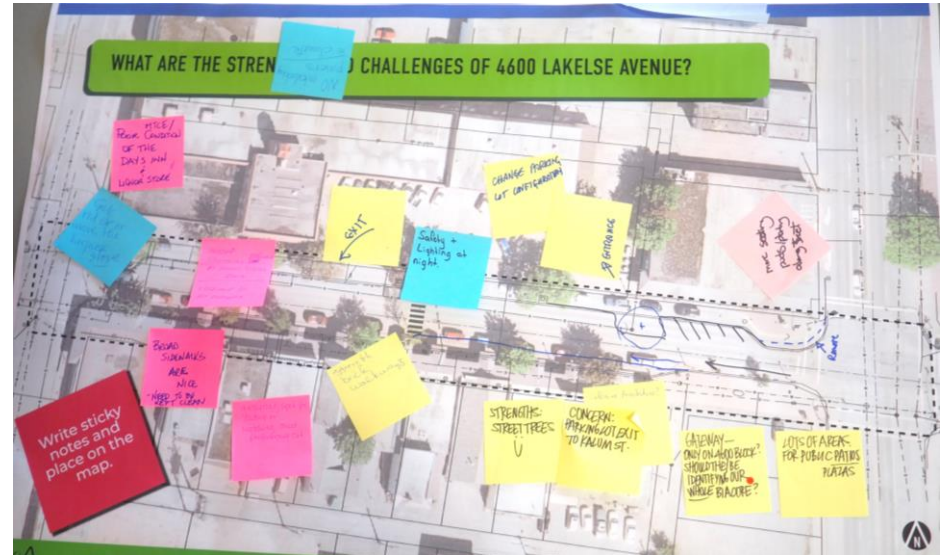
Design Activity: Strengths & Challenges

Strengths

- Broad sidewalks are nice (need to be kept clean)
- Brick walkways
- Street trees
- Lots of areas for public patios and plazas

Challenges

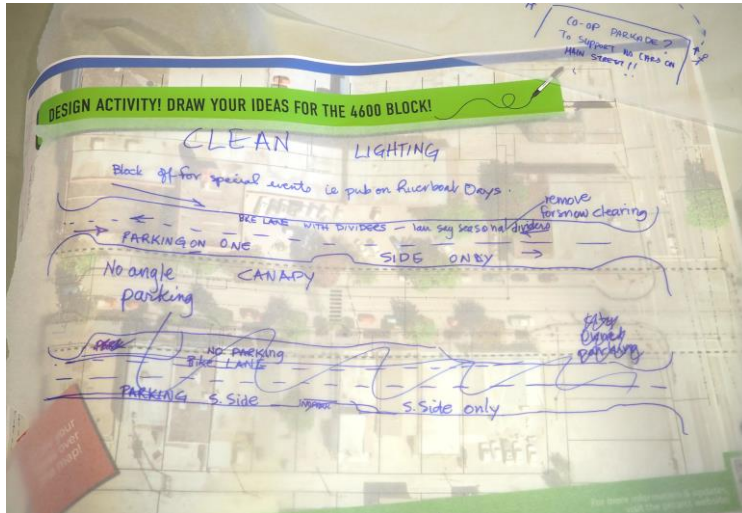
- Rodents at Days Inn and Liquor Store
- Desire to remove liquor store
- Parking lot exit to Kalum St
- Defensive architecture
- Emulate the gateway throughout whole downtown core (not just 4600 block) (2)
- Parking lot configuration
- Parking lot exit
- Safety and lighting at night
- Existing structures need attention
- No alcohol or drugs zone
- Placement of art features



Opportunities

- Lots of areas for public patios and plazas
- Desire for gathering spot for eating or watching street performance art
- Desire for more seating pods/planters along street

Design Activity: Ideas



Ideas:

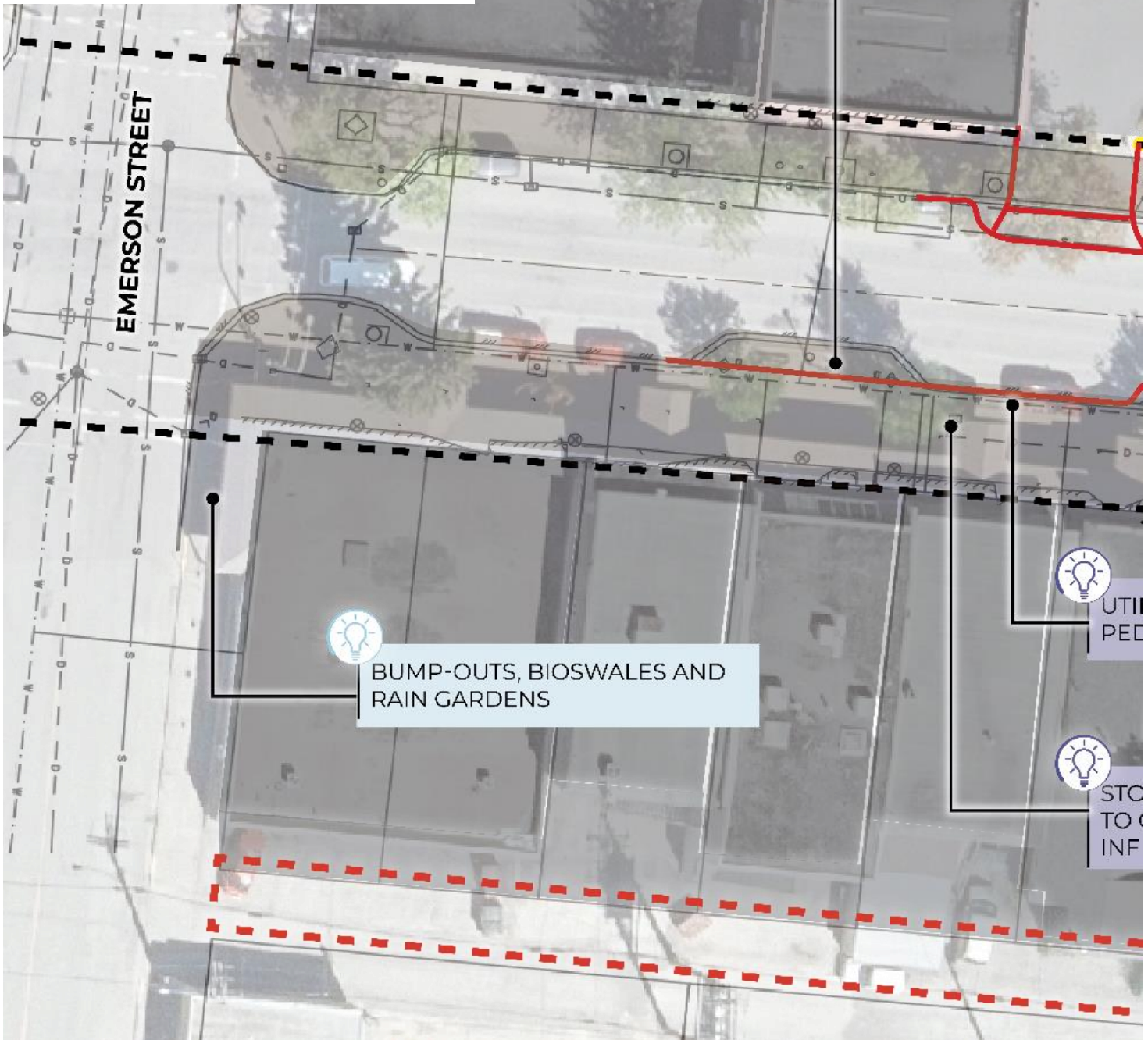
- Lighting
- Parking on one side
- Block off street for special events
- Separated bike lane



Ideas:

- Green space/park with coffeeshop
- No cars, bike lanes, walking only
- Seating, patios
- Street trees and lighting
- Public art, public gathering space

APPENDIX B: COST ESTIMATE

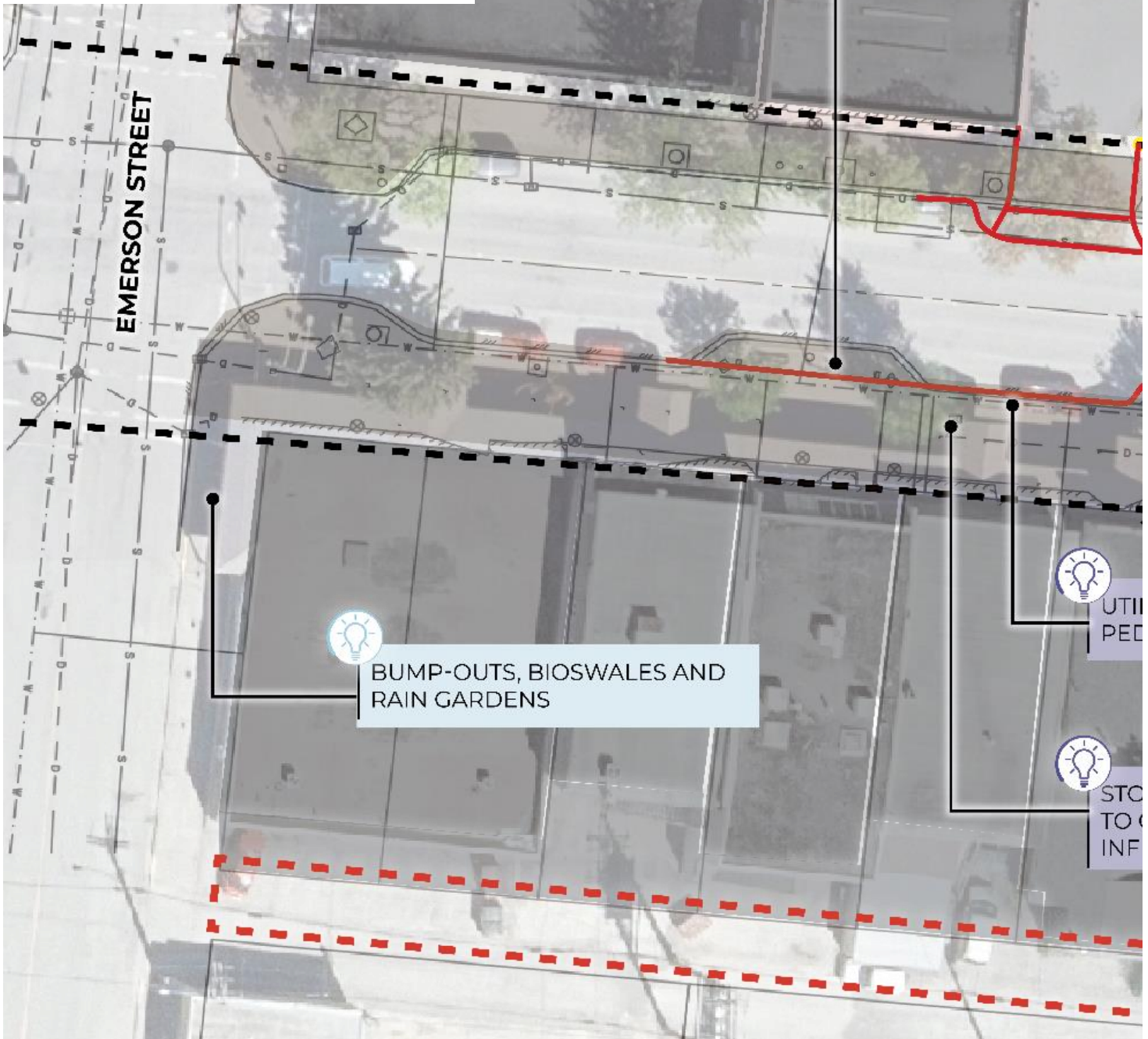


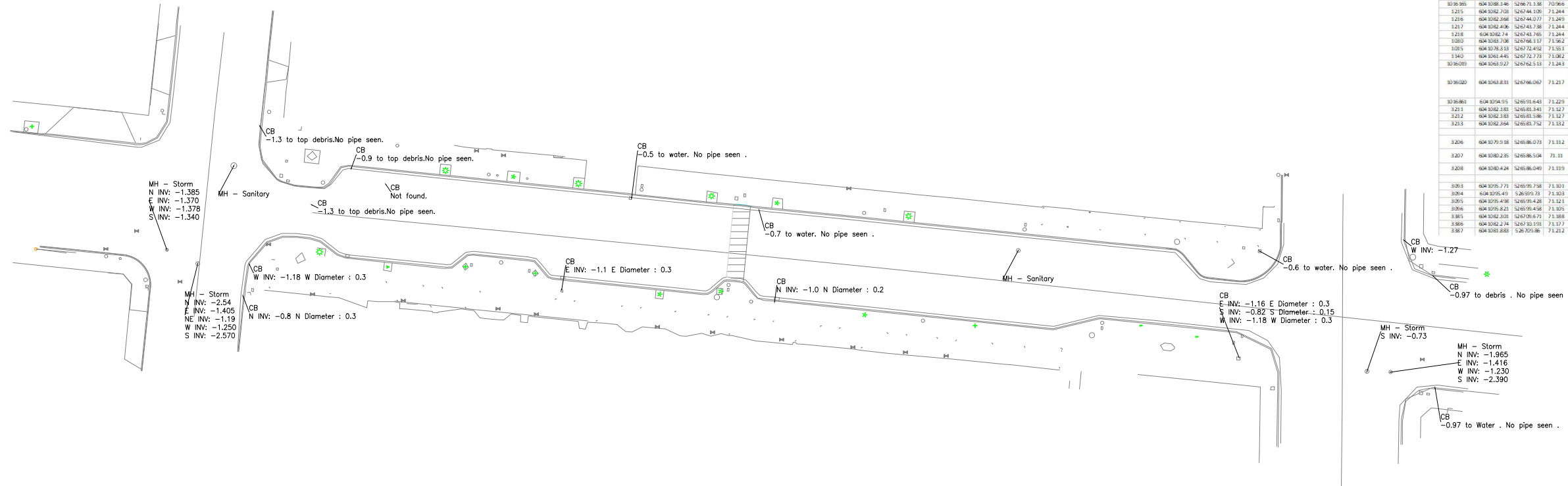
Corridor Lakelse Avenue
Segment Emerson Street to Kalum Street
Date 2023-11-02

REMOVALS	Unit	Unit Rate	Quantity	Extended Amount
Removal of Existing Asphalt	m2	\$ 20	3000	\$ 60,000
Tree removal (8-25 cm)	each	\$ 450	15	\$ 6,750
Removal of Existing Curb & Gutter	m	\$ 40	420	\$ 16,800
Removal of Existing Sidewalk	m2	\$ 30	2300	\$ 69,000
Asphalt Milling & Disposal	m2	\$ 40	40	\$ 1,600
Remove and dispose existing catchbasins	each	\$ 1,000	11	\$ 11,000
Common Excavation (soil cells, tree pits, rain garden and plant beds)	m3	\$ 15.00	525	\$ 7,875
<i>Subtotal</i>				\$ 173,025.00
HARDSCAPE & CIVIL				
Concrete sidewalk, broom finish (gravels included)	m2	\$ 135	1750	\$ 236,250
Concrete curb (around tree grates)	lm	\$ 150	63	\$ 9,450
Concrete curb (rain gardens and planters)	lm	\$ 330	445	\$ 146,850
Concrete curb and gutter	lm	\$ 175	410	\$ 71,750
Permeable Paving	m2	\$ 375	426	\$ 159,750
Asphalt	m2	\$ 80	2580	\$ 206,400
Utility adjustment allowance (adjust manhole covers to suite grade etc.)	LS	\$ 8,000	1	\$ 8,000
Signage Allowance	LS	\$ 10,000	1	\$ 10,000
Pavement Marking Allowance	LS	\$ 8,000	1	\$ 8,000
Tactile warning strips	lm	\$ 475	18	\$ 8,550
<i>Subtotal</i>				\$ 865,000
LIGHTING				
Vehicular and Street Lighting (includes concrete base, decorative fixtures and poles)	allow	\$ 140,000	1	\$ 140,000
Lighting Allowance	allow	\$ 100,000	1	\$ 100,000
Catenary lighting (includes pole, concrete base and decorative globe string lights)	allow	\$ 150,000	1	\$ 150,000
Season Tree Lighting Receptacles	each	\$ 440	19	\$ 8,360
<i>Subtotal</i>				\$ 398,360
FURNISHINGS				
High Top Table, Jessie by Landscape Forms	each	\$ 5,000	2	\$ 10,000
High Top Table Chairs, Bernie Stools by Landscape Forms	each	\$ 3,000	8	\$ 24,000
Picnic Table, Rauster by MMCITE	each	\$ 6,500	4	\$ 26,000
Bench, Generation 50 by Landscape Forms	each	\$ 4,800	2	\$ 9,600
L Shaped Benches	each	\$ 6,000	4	\$ 24,000
Urban Accessories Tree Grate and Frame, Coho Square 4'x4' cast grey iron	each	\$ 2,900	9	\$ 26,100
Bike Racks, Urban Staple	each	\$ 600	16	\$ 9,600
Canopy Structure	allow	\$ 70,000	1	\$ 70,000

<i>Subtotal</i>					\$	199,300	
SOFTSCAPE & GI							
Trees, 8cm cal. (includes 1000mm soil depth)	each	\$	1,400	19	\$	26,600	
Silva Cells (3x system, silva cell, soil, and labour)	m2	\$	1,000	230	\$	230,000	
Shrub Planting (plant bed and rain garden)	m2	\$	65	380	\$	24,700	
Growing medium (450mm depth - plant bed)	m2	\$	58	315	\$	18,270	
Rain Garden (includes GI infrastructure and growing medium)	m2	\$	750	55	\$	41,250	
Irrigation Allowance (includes point of connection, controller, valves, pipe, sleeving, conduits)	LS	\$	40,000	1	\$	40,000	
<i>Subtotal</i>					\$	380,820	
UTILITIES AND DRAINAGE							
150mm Perforated Collection and Distribution Pipes with clear crush and geotextile (within Silva Cells)	lm	\$	300	70	\$	21,000.00	
Cleanouts	each	\$	1,000	30	\$	30,000.00	
Manhole	each	\$	8,000	4	\$	32,000.00	
Valve	each	\$	5,000	2	\$	10,000.00	
Storm Main (300mm CSP)	lm	\$	1,800	200	\$	360,000.00	
Sanitary Main (200mm CONC)	lm	\$	1,100	180	\$	198,000.00	
Water Main (200mm PVC)	lm	\$	1,100	200	\$	220,000.00	
New catchbasins, incl. connection to storm sewer	each	\$	5,000	12	\$	60,000	
New water service connection	LS	\$	15,000	17	\$	255,000	
New storm service connection	LS	\$	15,000	3	\$	45,000	
New sewer service connection	LS	\$	7,000	3	\$	21,000	
<i>Subtotal</i>					\$	1,252,000.00	
Public Art Allowance	%		1%	\$	32,685.05	\$	33,000.00
Mobilization/Demobilization/Traffic Management	%		10%	\$	326,850.50	\$	327,000.00
Sub Total					\$	3,628,505	
Contingency (40%)					\$	1,451,402	
Total					\$	5,079,907	
Rounded Total					\$	5,080,000	

APPENDIX C:
TOPOGRAPHIC SURVEY
FALL 2022
ALL NORTH SURVEY





Point number	Northing	Easting	Elevation	Description	Invert elevation	Diameter
1302	604 3086.063	526744.438	71.117	CB	East -1.35	East 0.3
1303	604 3086.646	526744.831	71.113	CB	South-0.82	South 0.15
1304	604 3086.655	526742.858	71.121	CB	West -1.58	West 0.3
1305	604 3086.096	526742.854	71.113	CB		
3036.025	6043074.7	526671.147	71.081	C&G L		
3036.726	604 3074.639	526673.478	71.085	C&G L		
3036.727	604 3075.038	526674.434	71.087	C&G L	North -1.0	North 0.2
3036.728	604 3075.122	526673.223	71.088	C&G L		
3036.560	604 3075.533	526640.261	71.118	CB BRICE SW		
3036.563	604 3076.233	526640.949	71.118	CB BRICE SW	East -1.1	East 0.3
3036.562	604 3076.236	526641.267	71.116	CB BRICE SW		
3036.563	604 3076.236	526641.248	71.124	CB BRICE SW		
3036.943	604 3076.854	526673.736	70.83	C&G L		
3036.944	604 3083.346	526653.525	70.819	C&G L		
3036.980	604 3075.17	526553.324	70.817	C&G L	West -1.58	West 0.3
3036.983	604 3080.419	526553.12	70.842	C&G L		
3036.983	604 3075.253	526552.788	70.796	C&G L		
3036.984	604 3074.17	526552.647	70.801	C&G L		
3036.985	604 3074.742	526553.063	70.763	C&G L		
3036.982	604 3076.091	526603.598	69.942	C&G L	No pipe seen -1.3 to top debris	
3036.943	604 3076.549	526573.669	71.114	C&G L		
3036.741	604 3103.423	526576.716	71.115	C&G L		
3036.742	604 3103.451	526575.211	71.043	C&G L	No pipe seen -1.3 to debris	
3036.743	604 3103.619	526576.246	71.103	C&G L		
3036.282	604 3074.813	526603.538	70.886	C&G L		
3036.283	604 3074.474	526603.517	70.894	C&G L		
3036.284	604 3074.334	526603.57	70.877	C&G L	No pipe seen -0.5 to debris	
3036.285	604 3074.273	526603.519	70.891	C&G L		
3036.286	604 3076.038	526603.026	71.083	C&G L		
3036.287	604 3072.143	526614.445	69.833	C&G L	Not found	
3036.288	604 3076.228	526613.635	70.896	C&G L		
3036.289	604 3076.875	526613.249	70.899	C&G L	No pipe seen -0.5 to water	
3036.330	604 3082.244	526651.244	70.814	C&G L		
3036.352	604 3088.25	526671.75	70.912	C&G L		
3036.363	604 3088.596	526670.443	70.968	C&G L	No pipe seen -0.7 to water	
3036.364	604 3082.13	526670.437	70.863	C&G L		
3036.365	604 3088.146	526671.138	70.966	C&G L		
1215	604 3082.703	526744.139	71.244	CB		
1216	604 3082.246	526744.077	71.249	CB	No pipe seen -0.6 to water	
1217	604 3082.406	526743.38	71.244	CB		
1218	604 3082.74	526743.765	71.244	CB		
1080	604 3083.798	526744.137	71.242	C&G L		
1055	604 3078.113	526772.412	71.513	C&G L	No pipe seen -0.97 to debris	
1340	604 3081.445	526772.773	71.082	C&G L	No pipe seen -0.97 to water	
3036.09	604 3083.927	526742.513	71.243	MH - Storm	0.9	
3036.030	604 3083.811	526746.062	71.217	MH - Storm	North -1.265	
					East -1.416	
					West -1.220	
					South -1.850	
3036.880	604 3074.955	526551.843	71.229	MH-Sanitary		
3211	604 3082.185	526581.341	71.127	MH - Storm	North -1.385	
3212	604 3082.185	526581.336	71.127	MH - Storm	East -1.319	
3213	604 3082.354	526581.752	71.132	MH - Storm	West -1.578	
					South -1.340	
3206	604 3076.938	526586.073	71.112	MH - Storm	North -2.54	
3207	604 3082.35	526586.504	71.11	MH - Storm	East -1.405	
3208	604 3080.424	526586.049	71.119	MH - Storm	West -1.250	
					South -2.570	
3036	604 3076.771	526576.756	71.103	CB		
3034	604 3076.419	526576.351	71.103	CB		
3035	604 3076.478	526576.428	71.111	CB		
3036	604 3076.821	526576.458	71.105	CB		
3885	604 3082.203	526730.671	71.188	MH-Sanitary		
3886	604 3082.274	526730.111	71.177	MH-Sanitary		
3887	604 3081.863	526730.86	71.212	MH-Sanitary		

REFERENCE DRAWINGS		
DRAWING NO	DRAWING DESCRIPTION/TITLE	REF
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0 22/10/24 ISSUED FOR INFORMATION NM OH -



CLIENT: Terrace Downtown- 4600 Lakelse Avenue Project

TITLE: Terrace Downtown- 4600 Lakelse Avenue Project

CLIENT NO: - DRWN: NM DATE: 22/11/14

PROJECT NO: - DSGN: - DATE: -

DRAWING SIZE: ANSI "B" CHKD: KS DATE: 22/11/14

SCALE: 1:750 APVD: - DATE: -

PROJECT: Lakelse Avenue site plan

DWG NO: -

REV: 0