

Gananoque Downtown Revitalization Study Area

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A N A N O Q U E
Downtown Revitalization Pilot Projects



Prepared by:
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Workshop Process

The public workshop for Gananoque took place on May 17, 2007. This event was preceded by a start-up meeting with the downtown revitalization committee, a walk-through of the community by the consultants, and the preparation of a preliminary downtown revitalization sketch that was included with the workshop invitation. The workshop itself was a 3-hour evening event, with the following format:

- explanation of OMAFRA's 4-point Revitalization strategy
- introduction to successful downtown design elements
- short slideshow of existing features of community
- "dot-mocracy" process, where the group answered the following questions:
 1. In your opinion, what are the top three physical features, elements, or spaces that enhance the downtown?
 2. In your opinion, what are the top three physical features, elements, or spaces that detract from the downtown?
 3. Imagine that the physical improvements of the downtown revitalization are complete. In your opinion, what are the 3 most important individual physical changes that you encounter along a walk through the downtown. Be specific & avoid generalities.
- after each question the group was given the opportunity to vote on the answers

The purpose of this process is to draw out the participants' knowledge regarding the key physical issues of their community, and is designed to allow all relevant issues to be aired. This process is most effective with 25-35 participants, so invitations were sent out by the community revitalization committee to ensure broad community representation.

Following is the information gained from the workshops, with the number of votes each received, and ranked from top priority to lowest priority. Some of the issues raised (in italics), while justified concerns within the community, are out of the control of the consultants to realistically propose changes to within the conceptual design. The final recommendations focus on the physical & predominantly public-space-oriented issues with practical, community-specific solutions.

Results

Question #1: In your opinion, what are the top three physical features, elements, or spaces that enhance the downtown?

- Town Hall & Grounds (Park) (23 dots)
- Historic & Unique Buildings (20 dots)
- Confederation Park (10 dots)
- Street Trees (6 dots)
- Industrial Artifacts (5 dots)
- Gan-River (3 dots)
- View Of River (2 dots)
- Fountain (In River) Basin (2 dots)
- King St. New Bridge (2 dots)
- Railway Bridge (pedestrian) (2 dots)
- Interpretive Signs (1 dot)
- Flower Beds (1 dot)
- Crosswalks (new) (1 dot)
- Sluice-Way (0 dots)
- New Benches (0 dots)

Question #2: In your opinion, what are the top three physical features, elements, or spaces that detract from the downtown?

- Alleyways (garbage etc... behind stores) (16 dots)
- *Buildings In poor Repair* (13 dots)
- Walkways (dirty and dark- back from King St. to alleyways) (11 dots)
- *Vacant Buildings* (7 dots)
- *Lack Of Maintenance (general/buildings)* (7 dots)
- Poor Entry @ International Square (6 dots)
- *Unsympathetic Modern Buildings* (5 dots)
- Lack Of Theme (5 dots)
- *Inadequate Store Hours* (5 dots)
- Poor/No Accessibility (4 dots)
- Lack of Parking (4 dots)
- Signage (3 dots)
- Recycling & Garbage Cans Too Far Apart (2 dots)
- Dull Sidewalks & Elements (2 dots)
- Engine 500 (poor condition) (2 dots)
- *Parking Meters* (2 dots)
- *Dirty Streets* (2 dots)
- *Poor Window Displays* (2 dots)
- Lack Of Green Space @ East End (1 dot)
- *Lack Of "Poop And Scoop"* (1 dot)
- *Residential Property (conditions)* (1 dot)

Question #3: Imagine that the physical improvements of the downtown revitalization are complete. In your opinion, what are the 3 most important individual physical changes that you encounter along a walk through the downtown. Be specific & avoid generalities.

- *Unique Stores* (8 dots)
- *Beautiful Museum* (8 dots)
- Vibrant Storefronts (7 dots)
- *Full Occupancy In Stores* (7 dots)
- Green Space (to relax in/inviting) Along King St. (6 dots)
- Patio Space/Wide Sidewalks (5 dots)
- Connectivity To Waterfront (5 dots)
- Street Trees (5 dots)
- *Clean* (4 dots)
- *Arts & Entertainment* (4 dots)
- Consistent Urban Design (4 dots)
- Historic Interpretive Signage (4 dots)
- "Green Up" King & Charles (3 dots)
- Historic Facades (3 dots)
- Harmonious Facades (1 dot)
- Barrier free (1 dot)
- No Parking Meters (1 dot)
- Cohesive Signage (1 dot)
- No Street Parking (1 dot)
- *Empty Stores used For Promotion* (0 dots)
- *Close King Between Stone & Charles* (0 dots)
- Consistent Branding (0 dots)
- Fewer Signs (0 dots)
- *Covered Mall* (0 dots)



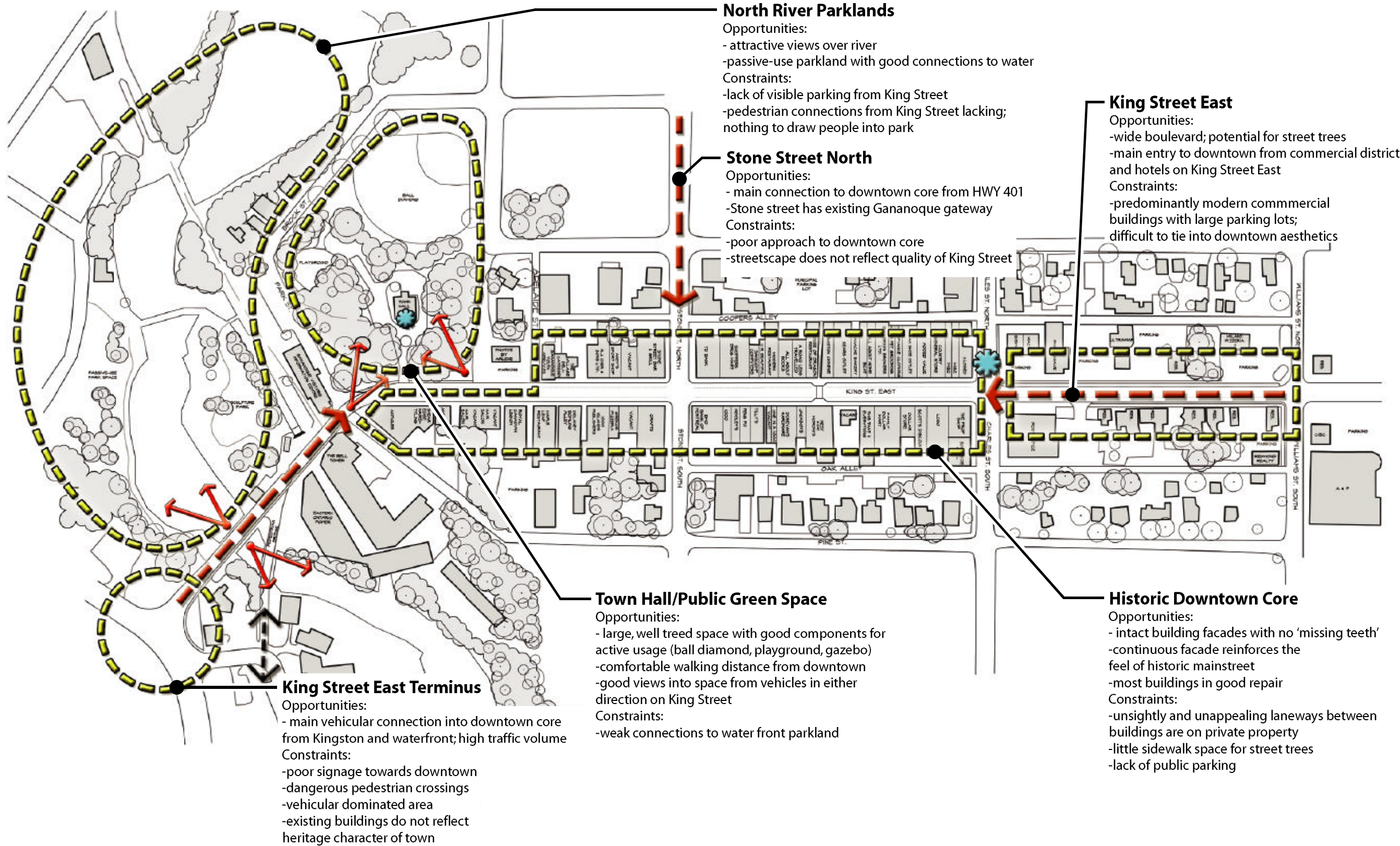
Proposed streetscape
- Main St at Charles St intersection



WORKSHOP PROCEEDINGS

Downtown Revitalization Pilot Projects

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North River Parklands

- Opportunities:
- attractive views over river
 - passive-use parkland with good connections to water
- Constraints:
- lack of visible parking from King Street
 - pedestrian connections from King Street lacking; nothing to draw people into park

Stone Street North

- Opportunities:
- main connection to downtown core from HWY 401
 - Stone street has existing Gananoque gateway
- Constraints:
- poor approach to downtown core
 - streetscape does not reflect quality of King Street

King Street East

- Opportunities:
- wide boulevard; potential for street trees
 - main entry to downtown from commercial district and hotels on King Street East
- Constraints:
- predominantly modern commercial buildings with large parking lots; difficult to tie into downtown aesthetics

Town Hall/Public Green Space

- Opportunities:
- large, well treed space with good components for active usage (ball diamond, playground, gazebo)
 - comfortable walking distance from downtown
 - good views into space from vehicles in either direction on King Street
- Constraints:
- weak connections to water front parkland

Historic Downtown Core

- Opportunities:
- intact building facades with no 'missing teeth'
 - continuous facade reinforces the feel of historic mainstreet
 - most buildings in good repair
- Constraints:
- unsightly and unappealing laneways between buildings are on private property
 - little sidewalk space for street trees
 - lack of public parking

King Street East Terminus

- Opportunities:
- main vehicular connection into downtown core from Kingston and waterfront; high traffic volume
- Constraints:
- poor signage towards downtown
 - dangerous pedestrian crossings
 - vehicular dominated area
 - existing buildings do not reflect heritage character of town



Gananoque River and Downtown Parks

- improve visual aesthetic, ecological integrity, and visitor experience of Gananoque river with the following shoreline improvements:
 - remove existing gabion baskets and concrete
 - replace with combination of 'hard' and 'soft' shoreline techniques designed to mimic a natural shore but mitigate potential for erosion and provide opportunities for human use
 - 'hard' shoreline to include
 - rocks and cobbles
 - limestone blocks
 - viewing platforms over river at fountain
 - 'soft' shoreline to include
 - naturalized tree and shrub plantings designed as to not obstruct views of the river
 - to be designed in collaboration with a hydrological engineer so as to ensure integrity of new shoreline with fluctuating water levels
- install walkway along West side of headrace to strengthen connections to King street
- improve existing paths (consistent width and surface grade for wheelchair accessibility)

West King Street Corridor

- introduce strong, repetitive visual element along North side of King street to link downtown core to waterfront Parklands
- element should complement existing elements of Gananoque's historic downtown; i.e. bollards, street trees, low stone wall, historically detailed fence, etc...
- elements should serve as a guide when choosing other streetscape elements (to ensure unity along King street)

Sidewalk Aesthetic

- create consistency along King street by removing outdated and damages benches, planters, etc... in favour of new, themed furnishings
- install street trees

Legion Parking Lot

- consider improvements to legion parking lot and walkway connections to King street
- look for opportunities to open views to Gananoque river

Cenotaph

- celebrate cenotaph by creating visual and pedestrian connections with King street with planting and foot pathway

Parking Lot

- remove parking; add parkette with historical/interpretive info about train and rail bridge

King Street at Confederation Park (see sketch)

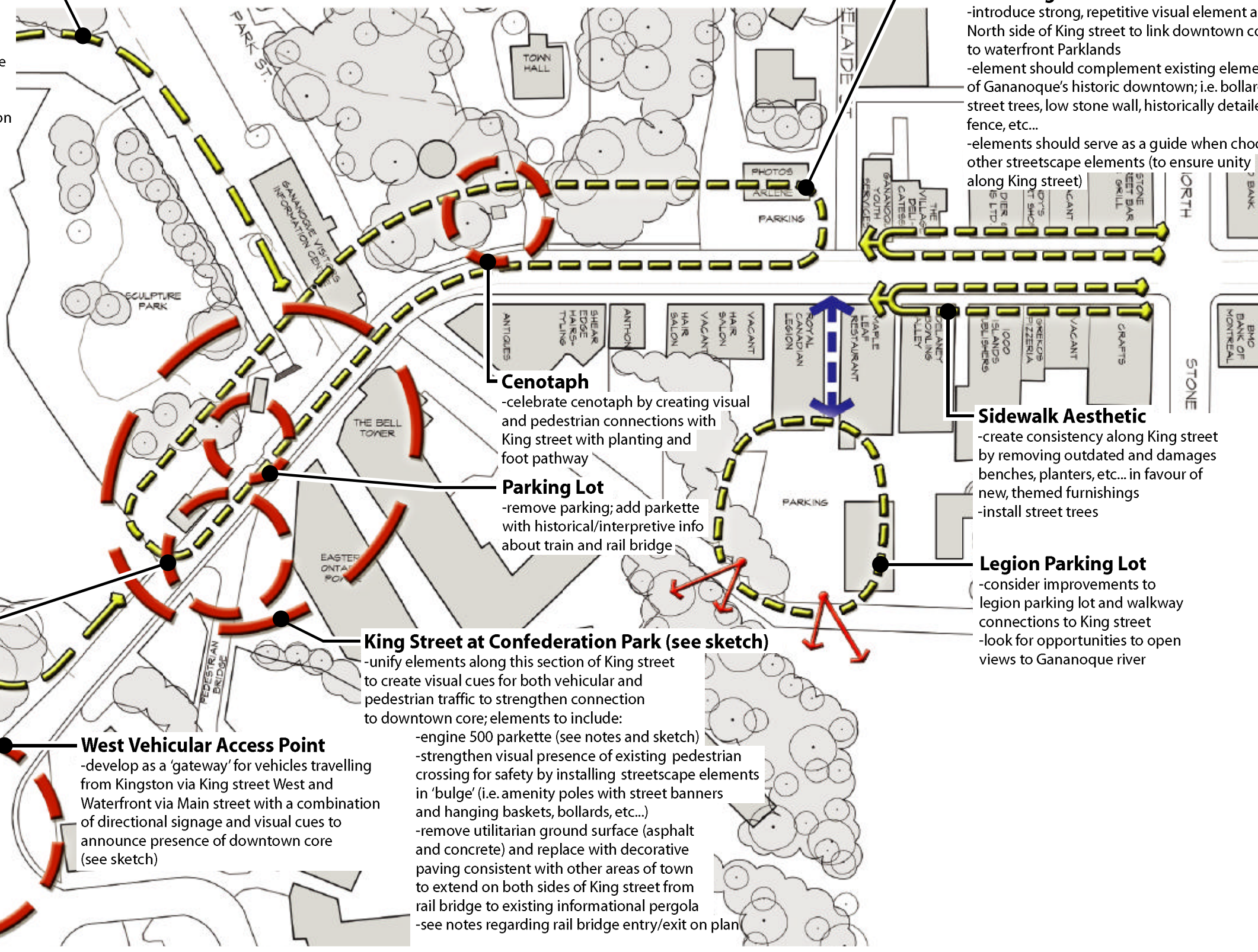
- unify elements along this section of King street to create visual cues for both vehicular and pedestrian traffic to strengthen connection to downtown core; elements to include:
 - engine 500 parkette (see notes and sketch)
 - strengthen visual presence of existing pedestrian crossing for safety by installing streetscape elements in 'bulge' (i.e. amenity poles with street banners and hanging baskets, bollards, etc...)
 - remove utilitarian ground surface (asphalt and concrete) and replace with decorative paving consistent with other areas of town to extend on both sides of King street from rail bridge to existing informational pergola
 - see notes regarding rail bridge entry/exit on plan

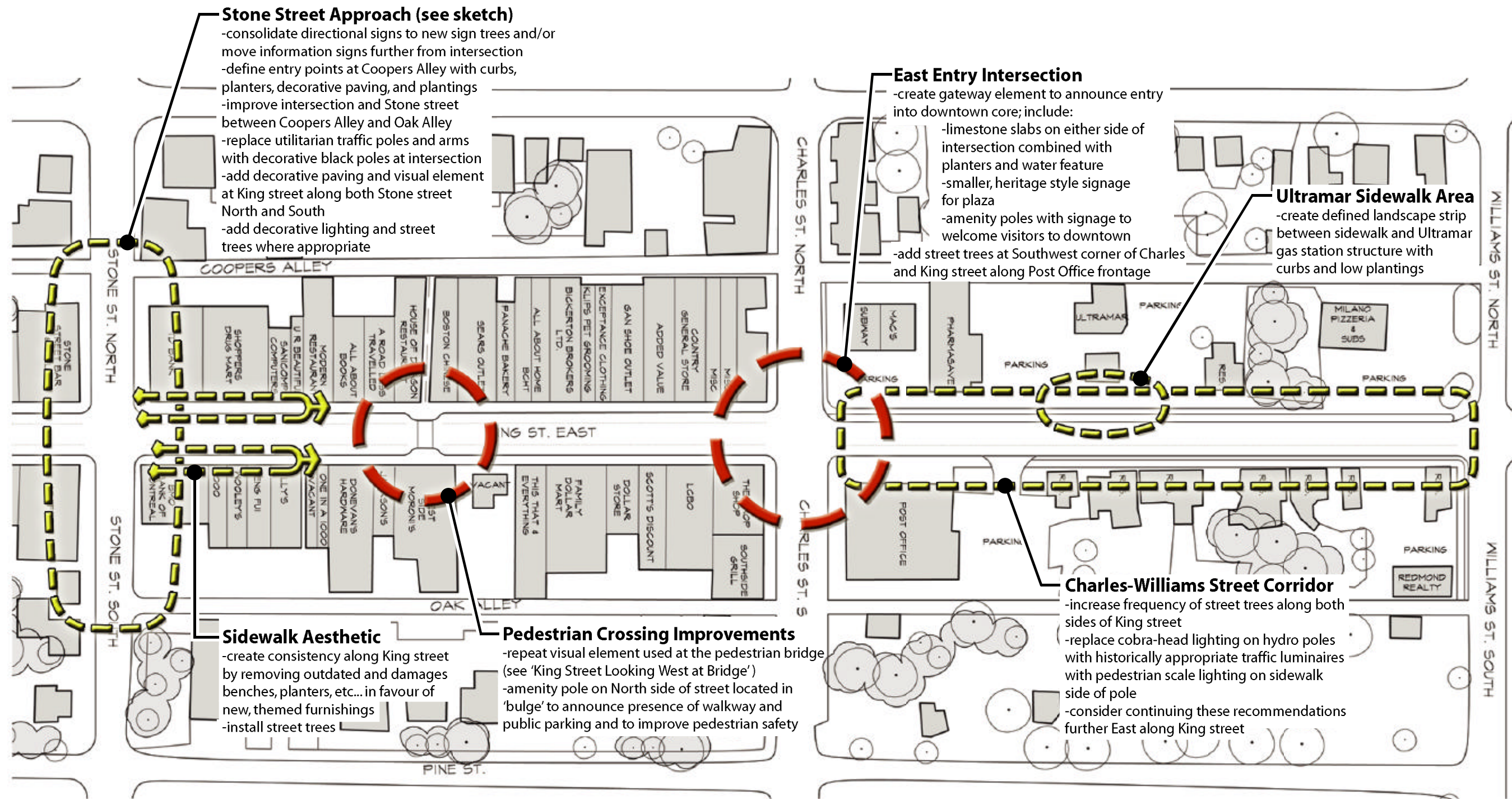
Pedestrian Brige

- strengthen pedestrian bridge entry/ exit point by repeating detailing and/ or whole structure of existing informational pergola

West Vehicular Access Point

- develop as a 'gateway' for vehicles travelling from Kingston via King street West and Waterfront via Main street with a combination of directional signage and visual cues to announce presence of downtown core (see sketch)





Stone Street Approach (see sketch)

- consolidate directional signs to new sign trees and/or move information signs further from intersection
- define entry points at Coopers Alley with curbs, planters, decorative paving, and plantings
- improve intersection and Stone street between Coopers Alley and Oak Alley
- replace utilitarian traffic poles and arms with decorative black poles at intersection
- add decorative paving and visual element at King street along both Stone street North and South
- add decorative lighting and street trees where appropriate

East Entry Intersection

- create gateway element to announce entry into downtown core; include:
 - limestone slabs on either side of intersection combined with planters and water feature
 - smaller, heritage style signage for plaza
 - amenity poles with signage to welcome visitors to downtown
- add street trees at Southwest corner of Charles and King street along Post Office frontage

Ultram Sidewalk Area

- create defined landscape strip between sidewalk and Ultramar gas station structure with curbs and low plantings

Charles-Williams Street Corridor

- increase frequency of street trees along both sides of King street
- replace cobra-head lighting on hydro poles with historically appropriate traffic luminaires with pedestrian scale lighting on sidewalk side of pole
- consider continuing these recommendations further East along King street

Pedestrian Crossing Improvements

- repeat visual element used at the pedestrian bridge (see 'King Street Looking West at Bridge')
- amenity pole on North side of street located in 'bulge' to announce presence of walkway and public parking and to improve pedestrian safety

Sidewalk Aesthetic

- create consistency along King street by removing outdated and damages benches, planters, etc... in favour of new, themed furnishings
- install street trees





Figure 1: West Entry Point at International Square



EXISTING CONDITIONS

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Figure 1: West Entry Point at International Square



ILLUSTRATIONS

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Budget Costing for Figure 1

- Notes: 1. estimated quantities are based on illustrations and very limited data only, detailed design drawings are required for improved accuracy and full scope of work.
 2. Items are listed according to preferred construction implementation sequence and opportunities for 'quick fix' community change

Item		Unit Price	Units	Estimated Quantity	Low Total	High Total
1 Concrete Curb Extension	Low High	75 135	Lin M	75	\$5,625.00	\$10,125.00
2 Entry Sign	low high	1200 2000	Each	1	\$1,200.00	\$2,000.00
3 Limestone Boulders	low high	350 450	Each	6	\$2,100.00	\$2,700.00
4 Planting Beds	low high	35 60	M ²	200	\$7,000.00	\$12,000.00
5 Trees in Planting Beds	low high	450 750	Each	5	\$2,250.00	\$3,750.00
6 Decorative Pole & Fixture	low high	4000 6000	Each	5	\$20,000.00	\$30,000.00
7 Bollards	low high	800 1500	Each	12	\$9,600.00	\$18,000.00
8 Street Trees, Grates, and Paving Stone	low high	1250 1700	Each	3	\$3,750.00	\$5,100.00
9 Decorative Paving	low high	100 250	M ²	150	\$15,000.00	\$37,500.00
10 Street Crossing; Interlock	low high	200 350	M ²	45	\$9,000.00	\$15,750.00
					Low Total	High Total
Total Estimate for Figure 1					\$75,525.00	\$136,925.00

Note: Costs do not include commercial improvements to private property



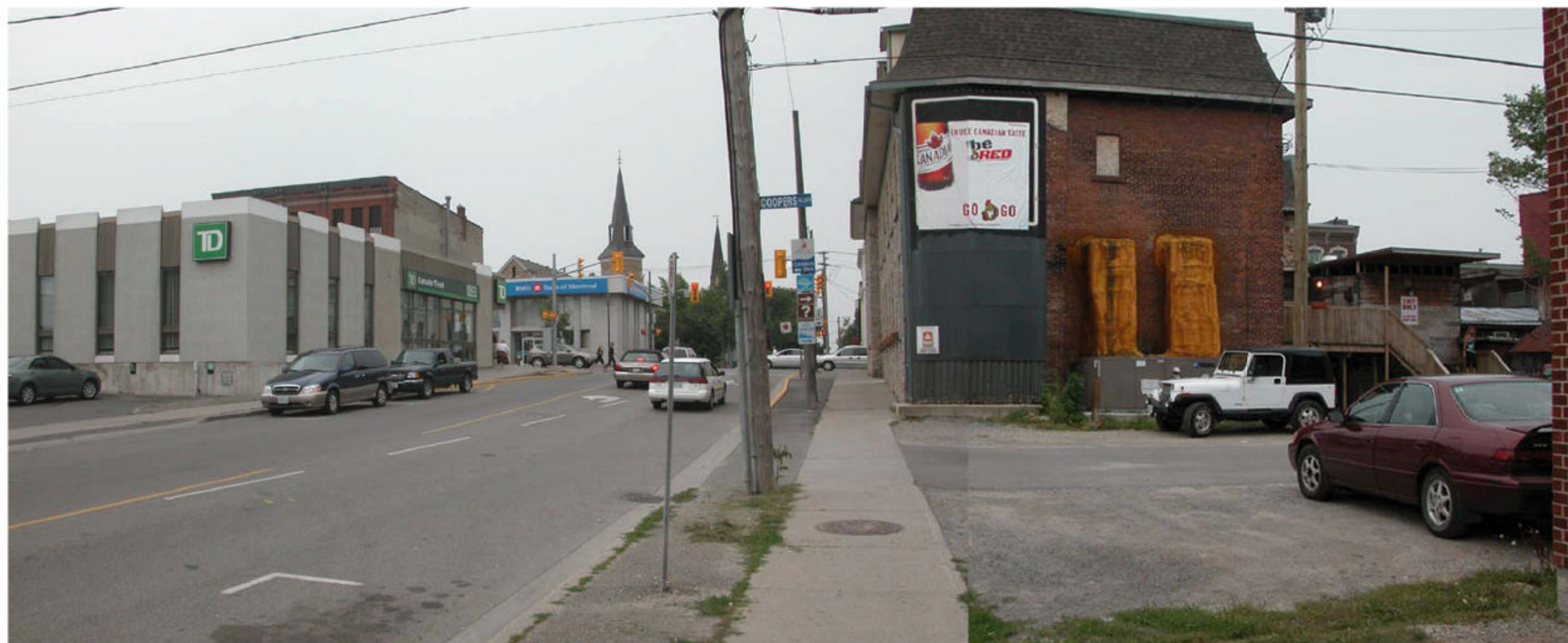
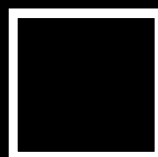


Figure 2: Entrance into Downtown from Stone Street North



EXISTING CONDITIONS

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Figure 2: Entrance into Downtown from Stone Street North



ILLUSTRATIONS

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Budget Costing for Figure 2

- Notes: 1. estimated quantities are based on illustrations and very limited data only, detailed design drawings are required for improved accuracy and full scope of work.
 2. Items are listed according to preferred construction implementation sequence and opportunities for 'quick fix' community change

Item		Unit Price	Units	Estimated Quantity	Low Total	High Total
1 Concrete Curb Extension	Low High	75 135	Lin M	38	\$2,850.00	\$5,130.00
2 Concrete Planters	Low High	750 1500	Each	3	\$2,250.00	\$4,500.00
3 Decorative Poles, Fixtures & Hanging Baskets	low high	4000 6000	Each	3	\$12,000.00	\$18,000.00
4 Amenity Poles, Lighting, and Signage, Hanging Baskets	low high	6000 10000	Each	1	\$6,000.00	\$10,000.00
5 Street Trees; Concrete Removal, Grates, and Paving Stone	low high	1250 1700	Each	5	\$6,250.00	\$8,500.00
6 Bollards	low high	800 1500	Each	4	\$3,200.00	\$6,000.00
7 Decorative Paving	low high	100 250	M ²	75	\$7,500.00	\$18,750.00
8 Planting Beds	low high	35 60	M ²	15	\$525.00	\$900.00
9 Trees in Planting Beds	low high	450 750	Each	2	\$900.00	\$1,500.00
					Low Total	High Total
Total Estimate for Figure 1					\$41,475.00	\$73,280.00



COST ESTIMATES

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Figure 3: King Street Looking West at Bridge



EXISTING CONDITIONS

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Figure 3: King Street Looking West at Bridge



Budget Costing for Figure 3

- Notes: 1. estimated quantities are based on illustrations and very limited data only, detailed design drawings are required for improved accuracy and full scope of work.
2. Items are listed according to preferred construction implementation sequence and opportunities for 'quick fix' community change

	Item		Unit Price	Units	Estimated Quantity	Low Total	High Total
1	Amenity Poles, Lighting, Banner, & Hanging Baskets	low high	6000 10000	Each	2	\$12,000.00	\$20,000.00
2	Street Trees; Concrete Removal, Grates, and Paving Stone	low high	1250 1700	Each	2	\$2,500.00	\$3,400.00
3	Decorative Paving	low high	100 250	M ²	50	\$5,000.00	\$12,500.00
4	Bollards	low high	800 1500	Each	12	\$9,600.00	\$18,000.00
5	Sign Tree	low high	1000 2000	Each	1	\$1,000.00	\$2,000.00
6	Benches	low high	900 1700	Each	1	\$900.00	\$1,700.00
7	Trash Container	low high	200 1200	Each	1	\$200.00	\$1,200.00
8	'Engine 500' Interpretive Signage	low high	1200 2500	Each	1	\$1,200.00	\$2,500.00
9	"Sculpture Park" Sign	low high	1200 2000	Each	1	\$1,200.00	\$2,000.00
10	Planting Beds	low high	35 60	M ²	30	\$1,050.00	\$1,800.00
Low Total						\$34,650.00	High Total
Total Estimate for Figure 1						\$34,650.00	\$65,100.00



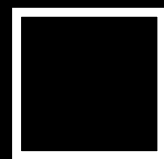
COST ESTIMATES

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Figure 4: East Entry Point into Downtown



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Figure 4: East Entry Point into Downtown



ILLUSTRATIONS

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Budget Costing for Figure 4

- Notes: 1. estimated quantities are based on illustrations and very limited data only, detailed design drawings are required for improved accuracy and full scope of work.
 2. Items are listed according to preferred construction implementation sequence and opportunities for 'quick fix' community change

	Item		Unit Price	Units	Estimated Quantity	Low Total	High Total
1	Concrete Curb Extension	Low High	75 135	Lin M	50	\$3,750.00	\$6,750.00
2	Amenity Pole, Lighting, Signage, Hanging Basket	low high	6000 10000	Each	1	\$6,000.00	\$10,000.00
3	Street Trees; Concrete Removal, Grates, and Paving Stone	low high	1250 1700	Each	4	\$5,000.00	\$6,800.00
4	Decorative Paving	low high	100 250	M ²	200	\$20,000.00	\$50,000.00
5	Limestone Boulders	low high	500 1000	Each	6	\$3,000.00	\$6,000.00
6	Raised Concrete Planter	Low High	135 250	Lin M	20	\$2,700.00	\$5,000.00
7	Planting Beds	low high	35 60	M ²	25	\$875.00	\$1,500.00
8	New Luminaires on Existing Poles	low high	800 2000	Each	3	\$2,400.00	\$6,000.00
9	Street Crossing; Interlock	low high	200 350	M ²	40	\$8,000.00	\$14,000.00
						Low Total	High Total
Total Estimate for Figure 1						\$51,725.00	\$106,050.00

NOTE: Cost Estimate does not include water feature at post office, allow \$25,000 - \$50,000

