



District of Tumbler Ridge **URBAN DESIGN GUIDELINES**

2006 EDITION

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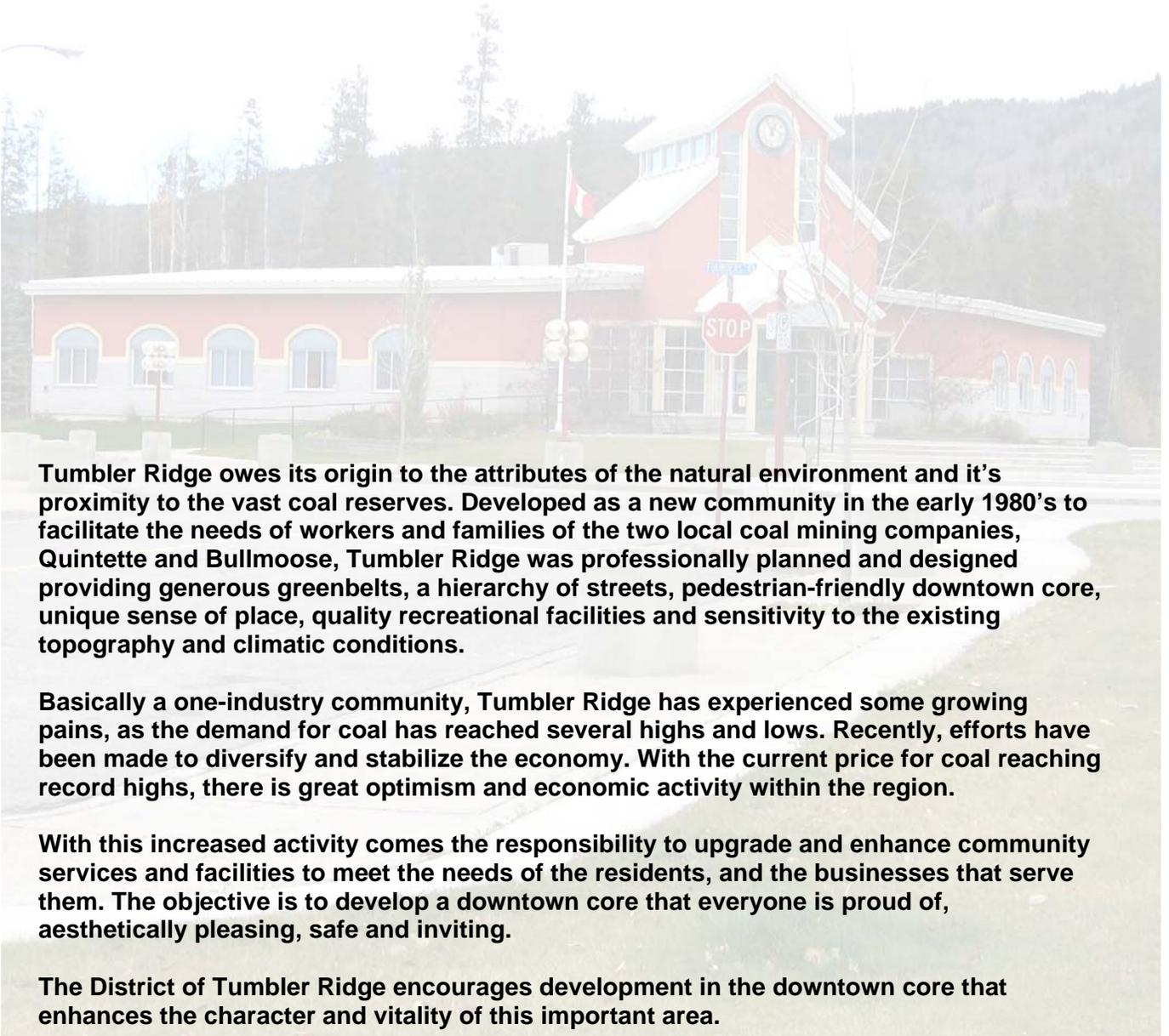
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Tumbler Ridge owes its origin to the attributes of the natural environment and it's proximity to the vast coal reserves. Developed as a new community in the early 1980's to facilitate the needs of workers and families of the two local coal mining companies, Quintette and Bullmoose, Tumbler Ridge was professionally planned and designed providing generous greenbelts, a hierarchy of streets, pedestrian-friendly downtown core, unique sense of place, quality recreational facilities and sensitivity to the existing topography and climatic conditions.

Basically a one-industry community, Tumbler Ridge has experienced some growing pains, as the demand for coal has reached several highs and lows. Recently, efforts have been made to diversify and stabilize the economy. With the current price for coal reaching record highs, there is great optimism and economic activity within the region.

With this increased activity comes the responsibility to upgrade and enhance community services and facilities to meet the needs of the residents, and the businesses that serve them. The objective is to develop a downtown core that everyone is proud of, aesthetically pleasing, safe and inviting.

The District of Tumbler Ridge encourages development in the downtown core that enhances the character and vitality of this important area.



URBAN DESIGN GUIDELINES

The intent of the Urban Design Guidelines is as follows:

1. To provide a tool that developers and District staff can use to incorporate specific approaches and techniques in their plans that will achieve specified design objectives;
2. To provide a basis for uniform and consistent review of development proposals by District Council and Staff;
3. To bring order, character, clarity, consistency and a pleasing harmony to the downtown core, and in particular, the network of public spaces consisting of streets, courtyards, plazas, sidewalks, parks and parking lots.

DESIGN OBJECTIVES



Downtown revitalization in Revelstoke, BC

1. Reinforce the unique character of Tumbler Ridge.

This objective supports the development of authenticity, a sense of nature, biogeographic character, economic viability and especially unique character.

2. Develop a “theme” that reinforces the unique character of the community.

Developing a unique theme brings consistency and order to the physical environment as well as life and vitality to the downtown fabric. Physical continuity promotes safety, comfort and a strengthened urban character.

3. Encourage public and private investment in the future of Tumbler Ridge.

Promote economic viability and downtown redevelopment on a continual basis. The opportunity exists to create public/private partnership(s) in downtown enhancement, theme building and revitalization projects.

4. Create a safe environment for downtown Tumbler Ridge.

To establish a positive image for the area in terms of safety and security through CPTED (Crime Prevention Through Environmental Design) and similar design programs.



Ample open space within the downtown core provides great opportunity for developers and community enhancement.





Natural Landscape surrounding Tumbler Ridge



Waterfalls are plentiful within the pristine outdoors



Example of existing landscaping that enhances the character of downtown

5. Continue developing a pedestrian oriented downtown.

A pedestrian oriented downtown will promote greater human interactions and warm character, as well as reinforces the existing design strengths of the townsite.

6. Encourage a vibrant, recreational and cultural atmosphere.

Art, entertainment, recreation and other cultural activities add richness and vitality to our everyday lives. Such activity is beneficial to Tumbler Ridge as it promotes tourism, national prestige and recognition, improved quality of life and long-term residency.

7. Maintain a sense of connection to the surrounding urban neighborhoods.

Enhance physical, functional and visual links between the downtown core and its surrounding neighborhoods.

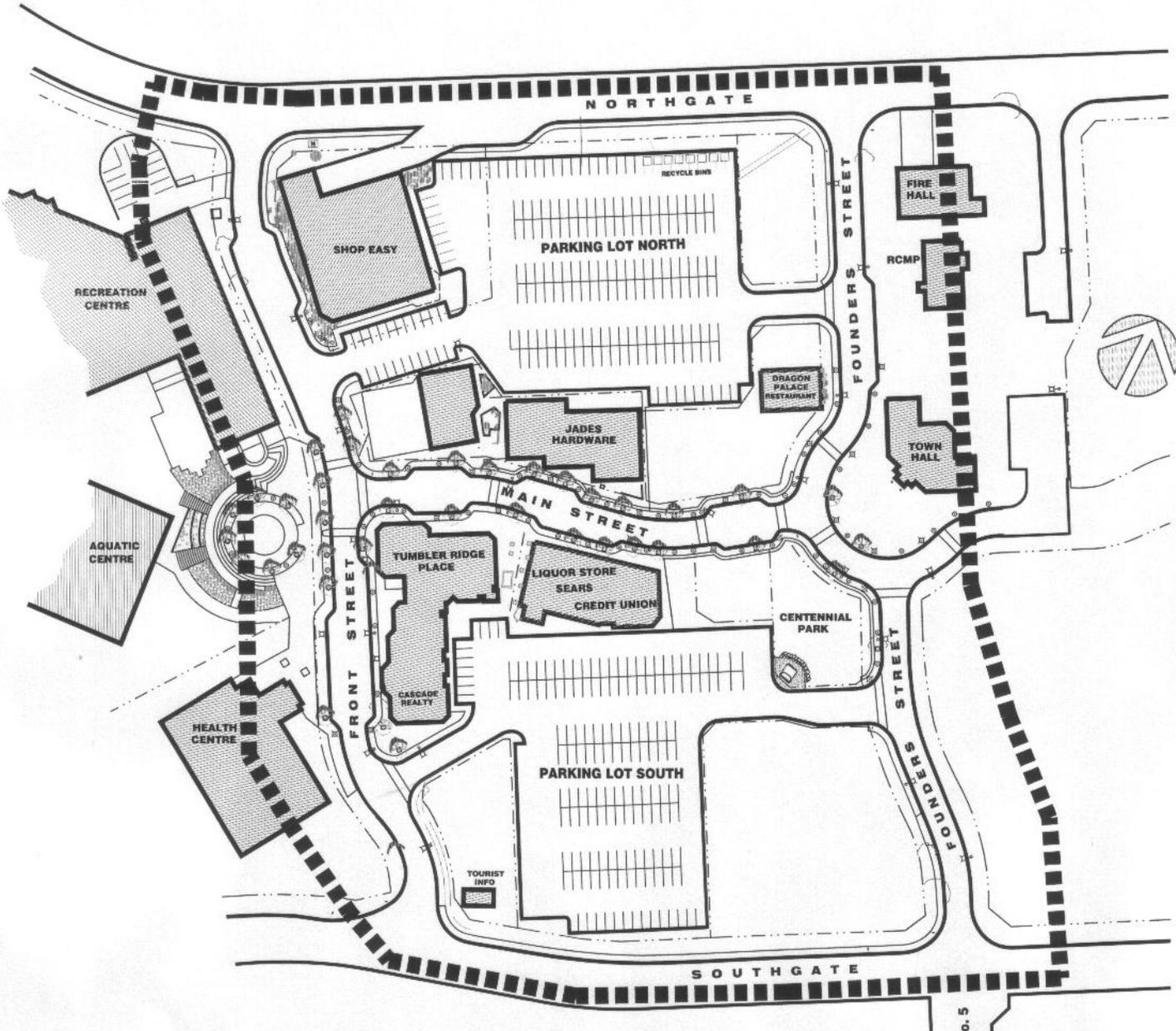
8. Maintain a sense of connection to the natural environment.

Tumbler's Ridge's natural environment is a primary attribute that has become synonymous with its identity. Every feasible effort to preserve, maintain and enhance the community's natural settings and promoting physical and/or visual linkages to it should be pursued.

9. Encourage quality building and landscaping.

Downtown should have a permanence to it that some other areas of the town do not require. Quality adds to the overall value as downtown and manifests a community's sense of place. Ensure new developments are friendly to the streetscape and relate to the enduring character and theme of the downtown core.



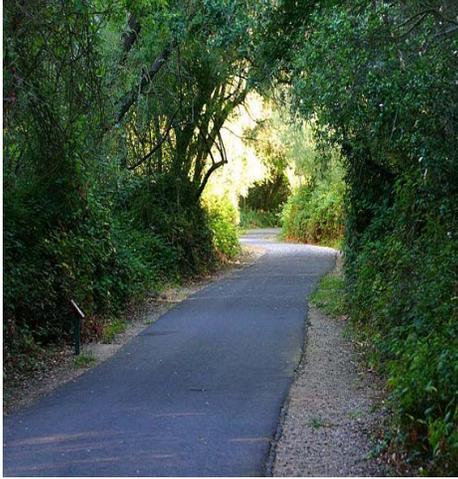


**DOWNTOWN CORE TO WHICH
THE URBAN DESIGN GUIDELINES APPLY**

DOWNTOWN BOUNDARY



The need to create and maintain strong pedestrian and vehicular connections within the downtown core and the rest of the town is essential.



2.4 M wide asphalt walkway provides opportunities for numerous user groups .

It is largely the ability to move and see from one area to another that binds the downtown core to the surrounding neighborhoods. Linkages can be both visual and/or physical. Visual links include view corridors, lighting, trees and shrubs, banners and signage.

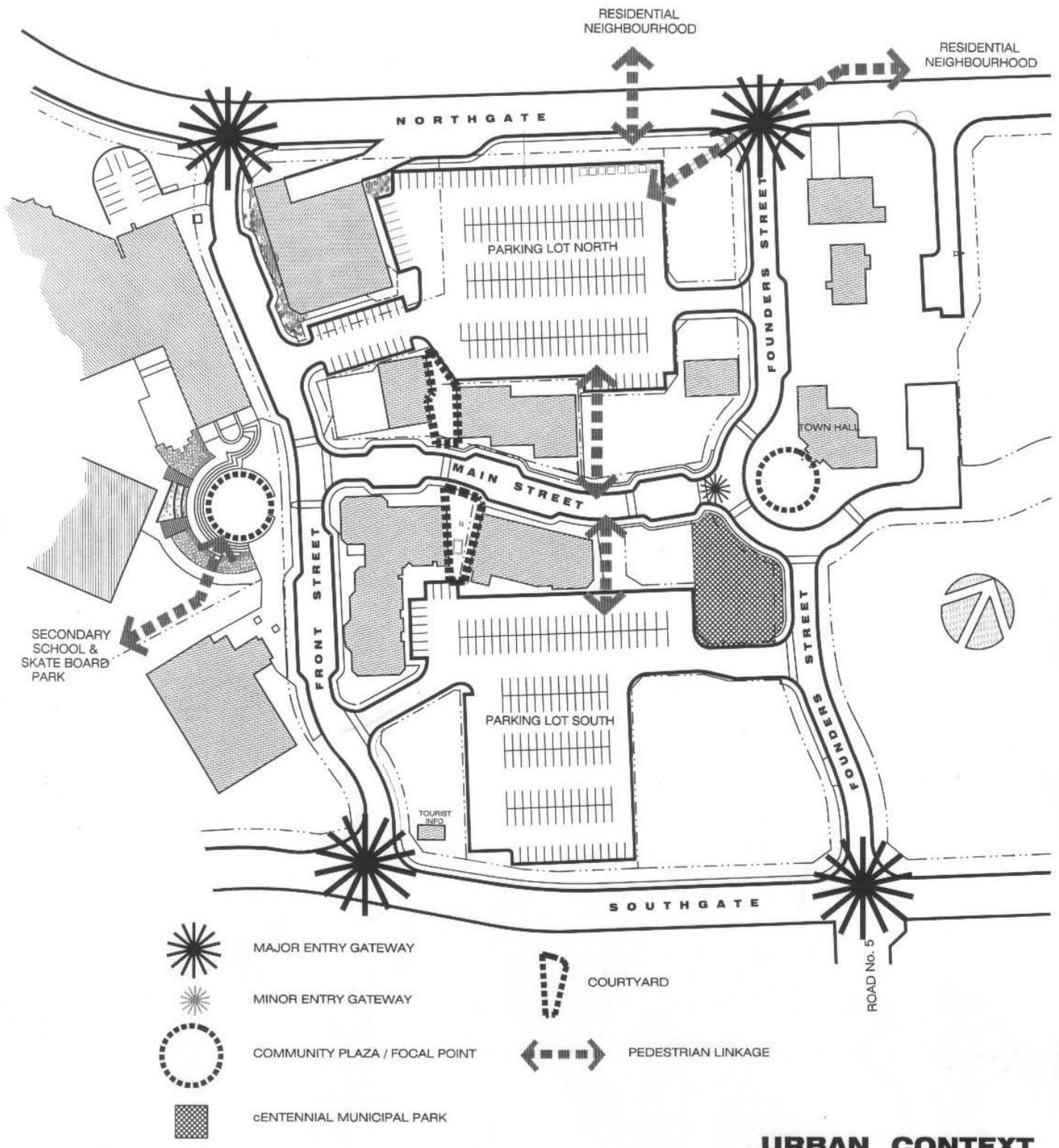
Physical links include walkways, bike trails, roadways, boulevards, and streetscapes.

In order to maintain and promote the vitality of the downtown core, access from the surrounding neighborhoods and arterial as well as internal from the parking lots to Main Street, needs to be convenient, safe, and aesthetically pleasing and inviting.

GUIDELINES

- Enhance the pedestrian linkage by:
 - Ensuring the continuity of sidewalks, lighting and paving materials.
 - Providing adequate width for both pedestrians and bicyclists.
 - Provide benches and garbage receptacles at strategic locations.
 - Maintaining and enhancing accessibility for differently-abled individuals (i.e. parents with strollers, wheelchairs and walkers).
- Promote year-round use by undertaking year-round maintenance, including snow clearing for both pedestrian and vehicular connections.
- The linkages to be strengthened include:
 - Vehicular access and egress from No. 5 Road onto Southgate.
 - Pedestrian linkage between businesses on south side of Southgate and the downtown core.
 - Crosswalk identification and safety across Northgate @ Founders Street and Southgate @ No. 5 Road.





URBAN CONTEXT



Focal points and visual connection are important in creating a stimulating and inviting downtown environment.



Town Hall is a strong focal point at the foot of Main Street.

Strong axis and sight lines were set up in the original town plan for Tumbler Ridge. The opportunity exists to reinforce and enhance these visual connections thereby linking these spaces with its surrounding context.

GUIDELINES



Town Hall

Enhance the strong visual sightline connection to the Town Hall and its front plaza by

- creating strong axial views along Front Street and Founders Street with the installation of additional street trees,
- create year round interest in the plaza by increasing the use of a combination of deciduous and coniferous shrubs, a feature element / sculpture, and seasonal decorative lighting.



Tree lined Champs Elysees creates a strong visual axis terminating with Arc de Triumph

Enhance the visual sightline connection to the plaza at the corner of Main Street and Front Street by lining Main Street with street trees, and installing a feature element/sculpture within the plaza space.

Theme Development

A selected “nature” theme for the downtown core reinforces the community’s ‘unique attributes and builds upon its high aesthetic standards.



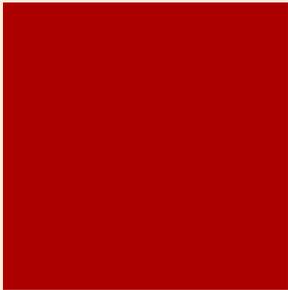
Whistler Village nestled into natural environment.

The “nature” theme is developed by integrating various streetscape elements into the downtown fabric in an imaginative way that adds character, continuity, life and aesthetic value to the urban environment.

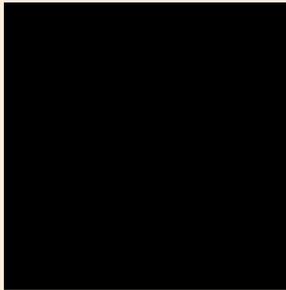
To enhance the strong “nature” image, it is important that continuity and repetition of the various selected elements be incorporated throughout the downtown area.

CDITEDIA

▪ ***Colour Palette of Landscape Elements***



- Information Kiosks
- Street Lights
- Benches
- Bike Rack
- Trash Receptacles



- Tree Grates
- Accent colour for other street furniture



Westcon “Plaza Series” – natural in colour (i.e. combination of beige, sandstone and charcoal)



Rock/Boulders

Split Face Rock



- Indigenous, blasted rock used in landscaping as well as buildings. (grey/tan in colour)

Planters – Pre-cast Concrete Block



- Allan Block “Europa Collection”
- Pisa “Roman Pisa”
- Colour: Rocky Mountain Blend (Charcoal/Sandstone)

GUIDELINES

- Streetscape elements such as benches, lights, litter containers, and planters should be consistent in form, material, and colour throughout the downtown core.
- Developers and shop owners are encouraged to provide street furniture on the public right-of-way for pedestrian use, as long as minimum width of pedestrian passages are retained.
- Adopt a standard system of signage that depicts the character and theme of the downtown to mark all downtown streets, parking lots and public spaces.
- Repetitive use of the selected theme elements adds colour and texture to the streetscape and a unifying element to the downtown core.



Decorative street sign c/w municipal name and logo.



Repetitive use of black coloured site furniture in Saskatoon, Saskatchewan



Gateways provide a sense of transition and welcome.



Brick columns in combination with raised planters and bear sculptures provide a unique Gateway in Revelstoke, BC

Gateways announce arrival and entry to a special area. There are opportunities at various selective vehicular intersections to announce entry to the downtown area.

In developing a well-composed gateway, a valuable first impression and character of the downtown is created.

GUIDELINES

- Enhance the gateway nature of the following locations:
 - Front Street @ Northgate
 - Front Street @ Southgate
 - Founders Street @ Northgate
 - Founders Street @ Southgate
 - Main Street @ Founders Street (minor gateway)

- Encourage the use of vertical, theme elements to add character and visual interest. These could include some or all of the following elements: trees/landscaping, boulders, banners, flags, signs, decorative landscape lighting, concrete block walls and sculptures.

- The design and positioning of the buildings at identifiable gateways can also contribute towards emphasizing such distinct entryways.



Proposed raised planter in combination with indigenous boulders and plant material at corner of Front Street and Northgate



Signage and landscaping at gateway to downtown Whistler, BC.

Streets are more than linear physical spaces that allow pedestrians and vehicular movement.



Wide sidewalks or courtyard provides the opportunity for a variety of street activities and outdoor displays.

Streets are settings for activities that bring people together and provide opportunities for meeting, socializing, shopping and participating in community events. The more people activity on the street, the healthier, safer and more exciting the street can be.

In addition to the nature of building frontages/setback from the street, the streetscape design (i.e. street width, sidewalk width and surface treatment, trees, light fixtures, street furniture, banners and signs, etc.) can influence the type of human activity on the street. The quality of the streetscape environment attracts and enhances the pedestrians and vehicular experience along a street.



A variety of shrubs and trees and a continual interplay of light and shade contribute to the total streetscape experience.

“Urban design must be strongly influenced by the biological requirements of people and plants.”

Henry F. Arnold



GUIDELINES

- Install street trees along the sidewalk curbs to enhance the visual quality of the street, soften the “hardscape” of the roads/sidewalks, provide shade and psychologically separate the pedestrian zone from the vehicular area.
- Street light fixtures, street furniture and signage poles are to be painted the same colour to create a special visual effect, consistency, and strengthen the identity of the downtown.
- Provide coordinated street furniture, (garbage receptacles, benches, planters, kiosks, information directories, etc.) that compliments the streetscape theme. In addition to being visually attractive, street furniture should be selected based on vandal resistance, cost, comforts in all seasons, long-term availability and ability to anchor.
- Widen sidewalks, where feasible, to reflect the importance of the pedestrian, and provide space for pedestrian activities, street furniture and snow clearing equipment. Minimum unobstructed width of 6’0” is recommended to accommodate passing pedestrians and wheelchair maneuverability.



Pedestrian-friendly street, Niagara On The Lake, Ontario

- Sidewalk materials are to be consistent throughout the downtown area. Although the shape and coverage area of the materials may vary from block to block, the integration of poured-in-place concrete combined with a selected concrete paver type should be continuous.



Integrated use of various landscape elements including pavers, bollards, street lights and trees.

- Interlocking concrete paver surfaces shall be:
 - Westcon “Plaza Series” pavers as available from Westcon Precast Inc., St. Alberta, Alberta (Phone: 1-888-459-6695) or approved equivalent.
 - Possible colours – ‘Autumn Blend’, Charcoal, or Natural Grey.
- Extension of the sidewalk with bulbouts at crosswalks improves pedestrian safety and comfort. They enhance the continuous pedestrian linkages required in a downtown core.



Bicycle racks and wide sidewalks encourage pedestrian and cyclist activity.

As formulated within the original town plan, convenient pedestrian circulation is a high priority.

One tool used to achieve this is the creation of well-designed and strategically located crosswalks.



Interlocking concrete pavers c/w wide painted lines provides a strong contrast to the asphalt roadway and better motorist awareness.

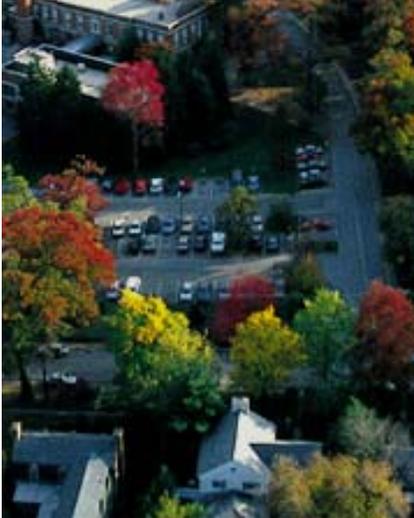
GUIDELINES



Painted, stamped asphalt crosswalk being installed within existing asphalt street.

- Provide a highly-visible crosswalk, with a material that contributes a strong contrast to the asphalt surface of the street/parking lot. Meet National Building Code requirements for the handicapped and disabled. Recommended materials include:
 - Interlocking concrete pavers;
 - “Stampcrete”
 - Textured and painted asphalt
- Use traffic calming devices to slow vehicles at crosswalks, such as sidewalk bulbouts. The bulbouts are also advantageous in reducing the length of the crosswalk.
- Crosswalks shall be a minimum of 3.0 meters in width.
- Mid-block crosswalks are recommended for streets with long distances from intersection to intersection (i.e. Main Street has four crosswalks between Front Street and Founders Street).
- Curb drops are to be provided at each end of the crosswalk to address the needs of the handicapped. (see Special Needs section).

The original community plan intentionally limited the capacity of on-street parking, to provide narrower downtown streets and a safer pedestrian-oriented environment.



Mature landscaping in and around the perimeter of this parking lot brings nature and a sense of peace to the urban environment.

To ensure convenient and safe off-street parking was available, two large sized, centrally located parking lots were developed within the town centre.

Their central location reduces walking distance and does not interrupt the continuity of the pedestrian experience.

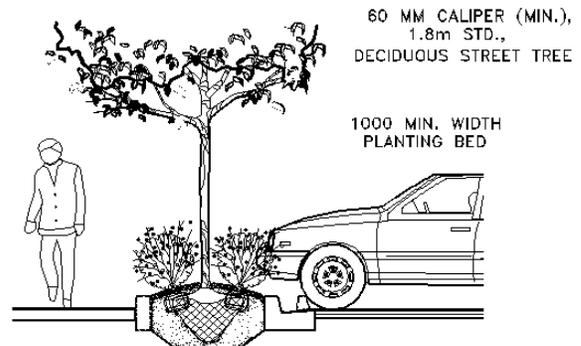
A safe and aesthetically pleasing landscaped parking lot can add life to the downtown as well as be an important factor in enticing people to shop locally.



Snow removal and/or storage are important issues to address to minimize damage to landscaping and promote safe pedestrian circulation.

GUIDELINES

- All on-street parking shall be parallel parking. Avoid angle parking due to reduced visibility and safety.
- Planted medians within large, off-street parking lots are encouraged as they reduce the scale and massiveness of the “sea of asphalt” and provide a friendlier aesthetically pleasing environment.
- Parking lots adjoining sidewalks and streets should be visually screened through the use of low integrated landscaping shrubs and taller deciduous trees.
- Design lighting systems to provide a uniform, well-lit environment.



PARKING LOT SCREENING



Street trees physically identify the downtown from its immediate surroundings, adding spatial definition and linkage of the disparate parts.



Randomly located trees liven the streetscape of downtown Whistler.

...the most important function of trees is to define, reinforce or create spaces.

Henry F. Arnold

Trees are a true “network” that derives its value from a total system of trees. To be successful, street trees must be uniformly present throughout the downtown area. The psychological impact and spatial character are achieved from the collective impact rather than the individual trees.

Street trees have a great visual and psychological impact in the downtown area. As design elements, used to define, organize and animate spaces, trees bring a degree of continuity, scale and spatial order to a streetscape.

Street trees are the most aesthetically pleasing element of the urban landscape, providing shade, seasonal colour, winter texture and “natural” theme. To achieve a healthy, long living tree, the unusual stresses imposed upon trees in the urban environment need to be addressed.

GUIDELINES

- Trees should be installed along all downtown streets, plazas, parks and courtyards.
- Trees are a valuable part of the town infrastructure and needs to be managed as proactively as the streets and public utilities
- The importance of healthy trees will increase as the density of the downtown structures and buildings increases.
- It is not necessary to plant trees at a uniform spacing. Building entrances, street light spacing and concrete bollards are factors to be considered in selecting an appropriate spacing for a particular site.
- Recommend the use of only one tree species for a particular street to provide greater aesthetic integrity and improve the scale and continuity of the street. In addition, selection of one species can reinforce a defined order and strengthen a particular theme and character. Diversity is important from a horticultural perspective and can be achieved by selecting different species for different streets.
- To access the downtown “gateways” and “gathering places” different tree species together with elements such as decorative street lights, banners, theme building elements and other plant material are recommended for these intersections.

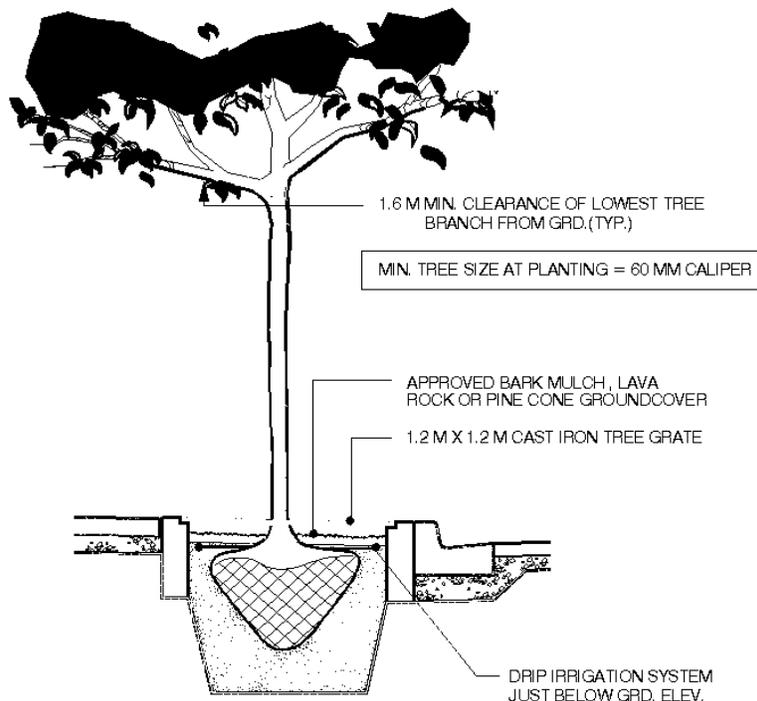


Trees installed in straight lines introduce an element of uniformity and create a strong axis.



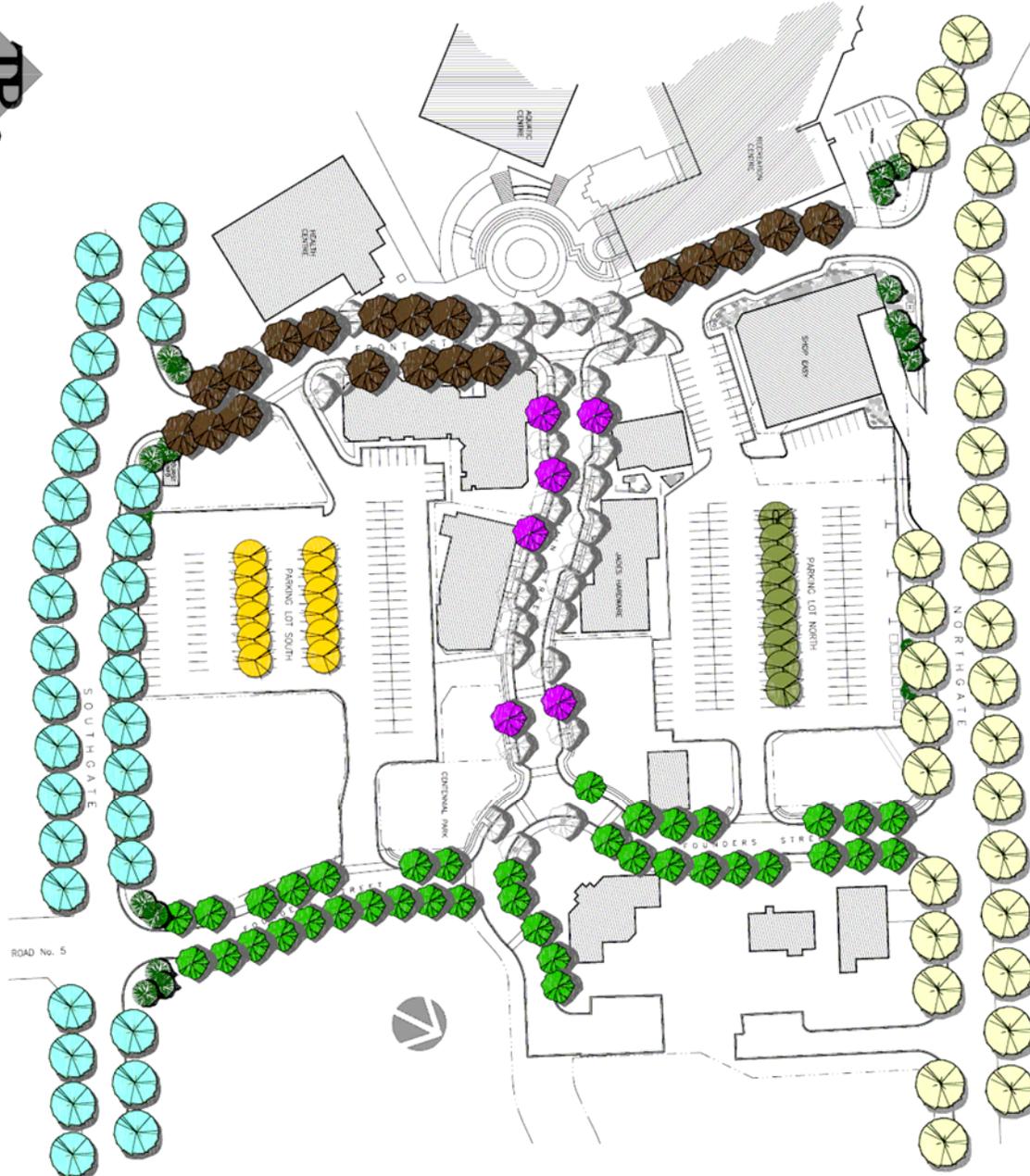
INSTALLATION CRITERIA

- Trees hardy to Zone 2.
- Desirable traits include:
 - Tolerant to salt and urban growing conditions
 - High disease resistance
 - Clean (minimal fruit drops),
 - Seasonal interest
 - Low maintenance
 - Deep rooting to minimize sidewalk heaving.
- Minimum installation size – 60 cm (2½') caliper
- Install as per street tree planting detail and utilizing sound planting techniques.
- Option: Electrical receptacle at base of tree for seasonal tree lights.
- Option: Drip irrigation system for faster and healthier tree growth.
- Co-ordinate the placement of the street trees with street lights, concrete bollards, crosswalks, building canopies and vehicular sight lines.
- Recommended tree species – as per Tree Master Plan. Relocate existing trees which do not match the proposed species for a particular street.
- District of Tumbler Ridge is encouraged to adopt a multi-year program of street tree planting in the downtown core.
- Generally, tree spacing should be between 24'0" (7.5M) and 36'-0" (11.0M).



STREET TREE PLANTING DETAIL





LEGEND	
	EXISTING STREET TREE
	SENSATION BOXWOOD (ACER NEGUNDO SENSATION)
	NORTHWEST POPULAR
	PROPOSED CONIFEROUS TREE
	- COLORADO SPRUCE
	- ENGLISH SPRUCE
	- WHITE SPRUCE
	- SIBERIAN LARCH
	BAILEY'S SELECT SHUBERT CHOKECHERRY
	FALLOLD BLACK ASH
	BERGESON ASH
	BRANDON ELM (ULMUS AMERICANA BRANDON)
	SHOWY MOUNTAIN ASH (SORBUS DECORA)

STREET TREE MASTER PLAN

DISTRICT OF TUMBLER RIDGE URBAN DESIGN GUIDELINES



Urban open spaces are significant amenities for people.

They are centers for activities, relaxation and special events. Well-located and designed open spaces, courtyards, plazas and parks have a significant impact and contribution to the pedestrian fabric of the downtown. The type and character of the open space should be influenced by the surrounding building users as well as by the prospective shoppers and youth.

Plazas and parks have varying functional values, but as a community focal point they are important in portraying a particular community spirit, vitality and image. In time, they assume a symbolic and ceremonial importance that outweighs its ability to hold people.



Landscaped open space has many benefits including visual interest, recreational opportunities, and bringing nature into the urban environment. Vancouver, BC

GUIDELINES

- Develop a long term strategy for the design and construction and/or upgrade of community open spaces.

These include:

- Courtyard adjacent to Vinnie's Video
- Courtyard adjacent to Jade's Hardware
- Plaza between the Health Centre and Recreation Centre
- Plaza in front of Town Hall
- Centennial Park



Proposed courtyard renovations adjacent to Vinnie's Video create a more desirable, livable space.

- Ensure the urban open spaces are well integrated within the pedestrian circulation systems. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the road, allowing visibility directly into the space.
- Ensure open spaces are properly lit and well-maintained.
- Encourage activity generators in the open spaces such as food kiosks, newsstands, outdoor cafes and music/musicians.
- Program a range of activities and special events all year round to make it a lively place.

Building architecture and facade treatment can enhance a streetscape by providing:



Recent revitalization project in Nelson, BC enhances original City Hall facade

- Quality workmanship
- Materials and design that compliments streetscape theme
- Attractive display windows
- Safety and architectural lighting
- Appropriately scales signage
- Well-maintained.
- Appropriately scaled to the pedestrian at the street levels.

GUIDELINES

- Building design and material selection should reflect the nature of the business and attract the interest of the passing viewer. It is not the mandate of these UDG (Urban Design Guidelines) to dictate a particular architectural style, however, it is recommended that the use of one or more of the following materials be utilized in design details and/or building facade to maintain the character of the existing buildings and the proposed streetscape theme:
 - Split faced rock, fascia (preferably local sedimentary rock)
 - Wood beams and architectural features/columns.
 - Trim and details painted black/charcoal.
- The ground floor, facing the street(s), should be highly transparent, containing minimum 50% window glazing to promote a strong visual transparency and the building entrances should be overly visible.



Façade treatment of a retail store in Smithers, BC accents the Swiss alpine theme.



Split face granite is utilized in the construction of building columns and landscape planters bringing theme unity to the streetscape. Whistler, BC

- Buildings along either side of the street provide an edge to the public streetscape and define the space three-dimensionally. The edge contributes to the street image and can strength the identity of the downtown area.

Building Facade/Canopies

GUIDELINES

- Locate buildings close to the front of the property, with off-street parking and service entry(s) behind the buildings. Minimize building setbacks.
- Small setbacks are permitted in areas where the sidewalks are narrow and/or open spaces are desired for plazas, courtyards, and passage to one of the downtown parking lots.
- In areas of significant pedestrian activity, canopies, awnings or other forms of weather protection are recommended to protect the pedestrians from adverse weather conditions. Canopies and awnings add depth and comfort to ground levels and should be at least 1.75m wide.
- Building form should contribute to pedestrian comfort by allowing sun access and protection from wind.
- Building corners should be prominent and address both streets at the intersection as a special place and reinforce it as an activity area. The use of design elements such as entrances, awnings, canopies, signs, landscaping and public arts “reinforces” the “open space” corner.
- Selectively integrate landscaping into the building frontage, where practical, to assist in developing the character and “natural” theme of the downtown area.
- Differentiate architectural treatments at the ground level from the upper levels to provide architectural expression along the street level. This gives human scale to the buildings.
- Consider up-lights and other access lighting on architectural features of a building such as cornices and piers, entry canopies and other special elements to add visual interest at night and in the winter months.
- Space permitting, store activities are encouraged on the sidewalks to enhance the pedestrian experience.
- Building roof form should contribute to an attractive streetscape. Strong edges such as cornices and overhangs add to the building’s character. Design the roof to ensure snow does not shed onto the sidewalk.
- Canopy systems should be mounted on individual building facades and be a unique design. They should not be supported by columns or other structural means that interfere with the sidewalk right-of-way.



These supporting columns do not interfere with pedestrian circulation.



Canopy offers pedestrian protection from the sun, rain and snow. Building lights are concealed within the canopy.

Raised Planters

Raised planters are an effective method of protecting vulnerable plants from the urban stresses of pedestrian and vehicular traffic, snow clearing operations, salt spray and mechanical damage as well as offering a method of handsomely displaying the plants.

Shrubs complement trees in adding warmth, seasonal colour, texture and life to the streetscape. For healthy, vibrant plants it is important to address and understand the biological requirements of the shrubs, perennials and annuals, as well as the design opportunities to maximize the visual impact in the downtown area.



Allan Block 'Europa Collection' concrete blocks are one of the recommended theme elements for construction of raised planters.



Raised planters at intersection bulbouts are popular locations to display landscaping.

GUIDELINES

Plant Criteria

- Select a combination of deciduous flowering species and coniferous shrubs for year-round colour and foliage.
- Utilize low maintenance and drought tolerant species unless irrigation system is installed.
- No prickly branched species adjacent to walkways.
- Primarily utilize plants less than 1.0 metre height (upon maturity) to ensure no "hiding" places are created.
- Plants to have no toxic berries.
- Groundcovers to grow rapidly and ability to choke out weeds.



Raised Planters

Planters

- To be constructed of a material(s) compatible with the proposed theme and retain long-term durability and structural integrity.
- Recommended materials include:
 - Indigenous boulders, 3'-0" +/- diameter
 - Split rock facing c/w mortar and concrete base
 - Precast concrete blocks (i.e. tumbled natural stone look, such as Allan Block "Europa Collection" and Pisa "Roman Series").
- The use of wood and pressure treated wood is discouraged.
- Colour, pattern and size of planters are to complement the scale and character of the building development and the proposed theme for the downtown area.
- Consider the use of decorative lighting to add visual impact during the night.
- Consider constructing 400 to 450 mm high planters that provide the opportunity for informal seating.



Building facades and planters constructed of split faced rock are attractive, durable, and enhance the proposed theme/character.

Well designed signs add life and quality to the streetscape in the downtown core.

Not only is signage for directing and informing people and advertising businesses, it also portrays an image of the downtown. Signs do not have to be large and mounted high to be effective. Of greater importance is the signs be kept clean, well maintained, and reflect the character of the businesses and the downtown theme.



Encourage imaginative signage.

GUIDELINES

- Innovative 3-D signs that fit with the architectural elements of a streetscape façade building are encouraged.
- Signs should be incorporated as part of awning/canopy systems wherever possible.
- Adopt a new public street sign design which is complimentary to the theme and materials being proposed.
- Signage is to be in scale with a “slower-moving” pedestrian, not a motorist. Large signs (billboard style) are not necessary, add clutter and sends the wrong image about the downtown character.
- Revise the current sign bylaw to reflect the desired image. Include stipulations regarding sign size, stand alone signs - maximum height above ground, materials, colour, cleanliness and condition.
- Lit signs are encouraged, where appropriate.
- Stand along signs used in combination with foundation planting can be attractive and add character to the sign and downtown.



Low sign c/w split rock columns compliment raised planter and enhance “nature” theme.



District of West Vancouver, BC municipal bylaw restricts height of service station signs.

Signage



Traffic sign clutter. Mixed, confusing messages are sent to the motorist.



Character of sign could be improved with raised planter and/or foundation planting.



Poorly maintained signs reflect on the image of the business as well as the downtown



Appropriately scaled signage enhances the pedestrian experience.



Encourage street signs which enhance character of downtown.



Illuminated signs enhance evening hour businesses and downtown evening activity.

Works of art contribute to the visual quality of urban spaces.

Public art makes significant contributions to the amenity, visual texture and character of a downtown core. It can also reinforce building identity and civic pride and add character to otherwise bland areas. It humanizes the built environment, adds value to public and private assets and can increase awareness of our cultural heritage and make the town a more “fun” place to live in.



Black Bear and cub provide a dramatic entry at the gateway to downtown Revelstoke, BC.



Sculptured Alpen Horn and musician enhance the Swiss alpine theme of Smithers, BC.

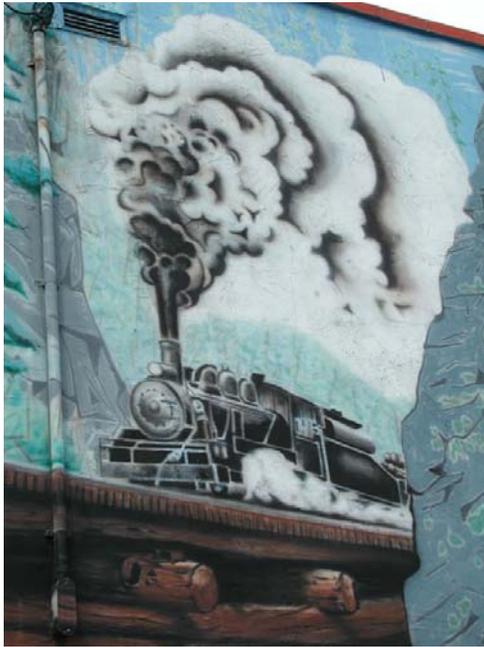
GUIDELINES

- Urban parks and plazas should have a significant component of public art. Artworks could also be located in traffic islands, bulbouts, courtyards and gateways.
- Artwork should reflect the downtown “theme” and historical legacy and cultural fabric of Tumbler Ridge.
- Property owners are encouraged to provide outdoor public art, that is in “good taste”, on their property or in adjacent public right-of-ways.
- Art work may be free-standing pieces (i.e. fountain/sculpture) or be integrated into its surroundings as an architectural element.
- Design and build durable, vandal resistant art/sculptures.



Display of excavator coal shovel depicts character and history of Tumbler Ridge.

Murals add an important dimension of uniqueness, richness and interest to a community.



Heritage theme – Chemainus, BC

They cover blank walls and draw attention to an area and strengthen its unique identity creating a “sense of place”. There are several opportunities to incorporate murals on blank downtown walls. One mural has already been completed on “Shop-Easy” that reflects both a heritage and First Nations theme.



Chinese history depicted in Chinatown, Vancouver, BC.

GUIDELINES

- As a winter city, recommend murals are lit at night to create visual interest and accent.
- Construct murals utilizing vandal and weather resistant materials.
- Design and construct murals utilizing the proposed downtown “nature” theme. Such murals could consist of indigenous wildlife, magnificent landscapes, water features, and floral displays.
- Create a strong visual impact by encouraging large wall murals that are highly visible to pedestrians and vehicular traffic.
- Consider the use of state of the art projection systems allowing changes in images that are projected to reflect seasonal variations and/or relate to specific special events.

Street furniture such as benches, trash receptacles, banners, planters, information kiosks, telephones, drinking fountains, bike racks and clocks enliven and support the streetscape environment.

Café tables, newsstands and vegetable and fruit stands can bring activity to the street. Consideration should be given to an aesthetic unification of these elements within the downtown area.



Combination of street furniture and open space provides the opportunity for live entertainment. Revelstoke, BC

GUIDELINES

- Street furniture on the public domain for pedestrian use is encouraged.
- The design of street furnishings should unify areas with distinct character. Street furniture should compliment the selected theme and be consistent in form, material and colour.

Trash Receptacles

1. Easy service access.
2. Cover for weather protection.
3. Style and colour compatible with rest of street furniture.
4. Two distinct models:
 - a. Cylindrical shape to fit within existing hollow, concrete bollards., i.e. approx. 2'-0" diameter, 2'-6" ht. c/w lid.
 - b. Stand alone in plazas, city parks, courtyards and private property. Metal Frame. Red in colour to match benches.
 - i. Frances Andrew Series 30 R30-1M5
 - ii. Victor Stanley S-42 Series c/w S-2 dome lid and ashtray
 - iii. Du Mor Receptacle 84-22-DM



District of Tumbler Ridge



Benches

1. Durable metal frame, combined with wood or recycled plastic slats.
2. Anchor to sidewalk with removable fasteners.
3. Corrosion resistant power-coated finish, red in colour.
4. Simple design, rather than overly ornate to ensure replacement over an extended period.

Recommended Models:

- Frances Andrew Series 22 – “Centennial Bench”
- Victor Stanley FR-7 Goblet Series
- Du Mor Bench 131-60PL (recycled plastic slats)



Frances Andrew

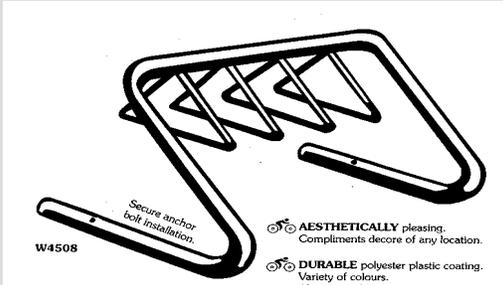


DuMor Benches with or without back rest.



Bicycle Racks

1. Flexible location (consumes little space and does not interfere with pedestrian circulation).
2. Simple, practical, functional. Red in colour.
3. Size selected, dependent on anticipated use/number of bicycles.
4. Recommended models:
 - a. Dero Bike Hitch (available from "Habitat" Systems – Phone: 1-866-422-4828)
 - b. Cora Bike Rack (Phone: 1-800-739-4609)



Cora Bike Rack – 1 of 4 models. Model capacity varies from 3 to 8 bicycles.



Dero Bike Hitch – capacity – 2 bicycles

Banners

1. Banners should be used to create a festive-like atmosphere in selected areas or at certain seasons and civic events.
2. Suspend banners from light poles as well as individual shops, offices and restaurants.
3. Banners need to be of sufficient size to be in scale with the streetscape and have the desired visual impact.
4. Orient banner supports and adjust height above ground to minimize damage from passing and parked vehicles.
5. Consider using 2 or 3 sets of banners throughout the year to provide a fresh, clean look.



Street light banners used in combination with building banners liven the streetscape in front of this building.



Existing power and telephone lines in the downtown are presently below ground.



Poles and overhead wires add clutter to the streetscape.

This treatment is to be maintained for future developments as it retains the character and visual integrity of the downtown and does not create any potential conflict with street trees and pruning of their branches.



GUIDELINES

1. Utility connections and upgrades to properties should continue underground.
2. Locate transformers in less visually sensitive areas and avoid conflict with pedestrian movement.
3. Trees should be considered in the planning process when locating below ground utilities or structures to ensure tree rootballs can be installed in desirable locations and to proper depths.

The downtown area should be designed with the objective of removing physical and social barriers that may impede the full participation and access of persons with disabilities.



At least one sloped sidewalk ramp, (preferably one on each side), should be installed adjacent to each handicap parking stall.

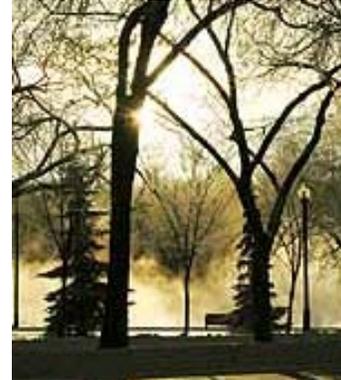
GUIDELINES

1. Provide for minimum of one handicap accessible parking stall per block. The parking stall shall be situated mid-block adjacent to a mid-block crosswalk.
2. On-street handicap parking stall shall be approximately 1.0 meter longer than standard 7.0 M parking stall.
3. Clearly identify handicap stalls with appropriate road paint markings and signage.
4. Sidewalks crossfall should be 1.0% to 2.0% to promote use of wheelchair bound pedestrians and reduce potentially hazardous icy conditions.
5. Sidewalk ramps/curb drops shall be installed at all intersections and crosswalks. Ramps are to be a minimum 1.2 meters in width and sloped at 8% (2:1) maximum.
6. Sidewalk ramps shall receive a textured finish, contrasting with the adjacent sidewalk, to permit easy detection by visually impaired persons.
7. The nominal 25 mm lip normally found at the transition from the bottom of the curb to gutter shall be tooled to eliminate any potential tripping hazard.
8. Provide wheelchair access to all new buildings and/or public structures, in accordance with current building codes.
9. Consideration shall be given to providing for power assist doors, or other design elements that may be incorporated into the construction, in an effort to promote access for the handicapped.



Tumbler Ridge is a winter city and urban design principles should reflect the multi-seasonal nature of our environment.

Such considerations include strategies that are appropriate only for towns in northern climates and some are good planning strategies that are important anywhere but are re-thought for “winter cities”.



Parks, courtyards and open spaces should be designed for year round use as much as possible.

GUIDELINES

Wind

1. Avoid developing barriers which will lead to snow drifting on driveways, roads, or pedestrian areas.
2. Using conifer trees and vegetation to buffer buildings from wind can reduce heat loss in cold weather.
3. Provide protection from the wind especially during winter and the marginal seasons of early spring and late autumn.

Shelter

1. Building and landscape design should shield pedestrian or outdoor recreation areas from wind. Evergreen trees serve as good buffers to reduce the speed of wind.
2. Utilize the use of canopies, arcades and gallerias which cover primary pedestrian movement areas, thus providing weather protection.
3. Roof slope and design should prohibit snow and ice accumulation over, or shedding onto, pedestrian or parking areas.

Solar Radiation

1. Utilize the positive effects of solar radiation. Orient buildings, windows and outdoor areas with a southern exposure to capture maximum solar radiation in winter.
2. Maximize utilization of heat absorbing materials for heat retention.
3. Include the creation of “sun pockets” maximizing south-facing exposure.

Snow Storage

1. Ensure adequate on-site space is available for snow storage. If adequate space is not provided on-site then the snow should be disposed of elsewhere.
2. Required parking spaces may not be used for snow storage purposes. In this case, the useable open space should be landscaped appropriately to withstand the increased snow load.
3. Areas used for snow storage should receive a significant amount of solar radiation to facilitate melting in the spring.



Shading/Shadowing

1. Avoid creating public spaces for winter use in areas that are shaded from the sun.
2. Prevent overshadowing by buildings and natural elements.

Colour/Materials

1. Use colour to enliven and enrich the winter environment, capture solar radiation, identify individual precincts and give the entire downtown a “colour identity”.
2. As noted, building form can influence wind speed and turbulence. Textured surfaces on buildings reduce wind speed and turbulence more than smooth surfaced buildings.



Snow and ice sculpturing during winter carnival, Quebec City.



Snow melting system with geothermal heating of sidewalks, Aomori.

Lighting

1. Use lighting in various applications such as pedestrian scaled sidewalk fixtures, bollard, tree lights, building luminaries and interior accent lighting at window displays and entrances to counteract long hours of darkness.



Seasonal, decorative lighting adds to the winter ambience in Whistler, BC. Pedestrian oriented streets enclosed with buildings provide wind screening.

Others

1. Design urban parks and plazas for winter use, with heated structures, wind screens, winter activities such as skating, and toilet facilities.
2. Minimum width of parking stalls shall be 9'-6" to better assist motorists in winter parking.
3. Use stored snow and ice as a resource to facilitate winter events and activities such as snow sculptures, skating rink and tobogganing hill.

Lighting is important for both the safety of vehicular and pedestrian traffic, as well as the social vibrancy of the downtown.



Las Vegas comes alive at night.

Most commonly lighting is designed to provide vehicular and pedestrian safety at night time. In addition, decorative lighting is utilized to enhance architectural features, sculptures, outdoor spaces and civic events.

The colour, form, size, light levels and scale of lights and light poles affect the character of the streetscape. Light fixtures scaled to the movement of cars will suggest to pedestrians that they are in an automobile's environment. Reducing the scale of the fixture and type of lighting can easily create the sense that the sidewalks and all of downtown are the domain of the pedestrian.



Building takes a different character at night.

Light quality can strongly affect the character of a place. Harsh bright light creates an environment which may seem too strong and impersonal, while too little light creates an environment which feels unsafe.

As a "winter city", this is important and magnified such that lighting is a key element in establishing a theme or character.

The use of decorative light fixtures along with a coordinated signage and banner program create a lively pedestrian environment.



Complimentary street and pedestrian lights and poles, painted the same colour c/w mounted flower baskets provide an attractive, unifying theme in Anchorage, Alaska.

GUIDELINES

- Installation of street and sidewalk light components shall be in accordance with the District of Tumbler Ridge specifications for street lighting.
- Luminance levels for the downtown are as follows (minimum levels):

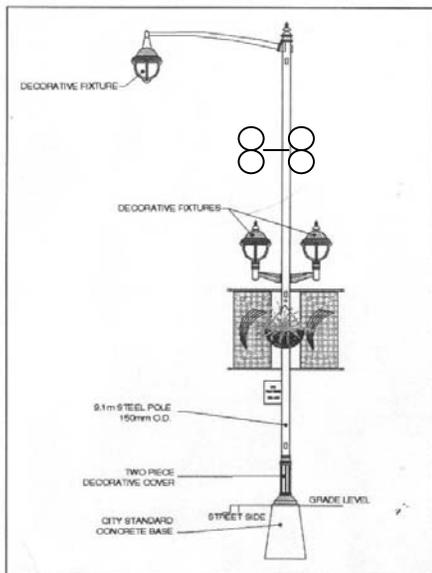
	Average Horizontal Values			
Downtown Street	15	lux	c/w 3:1	Uniformity Ratio
Parking Lot	12	lux	c/w 2.5:1	Uniformity Ratio
Sidewalk	12	lux	c/w 2.5:1	Uniformity Ratio



- The developer shall be responsible for ensuring lighting design meets the District of Tumbler Ride's Exterior Lighting Guidelines for direct glare and light trespass.
- Selection of pedestrian light fixtures and poles:
 - To match the existing decorative fixture(s) and pole design
 - Poles to be red in colour, with the following features:

Pedestrian Lights

1. Continue the use of the existing 8'-0" height post c/w eight globe light fixtures. Mount the poles on concrete bollards that match the exiting bollards.
2. Space light poles along the sidewalk ensuring an even distribution of light while avoiding areas of shadows.
3. To consolidate the number of fixtures placed along the sidewalk, consider the co-location of light fixtures along with other streetscape elements on single poles (i.e. street lighting, pedestrian lighting, banners and hanging baskets).
4. Lighting for pedestrians should also be provided from the storefronts using either indirect illumination from within the building or direct illumination under canopies or wall-mounted light sources.



Street light c/w pedestrian lights.



Decorative street lights in front of City Hall in Prince George, BC adds life and visual interest to the nightscape.

Street Lights

1. Installation of street light components shall be in accordance with the District of Tumbler Ridge specification for street lighting and the standard drawings.
2. The recommended minimum horizontal illuminance level for the downtown streets is 20 lux. With a uniformity ratio of 3:1. These levels should be met or exceeded in all cases.
3. The District recommends that decorative street lighting be utilized to enhance the downtown streetscape. The District shall provide the developer with generic details of the decorative lighting requirements and a list of approved suppliers for use in producing design drawings. Power source is to be underground to service entrance panel installed in service distribution base.

Electrical Design

GUIDELINES

Versatility

- Illumination quality for safety, security and aesthetics
- Potential to mount banners, flower baskets, irrigation and signs.

Durability

- Protective decorative skirt around concrete base.
- Two piece decorative cover around pole.
- Corrosion resistant – galvanized and powder painted.

Recommended Lamp

- Pulse start metal halide for more accurate colour rendition, energy efficient, fast starts and long lamp life.

Features

- Convenience power receptacles
- Sound system outlets for speakers and audio connections.
- Photocell controlled receptacles for decorative lighting.



Existing TR pedestrian lights to be retained.

Public Lighting

- Indirect well lights in landscape areas or trees and street art.
- Single and multi-head poles to provide desired lighting.

Parking Lighting

- Area cutoff light fixtures to be used to minimize light trespass and glare.
- Single and multi-head poles to provide desired lighting.

Pedestrian Lighting

- Indirect well lights in tree wells.
- Decorative tree lights
- Pole mounted walkway fixtures on street light poles.
- Decorative roadway fixtures and light bollards in combination to provide desired light levels.
- Potential to mount banners, flower baskets, irrigation tubing and signs. Baskets to be installed 3.0 M above street.

Roadway and Intersection Lighting

- Decorative roadway fixtures – single dual head as required for roadway.
- Street light fixtures and walkway fixtures in combination to provide desired light levels.
- Decorative intersection traffic control poles with decorative fixtures at intersections to provide desired light levels.

Power Distribution

- All electrical wiring, conduit and junction boxes are to be installed below grade except where prohibited by local conditions.
- All power distribution equipment is to be installed to minimize visibility to the public.