

Riverfront Renaissance Concept & Cost Plan Bridgewater Development Association

March 2010

Appendix A

Project Description

The project will implement a phased approach for the revitalization of the Greater Bridgewater riverfront. All phases will be the result of public participation and involvement. To date a series of meetings, workshops and information sessions have been held.

The Riverfront Renaissance Action Team of 13 members includes business owners, municipal and provincial government representatives, community members and professionals. It is one of the Action Teams of the Bridgewater Development Association. The committee has been meeting on a regular basis since 2004 and has conducted 20+ planning meetings and three presentations to the Bridgewater Town Council and two public meetings. In addition to the main committee, four sub-committees have been formed to specifically address areas of importance: a research committee, concept committee, parking committee and a marketing committee. Rob Keevill, owner of a business on the riverfront is the chair of the Riverfront Action Team. Michelle Crouse, a BDA Board member is vice chair of the action team. Howie MacKenzie is the Chairperson for the Bridgewater Development Association and says that the Bridgewater Development Association took on the riverfront project because it ties in with the development strategies of the Bridgewater Development Association.

In October 2005, the Riverfront Renaissance Action Team also held a public meeting. Sixty people attended. Presentations were made and attendees broke off into groups and discussed pre-arranged questions pertaining to a vision and plan for the Riverfront. The results of discussions from that public meeting can be found on the BDA's website at www.smartbridgewater.ca.

In June 2006 The Riverfront Renaissance Action Team held a Consensus Building Meeting which confirmed the results of the summary of the October 26, 2005 public meeting held at the Lunenburg campus of the NSCC. The overall project goal is the creation of a destination to attract people, both citizens and visitors, to downtown Bridgewater by utilizing the natural heritage resource of the LaHave River as the catalyst to stimulate economic, recreational and community development opportunities.

In addition to community and business involvement and cooperation, the Town of Bridgewater has previously given a commitment to support the Riverfront Development Project in principal. During its 2007-08 Budget discussions, the Town of Bridgewater approved a commitment of \$200,000 toward the cost of Phase I of the Riverfront Renaissance Action Team's Concept Plan.

Ongoing discussions continue with a number of potential government funding partners. The commitment from the Town gives credibility to the project and is useful in leveraging funding applications to other organizations.

The intent of the Riverfront Renaissance Action Team is to do the following:

Concept Plan – Phased-In Approach

A concept plan has been developed. The Riverfront Renaissance Action Team hopes to prepare a visual concept as the phases proceed. The Action Team hopes to attract qualified volunteers to help with a visual plan.

One local couple, Bern and Nicole Krebs put many, many hours into building a model to scale of what the South Parkade could look like. This was one potential model and we are fortunate to have citizens such as the Krebs who take interest in helping plan for Riverfront Development in the area. To view this model visit the Bridgewater Development Association's website at www.smartbridgewater.ca

Parking seems to be the big issue on the minds of citizens, business and property owners along King Street. The Riverfront Renaissance Action Team with the help of public input recognizes that the South Parkade will likely be removed. At the same time, the Riverfront Action Team states that it will have a parking solution in place prior to removing any existing parking.

The Riverfront Action Team has identified potential solutions to parking, which have been discussed with the public and businesses. With the construction of a new building to house the Bridgewater Police Department, a number of parking spaces will become available behind the town hall, just above King Street. Because of the present location of the Police Department in the Town Hall, potential parking space has been reduced to allow for quick access and regress from this area. With the restructuring of the parking now that the police station has relocated, there may be potential for increasing parking spaces behind the Town Hall. There are opportunities to reconfigure parking on King Street in the area of the South Parkade if the Parkade were removed.

The Phased-In Approach for Riverfront Development follows. The steps and phases presented may be rearranged or combined depending on the outcome of early studies and plans which will be commissioned. As timelines show, several phases may be worked on at the same time as well.

Government Funding Requests

1. Funding can be cash or in-kind.
2. Provincial Government funding has a formula for various types of funding which restricts total provincial government funding to exceed a certain percentage. In many cases it is 50%.
3. Applications for funding must justify what is being done.

Phase I

Timeline		Description	Project Costs
January 2007 – December 2011	1.	To undertake a parking and traffic flow study for the Bridgewater downtown core. RFP outlines what is to be achieved.	Completed 3/31/08
	2.	To complete a design plan, including visual plan, for the area where the South Parkade presently exists with economic, social and recreational opportunities considered. Assessment of economic opportunities not already identified. To complete a plan for the long term development of the east and west side riverfronts. Public consultation, Town Planning strategies and the need for specific economic opportunities will be considered during this component.	Next Step – September 2010 (combine with #6)
	3.	Devise and implement alternate parking solutions as identified from the results of the parking and traffic flow study.	Being worked on \$240,000
	4.	Remove the South Parkade to prepare site for development	Waiting outcome of # 2 & # 6 \$82,000
	5.	To commence discussions with landowners and businesses along the LaHave River in Greater Bridgewater, including the Port of Bridgewater, regarding future Riverfront Development.	Presently being worked on (applications will also come from the Port) \$1,000 BDA Expense
	6.	Create an engineering design to test the feasibility of identified economic, active transportation and recreation opportunities. Previously identified economic, social and recreation opportunities along the LaHave River in Greater Bridgewater will be considered. (Sperry Report and October 26, 2005 Public Meeting)	Next Step – September 2010 (combine with # 2) \$80,000

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<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> #8, 9 & 10 Present Priority Activities \$523,765 </div>	7.	Work with the Port of Bridgewater for future riverfront development of their port, including marina development.	Presently being worked on (more info to come to Council) \$400,000
	8.	Install a large water fountain in the river between the Old Bridge and Veteran's Memorial Bridge.	Funding in place. Being worked on.
	9.	<p>Develop and install an interpretive walkway along the LaHave River in front of King Street Court & an interpretive look-off in the LaHave River in front of King Street Court. Historical, heritage and cultural themed panels will be installed on the walkway and look-off.</p> <p>Develop and install historical, heritage and cultural themed interpretive panels in other areas around both sides of the river.</p> <p>Implement redesigned improvements to King Street Court Park to make it more visible, accessible and inviting.</p>	Funding in place. Being worked on.
	10.	Implement a mural development program in the downtown business core.	Funding in place. Being worked on.
	11.	To prepare a marketing package and strategy to promote riverfront development to potential developers in Nova Scotia and beyond.	\$7,000 BDA Expense
	12.	Public consultation and promotion.	\$5,000
	Total Phase I		Outstanding expenses

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Phase II

Timeline		Description	Project Costs
October 2007 to October 2011	1.	To develop the west side riverfront along King Street from Veteran's Memorial Bridge to Shipyard Landing: <ul style="list-style-type: none">▪ Incorporate visual, resting and activity spaces along the Riverfront.▪ Continue discussions with landowners along the west side riverfront regarding boardwalk development on private property.▪ Develop a Boardwalk along the riverfront from Veteran's Bridge to Shipyard Landing.▪ Create spaces for unique and attractive businesses and specialty shopping.▪ Create accessibility for the citizens and visitors to move along the riverfront.▪ To create the riverfront as a destination for all ages and thereby increasing business and downtown residential opportunities.▪ Information and service centre.	\$1,400,000
	3.	Unveil the new revitalized town through a marketing program. Included with Phase I, # 12.	
Total Phase II			\$1,400,000

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Phase III

Timeline		Description	Project Costs
October 2007- October 2011	1.	To develop the east side riverfront from Veteran's Memorial Bridge to the Port of Bridgewater. <ul style="list-style-type: none"> ▪ Enhance the existing park and trail system and create more public walking and resting areas. ▪ Improve the Walkway from Veteran's Memorial Bridge to Davison Drive. ▪ Design and develop a water garden in the LaHave River near Empire Theatres adjacent to the trail and sidewalk system. ▪ Continue working with and supporting the Port of Bridgewater in future riverfront development of their port such as Marina development. 	Funding in place. Being worked on.
			300,000
			100,000
			Being worked on
Total Phase III			\$400,000 + (cost of Port of Bridgewater Marina Project)

Phase IV

Timeline		Description	Project Costs
October 2009 – December 2011	1.	Complete design work for a covered active transportation corridor (120 meters) to cross the LaHave River in the vicinity of Old Bridge Street.	80,000
		Develop and add interpretive signage.	
	2.	To complete design work for installation of day use docking facilities.	20,000
	3.	Construct covered active transportation corridor and the day use docking facilities in the vicinity of Old Bridge Street.	1,500,000 To be done by the Province of NS. Must push Province to include covered active transportation corridor.
Total Phase IV			\$1,600,000

Phase V

Timeline		Description	Project Costs
October 2008 to December 2011	1.	Share plan with the community.	3,000

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	2.	Approach the Business Community with opportunities for commercial outlets and visitor attraction.	1,000
	3.	Review and revise plan as needed to begin next phase of development.	1,000
Total Phase V			\$5,000

Total Proposed Project Costs

Phase	Cost
Phase I	\$816,000
Phase II	1,400,000
Phase III	400,000
Phase IV	1,600,000
Phase V	5,000
Total	\$4,221,000.00

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