

The First Step in Revitalizing Spruce Grove's City Centre

Understanding the importance of a vibrant city centre, a revitalization initiative was brought forward to City Council by businesses and landlords located in the City Centre area. In response, the City of Spruce Grove issued a Request for Proposal (RFP) for consulting firms to submit proposals on a City Centre Area Redevelopment Plan (ARP).

There were many criteria set forth by the City:

1. Recognize that City Centre revitalization is a long-term process and will require a consistent vision and support to be successful. Intended to be the start of a more in-depth process to re-energize the City Centre as a gathering place and focal point for the community.
2. Intended to provide a conceptual framework and master plan for the revitalization and redevelopment of the City Centre in Spruce Grove. This will set out a multi-year approach that will address required infrastructure improvements, recommended urban design and form, policy and bylaw changes, and program support.
3. Intended to achieve greater certainty for investors and businesses in attracting new investment as well as supporting the cultural revitalization of the City Centre.
4. Need to address defining density targets, transportation and transit options as part of the redevelopment. Specific capital initiatives will be identified through this plan.

September 8, 2017, the City of Spruce Grove commissioned Cushing Terrell, a consulting firm, to conduct a study that would outline potential next steps to revitalizing the City Centre/Downtown area. [The study](#) included information obtained from interviews with various stakeholders, case studies and a collection of best practices.

Terms of Reference

The Terms of Reference are split into three main components and a study will be conducted with the outcomes included in the final report.

1. Municipal Infrastructure Assessment

The objective for this phase of the study is to focus on the key infrastructure including the water distribution network, waste water network, storm water collection network, street lighting and signals, sidewalks (including pedestrian walk-ability patterns), bike access and furniture, traffic control and roadways as part of the City Centre Area Redevelopment Plan. The ARP will need to determine the state of the infrastructure and the current level of service provided, while determining required improvements to meet the needs of the community both at our current levels and future growth potential levels. To achieve the results needed, the following studies are planned:

- Waste Water Network assessment;
- Master Drainage Plan for the study area complete with a capacity assessment;
- Review of the current City Centre Water Distribution Network Study; and
- Asset Management Plan that considers other infrastructure requirements.

2. Urban Form and Design

The principal objectives of this phase of the study are (a) to prepare a draft City Centre Area Redevelopment Plan that meets the requirements set out in Section 635 of the Municipal Government Act and (b) to assess and propose an Urban Design that includes consideration of the future built form, architectural guidelines, streetscape, landscaping and parking. This will encompass the overall

look and feel of infill and redevelopment opportunities for the following components;

Buildings - Consider the predominant types of buildings in the City Centre that include commercial, residential and institutional. Within that design, the elements include, but are not limited to, store-front windows, entrances, upper facades, cornices, roofs, awnings, canopies and flanking walls.

Streetscape - accommodate the movement of both pedestrian and vehicular traffic. This should be an integrated streetscape design that addresses signage (wayfinding and storefront), lighting, public sidewalks, courtyards and plazas, patios, street furniture and fixtures, transit stop locations, street design, vehicular access and parking. A walkability review and recommendations on mid-block pedestrian passageways to create smaller 'blocks' for pedestrians should be provided.

Landscape - To enhance the core area with green space design. This can encompass parks, lawns, gardens, and plantings. An exploration of Columbus Park should also be part of this consideration. The inclusion of landscape elements within the design process are to encourage people to seek out spaces to socialize and participate in events held in the City Centre.

3. Columbus Park Redesign

The objective for this phase of the City Centre Area Redevelopment Plan is to develop a concept plan which provides a new vision for the existing Columbus Park as a core feature of future redevelopment in the study area. The focus will be on what improvements are needed to create a public square/gathering space that has the flexibility and appeal to host a wide range of events and draw people to the City Centre.