Investing in Maple Ridge Downtown

Town Centre Improvement Project

Status report

Council Workshop

February 1, 2010

Presentation Outline

- Background
- Work performed to date
- Next steps

Investment

$5.6 million investment project

in the Downtown including improvements on:

- Lougheed Highway (between 222 Street and 224 Street)
- 224 Street (between Lougheed Highway and Spirit Square)
- 224 Street (between Spirit Square and Dewdney Trunk Road)

Background

- Residents and businesses in Maple Ridge Town Centre have, over the past number of years, been seeking investment in the Downtown
- These plans call for significant investment in the Downtown through densification and infrastructure improvements
- In 2009, $2 million was invested to improve 224 Street
- A further $5.6 million to be invested to complete 224 Street and significantly improve Lougheed Highway between 223 and 224 Street
- This investment is shared among the District and the Provincial and Federal Governments

Project Goals

- Increase the livability of the Town Centre
- Support business growth in the Town Centre
- Encourage future investment in the Town Centre
- Improve the street experience for pedestrians and shoppers
- Improve safety for road users
- Improve the reliability of drainage, sewer and water services

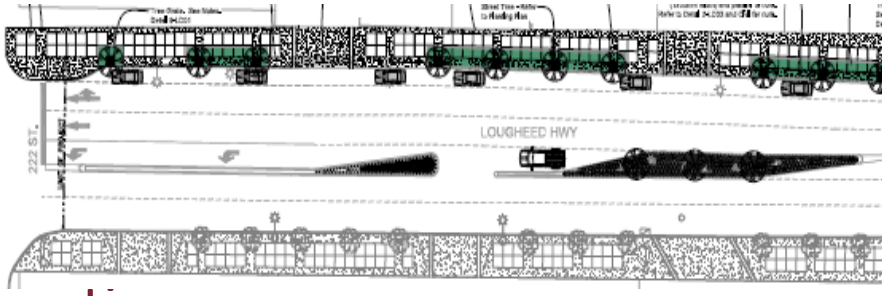
Project Deliverables

- Install street trees and hanging baskets
- Provide street furniture for pedestrians
- Install left turn bays on Lougheed Highway (at 223 and 224 Street)
- Replace failed road sections
- Replace failing underground storm and sanitary sewers
- Improve street drainage
- Upgrade the sidewalks
- Install a gateway feature on Lougheed Highway

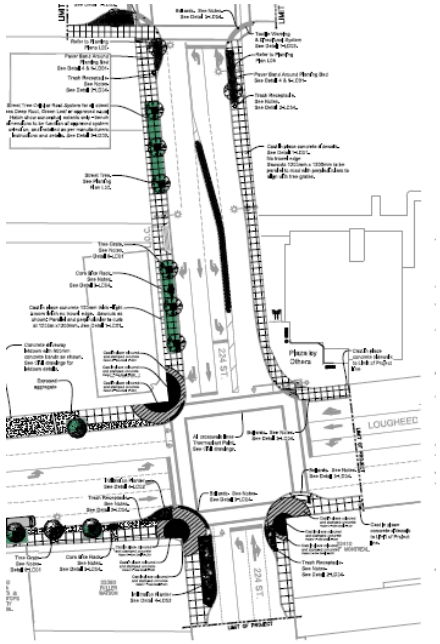
Project Challenges

- Minimize disruptions and impacts to businesses and residents
- Maintain safety of residents, businesses and travelling public (vehicles, pedestrians, cyclists)
- Maintain traffic circulation where possible
- Coordination with proposed mall development at the north-east corner of 224 Street and Lougheed Highway
- Integration with Spirit Square works
- Minimize impact to shopping and Spirit Square activities (e.g. farmers market, festivals)
- Complete the project within available funds and Grant timeline
- Improve communications with public, businesses and residents

Activities Underway



- Conceptual design completed
- Mail-out to property owners
- Open House: Oct 14, 2009
- Door to door invitations and meetings
- Identification of community issues
- Detailed design to be completed Feb 4
- Construction approach and methodology
- Community Liaison Committee (CLC)
  - Advertisement and applications
  - Initial meeting early February
- 2nd Open House
- Tender issued February



Construction Approach and Methodology

Project phased into 2 sections and timing

1. Lougheed Hwy: 220 Street to 224 Street, 224 Street to Selkirk Avenue
2. 224 Street (119 Avenue to Dewdney Trunk Road)
   - Timing of potential developments
   - Issue of consecutive years of construction
   - Strong desire for night construction

Developed conceptual construction methodology

Split block by block

Developed traffic management options

Hours of construction options; e.g. final lift at night; concrete pours;

Concept to be presented to CLC and Open House

Critical Issues

- Communicate effectively with all
- Maximizing the return on investment
- Minimizing impact to businesses, residents and traveling public while maximizing access
- Maintain safety
- Timing

Next Steps

- Community Liaison Committee meeting
- Open House
- Tender project
- Report to Council
- Recommendation of award
- Construct

MAPLE RIDGE
British Columbia
Deep Roots
Greater Heights

Investing in Maple Ridge Downtown