

**BLACKFALDS DOWNTOWN
ARCHITECTURAL GUIDELINES:
STREETSCAPE**



BLACKFALDS
ALBERTA



INTRODUCTION

A variety of street furniture has been chosen for locations within the Town of Blackfalds Downtown and highway commercial area. This furniture is in line with the Downtown Revitalization Plan and associated Architectural Guidelines with respect to vision, materials, and colours.

These items are recommendations only to be considered by the Town during time of improvements and upgrades. Each item recommended is briefly described within this report and further detailed within the specifications.

LANDSCAPING

Landscaping should be considered as an integral part of the overall design for the Downtown.

A consistent palette of planting materials should be used throughout to create a strong sense of place.

Street trees of similar size and shape should be used on major roadways to create a consistent boulevard treatment. Alternating tree species should be planted on all streets.

Landscaping shall be designed to create visual interest, provide shade, define entrances, create seating opportunities, and reinforce views.

Custom made tree grates and manhole covers are encouraged to highlight the community's history and showcase the theme of the Downtown.

CUSTOM FEATURES

To enhance the Downtown and create a unique environment, custom features are recommended. As shown within the Downtown Revitalization Plan, the use of custom wood work is recommended; such as archways, pergolas, and wayfinding signage.

Many of the items recommended have further customization available, such as laser cut designs, text, plaques, or overall design modifications. These custom services should be considered for items located along Broadway Avenue and Park Street.

In addition to the items recommended, Urban Accessories also offers custom manhole and drainage covers which could be considered for location within the Downtown.



Maglin - MLB400W Bench



Maglin - MLB400BW Backless Bench



Maglin - MLWR400W-20 Trash Container

BENCHES

Two types of benches have been recommended for location within the Downtown - one with a back, and one backless. This variety has been given to allow flexibility in implementation.

Both benches shown are made from H.S. steel tube and flat bar and employ Ipe wood slats. All steel components are protected with E-Coat Rust Proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Ipe wood slats are finished with penetrating sealers.

ALTERNATIVE BENCH

As an alternative to wood, these benches can also be made of high density paper composite or recycled plastic slats. Should these types of materials be used, either Camel plastic, or charcoal paper composite should be utilized.

It is recommended that all benches be powdercoated with black finish.

TRASH RECEPTACLE

The trash receptacle chosen for location within the Downtown is from the same series as the recommended benches. This containers is also made from H.S. steel tube and flat bar and employs Ipe wood slats. All steel components are protected with E-Coat Rust Proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Ipe wood slats are finished with penetrating sealers.

Like the benches, as an alternative to wood, this receptacle can also be made of high density paper composite or recycled plastic slats. Should these types of materials be used, either Camel plastic, or charcoal paper composite should be utilized.

It is recommended that all receptacles be powdercoated with black finish.



Maglin - MLAU100 Ash Receptacle

ASH RECEPTACLE

To ensure the Downtown is free of litter, an ash receptacle has also been recommended. This receptacle is manufactured using solid cast aluminum and can be ordered in wall mount or retrofited to attach to the trash receptacles. Again, it is recommended that this item be powdercoated in black finish.

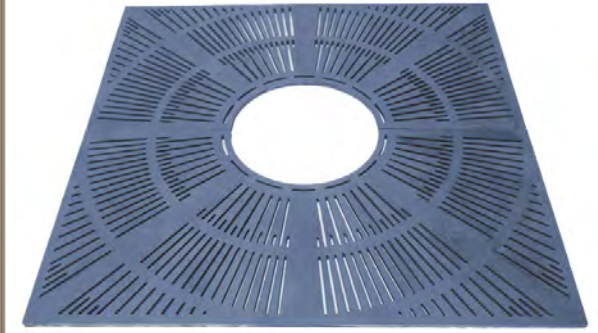


Maglin - MLP400W Planter

PLANTERS

The recommended planters are of the same series as the benches and trash receptacle to provide consistency within the Downtown. This container is also made from H.S. steel tube and flat bar and employs Ipe wood slats. All steel components are protected with E-Coat Rust Proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Ipe wood slats are finished with penetrating sealers. Like the benches, as an alternative to wood, this receptacle can also be made of high density paper composite or recycled plastic slats. Should these types of materials be used, either Camel plastic, or charcoal paper composite should be utilized.

It is recommended that all receptacles be powdercoated with black finish.



Urban Accessories - Coho (Square or Round)

TREE GRATE

To enhance the health of street trees, tree grates have been recommended for location within the Downtown. It is recommended to use custom laser-cut tree grates to enhance the Downtown character and highlight Blackfald's history. In the event that custom tree grates are not used, the above shown has been recommended.

These grates are made of cast iron. They come in both square and circular sizing. Though the square size is preferred, the circular size may be recommended to enhance flexibility of implementation.

The cast iron is recommended for powdercoating in black finish.



Maglin - MTB650 Series Bollard

BOLLARDS

Throughout the Downtown, bollards have been recommended to provide delineation between pedestrian and vehicular space, and to discourage jaywalking. The bollard recommended for implementation within the Downtown is 33" in height constructed of cast aluminum.

It is recommended that these bollards be powdercoated with black finish.



Maglin - MLB4200 Series Bike Rack

BIKE RAKE

Utilized sparingly within the Downtown, the recommended bike rack is constructed using galvanized H.S. steel tube and an aluminum casting.

Custom raised lettering is available to go along the circular loop on the rack. This customization is recommended.



Maglin - MLK103 Kiosk

INFORMATION KIOSK

A three-sided kiosk has been recommended for location within the Downtown, should there be necessity for such an item. This kiosk is laser cut and constructed of H.S. steel. It is recommended that this item be customized with unique laser cut designs and powdercoated with black finish.



Philips Lumec - Domus Lamp



Philips Lumec - Domus Bollard

STREETLIGHTS

To set the Downtown apart from all other areas within the Town, unique streetlights are recommended. The Domus Small Series design lights are simple yet modern. This luminaire features an illuminated ring around the top of the light as well as the standard illumination at the bottom.

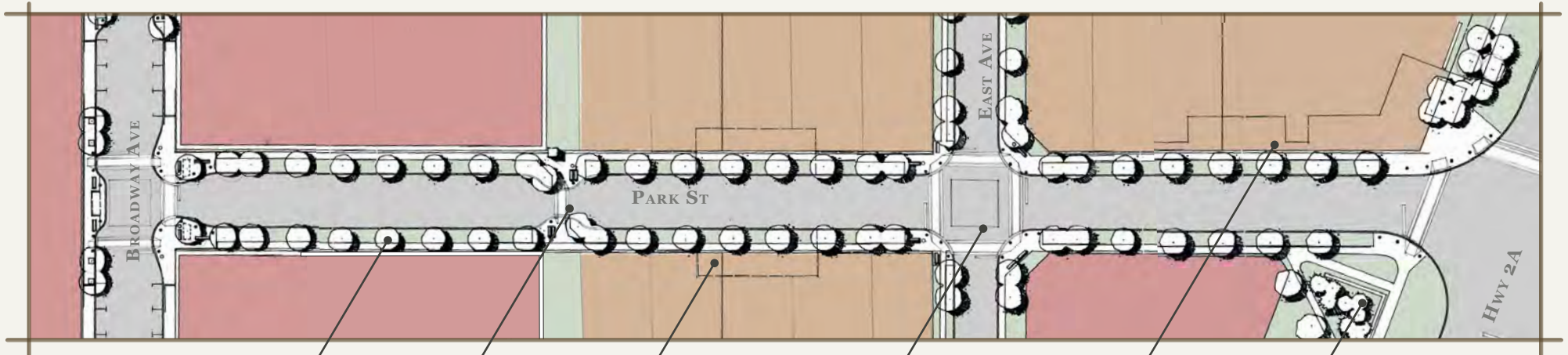
Product: DOS
Lamp: LED
Optical System:
Voltage: TBD
Luminaire: LR (Luminous ring)
Mounting: DBC
Configuration: 1A or 2
Finish: BK (Smooth Black)
Pole: AM3 (Aluminum)

ILLUMINATED BOLLARDS

As an enhancement to the recommended bollards previously discussed, the following illuminated bollard is recommended. This bollard matches the streetlights proposed and would add pedestrian-scaled lighting throughout the Downtown. This bollard is 40" in height with an illuminated decorative top and base of cast aluminum.

These bollards should be considered for implementation at focal areas such as the intersection of Broadway Avenue and Park Street.

Product: DOSB1
Lamp: LED
Voltage: TBD
Finish: BK (Smooth Black)



Street Trees

Mid-Block Pedestrian
Crossing & Intersection
Treatment

Potential Public
Gathering Space

Secondary Intersection
(Enhanced)

Potential Public
Gathering Space

Entry Signage
Location

Vision

Park Street is the primary entrance street into the Downtown. As described within the Downtown Revitalization Plan, Park Street is envisioned to develop as a mixed-use roadway featuring commercial business at street-level with residences located above.

Trees

To showcase the importance of this roadway, and draw visitors into the Downtown, Park Street has been shown with enhanced, yet simple, landscaping. Separated sidewalks with boulevard trees enhance the pedestrian environment by creating pedestrian space separate from vehicles.

Intersections

The intersection of Park Street and East Avenue has been designed as a secondary intersection, further detailed later in this section.

A mid-block pedestrian crossing has been shown to provide continuous movement throughout the open space network and showcase a pedestrian-first environment. This area will also be used as a focal pedestrian node within the Park Street streetscape.

The main intersection within the whole Downtown is located at Park Street and Broadway Avenue. This area, detailed on page X, has been designed to be the heart of the Downtown.

Entrance Feature

At the corner of Park Street and Highway 2A, an area has been reserved on both sides of the street for the installation of an entrance feature. This feature is intended to welcome visitors into the Downtown and may be comprised of a primary sign with supplementary features and landscaping.

PARK STREET

Vision

Broadway Avenue is the main street within the Town of Blackfalds. This roadway has been designed to enhance the sense of place within the Downtown by becoming more pedestrian-friendly. With consideration for the location of an elementary school, public library, skatepark, spraypark, and arena within such close proximity, Broadway Avenue has been designed as safe pedestrian route for children; pedestrian safety is of utmost importance within this design.

Traffic Calming

To increase safety, bumpouts have been located along the street which will act as a traffic calming method by increasing awareness of pedestrians and drivers' attention thereby reducing the speed of traffic along Broadway Avenue. In addition to increasing safety, these bumpouts provide a location for the inclusion of a tree, bench, and bicycle rack to lock up bicycles or tie up pets.

Trees

Trees have been placed along Broadway Avenue to increase the continuity of the roadway and make the area more inviting to pedestrians.

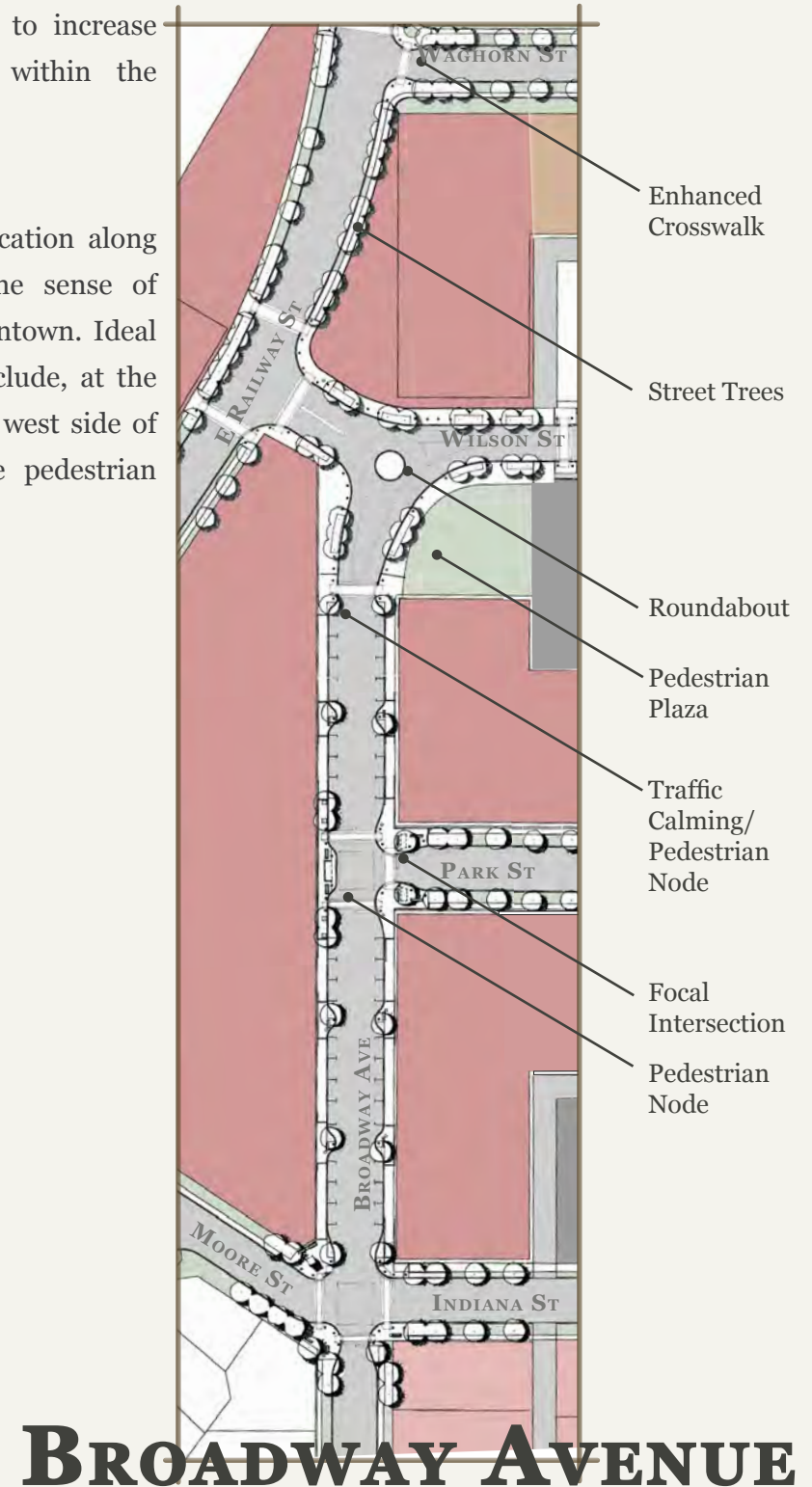
Intersections

Additional features along this roadway include the introduction of five enhanced intersections: Railway Avenue, Waghorn Street, Wilson Street, Park Street, and Indiana Street. These

intersections have been designed to increase pedestrian safety and comfort within the Downtown.

Public Art

Public art is recommended for location along Broadway Avenue to increase the sense of place experienced within the Downtown. Ideal locations for these piece could include, at the terminus of Park Street along the west side of Broadway Avenue, or within the pedestrian plaza.



Vision

As the primary transportation route through Blackfalds, Highway 2A represents significant opportunities to showcase the community and draw visitors into the Downtown.

Trees

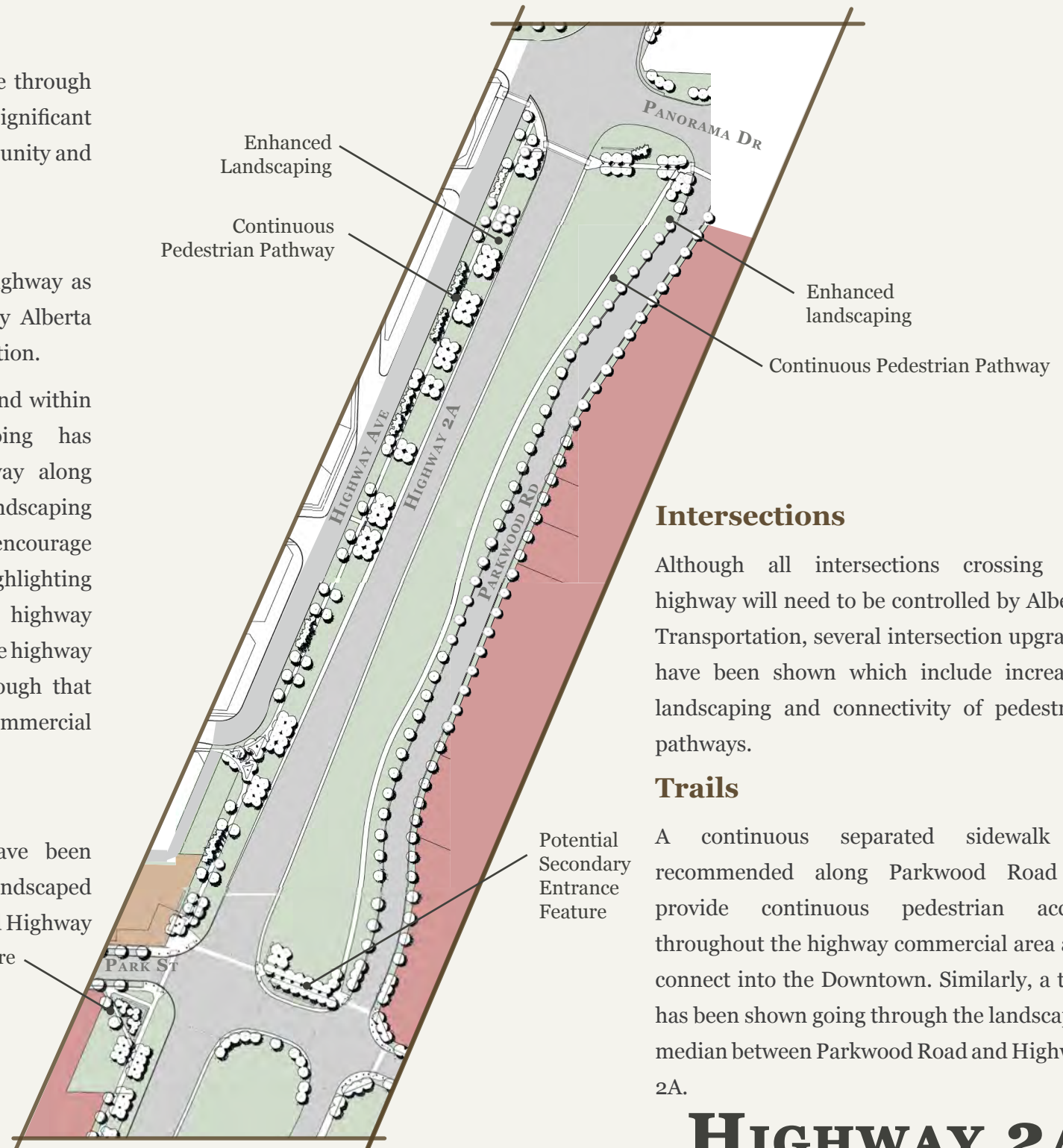
Increased landscaping lining the highway as shown will need to be approved by Alberta Transportation prior to implementation.

To further extend the character found within Blackfald's Downtown, landscaping has been continued across the highway along Parkwood Road. This enhanced landscaping at the Highway 2A intersection will encourage to turn into the Downtown. Highlighting the connection between the east highway commercial area and areas west of the highway will signify to visitors passing through that there is much more to the Town's commercial areas than just the highway.

Entry Feature

A secondary entrance feature have been proposed for location within the landscaped median between Parkwood Road and Highway 2A.

Entrance Feature



Intersections

Although all intersections crossing the highway will need to be controlled by Alberta Transportation, several intersection upgrades have been shown which include increased landscaping and connectivity of pedestrian pathways.

Trails

A continuous separated sidewalk is recommended along Parkwood Road to provide continuous pedestrian access throughout the highway commercial area and connect into the Downtown. Similarly, a trail has been shown going through the landscaped median between Parkwood Road and Highway 2A.

HIGHWAY 2A

Vision

The intersection of Park Street and Highway 2A is the gateway to the Downtown. This is the primary way visitors will enter the Downtown; as such, this intersection should showcase Blackfalds and identify that there is more to the community that what can be seen from the Highway.

Pedestrian Nodes

A pedestrian plaza is recommended for location northwest of the intersection. This plaza will be designed in detail at a later stage; however, it is envisioned to include seating areas and a location for public art.

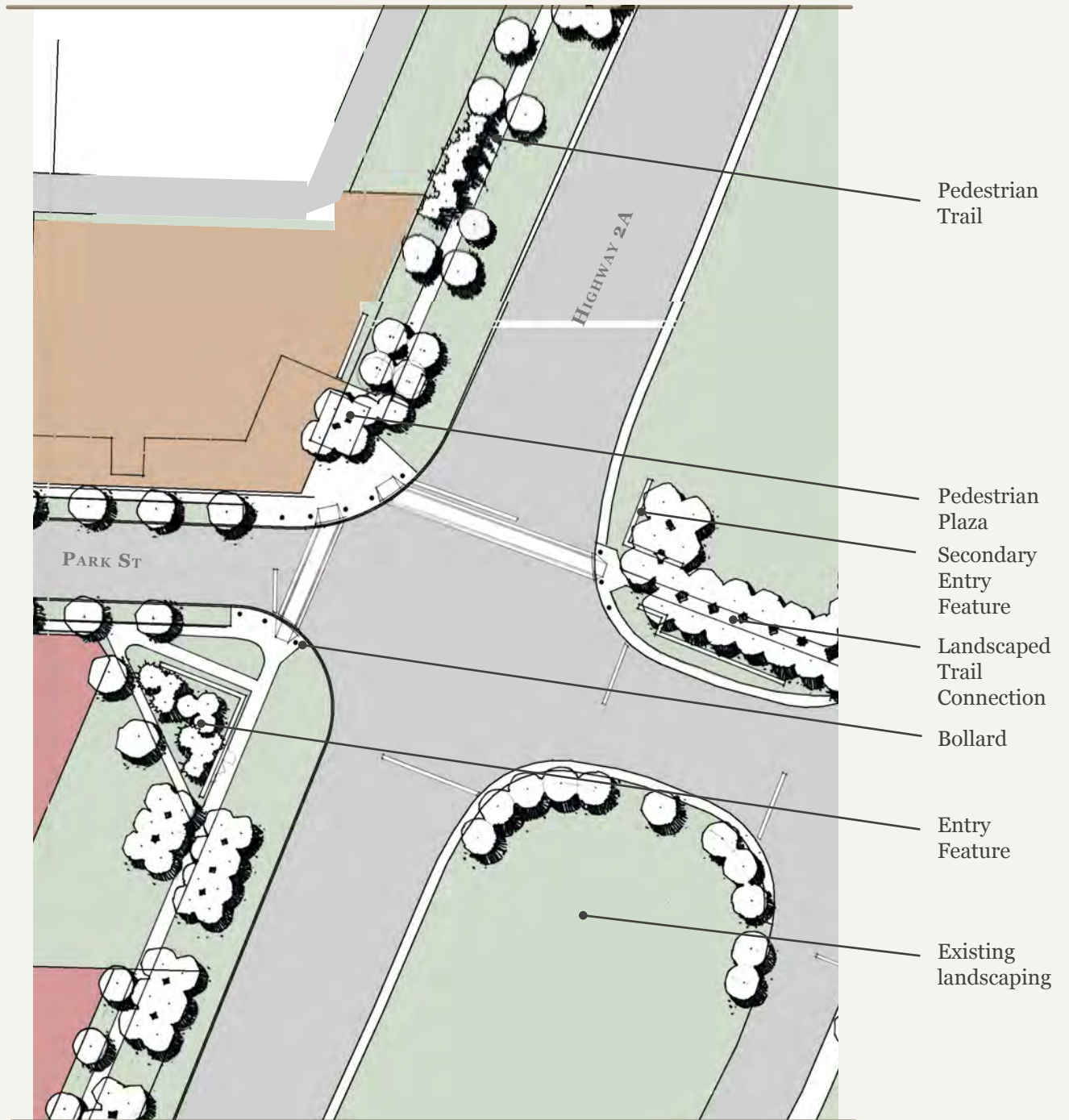
To identify pedestrian movement and increase pedestrian safety within this area, bollards have been shown along the sidewalks.

Entry Feature

Two entry features have been proposed within this area, as shown. These entry features will also be designed at a later stage; however, they are envisioned to welcome visitors into Blackfalds.

Landscaping

Enhanced landscaping has been proposed within this area to enhance comfort for pedestrians and increase the aesthetics of the highway. This landscaping will need to be further detailed and approved by Alberta Transportation to ensure safety for motorists travelling along the highway.



HIGHWAY INTERSECTION

Vision

The primary intersection within the Plan Area is located at Broadway Avenue and Park Street. This intersection has been designed to showcase its location at the heart of Downtown by incorporating traffic calming and pedestrian nodes.

Pedestrian Nodes

Pedestrian nodes have been created by grouping seating areas, trash receptacles, and landscaping. To further delineate the areas as pedestrian-friendly, the nodes have been separated from vehicular traffic by bollards.

Enhanced Paving

It is recommended to include enhanced paving within the intersection in the pattern shown. Coloured concrete is recommended for use within the intersection to provide interest and colour.

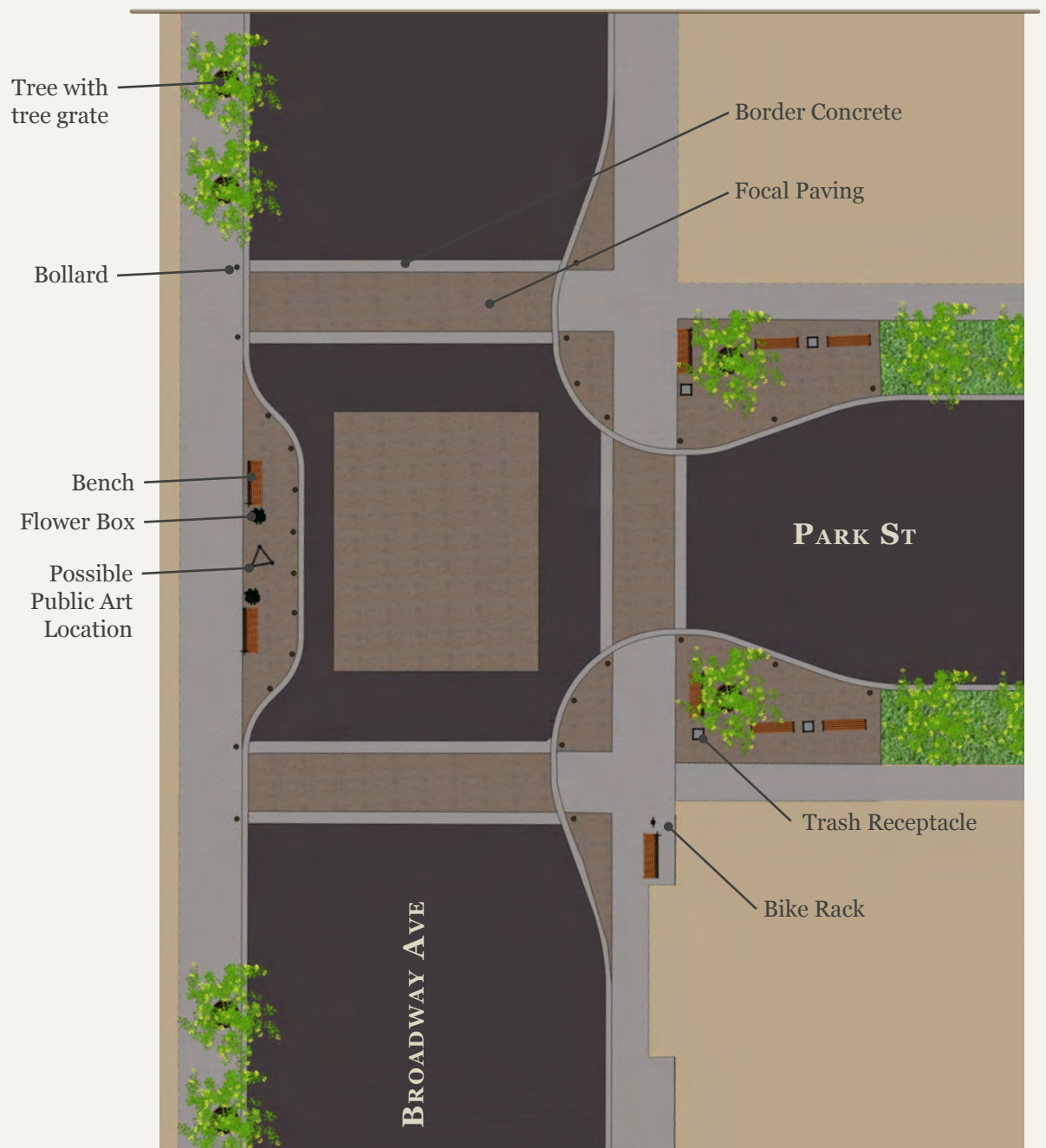
Concrete is recommended bordering the crosswalks to highlight the importance of pedestrians and discourage jaywalking.

Street Furniture

A variety of street furniture has been identified for location at this intersection: primarily bollards. These bollards have been used to identify pedestrian space from vehicular space.

Location

Primary intersection treatment should be constructed to reflect the prominence of the intersection within the Downtown; the only primary intersection within the Plan Area is at Broadway Ave/Park St.



PRIMARY INTERSECTION

Vision

Secondary intersections within the Plan Area have been designed to highlight the spirit of Blackfalds and help identify where the Downtown is.

Pedestrian Nodes

Pedestrian nodes have been created by grouping seating furniture, trash receptacles, and landscaping together into an area that is comfortable for visitors. To further delineate the areas as pedestrian-friendly, the nodes have been separated from vehicular traffic by bollards.

Secondary intersections may or may not include bulbing to further identify the pedestrian environment and reduce the road-crossing distance for pedestrians.

Enhanced Paving

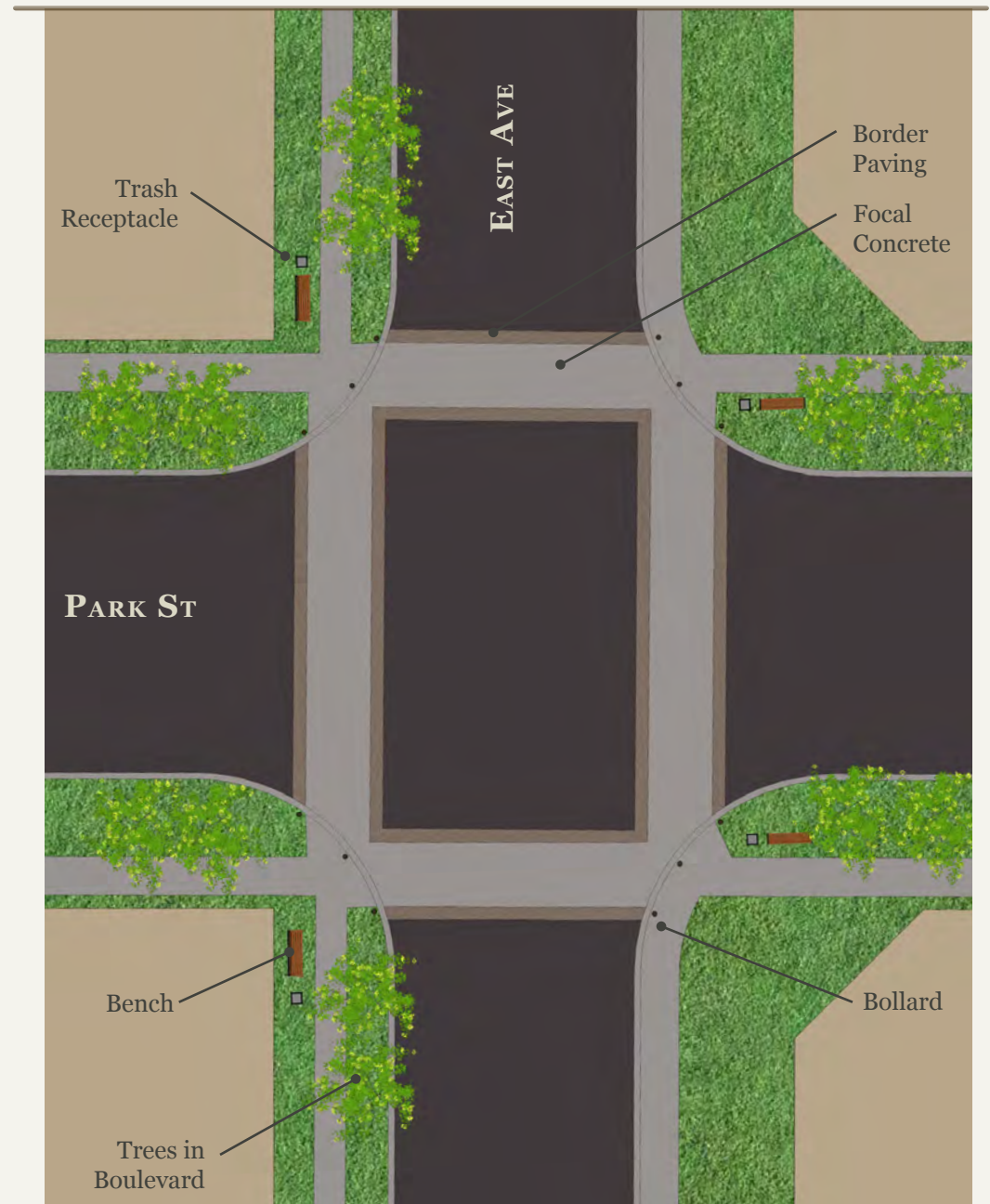
Coloured concrete is recommended for use bordering the concrete sidewalks to provide interest and colour. This featured paving will also help to attract motorists attention to pedestrians crossing the road thereby enhancing pedestrian safety.

Street Furniture

Street furniture recommended within secondary intersections includes: benches, trash receptacles, and bollards.

Location

Secondary intersection treatment can be used in any location surrounded by commercial land use within the Downtown, such as: Park St/East Ave, Moore St/Indiana, Indiana St/East Ave, or Park St/Parkwood Rd.



SECONDARY INTERSECTION



Vision

Pedestrian nodes have been located within the Downtown to provide areas of enhanced landscaping and narrow the roadway thereby reducing vehicular travel speed and enhancing pedestrian safety.

Enhanced Paving

It is recommended to include enhanced paving within the node as shown. Coloured concrete is recommended to provide interest and colour as well as maintain a visually consistent width sidewalk through the downtown.

Street Furniture

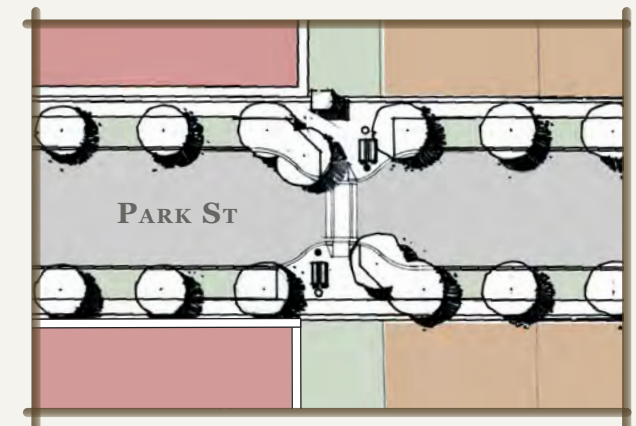
Street furniture recommended for location at these nodes include benches, trash receptacles, and a bike rack. Bike racks should not be installed at every pedestrian node to minimize inefficiencies.

Location

Pedestrian nodes have been located along Broadway Avenue and Park Street as they are the primary roadways within the Downtown.

Size

These pedestrian nodes are the length and width of one parking stall.



A midblock pedestrian crossing has also been shown conceptually along Park Street. This crossing intended to facilitate shortcutting to parking areas located behind the businesses along the Park Street and Broadway Avenue.

PEDESTRIAN NODES