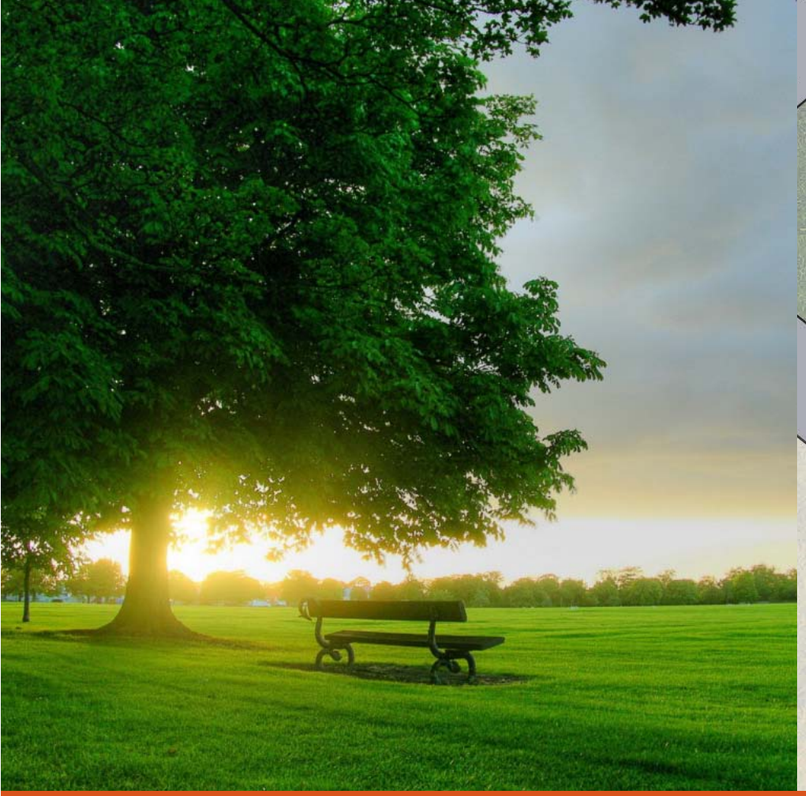




The Town of Springhill

Beautification Strategy

May 2012

Final Report

EKISTICS PLANNING & DESIGN

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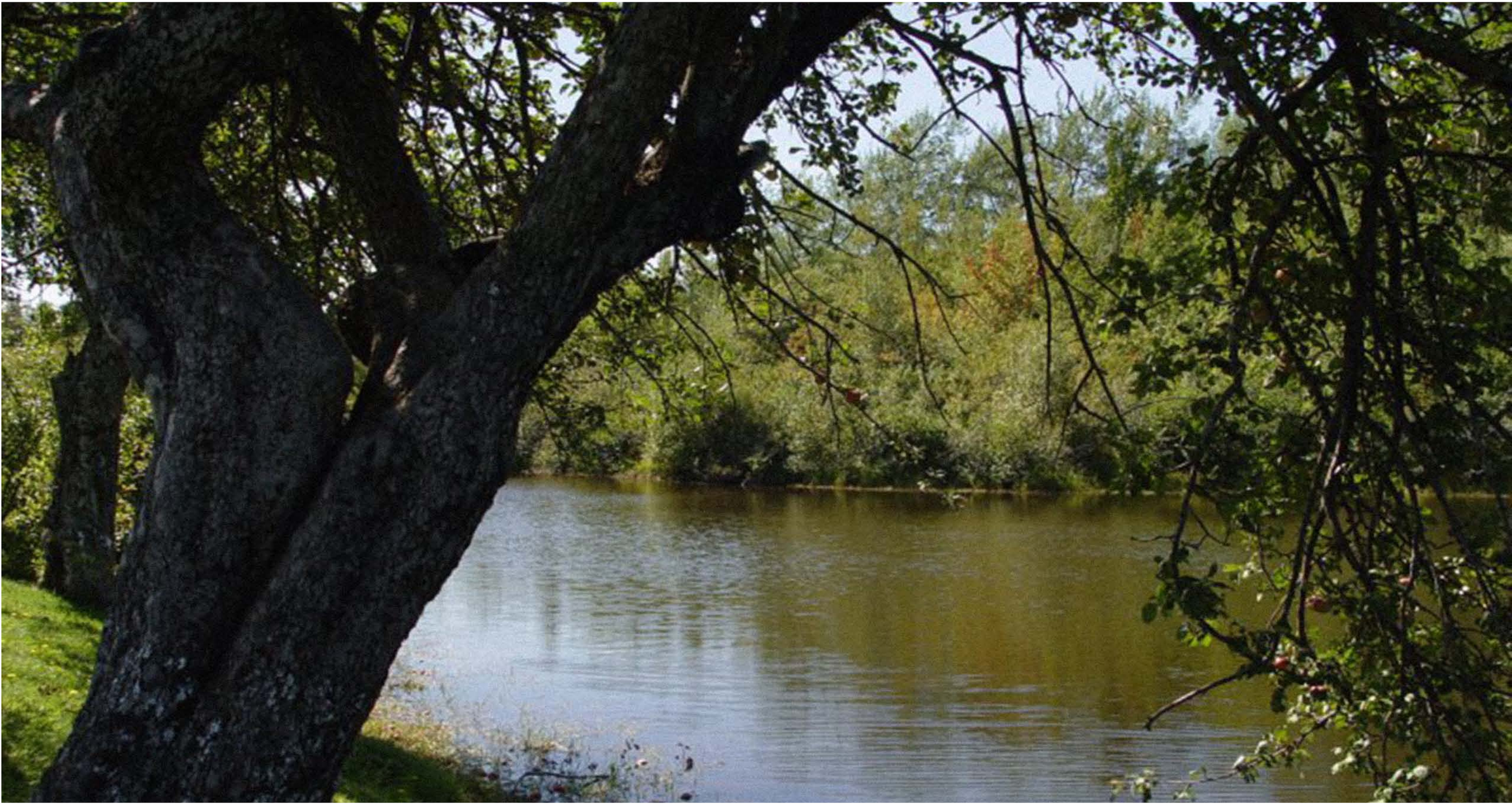
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Introduction

1.1 Project Inception and Overview

In late Autumn of 2011 the Town of Springhill issued a Request for Proposals (RFP) to write an approach for a downtown beautification strategy. The primary goal of the strategy, as indicated by the Town, was to "improve the livability and quality of life in the community by making the town a focus for investment opportunity and tourism attraction." The RFP also indicated that the strategy ought to focus on Springhill's unique mining heritage as a thematic element while pushing forward on design ideas which will make the area more pleasant and livable for the residents and more interesting for visitors.

In response to this RFP Ekistics Planning and Design was eventually chosen to produce a document providing and defining steps for a Beautification Strategy with an emphasis on creating buildable product. This report is the outcome of that initial RFP. The report outline generally follows the chronological order of events and is as follows:



Research Phase

The research phase commenced in January 2012, with a project initiation meeting, site visit, stakeholder's workshop, and creation of an online survey. The consulting team met with the steering committee to review the timeline, deliverables, and protocol for the study. The Steering Committee was comprised of town officials, and staff of the Cumberland Regional Economic Development Association.

At the conclusion of the Research Phase, an opportunities and constraints exercise was completed, in order to establish design standards and identify key locations for development. A summary of that meeting is included in this document. Upon initial agreement of these key principles the team launched into the Schematic planning phase

Schematic Plans

A project vision has been written based upon conversations with the steering committee and the public. Based upon guidance from the town and best practices guidelines key areas of implementation have also been identified for development. As no survey information was available at the time of this report it is important to recognize that all plans are schematic in nature. Should the town choose to follow through with actual construction documents it is imperative that full surveys be completed. However, in order to create a buildable product for the town (as was requested by the RFP), the schematic plan section of this report shows designs of custom street furnishings with enough material and dimensioning to be biddable by competent contractors, craftsmen, or artisans. The schematic plans then can be used as general placement guidelines.

Implementation

The final section of the report will look at the methods and strategies the town might use to assist in the implementation of the schematic plans. Cost estimates, phasing, maintenance plans, and alternative funding strategies are all laid out.

1.2 Rationale for Beautification Strategy

Downtowns are the vital social and economic engines of many rural municipalities across the country. Although commercial taxes from downtowns in rural areas are relatively small in comparison to overall revenue, the indirect benefits of downtowns are immense; influencing housing demand, tourism demand, community satisfaction, the creative economy, and overall civic pride and prosperity. The quality of a downtown is the litmus test for the quality of any community.

Downtown revitalization is a proven catalyst for regional economic growth by improving the physical, social, organizational, and promotional infrastructure of the downtown. Public investment in downtown Springhill will be a catalyst for private investment and will have direct and indirect payoffs.

The Beautification Strategy outlines a physical approach to Main Street and other key areas around town in order to 'graphically activate' the town and tie in disparate parts of Springhill's tourist opportunity locations under a personal and provocative theme.



Research

2.1 Historic Review

The mining camp of Springhill Mines was incorporated into a township in the late 1800's. This township, named 'Springhill' grew rapidly along with the local mining economy throughout the last part of the 20th Century and up until the 1960's, when the local mining industry eventually collapsed due to a series of fires, disasters, and changing economies. Of those setbacks, the most devastating to the town's economy was the Springhill Mining Disaster of 1958- well documented at the time and also well ensconced throughout the town's existing tourist and interpretive infrastructure.

Since then, Springhill's local businesses has been evolving to take advantage of the current service-oriented economy. One of the newer efforts is the use of geothermal energy from the decades of groundwater seepage into the old mines. This water maintains a steady 18° Celsius year round and is used in some parts of town to dramatically reduce winter heating and summer cooling costs. This economical source of heat has been incorporated into the infrastructure of a local business park.

2.2 Site Assessment

One key expectation of the beautification strategy was to identify areas of Springhill to be improved. Several areas were identified by the Town during the initial consultation. While all of these areas are addressed in this report, a few come to the forefront as possible candidates for immediate development. However, it needs to be noted that due to a lack of available survey information, the designs presented herein are schematic in nature. With that in mind, this report will draft up enough detailed site furnishings and other general recommendations so that these areas can be effectively improved as resources become available.

» **Lions Park** Centrally located, adjacent to an existing recreation centre, and large enough to accommodate additional activities, this park has the potential to become a focal point for large scale outdoor community events. An existing playground is old and outdated, and may not meet current safety code. Existing signage is in poor shape and awkwardly placed in the centre of the space. Poor hardscape pedestrian circulation routes as evidenced by the footpaths cut through the grass. Awkward placement of trees pthroughout the interior of the park break up what could otherwise be a large public gathering field. Little separation real or perceived between park and street.

» **Town Hall:** Modern building with street presence. Public workshops noted that the clock tower does not actually keep time. Large retaining walls not particularly inviting or attractive, but have been used to mount plaques. Small grassy areas large enough for new furnishings, though none currently exist.

» **Green Space at Junction Street & Main Street:** Two empty lots, but only one owned by town. Corner lot privately held. Minimal grade, small grassy field. Not a lot of potential currently, with inclusion of second lot much more could be done as the total site would address the incoming traffic and provide interesting entry experience monumentation or signage.





» **White Miners Memorial Park:** A significant historical monument existent. Well established trees. Turf and grass. An information kiosk sits on the site. Well used seat walls of roughly 3 feet in height are on the site in various states of repair. Town has indicated better seating and lighting would be approved for the area.

» **Provincial Park Area & Pond:** Well- groomed and manicured park at the edge of the downtown core but still within walking distance. Defines one perceived end of Main Street. Central stream running through large uninterrupted lawn with well-established trees bordering the streets. Only partially owned by the town. It has been indicated that the Provincially owned section might be turned over to Springhill Municipality if significant park designs were proposed and approved. Basic schematic suggestions will be made in this report

» **Industrial Park:** A small parcel of land with two trees, two small plaques, and two historic mine carts. Very little foot traffic, adjacent to light industrial. However, also adjacent to historic Lamp Cabin building. Should this structure develop in any significant fashion then the Industrial Park area may receive more attention.





» **Main Street:** Springhill's Main Street is an active and well-used commercial thoroughfare. It has not seemed to have suffered from suburban expansion as so many small town main streets have. The businesses are open and thriving. However, there is very little to distinguish it or set it apart. The architectural character is non-existent and pedestrian-friendly areas are few. A small amount of investment could easily transform Main Street into a unique destination.

» **Entrance from Parrsboro:** A welcome sign currently exists along the side of the road at the point where Route 2 meets the town line. While this may be the legal limits of town, it is not the perceived limits of the town. There is nothing about the location that feels like a beginning or a gateway. In fact, the location is adjacent to the Springhill Correctional Institution and is probably not suitable for a Welcome sign.

» **Entrance from Amherst:** Like the approach from Parrsboro, the legal limits of town are not the perceived limits of town as there is no abrupt change of building type, road type, signage type, or anything else to indicate that people are entering a unique community. A small provincial road sign indicates the town limits but otherwise there is no space or larger indicative demarcation.



» **Entrance from Truro:** At the junction of Route 142 and Junction Road there is a small grassy lot which is owned by the town. A small coal shaped sign indicates the community entrance. It read "Welcome to Springhill, from our mining past to a greener future." This location has some potential for larger entry signage as will be discussed later in the report.

2.3 Public Consultation Summary

This report outlining the Beautification Strategy derives much of its authenticity directly from a committed approach to surveying and engaging the public throughout the initial design phases in order to ascertain their goals and expectations of the project. Ekistics met with the steering committee three times, and with the public twice during the writing and assembling of this report. It is of utmost importance that the opinions and ideas of town residents be recorded and respected as beginning points of design.

The public was engaged primarily in two ways. First, through a public workshop where all were invited to discuss their ideas. Second, through a well-advertised on-line survey.

Workshop

On February 2nd, 2011 the Town of Springhill and Ekistics held a workshop for a key group of stakeholders who had been previously identified by the town. Participants included local business owners, members of town staff, members of public interest groups, and other members of the community who regularly volunteer at civic functions or who have shown over time to have been recurrent participants in town-sponsored activities.

Summarizing the afternoon's discussion, the stakeholders placed a great deal of emphasis on new furnishings, entry signage, and upgraded open spaces. But more importantly, every member indicated a desire to see the town engage in more events such as open-air markets, parades, art walks, etc. Recognizing that a better streetscape and open-space infrastructure would aid in that goal, the participants were all very enthusiastic about the Beautification Strategy as a means to that end.



Survey

Following the workshop a survey was posted online and advertised through local media inviting all to participate. Close to 30 people responded to the survey. Those who responded ran the gamut of ages. Most lived within town limits, a few were business owners, and the majority had resided in Springhill more than 5 years. The participants seemed to parallel the overall demographics of the town itself.

Of all the responses we determined that a majority visit downtown on a daily basis for the purpose of shopping and use personal vehicles. A few walk but no one used bikes. The second most popular reason for visiting downtown was for work. Very few participants visited town for entertainment, only about 11%.

When asked their opinion on the aesthetic quality of the town about 51% felt that the streetscape was in need of 'a lot of upgrades and improvements,' while 49% felt that it was 'in need of some minor maintenance and repairs.' No one felt that the streetscape was 'pleasant and well maintained.'

When asked what amenities would bring them to town more often, people ranked their top five as: 1) additional shopping; 2) additional cafes / restaurants; 3) festivals; 4) more street furnishings and landscaping; 5) more plazas and parks.

When questioned about the available green spaces around town, a majority of respondents frequented Lions Park over any other. However, only 11% claimed to enjoy the park 'very much.' 53% enjoyed it 'somewhat,' with the remaining 36% finding it unfavorable or not visiting at all. When asked what improvements they would like to see in the park people top five responses were: 1) new landscaping; 2) more trees; 3) more seating areas; 4) more tourist / historic information points of interest; 5) better sidewalks and pedestrian connections.

2.4 Opportunities & Constraints

Given the previous discussion of the current conditions, and the contextual findings from the public engagement program, the following assessment of the opportunities and constraints conveys the strengths and weakness of the study area:

Opportunities

» **Historic Context** As was written in the original RFP by the town, "Springhill has been put on the map as a result of the significant mining history." It is well acknowledged by residents, as well as provincially and arguably nationally, that Springhill has deep roots in mining history and culture. This history gives Springhill a rich framework upon which to build a visual theme and design.

» **On the Map** Springhill is already a tourist destination due to its mining history and well attended mining museum. The Anne Murray Centre is also an established draw. Springhill is not a new destination. It is already a well-known location for tourists.





» **Geographic Location** Springhill is possibly positioned to become the gateway to Cape Chignecto and Cape Chignecto Provincial Park. The park itself receives tens of thousands of visitors each year, many of whom must drive past Springhill as they arrive either from the northern or southern routes. Springhill has the opportunity to capitalize on these traveler's dollars.

» **Large Centralized Park** Springhill is fortunate in having a large, well known, and well maintained park adjacent to Main Street. This park is large enough for additional programmatic elements including information kiosks, a pavilion, additional playgrounds, large open event fields, gardens, etc.

Constraints

» **Historic Context** Springhill is so well known as a mining community that it may be difficult to move perceptions forward. While the town has a great potential future in alternative energy resources it may be difficult to come out of the shadow of its own history.

» **Lack of Resources** Existing resources for upgrading, repairing, or maintaining new construction are restricted.

» **Existing Conditions** The gradient of Main Street and the rather narrow pedestrian corridors will pose difficulties to major streetscape improvements.

» **Scattered Elements** Though there are many interesting and interpretive sites scattered around town, there is no connective tissue tying them all together. This is one of the main features which this beautification strategy is meant to address.

» **Ownership Issues** There are two sites in town, the Provincial Park area and the Potential Pioneer Pocket Park which have the potential to be powerful design elements in the beautification strategy. The town would need to acquire these sites, either through donation or purchase.




Industrial Park
Lions Park
Provincial Park
Entry Site
HIGHWAY 2
McDOUGAL STREET
MAIN STREET
LISGAR STREET
JUNCTION ROAD
HIGHWAY 142
White Miners
Pioneer Pocket Park
PLEASANT STREET
MAIN STREET
KEY AREAS OF INTEREST
LEGEND
N
green space to be improved
limits of streetscape improvements
existing buildings

Schematic Plans

3.1 Project Vision

Springhill is a small but well-loved community. It is a community steeped in history and building toward a successful future. The town was built upon an industry which no longer exists, and yet the history of that industry has left a strong tradition of local lore. Springhill takes pride in its mining past and is rightly building its tourist economy around that unique history. However, the town has also embraced the future with green technologies derived from older techniques. This unique transition from coal mining to alternative energies is a secondary thematic element which this beautification strategy embraces.

Many historic tourist sites exist within the town but they are scattered about and disconnected from one another. There is also very little secondary economy built around these sites- no retail or cafes within sight or walking distance of these areas. As one workshop participant asked; "When people come out of the Anne Murray Centre- what do they see? Where do they walk to for lunch, or coffee? What keeps them from just getting back in their car and driving away?"

Connecting these sites by a thematically structured Main Street beautification and furnishings program is part one of the vision. By providing a beautiful, inviting, and enticing streetscape, Main Street will be activated for pedestrian traffic, leading to more business opportunities to capture that pedestrian traffic.

The second step of the vision is to identify and improve some of the existing green spaces around town. Again, these areas will be enticing both for residents and potential visitors.

If one idea emerged from the workshops and online surveys it was this simple fact: that the town must build for itself first, before it can expect others to come. A rich and inviting tourist experience is founded firstly upon a unique draw, and secondly upon a comfortable environment established to meet user demands. Building that comfortable environment is what this Beautification Strategy will do.

The aesthetic theme of the town is built around the rich mining history which so many people already associate with Springhill. After consultation with the Steering Committee, am aesthetic was arrived at that draws from the engineering and architectural examples of the mining era- raw timber beams, simple steel frameworks, etc. But there is also another theme which is explored through this design strategy: the theme of underlying strata, the geological layering which occurs beneath the pavement. If it wasn't for the coal, there wouldn't be a Springhill. This theme, a layering of different materials, and the exposing of those materials to the viewer, is expressed through the entrance signage, the adventure play area, and the sidewalk medallions suggested along Main Street.








MAIN STREET
LISGAR STREET
A
B
C
D
E
F
G
H
I
LIONS PARK
CONCEPTUAL PLAN

3.2 Key Areas of Development

Lions Park

Lions Park is the empty canvas of Springhill- it is a large and open space, centrally located, with few existing elements. The new plan proposes several elements which will activate the space and bring greater opportunities for civic gatherings and recreational opportunities. Elements include:

» **(A) Updated Playground** New and modern playground equipment to replace existing outdated equipment. Space provided for two play structures- one for younger children, one for older children. Adjacent Strata Wall provides unstructured natural play. Fall material to be updated engineered wood fiber (Fibar or approved equal), with new surrounding benches for seating.

» **(B) Pavilion** Modern structure with form and material in keeping with the street furnishings palette. Potential opportunity for solar panels or wind turbine to highlight Springhill's 'Green Future.' Electric generation for lights and/or sound system for public events.

» **(C) Strata Wall and Picnic Mounds** Small turfed mounds with gentle plantings and shade trees. Adjacent to the playground the small hillocks are 'sliced' out revealing unique strata-like textures and materials. Wall face turned toward new playground and incorporated as play structure / learning opportunity for children. Low, stepped, and undulating walls keep heights short enough to meet 600 mm maximum landscape height restrictions for seat walls. This area is a multi-functioning art/play piece that reflects the strata signage of the Springhill Entrance as well as depicting the underlying geology that gave rise to the town's early industry.

» **(D) Open Field** Existing field to be cleared of trees to open up the space for community events and/or pick-up field games. Open space available for concerts, farmers markets, rallies, festivals, picnics, etc.

» **(E) New Street Trees** New street trees to be planted along edge of park as well as new shrubs beds to provide implied yet permeable barrier between park and street traffic.

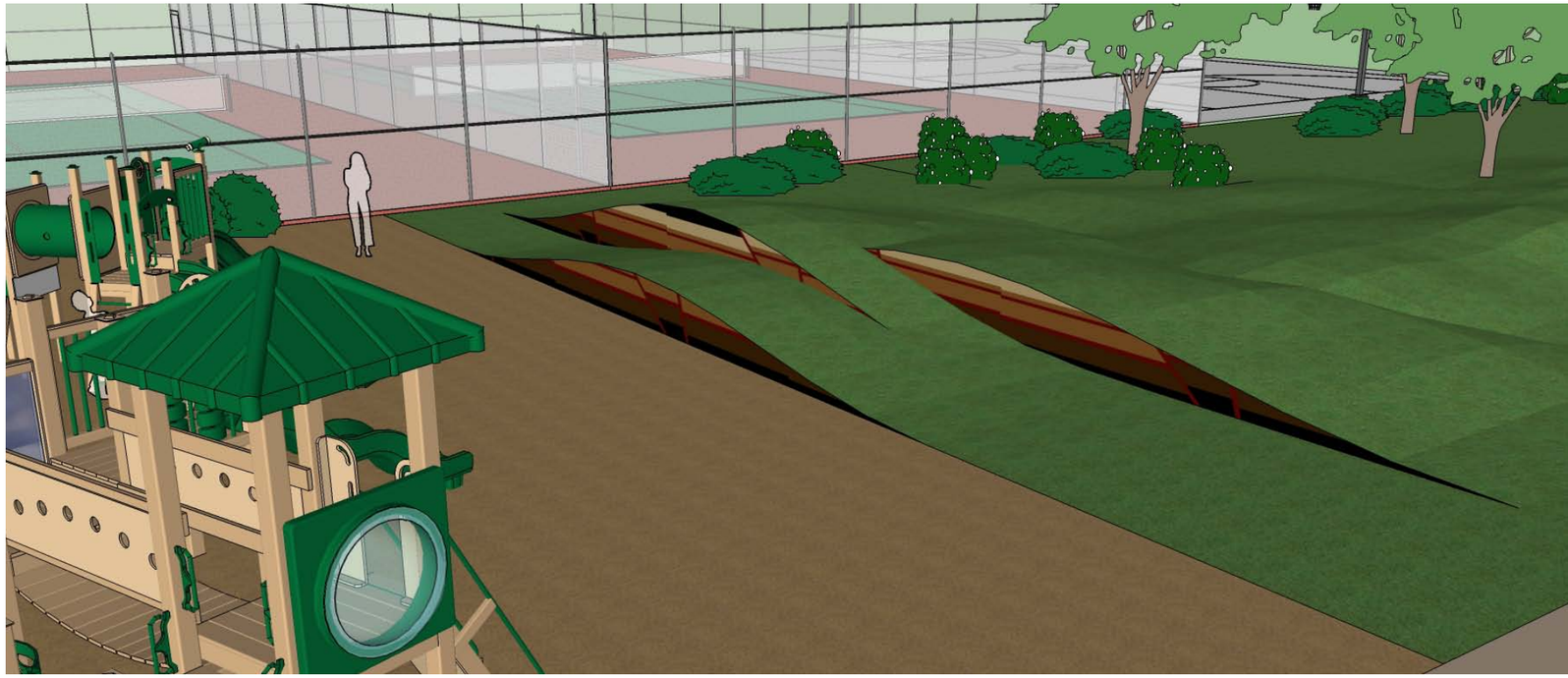
» **(F) Signage / Art Element** Demarcating the corner and providing a visual entrance to the park, this area can house a new Lions Park sign or other significant art feature. This is an opportunity spot for the town to find local artisans or craftsmen to work with the community to help build support and enthusiasm for the project.

» **(G) Shrub Wall and Path** A line of low lying shrubs defines the limits of a new path, allows the existing turf near street edge of street to heal, and provides a pleasant walk between well traversed points.

» **(H) Sidewalk Re-alignment** Much of the existing sidewalk is left in place to conserve resources. Where it has been realigned, it has been done so to take advantage of sight lines and pedestrian traffic flows.

» **(I) New Asphalt Paving** Pave existing gravel parking area. Current space allows for +/- 5 stalls.







Town Hall

The Steering Committee asked that the grounds around Town Hall be studied as a potential location for beautification development. This has been done in the 'Main Street' section of this report.

Potential Pioneer Pocket Park

There are two properties in question here. The first is owned by the municipality, the second is privately owned. It is advisable that the town try to acquire this property as it makes for an excellent gateway piece and potential pocket park. The properties this report refers to collectively as the 'Potential Pioneer Pocket Park' fit in well with the neighboring uses of Miner's Hall and the White Miner's Memorial Park. All together, the three sites have the potential to create a unique area for interpretive elements, historic notices, gateway features, and small pleasant parks for the citizens.

The Potential Pioneer Pocket Park is directly in the field of vision of anyone entering Springhill from Amherst or Truro and as such ought to be reserved as a spot of prime importance for navigation and civic branding. The suggested plan contains bollards, benches, and new tree and shrub plantings. There is room for additional signage and/or art opportunities at the discretion of the town. This would be an ideal location for the town to work with local craftsmen or artisans to create another unique point along the Springhill tourist corridor.

» **(A) Existing Lands of Frasier Mills** This piece of property is not currently owned by the town- although this report was tasked with designing a conceptual plan for it. As it is perfectly situated to play a key role in the beautification strategy it is advised that the town continue to make inquiries into its purchase.

» **(B) Lot 93** This lot is owned by the town. As it is small, and wedged between to non-municipal lots there are no recommendations for it at this time. Should the Frasier Mills lot be acquired, then it could play a integral role in the overall Pioneer Pocket Park. But as a stand alone piece it should be banked for future use.



» **(C) Streetscape Features** The bordering streetscape features will include bollards, street signs, benches, lamp posts, and litter receptacles. For more information see the Main Street section of this report for schematic design.

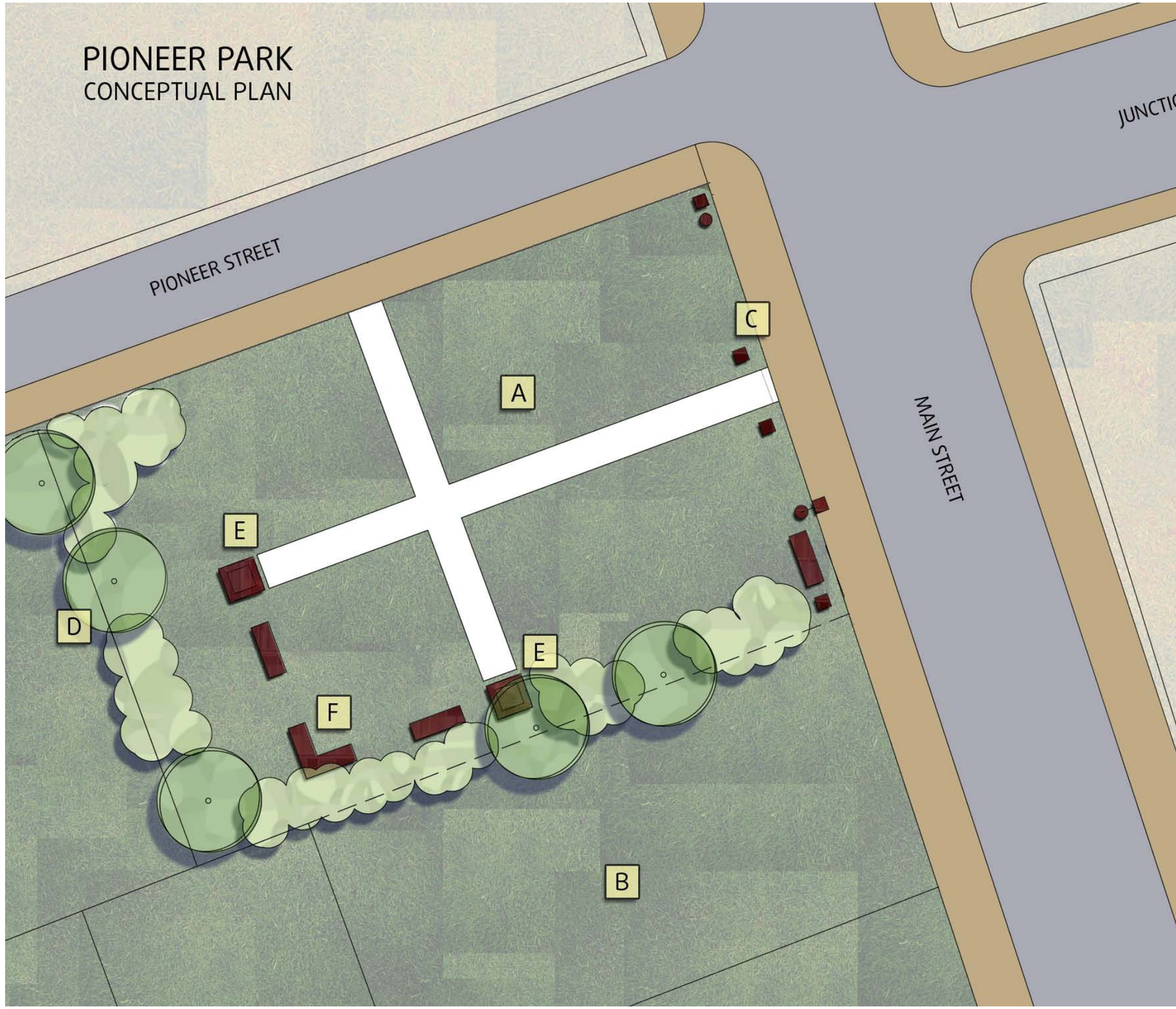
» **(D) New Trees and Plantings** A Wall of greenery to seperate the park from surrounding uses. See the landscape plan for a list of potential tree and shrub species.

» **(E) Art / Interpretive locations** Placed at the end of the walks, and positioned so as to take advantage of the site lines coming in from Truro or Amherst. Art pieces or interpretive signage which engages the tourists as well as the community. Opportunity spots for the town to cooperate with local craftsmen, artisans, historic committees, volunteers, etc.

» **(F) New Benches** See the included furnishings package for detailed design.

» **(G) Open Space** A small grassed lawn appropriately sized for occasional civic activities, such as festivals, markets, street rallies, art stalls, etc.





Main Street

A healthy and vibrant Main Street is a defining principle behind any downtown beautification strategy. The Main Street of any small town is the heart and soul of social and economic activity. Main Street is the face that a town presents to its residents and its visitors. The philosophy of a beautification strategy is that by invigorating the aesthetics of a town, business, tourist, and economic vitality will follow in its wake. The Main Stree plan draws upon the elements of the furnishings palette and makes recommendations for placement based upon existing uses and conditions.

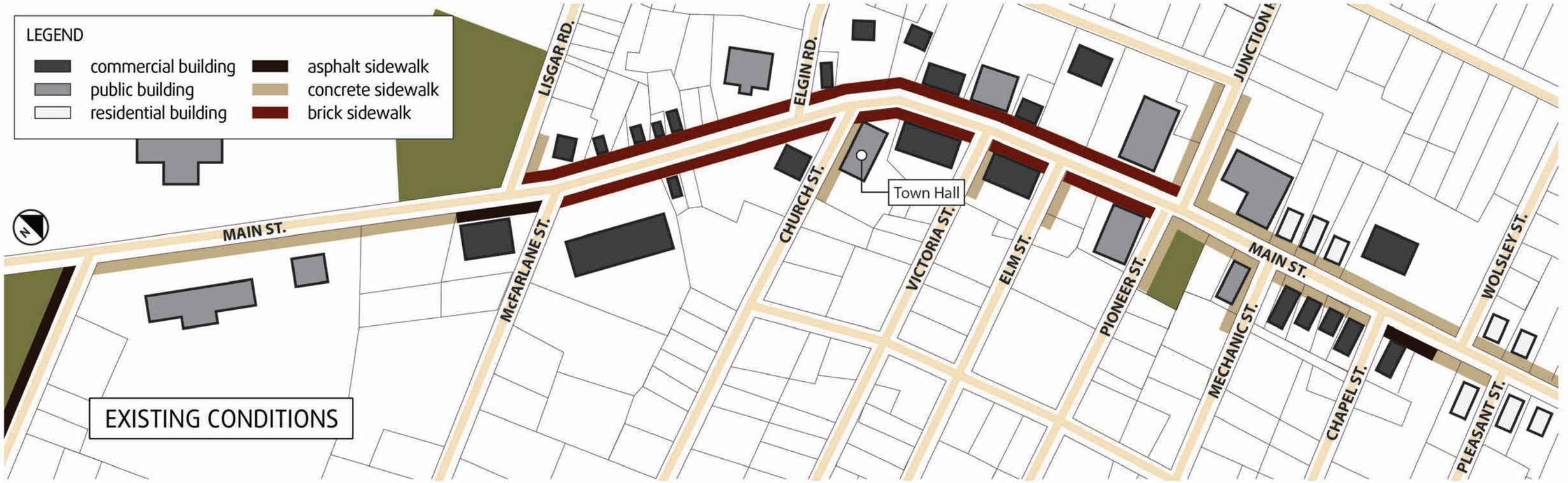
Main Street is activated by pedestrians. The sidewalks are the connecting web which binds together the elements of Springhill: the tourist destinations, the information kiosks, the shopping nodes, as well as the network of daily local traffic. The streetscape furnishings speak to both history and progress, embracing the origins of the town while generating expectation and excitement about future prosperity.

All street furnishings are custom designed. After consultation with the steering committee the theme was derived from historic traditional materials applied to modern forms. This recognizes Springhill's past while promoting its future. Steel, polished cedar or other weather-resistant wood, heavy-duty bolting, and other elements that harken back to the early 20th Century mining technologies and materials are used in conjunction with modern techniques and forms such as LED lighting, and sustainable sourcing.

Street trees are recommended along certain areas of Main Street. The location for ideal street tree placement was based upon acceptable sidewalk width, acceptable distance between vision cones at intersections, compatible building uses, and avoidance of overly shaded areas.

The brickwork currently in use along parts of Main Street is in good enough condition not to warrant extensive replacement at this time. Areas on the plan noted as 'sidewalk improvements' show signs of wear and are much too narrow to support much additional furnishings. The town should look at sidewalk widening at a future date to address these issues.

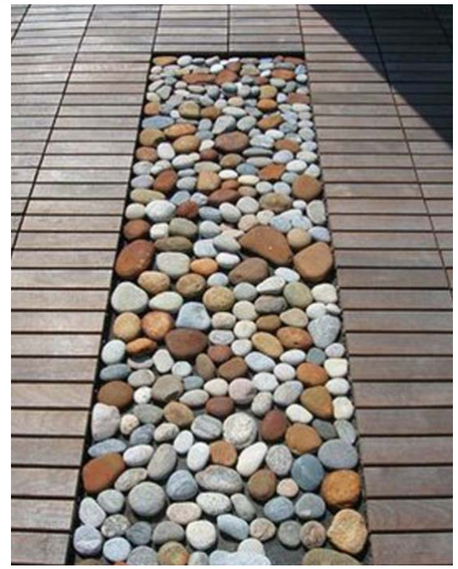
The use of sidewalk medallions are interspersed throughout the bricked area in order to enliven the streetscape and bring unique and intriguing elements to the pedestrian experience.




LEGEND
bench
bollard
planter
street sign
street tree
pedestrian lighting
litter receptacle
sidewalk improvements
note: embed brick medalions within existing brick sidewalk to highlight landmark areas such as post office, town hall, etc.
Potential location for entry monumentation
MAIN ST.
Lions Park
Provincial Park & Pond Area
PROPOSED NEW FURNISHINGS
LISGAR RD.
McFARLANE ST.
ELGIN RD.
CHURCH ST.
VICTORIA ST.
ELM ST.
PIONEER ST.
MECHANIC ST.
JUNCTION RD.
MAIN ST.
Pioneer Park
CHAPEL ST.
WOLSLEY ST.
PEASANT ST.







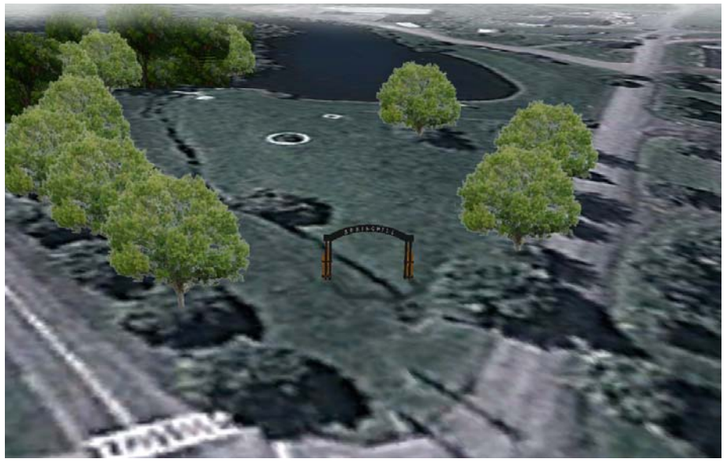
The medallions are small changes in material or texture which 'reveal' the underlying layers beneath the sidewalk. In principle they reveal the geology of the land as do the Strata Walls at the main entrance and Lions Park playground.

A prime location for some monumentation exists at the intersection of Main Street and McDougal Street. A bit of road striping already indicates a no-use zone where some interesting piece could be placed- something that marks the edge of town, highlights the adjacent Provincial Park and Pond areas, makes note of the nearby Lamp Cabin development, advertises the beginning of Downtown, or simply memorializes an event or people. This is yet another opportunity for the town to engage with artisans, craftsmen, and local historic or volunteer organizations, to design and build something unique.

White Miner's Memorial Park

This small park is dominated by an existing information kiosk. While perhaps an eye-opening experience for visitors, there is nothing here to service the residents of Springhill. A few benches ought to be places outside the kiosk, with bollards and other streetscape improvements addressing the sidewalk. See the 'Main Street' section of the plan for more information.

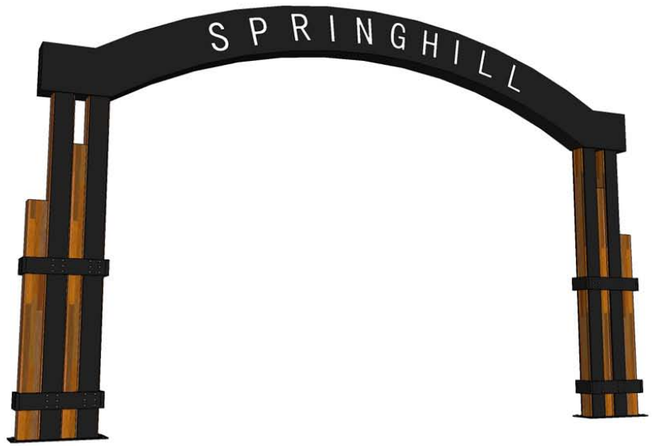




Provincial Park and Area and Pond

As a counterpoint to Lions Park, the Provincial Park Area and Pond has the potential to be the 'passive use' facility to Lions Park 'active use' design. Recommended design elements would all be drawn from the Street Furnishings Palette. Benches, shrub beds, simple bollards or lighting for safety and security are all recommended for the edges of this area where it interfaces with the existing street and sidewalk. The interior of the park currently seems like a well maintained and inviting space. As neither the workshop or the online survey indicated any strong desires for this area to undergo any sort of development, it is recommended that the area not be further developed until the neighboring Lamp Cabin development occurs, or the streetscape strategy begins to draw more people toward this end of town.

One exception however, would be the placement of the reconstructed historic Springhill Arch. The original arch stood as an iconic gateway to the area which now serves as the Indutrial Park. It was taken down about 3 decades ago but has been recently re-fabricated by local craftsmen. Its was originally located on the adjacent street. Setting this unique and historic piece within the park would create a unique gateway experience for pedestrians, add iconic flair to the park, frame views into the park, and serve as an interpretive opportunity. Placement of this piece, with supports derived from the furniture palette, early in the beautification process would help to generate enthusiasm about the project and would play well into ongoing developments.







Industrial Park

At the time of this study the Industrial Park location is far away from any foot traffic. No recommendations are being made for development at this time. However, should the adjacent lamp cabin development become the new home of the Miner's Museum, as has been suggested,' then the Industrial Park site ought to be revisited for potential redevelopment based on some of the principles and elements outlined in this strategy.

Entry from Amherst

The town limit line on Route 2 heading toward Amherst occurs approximately 2.5 kilometers north of Route 142. It was earlier suggested by the steering committee that some signage dollars be spent on this location.

It is the recommendation of this report that this idea be abandoned in favour consolidating the entry experience (design and money) to the municipal owned parcel of land at the junction of Route 142 and Junction Road, referred to in this report as the "Entry from Truro."

Entry from Truro

The entry site at the intersection of Junction Road and Route 142 has several benefits to it in terms of civic branding, wayfinding, orientation, and ownership. First of course, is that there is a municipal-owned lot, large enough for a tourist stop, an art piece, or monumental signage. The location of the lot is also advantageously placed so as to draw visitors from Route 142 towards the town of Springhill. The lot can serve as a gateway experience.

This entry point is ideal for a monumental gateway experience, an artistic symbol or element which evokes the spirit of Springhill and invites closer inspection. A gateway art element sets the stage for what is to come- it lets visitors know that they have entered a special and unique place. It also becomes a source of pride and iconic imagery for the town to rally around.







As Springhill exists because of the underlying geology it is suggested that it be revealed in an interpretive and impressionistic way. While the street furnishings elude to the heavy timber and iron forms of mining technology, the art pieces elude to the strata of earth upon which Springhill was built. The bold entry statement and signage consists of a Strata Wall with striking bands of materials, plantings around the edges, and stainless steel lettering pinned to the surface. The materials could be granite, marble, slate, even backlit swaths of translucent 3 form acrylic which would excite the monument during night time approaches.

Once again, this art piece is an excellent opportunity for the town to engage with local artists, craftsmen, and volunteer organizations. Partnerships are key to making towns thrive.

Entry from Parrsboro

The town limit on Route 2 is dominated by the Springhill Correctional Institution. Generally speaking prisons have negative associations. So, unless the town of Springhill wants to highlight the jail and the jobs it has generated, or the non-mining economy it helps generate, then it would probably be best if the entry monumentation for town were relocated. Ideally, the relocated area would be closer to town.



An ideal location might be the striped-off area at the intersection of Main Street and McDougal Street adjacent to the Provincial Park Area and Pond. This is the perceived beginning of downtown and would be an excellent location for a large welcome marker or memorial statue. Many historic towns make good use of these small intersectional gaps to promote their heritage and/or vision.

3.3 Design Guidelines

Site Furnishings Palette

This report was tasked with attempting to create a buildable product for the Town of Springhill. In order to provide the town with a biddable / buildable product this report has developed a palette of street furnishing with enough material call-outs and dimensioning detail for any reputable contractor, artisan, or craftsman to accurately estimate and construct the proposed benches, bollards, street lamps, etc. The following streetscape palette, coupled with the schematic designs of the previous section, will allow The Town to actualize this beautification strategy.

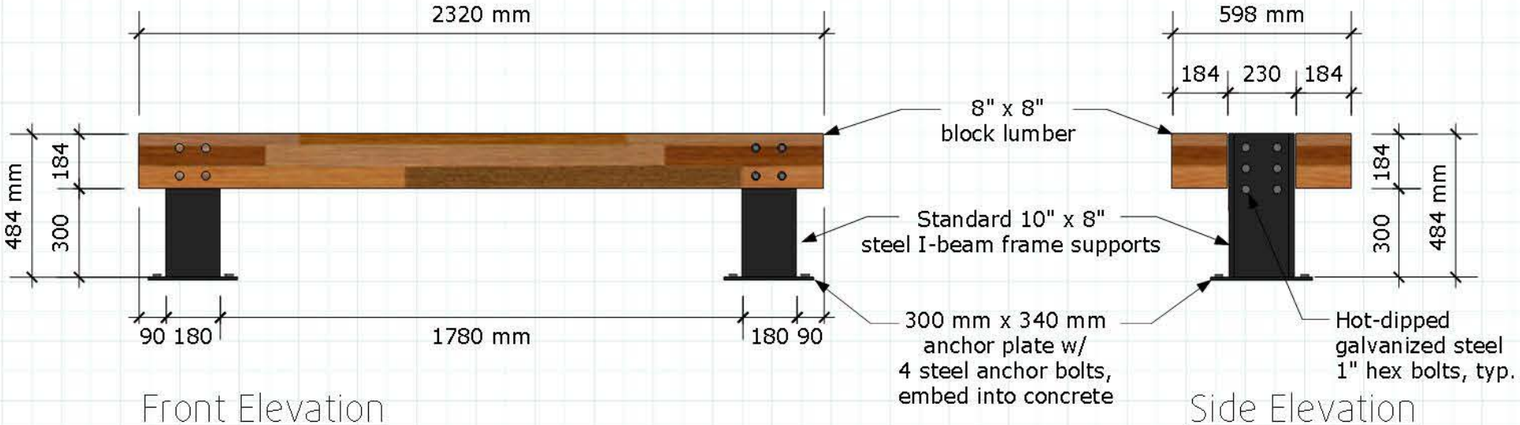
Following conversations with the Steering Committee and after initial approval on the thematic direction of the street furnishings it was determined to pursue an aesthetic which used the traditional materials found in early mine engineering (steel, wood, heavy duty bolting, etc) and couple it with more modern forms which took advantage of more modern technologies like LED lighting and solar paneling.







Perspective



Front Elevation

Scale: 1:20mm

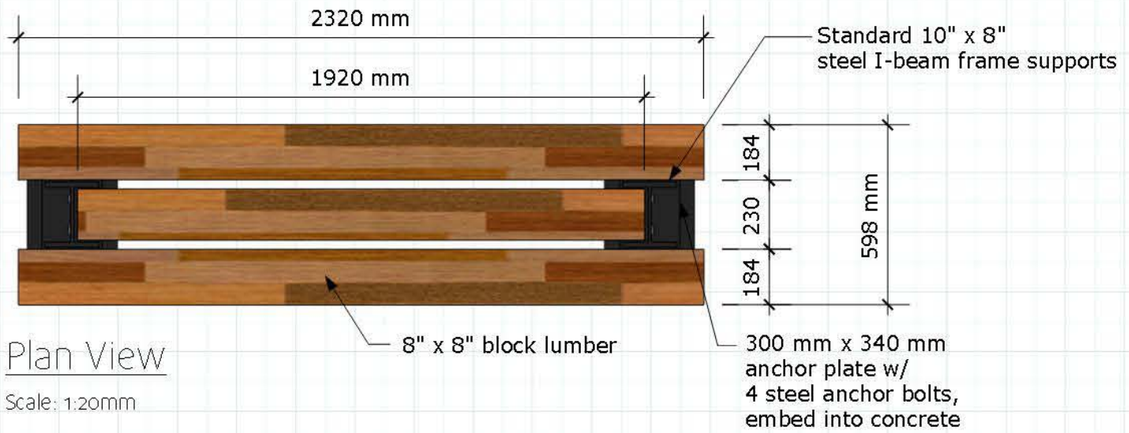
Side Elevation

Scale: 1:20mm

Backless Bench

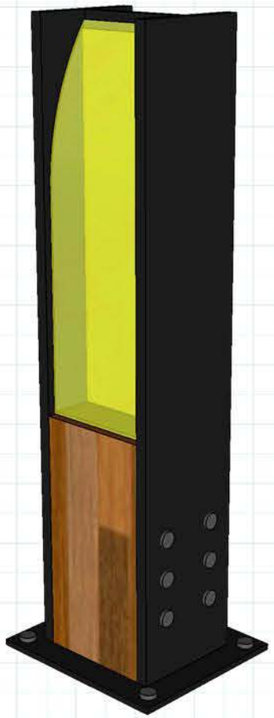
Features & Notes:

- Steel I-beam frame with hex bolted 8" x 8" block lumber, 2.3m width.
- Bench lengths may vary and to be determined in field by Landscape Architect or municipality.
- Attach wood to steel I-beam frame using appropriate metal fasteners.
- All wood to be locally sourced White Cedar, Grade "C" or better and protected with a clear preservative treatment. Color stain selection per municipality approval.
- All steel to be colored with Black Powdercoat finish per municipality approval.
- Stainless steel fasteners may be substituted for hot-dipped galvanized steel fasteners.
- All dimensions are in millimeters unless otherwise specified.

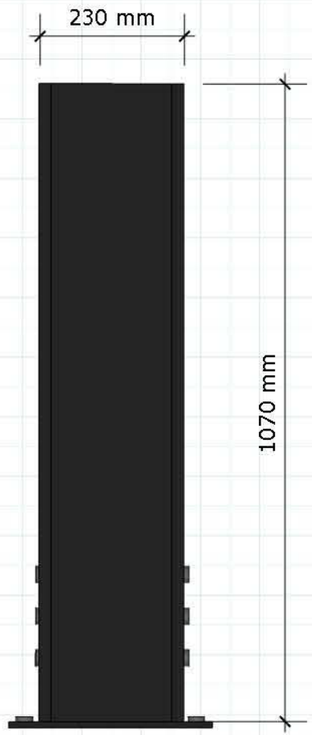


Plan View

Scale: 1:20mm

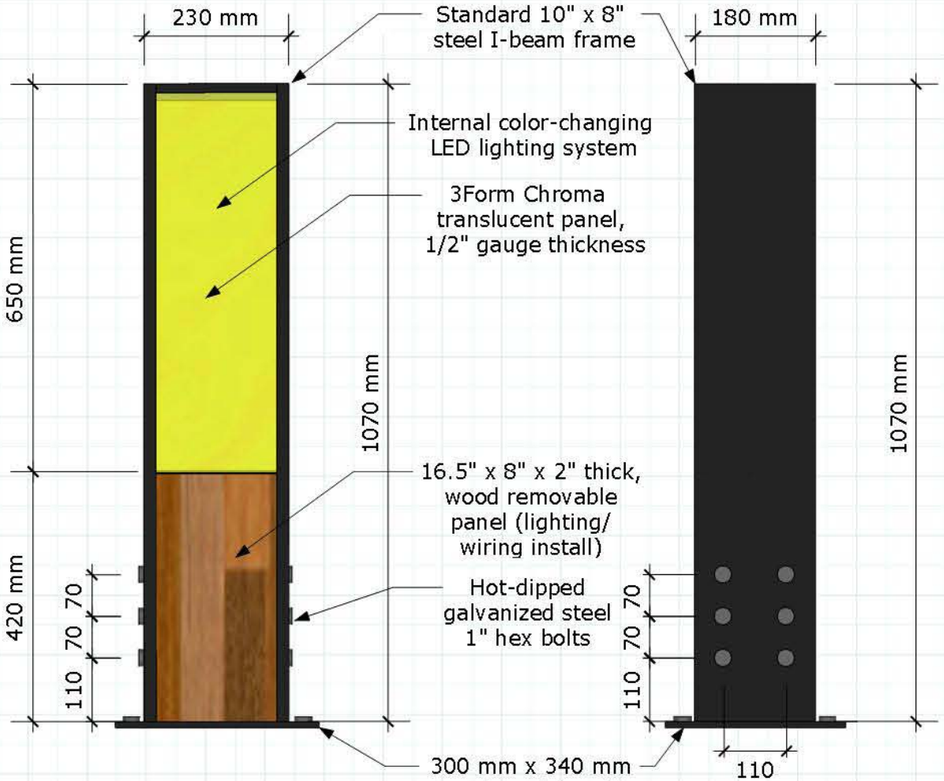


Perspective



Rear Elevation

Scale: 1:10mm



Front Elevation

Scale: 1:10mm

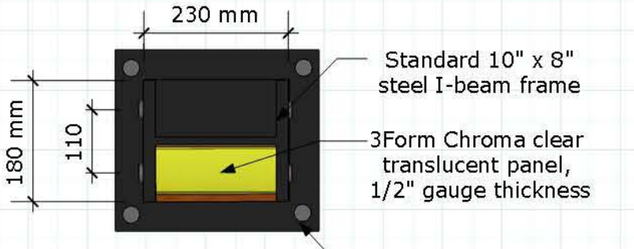
Side Elevation

Scale: 1:10mm

LED BOLLARD

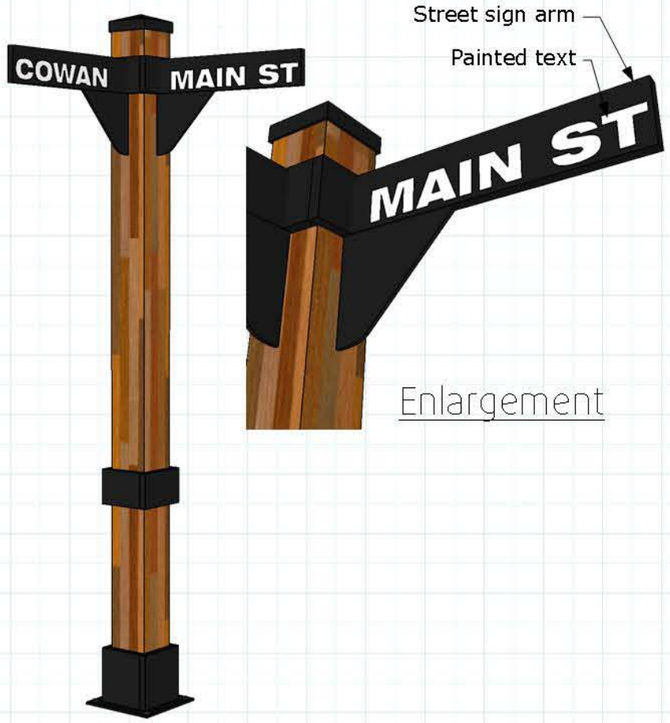
Features & Notes:

- Steel I-Beam frame with Chroma translucent panel, backlit by color-changing LED lighting system.
- Removable front wood access panel for LED light replacement.
- All wood to be locally sourced White Cedar, Grade "C" or better and protected with a clear preservative treatment. Color stain selection per municipality approval.
- All steel to be colored with Black Powdercoat finish per municipality approval.
- Stainless steel fasteners may be substituted for hot-dipped galvanized steel fasteners.
- All dimensions are in millimeters unless otherwise specified.



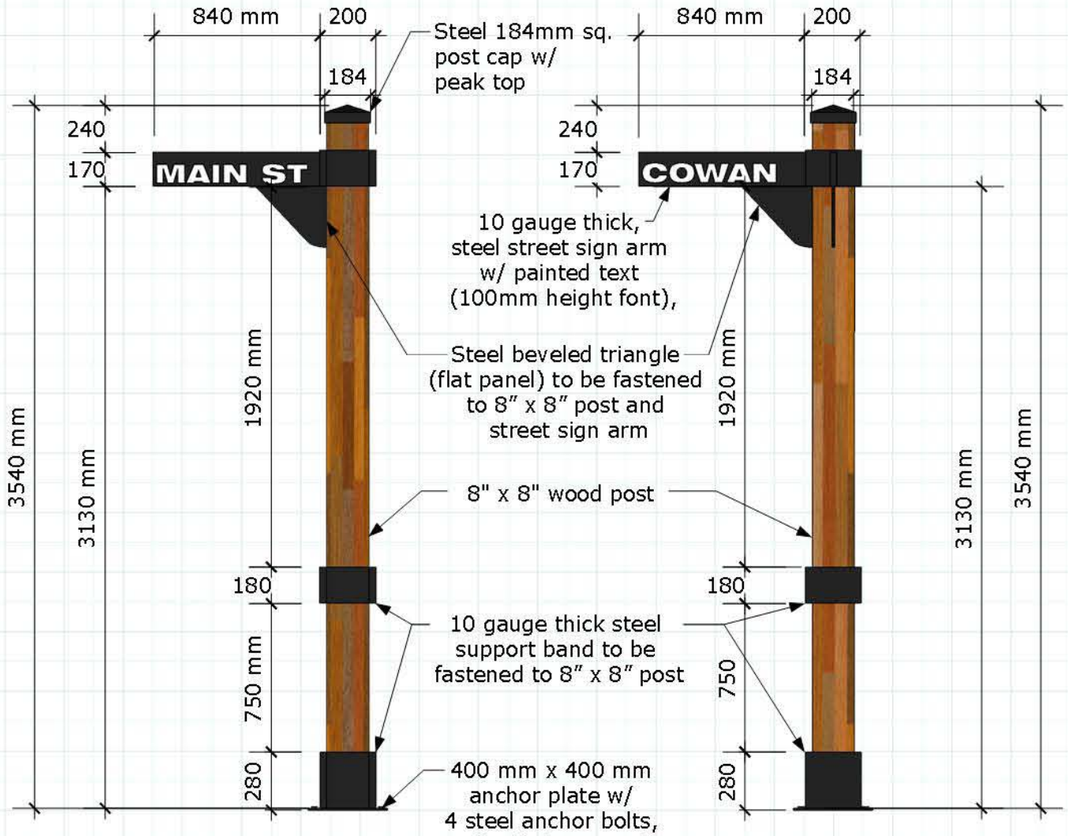
Plan View

Scale: 1:10mm



Enlargement

Perspective

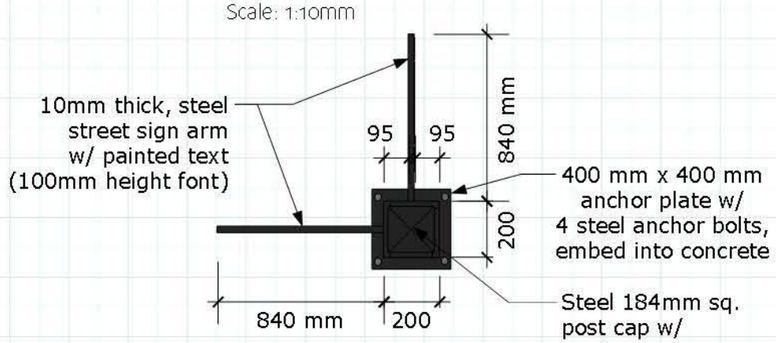


Front Elevation

Scale: 1:10mm

Side Elevation

Scale: 1:10mm



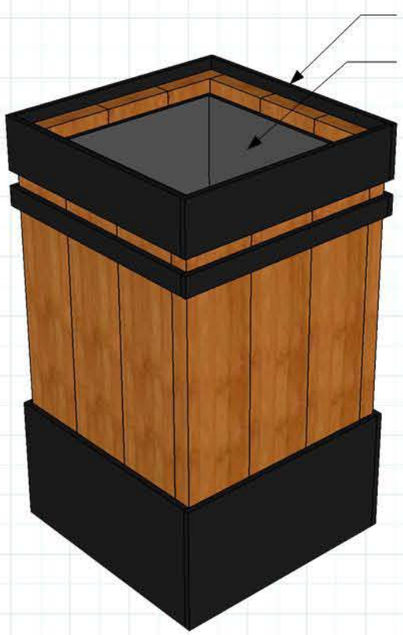
Plan View

Scale: 1:10mm

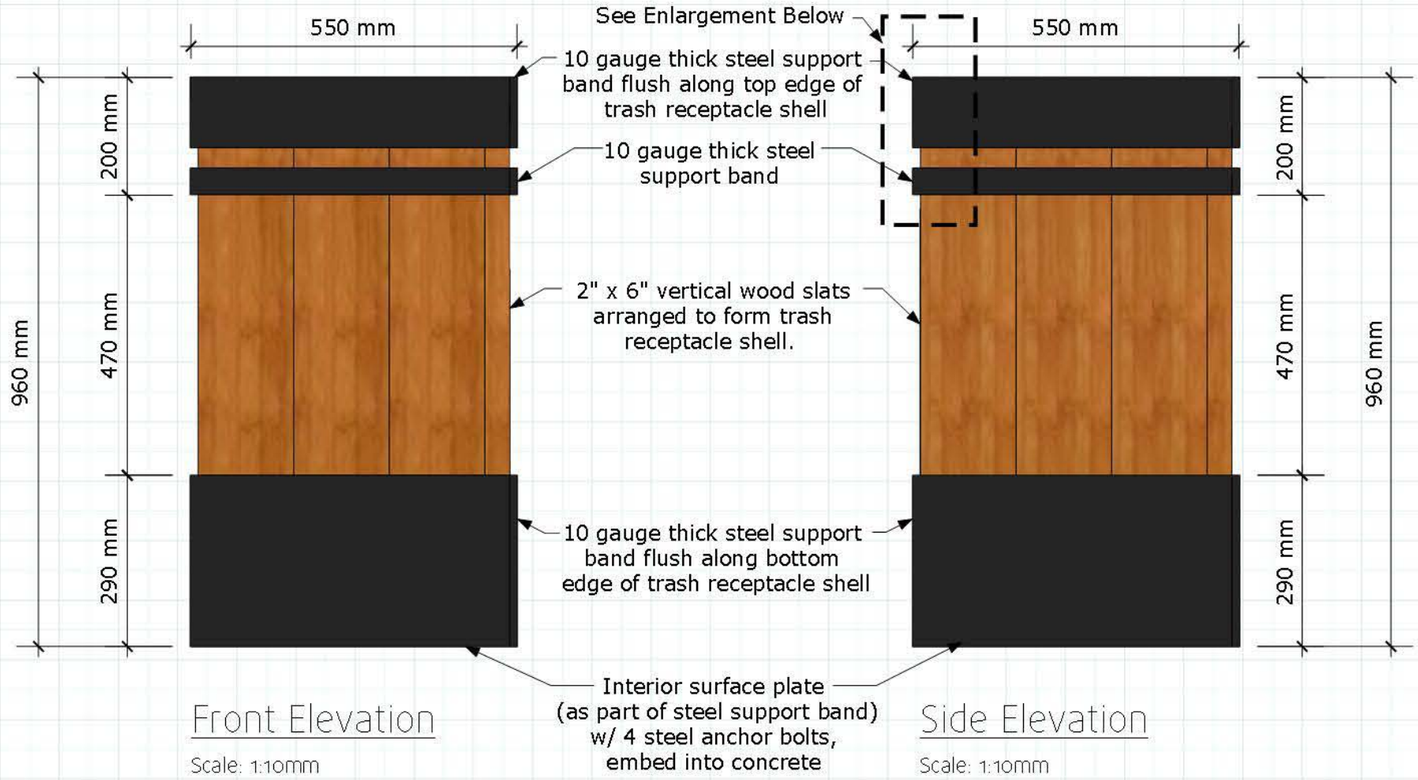
Street Sign

Features & Notes:

- 8" x 8" wood post, approximately 3.5m height.
- Street sign text to be painted white using 100mm height, Swiss 721 Extra Bold font.
- Attach vertical wood slats to steel support bands using appropriate metal fasteners.
- All wood to be locally sourced White Cedar, Grade "C" or better and protected with a clear preservative treatment. Color stain selection per municipality approval.
- All steel to be colored with Black Powdercoat finish per municipality approval.
- Stainless steel fasteners may be substituted for hot-dipped galvanized steel fasteners.
- All dimensions are in millimeters unless otherwise specified.



Perspective



Front Elevation

Scale: 1:10mm

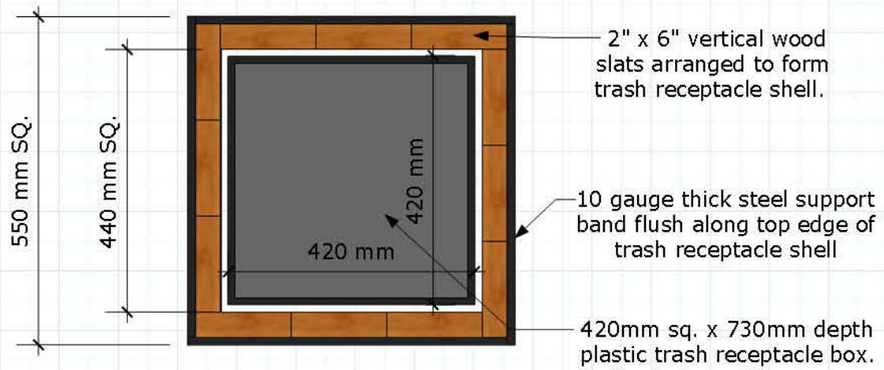
Side Elevation

Scale: 1:10mm

Trash Receptacle

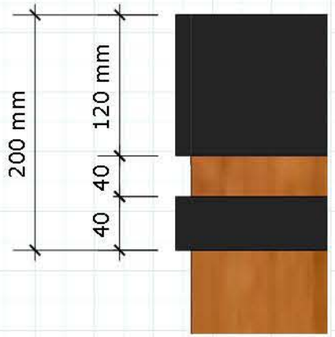
Features & Notes:

- Design includes 2 main components: prefabricated plastic trash receptacle box and wood slat receptacle "shell" with steel frame accent.
- Trash receptacle plastic box to be approximately 420mm square by 730 depth, 25-gallon.
- Attach vertical wood slats to steel support bands using appropriate metal fasteners.
- All wood to be locally sourced White Cedar, Grade "C" or better and protected with a clear preservative treatment. Color stain selection per municipality approval.
- All steel to be colored with Black Powdercoat finish per municipality approval.
- Stainless steel fasteners may be substituted for hot-dipped galvanized steel fasteners.
- All dimensions are in millimeters unless otherwise specified.



Plan View

Scale: 1:10mm

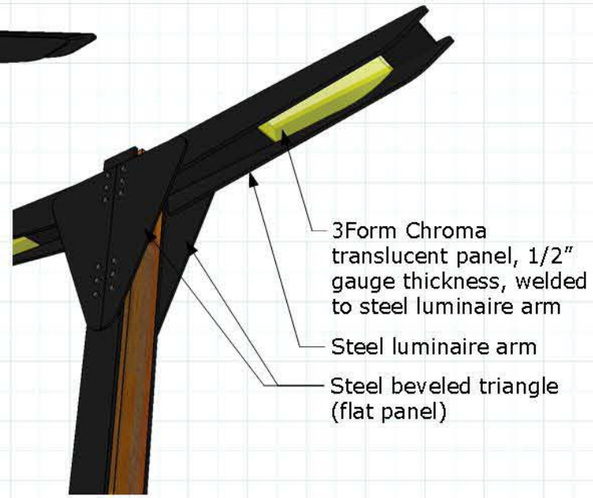


Enlargement

Scale: 1:5mm



Perspective

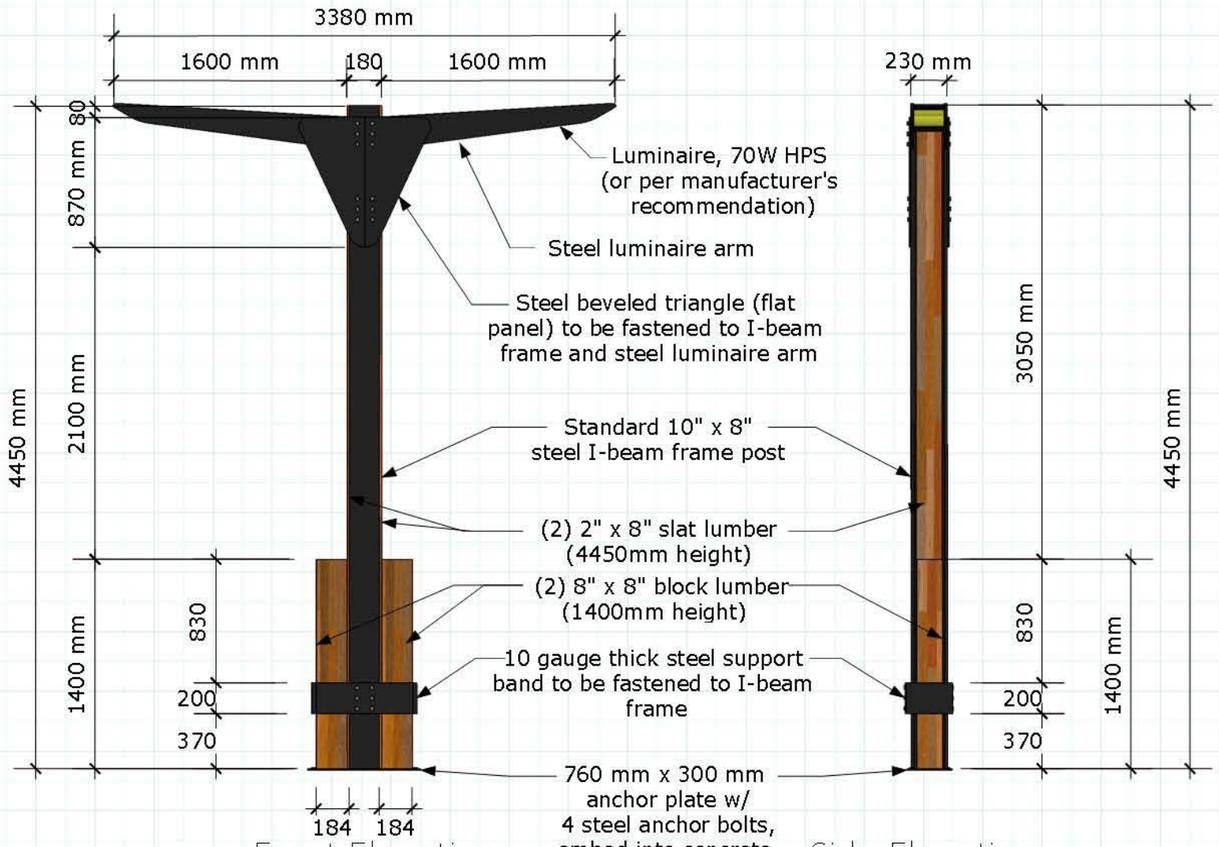


Enlargement

4.5m Light Fixture

Features & Notes:

- 4.5m height steel I-beam frame post with (2) parallel fastened steel luminaire arms.
- Total light fixture arm span is approximately 3.5m.
- Steel luminaire arm with Chroma translucent panel to be constructed per 3Form manufacturer's recommendation.
- Luminaire fixture, type, and wattage per lighting consultant's recommendation.
- All wood to be locally sourced White Cedar, Grade "C" or better and protected with a clear preservative treatment. Color stain selection per municipality approval.
- All steel to be colored with Black Powdercoat finish per municipality approval.
- Stainless steel fasteners may be substituted for hot-dipped galvanized steel fasteners.
- All dimensions are in millimeters unless otherwise specified.

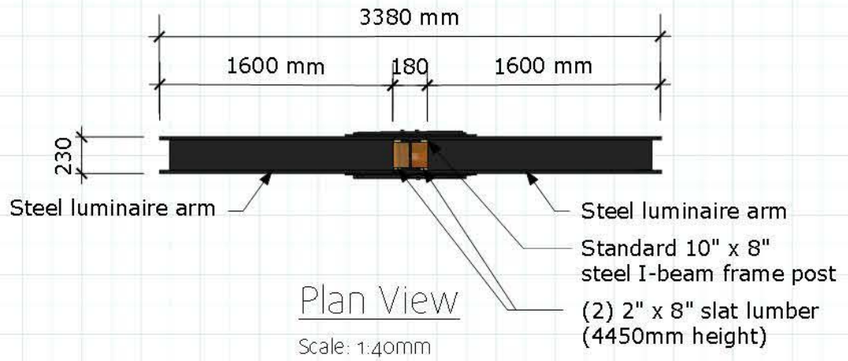


Front Elevation

Scale: 1:40mm

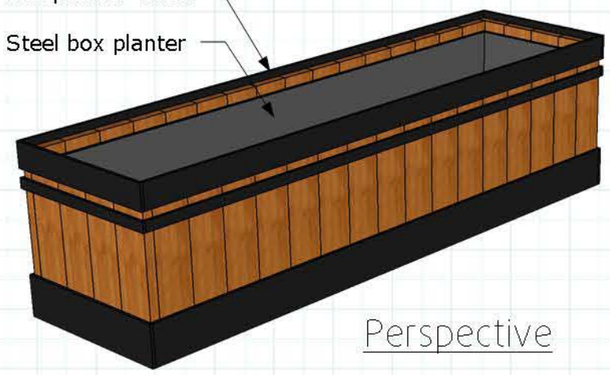
Side Elevation

Scale: 1:40mm

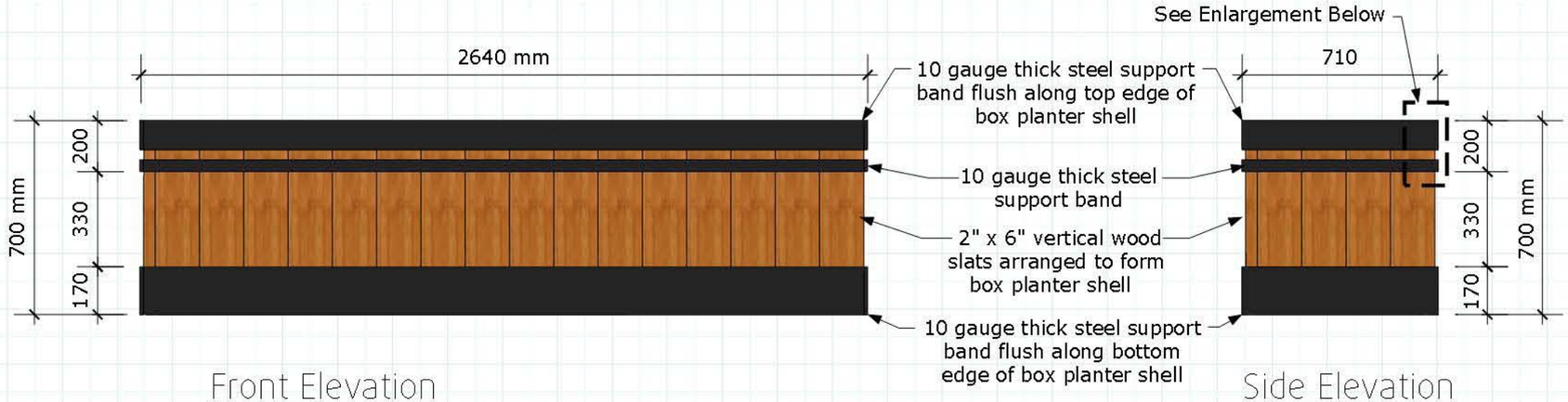


Plan View

Scale: 1:40mm



Perspective



Front Elevation

Scale: 1:20mm

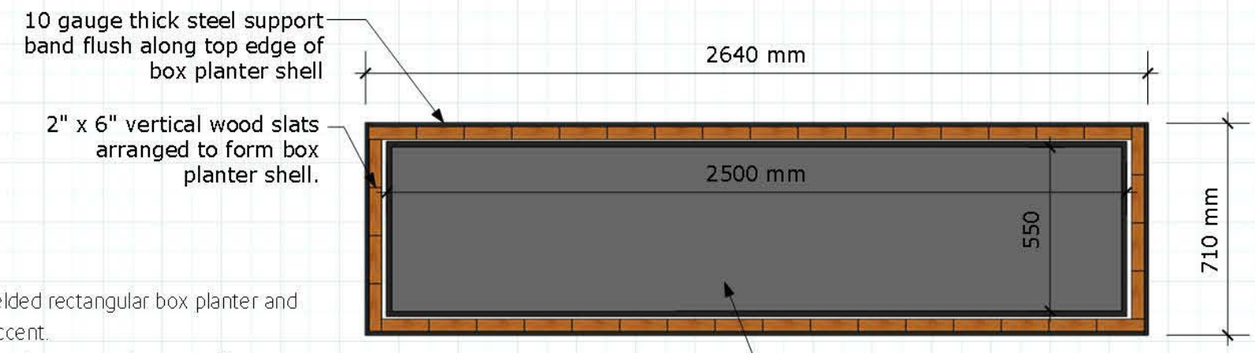
Side Elevation

Scale: 1:20mm

Box Planter

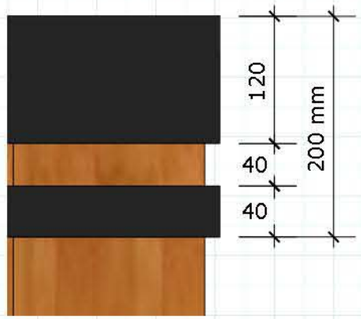
Features & Notes:

- Design includes 2 main components: custom-welded rectangular box planter and wood slat box planter "shell" with steel frame accent.
- Attach vertical wood slats to steel support band using appropriate metal fasteners.
- All wood to be locally sourced White Cedar, Grade "C" or better and protected with a clear preservative treatment. Color stain selection per municipality approval.
- All steel to be colored with Black Powdercoat finish per municipality approval.
- Stainless steel fasteners may be substituted for hot-dipped galvanized steel fasteners.
- All dimensions are in millimeters unless otherwise specified.



Plan View

Scale: 1:20mm



Enlargement

Scale: 1:5mm

3.4 Landscape Development Plan

As has been stated in this report, the available survey data and original scope of work do not allow for a full set of working drawings to accompany the plans for the various green spaces around town. The plans, including the planting plans, are only schematic. However, the list below provides common trees and shrubs from which more detailed planting plans may be drawn:

Botanical Name	Common Name	Plant form	Native	Recommended Uses
Deciduous Trees				
Acer rubrum 'Autumn blaze'	Autumn blaze maple	Medium size tree	Yes	Street/park
Amelanchier canadensis	Shadblow serviceberry	Small multi-stem tree	Yes	Street/park
Fagus sylvatica	European beech	Large tree	No	Street/park
Fraxinus amerciana	White ash	Large tree	Yes	Street/park
Quercus rubra	Red oak	Large tree	Yes	Street/park
Tilia cordata	Littleleaf linden	Large tree	No	Street/park
Evergreen Trees				
Picea glauca	White spruce	Medium size pyramidal tree	Yes	Park
Pinus nigra	Austrian pine	Medium size rounded tree	No	Park
Deciduous Shrubs				
Cornus sericea	Redosier dogwood	Shrub growing to 1.5m	Yes	Mass planting
Rosa rugosa 'snow pavement'	Snow pavement rose	1.5m high shrub rose, white booms	No	Mass planting
Spirea x bumalda 'Froebellii'	Froebel spirea	1m high shrub, deep pink flowers	No	Mass planting
Evergreen Shrubs				
Euonymus fortunei var. Coloratus	Wintercreeper euonymus	.3m high spreading ground cover	No	Mass planting
Juniperus sabina 'Arcadia'	Arcadia juniper	.3m high x 1.2m spread	No	Mass planting
Rhododendron 'PJM'	PJM rhododendron	1 - 1.8m high rounded mass	No	Mass planting
Vines				
Hydrangea anomala subsp. Petiolaris	Climbing hydrangea	Flowering self-clinging vine	No	Walls & planters
Parthenocissus quinquefolia 'Englemanii'	Virginia creeper	Self-clinging vine	No	Walls & planters
Parthenocissus triscupidata	Boston ivy	Self-clinging vine	No	Walls



3.5 Facade Examples

There have been a number of façade incentive programs in Nova Scotia over the last few years; most recently in Cheticamp, St. Peters, and North Sydney. A façade program usually provides matching funds to building owners up to an upset limit for the design and construction of new facades. While a full façade program is beyond the scope of this report, there are a few simple guidelines and examples which will be of benefit to Springhill if it chooses to embark on this phase of the beautification strategy.

Simple Design Guidelines for Building Owners:

» The authentic history and character of Springhill is its most valuable asset. If this is lost, it cannot be replaced.

» All eras are part of this history. No single period is more important than another.

» Everything that is upgraded or renovated should be undertaken with the utmost care and respect. Springhill should look like everyone cares for it.

» Visitors to Springhill are not looking for a generic 'corporate' retail experience.

These guiding principles lead to several overall recommendations:

» If the original colour, detail, and materials are known, and if they meet modern fire safety requirements, use them.

» Repair any broken or failed finishes as soon as possible. The 'first broken window' concept ended up restoring mid-town Manhattan in just a few short years.

» Use durable, low maintenance material. Maintenance costs may eventually eclipse capital costs, and deferred maintenance will detract from the overall intent and outcome of the facade program.

» The basic structure of the building should be respected. Therefore, elements such as signs, much like corner stones, should not be removed.

» Original materials, cornice details, and core facade forms should be retained.

» Signage should be placed in areas originally dedicated for placement; in the sign band about the storefront, in windows, projecting from store fronts, or on awnings.

» The area of the storefront is where retail creativity can be unleashed. Within the space between columns, the base, and the sign, owners should be encouraged to do whatever they can to market their enterprise.

» Wherever possible, facades should employ gooseneck lighting above sign bands. Fixed architectural spots on street light standards could focus light on high quality buildings in the downtown.

» Owners should employ LED lights to ensure longevity and low power consumption.

» Coordinated Signage - All buildings should coordinate sign standards. The installation of cheap, backlit signs only serves to reinforce the transient nature of a business in the downtown. This goes against the image of permanence and stability that will attract business.

» Coordinated Building Number Signs - Ideally, civic numbers should be coordinated with font, size and colour for each building.

» Coordinated Colour Scheme - A colour palette should be coordinated for the downtown to encourage a common colour family and the use of 2-3 colours for every building.

» Each facade should be completed using at least three colours. The body colour of white should be used for all buildings. Brick or stone should be left natural, unless painting or covering is the only solution to deterioration. The secondary colour should relate to the theme of the enterprise, and the third colour, the trim, should be used to highlight special architectural features. Signage may introduce a fourth colour, as required.





Example Facades

» High quality glass storefronts. Storefronts in the downtown should be upgraded to promote window shopping downtown. Long blank walls, or storefront windows above eye level on the street should be replaced wherever possible.

» Coordinated high quality siding. Vinyl siding can be replaced with wood or Hardie Panel, brick can be repainted and old stone can be replaced. New siding is an an effective and inexpensive way to breathe life into buildings downtown.

Natural Resources Canada's Office of Energy Efficiency (OEE) offers the EcoENERGY Retrofit Incentive program for commercial buildings. The program allows owners of small and medium-sized buildings in the commercial and institutional sectors to make energy improvements. Owners could receive up to $10 per gigajoule of estimated energy savings, 25 percent of eligible project costs or $50,000 per project. When applying, owners need to provide a pre-project energy audit of their buildings.







Implementation

This report describes the long term vision for Springhill's Beautification Plan, and an achievable phasing strategy to implement the components on an individual basis. The plan components and projects are consistent with the vision outlined during this process, and will work together towards the fulfillment of the community's vision.

When developing a prioritization and phasing strategy, initiatives with a high profile, high ease of implementation, or make sense in terms of basic construction feasibility should be given priority, especially when cost is not prohibitive. Larger and more complex elements could be deferred until funding becomes available, or community partners chose to adopt certain features. Setting priorities for implementation should be based on the following criteria:



» public demand and / or support

» opportunities for supportive synergies with adjacent facilities

» ease of constructability

» logical design and construction sequence

» opportunity for partnerships with community groups

» coordination with ongoing or future municipal objectives

4.1 Phasing

The outcome of this report is twofold; first to improve the livability and quality of life in the community, and second to create a unique and special place which leads to greater tourism opportunities and economic vitality. As the steering committee so aptly put it during initial meetings: "we must build it for ourselves first, before we can expect others to come."

The biddable section of this strategy is the street furnishings palette. This report also schematically outlines designs for key Town green spaces as well. The total beautification package therefore can be taken in a piecemeal approach as funding becomes available or as groups or organizations decide to offer volunteer or in-kind services and contributions. Bidding these proposed components and their placement in suggested locations would begin the implementation of this beautification strategy.

As projects live and die based upon the community's support and enthusiasm, it behooves the town to focus its initial efforts on Main Street and Lions Park, as these are the two most prominent locations for development. As Main Street represents the commercial core of the town, and Lions Park its recreational core, these two sites would be logical first candidates for development.

Improving these two sites strengthens the community aesthetic. An improved Main Street in particular begins to tie in the disparate elements of Springhill's existing historic interpretive infrastructure. This in turn will increase tourism opportunities and interest.

Town entry sites would be candidates for second phase development. Why build a sign to something that isn't yet there? Improve the town first, and then point a finger towards it.



The art piece / signage element at the corner of Junction Road and Route 142 would be an appropriate second step, followed by the community entrance from Parrsboro- potentially located adjacent to the Provincial Park and Pond Site.

A further breakdown of phasing is shown in the cost estimate.

4.2 Maintenance Plan

All the recommended changes and additions to Springhill's parks and streetscapes come with a necessary upgrade in ongoing maintenance. While standard design practice attempts to keep these ongoing costs to a minimum, the town will need to be aware of a potential change to their existing maintenance schedule.

See table on next page.

4.3 Cost Estimate

The cost estimate is broken down into two main sections. The first estimates the cost of each element shown in the Street Furnishings Palette. The second estimates the rough costs associated with each key area of development. These costs incorporate the furnishings as well as ancillary items such as concrete pads, landscape plantings, etc. The costs of all construction outlined in this plan (based on a class D cost estimate) totals approximately $971,000.

See Table on facing page.

4.4 Funding Opportunities

There are several sources for funding available for towns to begin moving strategies into actual built work. Many public partnerships are at work throughout Nova Scotia aimed at improving quality of life throughout Nova Scotia towns. Many private grants are also available. These resources need to be explored and tapped into. However, there are also some initiatives which the Town of Springhill can take on its own.

A particular thrust of this report is to create a beautification plan that is build-feasible. That is to say, that this document can serve as both a set of design guidelines for theming and locating aesthetic upgrades for the town, and as a document from which items can be tendered to local contractors and craftsmen. A strong component of this plan is that work needs to come from the ground up. Listed below are some ideas for local sourcing of funds, labour, and materials.

Façade Improvement Program

During the stakeholders workshop most of the participants expressed a high level of interest in a Façade Improvement Program. However, on the online survey there was very little interest expressed. This dichotomy no doubt reflects the different demographics of the two audiences; the first being made up of community activists and business owners, the second being mostly local citizenry. Therefore, it is probable that any program would encounter less opposition from the public if the financial onus were placed upon the direct beneficiaries of the program, i.e. business owners.

Façade Improvement Programs encourage improvements to the exterior appearance of commercial buildings within a designated area by providing a financial incentive. The programs assist building owners to maintain and upgrade their properties in a manner that benefits their enterprise and the surrounding business district. Upgrades usually need to meet predetermined architectural standards to qualify for cost sharing. These standards typically require upgrades to windows, siding, and signage to better reflect the historic character of the building and the streetscape. Planned improvements should facilitate the use of local labour and materials.

Many successful tourist driven downtown economies rely heavily upon façade and signage programs which promote aesthetically interesting streetscapes.

Tax Increment Financing (TIF)

Funding of this type allows the municipality to promote economic development by setting aside a portion of the new property tax revenue from increases in assessed values within a designated Tax Incremented Financing (TIF) district. TIF revenues could leverage private sector redevelopment investment with the use of credit enhancement, provide revenues to support municipal infrastructure improvements including streetscapes, and allow the municipality to match individual contributions towards façade improvements. To qualify for funding, improvements would fall into a series of requirements targeted toward maintaining the historical presence, such as the use of local materials and builders, and the use of green technologies, to name a few.

Business Improvement District (BID)

The creation of a Business Improvement District is a vehicle for organizing and funding activity within a designated commercial area. All businesses within an area become members of the association, and then work together to achieve their collective aims for improvement. BIDs can be found in towns and cities throughout Canada and the United States.

4.5 Organizational Opportunities

Before any undertaking can begin, an appropriate amount of planning and structuring ought to be invested in both the short term and long term goals of the project. Merchants, property owners, local government officials, community residents, and civic leaders must agree to support the goals of the beautification strategy and join together in partnership. The following groups types of groups are usually present in any well-established town and can be of great value through the life of a project.

Volunteer Organizations

Workshop participant often mention that many valued community initiatives are the result of volunteer groups who initiate, donate, fund raise, and volunteer time to make things happen. It is not uncommon for municipalities and other government agencies to financially contribute to volunteer organizations or offer support in other ways. Funding to promote the capacity of volunteer groups is a wise investment for the municipality, enabling it to build communities and support community initiatives at a favorable cost. In some cases, community groups may be able to leverage grant funding for projects that are not available to government, and so make an extra valuable ally for project implementation.

Springhill Beautification Cost Estimate- Class D				Spring 2012	Phasing		
Furniture Palette*	**units**	**quantity**	**unit cost**	**cost**	**1-2 yrs**	**2-5 yrs**	**5+ yrs**
Bench	ea	1	$ 1,800.00	$ 1,800.00			
Bollard	ea	1	$ 990.00	$ 990.00			
Light Poles	ea	1	$ 5,600.00	$ 5,600.00			
Litter Receptacle	ea	1	$ 450.00	$ 450.00			
Planter	ea	1	$ 1,350.00	$ 1,350.00			
Sidewalk Medalions	ea	1	$ 350.00	$ 350.00			
Street Signs	ea	1	$ 640.00	$ 640.00			
Main Street	**units**	**quantity**	**unit cost**	**cost**	**1-2 yrs**	**2-5 yrs**	**5+ yrs**
Benches	ea	9	$ 1,800.00	$ 16,200.00	$ 16,200.00		
Bollards	ea	6	$ 990.00	$ 5,940.00	$ 5,940.00		
Light Poles (+/- 10M o.c.)	ea	41	$ 5,600.00	$ 229,600.00		$ 114,800.00	$ 114,800.00
Litter Receptacles	ea	7	$ 450.00	$ 3,150.00	$ 3,150.00		
Street Signs	ea	12	$ 700.00	$ 8,400.00	$ 8,400.00		
Planters	ea	34	$ 1,350.00	$ 45,900.00	$ 45,900.00		
Street Trees	ea	13	$ 700.00	$ 9,100.00	$ 45,900.00		
Tree Grate	ea	13	$ 1,400.00	$ 18,200.00	$ 18,200.00		
Sidewalk Medallions	ea	8	$ 350.00	$ 2,800.00	$ 2,800.00		
Entry Monumentation	LS	1	$ 15,000.00	$ 15,000.00		$ 15,000.00	
Subtotal				$ 354,290.00	$ 146,490.00	$ 129,800.00	$ 114,800.00
Contingency (20%)				$ 70,858.00	$ 29,298.00	$ 25,960.00	$ 22,960.00
HST (15%)				$ 53,143.50	$ 21,973.50	$ 19,470.00	$ 17,220.00
Sub-total:				$ 478,291.50	$ 197,761.50	$ 175,230.00	$ 154,980.00
Lions Park	**units**	**quantity**	**unit cost**	**cost**	**1-2 yrs**	**2-5 yrs**	**5+ yrs**
Benches	ea	4	$ 1,800.00	$ 7,200.00	$ 7,200.00		
Bollards	ea	12	$ 990.00	$ 11,880.00	$ 11,880.00		
Light Poles	ea	4	$ 5,600.00	$ 22,400.00		$ 22,400.00	
Litter Receptacles	ea	3	$ 450.00	$ 1,350.00	$ 1,350.00		
Pavilion	ls	1	$ 35,000.00	$ 35,000.00		$ 35,000.00	
Pavilion Solar Lighting	ls	1	$ 12,000.00	$ 12,000.00			$ 12,000.00
Pavilion Audio system	ls	1	$ 8,000.00	$ 8,000.00			$ 8,000.00
Junior Play Structure	ls	1	$ 20,000.00	$ 20,000.00	$ 20,000.00		
Senior Play Structure	ls	1	$ 40,000.00	$ 40,000.00	$ 40,000.00		
Fibar Fall Material Play Surfacing	m²	440	$ 90.00	$ 39,600.00	$ 39,600.00		
Strata Wall Art piece / hillock	ls	1	$ 20,000.00	$ 20,000.00		$ 20,000.00	
Concrete Pads	m²	180	$ 180.00	$ 32,400.00	$ 32,400.00		
Light Duty Asphalt Paths	m²	515	$ 75.00	$ 38,625.00		$ 38,625.00	
Asphalt Parking and Striping	m²	98	$ 110.00	$ 10,780.00		$ 10,780.00	
Shrubs	ea	160	$ 90.00	$ 14,400.00	$ 14,400.00		
Trees	ea	16	$ 700.00	$ 11,200.00	$ 11,200.00		
Subtotal				$ 249,830.00	$ 152,430.00	$ 77,400.00	$ 20,000.00
Contingency (20%)				$ 49,966.00	$ 30,486.00	$ 15,480.00	$ 4,000.00
HST (15%)				$ 37,474.50	$ 22,864.50	$ 11,610.00	$ 3,000.00
Sub-total:				$ 337,270.50	$ 205,780.50	$ 104,490.00	$ 27,000.00

Pioneer Park (Junction & Main)	units	quantity	unit cost	cost	1-2 yrs	2-5 yrs	5+ yrs
Benches	ea	4	$ 1,800.00	$ 7,200.00			$ 7,200.00
Light Duty Asphalt Paths	m²	122	$ 75.00	$ 9,150.00			$ 9,150.00
Trees	ea	5	$ 700.00	$ 3,500.00			$ 3,500.00
Shrubs	ea	50	$ 90.00	$ 4,500.00			$ 4,500.00
Subtotal				$ 24,350.00	$ -	$ -	$ 24,350.00
Contingency (20%)				$ 4,870.00	$ -	$ -	$ 4,870.00
HST (15%)				$ 3,652.50	$ -	$ -	$ 3,652.50
Sub-total:				$ 32,872.50	$ -	$ -	$ 32,872.50
Entry from Truro	**units**	**quantity**	**unit cost**	**cost**	**1-2 yrs**	**2-5 yrs**	**5+ yrs**
Monumental Signage Piece	ls	1	$ 35,000.00	$ 35,000.00			$ 35,000.00
Trees	ea	12	$ 700.00	$ 8,400.00			$ 8,400.00
Shrubs	ea	120	$ 90.00	$ 10,800.00			$ 10,800.00
Subtotal				$ 54,200.00	$ -	$ -	$ 54,200.00
Contingency (20%)				$ 10,840.00	$ -	$ -	$ 10,840.00
HST (15%)				$ 8,130.00	$ -	$ -	$ 8,130.00
Sub-total:				$ 73,170.00	$ -	$ -	$ 73,170.00

Area Totals	units	quantity	unit cost	cost	1-2 yrs	2-5 yrs	5+ yrs
				Main Street	$ 197,761.50	$ 175,230.00	$ 154,980.00
				Lions Park	$ 205,780.50	$ 104,490.00	$ 27,000.00
				Pioneer Park	$ -	$ -	$ 32,872.50
				Entry from Truro	$ -	$ -	$ 73,170.00
Sub-total:					$ 403,542.00	$ 279,720.00	$ 288,022.50

Sidewalks & Paving		Landscape & Plant Material		Signage & Markings		General	
Issue	Frequency	Issue	Frequency	Issue	Frequency	Issue	Frequency
Replacement of cracked or failed sidewalk	Replace failed sidewalk	Trimming of trees & shrubs	As needed to maintain clear path along sidewalk.	Sign facings	Maintain per manufacturer's recommendations	Burnt Out Light Sources	Replace as needed
spalling concrete	Replace failed sidewalk	Edging and cutting grass	Weekly	Crosswalks & Pedestrian Pavement Markings	Re-stripe every 6 years, or as needed.	Finish of Light Poles	Touch -up as needed. Inspect annually.
materials, signs, or street furnishings restricting sidewalk width	Remove obstacles as needed	Planting of annuals	Twice per year	Pedestrian visibility	Prune trees & shrubs as needed, strategic location of site furnishings as to not block crosswalks.	Finish of Site Furnishings	Maintain per manufacturer's recommendations. Touch up as needed. Inspect annually.
trash, loose sand, oil or grease on sidewalk	Remove / wash sidewalk	Weeding of planting beds	weekly	Damaged Signs	Replace as needed. Inspect annually.	Removal of debris from tree grates	Weekly, as needed
replacement of damaged pavers	As needed	Picking up trash	Daily			Rotation of streetscape banners	As required.
section pop-up greater than 12mm	Replace failed sidewalk	Blowing leaves	Weekly as needed				
		Installing sod	As needed				
		Mulching	Twice per year				
		Replacement of dead or dying trees	As needed				
		Storage of movable planters in winter					
		Fertilization of signature trees	Twice per year				

Any strong community requires the presence of involved citizens with vested interest in the welfare of their town. Well organized volunteerism is an excellent way of finding and focusing interested parties who can energize a community and become a self-sustaining and vital brain-trust. Broad based volunteerism from local businesses, church groups, community groups, and for members of the local government, are good ways to strengthen internal bonds and promote civic interest and responsibility.

The Community

Just as a church is more than a structure, so too is a town more than just a collection of buildings. Rather, a town is its people. Any economic and infrastructural investment which the town chooses to undertake in its downtown area must necessarily involve the goodwill of the people. Through public documentation and information distribution the public needs to be made aware of Springhill's Beautification Strategy. Every community member should be given the opportunity to guide and participate in the revitalization.

Heritage Groups

Heritage groups, dedicated to preserving the historic character of Springhill, can be a great help in shaping civic branding and identity which give a localized and authentic feel to an area, as well as preserving and celebrating distinct cultural attractions.

Local Artisans and Tradesfolk

Small towns are almost universally short-funded when it comes to large scale beautification projects. In situations like these, looking for partnerships with local artisans and tradesmen becomes a surefire way to draw from a rich local aesthetic tradition with potential cost savings. Local craftsmen often have access to, or knowledge of, local materials and methods which can be employed to build more efficiently and more authentically. Looking for opportunities to employ local artists and craftsmen on some of these construction projects will yield a final streetscape and beautification project with a truly unique and home-spun aesthetic. This is the aesthetic that will give citizenry a sense of pride and ownership, and will entice visitors.

Conclusion

The Town of Springhill is a small yet vibrant community, rich in lore, full of vigor and pride, and on the cusp of a new and fascinating future as it leaves its mining past behind and embarks upon a new economy driven by future technologies and its unique place in Nova Scotia history.

Wisely, the town has embarked upon a mission to create a Beautification Strategy in order to encapsulate and codify the wants and needs of the public into a shared vision strategy for the aesthetic face of the town

The public's enthusiasm to see change wrought is apparent from their vocal engagement and ongoing interest in this Beautification Strategy. In overall terms, the public wanted two things; the first was to see their town become a vibrant place with engaging community activities such as street fairs, festivals, shopping opportunities, and a more vibrant Main Street. Recognizing that these types of events and activities can arise from a more beautiful town, the public focused their wants to new street furnishings, more trees and landscaping in the parks, more tourist stops information kiosks, and better overall pedestrian connectivity.

A Beautification Strategy is a statement of a belief- a belief that a beautiful place is of value, and that a beautiful place can invigorate a town's economic and social prosperity. The strategy outlined in this report highlights opportunities, identifies areas, and provides a blueprint for construction. The prescribed actions described herein coupled with the biddable furniture palette will enable Springhill to create a beautiful and workable downtown in which the community can take pride.



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