

# STORES-TO-SHORES DOWNTOWN REVITALIZATION PROJECT PHASE II

## WE SURE WISH THERE WAS ANOTHER WAY TO REPLACE THE UNDERGROUND INFRASTRUCTURE, BUT UNFORTUNATELY THERE ISN'T. THE WORK HAS TO BE DONE!

The City of Nelson has moved on to the final phase of the Stores-to-Shores Revitalization project at the north end of Hall Street. This is an important project aimed at replacing the aging underground infrastructure along the Hall Street Corridor and making streetscape improvements that will enhance our downtown and waterfront to attract further private sector investment in the City. This project is one of the most complicated infrastructure projects the City has undertaken. It involves collaboration with the Ministry of Transportation (Highway 3A) and the Canadian Pacific Rail (railway crossing) and also permits for work on Kootenay Lake. This project is further complicated by our limited options to access Lakeside Drive.

This project will have significant benefits to the area as the new storm water improvements will greatly reduce the impact of weather events flooding the intersection at Hall and Front Streets and adjacent businesses. In addition, new sidewalks will be constructed and roads resurfaced, which will tie into the previous Phase I construction on upper Hall Street. Much of the work to date has been focused on the area adjacent to the Prestige Lakeside Resort including the installation of the new storm water underground infrastructure and the new outfall into the lake, the waterfront plaza and waterfront steps. **The City received a grant of \$4,441,000 which will fund 66% of the project**, with the remaining funds for our normal water, sewer, electrical and roads upgrades coming from reserve accounts set aside for these ongoing city-wide infrastructure improvements.



Underground infrastructure work will mitigate flooding at the intersection at Hall and Front Streets.



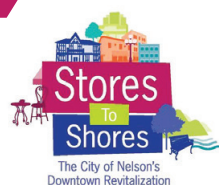
Designer rendering of the new Waterfront Plaza adjacent to the Prestige Lakeside Resort on Kootenay Lake.

Over the next few weeks and months, the underground infrastructure work will begin along Hall Street between Lakeside Drive and Lake Street. The street will then be fully renewed with new sidewalks, road resurfacing, street lights and street trees. It will be pedestrian friendly and beautiful. The following is the anticipated schedule for the four stages of the project:

## STAGE ONE – 6 WEEKS

Stage 1 involves boring under the railway tracks to install the underground utilities. Boring is expensive, but was the only option available for this small section of the work. This necessitates a closure of the 100 Block of Hall Street from the intersection of Hall and Lakeside Drive to the south (downtown side) of the CP rail tracks. This phase of the work is anticipated to last 6 weeks. Vehicle access to the businesses along Lakeside Drive will be via the detour route on Cedar Street. Vehicle access to the businesses located between the CP tracks and Front Street will be accessible from Front Street.

*Note: Stages 2, 3 & 4 of the project have not yet been awarded as the tender for this work closed on April 5, 2018. Subsequent to the tender call closing, the lowest qualified bidder will be required to submit a number of items, including a schedule of the work and a description of how the work will be staged. Although the City is not currently in receipt of an approved schedule, the City predicts that the schedule and staging will reflect the schedule outlined below.*



- Road Closed
- Customer Parking
- Business Access
- Detour

### STAGE 1 Hall Street Construction



## STAGE TWO – 6 WEEKS

Stage 2 involves the excavation of the 100 block of Hall Street to the Front Street intersection to install the underground infrastructure. This will necessitate the closure of the 100 Block of Hall Street from the south (downtown side) of the CP rail tracks to Front Street. This phase of the work is anticipated to last 6 weeks. Vehicle access to both the businesses along Lakeside Drive and the businesses located in the 100 block Hall will be via the detour route on Cedar Street. Pedestrian access to the businesses located between the CP tracks and Front Street will remain accessible from Front Street and all vehicle access will be from Lakeside Drive.

## STAGE THREE – 6 WEEKS

Stage 3 involves the excavation of Highway 3A on the north (lake) side of the Hall Street and Front Street intersection to install significant new underground infrastructure. This will necessitate closure of the north side (lakeside) of the Intersection. This phase of the work is anticipated to last 6 weeks. Highway 3A will remain open, but there will be no access to Hall Street from the north side during this phase of the work. Vehicle access to the businesses along Lakeside Drive and Hall Street will be via the detour route on Cedar Street. During this phase of the work, vehicle traffic in the intersection of Hall and Front Streets is anticipated to be limited to one lane of traffic in each direction.

## STAGE FOUR – 6 WEEKS

Stage 4 involves the excavation of the road on south (downtown) side of the Hall Street and Front Street intersection to install significant new underground infrastructure. This will necessitate the closure of the south side of the Hall Street and Front Street intersection to the intersection of Lake Street and Hall Street. As the work in Stage 4 progresses, it is anticipated that the intersection will be re-opened and the contractor will work to finish the underground work in the 200 block of Hall Street.

**STORES ARE  
OPEN**  
**Come on in!**



We really wish we could replace underground infrastructure without digging up the street, but since that is not possible, we ask for your patience while we commit to getting the work done as quickly as we can with the least amount of disruption. Please do not forget about the great businesses on Hall Street and Lakeside Drive that are going to be in the middle of this construction project. **They are local small business owners and they need our continued support.** We want to thank them in advance for their patience.

### WHAT IS THE CITY DOING TO MITIGATE THE IMPACT OF CONSTRUCTION ON RESIDENTS AND BUSINESSES?

- Free Customer Parking at the corner of Hall and Front Streets
- Cedar Street detour to access Lakeside Drive
- Promotion of impacted businesses  
- **Stores Are Open For Business!**
- Weekly Hall Street Project updates at [www.nelson.ca](http://www.nelson.ca)
- Directional Signage
- Pedestrian access will be maintained to the waterfront