



BDA

Landscape Architecture
Site Engineering ■■■

Pugwash Waterfront Improvement Concept

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Prepared for:

**Municipality of Cumberland County
Village of Pugwash
124 Water Street
Pugwash, NS B0K 1L0**

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Introduction

In August 2015, the Municipality of Cumberland engaged BDA to prepare a concept for the Pugwash Waterfront.

BDA outlined the following goals and objectives for the project:

- Develop a common vision for the development of the Pugwash Waterfront and village core
- Engage the community in the decision making process
- The waterfront and village plan will consist of a “shopping list” of projects with probable costs and partners that will meet the requirements of a range of funding agencies
- The overall/community concept plan will be a graphic illustration of the core area and waterfront that will also be used to attract private and public investment
- Possibly the most important outcome of the master plan is to provide a unified community supported blueprint for community action



A series of meetings and brainstorming sessions with a steering committee was used to guide the planning process through August and September.

As a starting point, BDA reviewed past studies and reports and identified existing projects and proposed projects that would form the core of the project.

- The village has a well developed plan for a community center and library located at the historic railway station site. An alternate location has been discussed on Water Street. Regardless of the location, this facility must be tied into the overall village core waterfront plan to create an integrated approach that includes all the proposed elements to suit funding opportunities.
- A key waterfront element that has been discussed over the years is a boating center that is focused on water based activities such as boat tours, boat rentals, visiting boat services, teaching school, general moorage, service, and other retail economic development opportunities.

- A key and very successful waterfront project in all waterfront communities is a boardwalk. The Pugwash waterfront boardwalk is an excellent example of this. The existing boardwalk should be extended past Dingy Beach and the salt wharf to the inner basin waterfront, yacht club, seagull pewter, fishers wharf, and further along brick yard road to Page Point overlooking downtown. This pedestrian corridor would connect existing activities, attractions, and tourist experiences and provide a catalyst for future development.
- Water Street and Durham Street would benefit from a streetscape plan that emphasizes the priority of pedestrians. This would include lighting, planting, sidewalk renewal, and other pedestrian amenities.

A public open house and two public meetings were held in October to obtain feedback and further ideas for the waterfront.

The following concept plan is the result of the steering committee and public input over a four month period. This is a strategic community revitalization plan

that is comprised of a series of initiatives that collectively will advance the economic development of Pugwash.

The plan includes a magnitude of cost for the project. More detailed cost estimates will require more detailed knowledge of sites such as topographic survey, existing conditions, subsurface conditions, and more detailed design.



1 Eaton Park

Eaton Park is a linear waterfront green space in downtown Pugwash that runs parallel to Water Street. This is a wonderful waterfront park with a boardwalk trail, lighting, and seating areas offering views of the harbour. The sun sets directly across the harbour from the boardwalk providing outstanding evening sunsets.

Improvements include:

1a: Extend the waterfront trail around Thinkers Lodge

The boardwalk currently ends at the lobster factory. A stonedust trail is proposed from the lobster factory along the breakwater edge looping around Thinkers Lodge back to the boardwalk. This trail provides an outstanding view of the mouth of the river particularly at sunset. A seating area with benches or adirondack chairs is to be included. This loop will also provide access to and from Thinkers Lodge from the boardwalk. This extension of the waterfront trail will provide a good loop ending of the Harbour Walk on the north end of the waterfront.

Capital Requirements: Under \$5,000

Implementation Partners:

- Lead Partners - Thinkers Lodge Foundation, Pugwash Park Commission
- Other Partners - Municipality and municipal partners, Communities in Bloom

1b: Replace Amphitheater

The existing amphitheater has served the village well but the structure is past it's useful life and needs replacing. The proposed amphitheater is styled after the traditional band shell which provides excellent acoustics and has a solid back for weather protection and a visual backdrop. This is a free standing structure on the waterfront with significant prominence and as such the design must be high caliber.

The need to replace the existing storage or store items elsewhere in the village is to be determined. Washrooms are not included. Public washrooms are located in the village hall which allows supervision and ease of maintenance.

Capital Requirements: Between \$100,000 and \$200,000

Implementation Partners:

- Lead Partners - Municipality and municipal partners, Service Club or community group
- Other Partners - ACOA, province, corporate

Next Steps:

- Prepare detailed design with costing
- Secure funding





1c: Market Square - 'Cearnarch Margaith'

The waterfront concept includes extending the waterfront boardwalk and lights from the parking area behind the Seitle property to connect to Dingy Beach. This area is currently vehicle dominated with parking and a boat launch. The concept will establish this space as a pedestrian dominated area set aside for outdoor markets and public gatherings; in Gaelic 'Cearnarch Margaith'. The boat launch is to be relocated to the proposed Harbour Center Marina in the inner harbour. New parking areas have been identified east of Water Street behind the Pharmasave and the Village Hall. Parking would be permitted in the square when the area is not used for public gatherings. Improvements can be phased; the boat launch should remain until the new launch at the proposed Harbour Center is completed.

Capital Requirements: Between \$200,000 and \$300,000

- rip-rap repair along the harbour edge
- extend boardwalk 130m
- 4 lights
- trees and landscaping

Implementation Partners:

Municipality and municipal partners, province, ACOA

Next Steps:

Develop detailed design and cost estimates

1d: Dingy Beach

Dingy Beach is an amazing asset for the village, having a beach in the village center is a great attraction for residents and visitors. Currently the beach access is very poor, particularly at high tide. The improvement plan for Dingy Beach includes a continuation of the boardwalk and rip-rap from the Market Square to the beach area.

Capital Requirements: Between \$25,000 and \$50,000

- rip-rap repair along harbour edge
- extend boardwalk 10m
- extend storm pipe outfall

Implementation Partners:

Municipality and municipal partners, province, ACOA

Next Steps:

Develop detailed design and cost estimates



2 Water and Durham Street

The objective of the concept for Water and Durham Streets is to improve the pedestrian experience by providing upgraded sidewalks, lighting, and landscaping.

2a: Water Street

The improvements to Water Street include:

- new curb and sidewalks from the village hall to Durham Street
- use 'safe cross' expanded sidewalks at the crosswalks including landscaping.
- provide decorative lights similar to the boardwalk.

2b: Water Street and Durham Street Intersection

Improvements include:

- remove the fence and wall and regrade along the Water Street side of Memorial Park to open the park visually. Provide street side seating benches to more completely incorporate the park into the downtown.
- create a 'safe cross' island on the south side of Durham Street adjacent to the post office to complete the intersection. Plant a tree in this island.

2c: Durham Street

Durham Street does not have sidewalks which deters people from walking and does not provide a safe pedestrian environment. The improvements for Durham include:

- a new curb, sidewalk, and decorative lights on the north side of the street. This will involve easements from Home Hardware and the Chatterbox/Craft store property. The proposed sidewalk is aligned to accommodate the existing parking.
- tree planting in strategic locations.

Capital Requirements: Between \$800,000 and \$900,000

- curb and sidewalk - 500m
- street lights - 40 units
- road patching and resurfacing
- trees and landscaping

Implementation Partners:

- Lead Partners - Municipality and municipal partners
- Other Partners - Province, ACOA

Next Steps:

- undertake detailed design
- coordinate with proposed water distribution system





Water Street looking south



Durham Street

3 Harbour Center

The Pugwash Harbour currently supports a wide variety of marine activity including commercial shipping of salt, a port for a local fishery, and a base for recreational boating. The fact there are four active marine and wharf facilities in the harbour emphasizes the importance of marine activity to the local economy.

Previous studies and community surveys identified the need and opportunity for additional recreational boating facilities for both residents and tourists. A key aspect of the Pugwash waterfront improvement concept is a new center for boating and water based activity.

The boating center builds on the Pugwash Waterfront feasibility study by Cantwell & Company, April 2005 and a follow up plan by small craft harbours.

The Cantwell plan identified a site adjacent to the Pugwash Harbour Authority wharf that included a consolidated marina facility with additional infrastructure. This includes berths for 20-25 recreation boats, small retail sheds, community building, boater services such as laundry, shower, ice storage, other amenities, and parking.

The committee adopted this idea with the addition of a slipway and expansion capability of 75 berths. The committee also determined the facility would be free standing and not tied into the fisher/harbour authority wharf for management and logistical reasons.

Site Selection

The committee identified three potential sites for the boating center:

- Eaton Park
- Inner Harbour
- Page Point

The Eaton Park site was eliminated as a candidate because of the negative visual impact on this area. It was determined the views from Eaton Park are a significant aspect of the community and are to be protected. The remaining two sites were evaluated to determine a preferred site.

The Inner Harbour location was selected as the preferred site.

- Previous studies identified this site
- site conditions are known
- the site is fully serviced with utilities
- the site is accessible with a public road
- proximity to the village and visibility for visitors is good

A key asset of the Inner Harbour site is its readiness for development.



	Site Evaluation Criteria	
	Inner Harbour	Page Point
Land ownership	Public	Private
Public road access	Yes	No
Water Service	Pending	Pending
Sewer	Yes	No
Proximity to village center	0.6 km	1.4 km
Visibility from Sunrise Trail (tourism)	Yes	No
Expansion potential	Yes	Yes
Catalyst for future development	Yes	Yes
Other	Sub surface conditions for dredging are known based on work at the PWYC and the fishers wharf.	Subsurface conditions are unknown (dredging feasibility).
	The site is protected from storms and potentially requires a minor breakwater	The site is exposed and will require a breakwater

The addition of boat slips and marine services will be an amenity that will be factored into the decision to live in Pugwash or build a seasonal residence in the Pugwash area which will provide economic spin-off in the community. The Harbour Center will also be a port of call for visiting boaters which will also provide economic spin-off.

The proposed Pugwash Harbour Center will fulfill the demand for additional recreational boat slips and services but it is also designed for related water based activity for residents and tourists. The Harbour Center will be the community focus for harbour and river environmental education and research. The Harbour Center will include:

Marine Services

- boat basin with docking slips for local and visiting boats
- haul-out slipway
- fuel
- sewage pump-out
- showers and laundry
- boat storage

Tourist attraction for water based experiences

- boat tours
- boat/kayak rentals

- sailing lessons
- waterfront boardwalk and park
- retail outlets

Environmental Research and Education Center

- display of natural history of the Pugwash River
- educational programs about Pugwash River ecosystem, experiences for residents and visitors
- boat tours
- headquarters for restoration projects and monitoring wildlife and water quality

Capital Requirements: It is difficult to estimate the capital cost of the Harbour Center project because of the lack of information about the soils and grades in this area. For comparison, the Pugwash Waterfront Feasibility Study (Cantwell & Company, 2005) included a plan for 25 boat slips and land based facilities adjacent to the Harbour Authority wharf. The estimated probable cost of this project was \$5M. The attached plan is a concept and further design is required to prepare capital cost estimates.

Implementation Partners:

- Lead Partners - Boat Basin Committee (stakeholders)
- Other Partners - Province, ACOA, small craft harbour, Department of Fisheries and Oceans, corporate

Next Steps:

- Organize a Boat Basin Committee
- Determine requirements for environmental permits.
- Undertake testing, survey, and more detailed design and costing.









Arrival on HWY 6 from East

4 Harbour Walk

Every year more and more people are walking as a recreation and social pursuit. Pugwash recently construction a waterfront boardwalk that has become a popular walking and socializing amenity. The waterfront concept plan include a 'Harbour Walk' that connects all the attractions and activities on the waterfront. The walk connects:

- Thinker's Lodge
- Eaton Park
- Dingy Beach
- Water Street
- Durham Street
- Along Highway 6
- Harbour boat center
- Seagull Pewter
- Fisher's Wharf
- Lobster Pound
- Brickyard Road to Page Point

Capital Requirements: The harbour Walk will use the Eaton Park boardwalk, sidewalks on Water and Durham Streets. Included in the plan is a new stonedust trail along Highway 6 to Page Point. 1000m

\$30,000 to \$50,000

Implementation Partners:

- Lead Partners - Municipality and municipal partners
- Other Partners - Province, ACOA

Next Steps:

- survey the route
- determine most suitable location
- prepare detailed design and cost estimates
- apply for funding

5 Wayfinding Signage

Two locations have been identified for directional signage to the village center and the major visitor attractions; the intersection of Highway 6 and Brickyard Road, and Highway 6 and Durham Street.

These signs would also serve as welcome signs and are to be well crafted and painted to express the character of the community.

Capital Requirements: \$5000 per sign

Implementation Partners:

- Lead Partners - Municipality and municipal partners

Next Steps:

- sign design
- fundraising

Implementation

The implementation strategy for the Pugwash Waterfront Improvement Concept will need to remain flexible to respond to available funding, partnerships, regulatory requirements, and permitting timelines. The concept plan is comprised of several elements and phases that can be pursued individually but remain part of the overall plan. The following table outlines the first steps to full implementation.

<i>Library and Community Center</i>	<i>This is the number one priority project in the community. The library committee has developed plans and is well positioned for funding.</i>
<i>Eaton Park</i>	<i>These are a series of relatively small projects that can be implemented by the village with support from community groups. Public funding (Provincial/Federal) will be required. The extension of the rip-rap along Market Square and developing access to Dingy Beach is a shoreline protection project.</i>
<i>Water and Durham Street Upgrades</i>	<i>This is a major project that is aligned with the proposed water distribution project. It will require provincial and federal funding. Design work and funding sources for the Water and Durham streetscape improvements need to be done concurrently with the design of the water distribution project to ensure this work can be done at the same time as the water main construction. Easements will be required from the properties on the north side of Durham Street for the new sidewalk.</i>
<i>Harbour Center/Marina</i>	<i>This project is to be lead by a Boat Basin Committee of stakeholders. The first steps are to determine requirements for environmental permits and undertake the necessary testing and surveys to obtain the permits. More detailed design will be required to determine costs. The boat basin can be developed in phases although the fill and dredging should be done in Phase 1.</i>
<i>Harbour Walk</i>	<i>Each waterfront project has a component of the Harbour Walk and as they are completed the various sections of the Harbour Walk will be tied together.</i>

