WELCOME TO THE DUNDAS PLACE DESIGN REVEAL

Dundas Place Flexible Street
Public Information Centre

November 8, 2017

This project is funded by the City of London with support from the Government of Canada and the Ontario Government through the Public Transit Infrastructure Fund.

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.
Project Background

Transform Dundas Street into “Dundas Place” is the first strategic project in Our Move Forward: London’s Downtown Plan (January 2015). The goal is to make the first five blocks of Dundas Street the most exciting place in London.

Why a Flexible Street?

- Allows Dundas to be transformed into a “place” to host year-round arts, culture & entertainment events
- Provide an exceptional pedestrian experience
- Become a people-oriented destination known as Dundas Place
- A venue built to prioritize pedestrians and drivers at different times

Municipal Class Environmental Assessment (EA) Phase

A Municipal Class Environmental Assessment Study was completed between September 2015 and January 2017. The study included three large consultation events and outlined the overall design concept for Dundas Place. Key recommendations of the EA phase included:

- A snow melt system was considered, but was not recommended
- A robust event programming and management strategy is important to the success of Dundas Place. Dundas Place should be managed as a public place, with a defined mandate and operating budget
- Re-route transit from Dundas Place. Transit will be rerouted onto parallel routes in the Spring of 2018. Transit will be directly connected to Dundas Place via north-south routes on Wellington Street, Richmond Street and Ridout Street.
Project History

September 2015

My Dundas Launch Event

Focus: What is your vision for Dundas Place?

January 2016

Fixed to Flex Event

Focus: How flexible should Dundas Place be?

June 2016

Sights and Sounds of Dundas Place Event

Focus: Unveiling the design concept for Dundas Place

January 2017

Environmental Study Report

Focus: Approval for project under the Environmental Assessment Act

February 2017 – February 2018

Detail Design Phase

Focus: Complete design details, prepare the contract documents and develop a plan for construction

November 2017

Detail Design Reveal

Focus: Present Detail Design plan and outline next steps

we are here
Detail Design Phase

The Detail Design phase began in February 2017 and encompasses a four-block area from Ridout Street to Wellington Street. The fifth block, from the Thames River to Ridout Street will be developed in conjunction with the One River Master Plan and Rapid Transit Initiative.

Key components
- Develop Dundas Place design, including theme, furnishing selections, design and layout
- Detailed engineering design of the underground infrastructure upgrades
- Coordination with utilities to complete design for upgrades
- Meetings with property owners, business owners, event organizers to discuss design and operations issues
- Develop Contract documents and tendering
- Develop Terms of Reference for the Dundas Place Management

Meetings with over 70 businesses and 60 building owners along Dundas Place

Over 90 basements have been visited to gather information related to the design and improving services

Over 30 meetings with utilities to coordinate the design
Dundas Place Design Elements

The design for Dundas Place is adaptive and responsive with the goal of offering a multitude of experiences along its length exuding innovation, vibrancy, creativity and entrepreneurialism. Inspired by London’s relationship with the Thames River, Dundas Place will uniquely integrate our City’s history with a simple and playful streetscape.

**Street lights** unique to Dundas Place

**Bicycle racks** clustered along the street, with the greatest number close to the Library and Fanshawe College

**Open pillars** to create vertical interest and lighting features

**Moveable bollards** to separate pedestrians and vehicles and delineate parking and loading areas
Dundas Place Design Elements

A **variety of seating options** – fixed in place, grouped in special areas and moveable to adapt to the changing seasons and evolution of the space.
Underground Infrastructure Upgrades

Dundas is an old street, with many components of the underground infrastructure reaching the end of their useful life. Upgrades will be completed to many components of the underground infrastructure:

**City Water:**
- Replace existing water supply system, including mains, services, fire hydrants and appurtenances
- Existing watermains will be replaced by a single 300 mm diameter watermain
- New services from the main to the water meter will be provided to each building
- Storm water and sanitary sewers on Dundas St were evaluated and found to be in good condition. They were not included in the Dundas Place scope of work
- Renewal of storm and sanitary private drain connections (PDCs) for each building are available. Individual service upgrades are available at a reduced cost due to construction

**London Hydro:**
- Replacing all secondary and primary (high voltage) infrastructure, including duct banks, manholes, and electrical equipment within the running lines on the north and south sides of the street
- The primary (high voltage) running line located near the centreline of the street will remain in place
- New services provided to each building including any upgrades necessary to meet the electrical standards

**Communications:**
- Rogers – To provide new services to all buildings within Dundas Place
- Bell – To provide new services to each building Bell currently services within Dundas Place
- TELUS, Start, LARGnet – Provide service to various buildings within Dundas Place

Representatives from the City and utilities are available to meet today to discuss questions you have related to upgrades at your building.
Detail Design Phase - Key Input Received to Date

The study team has met with many different business owners, building owners, event organizers, Downtown London, London Public Library, Fanshawe College, and many others throughout this phase of the project to receive input on the design and further operations phases. This panel outlines key input received and how the comments are being addressed.

The City is developing a plan to ensure public access to Dundas Street during construction. The plan will include strategies to address construction logistics and public wayfinding, and construction updates that will identify how to best access the location during construction.

Q: How will deliveries be handled during construction?
A: A plan will be developed to implement interim loading zones when the existing zones are displaced by construction.

Q: How will my business be impacted during construction?
A: Pedestrian access will be maintained to businesses throughout construction, even when the road is closed to traffic.

Q: How will Dundas Place be operated?
A: Dundas Place will require active management. The City is currently developing a plan, including an operations budget, for Council’s approval.

Q: What is being included in the design to accommodate events?
A: The design includes hydro, water and wastewater connections at various locations along the street. The locations have been designed with input from event organizers and based on recent activities that have been held on Dundas Street.
What to expect during construction

- No vehicular traffic on Dundas Street within the block(s) under construction
- Emergency access will be maintained at all times
- Pedestrian traffic and access to businesses will be maintained
- Temporary sidewalks will be installed
- Contractor will assist with garbage pickup and deliveries
- Short term disruption to hydro and/or water service. Temporary hydro and watermain will be installed during construction
- Emphasis will be placed on construction cleanliness, acknowledging the many businesses, public spaces, institutions and residential spaces must remain in operation throughout construction
- A plan is being developed with strategies to address construction logistics (e.g. loading zones), public wayfinding, and construction updates that will identify how to best access the location during the construction

Construction Timing:

- Dundas Place will be constructed over two years beginning in the spring of 2018
- **PHASE 1** – To tentatively start in April 2018 through late 2018 and includes the reconstruction of Ridout Street to Richmond Street including the Richmond Street intersection
- **PHASE 2** – To start in early 2019 and expected to be completed by the end of 2019, including all work east of Richmond Street to Wellington Street
Operations and Management of Dundas Place

To achieve the goal of Dundas Place being the most exciting street in London, the space will require management oversight, an activation plan and a high standard of maintenance.

**Management**
A plan is being developed for the future management of Dundas Place. The space will be managed as a "space" with clearly defined goals and objectives. A yearly budget is being developed for the space (including management, maintenance, programming and activation).

**Operations**
A high standard of maintenance and care, fitting of the city’s “preeminent” street is required. A plan is currently being developed to determine the level of City services provided (e.g. waste management, cleaning).

**On-Street Parking**
Payment for on-street parking will be via an app to eliminate the need for numerous parking meters along the street.

**Activation**
Dundas Place must be purposefully activated to provide a draw for people to come to the space as well as a reason to stay in the space and not just walk through.

Activation will include events and festivals, as well as day-to-day activities and amenities.

The activation will require close coordination with local business, both those on Dundas as well as throughout the Downtown.