

DOWNTOWN AREA REDEVELOPMENT PLAN (ARP)



PROJECT ENGAGEMENT BOOKLET

SPRING 2026

DOWNTOWN AREA REDEVELOPMENT PLAN (ARP)

Why is an Area Redevelopment Plan (ARP) being done for Coaldale's downtown?

Downtown Coaldale is the heart of our community. It's where we bump into friends while grabbing coffee, run errands on the weekend, and gather for events that bring us together.

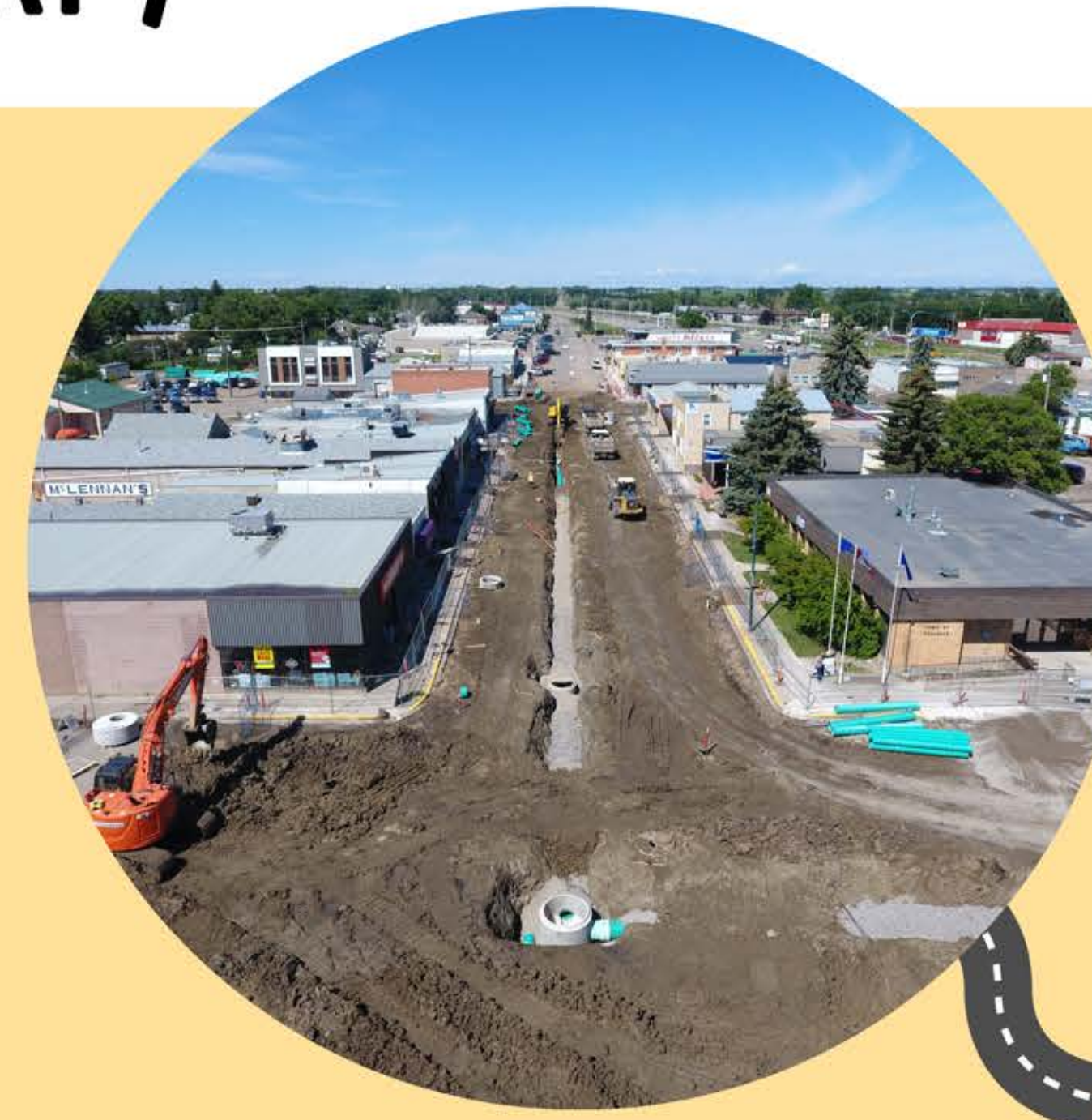
Over the past decade, our downtown core has seen major improvements: new infrastructure, upgraded streetscapes, and vibrant local businesses.

As Coaldale grows, so will the role and size of our downtown. That's why we're creating an Area Redevelopment Plan (ARP), to set a clear vision for the future, support existing businesses and new investment, and make sure our public spaces and places are welcoming, functional and inclusive.

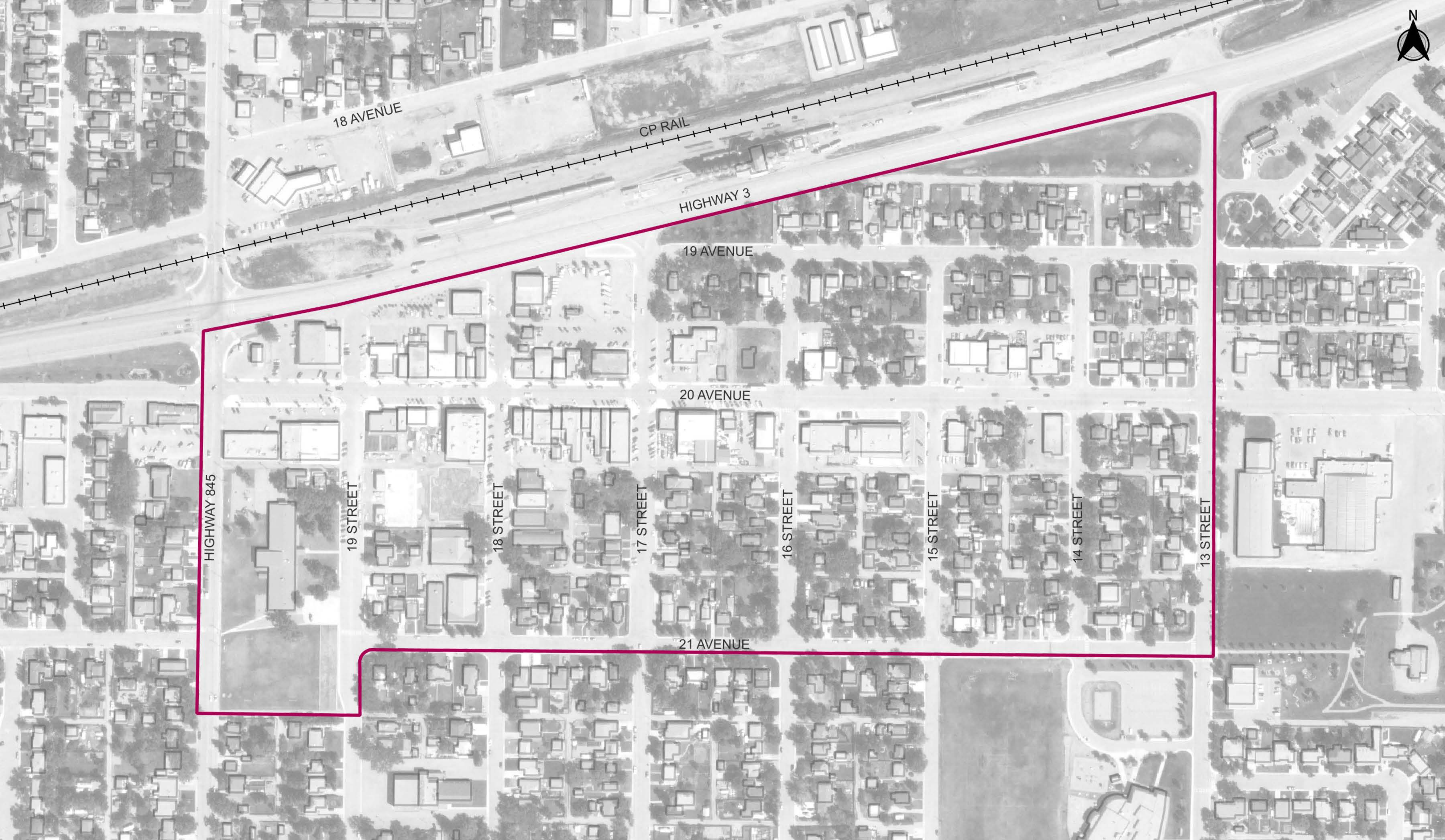
What is the plan area?

There is no set plan area yet. Instead, we want to hear from our project partners; community members, business and property owners, organizations and special interest groups.

We are starting with a "study area" and as we dialog with our partners, a more refined plan area will be proposed for consideration.



DOWNTOWN ARP | STUDY AREA



18 AVENUE

CP RAIL

HIGHWAY 3

19 AVENUE

20 AVENUE

21 AVENUE

HIGHWAY 845

19 STREET

18 STREET

17 STREET

16 STREET

15 STREET

14 STREET

13 STREET

DOWNTOWN ARP | PROJECT APPROACH

PROJECT PHASES

Phase 1
Project start-up

Phase 2
Inquiry

Initial engagement with project partners, and technical review of key infrastructure

Phase 3
Ideation

Crafting ideas for the future, based on Phase 2 findings

Phase 4
Testing and prototyping

Reviewing and refining ideas from Phase 3

Phase 5
Drafting the plan

Using knowledge and ideas from previous phases to build the plan

Phase 6
Approval, and implementation

We are here!

ENGAGEMENT STRATEGY

1 kick-off survey

- Online survey
- Open Summer 2025
- 100+ responses

2 topical engagement / ideation

- Pop-up engagement opportunities at events
- Group and organization roundtable discussion
- One-on-one meetings
- Study area mailouts

3 plan drafting and refining

- Prepare draft plan
- Online survey
- Open house
- Civic Square project display

4 plan review and approval

- Final draft plan circulation
- Advertising and notification for Public Hearing
- Council consideration of approval

How will the plan be crafted?

In keeping with today's best practices and community expectations, the plan drafting process relies on partner feedback, and will be developed with an inquiry-based process.

This means the plan starts with a period of reflection and dialog with key partners, then transitions to analysis and concept development, concluding with a thorough review and refining process that will continue to involve our project partners.

What does project engagement look like?

The Engagement Strategy for the project is organized into four (4) steps, and closely relates to the overall project approach.

What's been done so far?

The kick-off survey ran summer 2025, and we are now at the start of topical engagement and ideation, which will run Q1 - Q2, 2026.

DOWNTOWN ARP | KICK-OFF SURVEY RESULTS

Kick-off survey results

Phase 1 Engagement

In the Phase 1 survey, respondents were asked questions such as

“What would make you want to visit downtown more often?”

“What other types of establishments would you like to see downtown?”

“What new/expanded types of spaces, services or events would you like to see downtown?”

Respondents want...

Improved Infrastructure

Better traffic flow and signage.
Improved sidewalks (currently uneven).
Easier access from north side and address heavy trucks.

Beautification & Gathering Spaces

Green spaces, trees, and outdoor seating areas.
Benches and patios for social interaction.
Encourage businesses to beautify storefronts.

Extended Hours

Shops open later in the evening to encourage more activity.

Entertainment

Movie theater or entertainment venue.
Spaces for music and cultural activities.

More Dining Options

Sit-down family restaurants (not fast food or bars).
Patios and rooftop dining for socializing.
Non-chain eateries, coffee shops, and craft breweries.

Greater Variety of Shops

Unique local businesses (boutiques, salons, bookstores).
Clothing stores and specialty retail.
Dollar store and more grocery options.
Reduce industrial/automotive businesses in the core.

Events & Activities

Farmers markets, open-air markets, and seasonal festivals.
Live music, buskers, and community events.
Activities for families and kids, not just weekends.
Civic Square regular programming (concerts, food trucks)

Themes and Topics

Themes and topics have been identified from Phase 1 feedback, and are meant to focus the conversation on **ideas and aspirations for our downtown as we move to Phase 2 of the Engagement Strategy.**

TRANSPORTATION AND MOBILITY

Connection to Phase 1 – Improved Infrastructure

Downtown elements: streets and sidewalks, accessibility, ease of movement through the area

EVENTS AND ACTIVITIES

Connection to Phase 1 – Events and Activities

Downtown elements: related to public realm and green spaces, gathering spaces and programming

PUBLIC REALM AND GREEN SPACES

Connection to Phase 1 – Beautification and Gathering Spaces, Improved Infrastructure

Downtown elements: streets and sidewalks, adaptable public spaces such as Civic Square

SHOPS, FOOD, AND ENTERTAINMENT

Connection to Phase 1 – Greater Variety of Shops, More Dining Options, Entertainment, Extended Hours

Downtown elements: local shops and businesses, land use considerations, social experiences

...A SENSE OF PLACE

Bringing it all together; more vibrancy, vitality and energy in the downtown

Theme

Transportation + Mobility

Questions to Consider

What changes would you like to see to the transportation network?

Think about the roads, sidewalks, pathways, and other public spaces that you move through

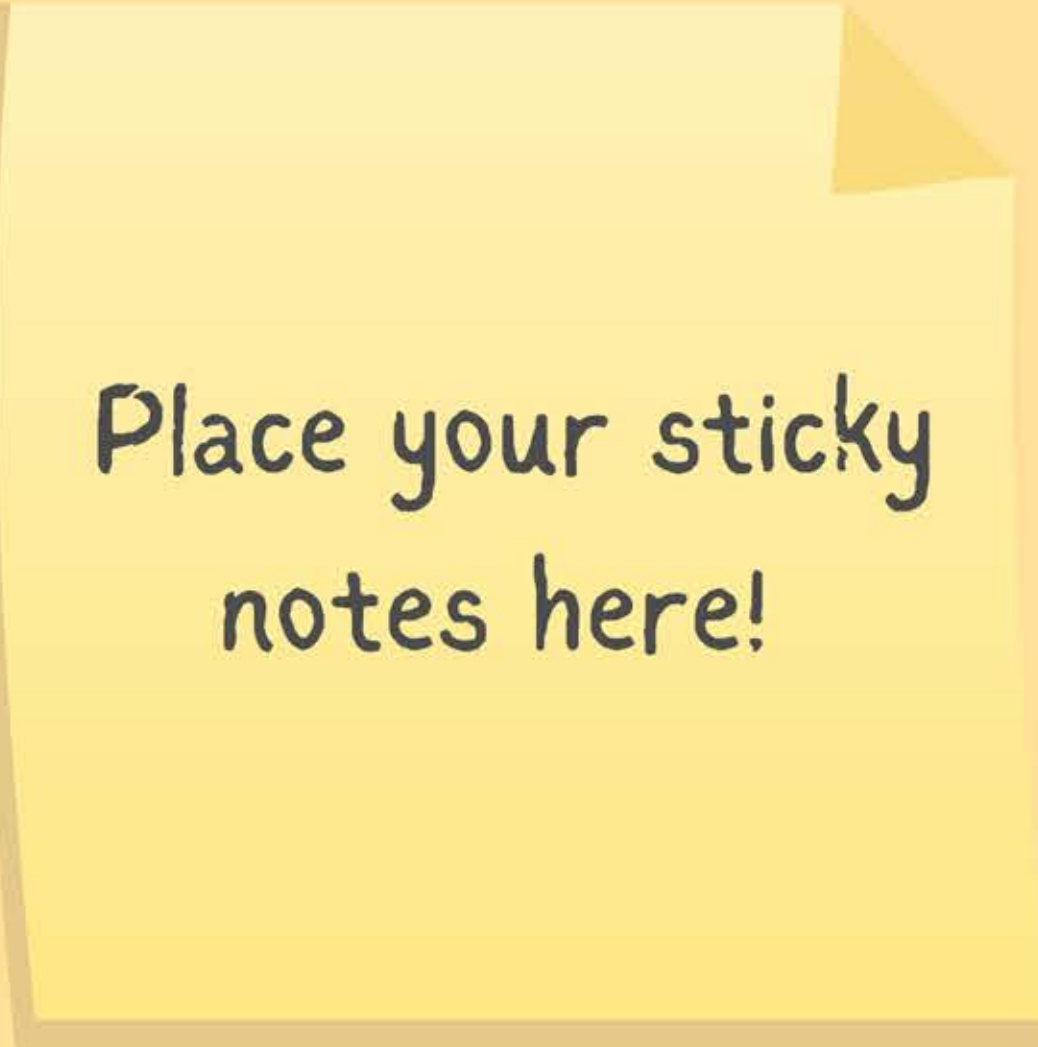
Why do you want these changes?

Sense of safety? Ease of access?
Something else?

Where should these changes occur?

MAPS TO LOOK AT

- Parking
- Transportation and Mobility



Theme Events + Activities

Questions to Consider

What types of events and activities would you like to see more of?

Please share your ideas for specific activities such as markets, festivals, cultural celebrations, and others

What comes to mind for Spring and Fall events and activities?

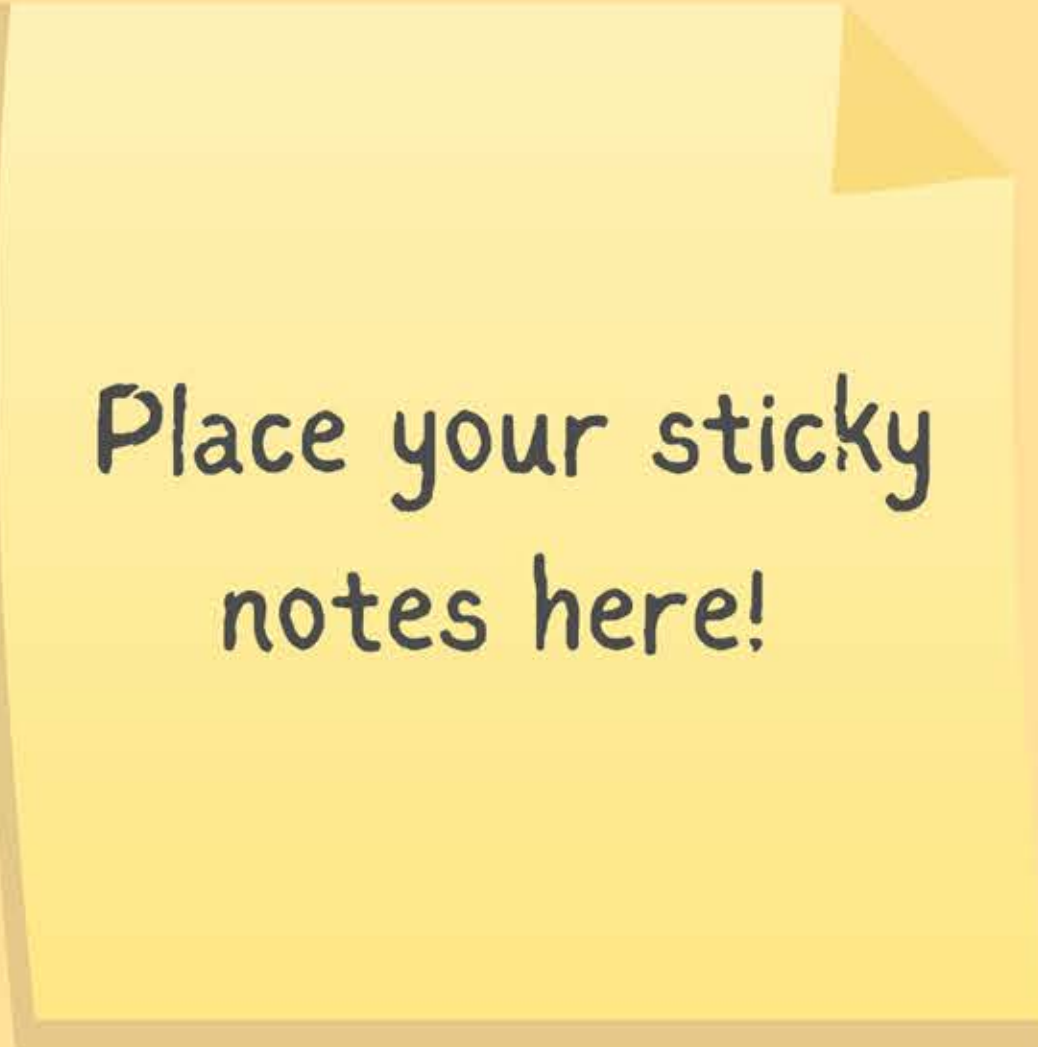
Summer and Winter are highlighted by longstanding events that now run multiple days each year, but Spring and Fall remain quiet periods on the community calendar

Are there specific areas that events and activities should be held?

Civic Square and Main Street are popular choices. Where else would work?

MAPS TO LOOK AT

- Public Spaces and Places
- Transportation and Mobility
- Urban Tree Canopy



Theme **Public Realm + Green Spaces**

Questions to Consider

What should be added, changed or removed from our sidewalks and public spaces to create a more comfortable experience when moving around downtown?

The redevelopment of 17th to HW 845 and construction of Civic Square has introduced many new seating areas. Do you think these features create more comfortable public spaces? What else can be done to increase comfort in the downtown?

Where should green spaces be added or enhanced? What features should they include? Why?

- MAPS TO LOOK AT**
- Public Spaces and Places
 - Transportation and Mobility
 - Urban Tree Canopy

Place your sticky notes here!



Theme **Shops, Food, and Entertainment**

Questions to Consider

What types of shops and restaurants should be added to the downtown?

What types of entertainment opportunities should be added to the downtown?

Is there a specific part of the downtown these new investments should go?



MAPS TO LOOK AT

- Current Land Use
- Current Plans and Bylaws

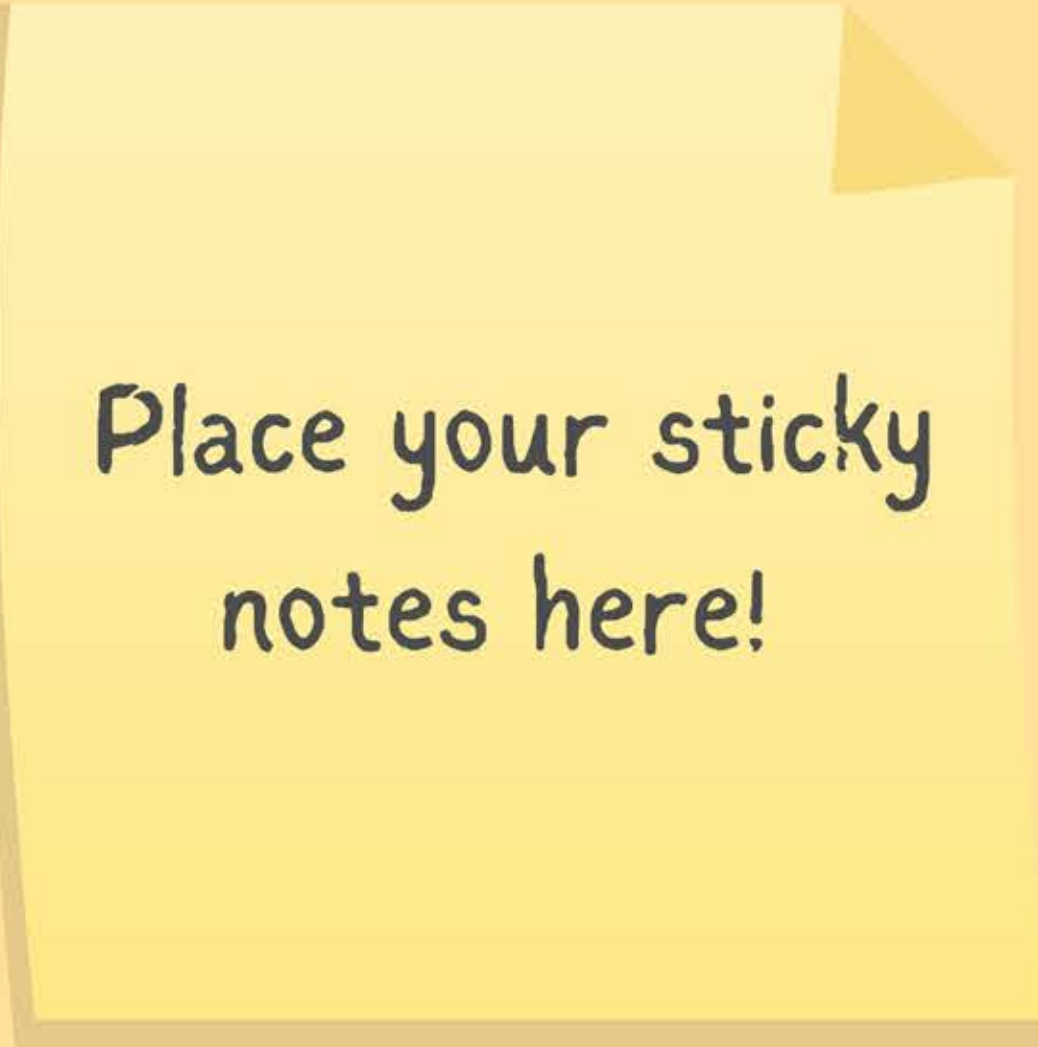
Theme **...A Sense of Place**

Questions to Consider

The idea of sense of place ties the other themes together, and could be defined as how a place makes you feel while you're there, and how you might describe that place to somebody when you're not there.

Phase 1 survey respondents shared that they hope the future downtown has more vibrancy, vitality and energy.

What aspects of the downtown do you think of when you hear the words vibrancy, vitality, and energy?



MAPS TO LOOK AT

ALL

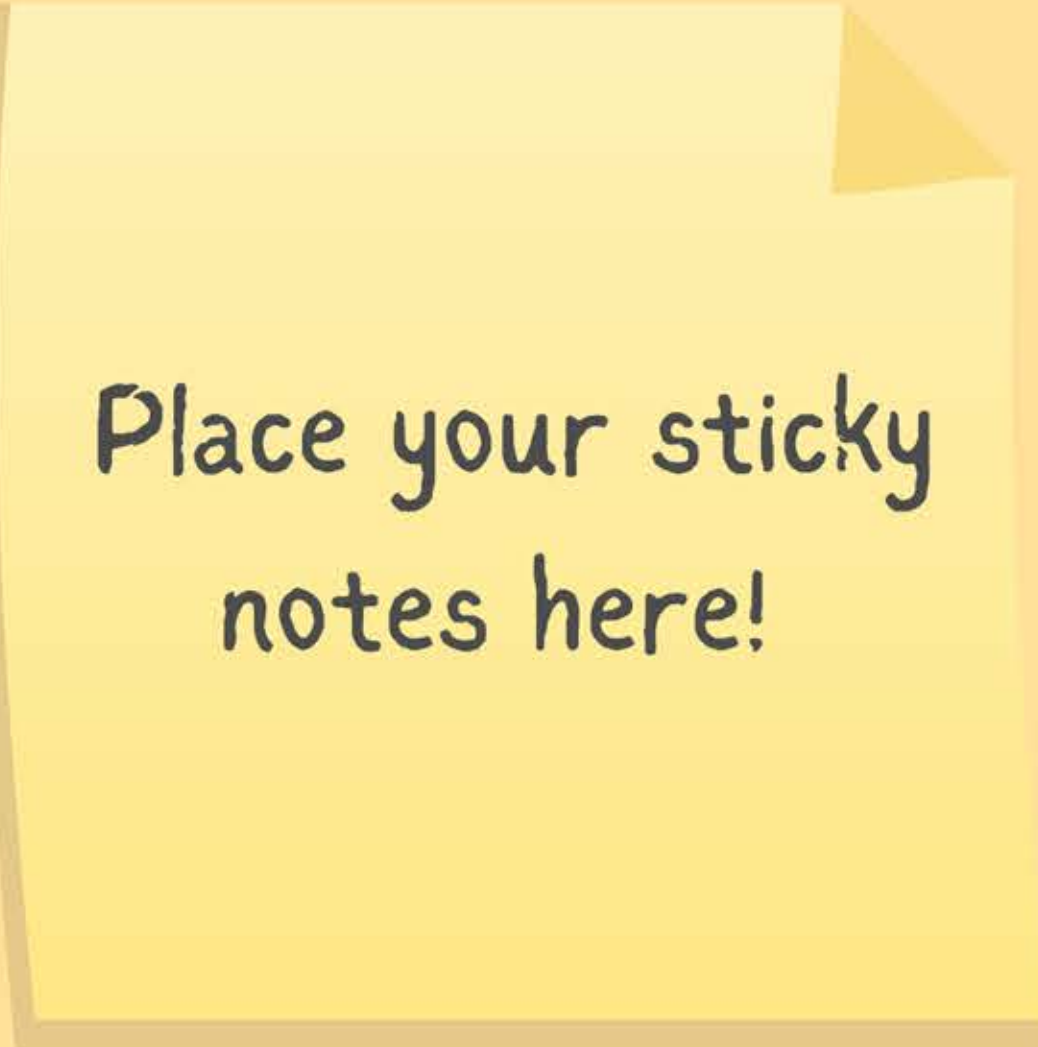
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MAPS TO LOOK AT

ALL

The Historic John Davidson School Site


The site has a bright future.
Help shape what it could be!

Questions to Consider

Feedback from Phase 1 engagement suggested ideas such as:

- Indoor rec/community facilities
- Parks, green spaces, gathering areas
- Arts, culture and creative spaces
- Housing (esp. seniors housing)
- Mixed-use commercial
- Transportation network improvements
- Community services and public facilities

How can the site be reimaged to enhance our downtown?



Place your sticky notes here!



Thank you for sharing!

Next steps

More engagement opportunities to come!

Phase 2 engagement will continue into the spring. Keep an eye out for other opportunities to share your thoughts and ideas for the future of our downtown!

Want to know more?

Check out the project webpage through the QR code



Place your sticky notes here!

