

## Executive Summary of the Galleria Pedway Concept Plan

The Galleria Pedway is a single tunnel (with some ground-level access, concourses and bridges) primarily connecting the north end of Churchill LRT Station with the new Edmonton Downtown Academic & Cultural Centre (E-DACC). By agreement with Alberta Infrastructure, it will also connect to the Royal Alberta Museum (RAM) and potential development on both Station Lands site (Qualico) and possibly University buildings to the west of the current CN Tower Building. Where an exit is needed at the mid-way point there are opportunities to connect with ETS at the bus loop around the boulevard north of 103A Avenue.

This pedway has been identified as required infrastructure by a number of groups, to advance significant development at and beyond its northern terminus. Readers are encouraged to review the Edmonton Downtown Academic & Cultural Centre Study, a proposed development that is centred around a signature covered open air glazed 'galleria'. The principal architect of the Galleria concept has also provided images for the north terminus of the pedway, which will be located on Station Lands' property.

The pedway is approximately 250 m long and to meet the public corridor building code requirements, it must have a minimum width of 9 m and height of 4 m. This size has allowed the architectural teams to propose a much grander vision than is often associated with underground pedways, and generally speaking, higher value finishes have been included in the budget estimates. Other proposed elements not normally seen in Edmonton's pedways are moving walkways.

Due to its relatively shallow depth and the fact that it is being constructed directly above the recently completed twin LRT tunnels of the Metro line, its shape and details of construction are partially restrained by structural considerations. Tunneling methods were reviewed and found to be problematic, and the proposed method of construction is therefore shored open cut. This will significantly impact traffic on 103A Avenue, and to a lesser extent, 99 Street, as well as access to City Hall parkade.

More importantly, this project crosses the RAM property and directly affects the RAM construction, which is a design build project currently preparing for excavation and foundation work. For that reason, time is of the essence. Alberta Infrastructure, and Ledcor DB are supportive of this project as long as it does not significantly impact their project, and we have recommended that Ledcor be engaged in a Construction Management role when this project is approved to proceed to preliminary engineering.

And finally, several utility relocations are required to build the pedway, and the utility companies need lead time to plan, design and initiate construction. The City should plan to be in a position to instruct the utility companies to proceed

before year end, and hopefully sooner. Given that this project is at concept level, a range estimate of between \$25,000,000 and \$40,000,000 is suggested.