

CAPITAL CITY DOWNTOWN PLAN

INFORMATION
ADDENDUM

THE CITY OF
Edmonton



TRANSFORMING | **EDMONTON**
BRINGING OUR CITY VISION TO LIFE

sustainable vibrant well designed accessible

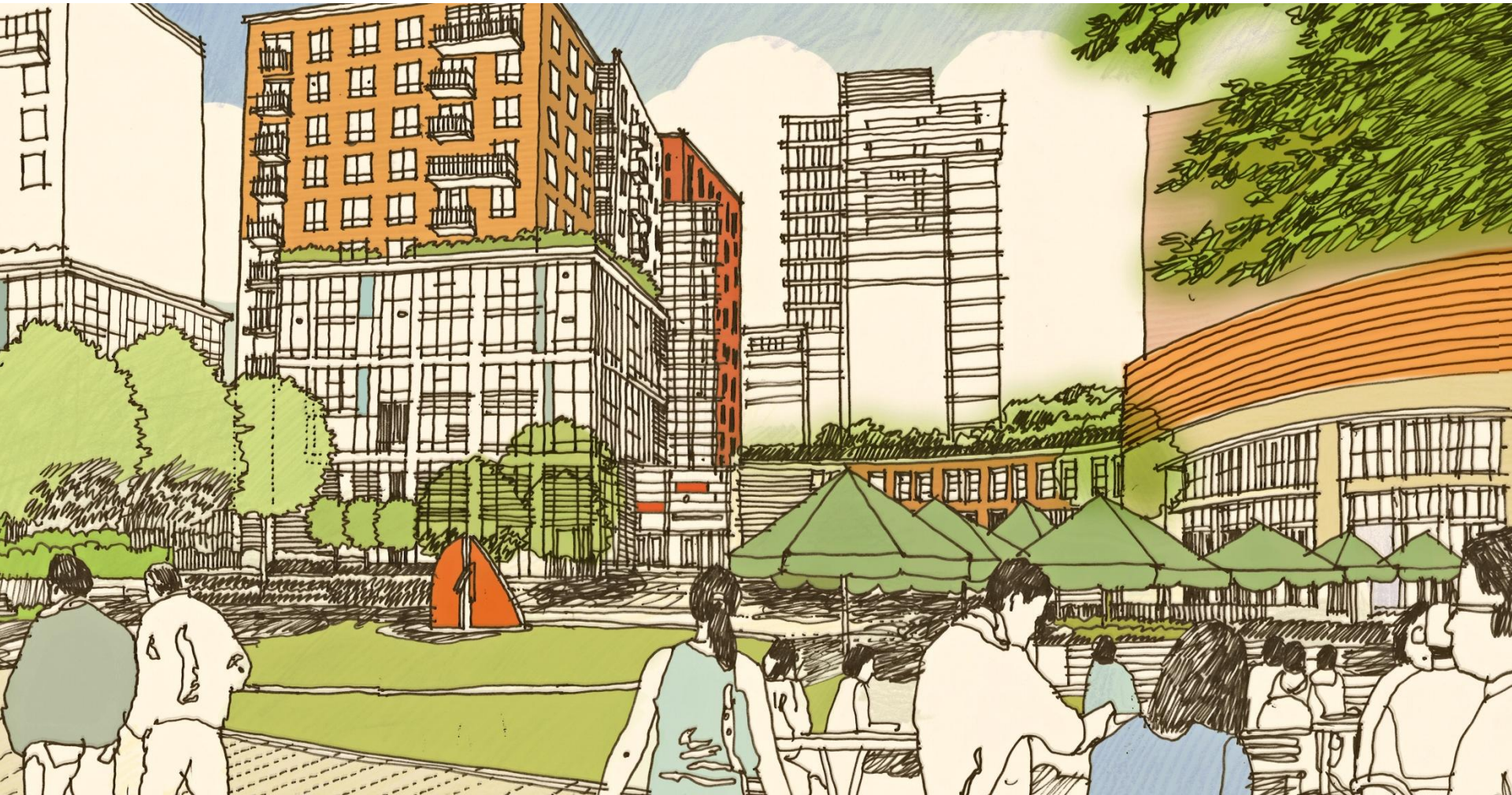
Is a New Arena a Good Fit for
Downtown Edmonton?

An aerial photograph of a city skyline, likely Denver, Colorado, showing a dense cluster of skyscrapers and buildings. The city is situated on a hillside overlooking a river, with a large green park area and a bridge crossing the river in the foreground. The text "Create a strong downtown..." is overlaid on the top left of the image.

“Create a strong downtown...”

Primary focus | Employment centre | Increased amenities
High density | Mixed use | Transit and pedestrian oriented |
Compact urban form

Create a vibrant downtown...

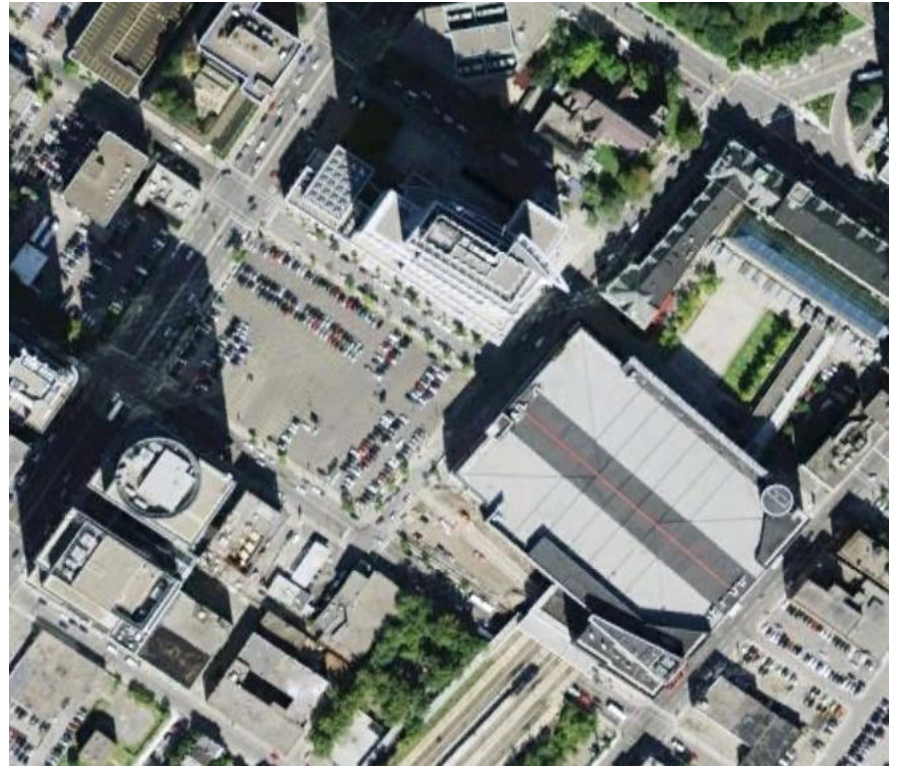
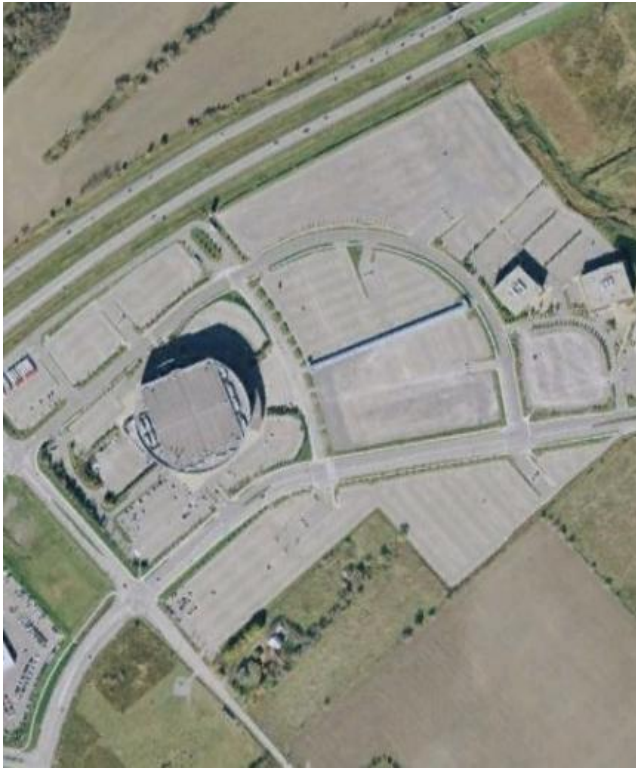


Improvement | Reinvestment | Office and retail growth
Employment growth | Tourist destination
Premier arts, culture, sports and entertainment centre

Conclusion:

There is strong alignment
with City's official plans

Peripheral vs. Central



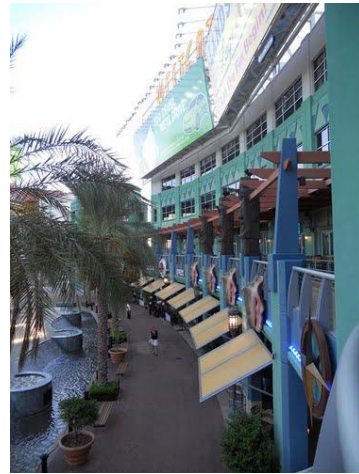
Urban rejuvenation | Core market | Taxes

Peripheral Scenario 1...Unrestricted



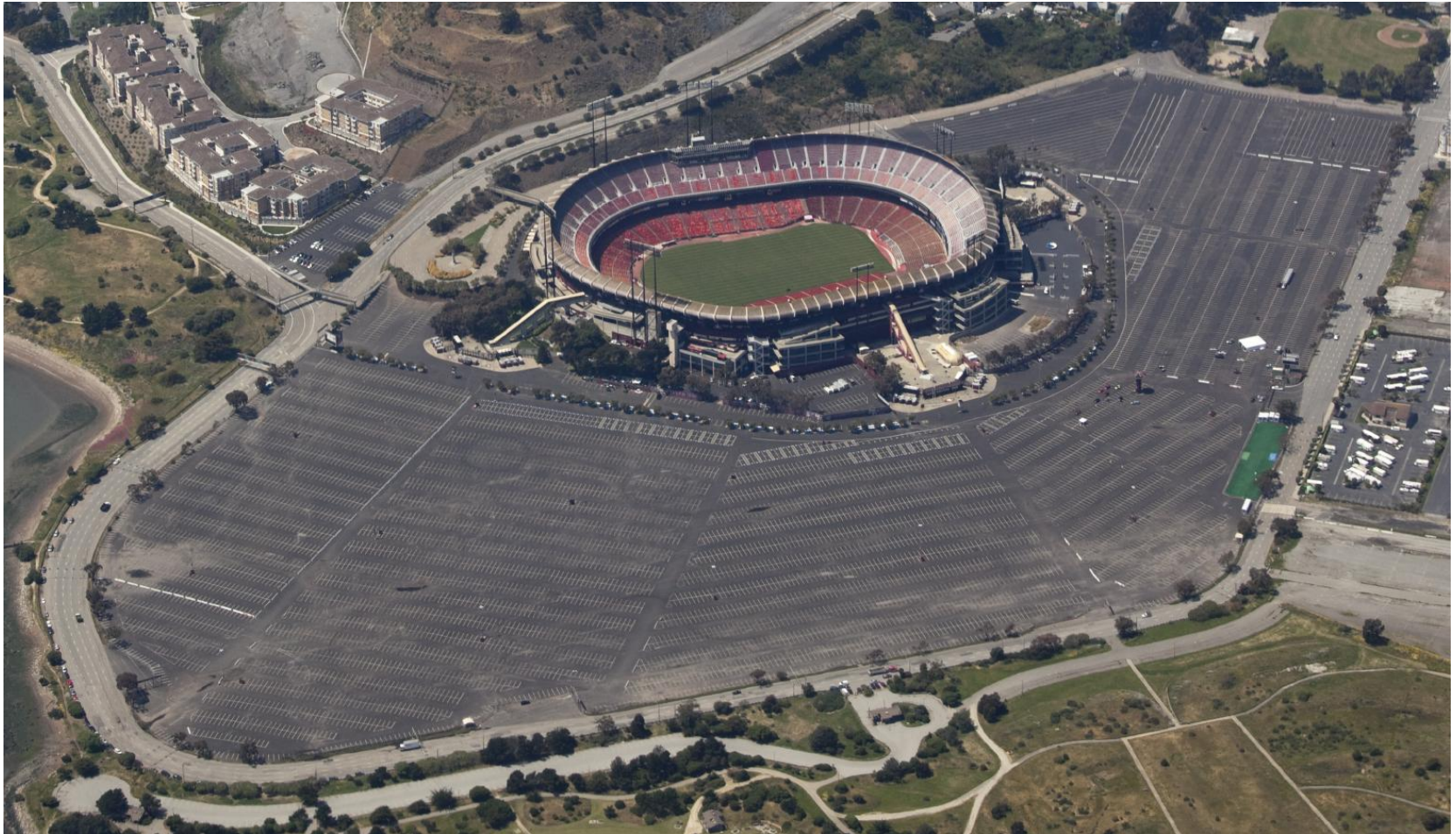
Jobing.com Arena

Peripheral Scenario 1...Unrestricted



Jobing.com Arena

Peripheral Scenario 2...Restricted

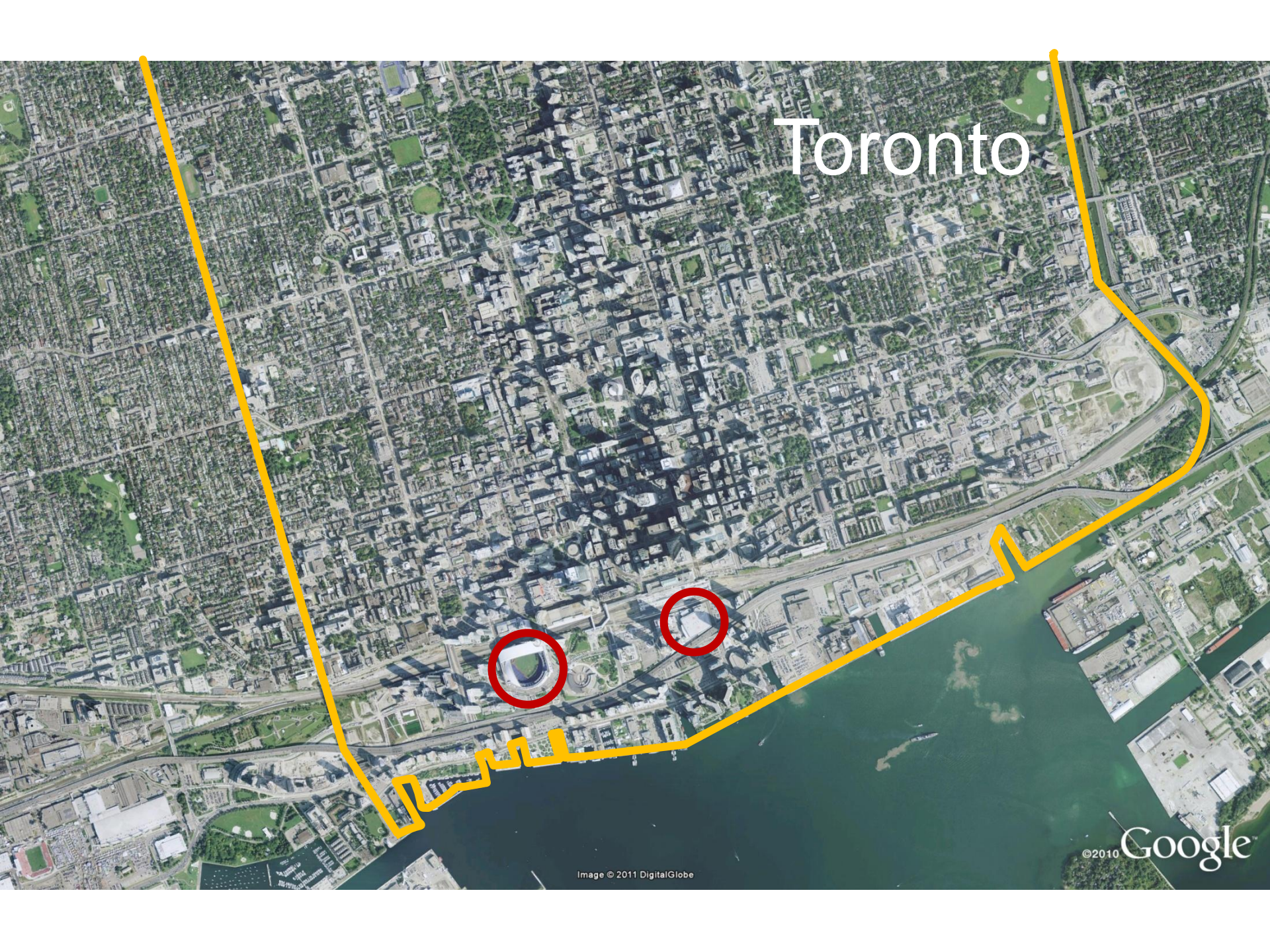


Candlestick Park, San Francisco

Central Scenarios...

- Toronto, Montreal, Vancouver
- Columbus, San Diego

Toronto



Montreal



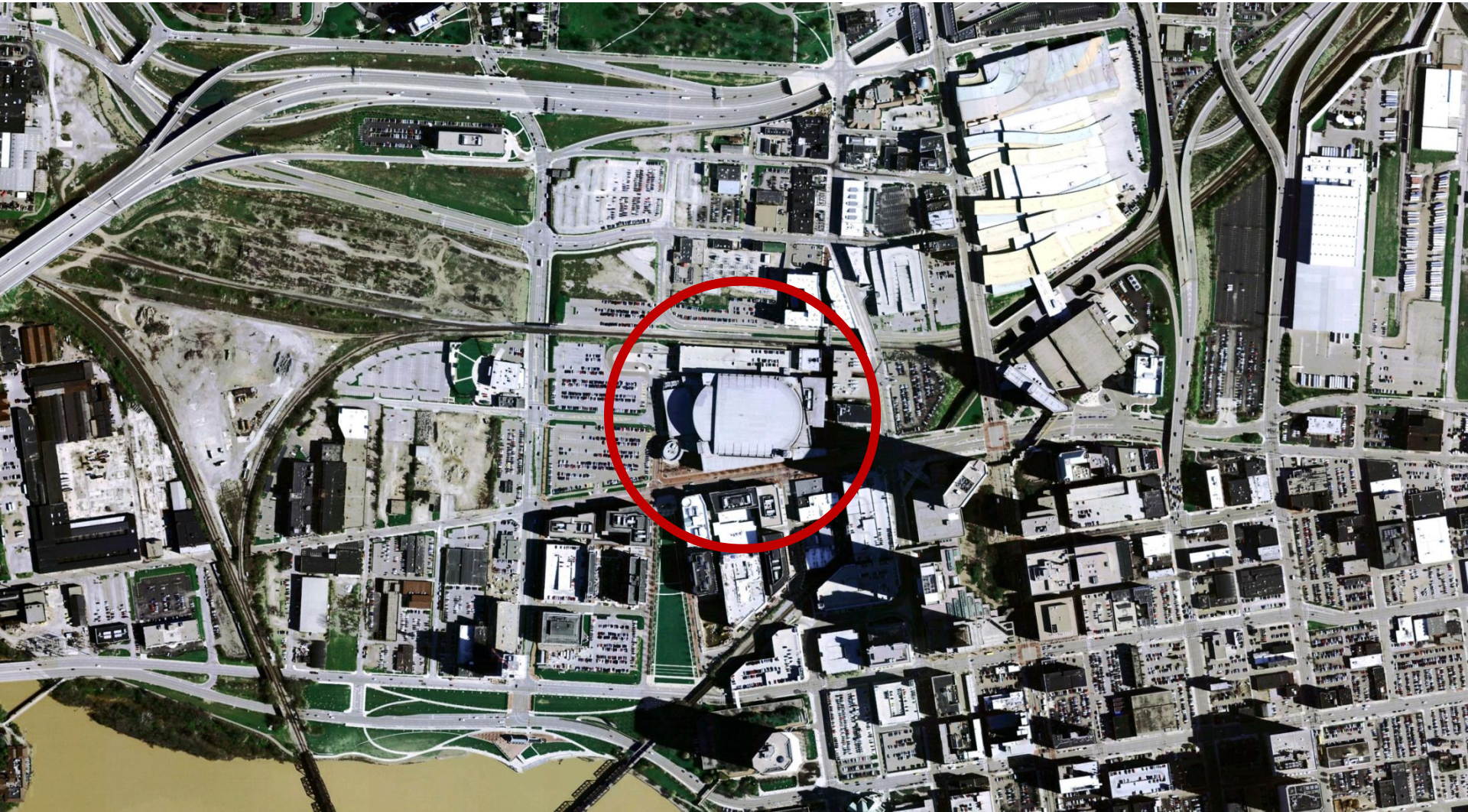
Vancouver



Image ©2011 Province of British Columbia

©2010 Google

Nationwide Arena, Columbus, OH



\$2B new investment | 3,500 new housing units
2.7 million visitors/year | 3,600 new jobs

PETCO Park, San Diego, CA



\$4.25B new investment

Conclusion:

A central location has greater potential for achieving City goals than a peripheral one.

Potential Benefits...*location*

Increased Vibrancy



Increased Safety



Increased Employment + Revenue



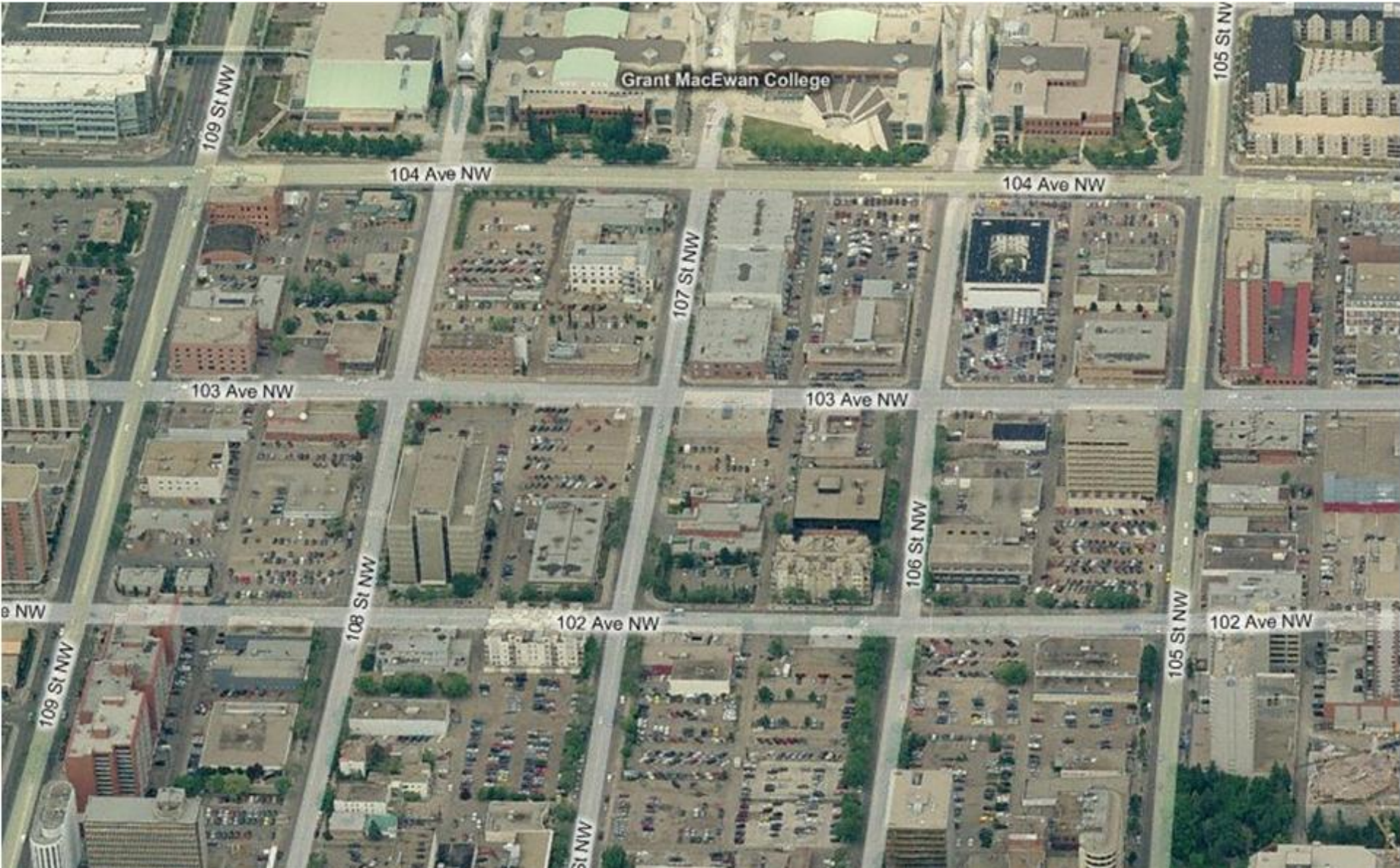
Enhanced Stature



Infill



Spillover



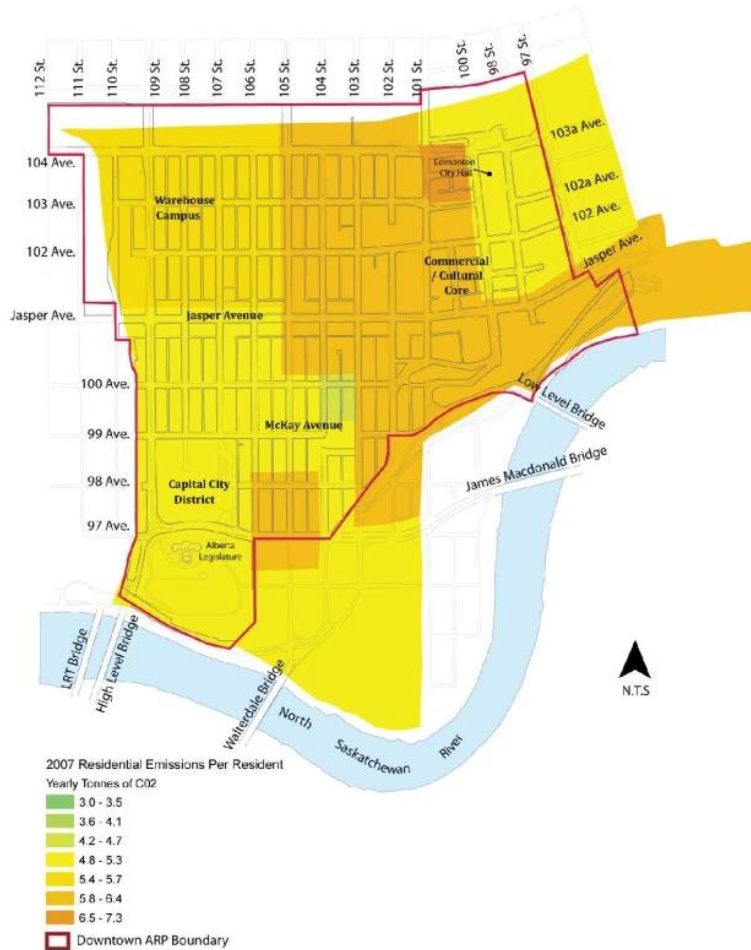
Increased LRT Patronage



Reduced GHG Emissions

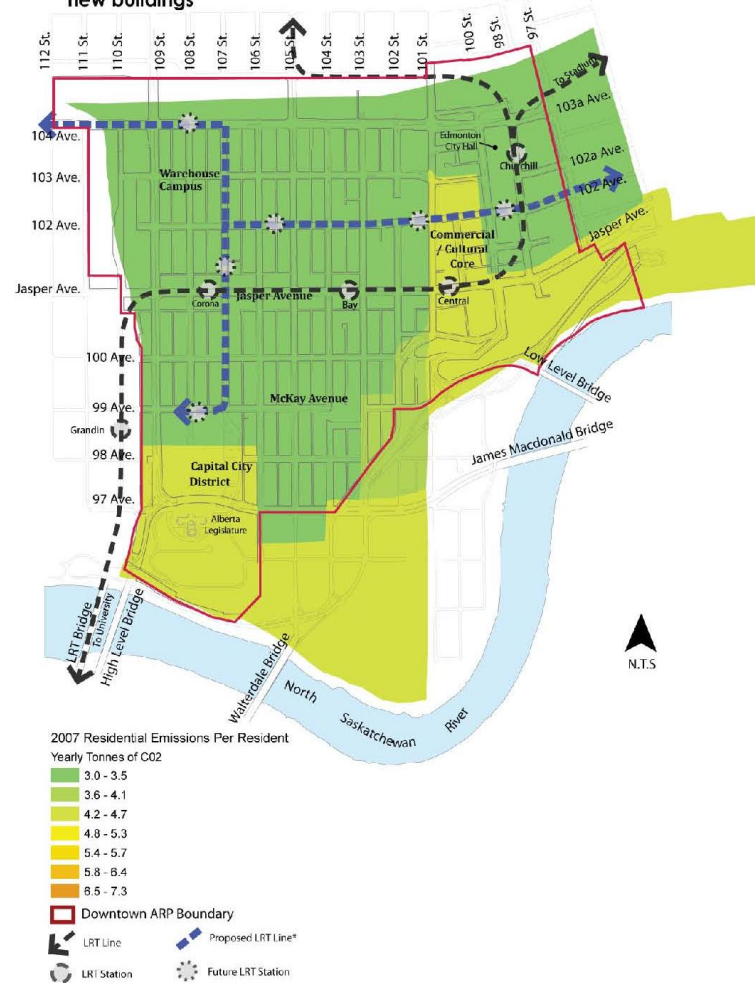
Downtown Edmonton Residential Emissions - 2007 Baseline (Modeled)

Average Emissions Per Resident: 5.7 tonnes of CO₂/yr



Downtown Edmonton Residential Emissions - Green Buildings (Modeled)

Average Emissions Per Resident: 3.3 tonnes of CO₂/yr
 Scenario Assumptions: 11,000 New Jobs and 11,500 new dwellings
 New LRT Lines, 1.5km New Bike Routes, New Local Transit Connections
 Increasingly stringent energy standards are assumed to apply to all new buildings



Downtown-Wide Catalyst



Potential Challenges...*design*

Blank Walls



Pedway Impact



Winter



Inward Focus

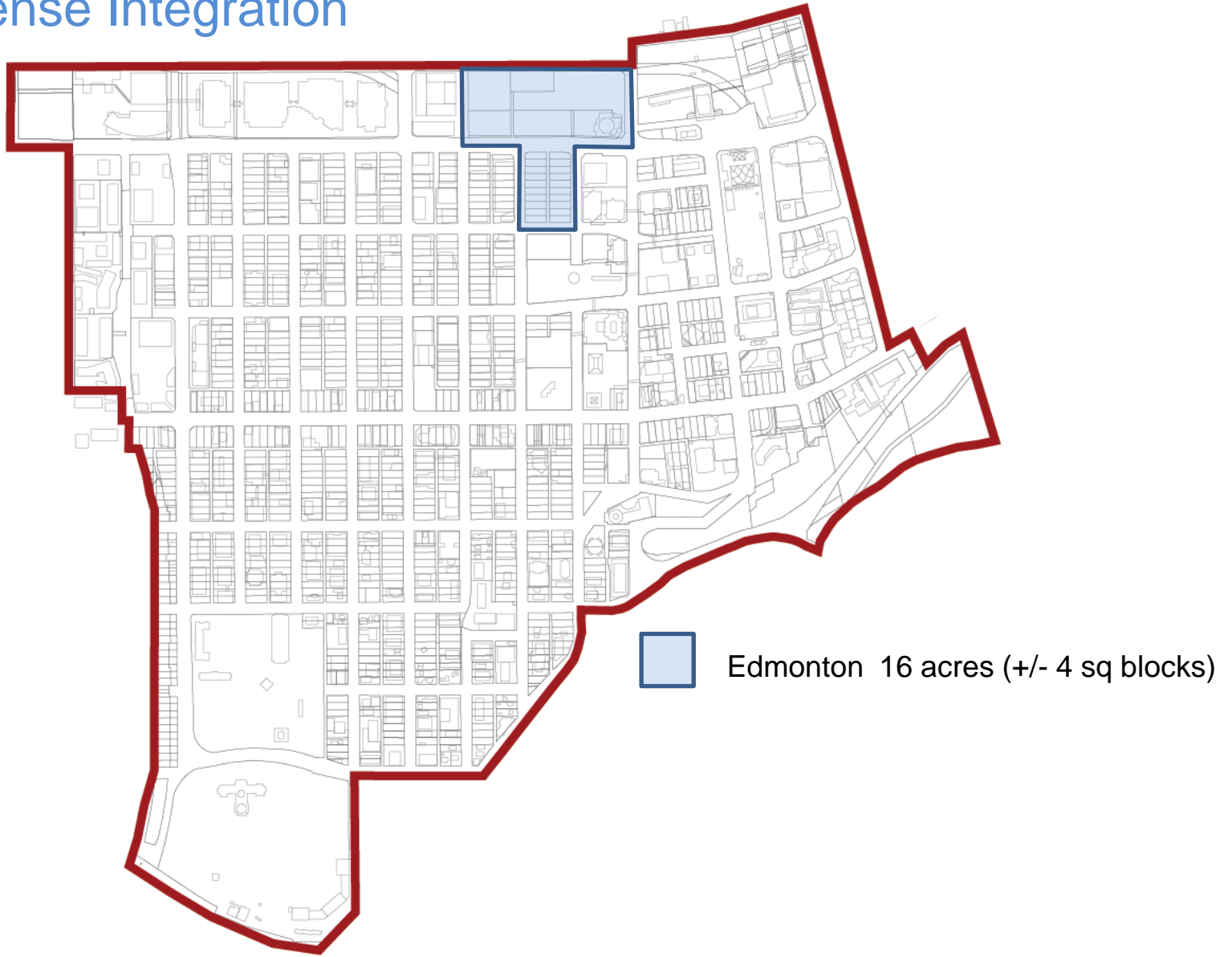


Conclusion:

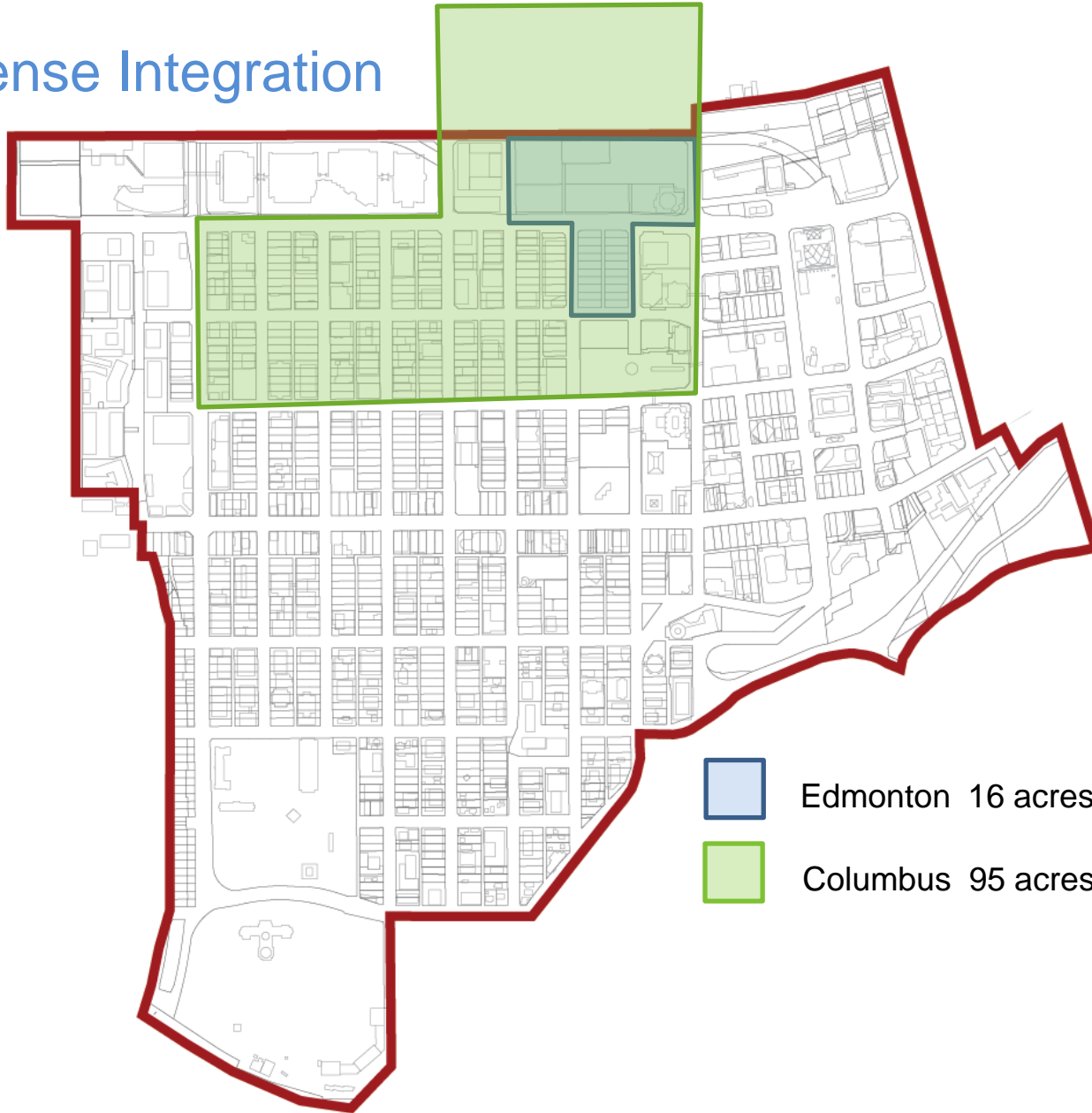
Benefits are best secured with a downtown location;
challenges are best addressed through appropriate design.

5 Considerations

1. Intense Integration

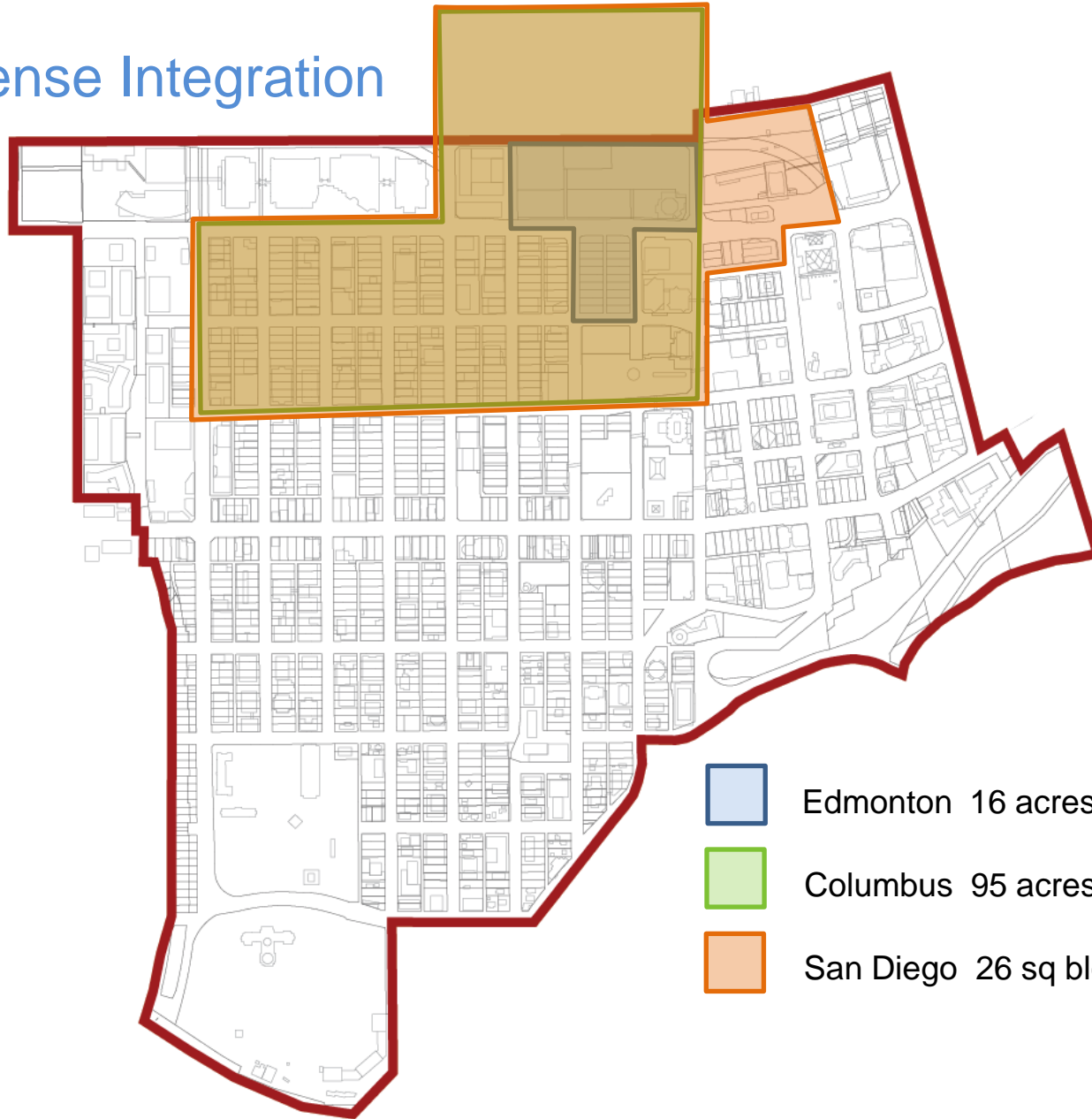


1. Intense Integration



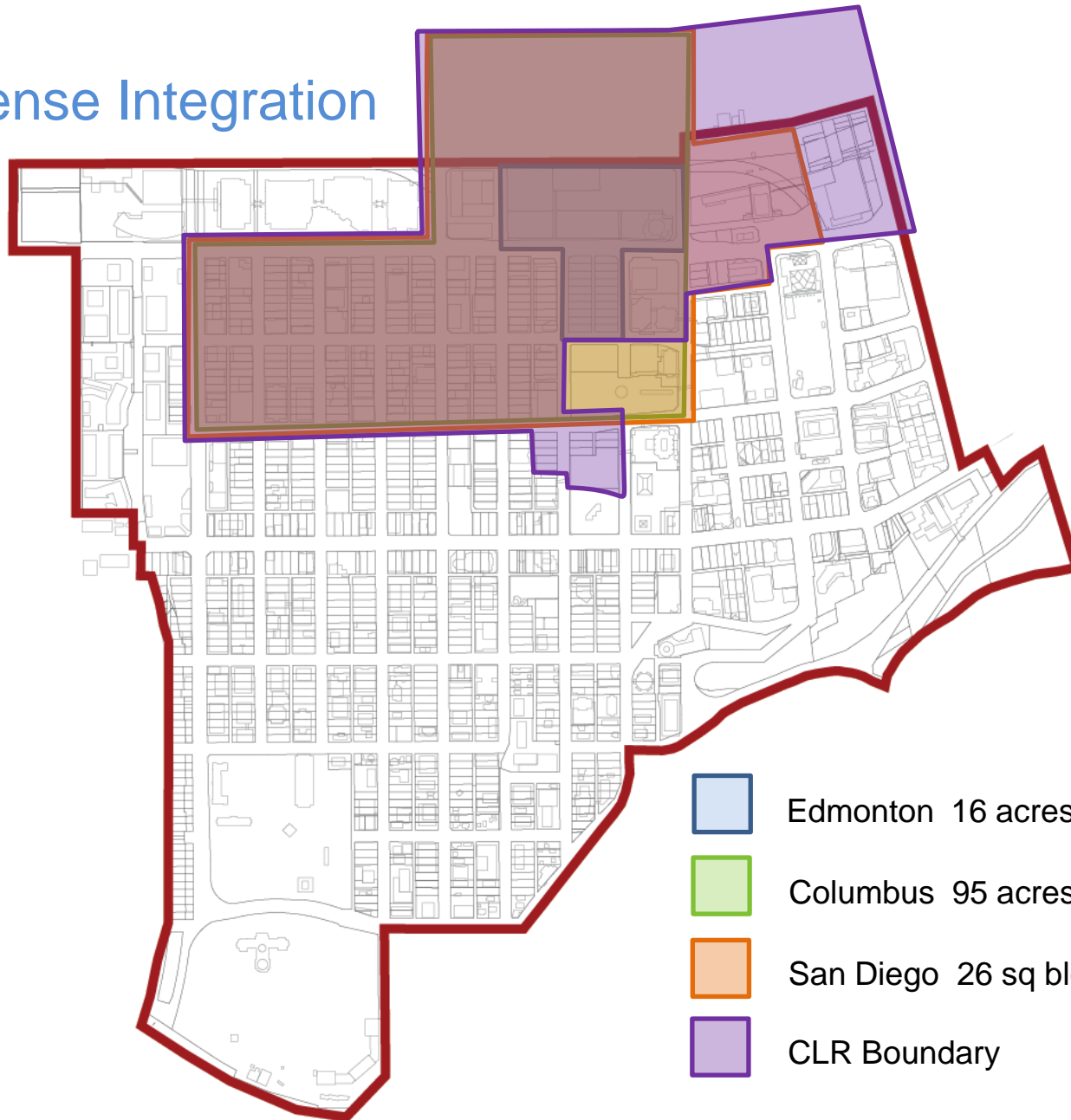
-  Edmonton 16 acres (+/- 4 sq blocks)
-  Columbus 95 acres (+/- 24 sq blocks)

1. Intense Integration



- Edmonton 16 acres (+/- 4 sq blocks)
- Columbus 95 acres (+/- 24 sq blocks)
- San Diego 26 sq blocks

1. Intense Integration



2. External Focus First



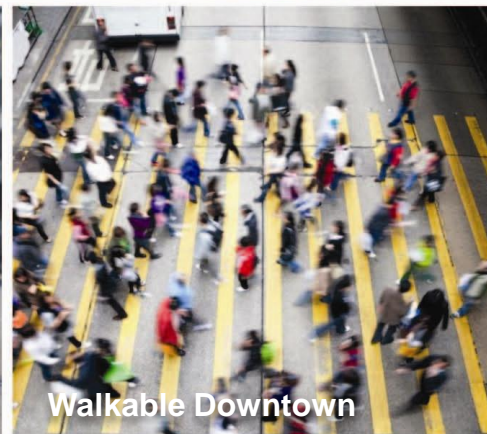
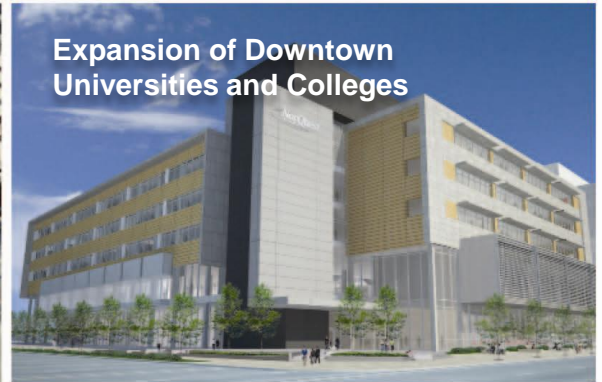
3. People on the Streets



4. Winter Ready



5. Multiple Catalysts



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THANK YOU

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