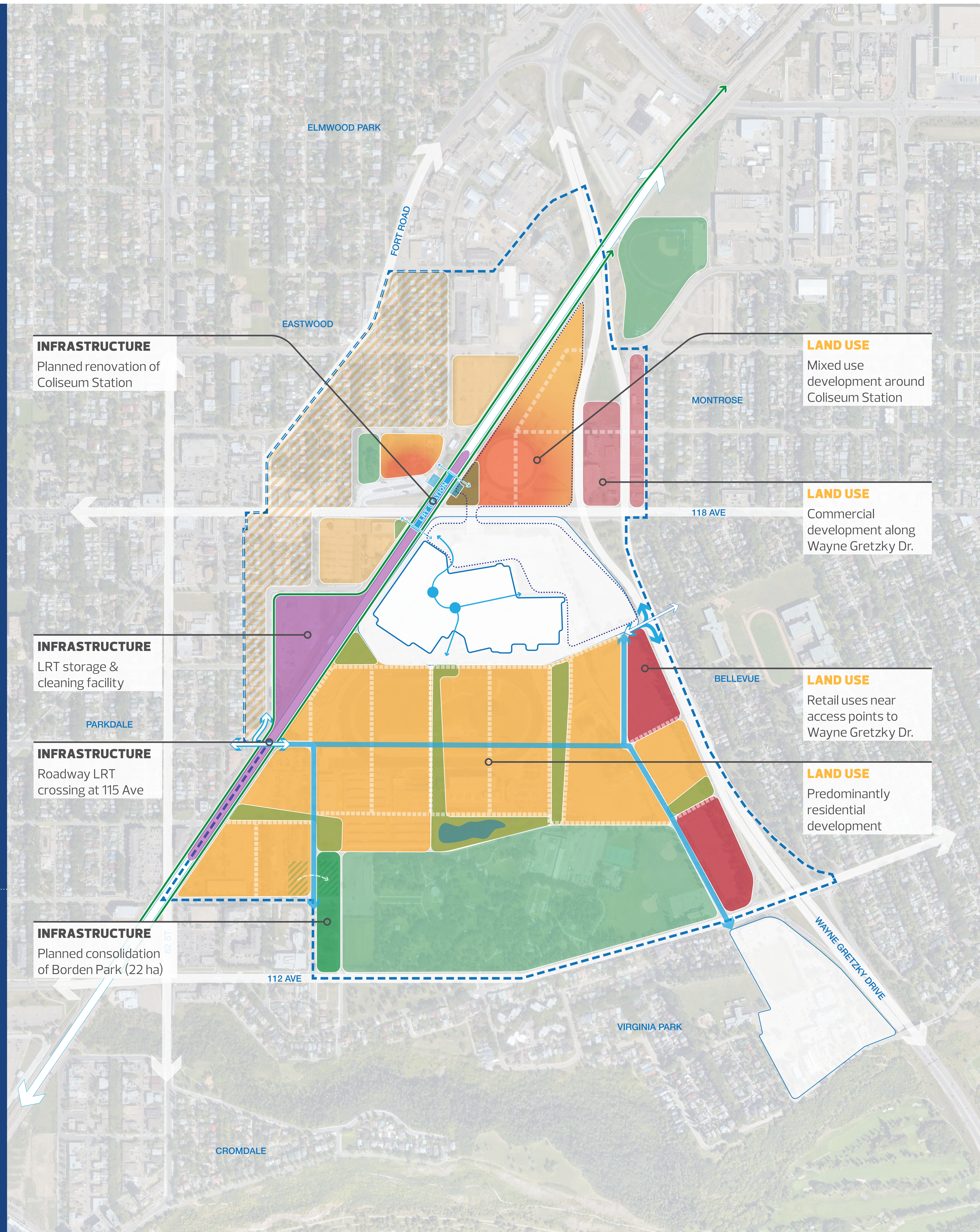


CONCEPT A

BASELINE

This concept proposes that the City of Edmonton sell the bulk of the site for private development. Also included are minor public investments to improve the area's connectivity with its surroundings.



Review the concept map.



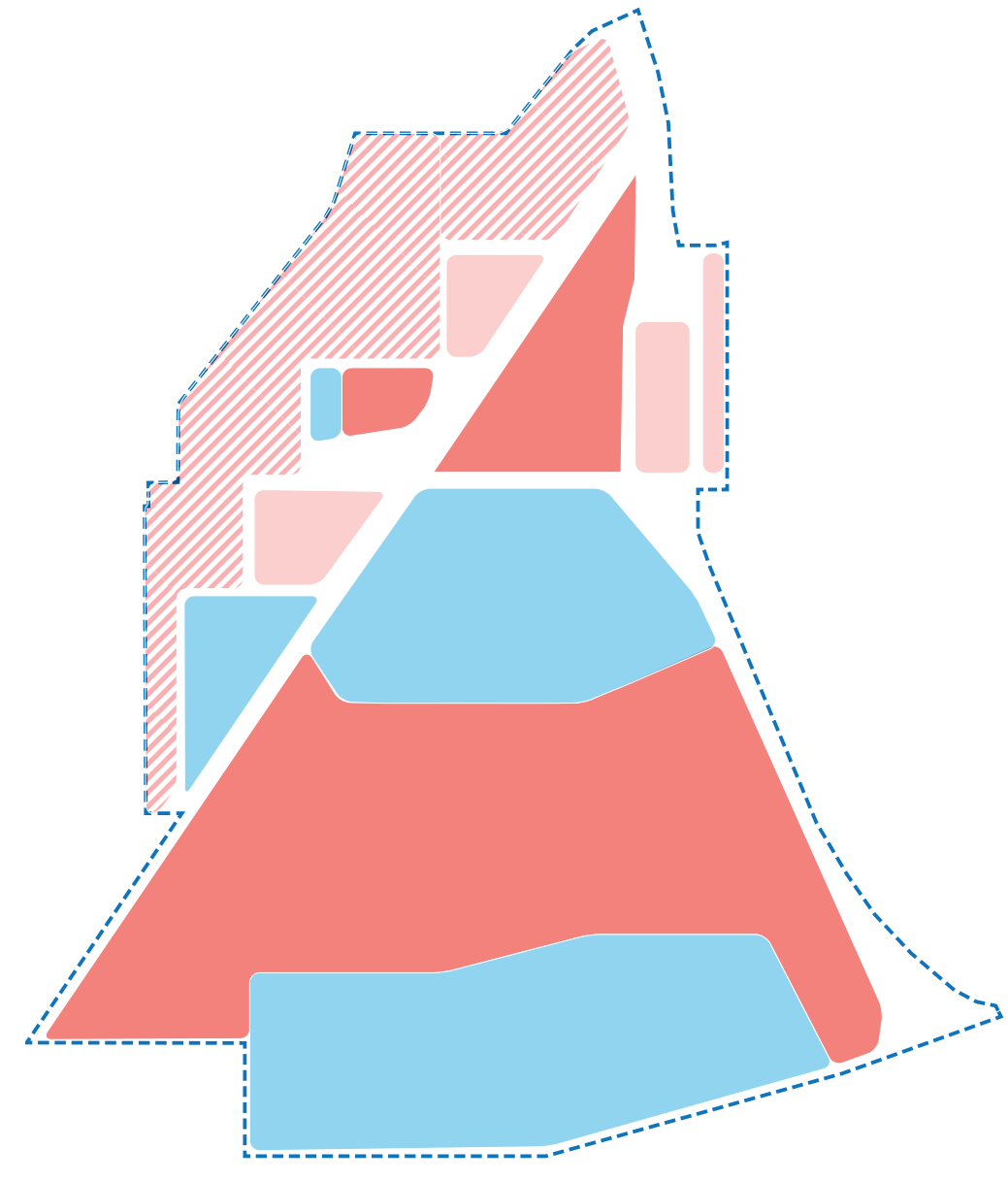
Use a sticky note on the panel to the right to share your thoughts about this concept.

- PREDOMINANTLY RESIDENTIAL**
- INCREMENTAL INFILL GROWTH**
- MIXED USE**
- GREEN SPACE**
- COMMERCIAL / EMPLOYMENT**
- INDUSTRY / LRT FACILITY**
- ANCHOR**
- ANCHOR &/OR COMM. EMPLOYMENT**

LAND OWNERSHIP + PHASING

PRIVATE vs. PUBLIC LAND

- Public land
- Public land sold for Private Development
- Private land - redevelopment
- Private land - incremental growth



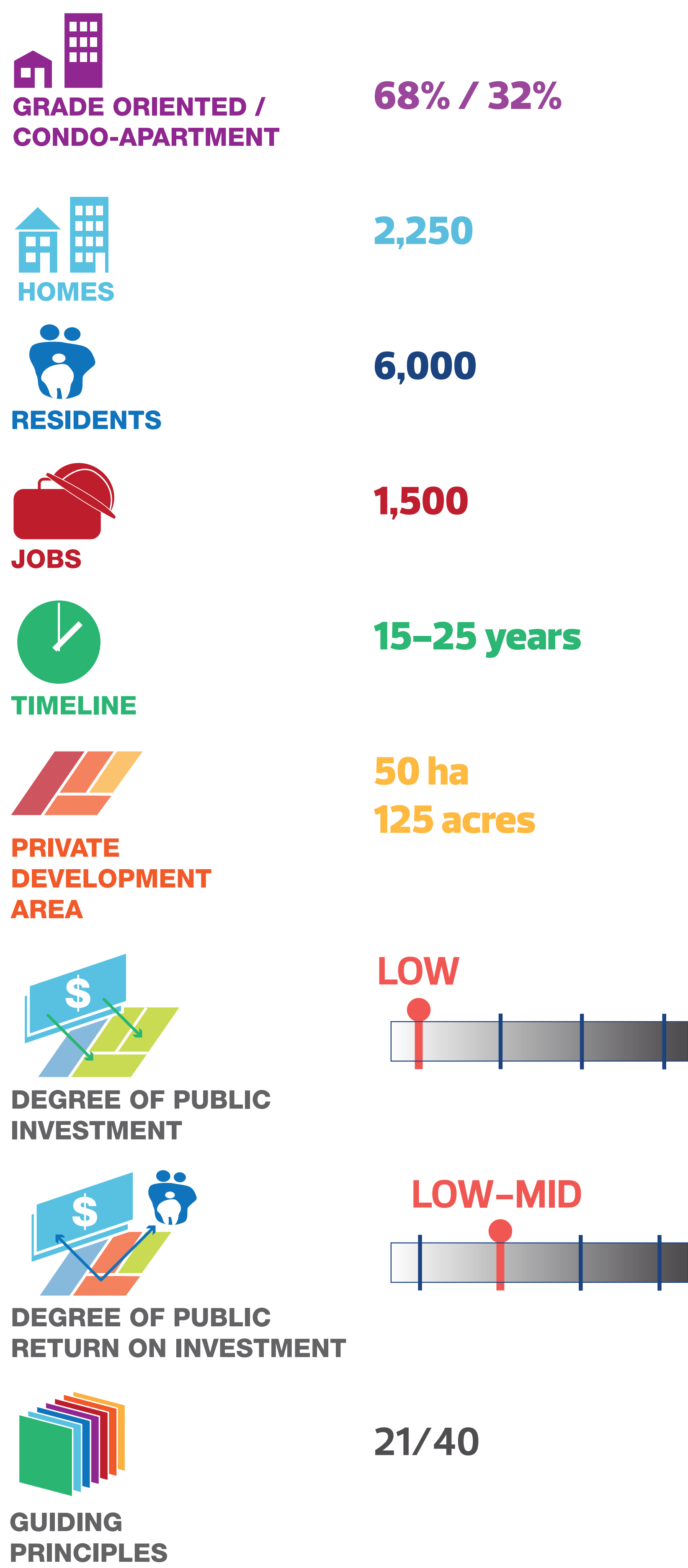
DEVELOPMENT PHASING

- Phase 1
- Phase 2
- Phase 3
- Incremental Growth through all phases



Hypothetical build-out of Concept A

CONCEPT STATISTICS



Proposed character of public realm

LAND USE

What do you like?

What are your concerns?

ANCHORS

What do you like?

What are your concerns?

INFRASTRUCTURE

What do you like?


What are your concerns?

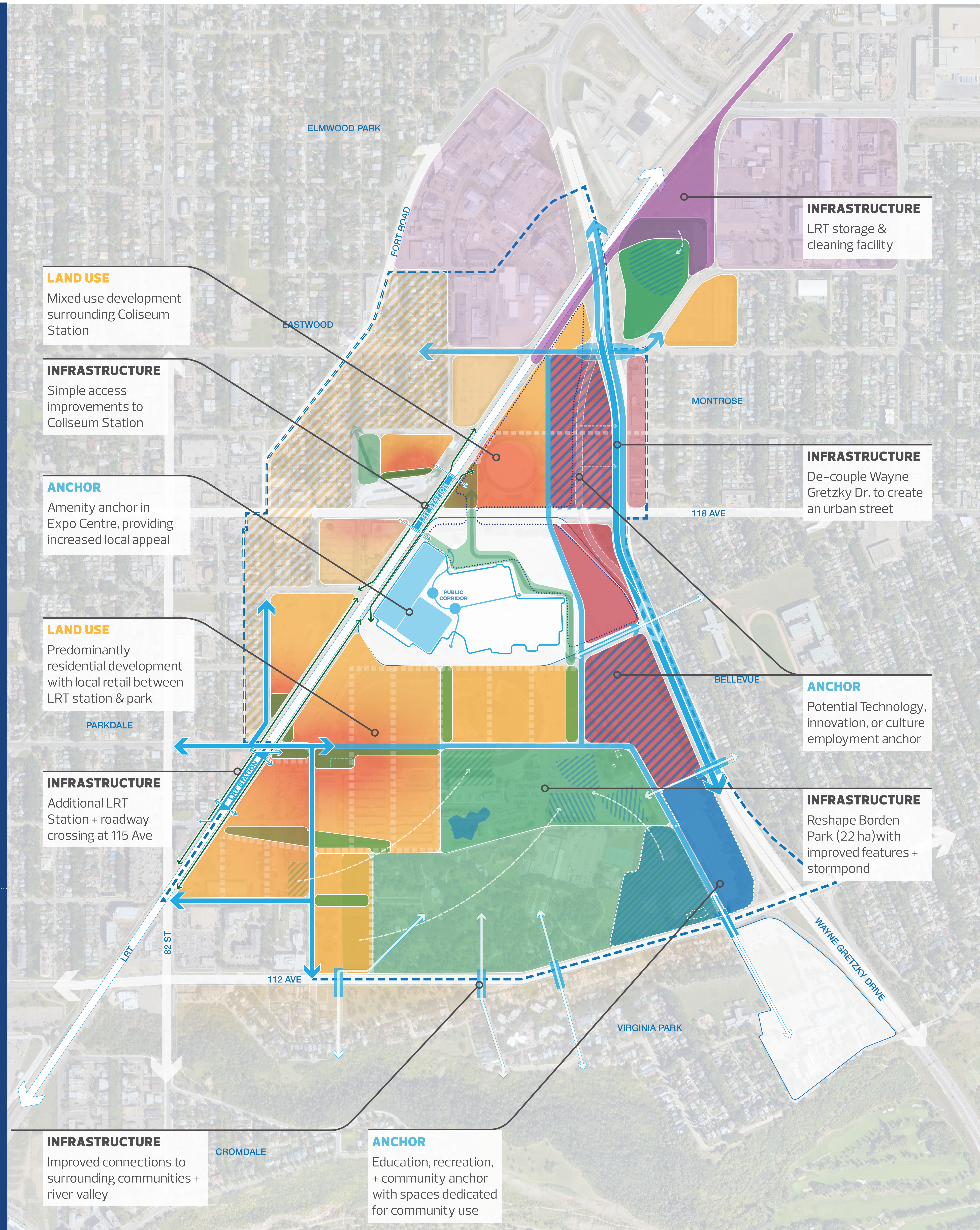
CONCEPT B

CONNECTED COMMUNITY

This concept focuses on a limited selection of infrastructure investments that have the capacity to dramatically transform the potential of the site. This concept would provide the conditions for the area to, over time, become a new compact and connected urban community, complimented by an exciting array of amenities.

 Review the concept map.

 Use a sticky note on the panel to the right to share your thoughts about this concept.

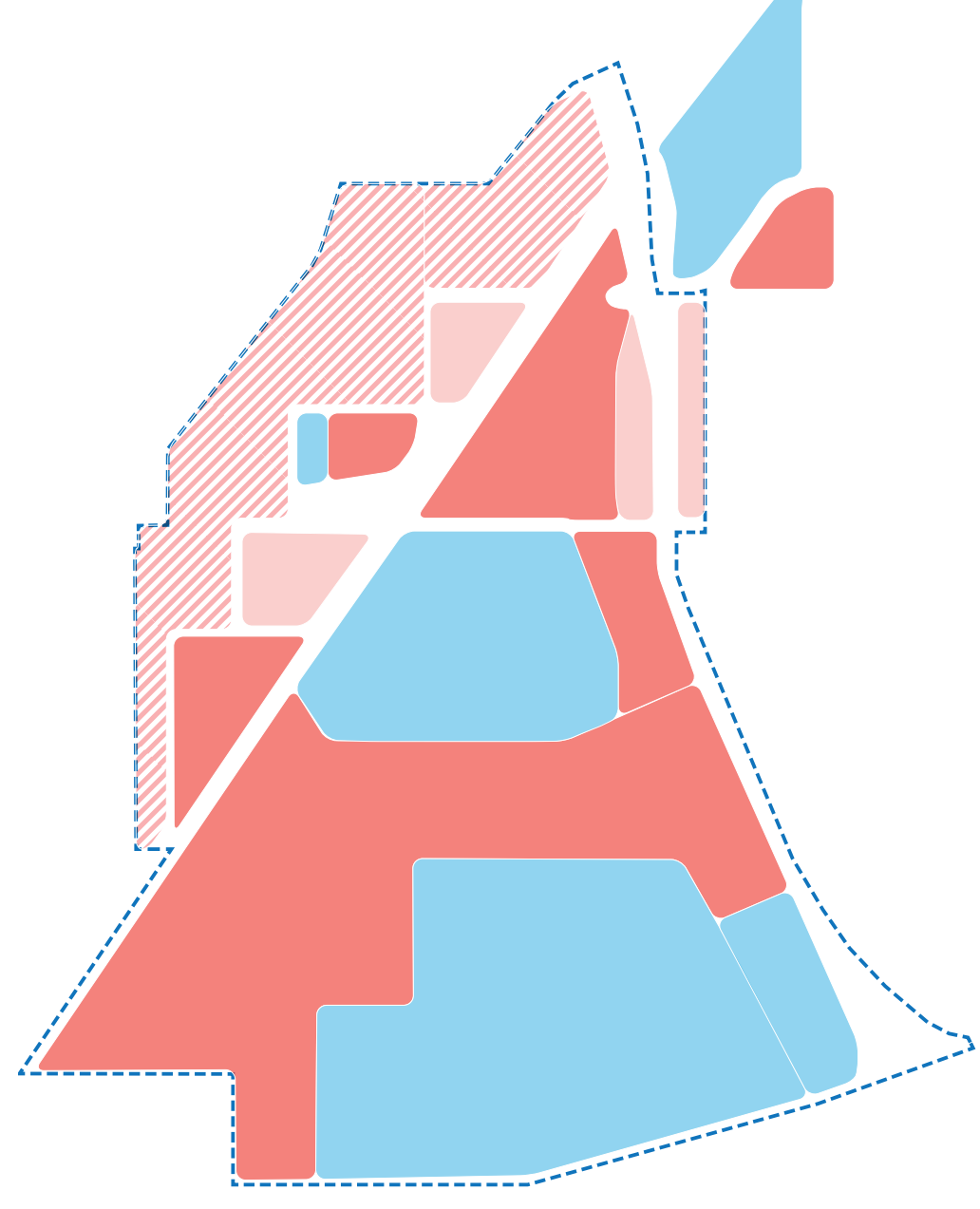


-  **PREDOMINANTLY RESIDENTIAL**
-  **INCREMENTAL INFILL GROWTH**
-  **MIXED USE**
-  **GREEN SPACE**
-  **COMMERCIAL / EMPLOYMENT**
-  **INDUSTRY / LRT FACILITY**
-  **ANCHOR**
-  **ANCHOR &/OR COMM. EMPLOYMENT**

LAND OWNERSHIP + PHASING

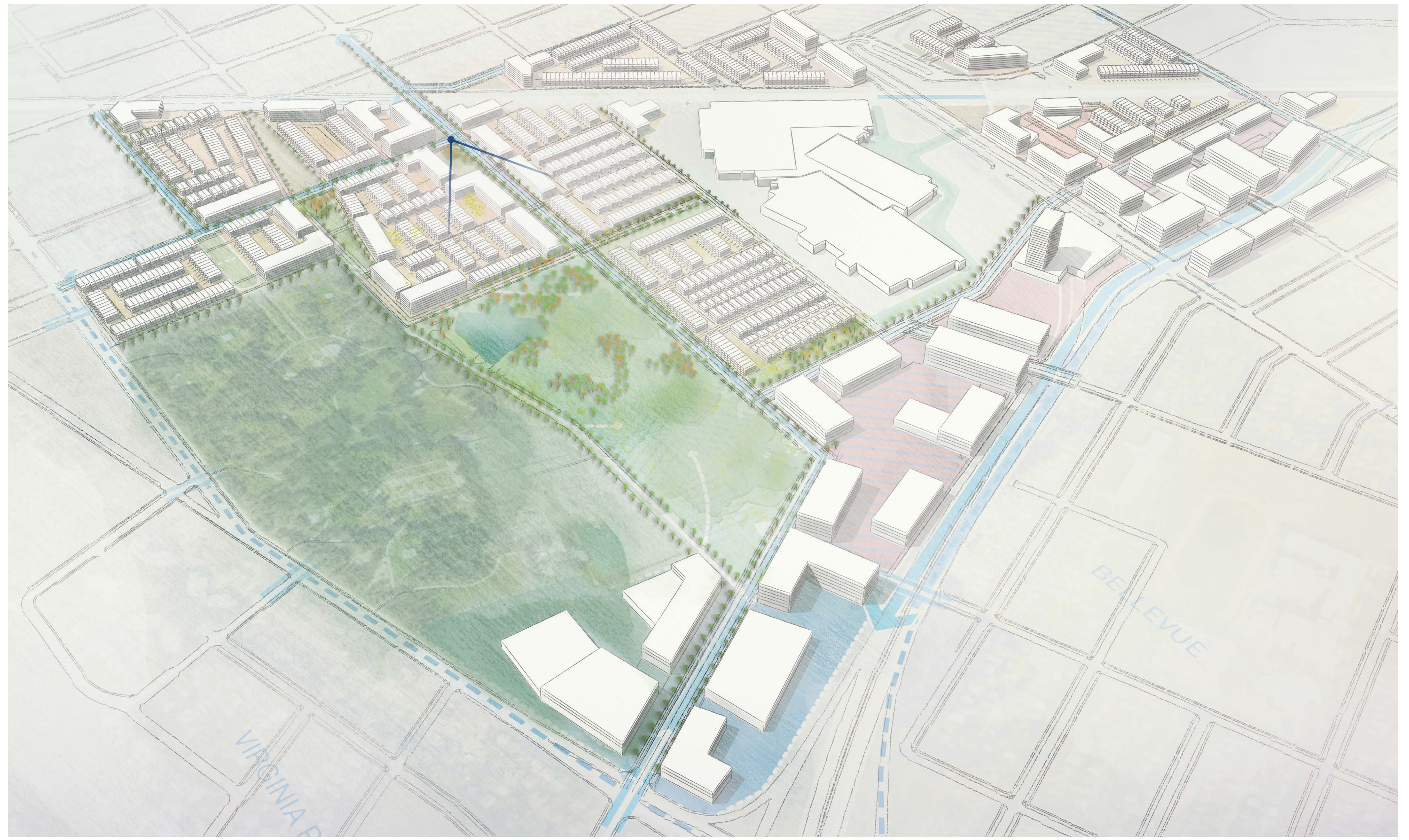
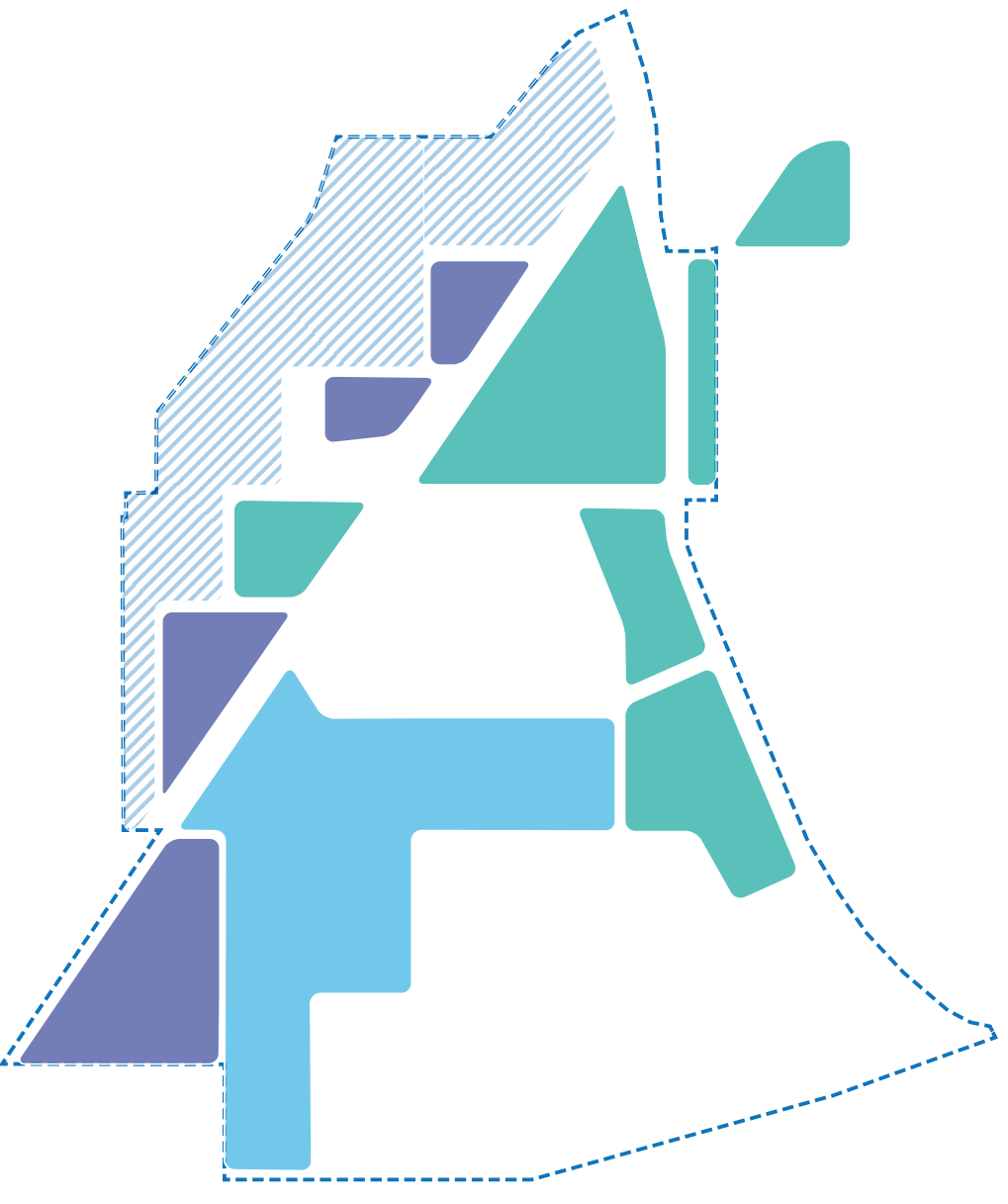
PRIVATE vs. PUBLIC LAND

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- Private land - incremental growth



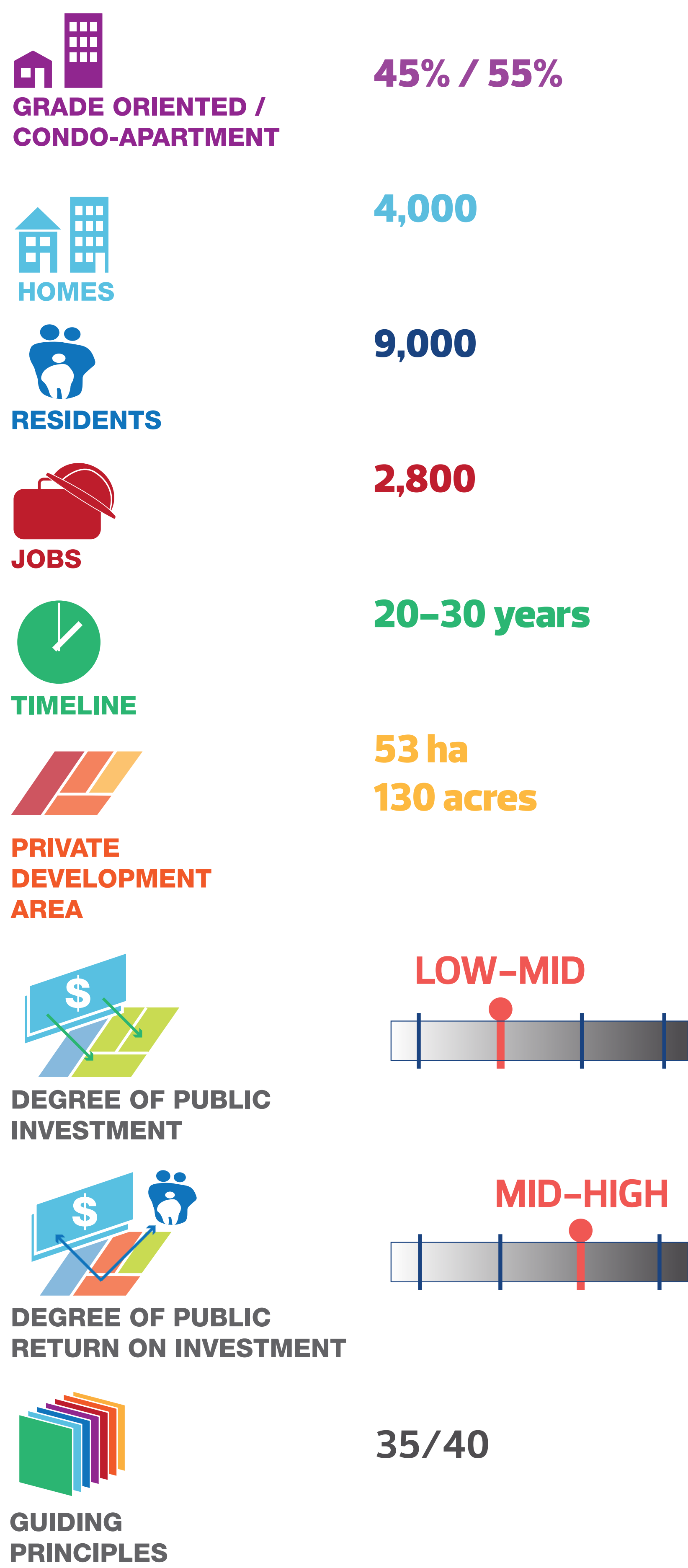
DEVELOPMENT PHASING

- Phase 1
- Phase 2
- Phase 3
- Incremental Growth through all phases



Hypothetical build-out of Concept B

CONCEPT STATISTICS



Proposed character of public realm

LAND USE

What do you like?

What are your concerns?

ANCHORS

What do you like?

What are your concerns?

INFRASTRUCTURE

What do you like?

What are your concerns?

CONCEPT C1

ALL-IN: CIVIC ANCHOR + REGIONAL PARK

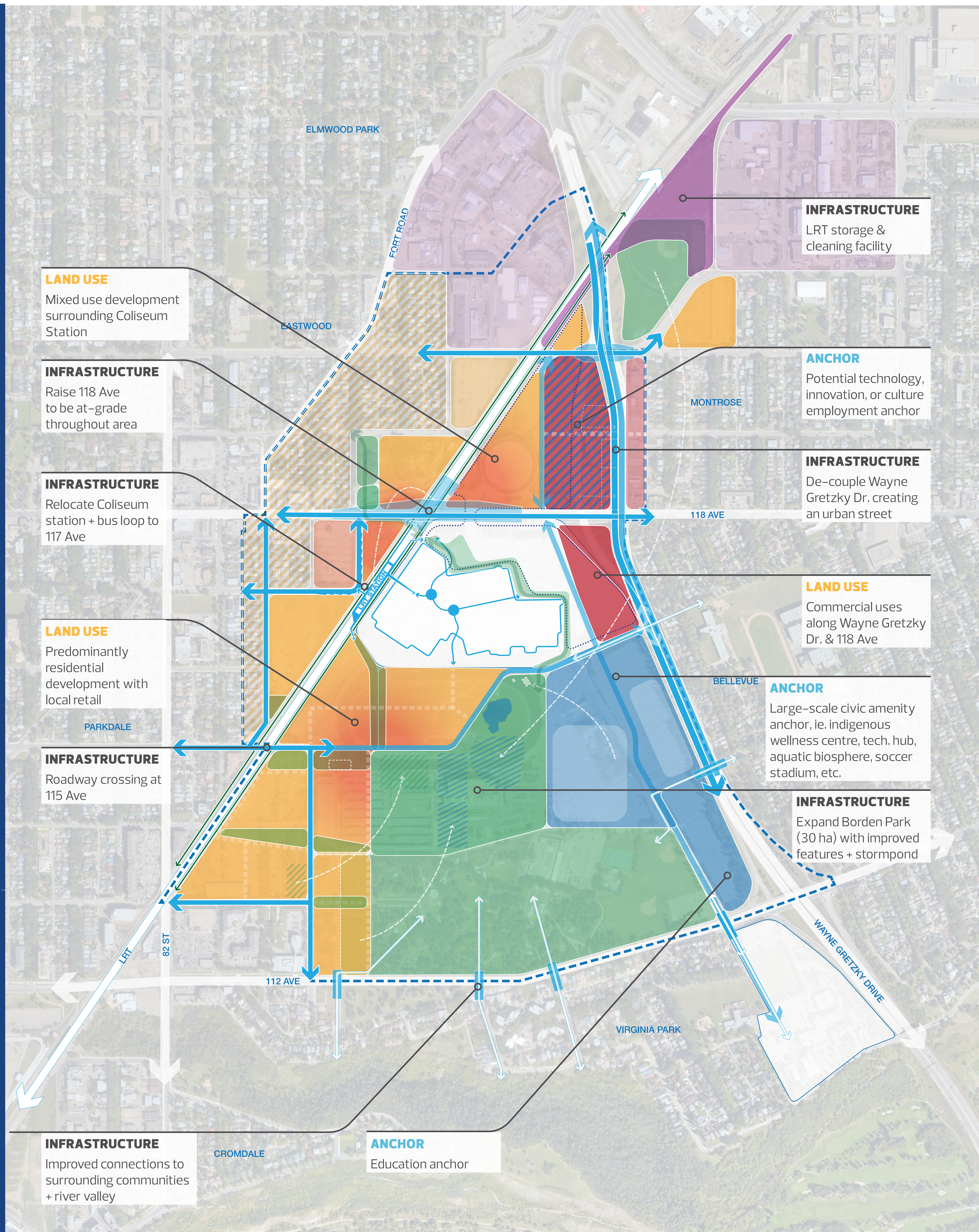
This concept invests significantly in improving the area's connectivity. It also dedicates a large area for a civic anchor, and includes a significantly expansion of Borden Park. Cumulatively, these investments allow for the creation of a new urban community, as well as leaving ample space for amenities and events with regional appeal.



Review the concept map.



Use a sticky note on the panel to the right to share your thoughts about this concept.

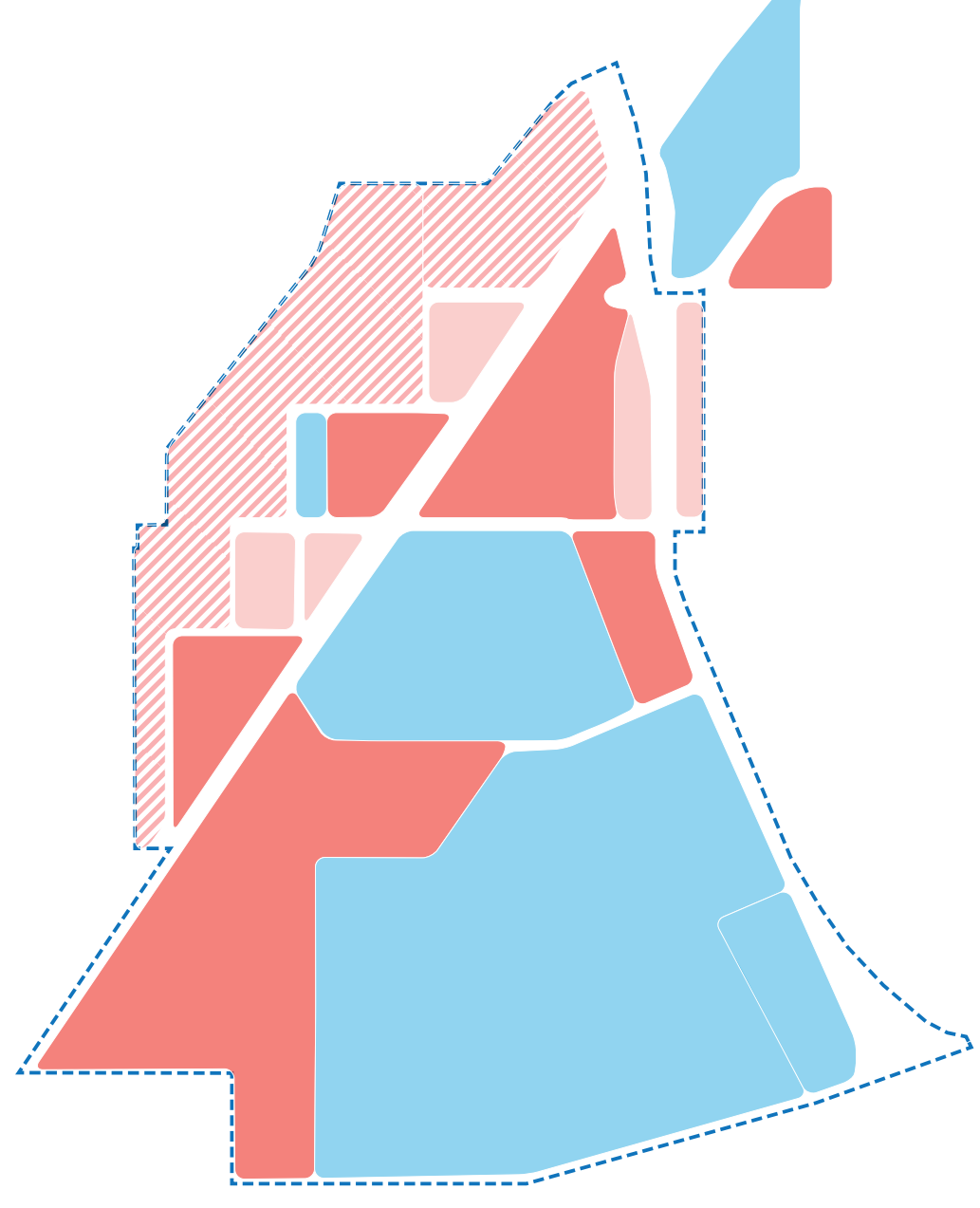


- PREDOMINANTLY RESIDENTIAL**
- MIXED USE**
- COMMERCIAL / EMPLOYMENT**
- ANCHOR**
- ANCHOR &/OR COMM. EMPLOYMENT**
- INCREMENTAL INFILL GROWTH**
- GREEN SPACE**
- INDUSTRY / LRT FACILITY**

LAND OWNERSHIP + PHASING

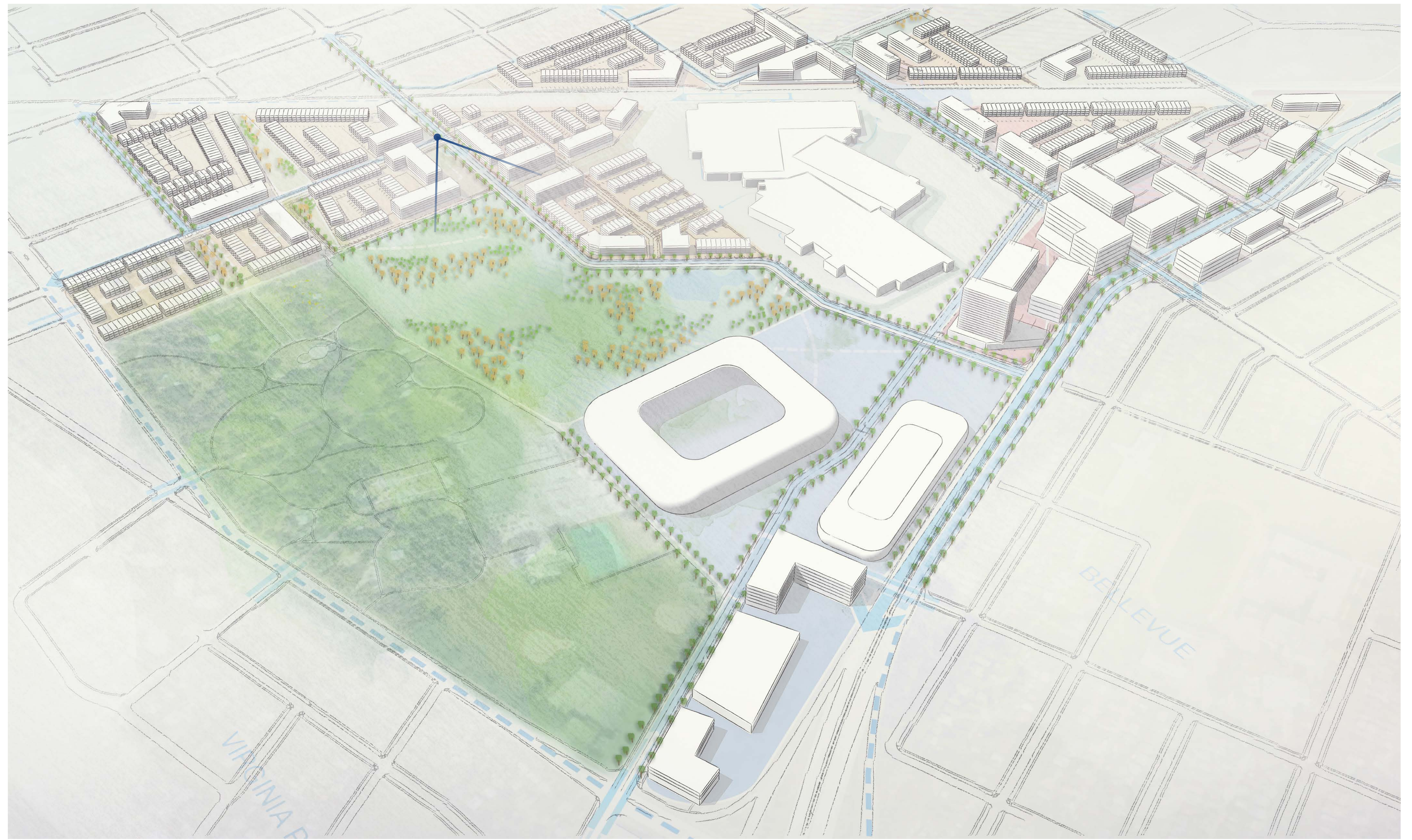
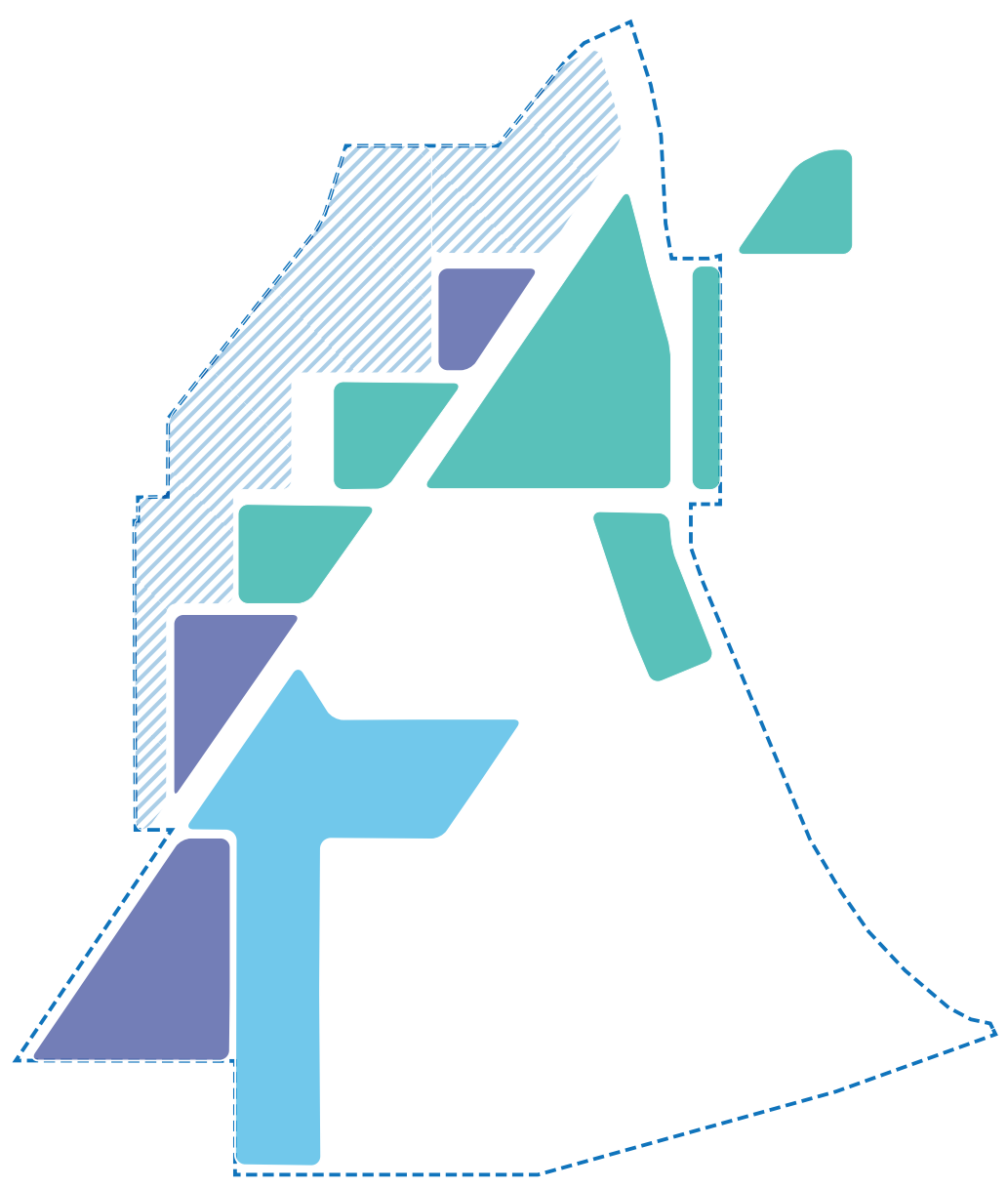
PRIVATE vs. PUBLIC LAND

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- Public land sold for Private Development
- Private land - redevelopment
- Private land - incremental growth



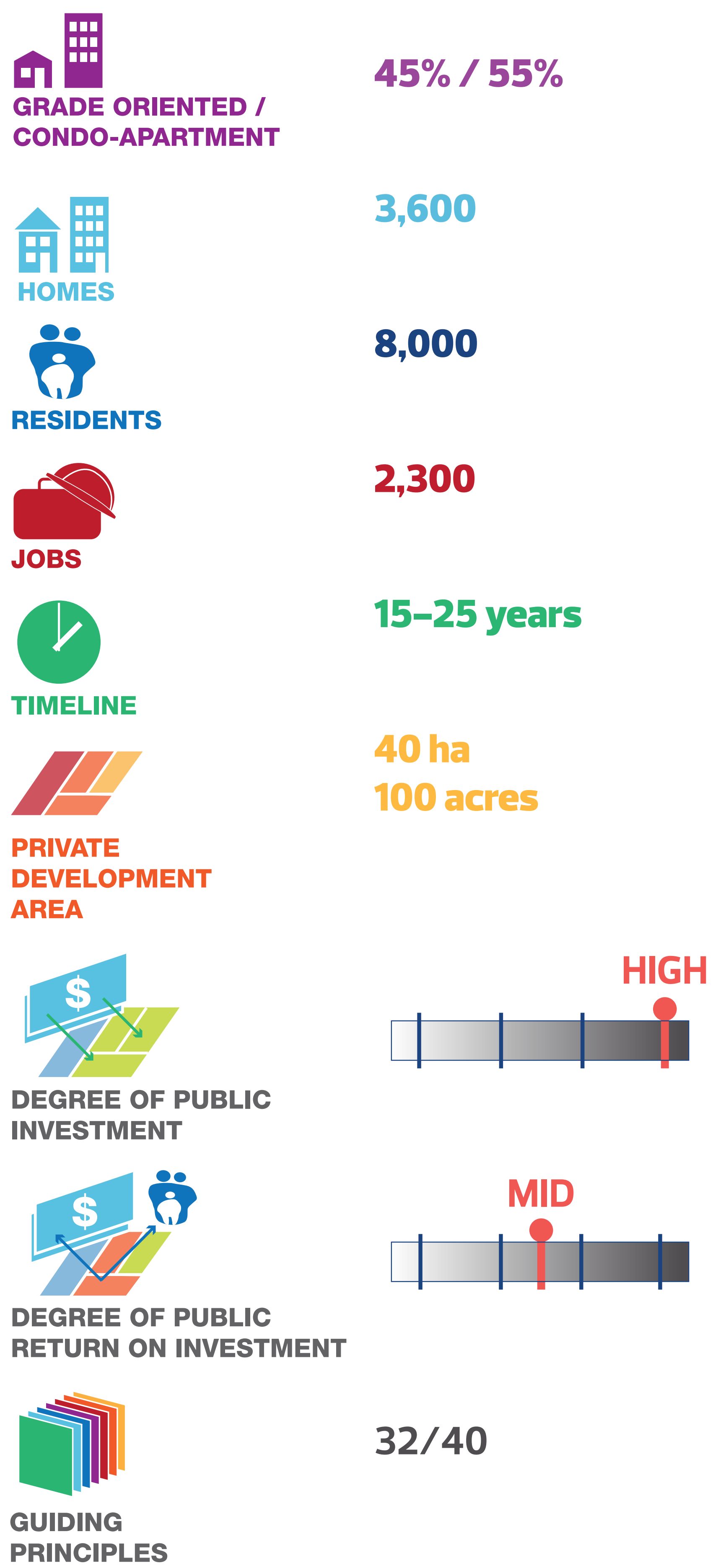
DEVELOPMENT PHASING

- Phase 1
- Phase 2
- Phase 3
- Incremental Growth through all phases



Hypothetical build-out of Concept C-1

CONCEPT STATISTICS



Proposed character of public realm

LAND USE

What do you like?

What are your concerns?

ANCHORS

What do you like?

What are your concerns?

INFRASTRUCTURE

What do you like?

What are your concerns?

CONCEPT C2

ALL-IN: REGIONAL PARK

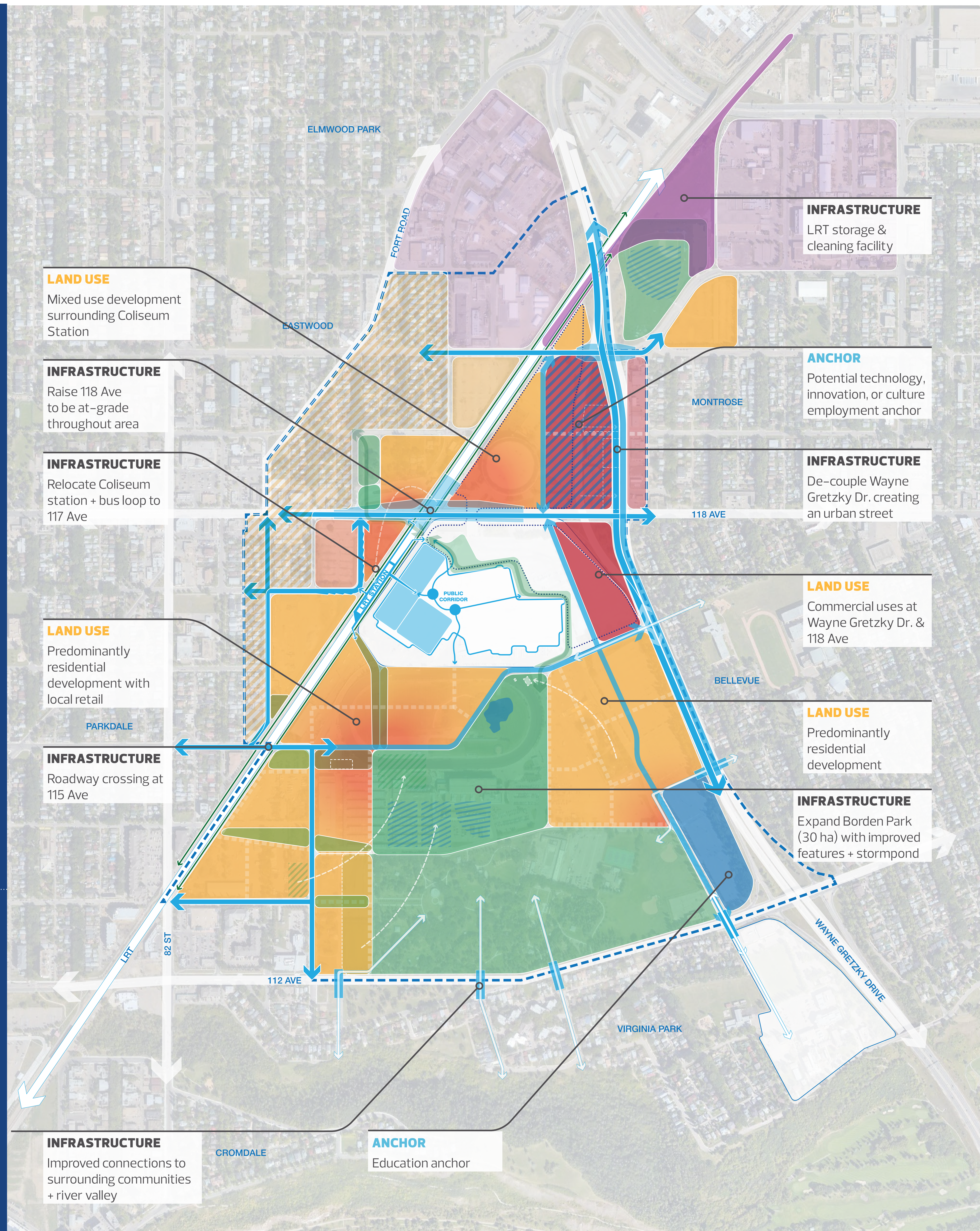
This concept invests significantly in improving the area's connectivity, and expanding its open space. Through these investments, the space for a new urban community centred on an expanded Borden Park is created, and the communities along 118 Avenue are reconnected through major transformations to the urban fabric.



Review the concept map.



Use a sticky note on the panel to the right to share your thoughts about this concept.



LAND USE
Mixed use development surrounding Coliseum Station

INFRASTRUCTURE
Raise 118 Ave to be at-grade throughout area

INFRASTRUCTURE
Relocate Coliseum station + bus loop to 117 Ave

LAND USE
Predominantly residential development with local retail

INFRASTRUCTURE
Roadway crossing at 115 Ave

INFRASTRUCTURE
Improved connections to surrounding communities + river valley

INFRASTRUCTURE
LRT storage & cleaning facility

ANCHOR
Potential technology, innovation, or culture employment anchor

INFRASTRUCTURE
De-couple Wayne Gretzky Dr. creating an urban street

LAND USE
Commercial uses at Wayne Gretzky Dr. & 118 Ave

LAND USE
Predominantly residential development

INFRASTRUCTURE
Expand Borden Park (30 ha) with improved features + stormpond

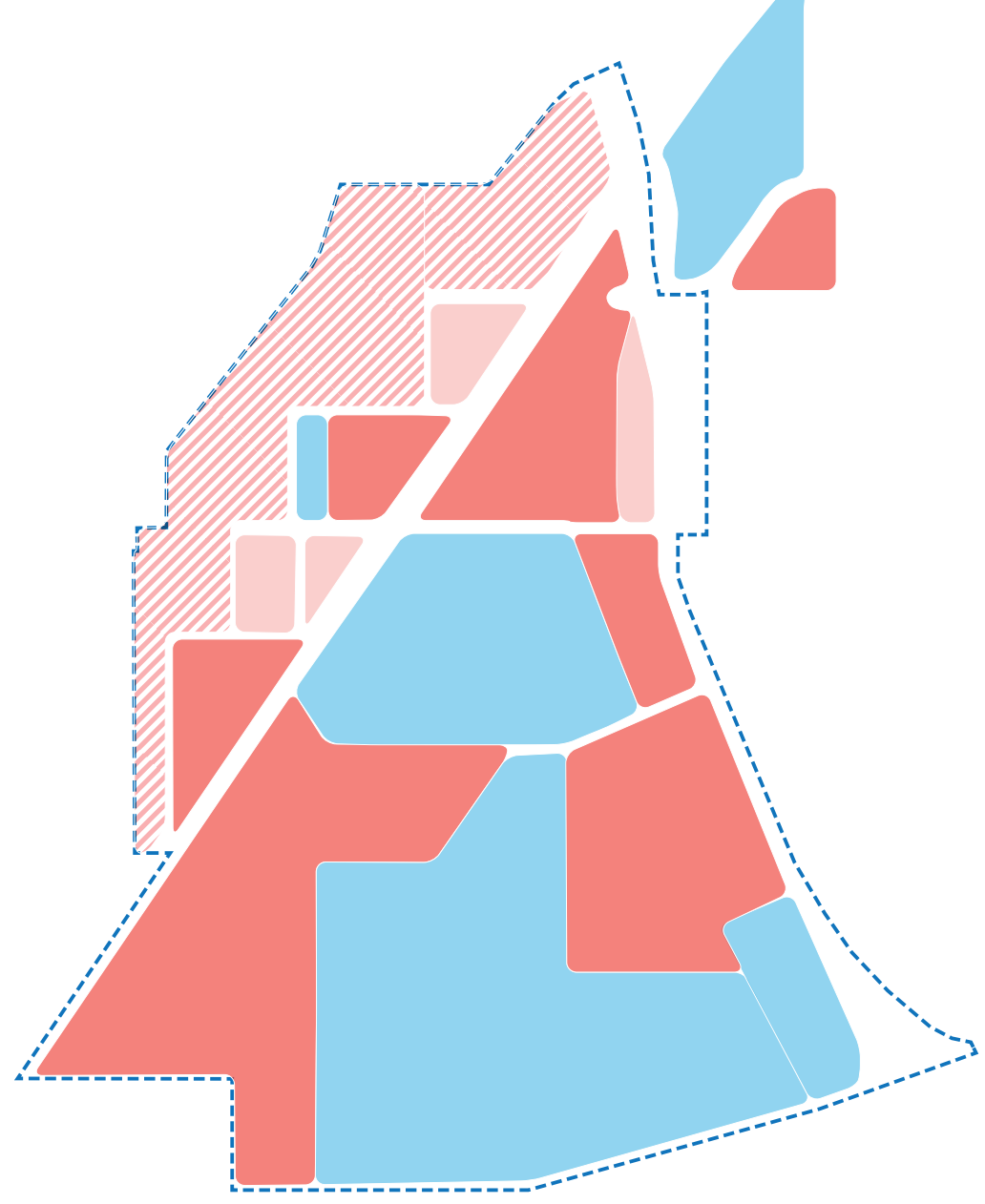
ANCHOR
Education anchor

- PREDOMINANTLY RESIDENTIAL**
- INCREMENTAL INFILL GROWTH**
- MIXED USE**
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LAND OWNERSHIP + PHASING

PRIVATE vs. PUBLIC LAND

- Public land
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- Private land - incremental growth



DEVELOPMENT PHASING

- Phase 1
- Phase 2
- Phase 3
- Incremental Growth through all phases



Hypothetical build-out of Concept C-2

CONCEPT STATISTICS

GRADE ORIENTED / CONDO-APARTMENT 45% / 55%

HOMES 4,250

RESIDENTS 9,500

JOBS 2,000

TIMELINE 20-30 years

PRIVATE DEVELOPMENT AREA 51 ha / 126 acres

DEGREE OF PUBLIC INVESTMENT HIGH

DEGREE OF PUBLIC RETURN ON INVESTMENT MID-HIGH

GUIDING PRINCIPLES 35/40



Proposed character of public realm

LAND USE

What do you like?

What are your concerns?

ANCHORS

What do you like?

What are your concerns?

INFRASTRUCTURE

What do you like?

What are your concerns?