

CITY SHAPING

Images courtesy of HOK Sport



The Summary Report of the Leadership Committee for a
New Sports/Entertainment Facility for Edmonton

March 2008



Presenters

- Lyle Best, Leadership Committee Chair
- Bard Golightly, Community and Design Subcommittee Member
- Charlotte Robb, Finance Subcommittee Member



City Shaping

Presenter:

Lyle Best

Chair, Leadership Committee

President and CEO, Quikcard



C I T Y S H A P I N G



Agenda

- Background, overview
- City Shaping
- Community and design
- Finance
- Recommendations, next steps



April 24, 2007

Mayor announced formation of committee to evaluate feasibility and potential of building new sports/entertainment facility



Committee Structure

- Leadership Committee
- Community and Design Subcommittee
- Finance Subcommittee



Methodology

- Diverse committee membership
- Wide-ranging and in-depth consultation with sports, business and community organizations in Edmonton and North America



Methodology

Internationally acknowledged experts:

- HOK Sport
- Conventions, Sports and Leisure International
- Prof. Mark Rosentraub



Facility Considerations

- Catalyst for revitalization of broader downtown urban district
- Enhance image, further stimulate growth and development
- Meet Oilers' needs, NHL standards
- Maximize use through concerts, events, shows, community functions



Facility Considerations

- Maximize multipurpose facility use
- Meet community expectations, inspire support
- Financed without increasing taxes or redirecting infrastructure

Why New Facility?

- Edmonton at crossroads of need and opportunity
- New facility will, should transform and revitalize area
- Revitalization should occur downtown



Locating Downtown

“In the competition for human capital that is driving the 21st century economy, vibrant urban cores and downtown areas are vital assets.”

Mark Rosentraub
Professor of Urban Affairs
Cleveland State University



Recommendations

New facility can

- Capture, focus city's projected growth
- Revitalize downtown core
- Generate new tax revenue



Community and Design

Presenter:

Bard Golightly

Member, Community and Design

Subcommittee

COO, Christenson Group



Considerations

- Diverse subcommittee membership
- Implications of downtown facility on urban development
- Community
- Design

Conclusions

- Facility should support downtown revitalization
- Facility should not be treated as isolated project
- Should be designed as anchor in development project to stimulate revitalization



Recommendations

For the district

- Public spaces for multiple, diverse uses
- Safe, inviting places
- Crime prevention through design



Recommendations

For the facility

- Amenities with drawing power
- Environmental sustainability
- Accessibility
- Architecture as art



Recommendations

Overall

- Design and programming
- Linkage to adjacent communities, region and beyond
- Sensitive design elements



Finance

Presenter:

Charlotte Robb

Member, Finance Committee

President and CEO, Dynacare Kasper



Considerations

Reviewed financing arrangements for new
North American facilities

Conclusions

- \$450 million is reasonable amount
- Best model is public/private participation
- Recommended financial model requires minimum 30% (\$135 million) equity contribution

Recommendations

- Downtown facility financially feasible
- Public/private participation
- Made-in-Edmonton financing model
- Project proponents to take on next steps

Recommendations

- Only partly discussion about new facility
- We can and should build a new facility
- Facility can revitalize downtown, be centrepiece of multipurpose urban district



Next Steps

- Consider several possible downtown sites
- Mayor to convene key stakeholders, request action plan



Questions
