

Rossdale Design Visioning Session

April 13, 2013

City Perspective

Stabilization of building - \$7M

Total Project Costs to get occupancy ready - \$80M

Key Questions

- 1) Is there some other way to keep/hold the building until we figure out what to do?
- 2) Is there a business case for this?

What the City of Edmonton is doing now:

- 1) Examine work that DIALOG has done. Can it be parceled?
- 2) Create plan to reach long range vision
 - a. 5-10yr holding of asset not unusual
 - b. lay out scenarios
- 3) Touch the Water Project (funded)
- 4) Kinsmen Park water access (funded)

Realities:

July 8th report due to City Council

EPCOR currently owns land, ownership of land will transfer no matter what

Rossdale at centre of:

- 1) Part of West Rossdale
- 2) Utility and roadway study being done
- 3) Public realm – parkland, streetscapes
- 4) Parking and mobility study
- 5) Walterdale Bridge
- 6) River Valley Alliance Projects
- 7) Funicular – Access to River Valley

What We Know – Design Strengths

Site

Location
Connection to river
Land size is 1.5ha
Property to east of road will remain with EPCOR

Building

Volume of space is unique to entire city
Possibilities for adaptive reuse
Height of building lends itself to unique vantage points
Robustness, visually solid building
Industrial Aesthetic
Embodied energy
Quality of light
Lends itself to a human occupied space
Irreplaceable, cannot be replicated
Pumphouses – also have potential for repurpose
Basement is a contrast to main floors big space
Maze like basement
105,000 sf usable floor area (3 levels – basement, main, upper)
Quality of construction – longevity
Smokestacks – iconic
Structural layout exists (laser survey)
Potential for building to be a catalyst for next 30 years surrounding development
If critical mass of residential is reached, massive demand for this scale of space

Historic

Landmark building
Provincially designated building
Built in 3 stages, 1930s to 1950s, 5 buildings
Precedents – Forks in Winnipeg, London Battersea

Story

Embodied story
Vessel of progress
Secret of site & building, open up story of building
“Made in Edmonton”, handcrafted, brick may have been locally made
Recognizable as city identity

Existing Services

Existing water intake

What We Know – Design Challenges

Site

Floodplain location
Lack of supporting commercial/residential amenity in area (critical mass)
Public green space adjacent? Who decided?
Tight site – need adjacent program for success and access

Building

Not contiguous space
Roof repairs required (\$1M committed)
East wall stabilization – not to today's standards
Concern over heaving if not heated
To date, life safety, entrances/exits, public washrooms not up to current standards, require investment.

Access

Site of cables/switching station, admin building, lots of “stuff” underground
Car access
Connectivity to river valley in general poor
Public access to this part of the city

Conversation/Story

No comparison to other projects within city – no obvious solution
Changing people's perception of site
Lack of courage/long term vision
Will require a paradigm shift in terms of use and investment
Societal risk aversion
Public view of river valley as pristine nature limits commercial potential
Municipal will?
Visioning to date may not be fiscally feasible

Historic

Archaeological heritage of site may hamper feasibility/schedule
Fort Edmonton location – complexity
Perceived ownership of site – complex First Nations legacy/relationship
Preservation vs adaptive reuse – attitude towards heritage (policy + public)

Value

Appraised value of land not yet established (can't replace this building)
Importance of building vs site
Lack of culture for historical buildings – how is it valued? Value not obvious

Scenario #1

5 phase plan

- 1) Competition – touch the water (funded) \$30M. Raise profile and interest.
- 2) Mechanized access (\$30M)
- 3) Pavillions – small buildings, wine bars, restaurants, café, arts/offices, RFP for commercial spaces. Possibly hold competition re: 2 pumphouses and switch
- 4) Powerstation as whole – art of living plan, NAIT architecture program
- 5) Large foundation area – private developer, density + scale, leverage momentum and energy from bite sized pieces



Phase 1



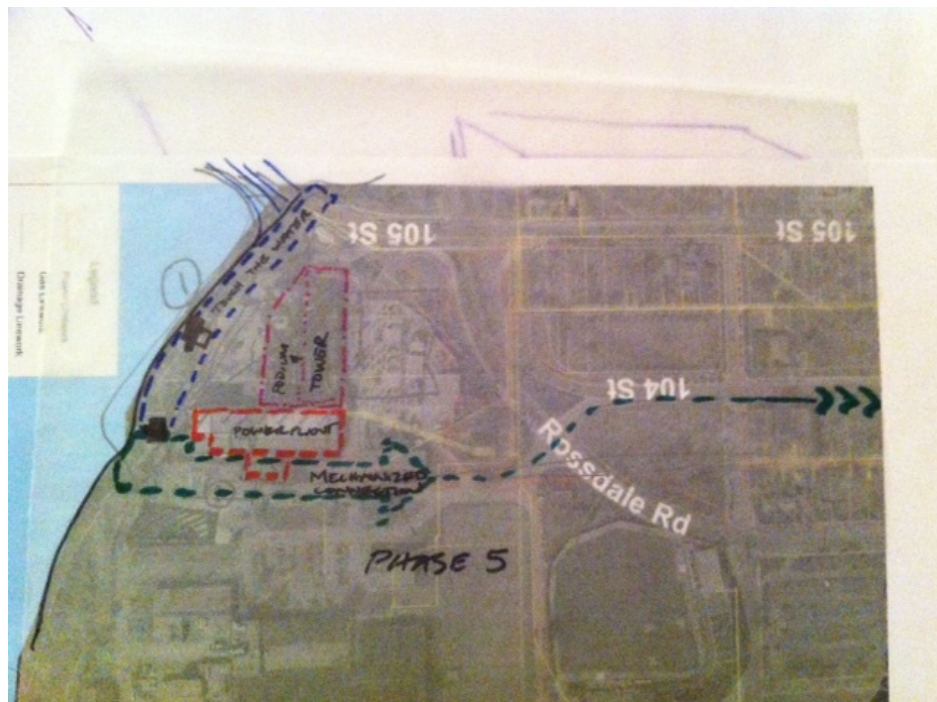
Phase 2



Phase 3



Phase 4



Phase 5

Scenario #1 Key Questions

Timeline?

Forks in Winnipeg model? CMLC?

Tie building into competition?

What is the density required at site for viability?

Timeframe for Federal dollars?

Funicular termination at site?

What matching funds are available from government?

Can we see BTY cost report? Do these numbers include infrastructure costs?

Scenario #2

Funicular stops at switch house

Parkade in West Rosedale

Keep historic shell, build tower above with mixed use, 8 storeys doubled loaded with approximately 112 units

Stacks historic element?

Modified Startup City idea for blue collar industry and trades.

Market at funicular stop

Blue coloured areas – commercial spaces, similar Watermark Restaurant at Kits Beach

Desination, Grandville Island model, open zoning?

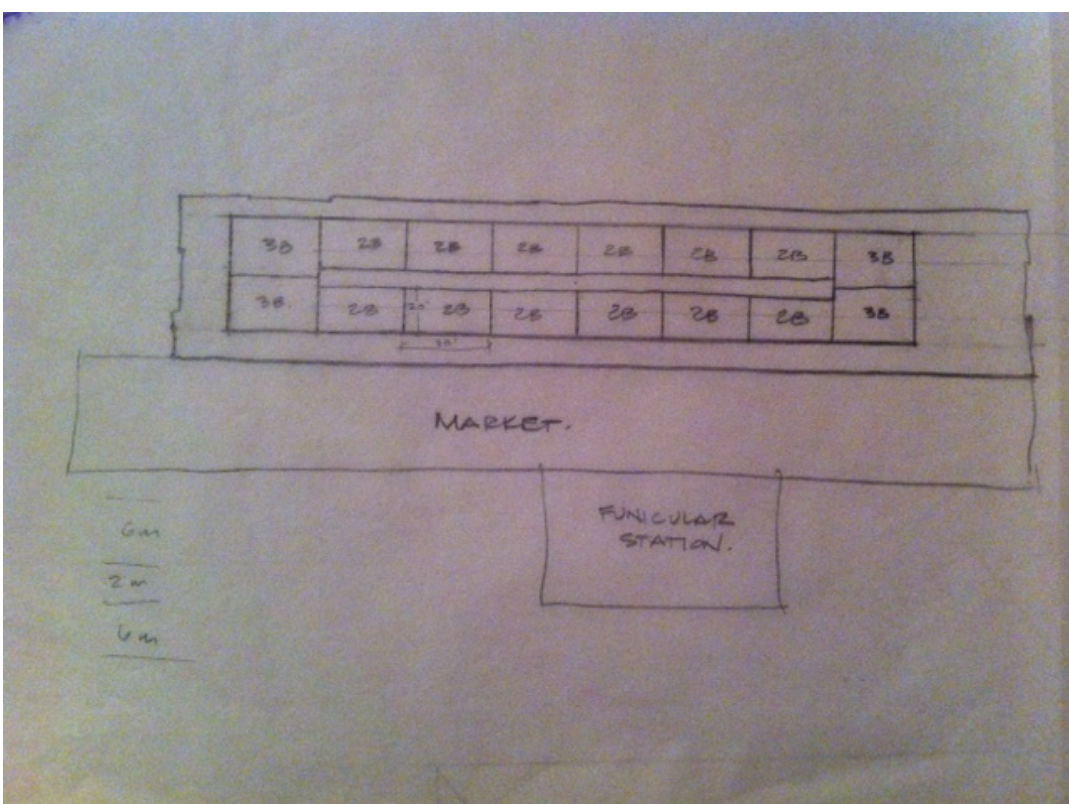
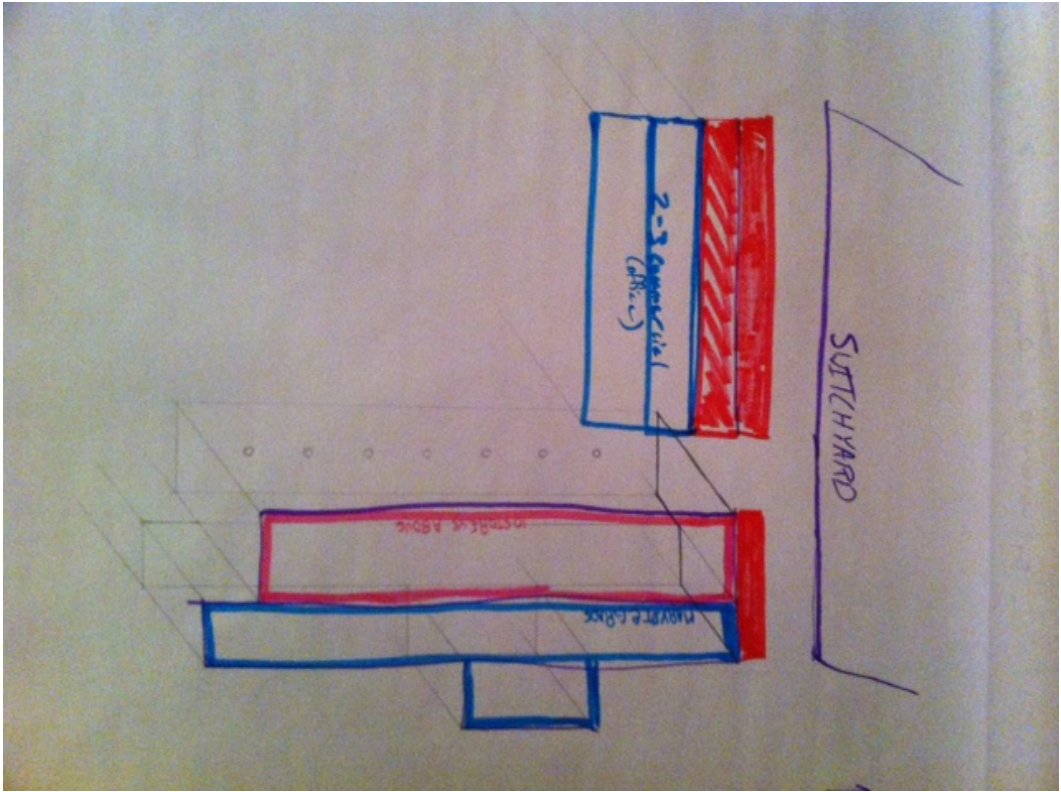
Loading at east side

Feasible uses: hotel, market, studios, office, retail, residential condo or rental

Urban argiculture? greenhouse







Scenario #2 Key Questions

What value is the land by COE? (carrying \$15k per door)

Will COE waive permit fees?

Potential to flip residential to west? On previous building site?

Where can parking go? What is feasible?

Can COE use same model as Airport Lands to look at this area?

Is summer occupancy possible during transition period?