

# Central Green Final Development Concept Plan

## Council Presentation

### September 29, 2008



Sustainability  
Solutions  
Group  
Groupe de  
Solutions pour un  
Développement  
Durable





# Presentation Outline



- ❧ Background
- ❧ Guiding Principles
- ❧ Final Design Concept
- ❧ Public Amenities
- ❧ What happens now - next steps





# Guiding Principles

## Where We Started



- ❧ Council goals for site redevelopment – guiding principles
- ❧ Stakeholder vision and design elements
- ❧ Consultant team expertise and -“public pencil”





# Guiding Principles

---



- ❧ Maximize site potential and don't underutilize
- ❧ Create a cohesive, well-integrated neighborhood
- ❧ Address the needs of the community as effectively as possible:
  - Park area, community amenities; e.g. child care, meeting spaces, youth/senior centers, affordable housing, connectivity with surrounding areas



# Guiding Principles

---



- ❖ Complement, rather than compete with surrounding neighborhood and downtown
- ❖ Be aware of and capitalize on “demonstration model”
- ❖ Manage traffic flows created by the development as well as impact of highway and traffic patterns on the site



# Guiding Principles

---



- Identify best development process, including site planning, phasing of development and selection of developers & builders
- Create a pedestrian friendly atmosphere
- Set a positive example for developers
- Achieve a positive financial return
- Utilize a multi-bottom line approach and analysis



# Project Recap

## How we got here



**Background  
Info**

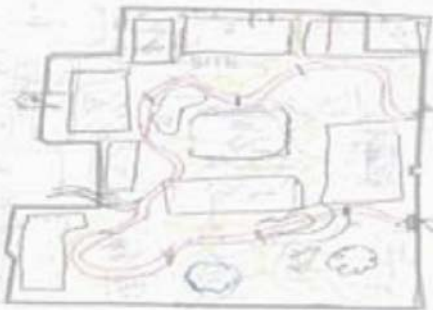
**Stakeholder  
Input**

**Public Input  
(Forum 1,  
March 11)**

**Vision &  
Sustainability  
Goals**

**4 Design  
Concepts**

**Group 1**





# Project Recap

## How we got here



**Vision &  
Sustainability  
Goals**

**4 Concepts**

**Public &  
Stakeholder  
Input  
(Forum 2,  
April 30)**

**Preferred  
Design  
Concept**

Background  
Info

Stakeholder  
Input

Public Input  
[Forum 1]

Vision &  
Sustainability  
Goals

4 Design  
Concepts





# Project Recap

## How we got here



**Chosen  
Design  
Concept**

**Parks Dept.  
& Landscape  
Architect  
Input**

**Additional  
Public Input  
Session  
(June 26)**

**Preferred Park  
Design Concept**





# Project Recap

## How we got here

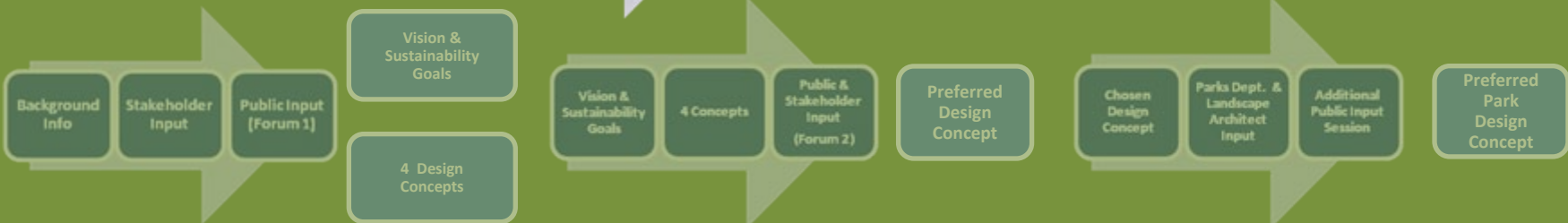


**Design  
Concept  
Refinement**

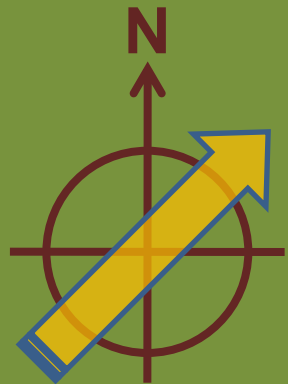
**Public  
Presentation  
of Final Design  
Concept**

**Final Public  
Comments &  
Design  
Narrative**

**Final Design  
Concept  
Document**











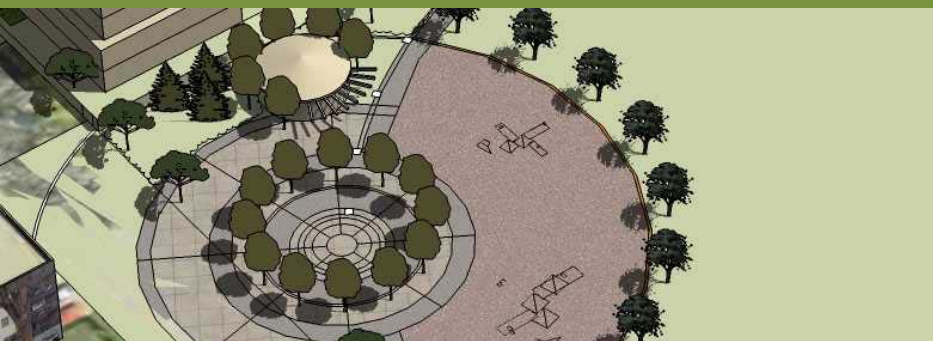
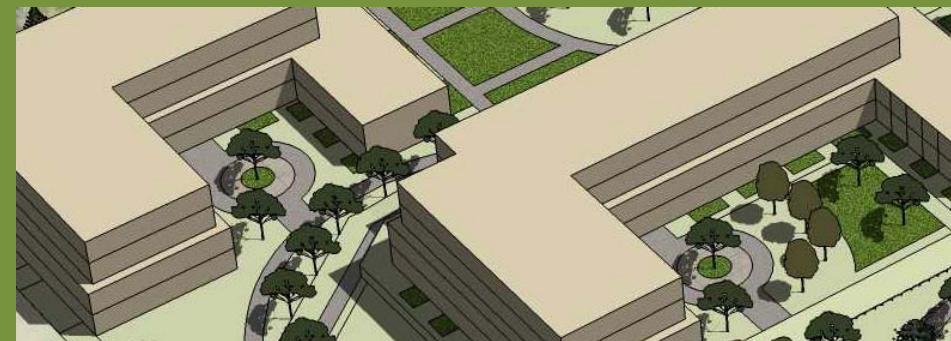






















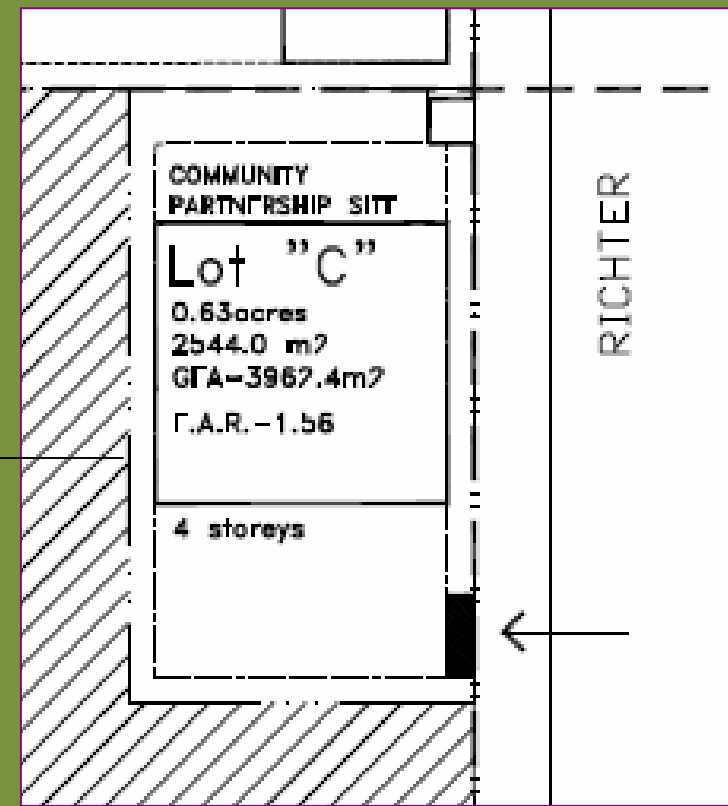
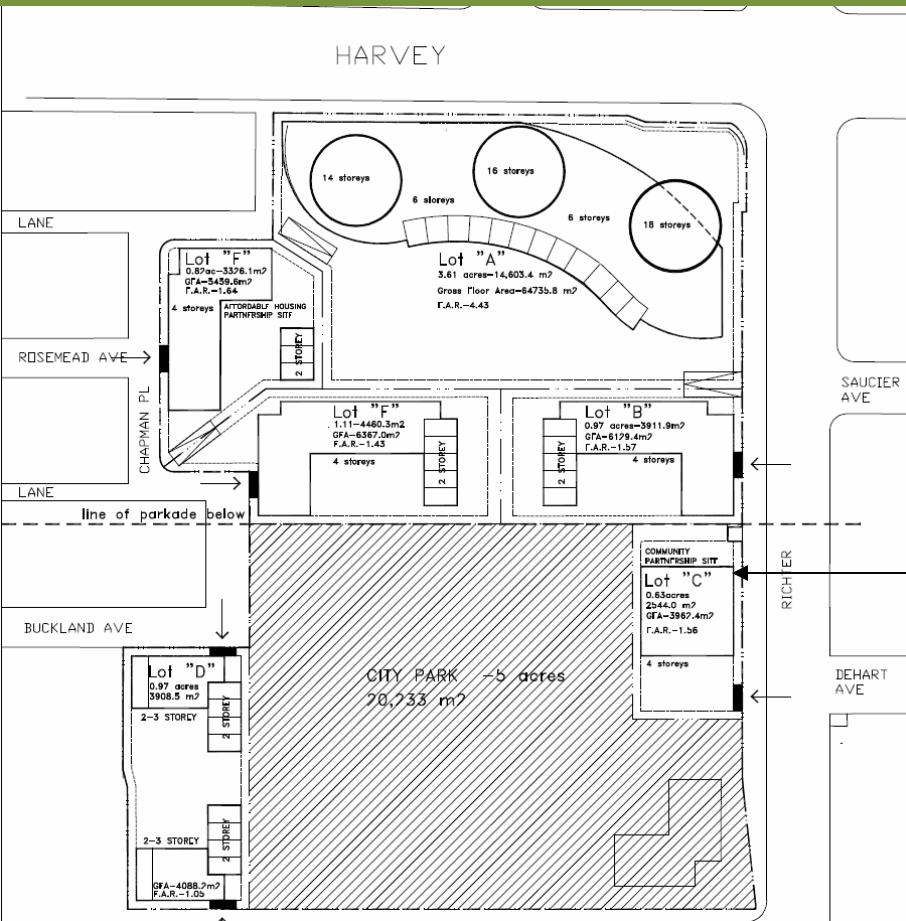


# Public Amenities

- 🌿 Affordable Housing - 20%
- 🌿 LEED Gold Standard
- 🌿 Community Park
- 🌿 Public Spaces
- 🌿 Pedestrian Overpass



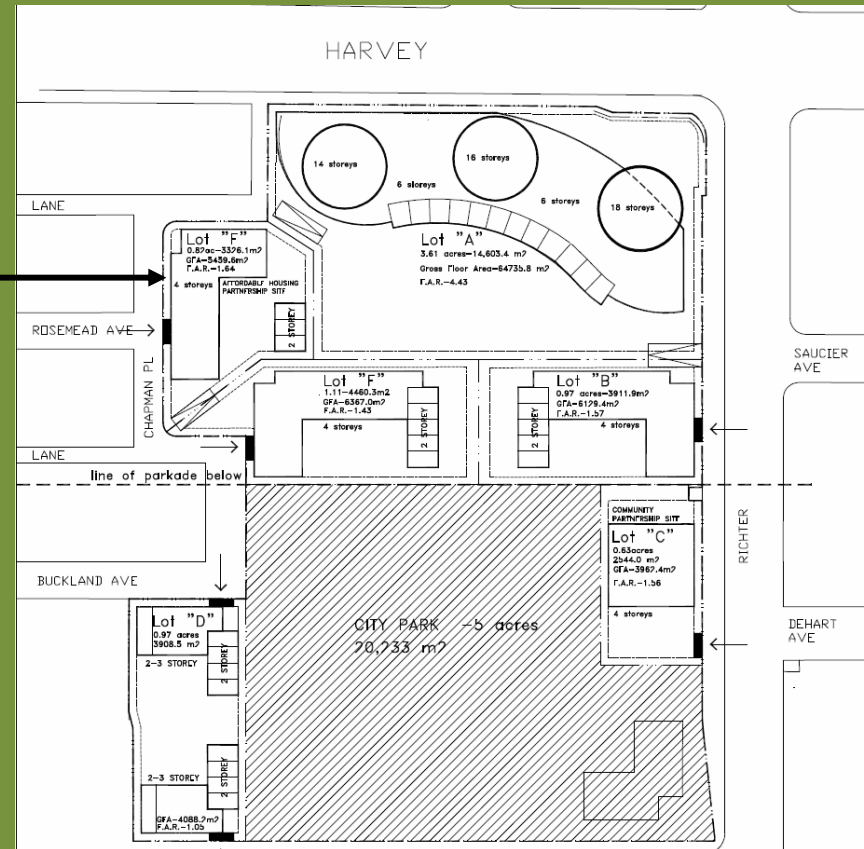
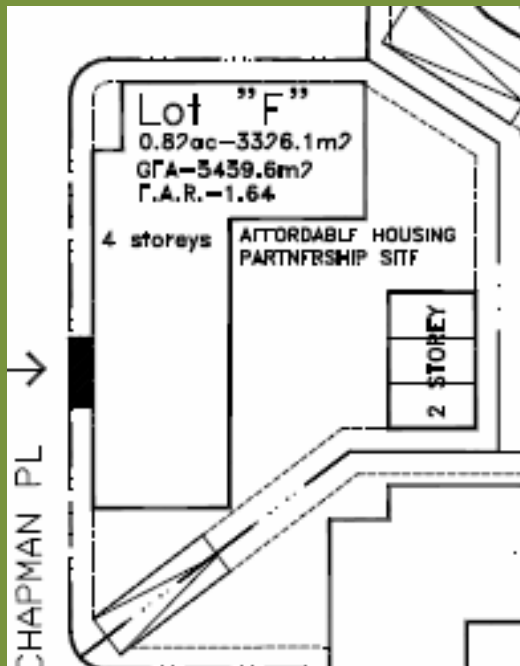
# Public Amenities Community Building





# Public Amenities

## Affordable housing partnership

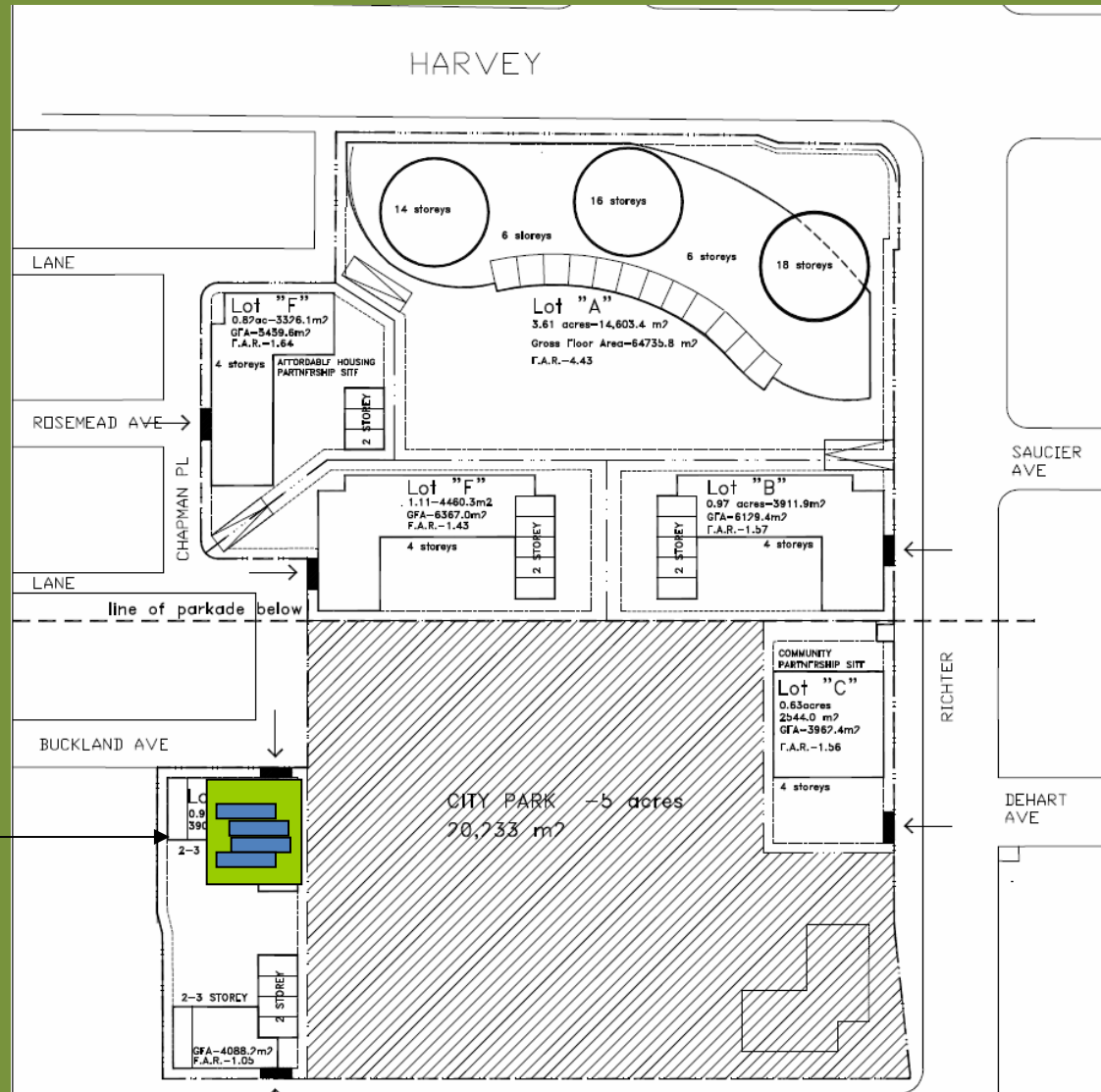
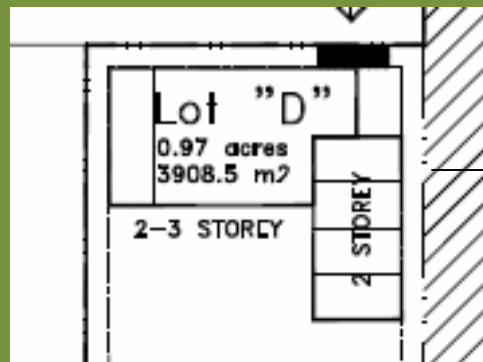






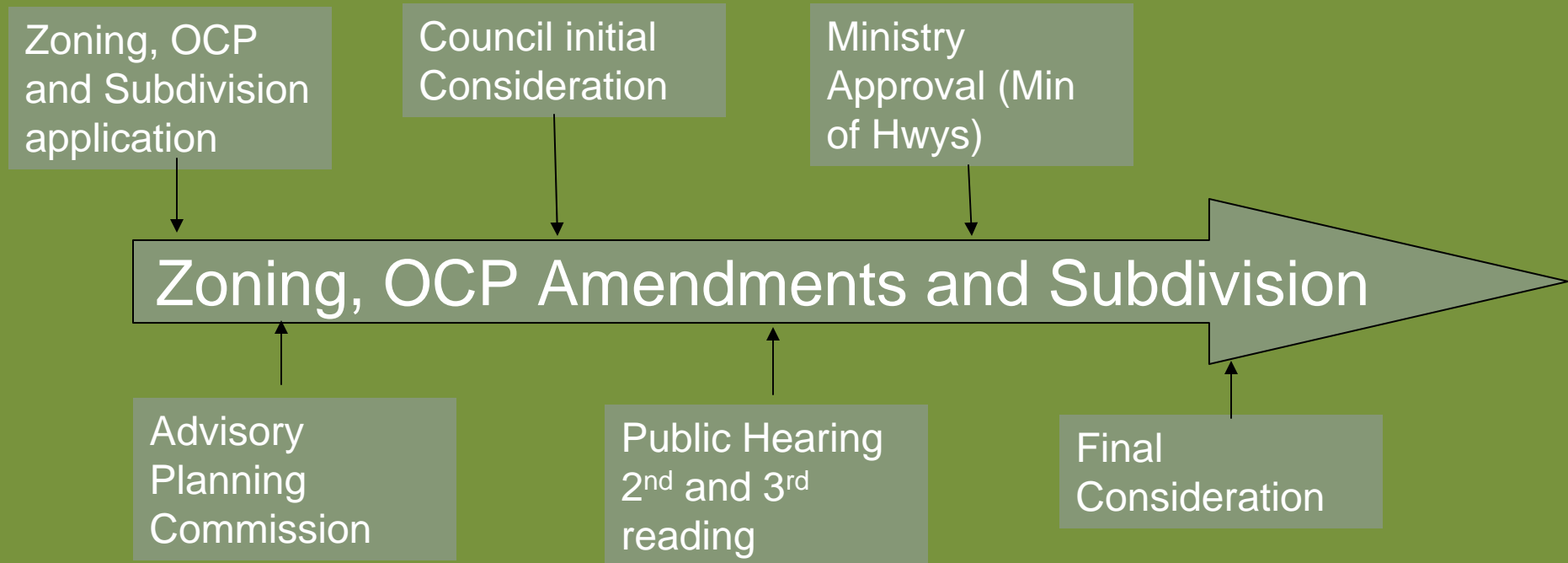
# Public Amenities

## Sustainable Building Demonstration Model





# Next Steps





# Next Steps



Affordable  
Housing  
Opportunity

LEED Platinum  
- Net Zero -  
Demonstration  
Building

Partnership Development

Community  
Building  
Partnership

Pedestrian  
overpass  
connection

Zoning, OCP Amendments and Subdivision



# Next Steps



Request for  
Qualifications

Request for  
Proposals

Selection of  
Preferred  
Development Plan

Disposition Plan

Selection of  
Qualified  
Proponents

Evaluation of  
Submitted  
Development  
Proposals

Final Selection  
and  
Presentation to  
Council

Zoning, OCP Amendments and Subdivision

Partnership Development



# Central Green Project Team



- ❧ Council
- ❧ Stakeholders
- ❧ Public
- ❧ Neighborhood Association
- ❧ City Staff



# Central Green Development Concept Plan

## Council Presentation

### September 29, 2008



Sustainability  
Solutions  
Group  
Groupe de  
Solutions pour un  
Développement  
Durable

