

Private Sector Development – Considering the potential

As part of the Feasibility Study on the construction of an all-weather, multi-purpose entertainment Facility in Regina, Saskatchewan, the partners sought out and received development ideas for the facility and its surrounding land. Specifically, the partners were interested in the potential of the property adjacent or connected to the entertainment facility or integrated within the facility, including residential, commercial, retail, or alternative entertainment options.

The Crown Investments Corporation of Saskatchewan on behalf of the partners, invited interested parties through an advertisement in western dailies to respond to a formal Request for Expressions of Interest (RFEI). The purpose of the RFEI was to solicit development ideas, concepts and opportunities on both adjacent land or integrated directly with the facility that will enhance the experience of patrons and create a destination place in Saskatchewan. It was not intended to solicit proposals for the provision of services within the facility.

The Ad was placed in major Western Canadian daily newspapers: Victoria Times Colonist, Vancouver Province, Calgary Herald, Edmonton Journal, Regina Leader-Post, Saskatoon Star-Phoenix, and Winnipeg Free Press on Saturday, November 7.

CIC sent out 29 RFEI packages to a range of businesses / companies including architects and designers, real estate, property management, construction, general contractors, engineering firms, developers and investment firms. There were nine formal responses to the RFEI – two First Nations, four development companies, one construction company, one architectural/design company, and one engineering/planning company. The respondents were primarily local to Saskatchewan. The list of respondents is as follows: AECOM, Bison Properties Limited, Century West Development Corporation, EllisDon Corporation, Harvard Developments Inc., IBI Group, MLTC Resource Development LP, Royalty Developments Ltd. and a group of Saskatchewan First Nations.

The range of interest and ideas put forward included the provision of overall project management and development, investment and financing partnerships, planning and design services, mixed use development including hotels, condominiums, retail, commercial, and convention centre, adjacent structured parking, as well as land exchanges and coordinated site development. Through meetings and discussions with interested groups, it is apparent that the range of development ideas is wide open and the interest is high.

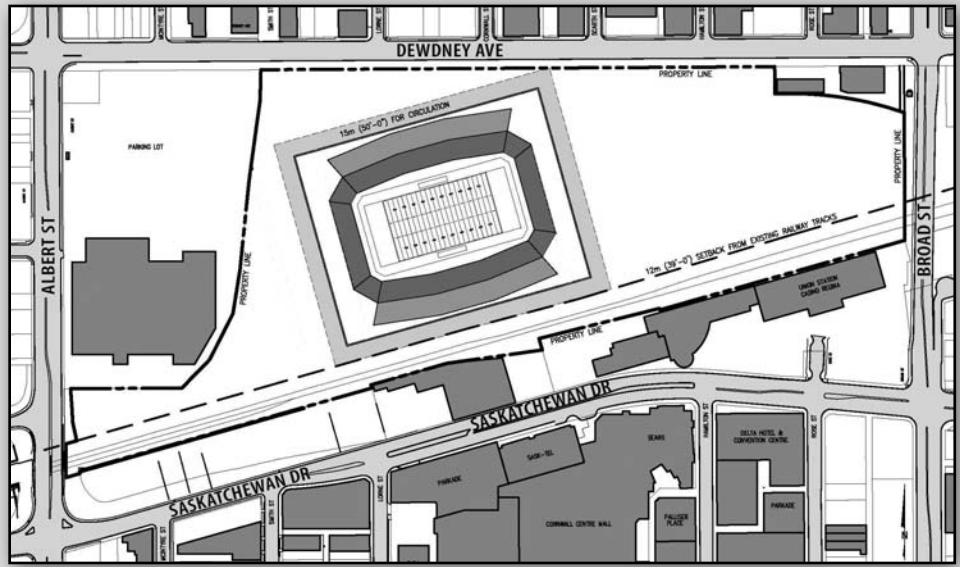
If the project proceeds, additional discussions regarding the full range of opportunities are expected to take place within a framework or set of principles as set out in the urban design plan prepared by the Office of Urbanism; in much the same way as the Downtown Plan, which evolved to become approved policy by the City of Regina and a guide for future development in Regina's downtown.

The ideal density and uses for the site will be a function of urban design considerations, engineering feasibility and market demand. For a project this large and complex, the opportunities would need to emerge with input from potential developers, community residents

and other stakeholders. In all likelihood, it would also undergo revisions as the market evolves between project inception and completion.

EXPRESSION OF INTEREST

All-Weather Multi-Purpose Entertainment Facility in Regina, Saskatchewan



As part of the Feasibility Study on the possibility of building on an all-weather, multi-purpose entertainment facility in Regina, Saskatchewan, the partners are looking for Expressions of Interest by interested parties with creative vision, demonstrated experience and organizational and financial capacity.

If a facility in downtown Regina proceeds, there will be many opportunities for commercial and residential development, including but not limited to hotel, restaurant, retail, and condominium development. Opportunities both on adjacent land or integrated directly with the facility will be considered.

Parties interested in this development must demonstrate a strong commitment to aligning with the neighboring communities and districts. **This is not a call for private sector operations of, or within the facility.** The vision for the multi-purpose entertainment facility is that it will become a location serving the province and be integrated within its surroundings. The proposed entertainment facility and associated land will serve as a rich resource, hosting a range of public uses. It will be a convenient, safe and pleasurable place to visit, live, work and play.

This is not a definitive intent to contract, as no decision has been made yet on whether to proceed with the new facility. Based on the submissions received, a full list of site development options and ideas will be examined as part of the feasibility study. The Crown Investments Corporation of Saskatchewan reserves the right to reject Expressions of Interest from applicants that are not qualified or do not meet the objectives of the project. If the project is approved to proceed, groups will be contacted to participate in a future round of development discussions. Proponents may be asked to provide a more detailed proposal.

For inquiries or to request the Request for Expression of Interest – please contact: Entertainment Facility Feasibility Project, Crown Investments Corporation of Saskatchewan, E-mail: stadium@cicorp.sk.ca.

Responses must be received by 4:00 pm, CST on Friday, November 27, 2009 at:

Crown Investments Corporation of Saskatchewan
400-2400 College Ave
Regina, S4P 1C8
Fax: 306 787 8125
Attention: Entertainment Facility Feasibility Study



Crown Investments Corporation
of Saskatchewan



**REQUEST FOR EXPRESSION OF INTEREST
FOR AN ALL WEATHER MULTI-PURPOSE
ENTERTAINMENT FACILITY
REGINA, SASKATCHEWAN**

NOVEMBER 10, 2009

1. BACKGROUND

On July 20, 2009, the Government of Saskatchewan, through The Crown Investments Corporation of Saskatchewan, with its partners, the Government of Canada, the City of Regina and the Saskatchewan Roughriders, announced a joint investment of up to \$1 million for a Feasibility Study into an all-season, multi-purpose entertainment facility (Facility) in downtown Regina. If a Facility in downtown Regina proceeds, there will be many opportunities for commercial and residential development, including but not limited to hotel, restaurant, retail, and condominium development.

As part of the Feasibility Study on the possibility of building on an all-weather, multi-purpose entertainment Facility in Regina, Saskatchewan, the partners are looking for Expressions of Interest by interested parties with creative vision, demonstrated experience and organizational and financial capacity.

As such, The Crown Investments Corporation of Saskatchewan invites interested parties to respond to this Request for Expressions of Interest (RFEI). The purpose of the RFEI is to identify possible development ideas, concepts and opportunities on both adjacent land or integrated directly with the Facility will be considered that will enhance the experience of patrons and create an area Regina residents can use and be proud of.

1.1. Objective

The intent of this Request for Expression of Interest (RFEI) is to:

- Develop a list of site development options and ideas to be examined as part of the Feasibility Study;
- Gain development options on both adjacent land or integrated directly with the Facility.
- Seek and develop a list of interested parties with suitable credentials.

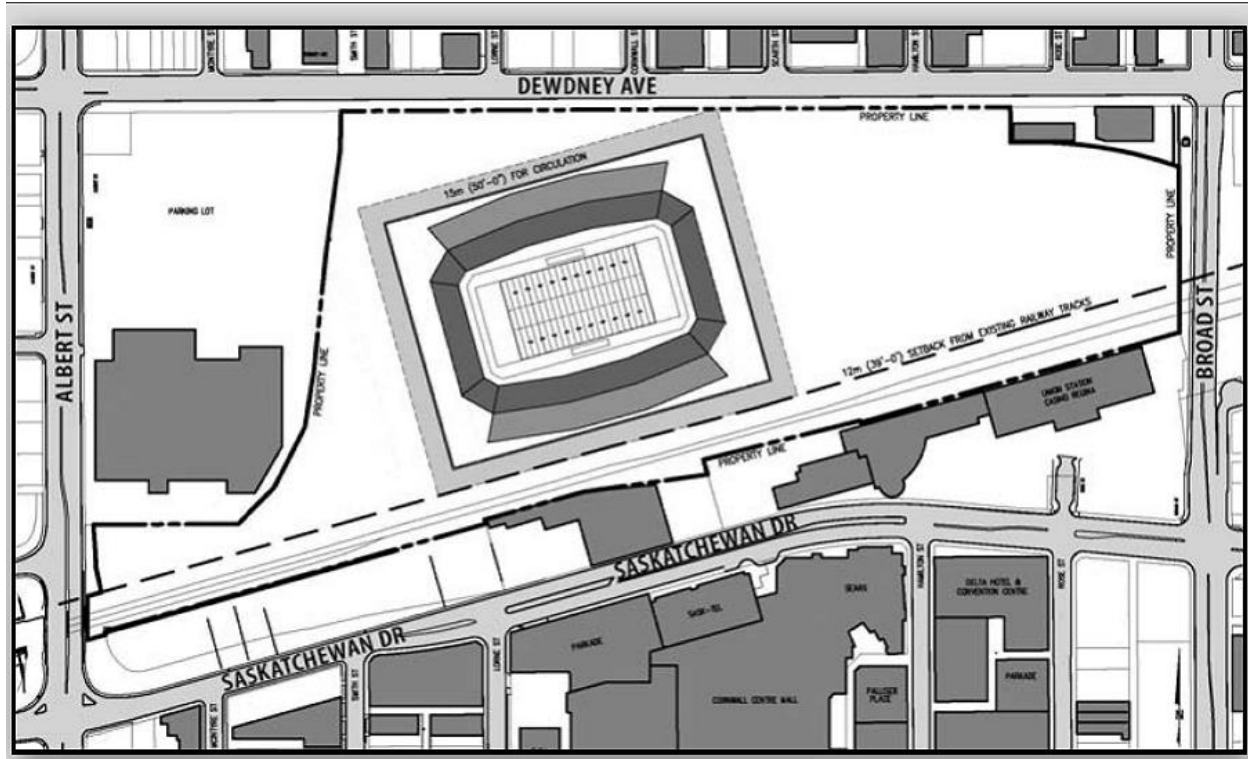
If the Facility is approved to proceed, interested parties will be contacted to participate in a future round of development discussions. Respondents may be asked to provide a more detailed proposal at a later date. All submissions for the expression of interest are expected to contain proposals which will add considerable value to Regina and the multi-purpose entertainment Facility. **This is not a call for private sector operations of, or within the Facility.**

This is not a definitive intent to contract, as no decision has been made yet on whether to proceed with the new Facility. Based on the submissions received, a full list of site development options and ideas will be examined as part of the Feasibility Study.

The Crown Investments Corporation of Saskatchewan reserves the right to reject Expressions of Interest from respondents that are not qualified or do not meet the objectives. If the Facility is approved to proceed, respondents will be contacted to participate in a future round of development discussions. Respondents may be asked to provide a more detailed proposal.

2. SITE DESCRIPTION

2.1 Site description



2.2 Neighbourhood description

Parties interested in this development must demonstrate a strong commitment to aligning with the neighboring communities and districts. The vision for the multi-purpose entertainment Facility is that it will become a location serving the province and be integrated within its surroundings. The proposed entertainment Facility and associated land will serve as a rich resource, hosting a range of public uses. It will be a convenient, safe and pleasurable place to visit, live, work and play.

The City of Regina's preliminary due diligence with respect to a vision and urban design framework for the area within which the proposed facility is to be located will be available online, in due course, through the City of Regina's website. Respondents are requested to consider these recommendations when preparing their submissions. CIC will provide the website link for respondents when it becomes available.

2.3 Related site information

Regina Downtown Neighbourhood Plan: Walk to Work (www.regina.ca)

The *Regina Downtown Neighborhood Plan: Walk to Work* dated August 31, 2009 was approved by City Council in September 2009. The Plan provides a comprehensive framework for decision-making related to the growth and development of Downtown for the next 20 years. The Downtown is specified as the area within the boundaries of 13th Avenue to the south, Osler St. to the east, the CP Rail line to the north, and Angus St. to the west. It consists of 40 city blocks, and is situated adjacent to the other inner city neighbourhoods.

Warehouse district (www.warehousedistrict.ca)

Regina's Warehouse District is a business improvement district, covering 80 blocks of the City, within the boundaries of Albert St. to Winnipeg St. and 4th Ave to the CPR tracks. The Warehouse District is home to both modern and historic Chicago-style buildings, which were built in the early 1900's. Regina's Warehouse District is home to 600 independent retailers and business. Located in the warehouse district is the Dewdney strip (directly opposite the proposed multi-purpose entertainment Facility), Regina's nightlife center. The CP Rail site is located within the Warehouse District.

Casino Regina (www.casinoregina.com)

The Saskatchewan Gaming Corporation operates Casino Regina and Casino Moose Jaw under the regulatory authority and supervision of the Saskatchewan Liquor and Gaming Authority. Casino Regina is located in the historic Union Train Station, a National Heritage Site. It is a full-service casino and entertainment centre, with 2 million visitors every year.

3. SCHEDULE

EOI released	November 10, 2009
EOI Deadline	November 27, 2009 4:00 p.m. CST

3.1 Responses

Responses will be received by **4:00 pm, CST on Friday, November 27, 2009**. All information shall be delivered to the following address:

**The Crown Investment Corporation of Saskatchewan
400-2400 College Ave
Regina, S4P 1C8
Fax: 306-787-8125
Attention: Entertainment Facility Feasibility Study**

4. CONTENTS OF RESPONSE

Responses should include:

4.1 Contact Information

- Name
- Address
- Telephone
- Facsimile
- E-Mail
- Key Contact

4.2 Description

- Statement of interest.
- Description of ideas to develop the property adjacent or connected to or integrated within the proposed multi-purpose entertainment Facility (residential, commercial, retail, entertainment, dining, etc.).
- Detail and any additional information the respondent feels may add value.
- Information regarding relevant skills and qualifications.
- References.
- Five (5) copies of the submission.

5. CONFIDENTIALITY

CIC anticipates that the respondents may wish to treat certain elements of their responses as confidential or proprietary. Respondents are advised, however, that freedom of information requirements in Saskatchewan may afford rights of production or inspection at the application of third parties.

6. INCURRED COSTS

CIC, Saskatchewan Government, Federal Government and the City of Regina will not be liable in any way for any costs incurred by respondents in replying to this RFEI.

7. INQUIRIES

Inquiries for information regarding this RFEI can be made to:

Attention: Entertainment Facility Feasibility Study
E-mail: stadium@cicorp.sk.ca

SASKATCHEWAN ENTERTAINMENT CENTRE

NOVEMBER 9, 2009



FOR GAMEDAY & **EVERYDAY**



VISION

THE SASKATCHEWAN ENTERTAINMENT CENTRE AREA IS...

...a **distinct** and **identifiable** part of the Warehouse District.

...complementary to Downtown uses, and **woven** into the **urban fabric** of the City of Regina, providing pedestrian continuity from north to south, and east to west.

...a place that thrives **gameday** and **everyday**, as an area for people to gather, live, work, play, and celebrate.

...achieved as a result of careful attention to the **integration** of the **stadium** with **everyday uses**, **public spaces**, and a high quality public realm.

...characterized by **design quality**, **place making**, best practices in **green site development**, and it functions as a **provincial and regional destination**.



FOR GAMEDAY

APPROACH

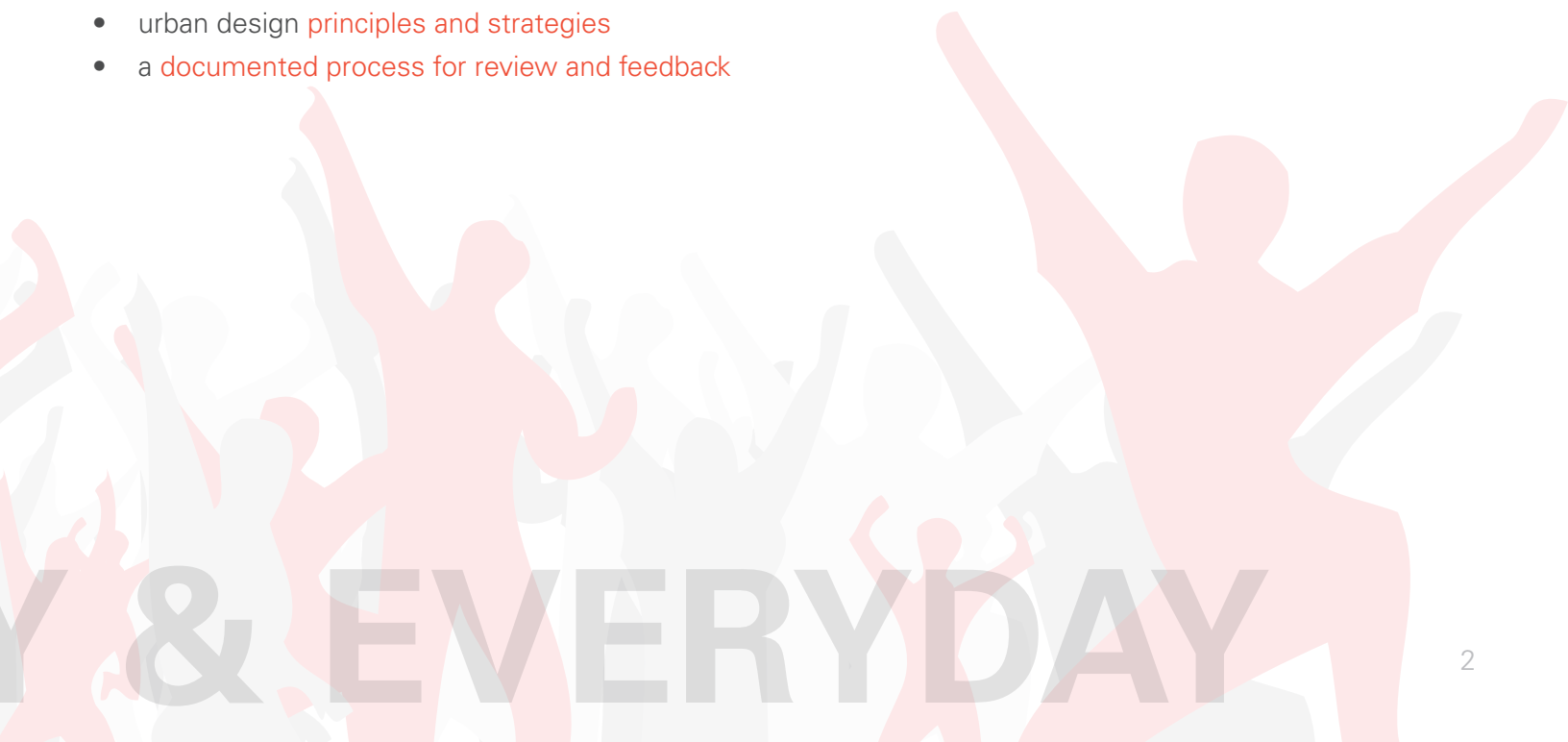
This **planning study** is an initiative of the **City of Regina** and is intended to compliment the Feasibility Study being undertaken by the Government of Saskatchewan and its partners, the Government of Canada, the City of Regina and the Saskatchewan Roughrider Football Club."

The analysis is primarily undertaken at the local **neighbourhood level**, to study the concept of a Saskatchewan Entertainment Centre within its context (i.e. Warehouse District, Downtown):

- as an opportunity for **city-building**;
- as an opportunity for remediating **Dewdney Avenue**;
- with an understanding of **best practices**.

It is also purposed to compliment the feasibility study and provide direction on the architecture and site-design process by providing:

- an **urban design framework**
- urban design **principles and strategies**
- a **documented process for review and feedback**



PROJECT PRINCIPLES

DESIGN PRINCIPLES

SITE DESIGN STRATEGIES

Placemaking

The programming and design of the stadium, within its context, will contribute to placemaking, which is the art of creating fabulous public spaces in an urban environment where people return again and again to interact and flourish. Planning to create “places” enhances livability by creating memorable areas where civic life plays out. It is facilitated by the way we lay out our cities, design our streets, shape our buildings, mix various uses, and program spaces for people. Placemaking enriches urban living, generates economic value, and attracts people and businesses to a City.

Generating a critical mass of human activity and careful attention to urban design details are both imperative to successful placemaking. A variety of user groups, building typologies, public realm designs, and options for movement (such as cycling, walking, and transit) are necessary to create places with amenities and shared public spaces of the highest quality.

A Provincial, Local, and Regional Destination

As both a local place and as a regional destination, care will need to be given to ensuring programming and daily uses are well integrated with the special needs of large event functions. One should not be prioritized at the expense of the other; rather the site will be designed to accommodate a layering of uses that function at different scales, such that the site is always alive with human activity.

Green Site Development

In keeping with the City of Regina’s vision statement, and the objective to become the “most vibrant, safe, inclusive and sustainable City in Canada”, the development of the site should include best practices in Green Development as demonstrated in precedents across Canada and beyond. Considerations should include:

- LEED Building Design
- Energy efficiency measures
- Use of porous surface materials
- Integration of Green Roofs
- Natural landscaping/ plant selection
- Sourcing of local materials
- Alternative transportation infrastructure (cycling, walking, transit)
- Carbon emission reduction designs and technologies
- Stormwater retention
- Water quality management
- Urban forest strategy
- Light pollution mitigation strategy
- Construction and demolition management

PROJECT PRINCIPLES

DESIGN PRINCIPLES

SITE DESIGN STRATEGIES

Design Quality

Design quality, both in terms of site and building features, determines how attractive and safe an area will be during its most and least active moments, at all times of the day and night, and during all seasons. It also determines the success of the site as a pedestrian place that is permeable and connected to its larger context and connected within (from use to use within the site).

Integration of the site

The stadium should be designed to support and enhance the character and sense of the surrounding context, including the Warehouse District, Downtown, and surrounding neighbourhoods

The character of the built form of the Warehouse District – scale and material quality – should inform new development on the southern edge of Dewdney Avenue.

New public open spaces should relate to a larger program/strategy for open space provision

Streets should be designed to connect key uses for pedestrians and cyclists, as well as vehicles, and should be designed as a component of the streetscape

1. Dewdney Ave. should be designed to be experienced as a significant part of the public space within the area, from building face to building face, while maintaining vehicular traffic movement. Wide sidewalks, places for gathering, street trees, grade related uses, and awnings should be incorporated into the street design.
2. The stadium should be designed to create an iconic, landmark status and presence within the city and the skyline.
3. Open space(s) should be designed to be flexible, accommodating a diversity of events/uses at different times of the day/year.
4. New public spaces should be visible and accessible from Dewdney Ave.
5. Public safety will be considered through the use of CPTED Principles and the accommodation of recreational, stadium, residential, and commercial uses on the site.
6. Loading, sourcing, and parking areas should not be visible from public streets.
7. Materials should help define the quality and character of the built form and relate to the context of the warehouse district.

PROJECT PRINCIPLES

DESIGN PRINCIPLES

SITE DESIGN STRATEGIES

1. Streets and Open Space

Streets and open spaces should be connected to the site and treated as an interconnected.



4. View corridors and termini

Recognize and design view corridors and termini.



3. Framing Dewdney

Extend and enhance the character of Dewdney Ave. through placement + design of buildings + open spaces to frame the street edge.



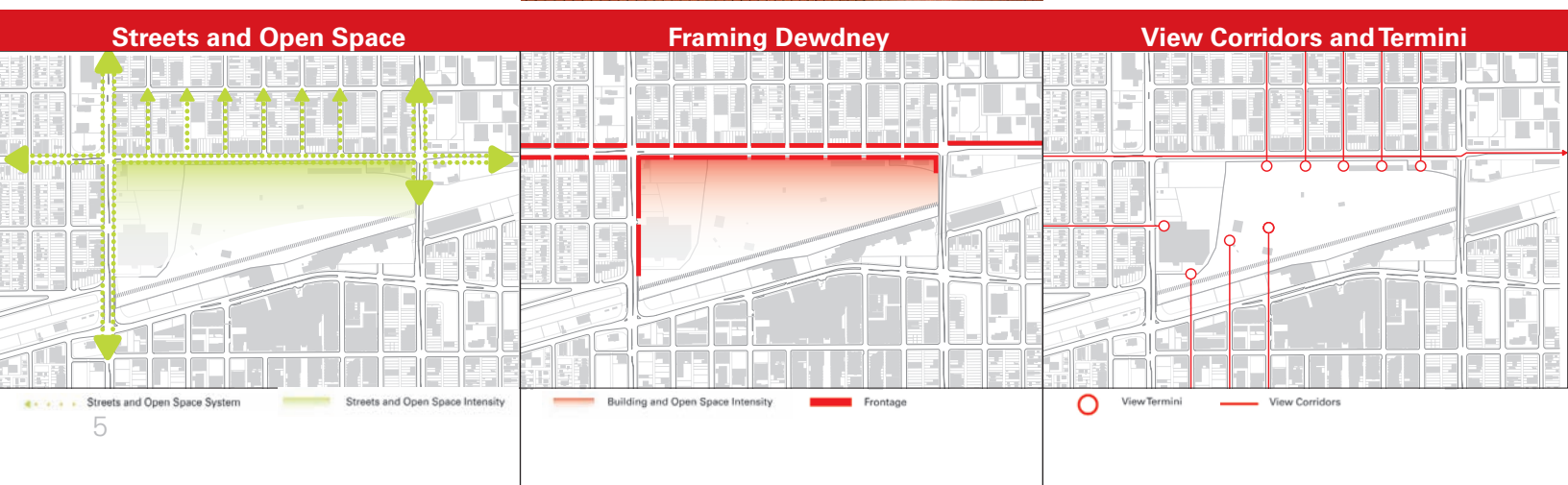
2. Outdoor Spaces

Outdoor spaces should be designed to mitigate wind and cold weather conditions, including the use of awnings, overhangs, and indoor/outdoor breezeway spaces.



5. Pedestrian Access

Ensure pedestrian access through the built form along Dewdney Avenue by creating multiple points of access to the stadium and area.





6. Rail Crossings

Protect for pedestrian crossings across the rail line, in the long-term, through the design of the site.



7. Parking and Servicing

Servicing and parking should be adjacent to the rail line to act as a buffer, to minimize the presence of these uses in the active areas of the site, and Dewdney Avenue.

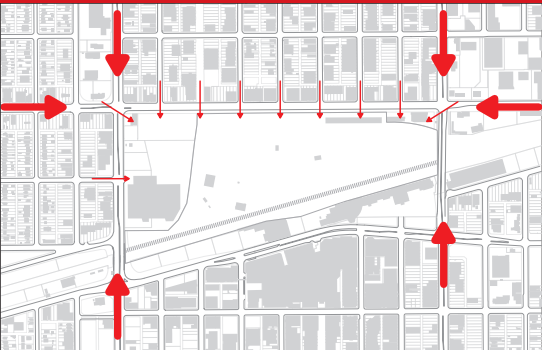


8. Parking

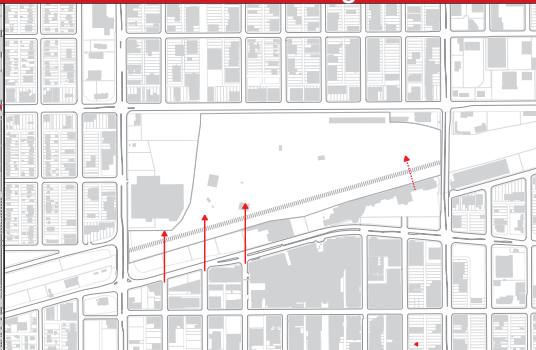
Parking should generally be provided by facilities within the surrounding context, through convenient and attractive pedestrian connections. Any parking and servicing located on site should be hidden from public view (from publicly accessible areas) through building mass.



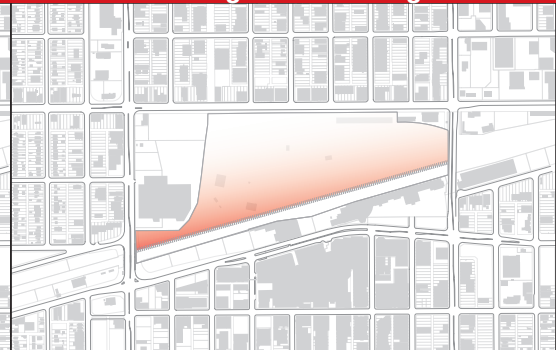
Pedestrian Access



Rail Crossing



Parking and Servicing



← Major Points of Access ← Pedestrian Points of Access

← Pedestrian Access Points across Rail Corridor ← Pedestrian Points under Rail Corridor

▭ Parking Intensity

SITE PLAN - SASKATCHEWA

Dewdney Streetscape Enhancements:

- Extended Tree Canopy
- New Streetscape Enhancements

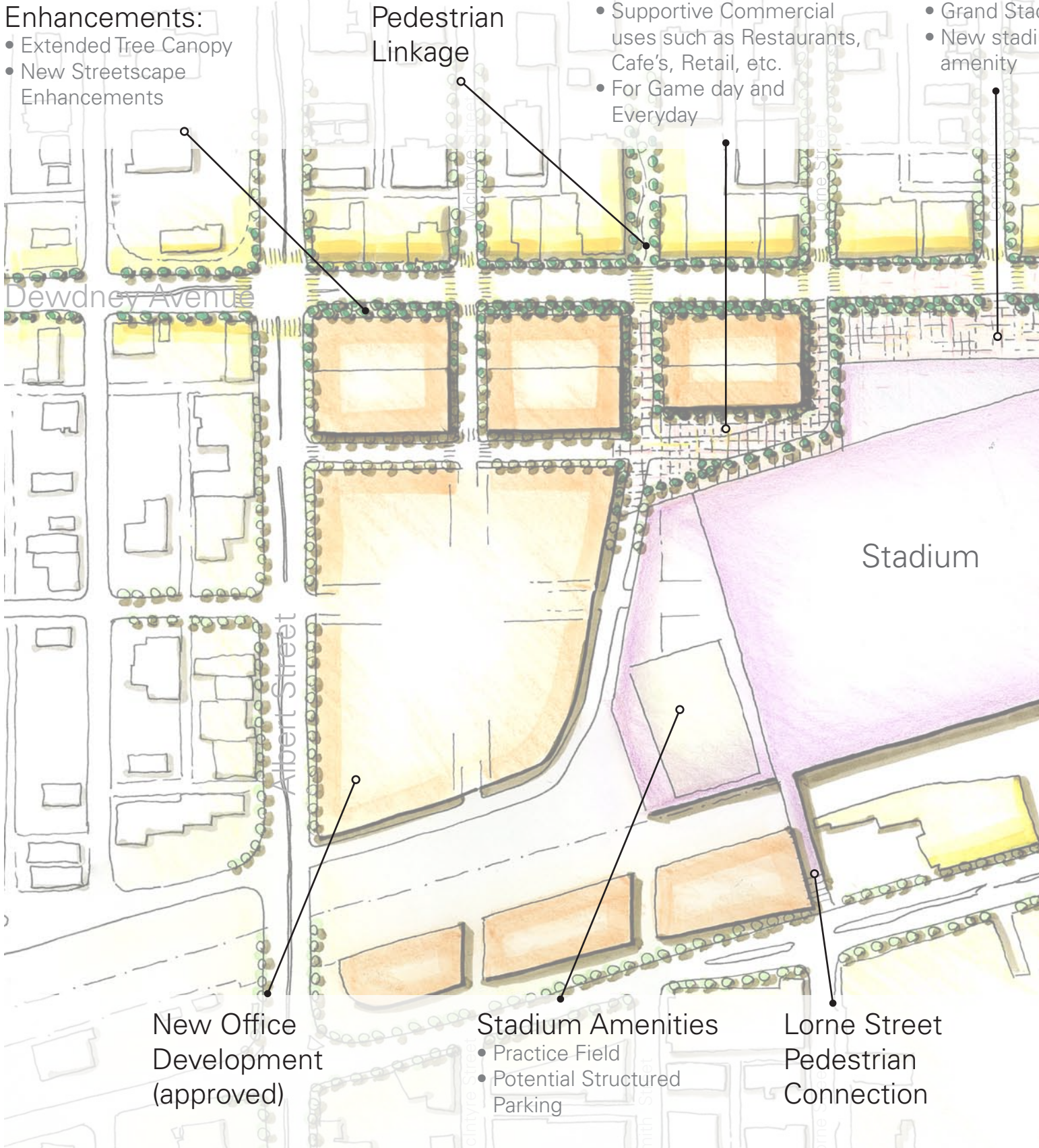
Spur Line Pedestrian Linkage

New Public Space 1:

- Supportive Commercial uses such as Restaurants, Cafe's, Retail, etc.
- For Game day and Everyday

New Public Space 2:

- Grand Staircase
- New stadium amenity



New Office Development (approved)

Stadium Amenities

- Practice Field
- Potential Structured Parking

Lorne Street Pedestrian Connection

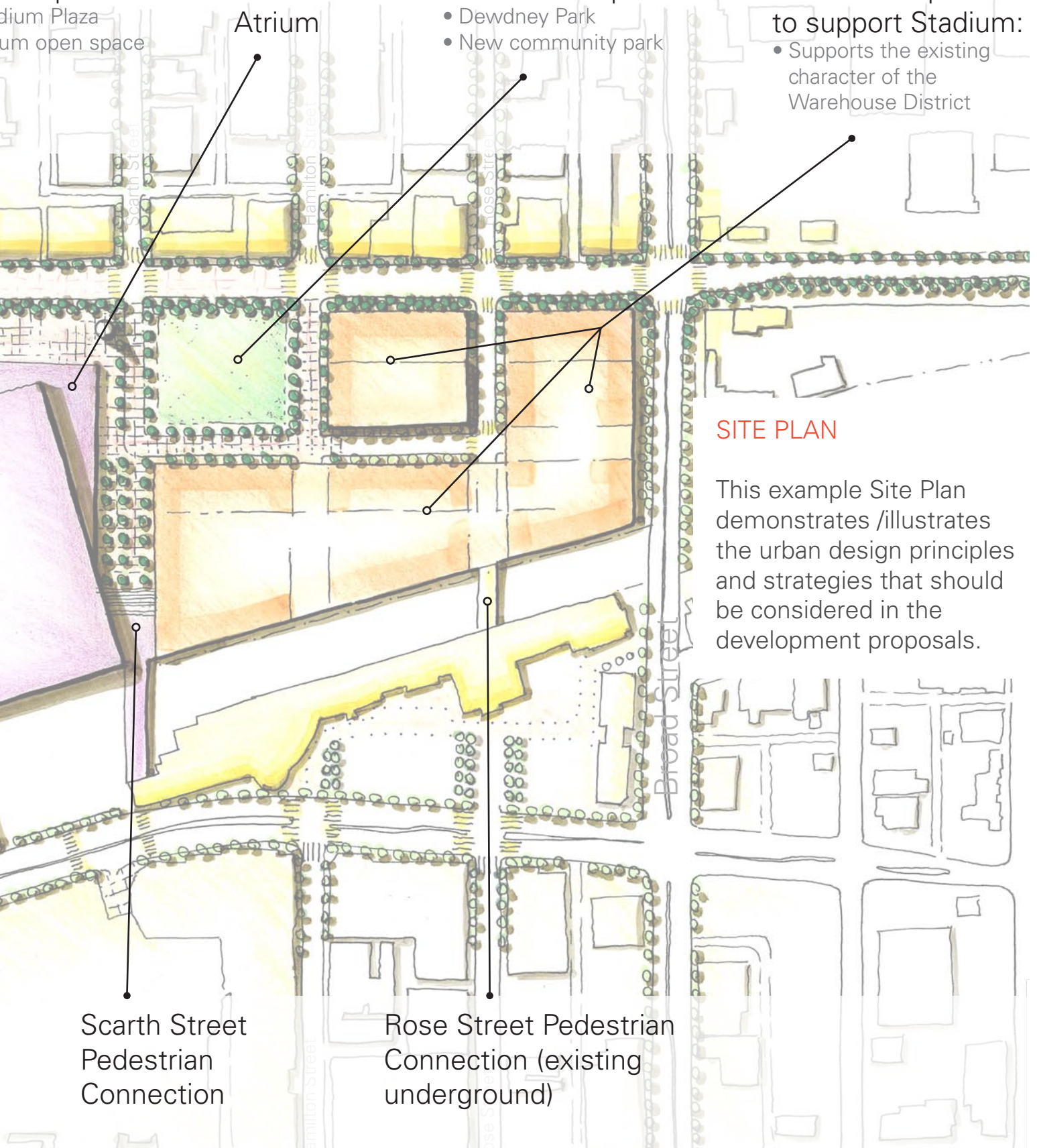
AN ENTERTAINMENT CENTRE

Public Space 2:
Stadium Plaza
Stadium open space

Animated
Atrium

New Public Space 3:
• Dewdney Park
• New community park

New Development
to support Stadium:
• Supports the existing
character of the
Warehouse District



SITE PLAN

This example Site Plan demonstrates /illustrates the urban design principles and strategies that should be considered in the development proposals.

FOR GAMEDAY & EVERYDAY

