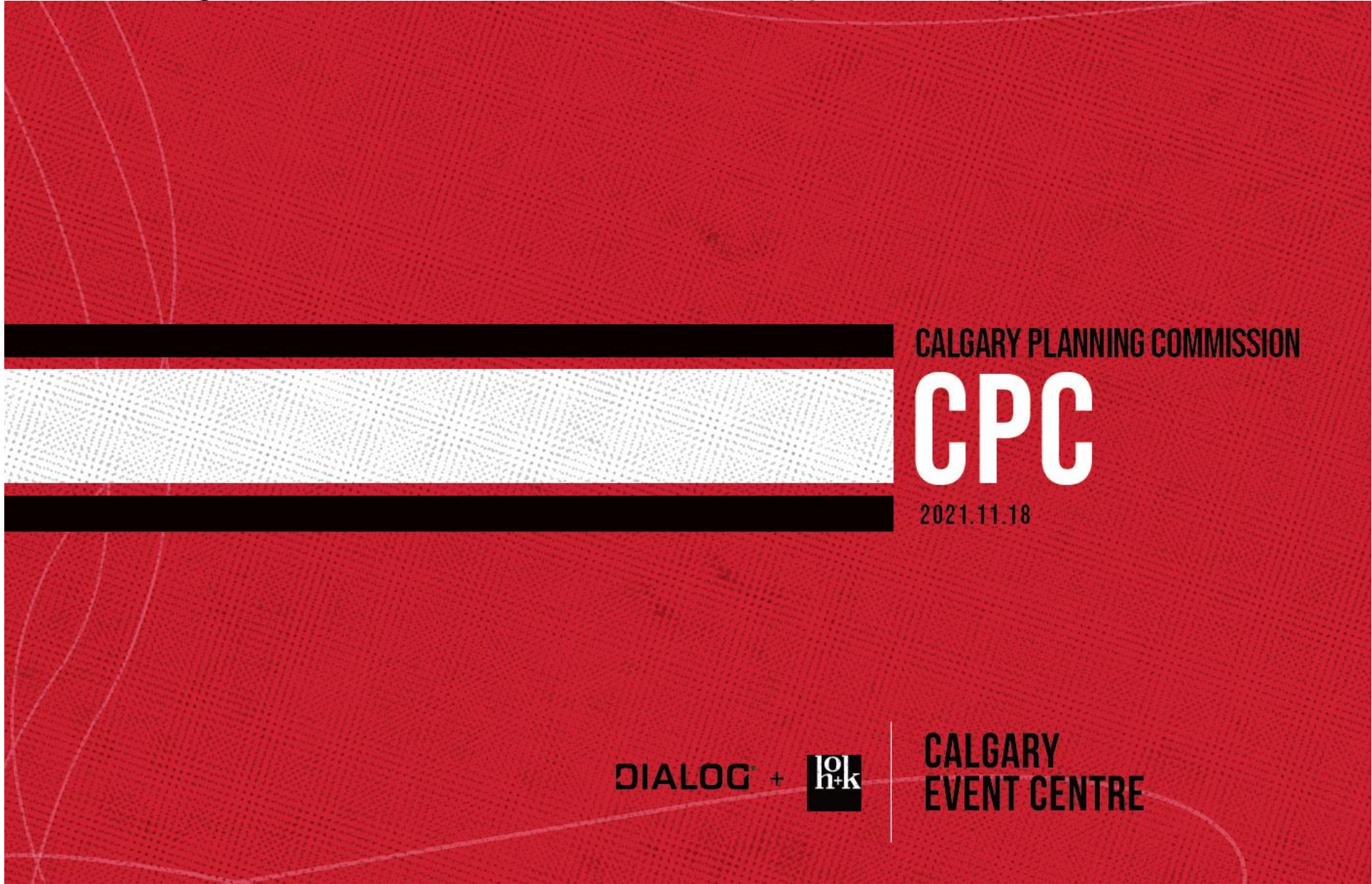


Urban Design Review Panel Comments with Applicant Response



RESPONSE TO UDRP

The following details written commentary from the Urban Design Review Panel, responses from the Design Team, and design changes that have been made to address concerns.

1.0 South Edge - 14th Ave SE

UDRP Comment:

The Applicant notes that 14 Avenue SE "...is becoming an important pedestrian route between Stampede Park and Enmax Park as it offers the most direct link from the Elbow River Bridge". As such, the Panel recommends that further development of the urban realm and building façade be undertaken to address the importance of 14th Avenue with its greater context beyond the operational realities of the site itself. As the South façade of the building will interface with the future Event Plaza identified in the Rivers District Master Plan, the material treatments and overall design should be reflective of this future interface, and not function only as the rear of the building as currently envisioned for most of the façade. This extends to the parkade façade detailing as previously noted in the general commentary.

Response from Design Team:

4 Avenue SE is defined by the Entry Plaza to the west and an open-air parkade to the east. The Entry Plaza is aligned across the avenue with the future Festival Plaza indicated in the Rivers District Master Plan (RDMP) to the south. To better address this plaza the low scale planter along the south edge has been reduced and opened up to provide greater porosity. A four-panel mesh billboard has also been added to create visual interest on the south building elevation visible from the plaza. Further east, the parkade screen has been revised to a series of tightly spaced, tapered aluminum vertical fins similar to the vertical expression around the building. The fins are augmented with a large graphic that can be read obliquely from the west and east perspectives. There is lighting between the fins and from below. Indigenous landscaping softens the hard edge of the building as the grade drops down to the southeast corner of the site. Although tight, the pedestrian sidewalk width is in excess of the recommended minimum width as per pedestrian modelling done by Bunt and Associates. As well CMLC agreed to encourage pedestrian movement along the south side of 14th Street and the cross section has been revised from the RDMP to provide additional width along the south edge.



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Perforated metal panels screening the parkade have been replaced by vertical fins that reflect design elements elsewhere on the building. A graphic application and lighting add visual interest, with particular attention to the view from the proposed festival plaza on the south side of 14 Ave.



Current Design DTR 2 - Oct 22





South Perspective Elevation
Current Design DTR 2 - Oct 22

2.0 East Edge - 5th Street SE

UDRP Comment:

The East edge is of concern to the Panel, as it includes a proposed plaza space that is intended to reflect and celebrate Indigenous culture. 5 Street SE has also been characterized as “the business-end of the building”. The Panel advocates that the design not result in a nominal reflection of Indigenous culture and that the Applicant undertake a considered engagement process as stated within the presentation materials. The Panel respectfully requests a discussion from the applicant on the result of that engagement and how the voices of Indigenous groups will be reflected into the design of the project in a manner that is in keeping with the desired aspirations of the project.

Beyond the engagement of Indigenous groups, The Panel recommends the design of various elements: plaza, entrance, glazing etc. be integrated to promote activation and establish a more equitable private-public realm relationship at the termination of 13th Avenue to the East. Moving the entrance further north to integrate with the glazing element could also reduce the transition from main floor to adjacent grade. At present, the 5th Street edge is essentially a blank wall and will not positively contribute to the year-round public realm and street life in the proposed Rivers District. This is particularly important as this edge is adjacent to the youth campus area.

Response from Design Team:

With regard to the engagement of Indigenous groups, the RDMP and the Beltline ARP (Part 2) include sections on indigenous representation stemming from an engagement process facilitated by the city and suggest stories and themes that were considered in the early stages of this project. These stories and themes, and potential locations to implement them, were then discussed through sessions with Harold Horsefall, Indigenous Relations Strategists at the City of Calgary in late 2020 and into 2021. The next stages of consultation on the appropriate location and application for indigenous representation will begin in November 2021. Tarra Wright Many Chief will lead the HOK/DIALOG design team, in consultation with CSEC and City staff, through the process with a goal to be complete by the end of February 2022.

The East Rise Plaza design will be further developed through this consultation to provide a significant public moment on the east side of the building. The landscape plan includes plants significant to indigenous culture, particularly the Blackfoot, to complement the pedestrian experience along the entire east facade. The East Rise Plaza is one of the suggested locations for a public art installation.

The east edge of the building includes access to loading, recycling and waste storage below grade at the event level, which is not common with this building type and maximizes public space on a tight site. The ramp access to the Event Level and the Parkade are located at the SE corner because Olympic Way SE and 12th Ave take priority as the more pedestrian active streets. This is supported by the RDMP which describes 5th Street as a loading and support street to Olympic Way SE. Despite these constraints, the following changes have been made to improve the transparency and promote activation along this façade:

The extent of limestone has been reduced at the 13th Ave intersection and replaced with glass to increase connectivity from the interior main and upper concourse to the East Rise Plaza. Brightly illuminated interior walls and interior graphics will increase the transparency and visual connection. The limestone wall north of 13th Ave employs sandblasted modern-day “petroglyphs” up to the staff entrance to provide visual interest and reinforce a connection to the land. The petroglyphs will not be a part of the Public Art process, but a commissioned piece as part of the project.



East elevation view from 13th Ave looking into concourse with future public art

3.0 NW Corner - 12th Ave SE Edge

UDRP Comment:

The NW entrance and adjacent exterior space is undersized in relation to the stated importance of this entry being a "formal" front door and face to the City. 12th Avenue SE is also characterized as the site's main connection to the Beltline.

In addition, the extension of the pavilion prow and the recessing of the actual entrance is concerning in two respects. First, the natural wayfinding from both a pedestrian and vehicular perspective is diminished, causing potential CPTED concerns as there is a blind corner established. Second, the prow in effect cuts off the activation along Stampede trail and impedes that natural progression around the corner along 12th Avenue SE.

The panel recommends that that the configuration of this important corner be revisited, and street accessible CRUs be added closer to the entry to promote activation beyond Stampede Trail along 12th Avenue. This will assist in the activation of the street by the amenity program currently noted approximately mid-block along 12th Avenue. The fins at this location are very tall and imposing – the street entrances to these retail units will benefit from human scaled design elements.

Response from Design Team:

Modelling through a consultant has shown the NW Entrance to be appropriately sized to accommodate the occupant load for this entrance/exit. Environmental modelling has also shown the corner to be in the path of prevailing winds from the NW, particularly in winter. Considering this, the decision was made to prioritize public space on the SW plaza, which is sheltered and receives more sun. That said, a smaller NW plaza is proposed with high quality planting, paving, street furniture and lighting to acknowledge the 'critical corner' described in the Rivers District Master Plan. Architecturally, the north face of the 'prow' has been updated with reduced stone, additional signage and a display window to improve its presence as the gateway to the Culture and Entertainment District.

Additional retail space and glass has been added on 12th Ave closer to the northwest entry. The solid wall that remains has been accented with a slightly recessed change in material that hosts a series of poster boxes. Revisions have been made to the CRU fronts to increase visual connection from exterior to interior.



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The stone on the northwest corner has been replaced by a display window and signage. Windows and a material change have been added to upper north elevation (the 'ribbon').

4.0 Ribbon Element

UDRP Comment:

The Ribbon element – a principal building element and material treatment from a contextual viewpoint – requires significant design development. The initial understanding by the Panel was that this element was comprised of a faceted panel design that gradually moved from solid to transparent. This sense is evoked by the schematic renders provided. Through discussion it is understood the majority of the ribbon element will be an insulated panel – noted by the applicant as Kingspan or other similar alternative. The ribbon is large, flat and expressionless and ends abruptly where it is interrupted by the glazing at the west wall as well as at the south elevation.

This important feature will be seen from afar as well as from future adjacent high rises. As such its form and shape has the potential to do far more to express the energy of the thousands of fans within. With more articulation, refinement and with more transparency and playfulness in areas it can create excitement upon approach to the facility and reinforce the Applicant's desire for the facility to be a "vibrant new beacon". Where the ribbon element starts to fray at the north-west corner and descends towards the public realm it could capitalize on the opportunity to reveal something more significant than doors to exit stairs and an electrical room.

The Panel recommends that the design be further developed to provide more continuity throughout the entire ribbon element and to expand the essence of movement and lightness that the element is trying to evoke as the "sky" element. The Panel identifies the potential for additional parametric movements similar to the "unraveling" at the ends as presented.

Response from Design Team:

In response to comments additional clarity is offered and some changes made. The ribbon element is essentially two: one facing west to the more active 4th Street and one that begins at the northwest corner and extends to the south east where the parkade begins. They have different purposes and respond to their context differently.

To add scale and detail, the ribbon to the north and east has been punctuated by a series of intermittent vertical windows that provide views to 12th Ave and 5th Street as well as let natural light into the upper concourse. A subtle aluminum finish change accentuates the verticality of windows. The windows utilize dichroic glass panels to create scattered light patterns on the floor of the upper concourse and animate the facade at night. In addition to the flare and frayed edge detail at the NW corner that provides cover to the 12th Ave CRUs, the SE corner employs a similar frayed edge detail that provides cover to the SE entrance.

The ribbon to the west addresses the more urban side of the building setting up the entrance to Stampede Park. The ribbon will act as a clean, elegant backdrop to the west pavilion, and integrate the to-be-determined naming rights branding logo. It will also accommodate full screen projection that can be themed to support on-going events in the building, external events such as the ten-day Calgary Stampede festival or dynamic art installations.



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Projection and graphics have been added to the upper southwest corner of the building. The extents of the south planter have been reduced to open the plaza more to the future festival plaza planned in the Rivers District Master Plan.



West elevation with ribbon projection 1 (Note: trees removed for illustrative purposes)



West elevation with ribbon projection 2



West elevation with ribbon projection 3

5.0 Activate / Intensify Pavilion Roof

UDRP Comment:

The pavilion roof acts as the foreground for the as presented “view back to the city” from the interior of the project. The Panel questions why the roof is not activated as a potential additional exterior use, further blurring the exterior and interior. At the very least, the roof of the pavilion provides an opportunity to further integrate the urban realm and building through landscape design. This element could act as an extension of the naturalized landscape presented for the ground plane. This approach would only further support a “view back to the city” as noted above.

The roof of the building is particularly important given the prominence of the site and its frequent viewing from adjacent locations- an important “postcard” view of the city.

Response from Design Team:

Occupying the pavilion roof was explored but determined to not be supported by the building program. Rooftop use may also have the negative consequence of drawing pedestrians away from the street level where the desire to activate the urban realm is greatest and already challenged in this area. The larger upper roof will integrate naming rights into roof membrane that will be visible from higher elevations.

6.0 Lighting

UDRP Comment:

It is acknowledged by both the Applicant and the Panel that lighting will be extremely important to the overall project success both from a safety perspective but also as a potential for animation and artistic interpretation in the exterior public areas.

The Panel recommends increasing the lighting intensity in the public areas for non-event use. The presented minimum 1 foot candles are unlikely to be sufficient to support a sense of safety. The Panel recommends that a comprehensive lighting plan demonstrating how the building façade treatments will work in concert with landscape lighting elements will feel welcoming and safe to the community at large.

Response from Design Team:

Additional clarity is offered in response. Lighting will be on average higher than 1 ft candle across the site. The pedestrian realm will be illuminated with attractive and appropriately scaled pole lighting. Taller accent light poles will enhance and announce the primary entrances at the NW, SW and NE corners of the site. Large areas of glazing with views to the interior concourse will reinforce a connection to the outdoors and allow light to spill onto the street. Colour changing accent lights illuminate building soffits and select features to create interest. These lights can also be programmed in line with events and holidays and coordinated with projection and video boards.

7.0 Landscape

UDRP Comment:

The Landscape design does not integrate into the overall feel of the building. The landscape design is interpreted as being staggered and lacking cohesion between individual spaces. The flow of energy and design elements should allow for passive wayfinding and integration from one space to the next. However, there is an interpreted disconnect between the landscape scheme for the overall site. The Panel notes the spacing of trees should be tighter in order to create a stronger street edge and public realm shaping element. Denser groupings of trees could also be incorporated to encourage people to slow down and linger, especially if seating and other street furniture are provided.

The Panel notes that there is a significant opportunity for this project to express something of the sense of place of Calgary through the choice of plant materials, and the Applicant is encouraged to develop a strong landscape approach that contributes to the public realm, expresses the character and location of Calgary, and also addresses Indigenous concerns regarding their inclusion in the project.

Response from Design Team:

The landscape for the site has been developed to complement building function, address the urban and river context of the site, and to provide an opportunity for Indigenous acknowledgment through culturally significant plantings. In response to comments, the layout of the paving pattern, and sequencing of the ‘outdoor living rooms’ and ‘flex patio areas’ along Olympic Way have been simplified and clarified. Public and private tree planting along all edges has been increased (tighter than CoC standard spacing) to provide a consistent cadence to the public realm while responding at times to changes along west façade, for example at entrances.

The landscape plan for the south and east edges of the building is envisioned to reflect the riverine context of the site and feature a planting palette representative of our local ecology and the Blackfoot People. Landscape forms along this edge ebb and flow, with pockets of space revealing themselves at significant building moments such as the Northeast Entry, the East Rise Plaza and the East Entry.



West Perspective Elevation
Current Design DTR 2 - Oct 22

8.0 Sustainability

UDRP Comment:

Project did not speak to sustainability in great detail nor provide detailed information relative to energy performance

Response from Design Team:

- The design of the Event Centre has followed and is compliant the City of Calgary Sustainable Design Guidelines and the team has worked closely with Tyler Young of the City to make sure this was achieved.
- The building energy consumption meets the City and LEED requirements for energy consumption be a minimum of 40% lower than the Model National Energy Code.
- In addition to the above the project has been registered with the CAGBC with aspirations to achieve LEED Silver certification. Refer to the appendix for a copy of the LEED target scorecard that has been developed for the project.
- The building is connected to the Atlantica District Energy heating source to support the projects sustainability and resiliency goals.
- Photovoltaics will be integrated into the upper and lower roof as per the prior to release and permanent conditions.
- As is required by the City Land-use By-law, all critical mechanical and electrical rooms are located above the design flood elevation except for the DE main boiler room which is located on the event level due to serving requirements from the DE plant source.
- Project long term climate resiliency has also been addressed beginning with 2 key directives. Those being Greenhouse Gas Mitigation Report and the Climate Resilience Assessment report, both prepared by WSP Engineering. Strategies for long term climate resiliency has been developed in collaboration between the design team and Hugo Haley and Brit Somberg of the City of Calgary's Climate Resiliency Department.
- Flood mitigation design has followed a design flood elevation (DFE) for the 1-200 year storm event plus 500 mm of free-board which exceeds the city land use by-law requirement by approximately 800 mm. Active and passive flood mitigation systems are designed within the building to protect to this level. With the eventual construction of SR-1 the flood risk is

further diminished with the overland flood patterns decreasing by up to 2 meters around the site perimeter.

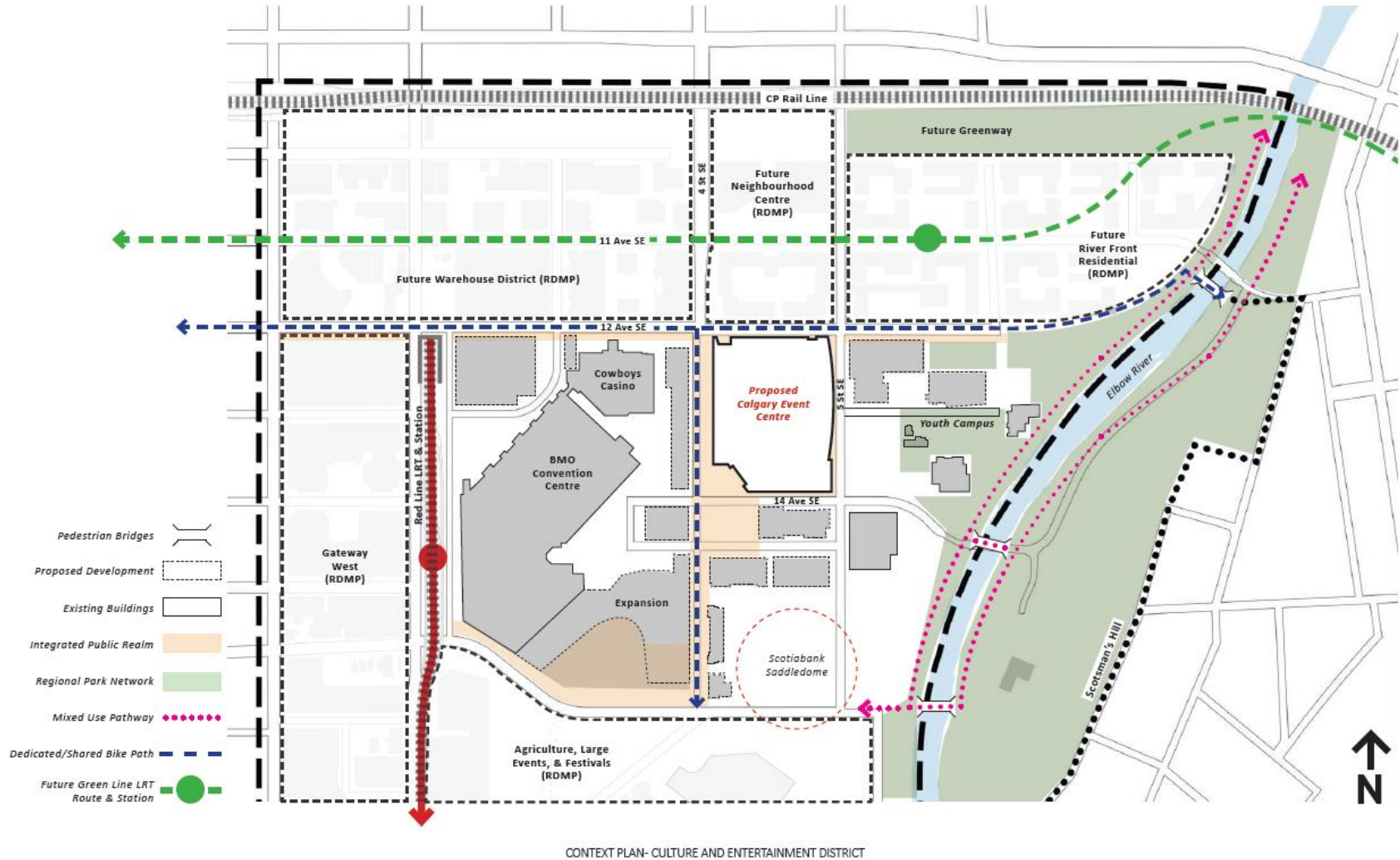
- Active modes of travel have been thoroughly addressed and the site ad special attention has been paid to the cycle track located on 12th avenue. The project has been designed to accommodate 120 class 2 bicycles parking stalls and 99 class 1 bicycle parking stalls contained within the building. In addition to this, for surge events, additional temporary bicycle parking coral locations are located close by and are part of the DP application.
- In order to assist the design team to develop appropriate responses for entry design a specific Wind Comfort Study was prepared by CPP Wind Engineering Consultants.
- The public realm has also been designed accounting for pedestrian movement patterns and densities and has been confirmed through CFD modeling to assist in the design of appropriately sized and located entry plazas and secondary access and egress locations to the building.
- Storm water is detained on site in 2 underground storage tanks to effectively manage stormwater on the site. A portion of the detained storm water is re-purposed for site irrigation.



North restaurant looking west with views into concourse



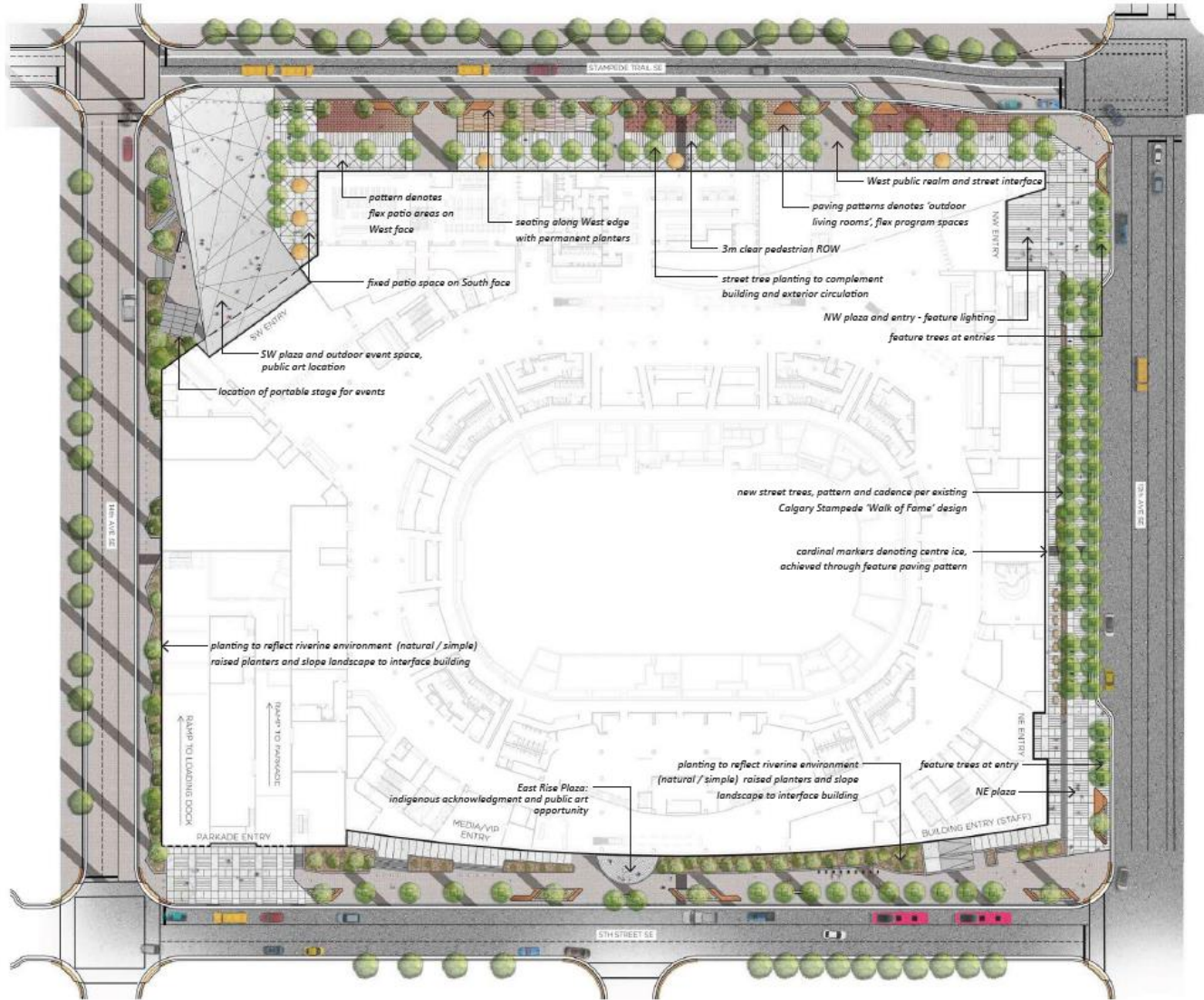
View south at Sportsbar along Olympic Way





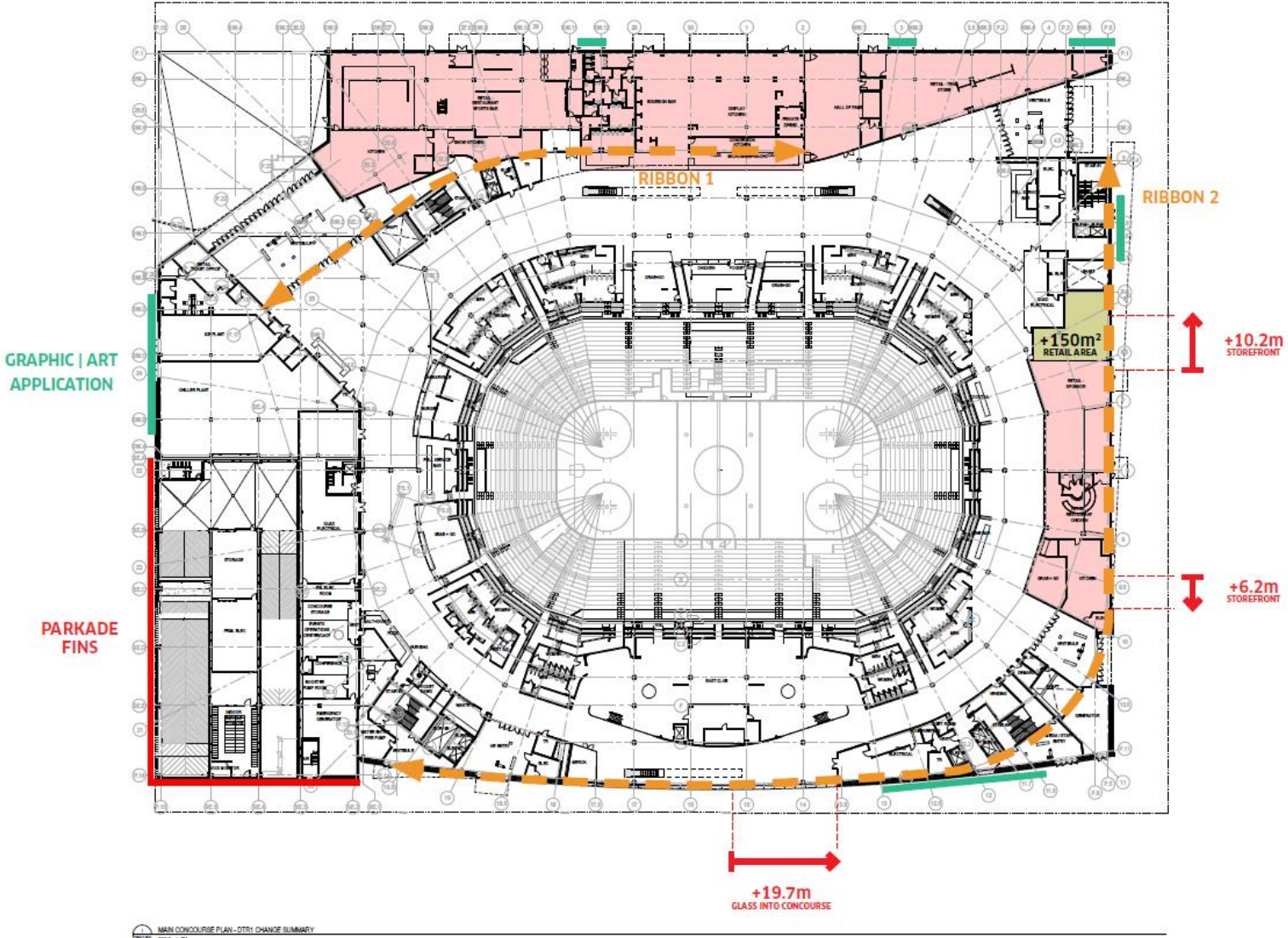
A CATALYST FOR THE RIVERS DISTRICT

DEVELOPMENT
PERMIT - AUG 3

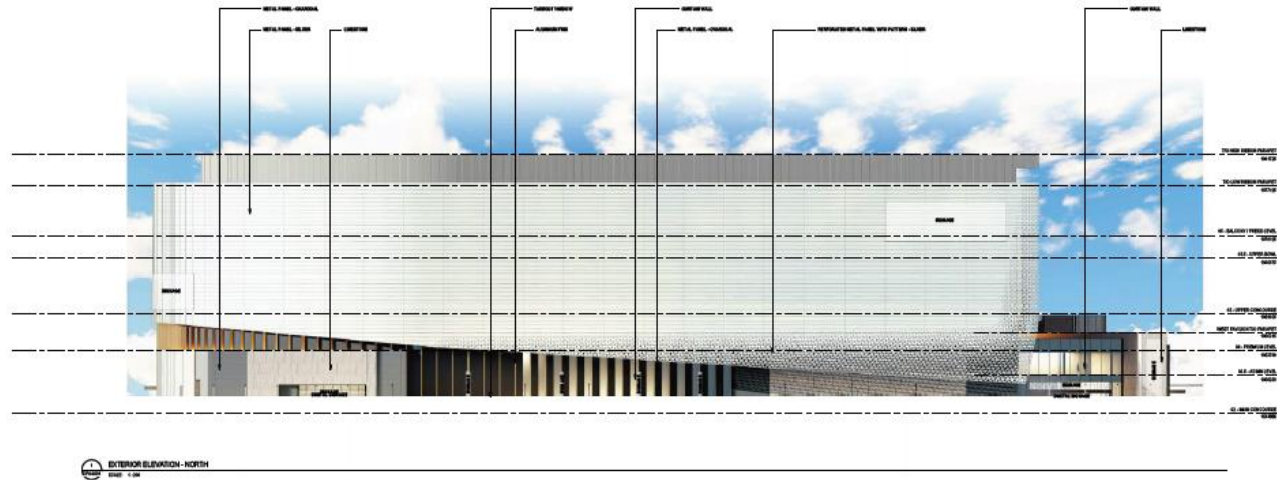


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SITE PLAN

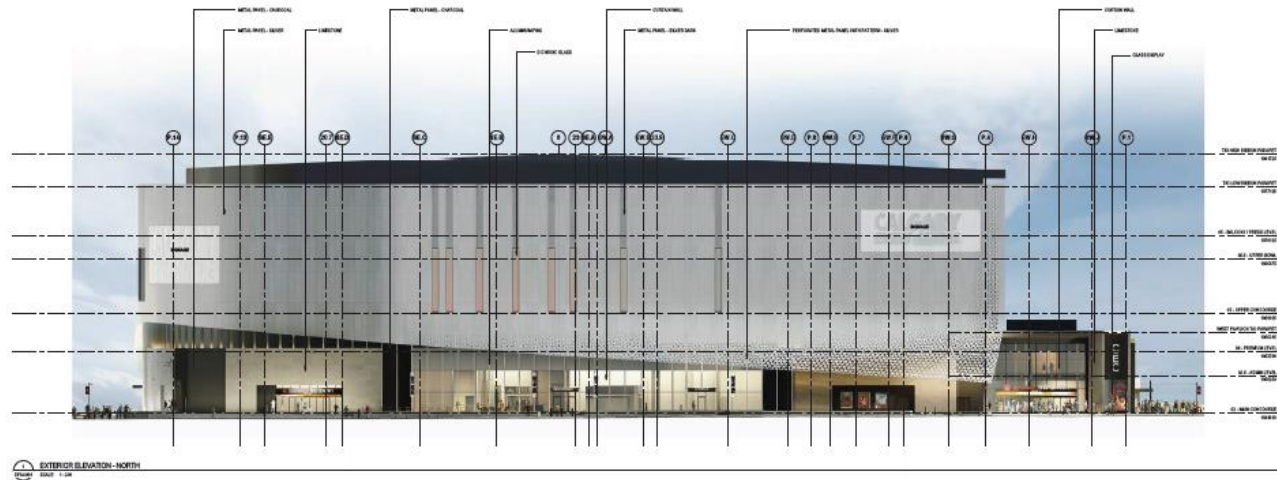
CHANGE SUMMARY



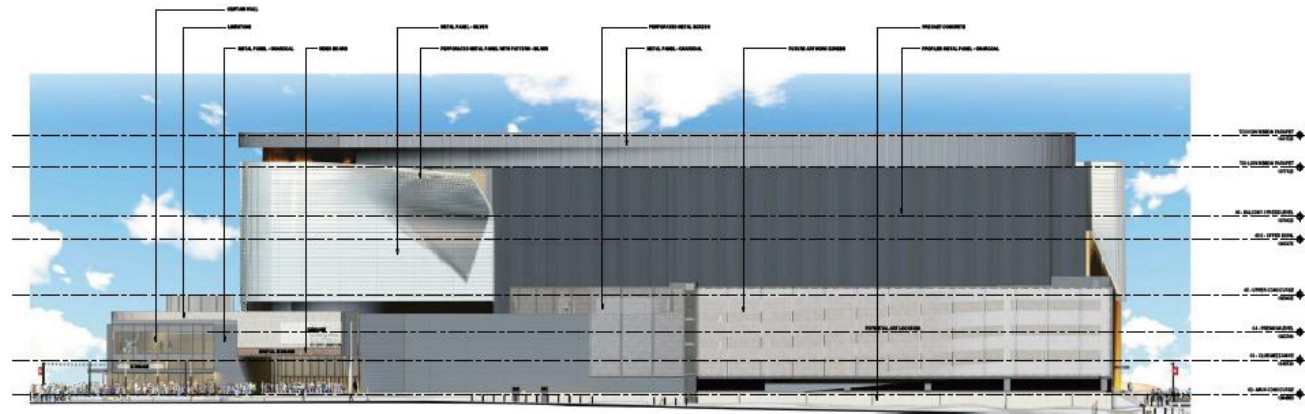
DEVELOPMENT
PERMIT - AUG 3



CURRENT DESIGN
DTR 2 - OCT 22

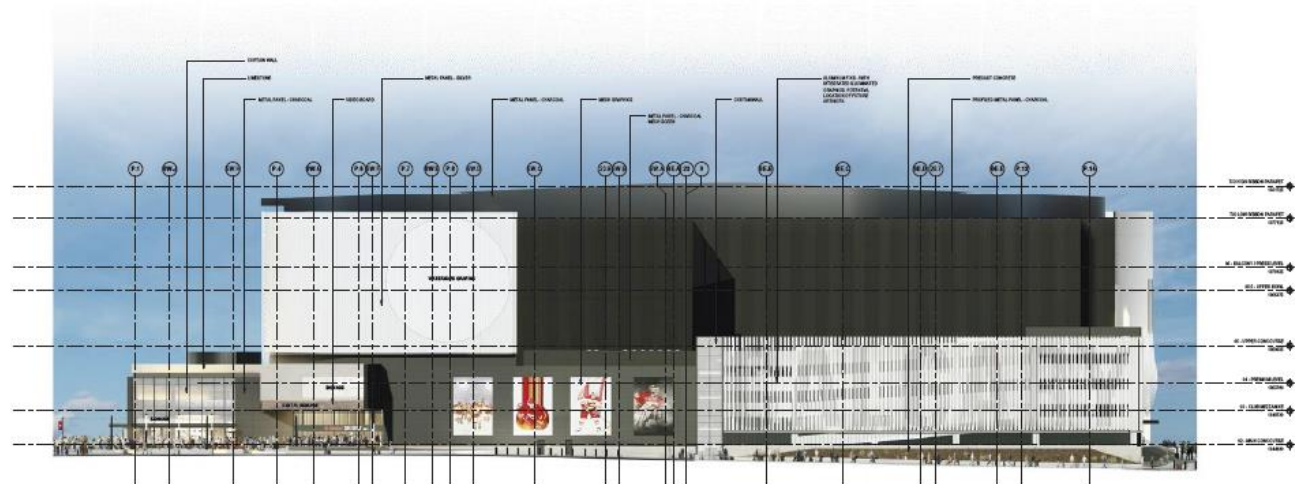


**DEVELOPMENT
PERMIT - AUG 3**



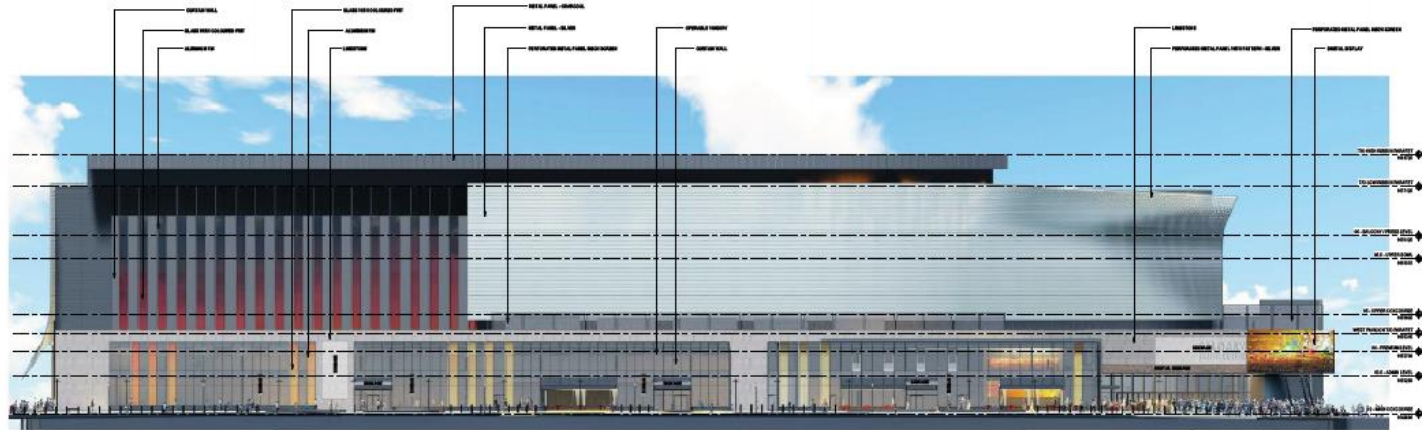
EXTERIOR ELEVATION - SOUTH
SHEET 1.04

**CURRENT DESIGN
DTR 2 - OCT 22**



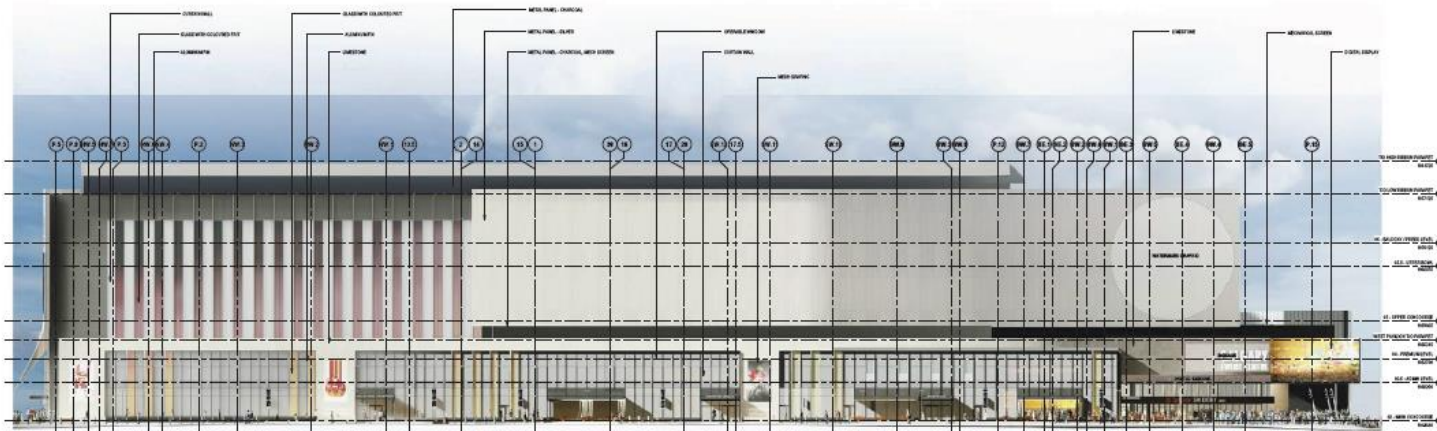
EXTERIOR ELEVATION - SOUTH
SHEET 1.04

**DEVELOPMENT
PERMIT - AUG 3**



EXTERIOR ELEVATION - WEST
SCALE: 1:500

**CURRENT DESIGN
DTR 2 - OCT 22**



EXTERIOR ELEVATION - WEST
SCALE: 1:500

MATERIAL BOARD



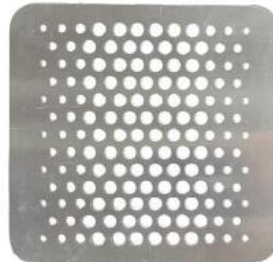
Metal Panel - Charcoal



Metal Panel - Silver



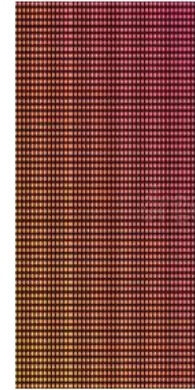
Accent Metal Panel - Silver



Perforated Metal



Solarban 60 Curtainwall Glass - Neutral



Coloured Glass Frit



Indiana Limestone - Standard Buff



Clear Anodized Curtainwall Mullions



Black Curtainwall Mullions



Clear Anodized Aluminum Fins



Dichroic Glass



Video Boards and Banners



