

MCMAHON DISTRICT DEVELOPMENT



CITY OF CALGARY
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pba land & development

a Calgary Rising Initiative

McMahon District Development, a Calgary Rising Project

Calgarians have been waiting for many years to see the building of a Fieldhouse. We believe that setting the Fieldhouse as an infrastructure priority in true collaboration with the University and Calgary Rising will set a precedent and stage for a world class development, the McMahon District.

We are excited to present to Mayor Nenshi and Council a proposal to change the face of NW Calgary, the McMahon District Development, a Calgary Rising initiative. This is a rare opportunity for The City of Calgary, the University of Calgary and private industry to collaborate on a game changing legacy project. By combining the properties currently owned by The City and the U of C into the McMahon lands, a footprint of approximately 100 acres is created. This master planned community will include community and athletic facilities: a new Fieldhouse/Stadium, new competitive aquatic facilities, two new arenas, e-gaming, gymnasium facilities and a practice facility that doubles as an indoor soccer and football facility. All of this surrounded by a new vibrant community of retail, office, hotels and a variety of residential options. The proximity of the Foothills Medical Centre, the Children's Hospital, SAIT and the University of Calgary provides an unparalleled opportunity for true collaboration amongst all institutions.

A project of this nature and magnitude has the ability to attract private sector investment and decrease the amount of capital required by the public sector.

The Stadium/Fieldhouse will provide much needed indoor competition track and field facilities along with a new home for both the Calgary Stampeders and U of C Dinos. In addition, the new facility would improve the opportunity to welcome new activities and teams to the Calgary as the face of sport continues to change with our demographics.

The lands are currently under-utilized and can be turned into a solid revenue producer for The City and the University through appropriate development. Preliminary estimates show tax revenue from the lands once developed will pay for recreational facilities within 15-20 years. This investment for acutely needed recreational facilities has a clear payback horizon. This project will set the stage for the future of Calgary by providing new facilities to replace the existing properties at the end of their useful life-cycle.

Highlights

1. This project provides an exceptional opportunity for a solid infrastructure cornerstone whereby the University of Calgary, The City of Calgary and private industry share a common vision and reward. It allows a focused area to strive for new partnerships between health, technology, research and business.
2. This is an equitable opportunity for all stakeholders, with shared risk and great community benefit.
3. There is no need to acquire new lands and once consultation and design is complete, construction can commence. While an environmental assessment will be required, it is highly unlikely that there is any contamination.
4. All the proposed facilities can be constructed within the confines of the current lands minimizing impact to traffic and neighbouring communities.

5. This provides a replacement for McMahon Stadium. The additional cost of upgrading the fieldhouse to a fieldhouse/stadium is marginally higher than the budgeted costs of the fieldhouse and McMahon Stadium improvements. It provides a new home for the Stampeders and Dinos as well as a venue to bring other global events which presently do not come to Calgary.
6. A state-of-the art district energy and data centre will reduce construction and operating costs in the district. This will provide an integrated high-speed information network while at the same time lowering the carbon footprint. The district energy centre will provide hot water for heating and chilled water for cooling along with combined heat and power (CHP) for power needs throughout the proposed district.
7. The proposed district is located with excellent access to LRT and is surrounded on all sides by a minimum of four lane roads making access and egress superior to any other site in the city, provided it is properly planned.
8. Predicted annual tax revenue for developed lands is between \$24 and \$64 million, depending on development and density. In addition, long-term leases will provide a revenue stream to the University and City in the range of \$2.6 to \$4.4 million annually when fully developed.
9. This development led by a private entity will focus on collaboration, maximizing value and efficiencies as well as reducing costs to create a successful partnership for all parties.

Calgarians have been waiting for many years to see the building of a Fieldhouse. We believe that setting the Fieldhouse as an infrastructure priority in true collaboration with the University and Calgary Rising will set a precedent and stage for a development that benefits the community and draws the world to our city. This project is for Calgarians of all ages to enjoy whether they are fans or participants. This will truly be an active living community.

This is a rare opportunity for government, an educational institution and private industry to collaborate in creating a project that truly benefits all Calgarians for generations to come.

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| Increased Area Build-out | Site Area | Size | FAR | Units | Cost/sq.ft. | Value | Land Lease Revenue | Property Tax Generated | Total Revenue |
|--------------------------|------------|-------------------|-----|-------|-------------|------------------|--------------------|------------------------|---------------|
| 3.12 F.A.R. | 30.0 acres | 4,077,216 sq.ft. | | | \$ 300.00 | \$ 1,223,164,800 | \$ 2,613,600 | \$ 23,761,689 | \$ 26,375,289 |
| 4.00 F.A.R. | 40.0 acres | 6,969,600 sq.ft. | | | \$ 300.00 | \$ 2,090,880,000 | \$ 3,484,800 | \$ 40,618,271 | \$ 44,103,071 |
| 5.00 F.A.R. | 50.0 acres | 10,890,000 sq.ft. | | | \$ 300.00 | \$ 3,267,000,000 | \$ 4,356,000 | \$ 63,466,049 | \$ 67,822,049 |

Land Lease Rate: \$2.00 per sq.ft.
current mill rate: .0194264