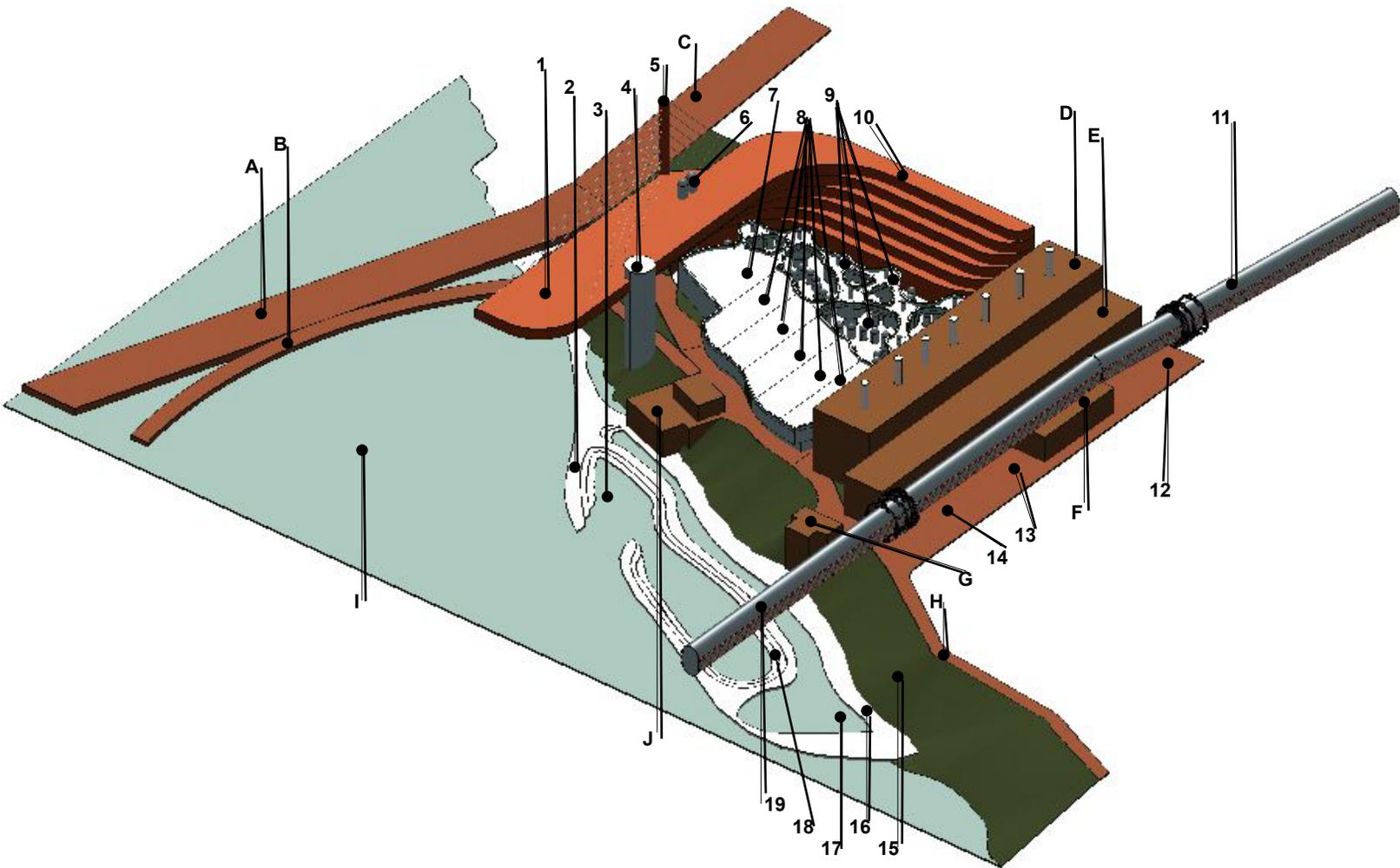


ROSSDALE POWER PLANT CONCEPT PRESENTED BY

THE CEDAR WAXWING GROUP



Diagrammatic Key:

Existing Elements (some with new uses):

- A. New Cable-stay suspension bridge (arches and cables not shown)
- B. New cross-river pedestrian walkway (connects to north shore river valley trail)
- C. Existing 105th Street through Rosedale to downtown Edmonton
- D. Existing Main Power Plant Building -- new elements include:
 - a. Fruit Winery, Craft Brewery, Cider Distillery and Meadery -- pure products created from each independent endeavor will be mixed to create cross-pollinated concoctions -- e.g. Pear Cider with Strawberry Wine; Mead with Banana Wine; Oatmeal Beer with Apple Cider.

- b. Bakery using spent fruits, grains, and produce from distilling and brewing processes to create edible products for both onsite consumption and offsite exportation
 - c. Display art reproduction and manufacturing elements including glass blowing foundry, pottery kilns, metal forming oasts, float glass art beds and forming pools
 - d. Glass-enclosed through-passages that connect various building elements with other venues (e.g. handcrafted art emporium with holographic theatre)
 - e. Craft Test Lab where new low-alcohol content drinks are produced (example links include <http://chaucerswine.com>, <http://craftedmead.com>, <http://distillerylaneciderworks.com/about-distillery-lane-ciderworks/the-cider-2/>)
- E. Existing Power Plant Adjacent Utility Building -- elements include:
- a. Test Kitchen -- fully operable commercial test kitchen that can be rented out to restaurants (weekly TV shows featuring chefs and restaurants about Edmonton)
 - b. Hologram and video recording studio-enabled performance venue (morning -- venue for pre-schoolers and elementary grades; afternoon -- venue for junior/high schoolers; evening performance studio with bar for adults; capability for TV productions)
 - c. BrauHaus -- a multi-room facility that picks up on the social aspects of the Austro-German Gasthaus; on the English, Irish and Scottish Pub; on the Indian Gastro-Pub; and the Western Saloon
- F. Existing Entry Building -- elements include:
- a. Management Offices
 - b. Automated Cloak Room
 - c. Restrooms for all Power Building functions
 - d. Souvenir Shop
- G. Existing Small Pump House -- elements include:
- a. Rental Shop for paddleboards, kayaks and canoes (summer); X-country skis, snowshoes, sleds (winter)
 - b. Trail restrooms
- H. North Shore Riverside Trail -- elements include
- a. Subsurface Heating Elements below a mixed-media Artistic Path (heating elements respond to humidity sensors so that they engage when it rains or snows, sublimating moisture in the process; additional sensors measure windspeed so that the heaters also engage in high winds thereby sublimating drifting snow. The outdoor paths adjacent to the Rossdale Power Plant build-out remain clear of rain, snow, and ice all year round.
 - b. Connectivity to existing Rossdale residential community and to new developments in Rossdale West; connectivity to new Walterdale Bridge pedestrian link and to Kinsmen Sports Complex and southside parks; connectivity to Provincial Government Centre
- I. North Saskatchewan River -- the hope is to create a more accessible river where river craft are more common sights.
- J. Existing Large Pump House -- elements include:

- a. Water-craft Clubhouse -- open membership to a clubhouse that includes a social gathering pub, restrooms, offices, view-patio decks; mill-shops for building hand-powered watercraft; launch facilities
 - b. Up-dated Pumps for enhanced water features in Rossdale
-

New Elements:

1. Architectural School (Bachelor and Masters levels) -- the School shares a structure with an Anthropology School -- the following are elements common to the Architectural School:
 - i. Developed with the assistance of the San Francisco Institute of Architecture (SFIA) with a strong focus on sustainable architecture
 - ii. Masters level students are housed on campus
 - iii. Building cantilevers over the North Saskatchewan River, enabling a glass view floor on the uppermost level in the cantilevered portion in a room that will be open to the public and that can be rented out for events
 - iv. Large-scale 3-d printers will be located in the building for both model-building purposes and for architectural systems applications. The 3-d printers can be rented by outside concerns during off-hours
 - v. An automated book publishing unit will also be located in the building that, too, can be used for a fee by outside users
 - vi. Classrooms are developed specifically for the architectural meme -- wall-sized monitors; computer interactivity; team instruction; guest lecturers
 - vii. Display room for architectural models on ground floor
 - viii. Northern Alberta project teams established for community development -- rural, urban and suburban -- these teams will focus on economic sustainability and viability with emphasis on Architectural and Anthropological solutions.
 - ix. Projected Course Disciplines include: Architecture; Planning; Interior Architecture; Landscape Architecture; Model Building and 3-d Presentation; Sustainable Design
2. Amorphic Pier at the edge of the North Saskatchewan River -- for most of the year the North Saskatchewan River has a fairly strong current (typically subsiding somewhat in late summer and the fall), and it seems to be that fact that deters water-fun-seekers from enjoying the river to its unrealized potential. The Pier would have these features:
 - i. River Level adjustability -- an automated mechanical system would raise and lower the pier in accordance with river water levels with graduated steps into the enclosed and encircled areas
 - ii. The Enclosed water area would provide a learning area for novice canoers, kayakers, and paddle boarders (late spring through fall) under the supervision of an instructor/lifeguard. In winter the area could be used as a skating rink
 - iii. The Encircled water area provides a sheltered and stepped pier for launching non-motorized craft into the river. Complementing downstream river access points that also connect to river valley trails, the pier provides an overland return path for watercraft after a one-way downstream watercraft expedition

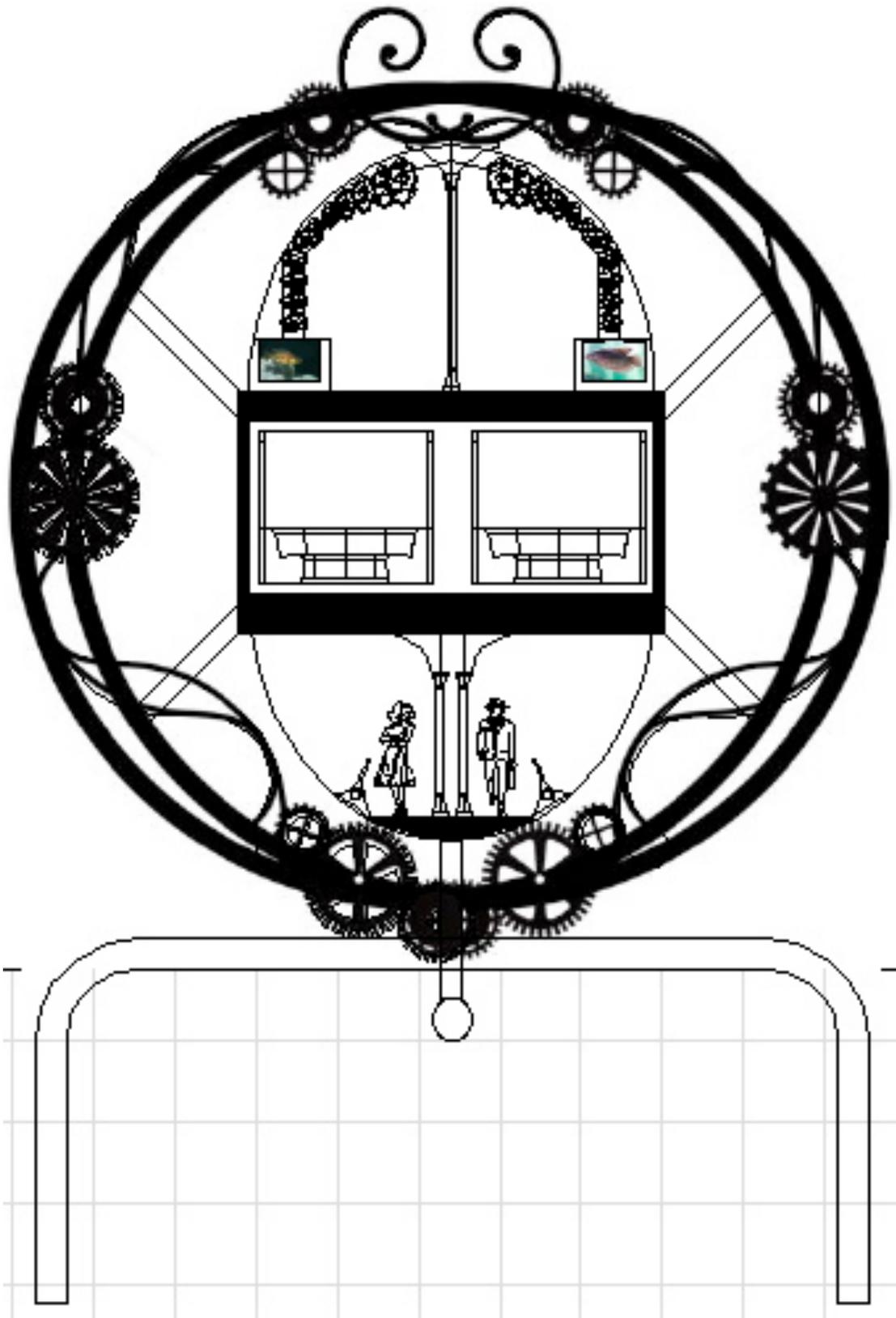
- iv. The pier also provides an excellent viewing station for water-borne parades and regalia
 - v. The Piers connect both repurposed pump houses with direct access from each
 - vi. The Adjacent River Bank can be developed as a show place for native riparian plant species
3. River Water Inlet -- the river facing edge of the pier has a “skirt” that redirects the river current so that the inlet has calmer water. This enables craft to be moored along the pier and to be accessed without having to “fight” the river current
 4. Structural, Glass-enclosed Elevator Tower -- employing MagneMotion technology that lifts a “grand” elevator viewing platform some 10 storeys from the river valley trail to the cantilevered uppermost floor of the Architectural School. Special features include:
 - i. Corkscrew Lifting Mechanism so that the outward view constantly changes through a 360-degree arc
 - ii. On-board Capacity of 30 people -- ride can be enjoyed as a sole entity or it can be a means of ingress/egress for the “view room” of the architectural school
 - iii. Full Floor-to-ceiling “gorilla glass” panels on interior elevator cab; exterior shaft glass views impeded only by thin metal mullions and MagneMotion corkscrew tracks
 - iv. Helical ramped interior provides clear sight-lines for all passengers; raised interior seating enables rest spots for elderly and mobility-challenged patrons
 - v. Spectacular Views up and down the river valley and the City’s skyline
 - vi. Roof-top Access to the Architectural Building’s Roof Top Garden.
 - vii. 3-Stops in total -- Pedestrian Trail Level, Sky-Lounge (uppermost floor of Architectural Wing); Roof Garden level
 5. Structural “Mast” for Cable Stay suspension of cantilevered floors of Architectural School -- floors cantilever farther over the river in an upward progression starting with the second floor and ending with the sixth which projects well out over the river. Features include:
 - i. Tension Ring with Compression Struts for each level of cable connection
 - ii. Glycol-tube-wrapped cables to maintain consistent temperatures for suspension coils (reduces expansion/contraction movement)
 - iii. LED illuminated cables and mast for celebratory events
 6. Twin Circular Glass Elevator shafts connect all floors and roof of Architecture and Anthropology Building. Features include:
 - i. 360-Degree View from elevators through all floors
 - ii. MagneMotion activation system enables elevator cab shape and ascend/descend speeds (faster than both cable and plunger style systems)
 - iii. Better Floor-to-floor connectivity
 7. Handcrafted Arts and Model Building Supplies Emporium -- a 2-level retail space that is part gallery, part retail stock outlet, and part custom order venue, supplying Architecture and Anthropology Schools, hand-craft artists, and public at large
 8. Ten Restaurants on two levels -- the restaurants will have independent themes with a strong bent towards product experimentation and differentiation -- categorically “fusion” restaurants. Special features include:

- i. roll-up doors on both the “pedestrian trail” and the handcrafted art sides of the project -- doors that enable, on the one hand, an open-air overview of the river environment on clement days; and on the other hand, interaction with the unique art world that is the centre of action for the entire development
 - ii. Playing up Edmonton’s Ethnic Diversity, we expect to see fusion restaurants rooted in the following traditions: First Nations, Polish, East Indian, Chinese, French Canadian, Ukrainian, Irish, German, Scottish, English, Japanese, and Thai. The German, East Indian, Irish, Scottish and English venues will be located in the Powerhouse “second building”, leaving the other seven to be situated in the “Ten Restaurant Complex”. The remaining three spots will be divided up into smaller venues that will be more ethnically adventurous -- perhaps “Island Flavors” that include West Indian “Crust”, Hawaiian Luau, and Okinawan; and “African Specialties” that include Ethiopian, Moroccan, and Egyptian; and “South American” that includes Peruvian, Chilean, and Brazilian specialties
 - iii. A Roof Garden will cover the entire roof area of the Ten Restaurant Complex, the Art Supplies Emporium, both Schools, and the Historic Power Plant Structures. The Roof Garden will supply fresh produce to all of the restaurants on a year-round basis; it will also supply much of the product used in the fruit winery, the cider distillery, the craft brewery and the meadery. The urban agricultural products will be supplemented in quantity by the continuous upper level of the “Sky Taxi” tube
 - iv. A Common Grease Interceptor Device will harvest grease from all restaurant kitchens for repurposing
 - v. A Food Delivery Service will be established to deliver both produce and restaurant dishes to the existing Rosssdale residences and to new buildings proposed for West Rosssdale as they come on line
 - vi. 10 percent of all produce harvested will be packaged and delivered to homeless and low income recipients free-of-charge
9. Handcrafted Art Galleria -- “Galleria” because it will be situated under a venue-encompassing, undulating glass roof (not shown in diagram so that the inner workings of the project can be displayed), a roof that covers most of the Schools’ roofs, all of the Restaurants and Art Galleria and most of the Historic Power Plant buildings. Although not enclosing the space, the undulating glass roof will shelter the trail walkway that passes between the river and the restaurants. Features of the Art Galleria include:
- i. 8 live/work studios that accommodate artists on site 24/7 -- these, along with the Restaurants and Brewery/Meadery/Fruit Winery/Cider Distillery are intended to provide a permanent anchor to the Galleria and augment the humanistic feel of the School environment. Each unit will have three levels -- a work/display space at ground level; living accommodation on the second level and a roof patio on the third level
 - ii. 58 glass-enclosed circular kiosks for displaying all manner of hand-crafted art. These will be rented out short term to artists who will vend their own products (trained sales personnel can spell artists so that they can take breaks periodically). As their works become depleted through ongoing sales, the artist

will relinquish the space to the “next-in-line” while the primary artist returns to his/her studio to build/develop new works for sale, preparing to return at a later date. This ever-changing approach to one-of-a-kind retailing will ensure that the Galleria remains fresh, interesting, and unique. Artists will be drawn from a world-wide list, preference given first always to Edmonton artists, second to Alberta artists, third to Canadians.

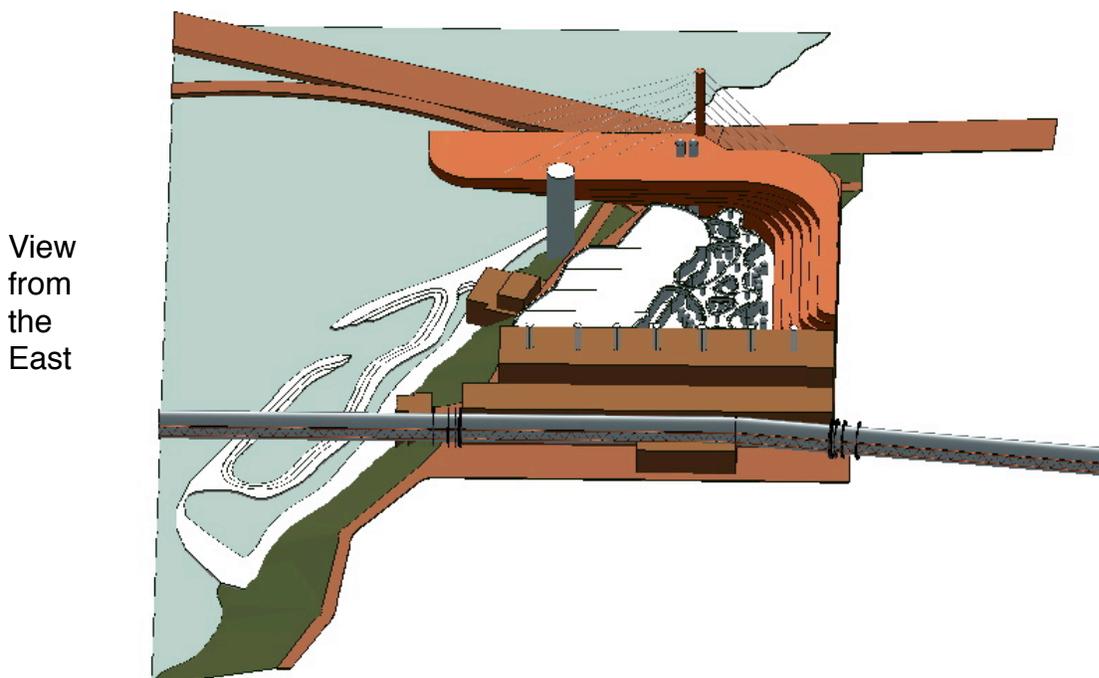
- iii. Art Types will include various media-form paintings, sculpture, jewelry, fabric, pottery... essentially all human-scale forms of fine and hand-crafted art.
 - iv. Supplemental staff can be drawn from on-site students -- Architecture and Anthropology -- giving the students income while they are learning -- this also applies to restaurant positions
 - v. Art classes (for fees) can be held at night and on weekends in both the Architecture and the Anthropology wings' classrooms
10. Anthropology Wing -- the Anthropology wing will provide a focus on the pre-history and ethnology of Alberta. Features of this school include:
- i. Ground Floor Archeology Dig -- most of the ground floor will be reserved for a full-scale Archeology Dig. Some of the prehistoric keys of *Pehonan* are expected to be discovered
 - ii. Bachelor and Masters level courses will include programs in Archeology, Aboriginal Studies, Urban Anthropology, and Cultural Anthropology
 - iii. Uppermost Floor will house a Linear Museum of important Alberta artifacts, employing a share program with the Royal Alberta Museum, the Glenbow Museum, the Royal Tyrrell Museum and the Philip J. Currie Dinosaur Museum
11. The Sky Taxi Tube connecting the Rosedale Power Plant Complex to the Baseball Park (formerly Telus Field and Renfrew Park) -- Development Phase II. The tubes are long-span structures that enable the placement of ground supports to be placed at approximately 1-city-block intervals. The Sky Taxi Tube in cross-section has three components:
- i. An Upper Level Hydroponics/Aquaponics/Aeroponics farm that runs the entire length of the elliptical tube. This portion of the tube has walls and ceiling entirely composed of 3-ply insulated glass with argon-filled interlayers. The innermost glazed surface is actually covered with a 3M insulating plastic for improved heat-loss performance. Radiant floor panels provide heat to the space (above and below). A wide variety of plants are grown that include those that provide food produce (vegetables, legumes and fruits) and ornamentals (interior or plantscape specimens); aquatic animals include both food and ornamental fish, freshwater shrimp and crustaceans
 - ii. The Automated Vehicle (Sky Taxi) Level -- this intermediate level has a two-lane sub-floor track that guides passenger vehicles in either direction. Vehicles have centre-located, opposing, sliding doors and plush seating. The cabs are entirely enclosed with seating for 12 riders. View windows enable visual connection to the outside world. The design of the cab vehicles and the structural elements of the tube are set in the “steampunk” vein, thereby fitting into any design theme surround, modern or period style. The cabs and all of the Sky Taxi components would be manufactured in Edmonton

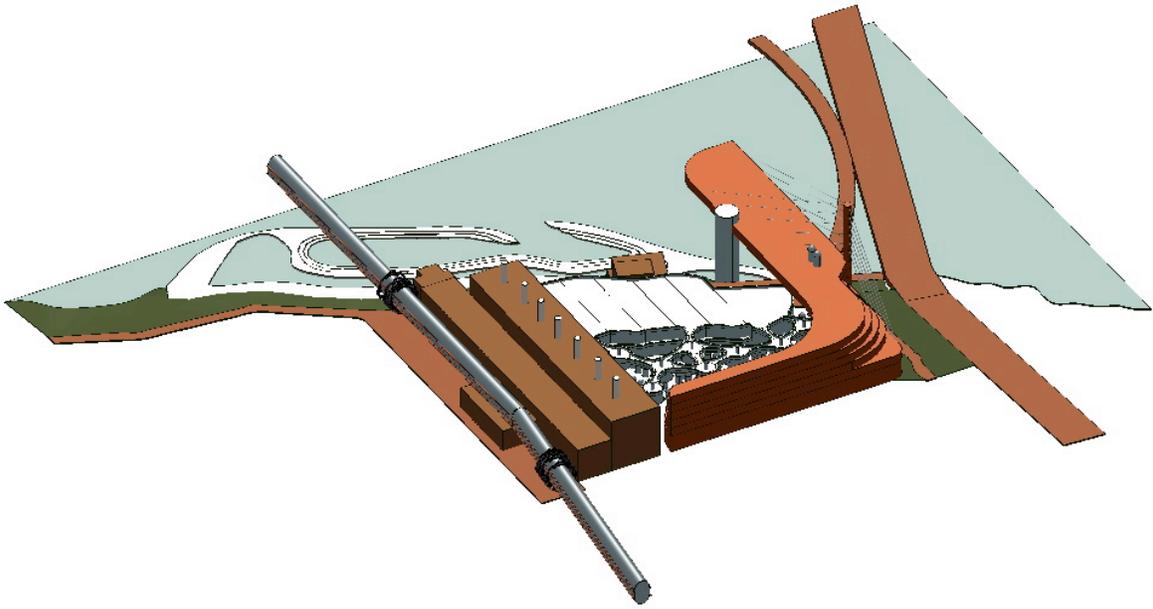
iii. The Lower Level Pedestrian Level provides a shirt-sleeve environment for pedestrian connectivity between points of interest.



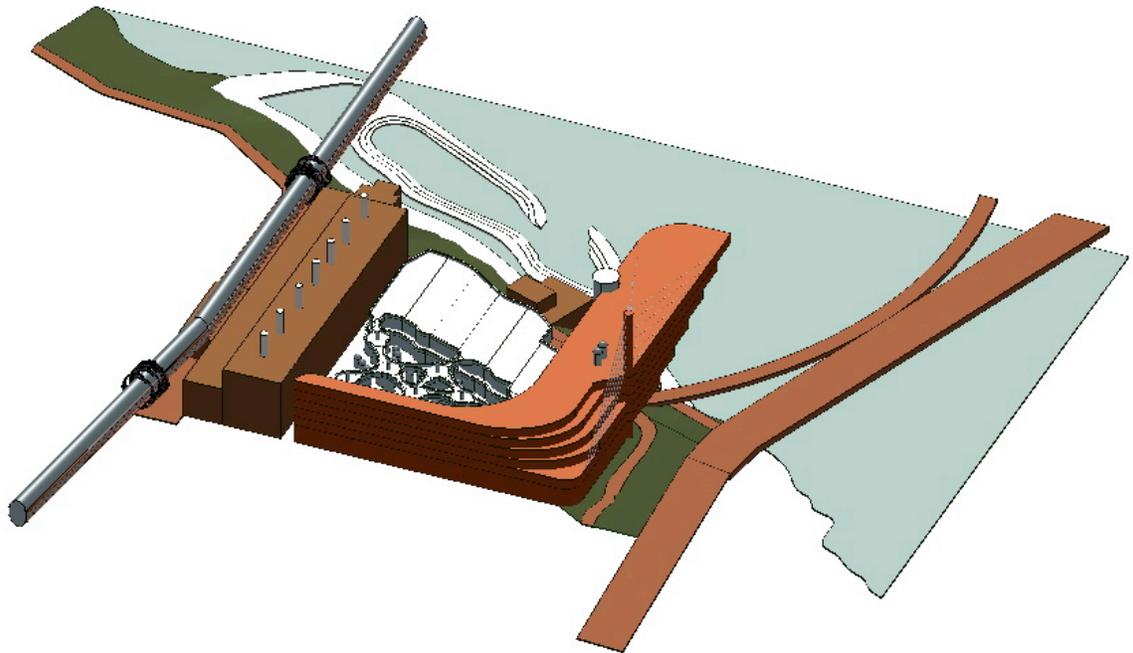
12. Enclosed Patio for “outdoor” events adjacent to the Holographic Theatre in Power Plant Building -- the Patio is enclosed by the undulating glass roof form (not shown in the diagram) -- it is designed as a tea garden set in a tropical plantscape
13. Enclosed Patio for “outdoor” events adjacent to the various cultural pubs in the Power Plant Building -- again the patio is enclosed by the undulating glass roof form -- it is designed as a beer garden set in a temperate plantscape
14. Outdoor Patio area adjacent to the Power Plant Building -- an extension of the Mixed Media decorative path system -- heated to sublimate rain and snow -- suitable for small outdoor concerts in clement weather
15. Planted Riparian Landscape -- a complete rebuild of the south-facing river’s edge from a native plant perspective, designed as a demonstration project to highlight the character and diversity of riparian wetlands
16. Water’s Edge Walkway -- connected to both Historic Pumphouses, the Walkway provides access to view stations along the restored Riparian Wetlands as well as access to and passive viewing for the enclosed waterway at river’s edge
17. Enclosed Waterway -- provides a safe (diverted current) and supervised water space for beginners learning to use watercraft -- canoes, kayaks, and paddleboards
18. Stepped pier with MagneMotion-controlled elevation mechanism -- the steps leading down into the river are ganged and adjustable as a unit, automatically adjusting to the elevation of the river’s water level.
19. The Sky Taxi Tube connecting the Rossdale Power Plant development with Old Strathcona and two stations -- one at 104th Street and 83rd Avenue and one at 104th Street and 81st Avenue. Future development can see this line expanded south along 104th Street and connected to the redevelopment of the Canadian Pacific lands (abandoned rail yards)

Alternate Views of the Proposed Rossdale Redevelopment -- note that these renderings are massing studies and not finite architectural solutions. Douglas Cardinal from our group will be designated with the task of refining this proposal into a world-class architectural solution. The next phase of this development will be the funding effort needed to pay for final design solutions



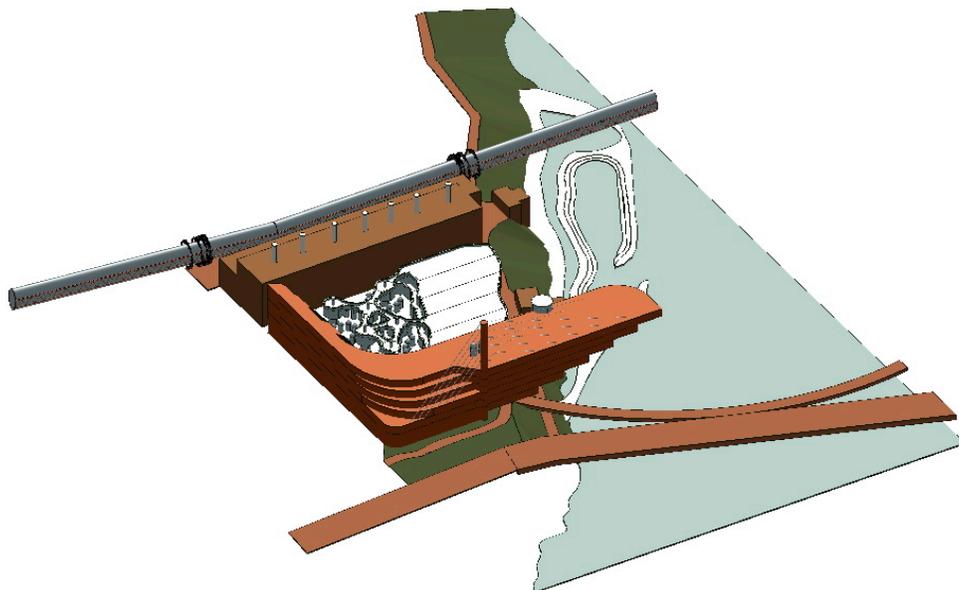


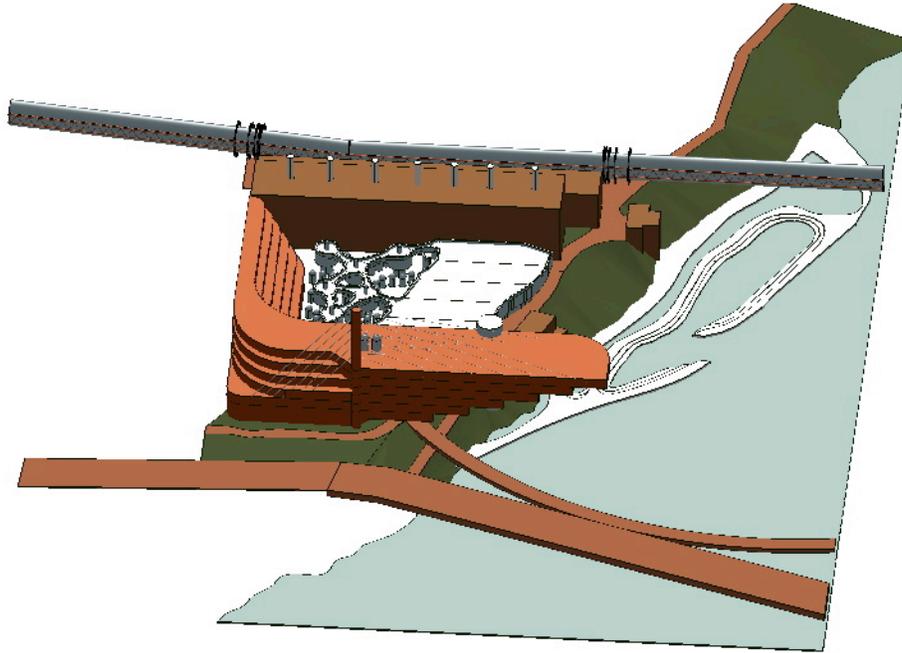
View from the Northeast



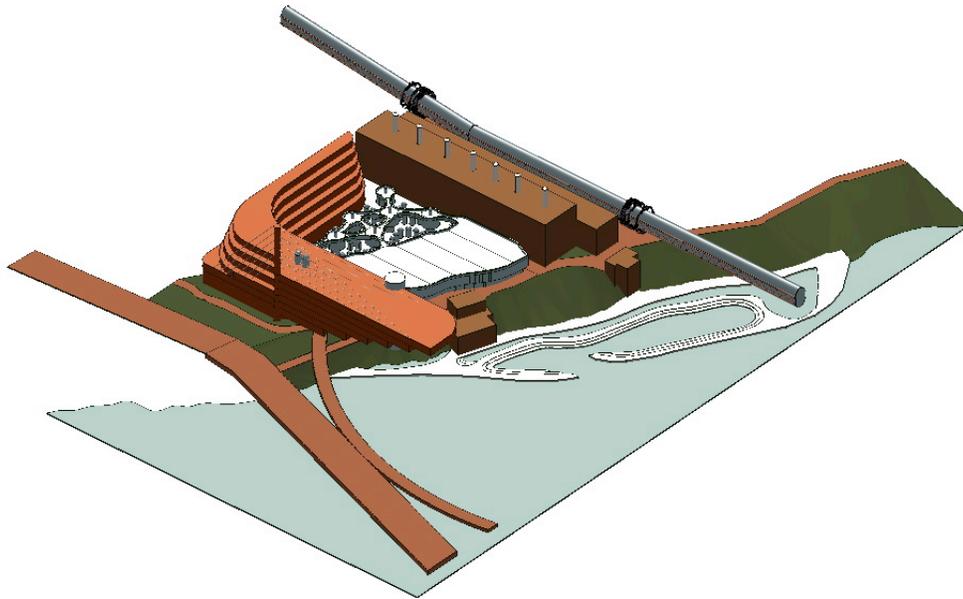
View from the Northwest

View
from
the
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west



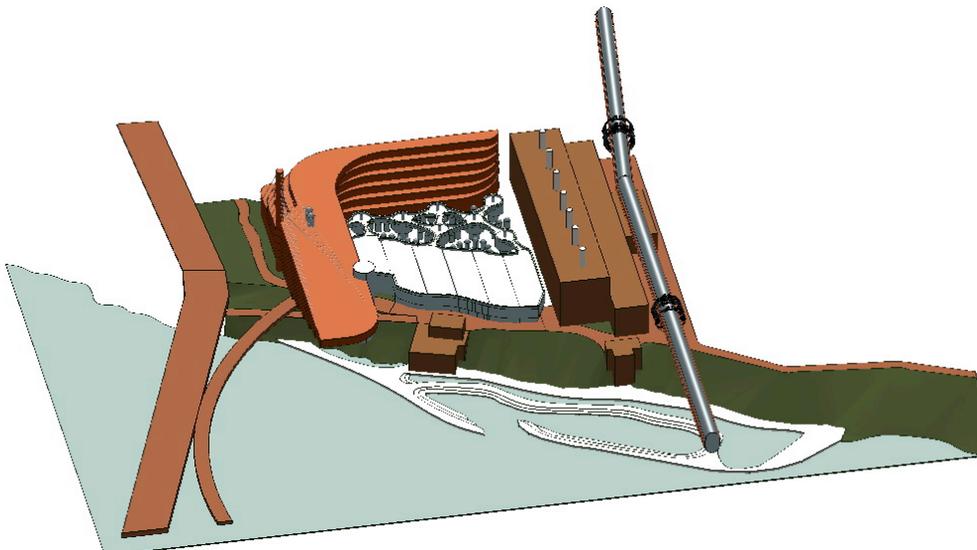


View from the West

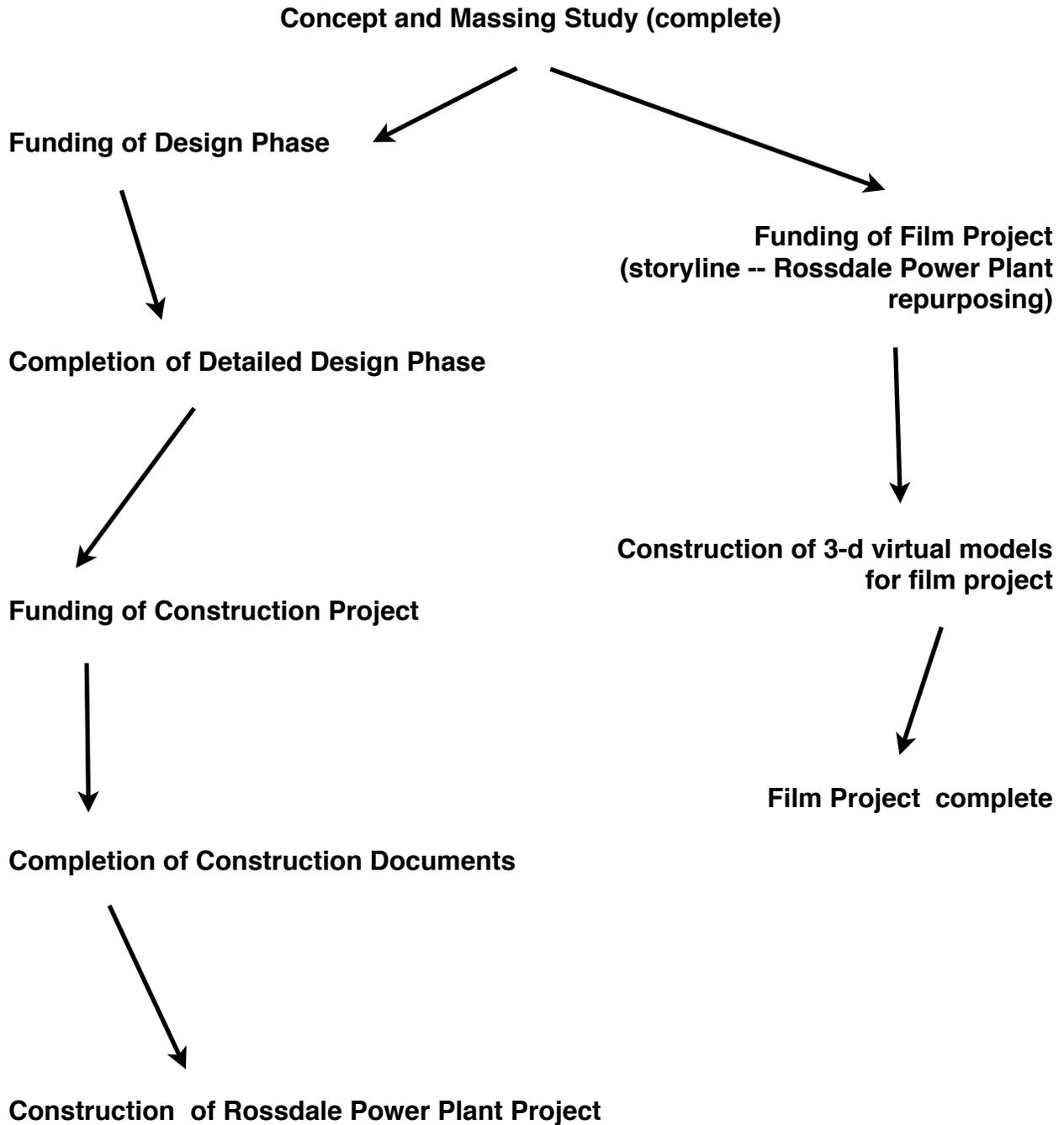


View from the Southwest

View
from
the
South



Next Phases:



Phase II -- Massing Concept for a Repurposed Ballpark (formerly Telus Field and Renfrew Park) and a major urban family park between 97th Avenue and 96th Avenue and between Rossdale Road and 101st Street -- currently underway.