

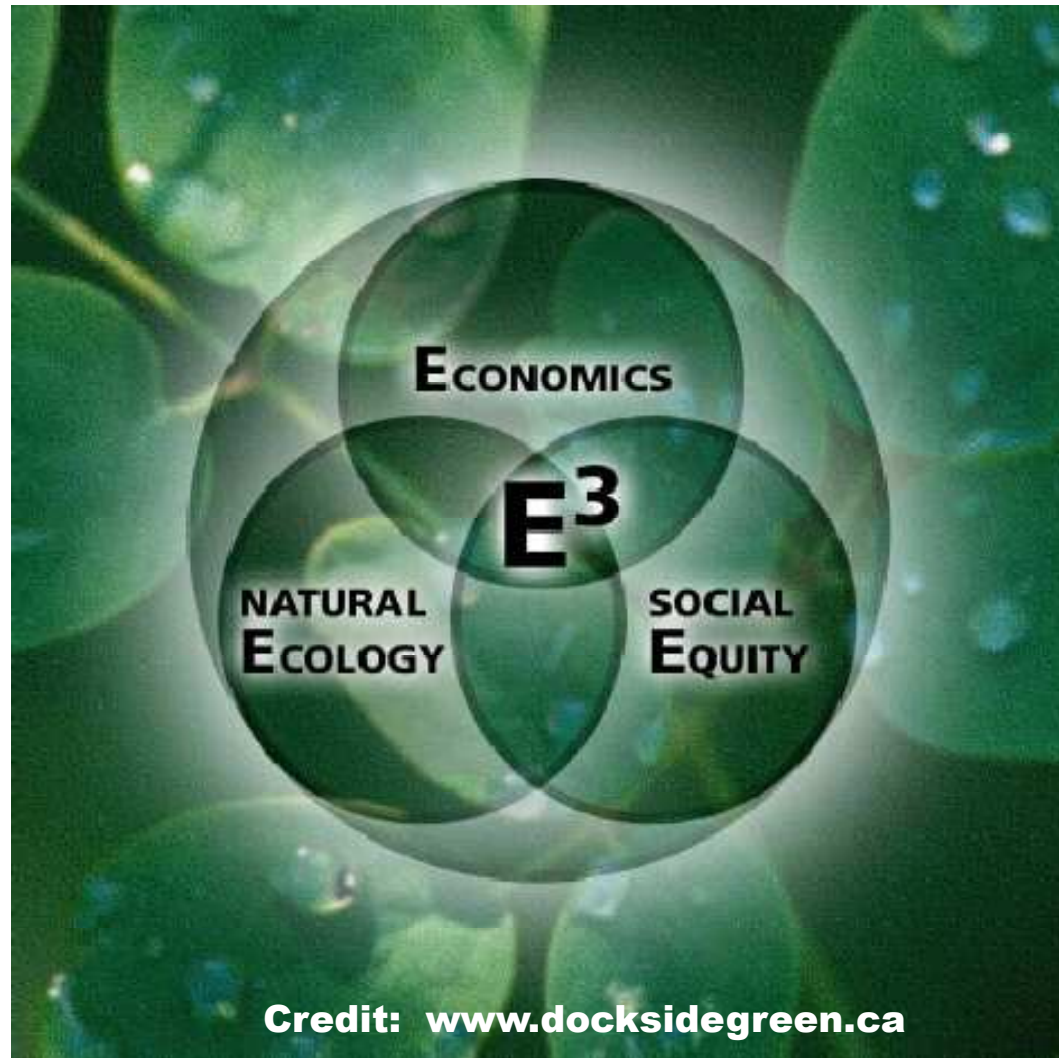


Triple Bottom Line for Brownfields

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E3 Integration



Dockside Lands before...



North





TBL Before

Economic

- \$5 million debt, failed 3 times to sell, no tax revenue

Social

- Vacant/abandoned land, risk/fear over estimated, no community benefits

Environmental

- Significantly contaminated site, waterfront deterioration, limited biodiversity



...After

North



www.docksidegreen.ca



Vancity





TBL After

Economic

- \$600 million market value, quadrapartite real estate deal, new infrastructure (privately owned)

Social

- \$5 million community amenities, \$3 million social housing, New Urbanism community

Environmental

- Remediated site (1/2 cost), waterfront restoration, LEED Platinum & GHG neutral for 15 acres



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DOCKSIDE GREEN



Vancity Enterprises

DOCKSIDE MASTERPLAN UPDATED FEBRUARY 2007

TBL MATRIX FOR MUNICIPAL LAND SALES REQUEST FOR PROPOSAL

Proposal includes uses and density consistent with Development Concept and Zoning Bylaw	PASS	FAIL			
Proposal attains Built Green™ Bronze certification	PASS	FAIL			
TRIPLE BOTTOM LINE CRITERIA	<i>Points</i>		<i>Soc</i>	<i>Env</i>	<i>Eco</i>
1. The Proponent					
(a) <i>Development Experience and Capacity</i> <ul style="list-style-type: none"> Written confirmation of team members, including all partnerships and key consultants Demonstrates experience with similar projects and green building construction Capacity to add projects to current work-in-progress Provides evidence of financial capability required to undertake projects up to the \$ ___ million range 	Excellent – 14 to 20 Good – 8 to 13 Average – 1 to 7 Poor – 0	20	/10	/5	/5
(a) <i>References</i> <ul style="list-style-type: none"> Provides municipal references from three different municipalities. 	Excellent – 11 to 15 Good – 6 to 10 Average – 1 to 5 Poor – 0	15	/15		
2. Purchase and Schedule					
(a) <i>Value of Offer</i> <ul style="list-style-type: none"> Ranking of offers in net present value as follows: Highest offer = 45 points; for all other offers, the scoring formula is: for offers greater than 97.5% of the highest offer= 43 x (offer/highest offer); for offers between 95 and 97.5% of the highest offer= 40 x (offer/highest offer), and; for offers less than 95% of the highest offer = 37 x (offer/highest offer) Proposed reasonable terms and conditions to offer 	Highest offer –45 Proportional ranking – 1 to 45	45			/45
(b) <i>Schedule</i> <ul style="list-style-type: none"> Proposed scheduled for purchase and construction is both realistic and expeditious. 	Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor – 0	10	/10		
3. Conceptual Design					
(a) <i>Guiding Principles, Land Uses and Forma</i> <ul style="list-style-type: none"> Conceptual design is consistent with the RFP Development Concept for an attractive and sustainable development and includes a commitment to a public art component. 	Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor – 0	30	/15	/15	
(b) <i>Sustainable Design</i> <ul style="list-style-type: none"> Proposes Built Green™ Bronze, Silver or Gold certification level - Please complete the Built Green™ checklist 	Gold – 30 Silver – 20 Bronze - 10 Less than Bronze – 0	30		/30	
Social/Cultural, Environmental and Economic Sub-total			/50 (%)	/50 (%)	/50 (%)
PROJECT TOTAL			/150	(%)	(%)

A. PASS/FAIL CRITERIA					
Proposal provides the minimum FAR density of 3.5:1	PASS	FAIL			
Proposal attains LEED® Silver certification	PASS	FAIL			
	<i>Points</i>	<i>Total</i>	<i>Soc</i>	<i>Env</i>	<i>Eco</i>
B. TRIPLE BOTTOM LINE CRITERIA					
1. Project Team					
Written confirmation of team members, including all partnerships and key consultants Demonstrates experience with high-rise development & LEED® construction Capacity to add projects to current work-in-progress Provides evidence of continuing financial capability for \$[insert total project value] million project	Excellent – 11 to 15 Good – 6 to 10 Average – 1 to 5 Poor – 0	15	/5	/5	/5
2. Value of Offer					
Ranking of offers in net present value as follows: Highest offer = 65 points; for all other offers, the scoring formula is: for offers greater than 97.5% of the highest offer= 63 x (offer/highest offer); for offers between 95 and 97.5% of the highest offer= 60 x (offer/highest offer), and; for offers less than 95% of the highest offer = 57 x (offer/highest offer)	Highest offer – 65 Proportional ranking – 1 to 65 Below set bid - 0	65			/65
3. Development Concept					
(a) <i>Guiding Principles, Land Uses and Format</i> •Conceptual design is consistent with the RFP guiding principles for a sustainable, vibrant and innovative mixed-use high rise development •Land use is mixed, including high-density & townhouse residential, commercial at grade and public amenity space with a minimum 4000 ft² and 1500 sq ft daycare space dedicated to the City	Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor – 0	10	/5	/5	
(b) <i>Sustainable Design</i> •Proposes LEED® Silver or Gold certification level - Please complete LEED® BC checklist available at: http://www.cagbc.org/building_rating_systems/leed_rating_system.php?id=12&press=1&draw_column=3:3:2	Gold – 30 Silver – 20 Less than Silver – 0	30		/30	
(c) <i>Site Design</i> Proposal achieves a high quality of urban design, meets sustainability standards, interfaces appropriately with adjacent existing uses, supports neighbourhood needs, honours the site history and context Site design ensures balance, compatibility and relationship between uses and spaces The design is reflective of an urban setting with emphasis on the pedestrian realm and streetscape Building scale is appropriate Crime prevention through environmental design Any proposed FAR increase imparts heightened urban design, amenities and/or context with surrounding uses	Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor – 0	20	/10	/10	
(d) <i>Building Design</i> •Building orientation is towards open space, views and/or daylight •Sun shadowing is taken into consideration •Building scale and massing is appropriate •Treatment of facades breaks down massing, and articulates depth, verticality and street edge •Parking podium is effectively screened or masked	Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor – 0	10	/10		
(e) <i>Housing</i> •Provides a variety of housing types, sizes and prices	Excellent – 11 to 15 Good – 6 to 10 Average – 1 to 5 Poor – 0	15	/15		

<p>(f) <i>Traffic Demand Management</i></p> <p>(i) Parking Provides parking ratios & dimensions for residential and commercial uses Meets bicycle storage requirements for dwelling units and short-term retail</p>	<p>Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor/ratios not met – 0</p>	<p>10</p>	<p>/10</p>		
<p>(ii) Access & Safety</p> <ul style="list-style-type: none"> - Main vehicular access is or (Kingsway is discouraged) - Safe and efficient traffic management onto and through the site, including vehicular and pedestrian 	<p>Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor – 0</p>	<p>10</p>	<p>/10</p>		
<p>(f) <i>Public green/open space</i></p> <ul style="list-style-type: none"> • Enhancement of design for greenway • On-site and off-site pedestrian and bicycle connections • Creates or enhances community spaces, such as plazas, squares, parks and streets 	<p>Excellent – 8 to 10 Good – 5 to 7 Average – 1 to 4 Poor – 0</p>	<p>10</p>	<p>/5</p>	<p>/5</p>	
4. Site Remediation					
<ul style="list-style-type: none"> • Site remediation proposal fully meets Provincial standards in a cost effective method 	<p>Excellent – 11 to 15 Good – 6 to 10 Average – 1 to 5 Poor – 0</p>	<p>15</p>		<p>/15</p>	
Social/Cultural, Environmental and Economic Sub-total			<p>/70 (%)</p>	<p>/70 (%)</p>	<p>/70 (%)</p>
			<p>/210 (%)</p>		
5. Innovation Bonus					
<ul style="list-style-type: none"> • Award for exceptional performance above LEED® Gold, or not considered by LEED® • Award synergistic innovation including (but not limited to) reduced demand on municipal infrastructure (for construction, extension and lifespan), additional community amenity space, affordable/rental/social/accessible housing, public/open/green space, public art and original design 	<p>Excellent – 20 Good – 10 Average – 5 None – 0</p>	<p>/20</p>			
PROJECT TOTAL			<p>/210 +</p>	<p>/20 = _____ (%)</p>	



Sustainability & Climate Change

The Canadian Council of Chief Executives stated that sustainable development is "the most fundamental challenge facing the world today, and ... climate change represents the most pressing and daunting issue" facing business, government and the public.

Greening up the Past, Building the Future

- The report estimates public benefits of redeveloping within cities, instead of developing Greenfield land on the city periphery, at between \$4.6 billion and \$7.0 billion a year. This estimate excludes the direct commercial benefits realized by redevelopers and users of the remediated land. Many of the benefits would be created in areas adjacent to the Brownfield sites, where property values would rise with the remediation of the derelict neighbouring land parcel.

(2003 estimate)





Infrastructure Deficit



- \$132 billion across Canada increasing at \$5 billion per year
- Capital budget envelopes inadequate for full life cycle cost or replacement
- Current growth legislation encourages sprawl over infill
- Increasing service demands and continued downloading from senior government debt reductions





Discussion

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