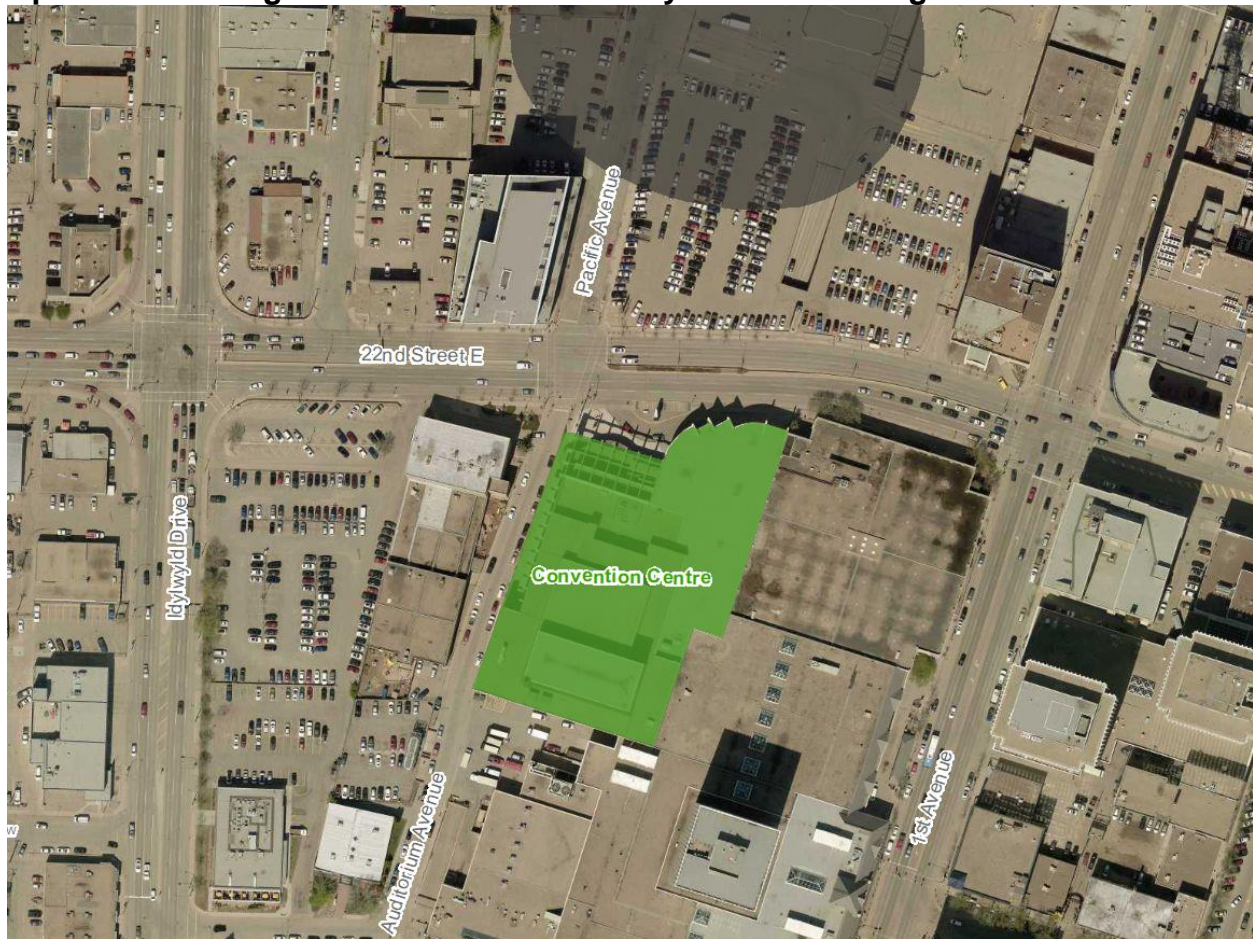


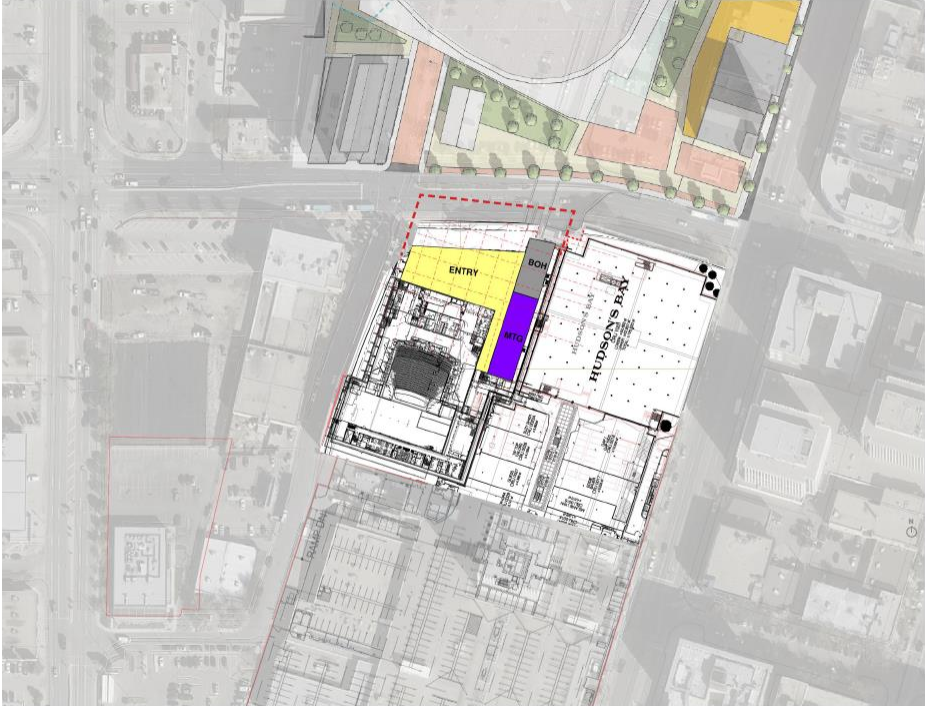
Option 1 – Adding Additional Vertical Storeys to the Existing TCU Place

This option involves building overtop of the existing TCU Place structure north of the theatre.

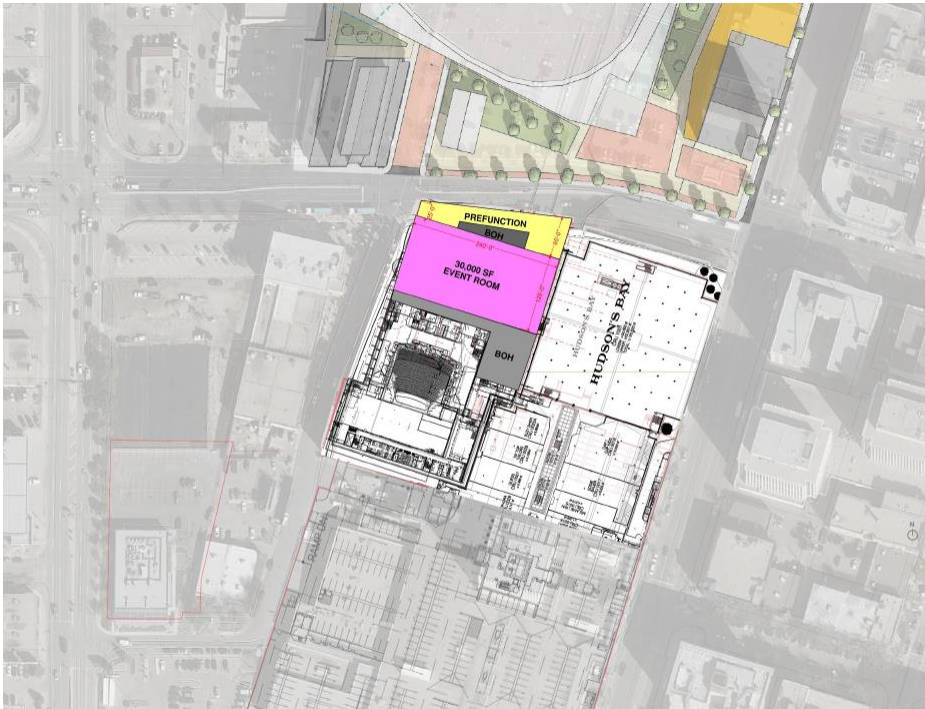
A test fit study was undertaken of this option to fully explore its viability. Test fit diagrams are shown below.

Convention Centre Options – All Options

Grade Level

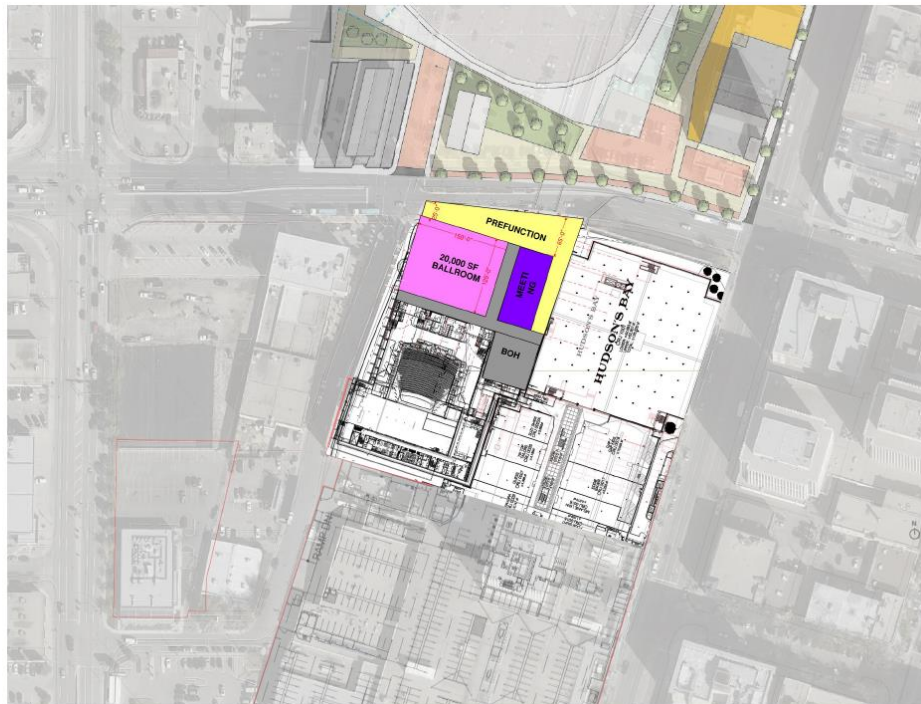


Upper Level 2



Convention Centre Options – All Options

Upper Level 3

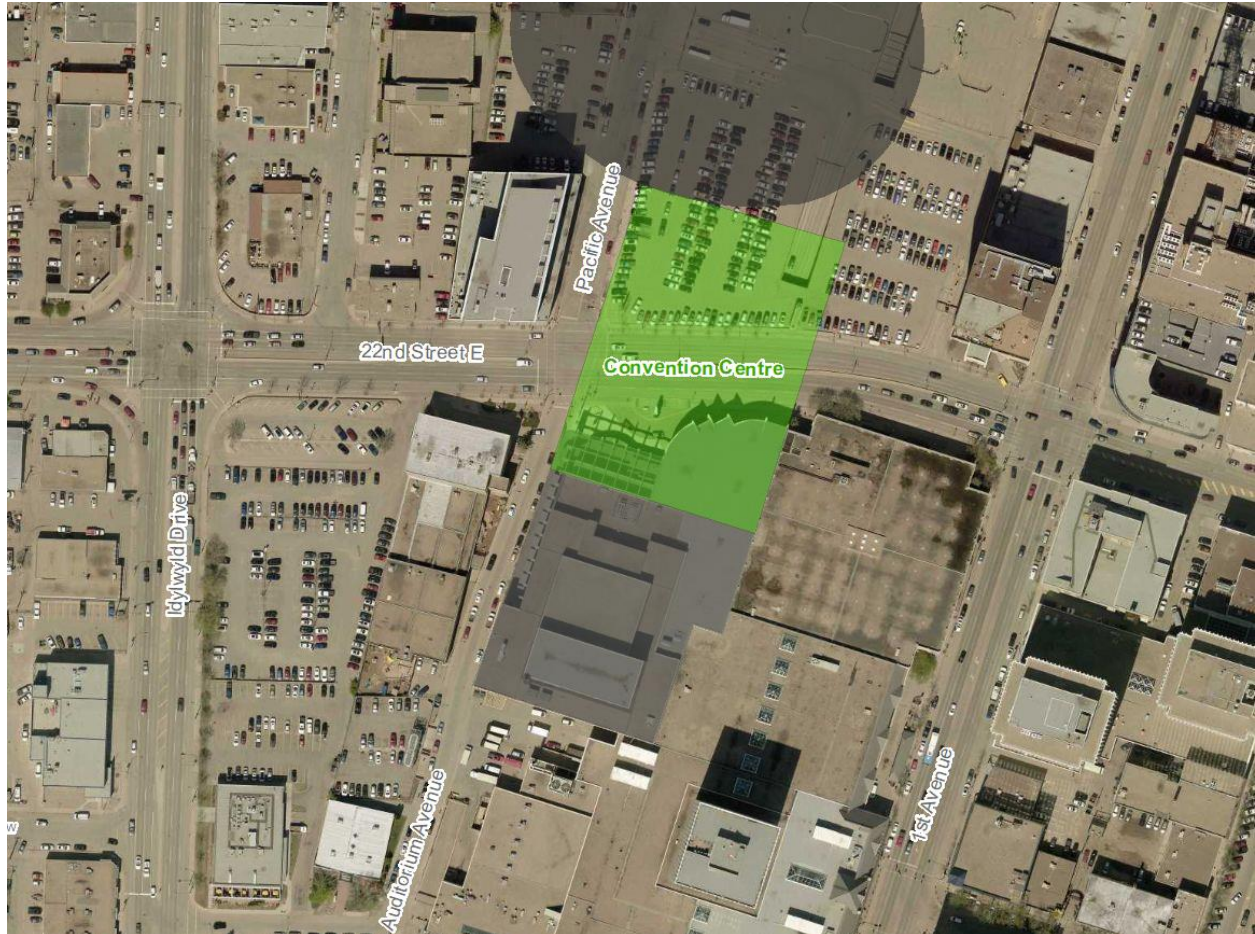


This option was determined to not be viable due to compromises to the theatre and difficulty in ultimately meeting contemporary industry standards for the convention centre and theatre. Some of the compromises include:

- Creates combined entry, lobby, and venue identity for both the convention centre and theatre;
- Overall theatre experience;
- Structural cost/complexity and concerns for the district with cantilevering building mass over 22nd Street;
- Full demolition of TCU Place north of theatre required;
- Lack of sufficient pre-function space;
- Back-of-house (areas not accessible to guest and designated for service staff and support) requirements block front-of-house (areas intended for the use of guests) theatre and convention centre connections at upper levels; and
- Feasibility concerns with loading dock for the convention centre.

Convention Centre Options – All Options

Option 2 – Expanding North over 22nd Street and Connecting to the New Event Centre

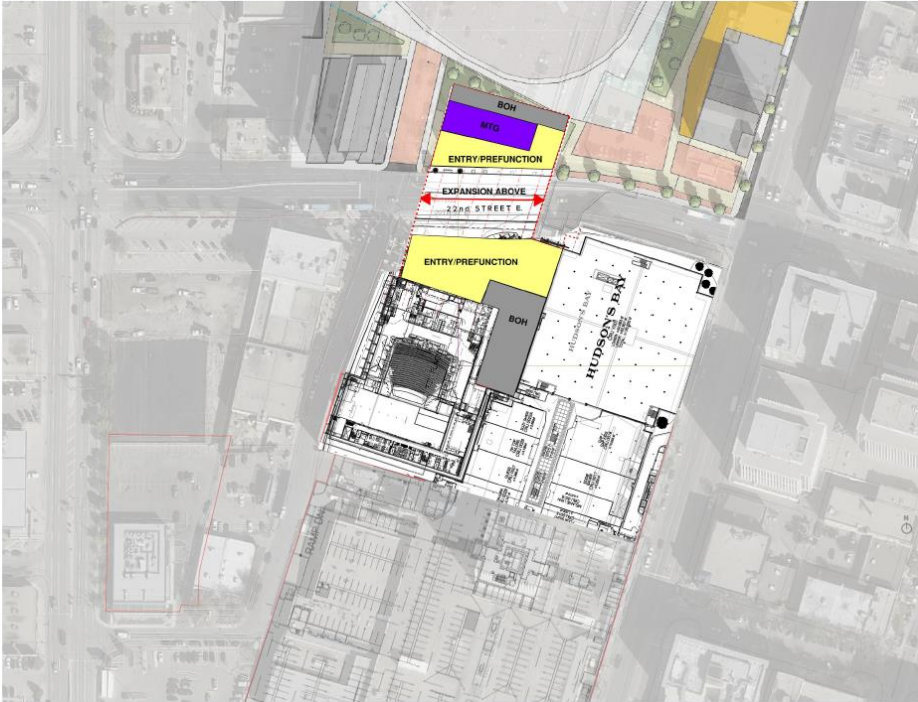


This option involves demolition of TCU Place north of the theatre and spanning event space over 22nd Street to connect with the event centre.

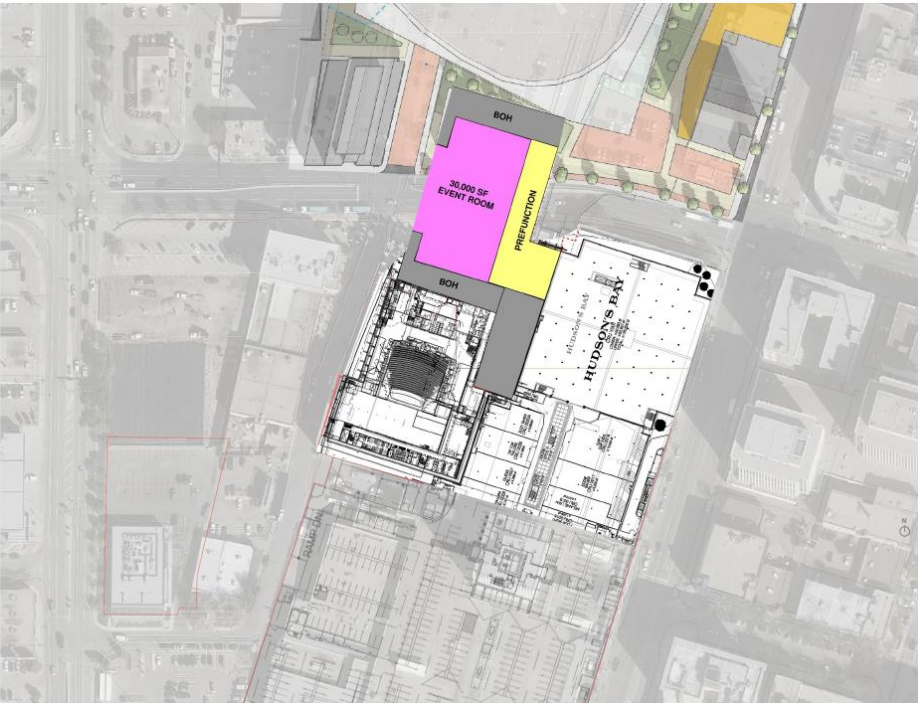
A test fit study was undertaken of this option to fully explore its viability. Test fit diagrams are shown below.

Convention Centre Options – All Options

Grade Level

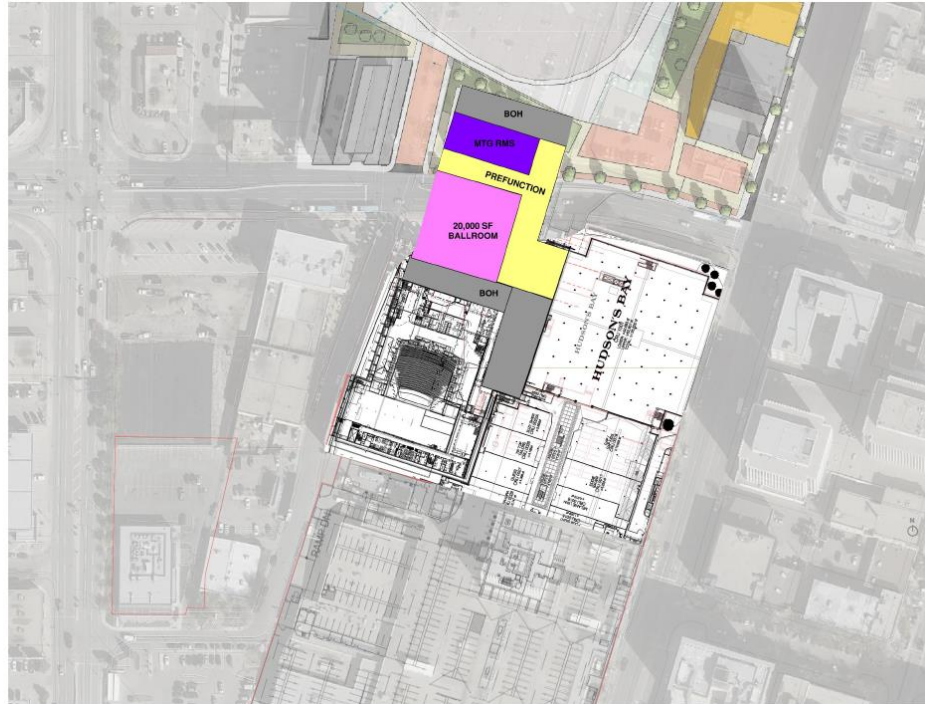


Upper Level 2



Convention Centre Options – All Options

Upper Level 3



Massing Views



This option was determined to not be viable due to impacts to the new event centre/arena and public spaces, and difficulty in ultimately meeting state-of-the-industry standards for the convention centre and theatre. Some of the other compromises include:

- Requires lobby presence on both sides of 22nd Street, deleting the event centre plaza and compromising event day programming opportunities;
- To provide proper clearance above the roadway, elevation of the flex hall spanning 22nd Street would be higher than the existing grand salon level of TCU place. This requires more demolition of existing TCU Place to provide proper functionality and challenging connectivity with existing TCU Place spaces;
- A large multi-level building spanning 22nd Street compromises the experience of the overall district;

Convention Centre Options – All Options

- Back-of-house support requirements block front-of-house theatre and convention centre connections at upper levels; and
- Feasibility concerns with loading dock for the convention centre.

Option 3 – Expanding East and Utilizing Leased Space on the 2nd Floor of The Bay or Building an Additional Storey on Top of The Bay



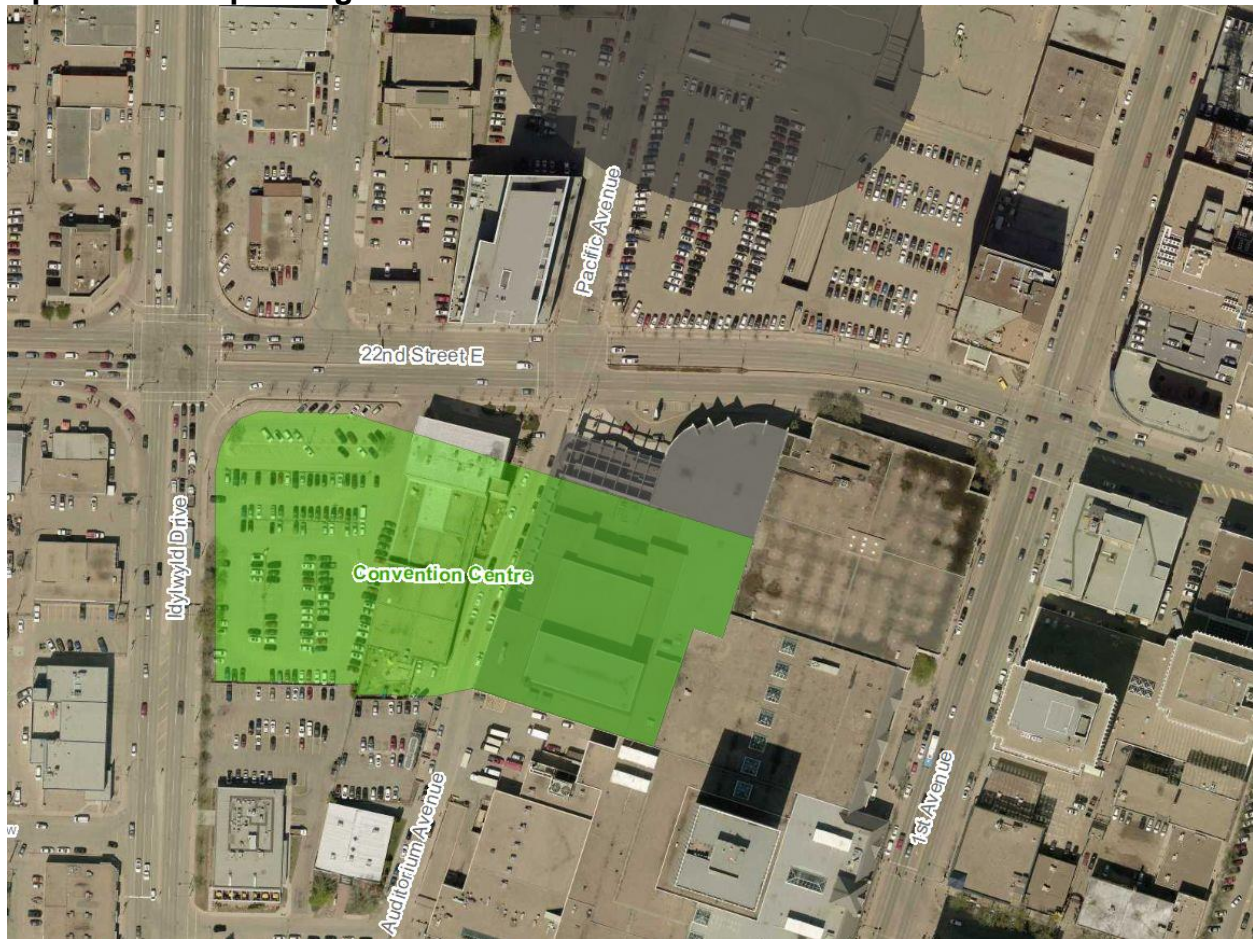
This option involves expanding east into leased space on the 2nd floor of The Bay.

This option was evaluated and determined not viable due to the compromised convention centre space inherent when renovating existing mall space for contemporary meeting spaces. Existing conditions such as column spacing, lack of proper exits and insufficient floor loading are some of the inherent challenges with the existing retail space. In addition, *the space is currently leased and not available for the foreseeable future.*

Even were the space available for lease, to be workable, this option would require major modifications to the existing building structure and foundations to accommodate two additional program levels overtop the existing structure. The impacts to existing structural and foundation systems would be very complex and raised serious feasibility concerns. Loading service for the centre would also have some feasibility concerns due to existing conditions.

Convention Centre Options – All Options

Option 4a – Expanding West with a New Convention Centre

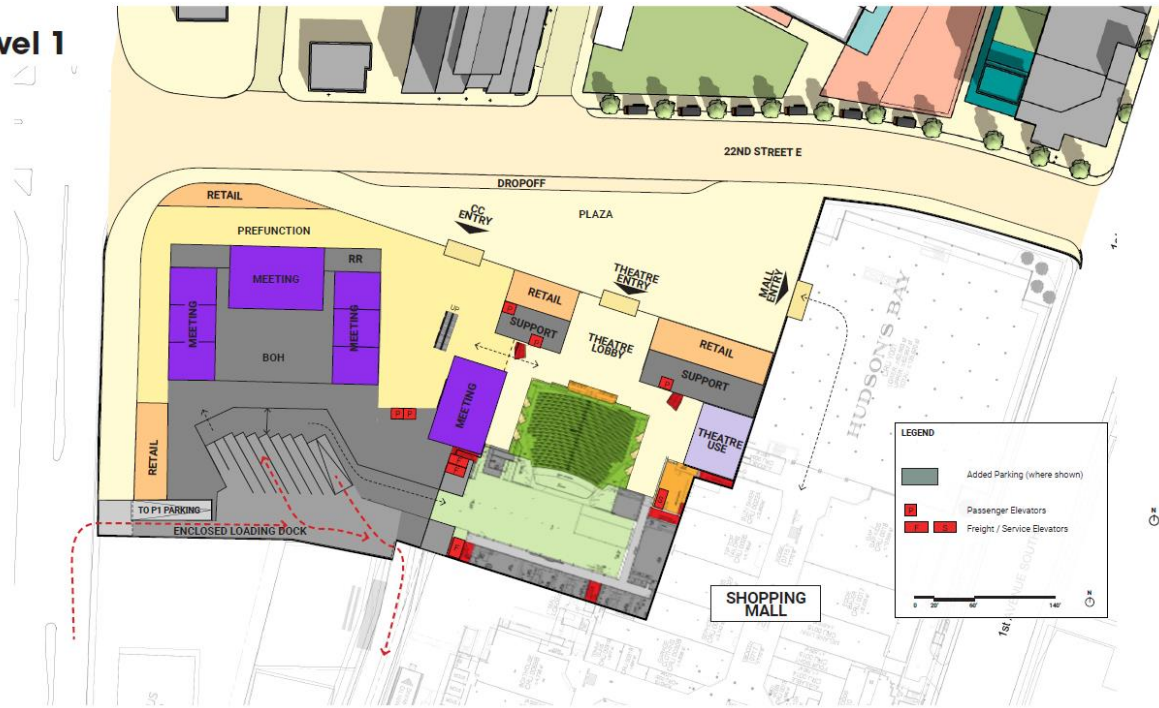


This option involves constructing a new convention centre to the west of the theatre across Auditorium Avenue, utilizing the YMCA property, and the City-owned parcels at the southeast corner of Idylwyld Drive and 22nd Street (110, 120, and 126 Idylwyld Drive). This option would require permanent closure of Auditorium Avenue at this location and the acquisition and demolition of the YMCA property.

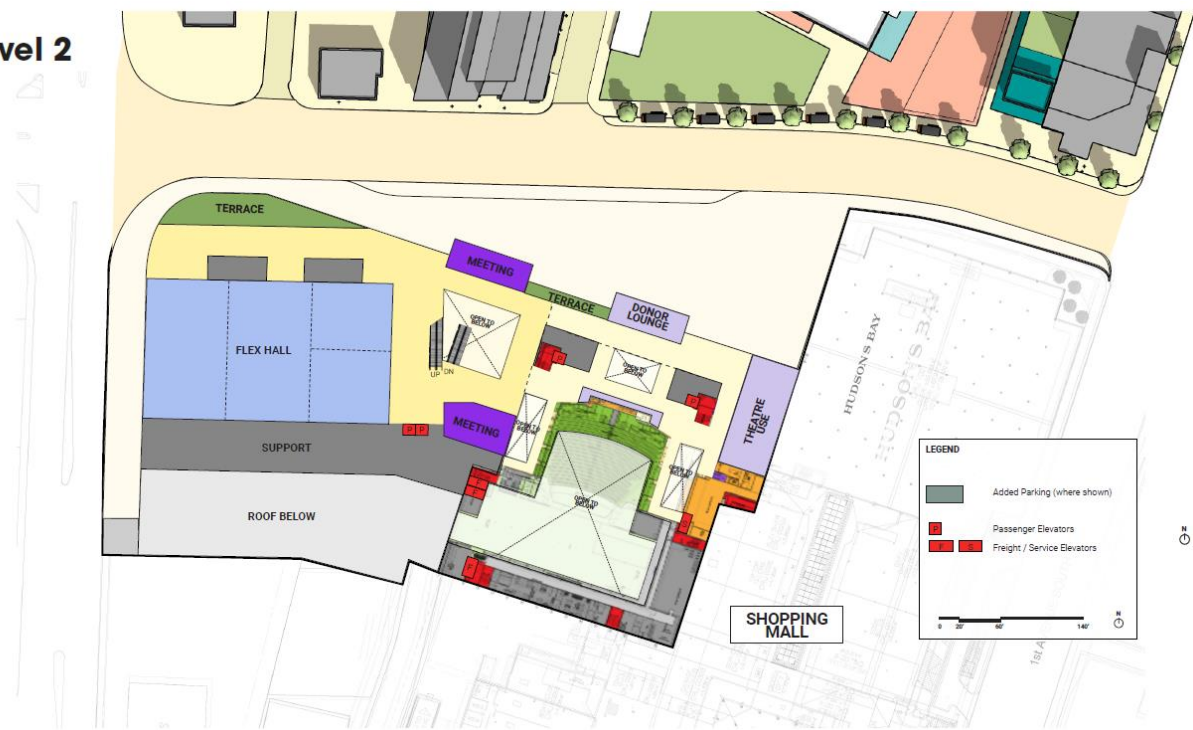
A test fit study was undertaken of this option to fully explore its viability. Test fit diagrams are shown below.

Convention Centre Options – All Options

Level 1



Level 2



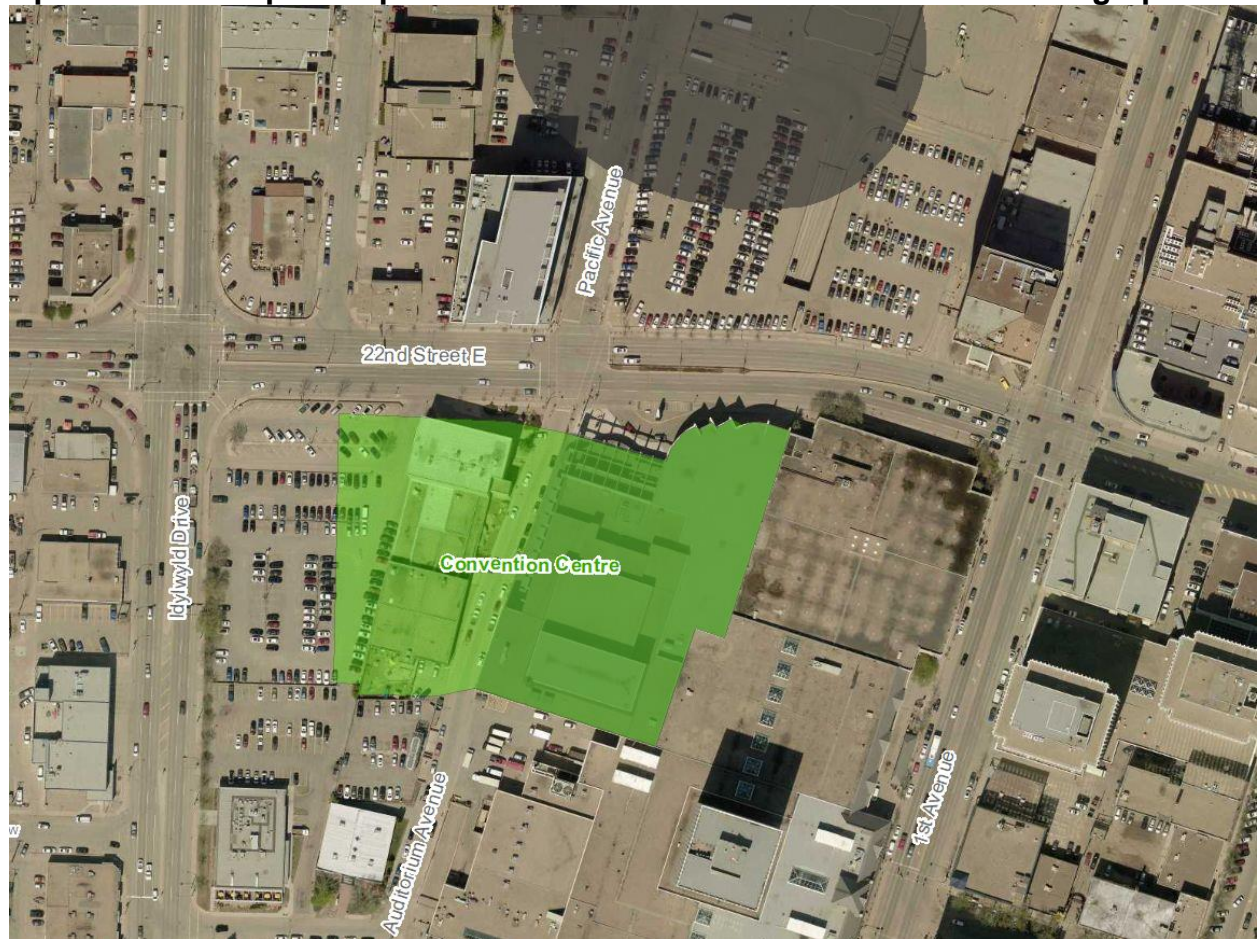
Convention Centre Options – All Options

Level 3



This option was confirmed by the technical team as a viable option that provides sufficient space to establish a convention centre that meets the target building program requirements, is of a reasonable level of complexity to design and construct, maintains connection to the theatre, has great adjacency/proximity to the event centre/arena, offers good opportunity to improve the experiences for visitors to the facility, and creates good opportunities to improve operational efficiency over the existing facility.

Option 4b – Compact Expansion to the West with Renovation of Existing Space



This option involves comprehensive renovation of existing convention centre spaces and the addition of a more compact expansion of the convention centre to the west of the theatre across Auditorium Avenue utilizing the YMCA property and edging into the City-owned parcels at the southeast corner of Idylwyld Drive and 22nd Street. This option would require permanent closure of Auditorium Avenue at this location and the acquisition and demolition of the YMCA property.

A test fit study was undertaken of this option to fully explore its viability. Test fit diagrams are shown below.

Convention Centre Options – All Options

Main Level



Upper Level



Convention Centre Options – All Options

Upper Level 2



This option was confirmed by the technical team as a viable option that provides sufficient space to establish a convention centre that meets the target building program requirements, is of a reasonable level of complexity to design and construct, maintains connection to the theatre, has great adjacency/proximity to the event centre/arena, offers good opportunity to improve the experiences for visitors to the facility, and creates good opportunities to improve operational efficiency over the existing facility.

While Option 4a provides greater opportunity to optimize the design to achieve the desired outcomes for the visitor experience and operational efficiency by creating an entirely new facility, the technical team determined the integration and renovation of the existing convention centre spaces could still achieve these targets.

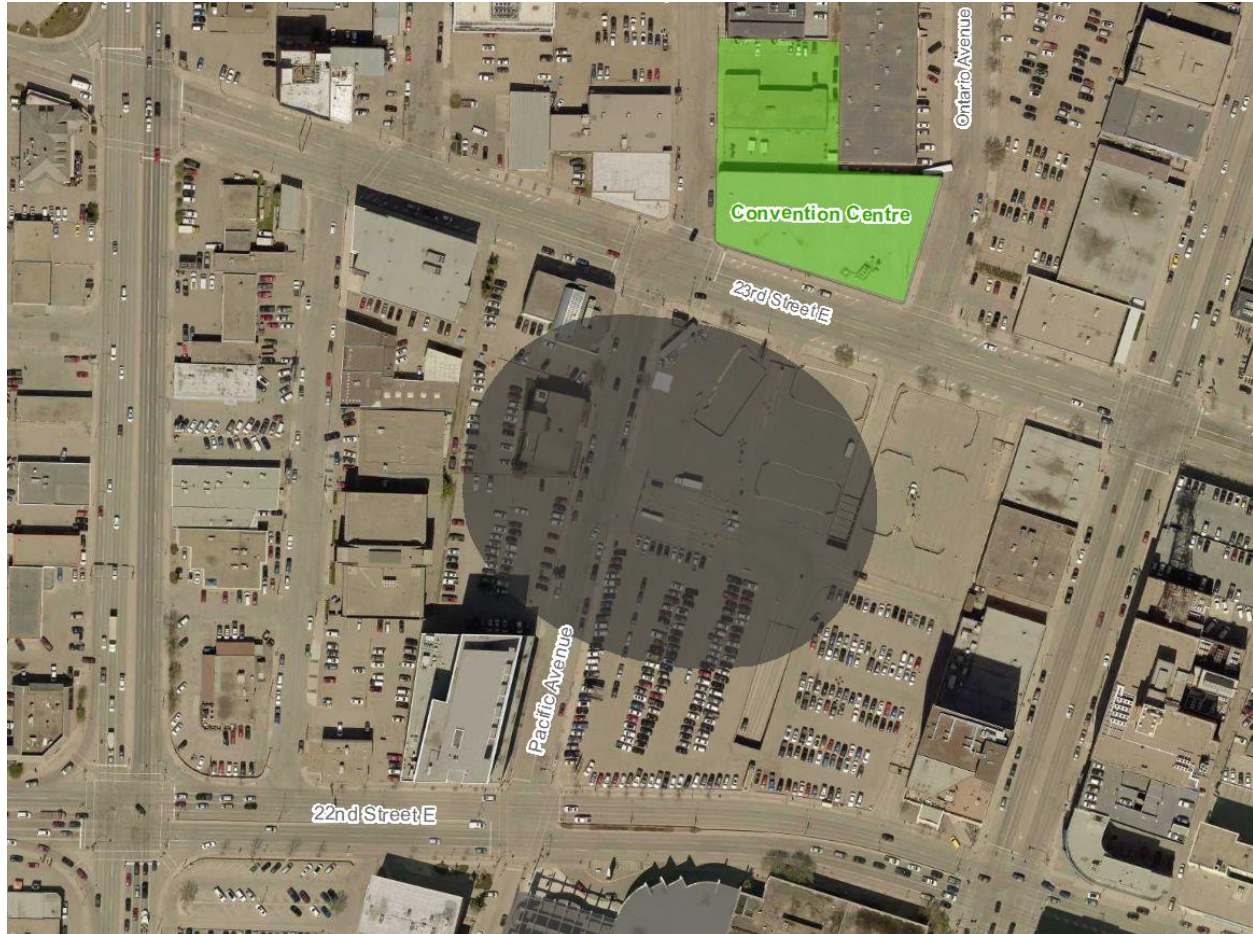
Option 5 – Integrating a New Convention Centre with the New Event Centre



This option would involve integrating a new convention centre with the event centre/arena. This option was evaluated as the event centre/arena site capacity studies were being developed. The technical team quickly determined that the site for the event centre/arena was not large enough to accommodate the programs of both venues without significant compromises to both venues, along with undesired complexities if the programs were stacked. The operational compromises with a connected venue for both front- and back-of-house operations also led to this option not being recommended for further study. In addition, there was a strong desire to maintain the linkage between the theatre and convention centre spaces to maintain the theatre as a rental space offering for conventions.

Convention Centre Options – All Options

Option 6 – Constructing a New Convention Centre on One of the Other City-Owned Parcels on Pacific Avenue or 23rd Street



This option was briefly examined and determined to not be viable due to the size limitations of the sites available for the convention centre program, the siting for the new event centre/arena, and the location within the District Core. The existing TCU Place convention centre is well positioned within the District Core, existing hotel inventory, and existing restaurants and nightlife activity. In addition, there was a strong desire to maintain the linkage between the theatre and convention centre spaces to maintain the theatre as a rental space offering for conventions.

Convention Centre Options – All Options

Option 7 – Expanding to the East Utilizing the Entire Site of The Bay



This option involves the acquisition and demolition of the entire portion of the Midtown Shopping Centre currently leased by the The Bay, and construction of an expanded convention centre space in this area.

A test fit study was undertaken of this option to fully explore its viability. Test fit diagrams are shown below.

Convention Centre Options – All Options

Grade Level



Upper Level



Convention Centre Options – All Options

Upper Level 2



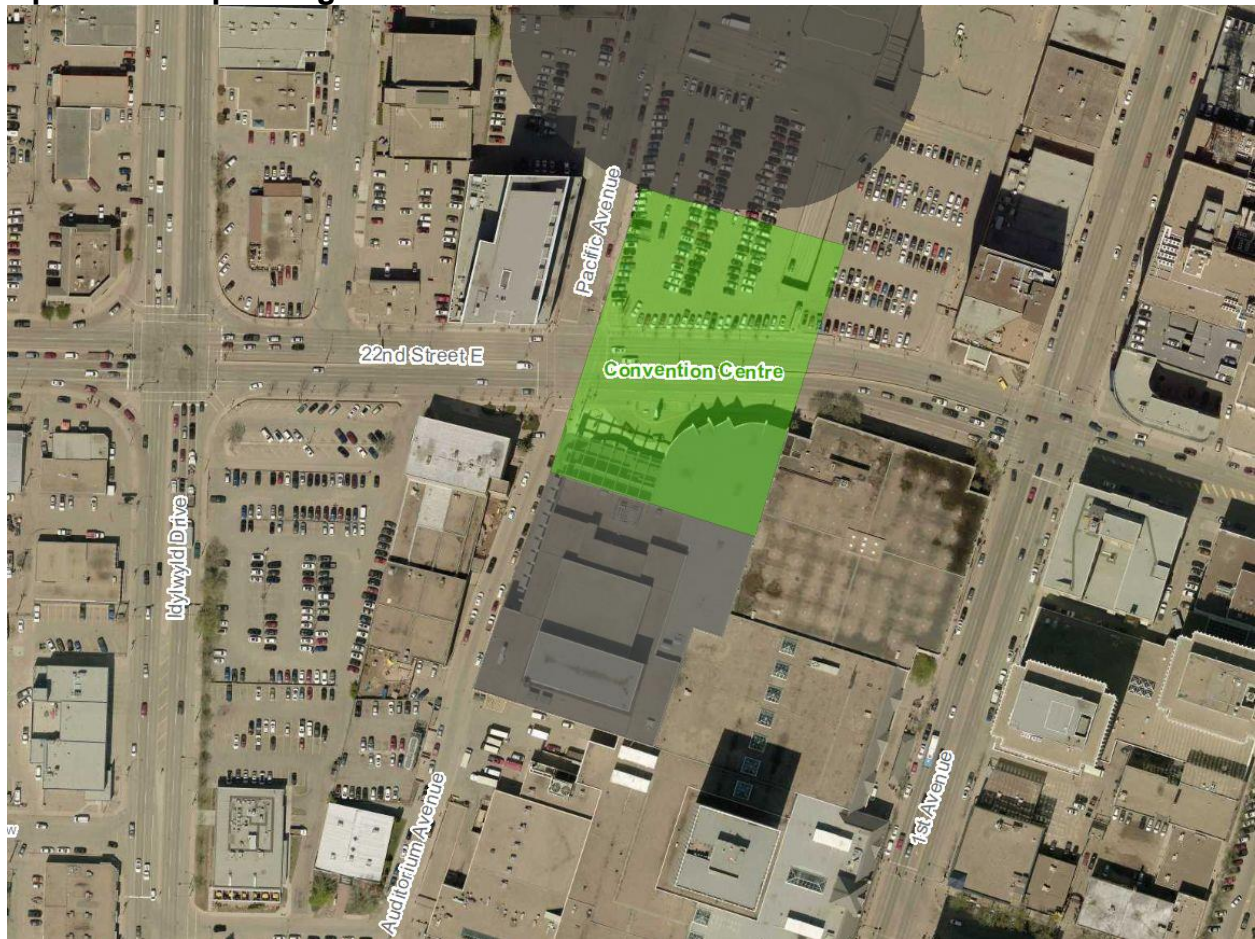
Upper Level 3



This site is viewed as sufficient in size for fitting the convention centre program; however, *the space is currently leased and not available for the foreseeable future.*

Convention Centre Options – All Options

Option 8 – Expanding North Under 22nd Street

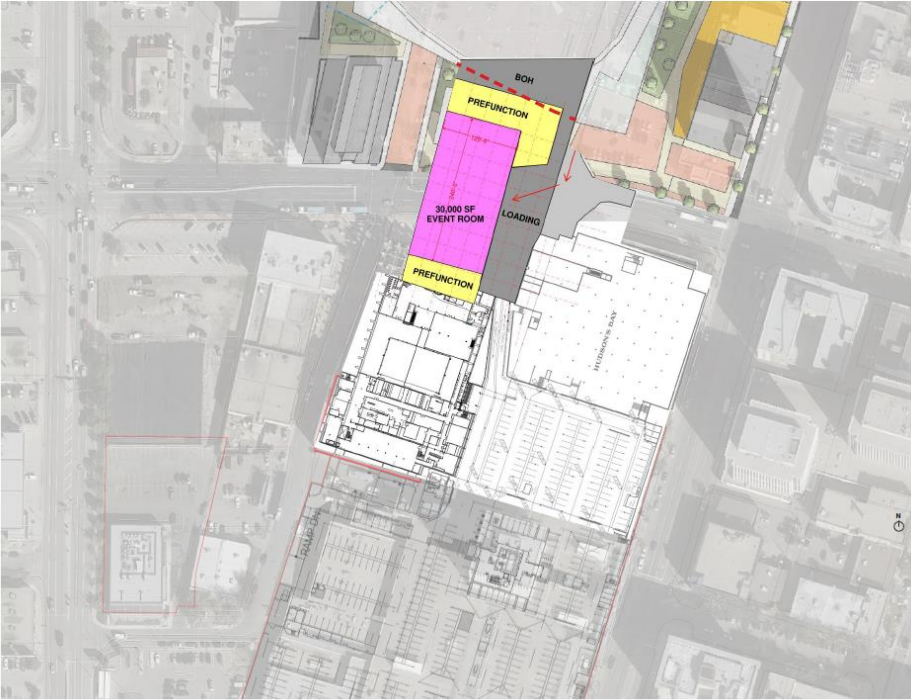


This option involves demolition of TCU Place north of the theatre and spanning event space under 22nd Street to the event centre site.

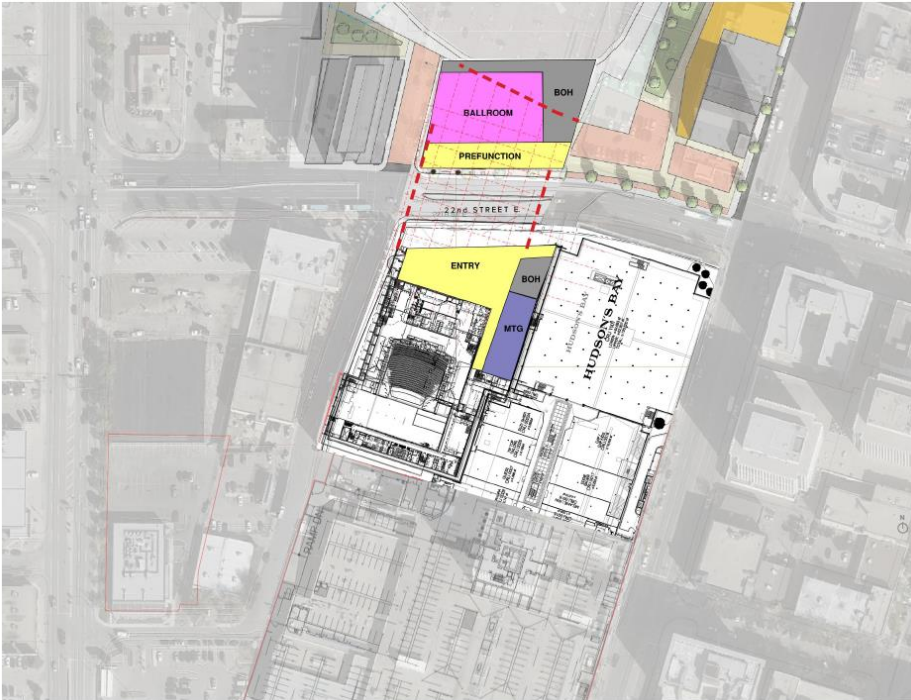
A test fit study was undertaken of this option to fully explore its viability. Test fit diagrams are shown below.

Convention Centre Options – All Options

Below Grade Level



Grade Level



This option was determined to not be viable due to complications and expense with expanding below 22nd Street, compromises to the new event centre/arena and public spaces, and difficulty in meeting contemporary standards for the convention centre and theatre. Some of the other compromises include:

- Requires lobby presence on both sides of 22nd Street, elimination of the event centre plaza, compromising event day programming opportunities and requiring a

Convention Centre Options – All Options

portion of the event centre's footprint to accommodate program and support spaces, further compromising multiple levels of the event centre;

- Flex hall would require 50 feet of excavation below 22nd Street, along with clear span requirements beneath the roadway that would add structural and street utility costs and complexity;
- Depth of flex hall calls into question feasibility of truck access due to length of ramp, along with maintaining the existing loading dock for The Bay;
- Constrained access to below-grade event and pre-function space, limited daylighting opportunities, and no views; and
- Support requirements block front-of-house theatre and convention centre connections at upper levels.

Option 9 – Expanding South with an Upper-Level Expansion



This option involves an upper-level expansion to the south of the existing facility over property owned by the Midtown Shopping Centre, which operates as an outdoor loading dock area at the ground level.

This option was determined to not be viable due to the following compromises and feasibility concerns:

- Convention centre's event spaces on this site would have limited, if any, access to 22nd Street due to existing support and theatre spaces;
- Impact to mall spaces, support areas, and below-grade parking would be significant;
- Connecting new event/arena spaces to existing salon spaces would not be feasible without imposing significant impacts to existing structures, with feasibility being questionable;
- Complications with building overtop of the mall's loading area and limited, if any, ability to accommodate the convention centre's loading requirements; and
- Convention centre would lack visibility, convenient drop-off, and access from a major street, compromising its role and identity within the Downtown Event and Entertainment District.