# WOODWARD'S PROJECT
## Evaluation Framework

**Public / Private Partnerships**
- Rationale
- Site Requirements
- Legal Agreements (Anchor Rods, Air Space use, etc.)

**Consideration of Design Options**
- Identify Options (Demo. Vs. Retention)
- Use of Existing Development Permit
- Heritage Preservation
- Animated street front
- Identify Urban Design Issues
- Proper Visioning Required

**Evaluation of Potential Civic Uses/ Other Uses**
- Identify Options
- Evaluate Mix of Uses
- Non-Market Housing
- Impact on Neighbourhood
- "Olympic" opportunity
- Identify Costs and Timing Issues

- Assess Viability
- Staff Workshop
- Review Program Requirements
- Assess Cost
- Impact on Neighbourhood
- Liaison with Police Dept.
- Identify Parking Issues
- Identify Security Issues

**Inventory Building History and Resources**
- Central Repository
- Proper City Archive
- Detailed Technical Review of Previous Options
- Ownership by City Facilities Design & Management

**Responsibility Reporting**
- Regular Steering Committee Mtgs.
- Regular Project Team Mtgs.
- Timely Reports to Council
- Accurate & Thorough Documentation

**Financial Oversight / Analysis**
- Quantity Survey Options
- ProForma Development Schemes
- Anchor Lease Terms
- Identify Sources of Funding
- Review Incentives (Tax Exemption, Grants, Density Bonusing)
- Evaluate Achievable Density/ Development Efficiency

**Public Process**
- Open & Inclusive
- Timing & Productive
- Controlled
- "Ideas Forum"
- Identify Supportable Uses

**COUNCIL POLICY REPORT**

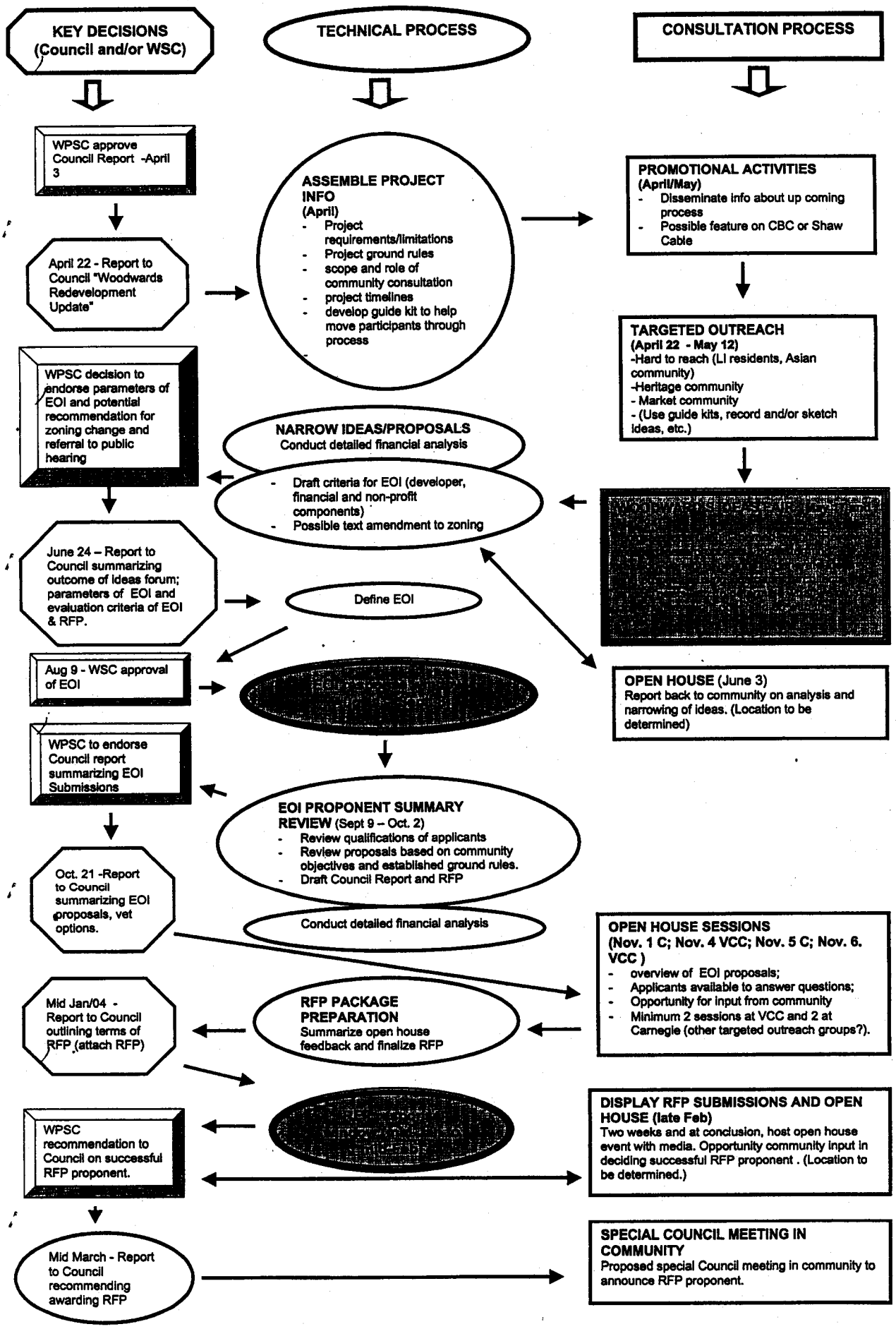
**EXPRESSIONS OF INTEREST**

**REQUEST FOR PROPOSAL**

APPENDIX A

# THE WOODWARD'S PROJECT

**APPENDIX B**

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