

101

**PREMIUM OUTLET COLLECTION
EDMONTON INTERNATIONAL AIRPORT**



101

PREMIUM OUTLET COLLECTION _EDMONTON INTERNATIONAL AIRPORT_

CLIENT / DEVELOPER



FINANCIAL PARTNER



PROJECT ARCHITECT



PARTNER IN CHARGE: NICK IGEL

**TEAM: KURT SINCLAIR, LYNN WILLIAMS, JUSTIN
POHL, BRYANNA MCMANUS, ANDY BARKER,
AARON GARCIA**

SPECIAL THANKS: BRANDON JOHNSON

PROJECT SUMMARY

NEW CONSTRUCTION

LEED BRONZE

SITE AREA: 66.36 ACRES

BUILDING FOOTPRINT: 590,000 SF

GROSS LEASABLE AREA: ~465,000 SF [79%]

RETAIL TENANT COUNT: 94

FOOD HALL TENANT COUNT: 10

TOTAL COST: ~\$200M [USD] | \$340/SF

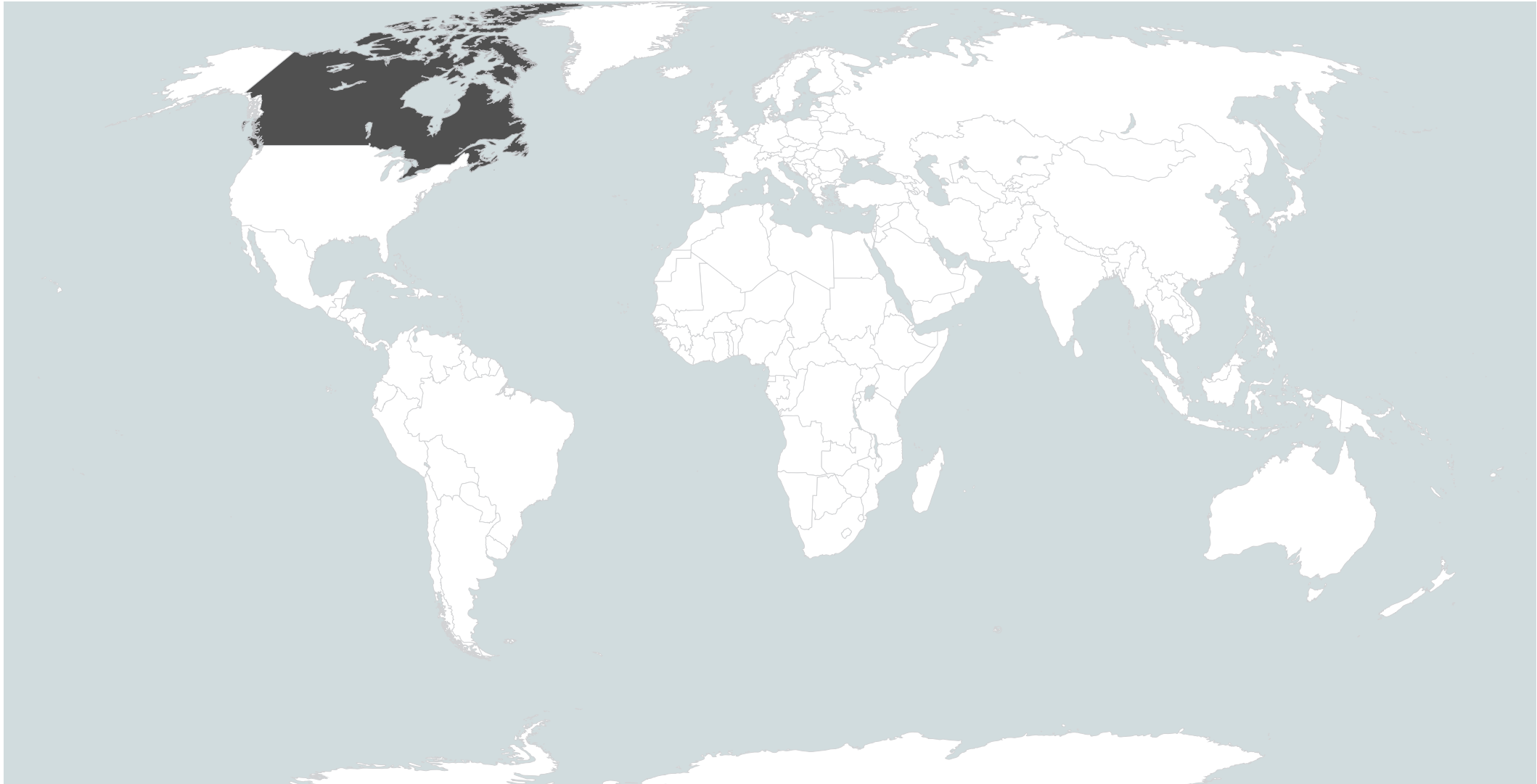
DESIGN INSPIRATION

INDUSTRIAL CHIC | AT-HOME LUXURY | PRAIRIE MODERN | AERIAL FORMS

COMFORT FOR MID-LEVEL CONSUMER

PROJECT BRIEF

THE OUTLET COLLECTION EIA WILL REFLECT AND CELEBRATE A GREAT APPRECIATION AND CONNECTION TO **EDMONTON LIVING**; A PLACE TO DWELL AND LINGER, TO ENJOY YOUR SHOPPING AND DINING EXPERIENCE. IT IS LUXURY OUTLET SHOPPING, BUT IT "FEELS DIFFERENT". THINK INDUSTRIAL CHIC INSPIRED BY FASHION AND **TEXTILE ARTS**. THERE IS A MARKET FOOD HALL WITH TONS OF NATURAL DAYLIGHT & FRAMED VIEWS TO OUTSIDE, LIVING ROOMS THAT ARE **WARM AND VIBRANT** AND REFLECT "HER" LIFESTYLE. IT IS A PLACE TO SPEND THE DAY WITH FRIENDS AND FAMILY. A PLACE TO RETURN TO. OCIEIA.



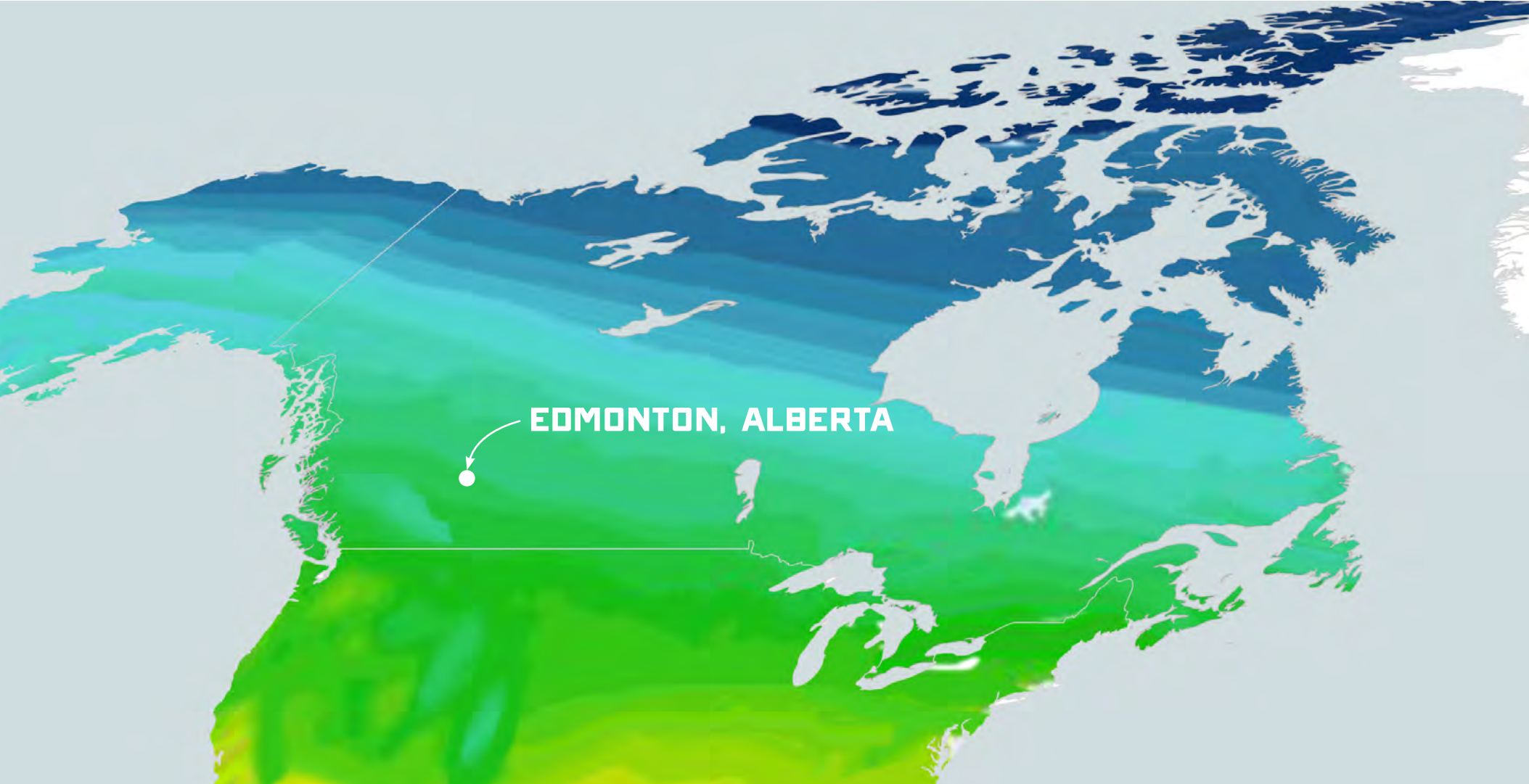
SITE



SITE



SITE



AVERAGE TEMPERATURE: DECEMBER - FEBRURARY | WINTER DURATION: NOVEMBER - MARCH



-22F
-30C

5F
-15C

32F
0C

59F
15C

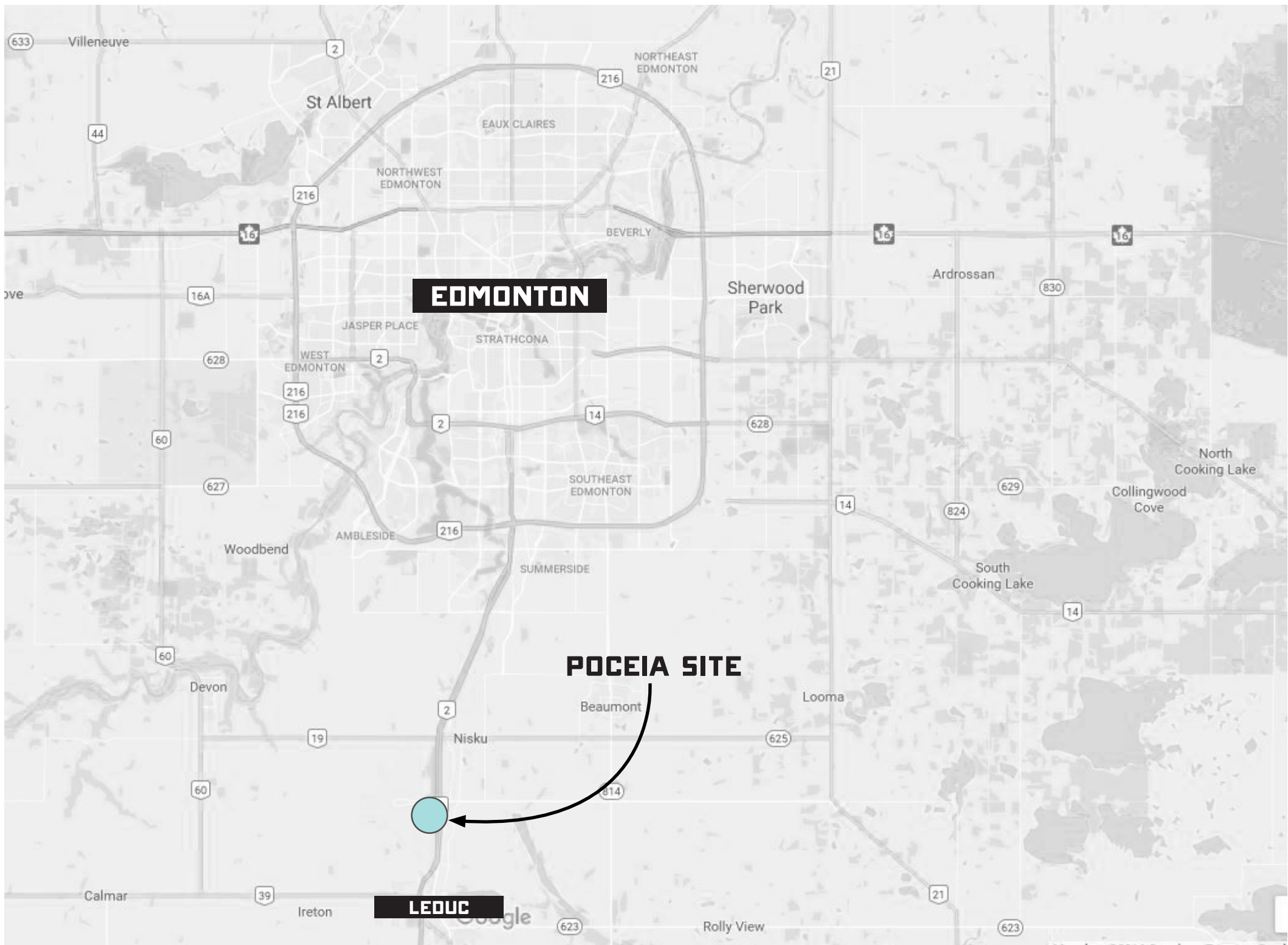
86F
30C

48.6" SNOWFALL PER ANNUM [~1/2 OF BOULDER, CO SNOWFALL PER ANNUM]

14.4" RAIN PER ANNUM

WINTER TEMPERATURE

SOURCE: [HTTPS://WEATHER.GC.CA/DATA/SAISONS/IMAGES/CLIM_STN_DJF_TEMP](https://weather.gc.ca/data/saisons/images/clim_stn_djf_temp)







HOTELS
FABRICATION SHOPS
HALLMARK TECH. SERVICES

CAR DEALERSHIPS

HOTELS
MCDONALD'S
WENDY'S

DOG PARK
FUEL STATIONS
TIM HORTONS!

SITE



DIALOG

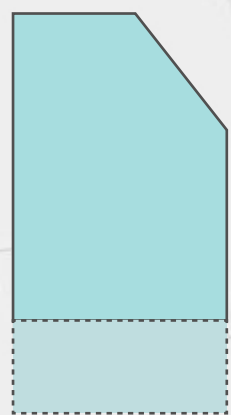


RedTail Landing
Golf Club

Edmonton
International
Airport

P Value Park

Airport Rd



2

525

522

2

2

522

519

Elizabeth II Highway

Ritchie Bros. Auctioneers

HOTELS

FABRICATION SHOPS

HALLMARK TECH. SERVICES

CAR DEALERSHIPS

HOTELS

MCDONALD'S

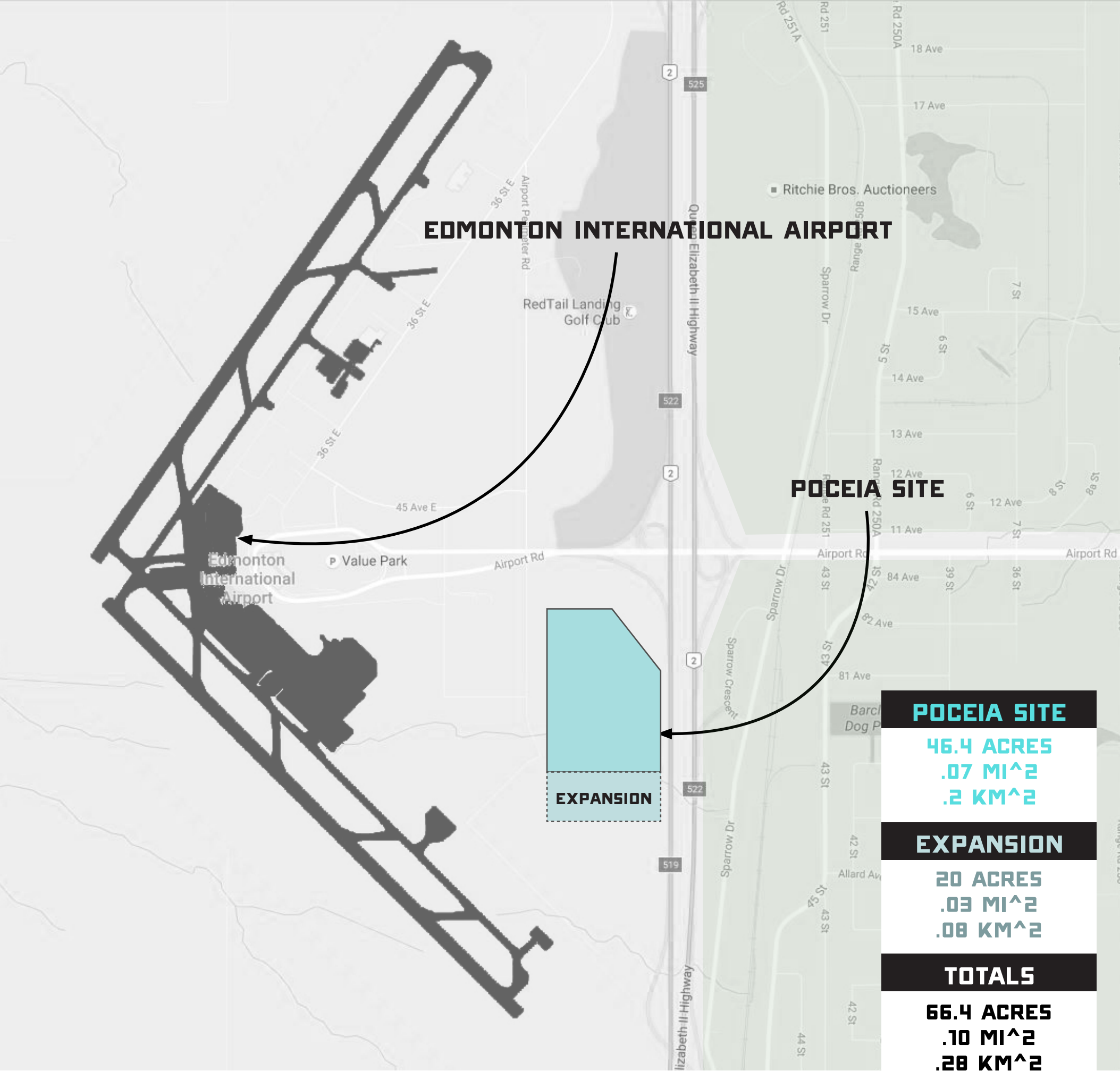
WENDY'S

DOG PARK

FUEL STATIONS

TIM HORTONS!

SITE



EDMONTON INTERNATIONAL AIRPORT

POCEIA SITE

EXPANSION

POCEIA SITE

46.4 ACRES
.07 MI²
.2 KM²

EXPANSION

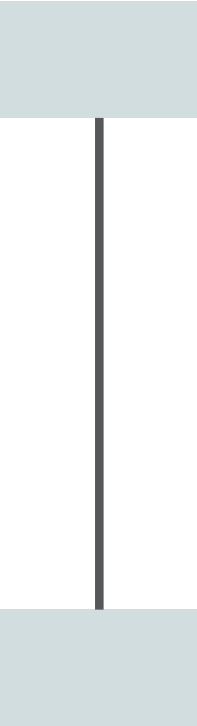
20 ACRES
.03 MI²
.08 KM²

TOTALS

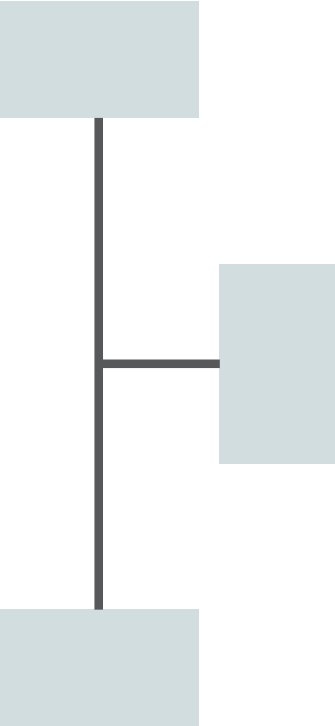
66.4 ACRES
.10 MI²
.28 KM²

SITE

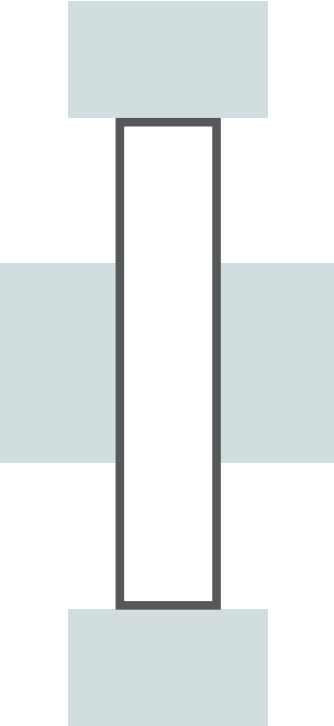
ANCHOR CIRCULATION



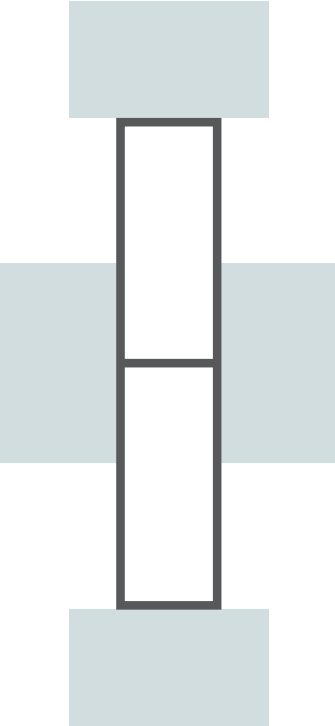
"DOG BONE"



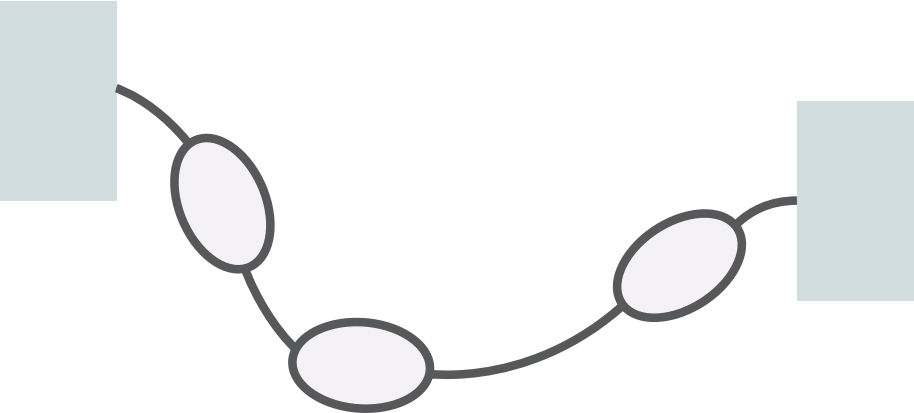
"T-BONE"



"RACE TRACK"



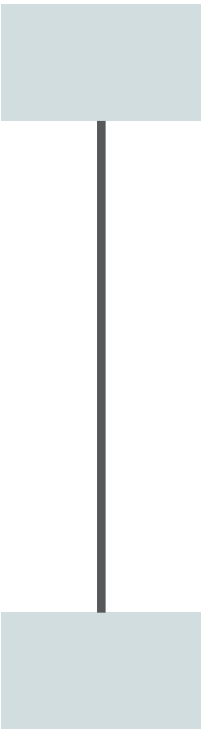
"RACE TRACK + CUT-THRU"



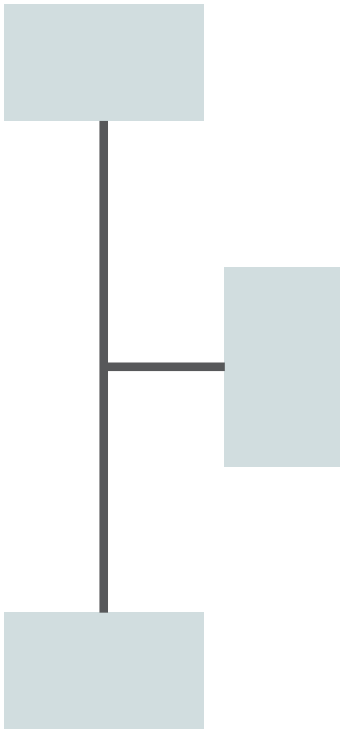
"NODE STRING"

PLAN ECONOMY / CIRCULATION

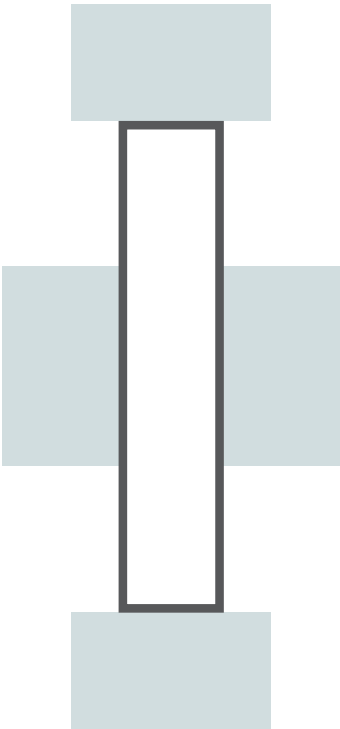
ANCHOR CIRCULATION



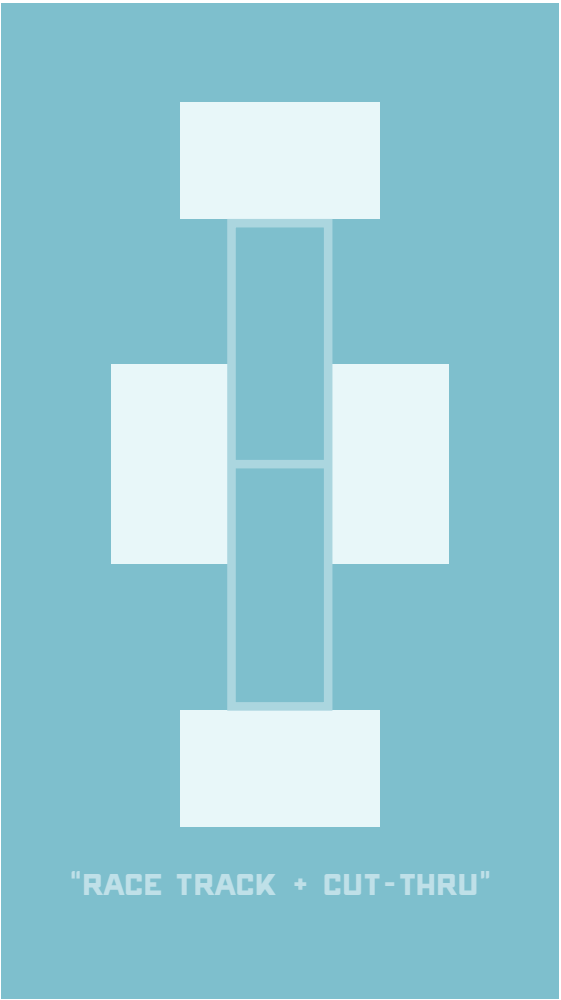
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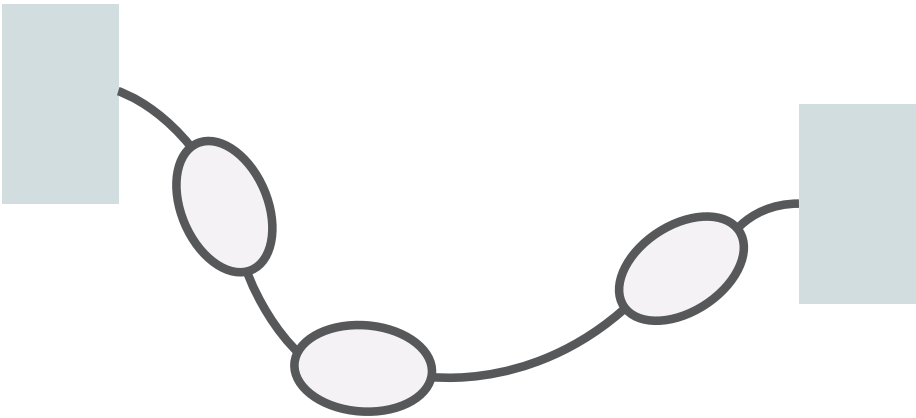
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"RACE TRACK"

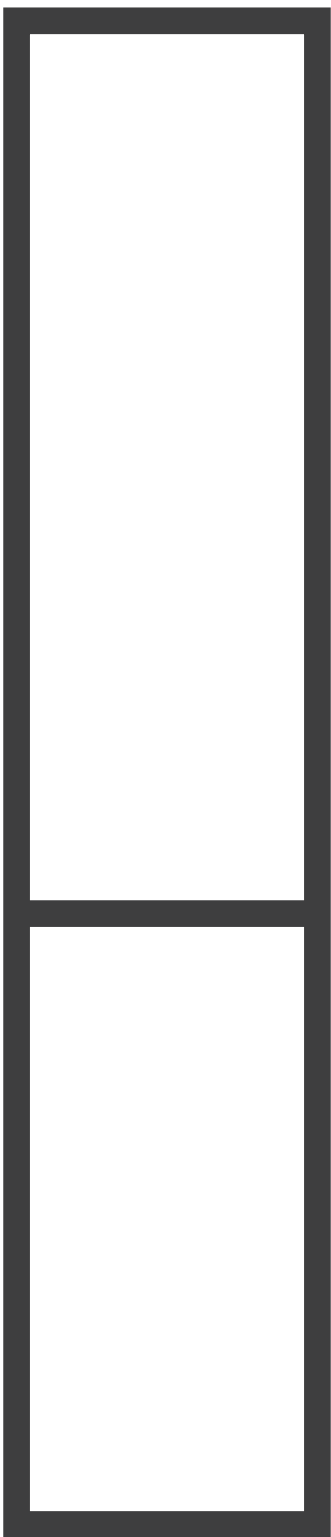


"RACE TRACK + CUT-THRU"

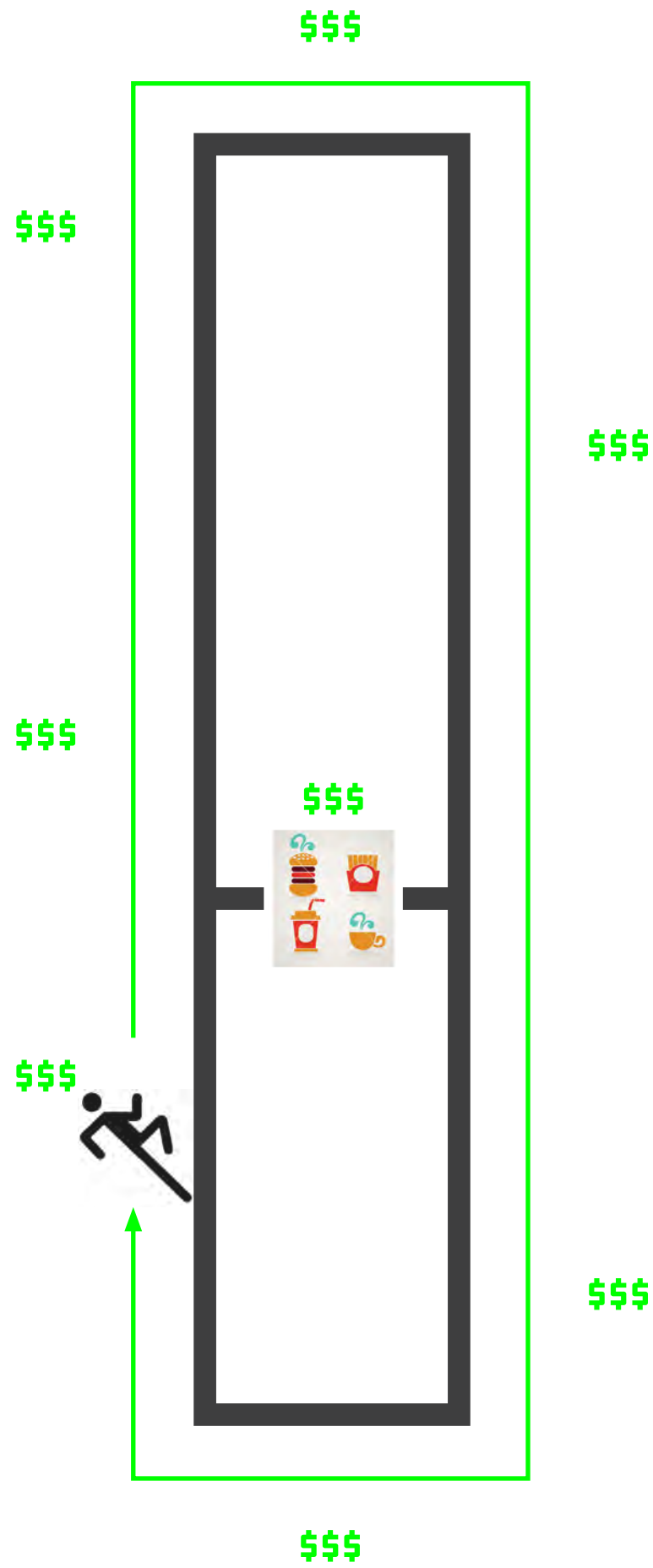


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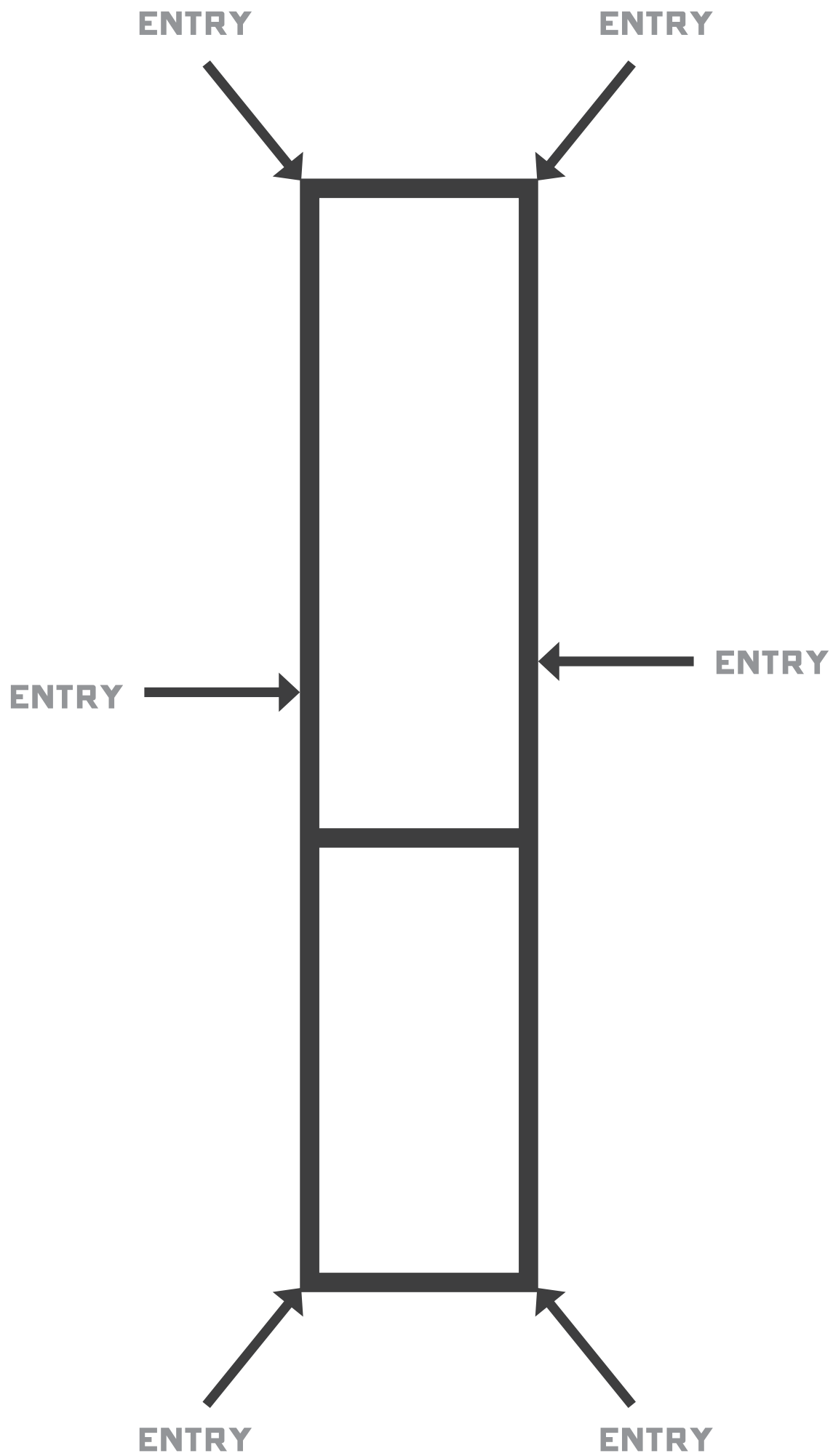
PLAN ECONOMY / CIRCULATION



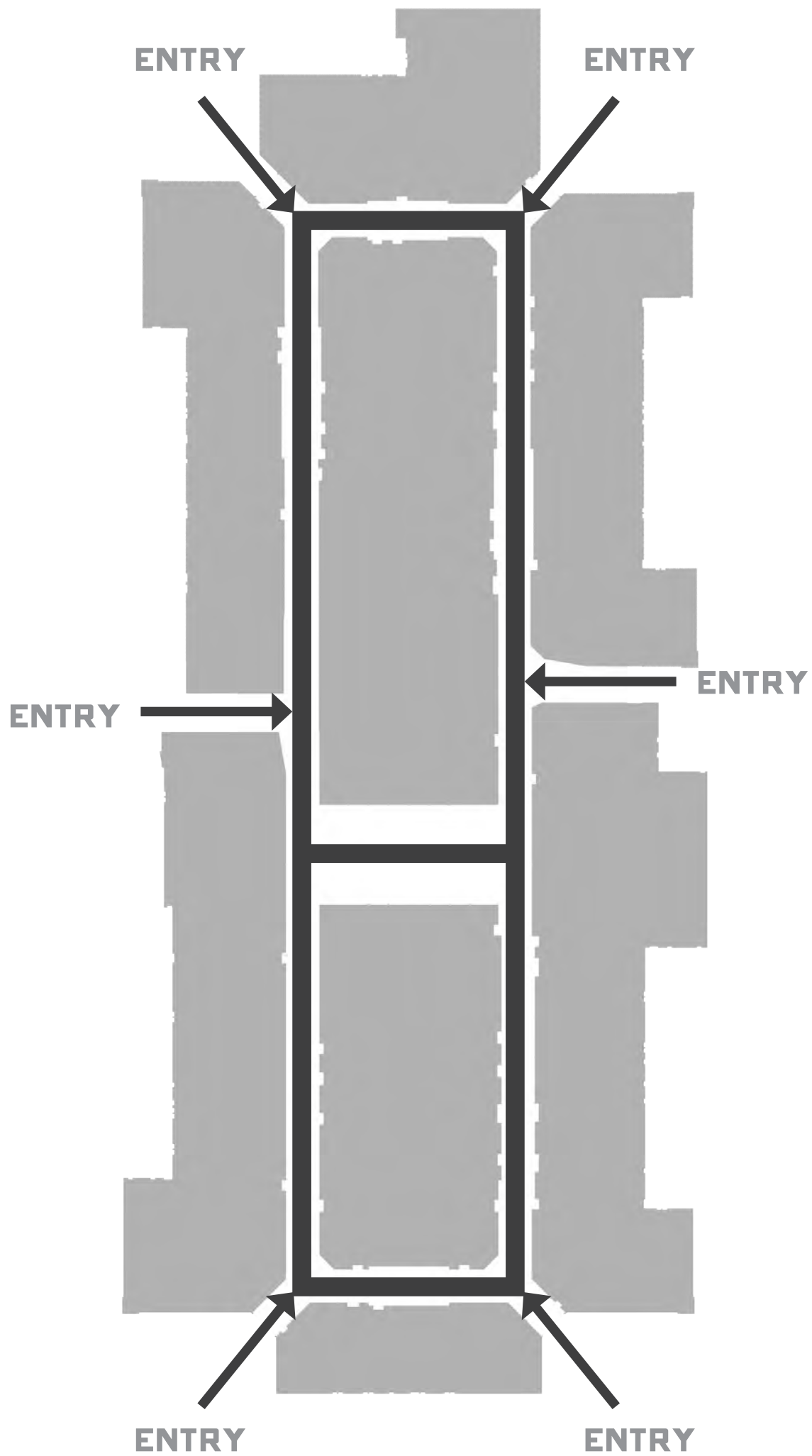
"RACE TRACK CUT-THRU PLAN"



"RACE TRACK CUT-THRU PLAN"



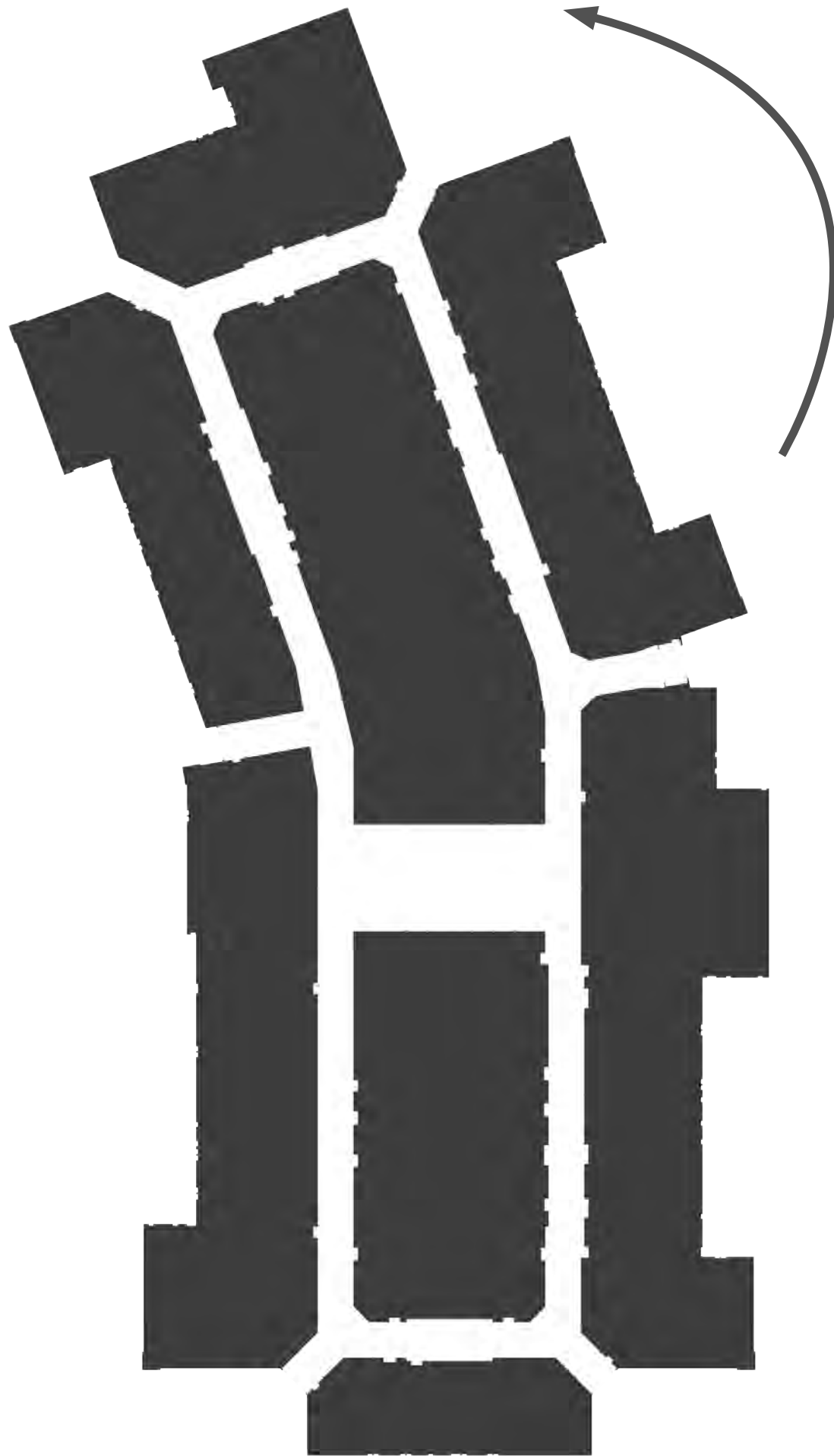
RACE TRACK + CUT THROUGH PLAN



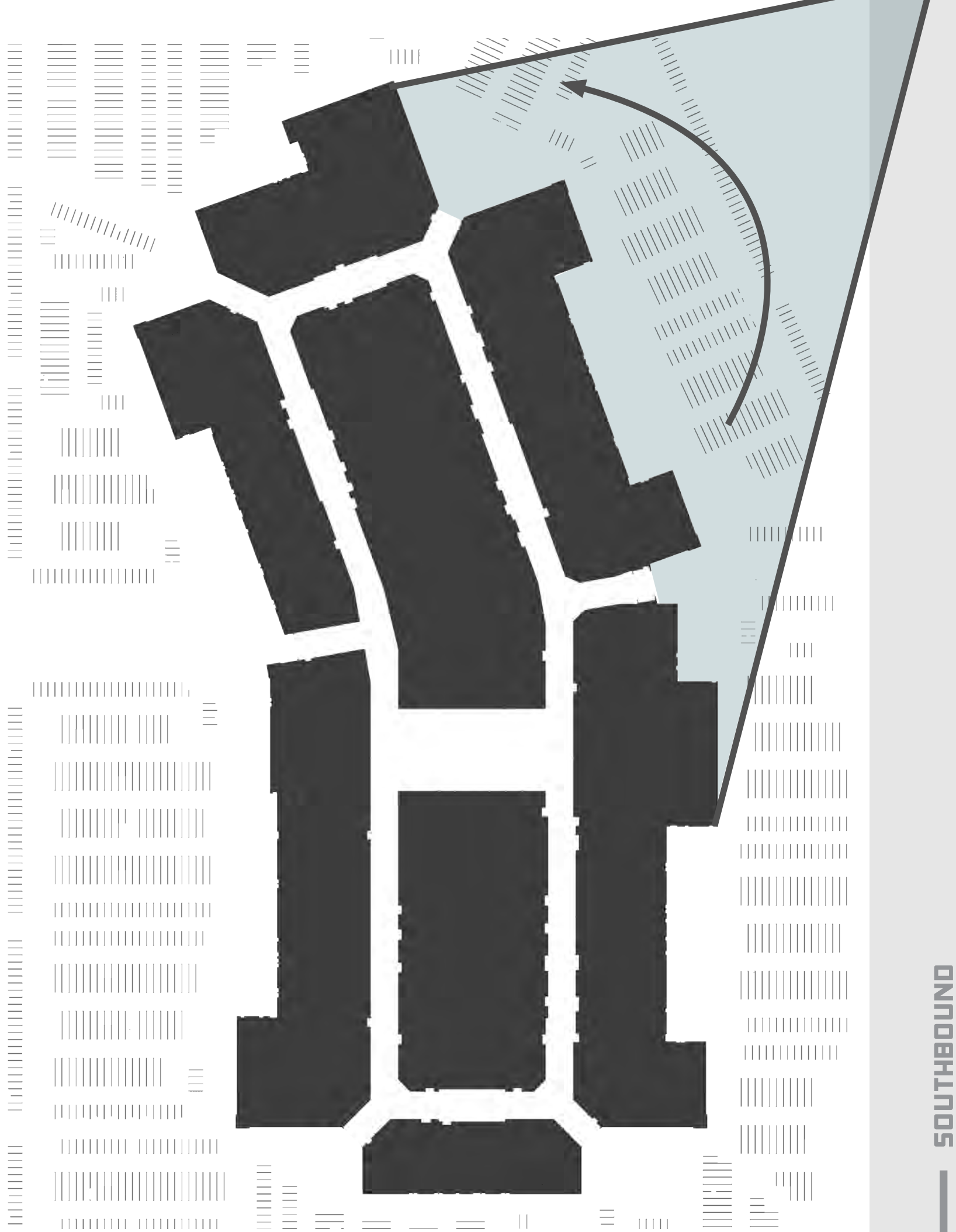
RACE TRACK + CUT THROUGH PLAN



PLAN DIAGRAM



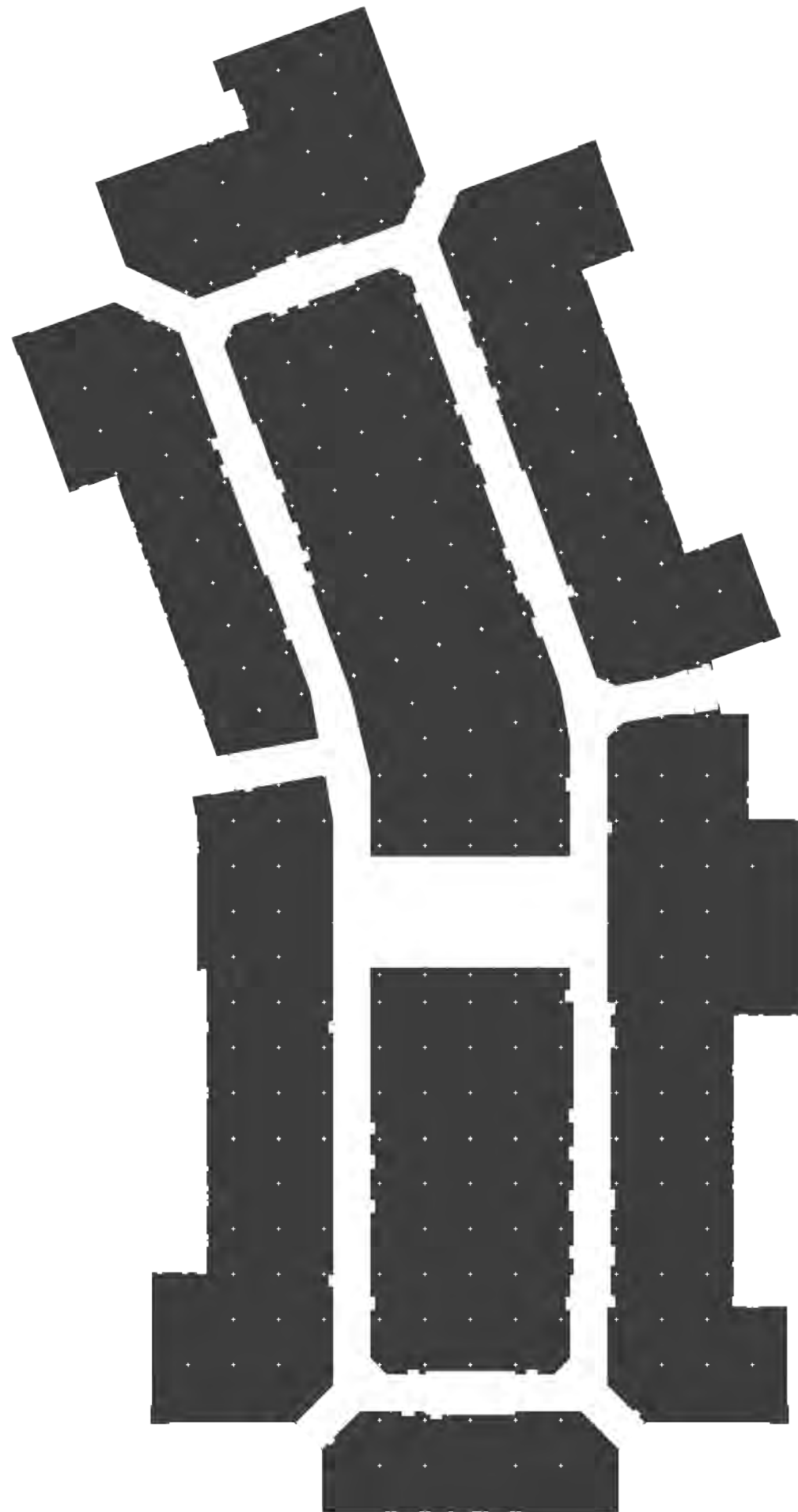
TENANT OUTLINES



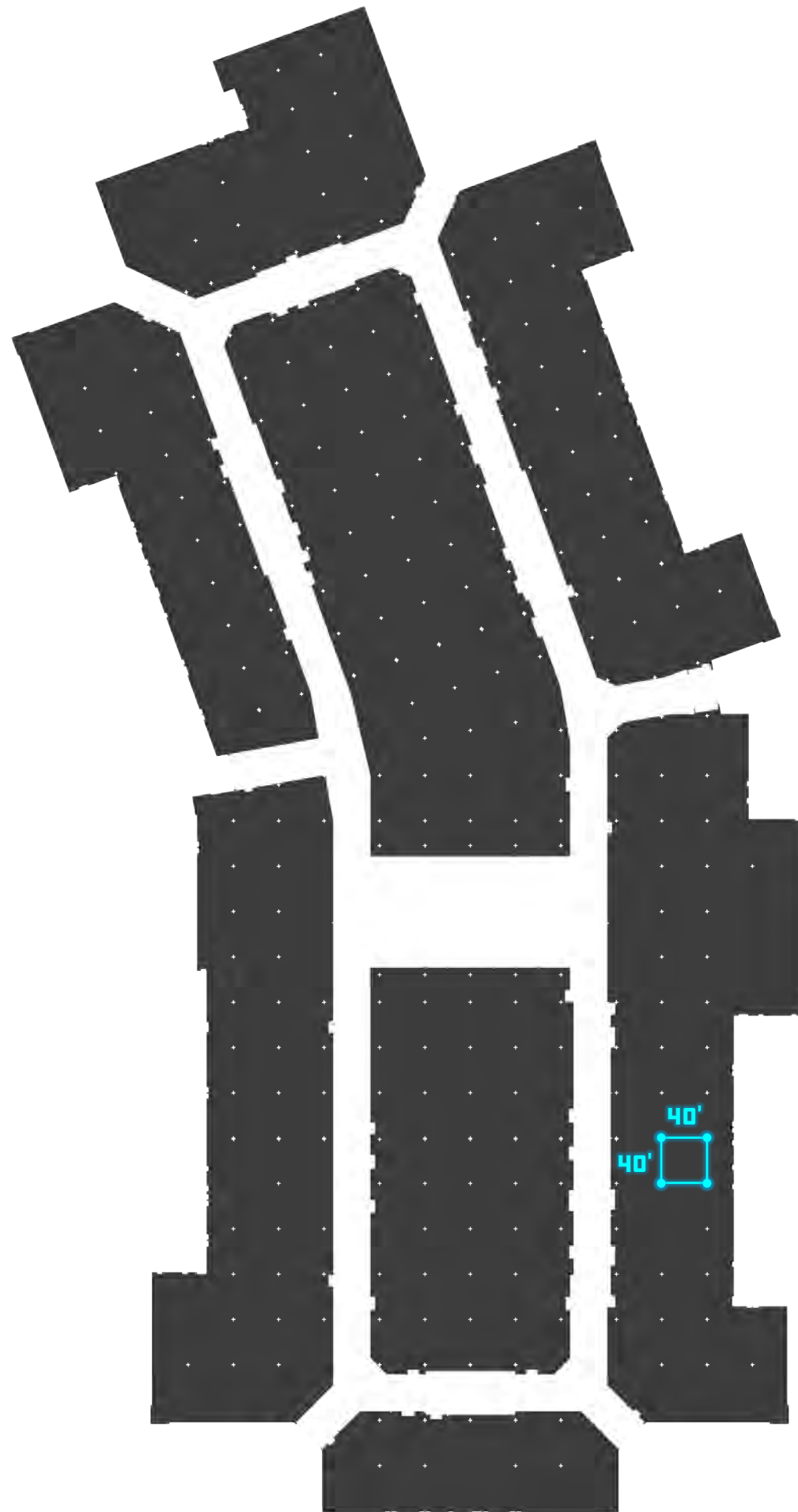
HIGHWAY VISIBILITY

SOUTHBOUND





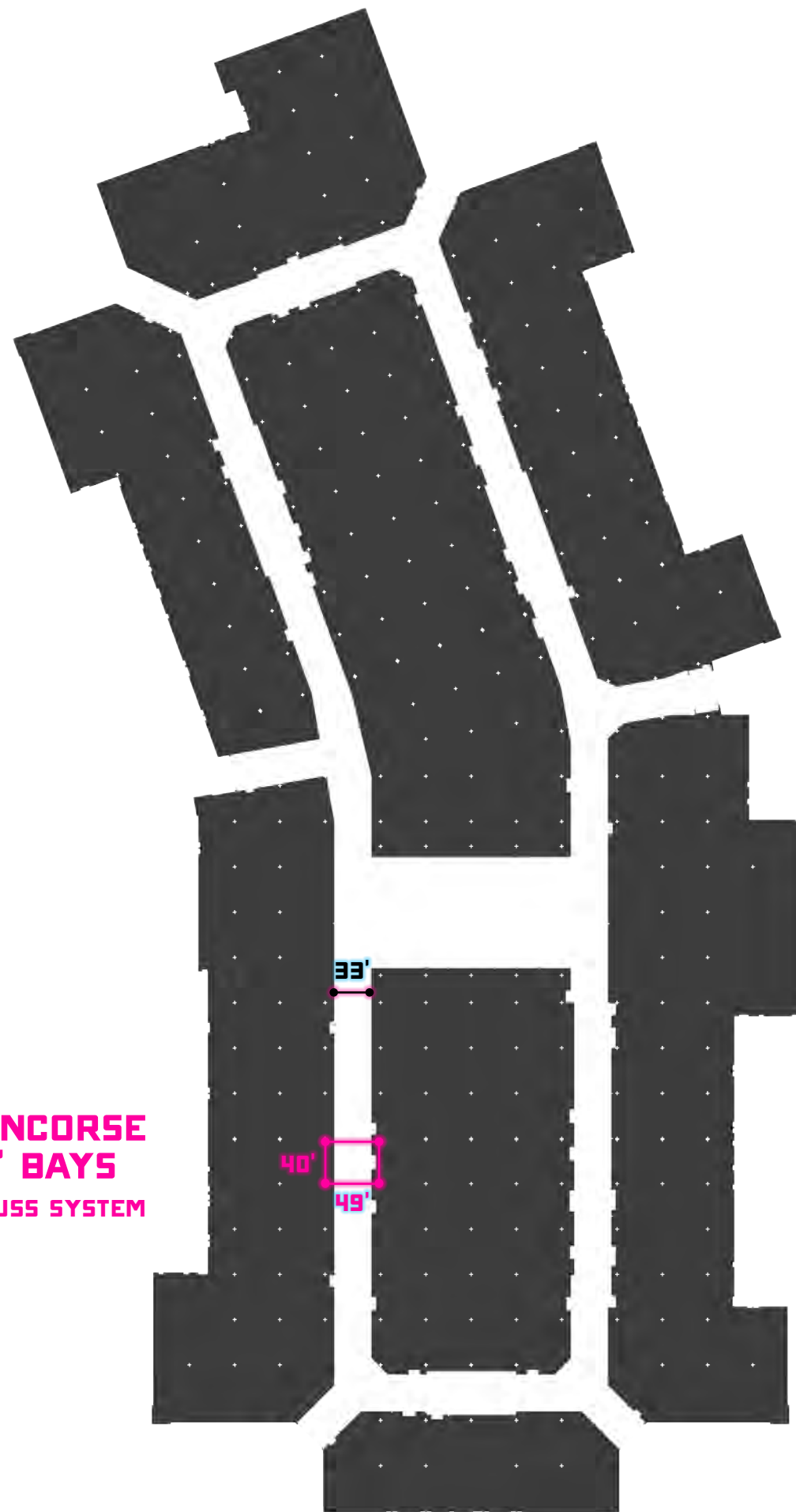
ECONOMY-BASED COLUMN GRID



TENANT INTERIORS
40'X40' BAYS
EXPOSED TRUSS SYSTEM

ECONOMY-BASED COLUMN GRID

MAIN CONCOURSE
49'X40' BAYS
EXPOSED TRUSS SYSTEM

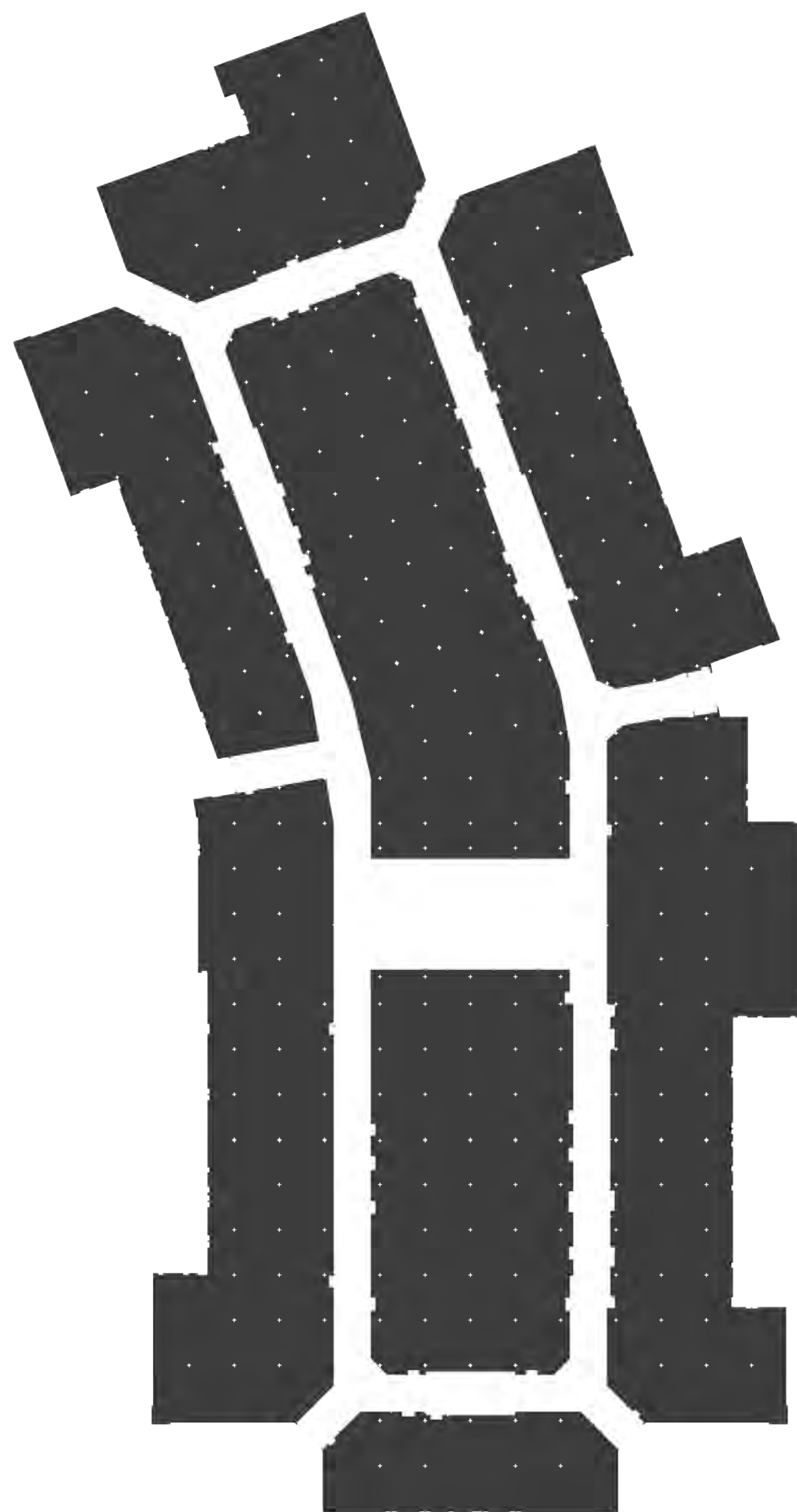


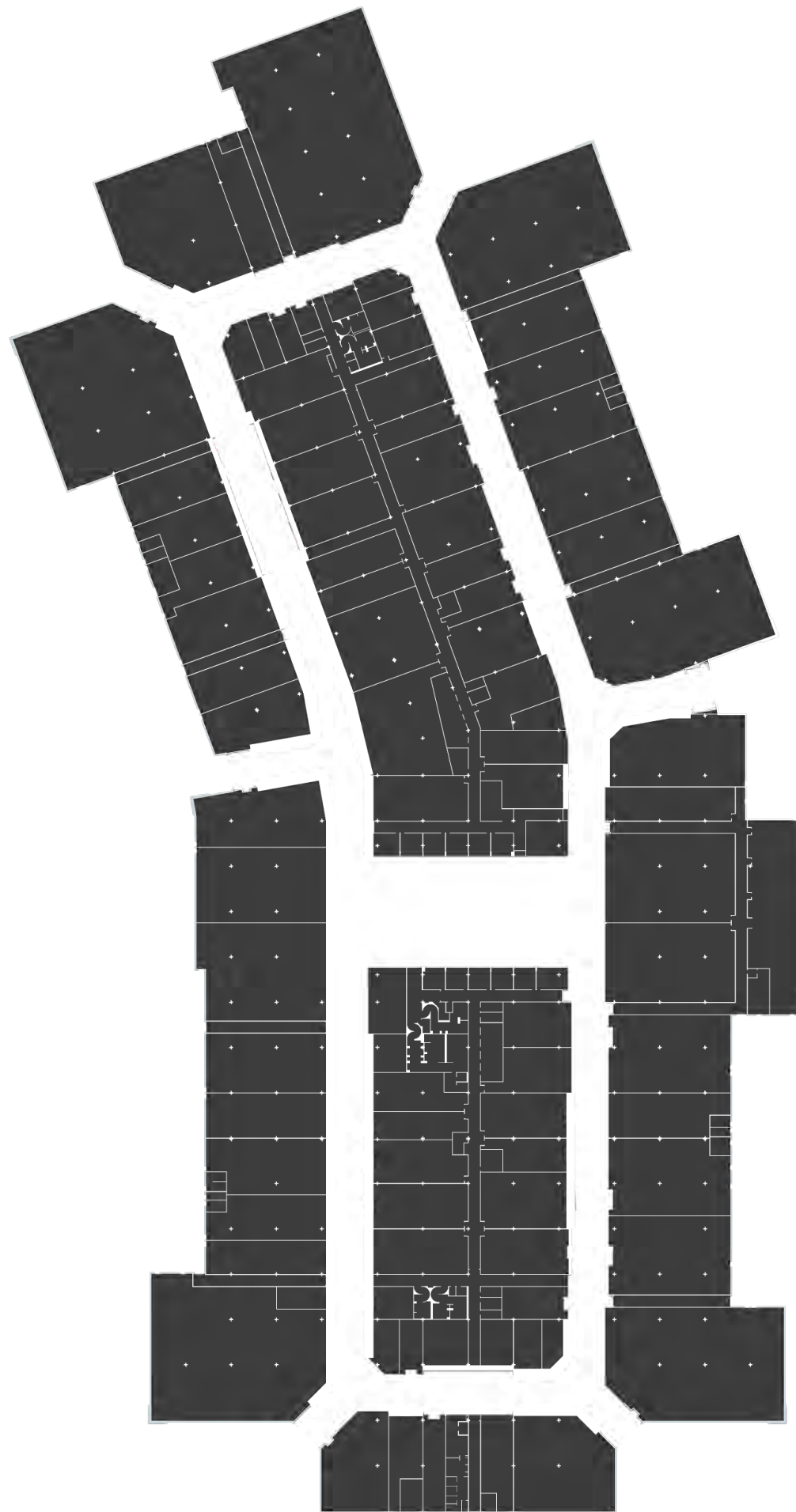
ECONOMY-BASED COLUMN GRID

FOOD HALL
40'X52' BAYS
EXPOSED TRUSS SYSTEM



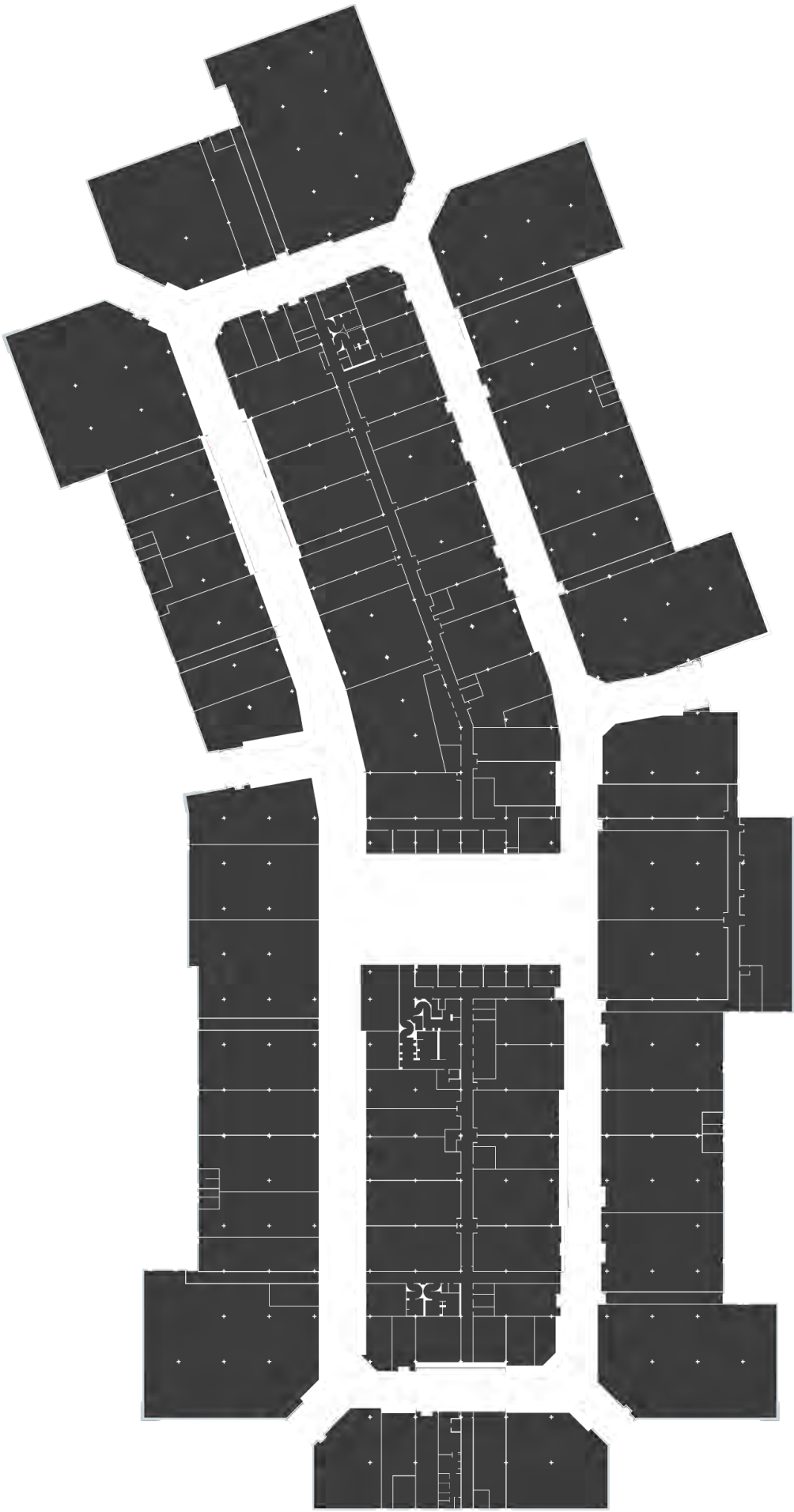
ECONOMY-BASED COLUMN GRID





TENANT OUTLINES

PROGRAM





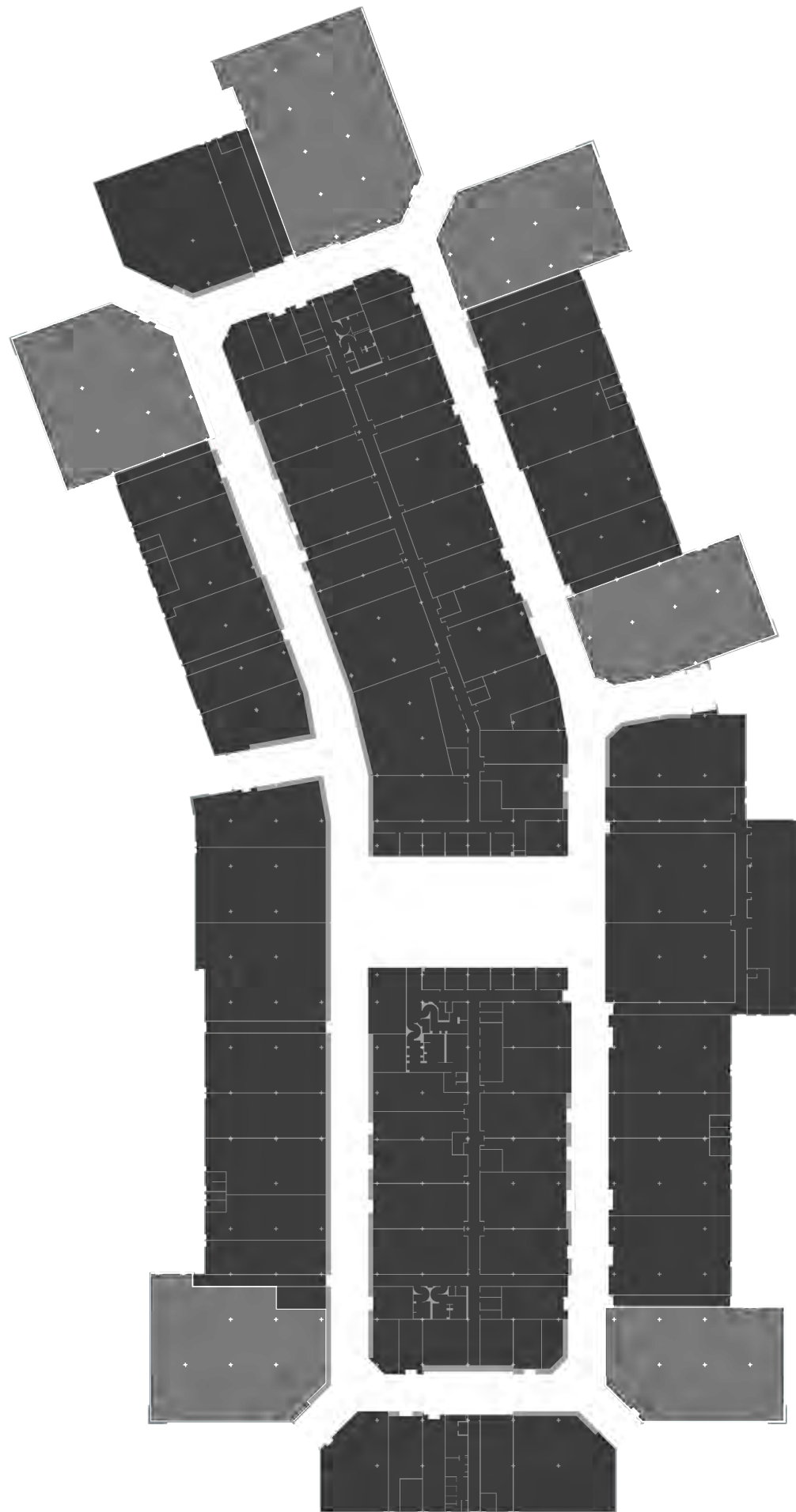
94 RETAIL TENANTS
10 FOOD HALL TENANTS

FUN FACTS

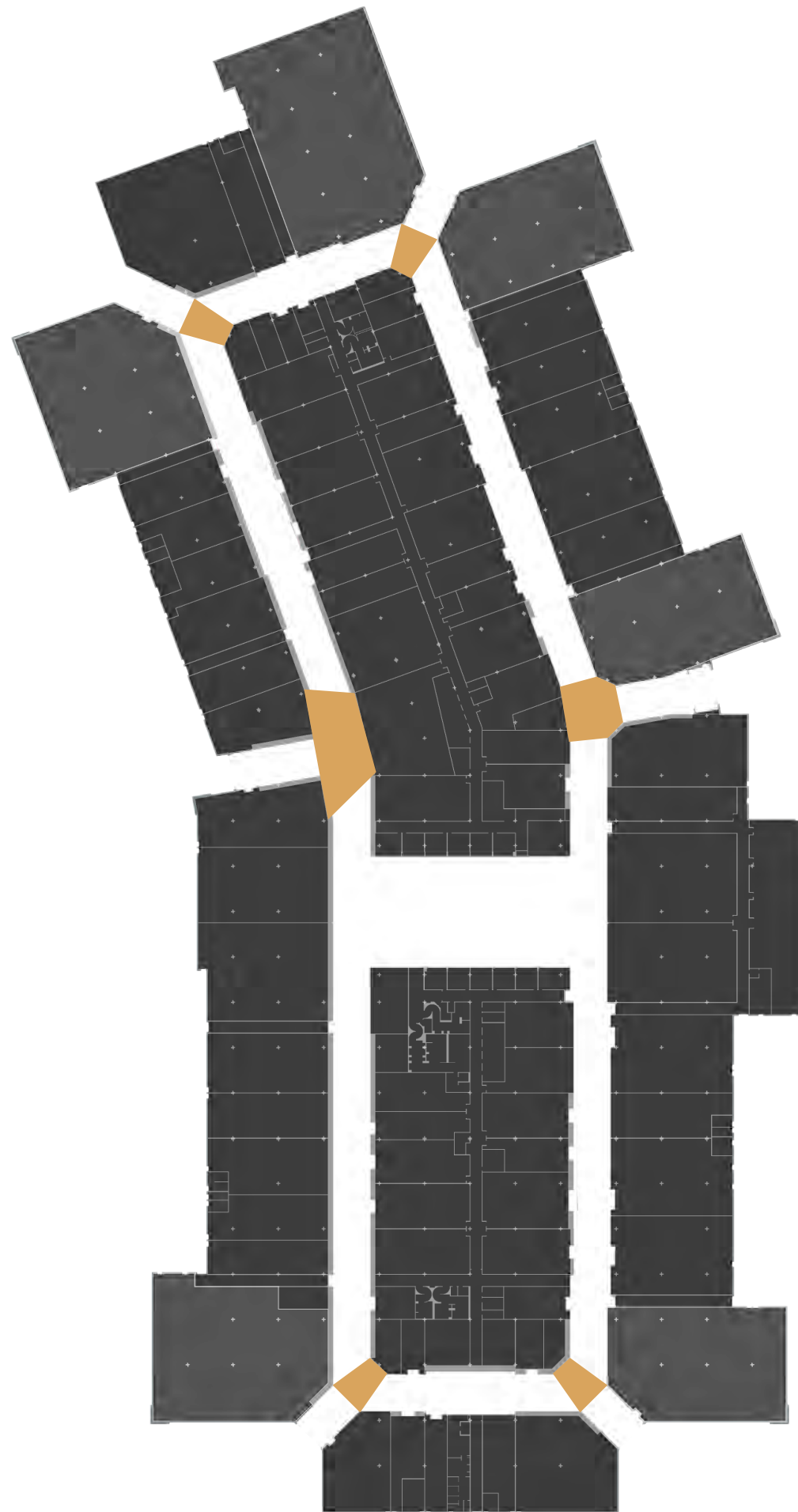
AREAS:
590,000 SF | ~465,000 GLA [79%]

TOTAL COST:
~\$200M | \$340/SF

TENANT OUTLINES



ANCHOR LOCATIONS



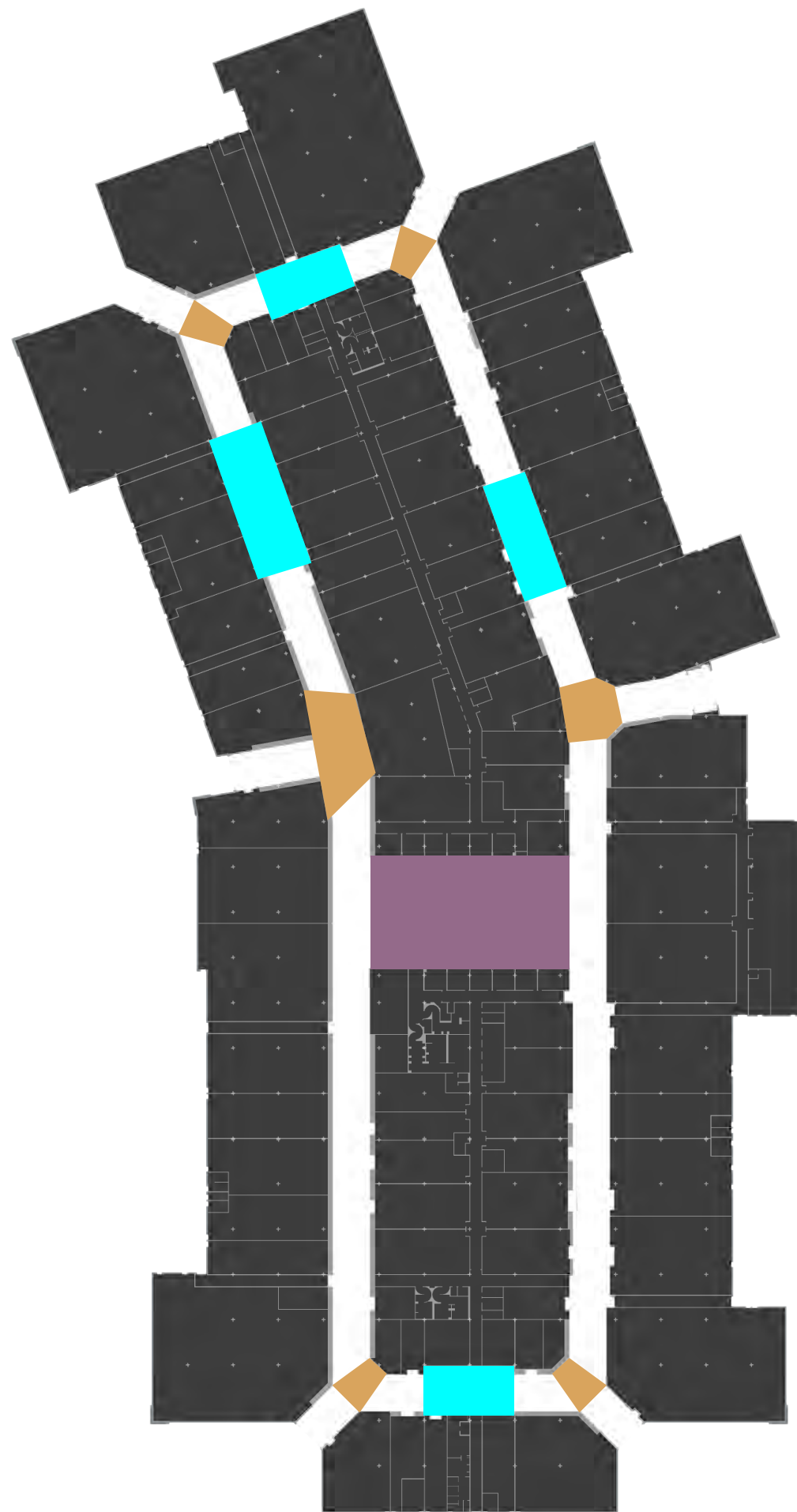
ENTRY COURT LOCATIONS



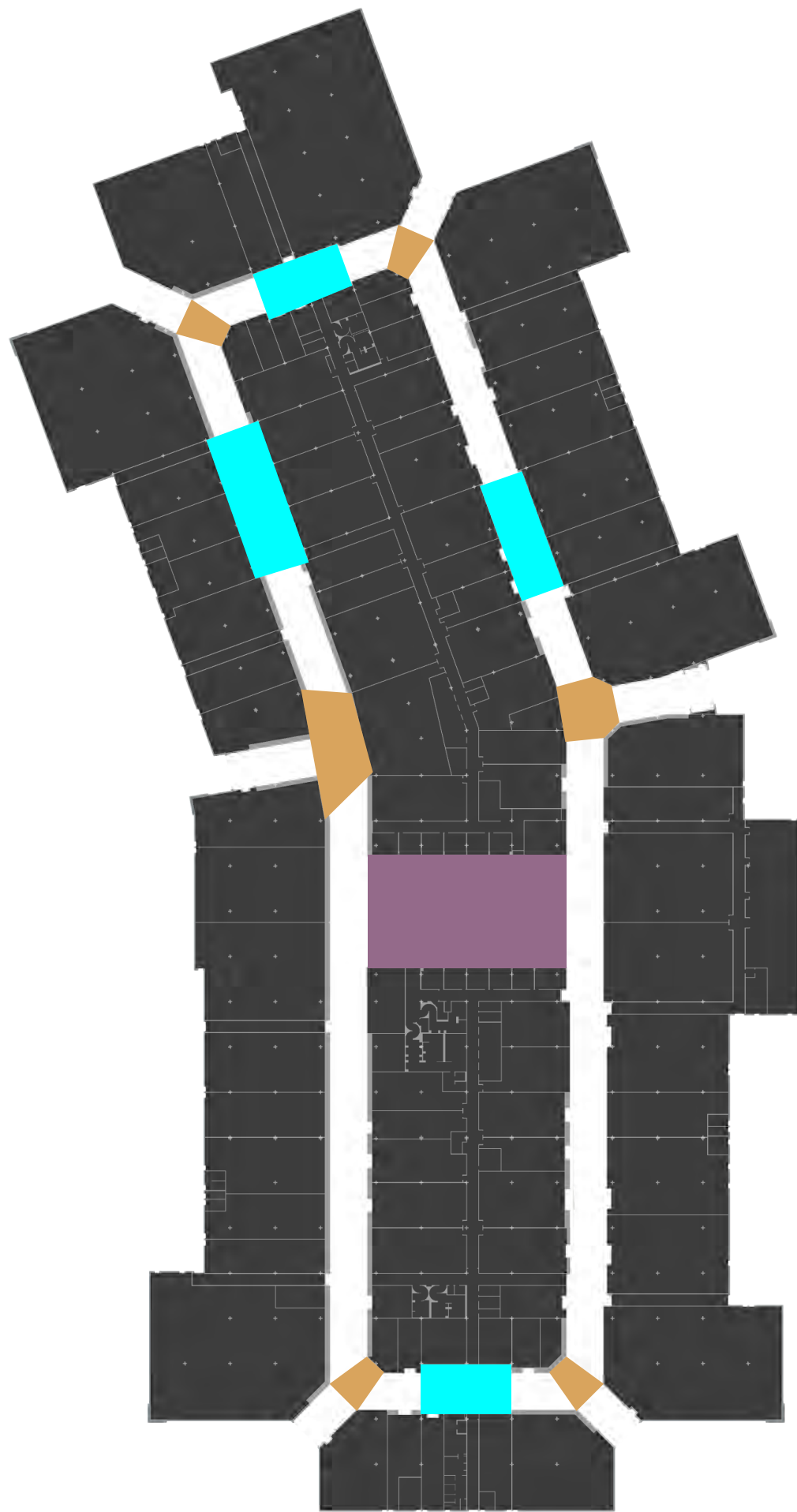
CONCOURSE COURT LOCATIONS



FOOD HALL LOCATION



INTERIOR NODES



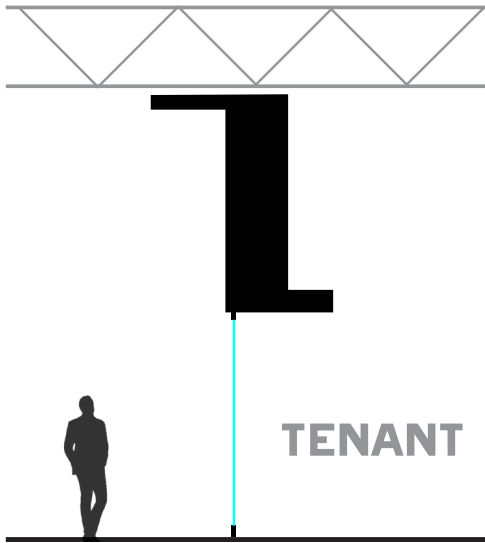




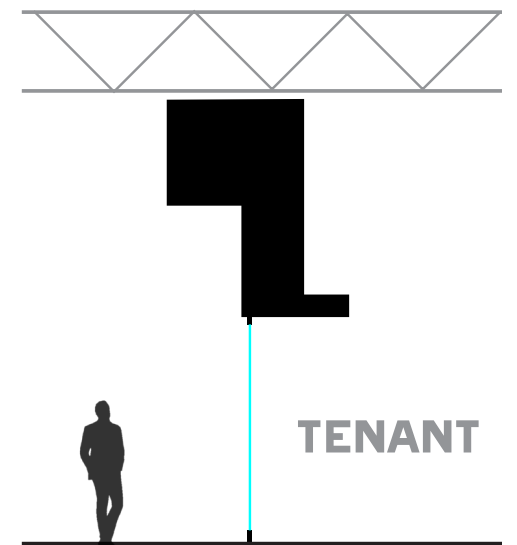
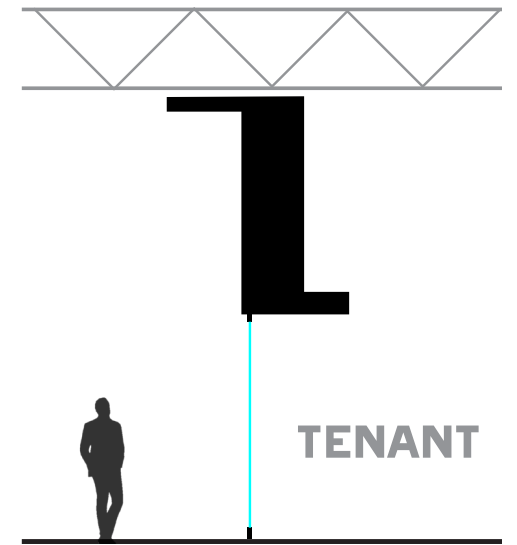
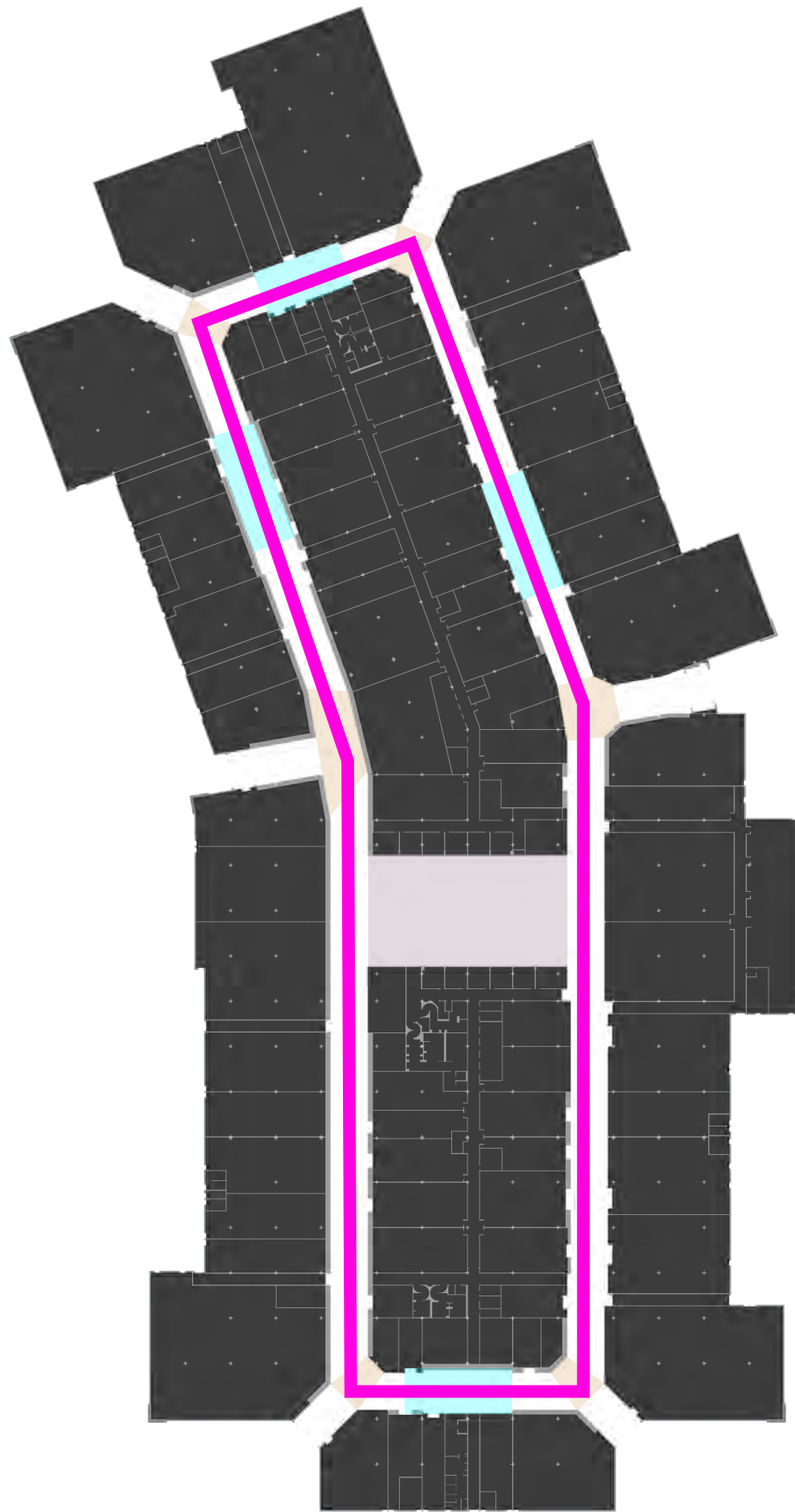
MAIN CONCOURSE



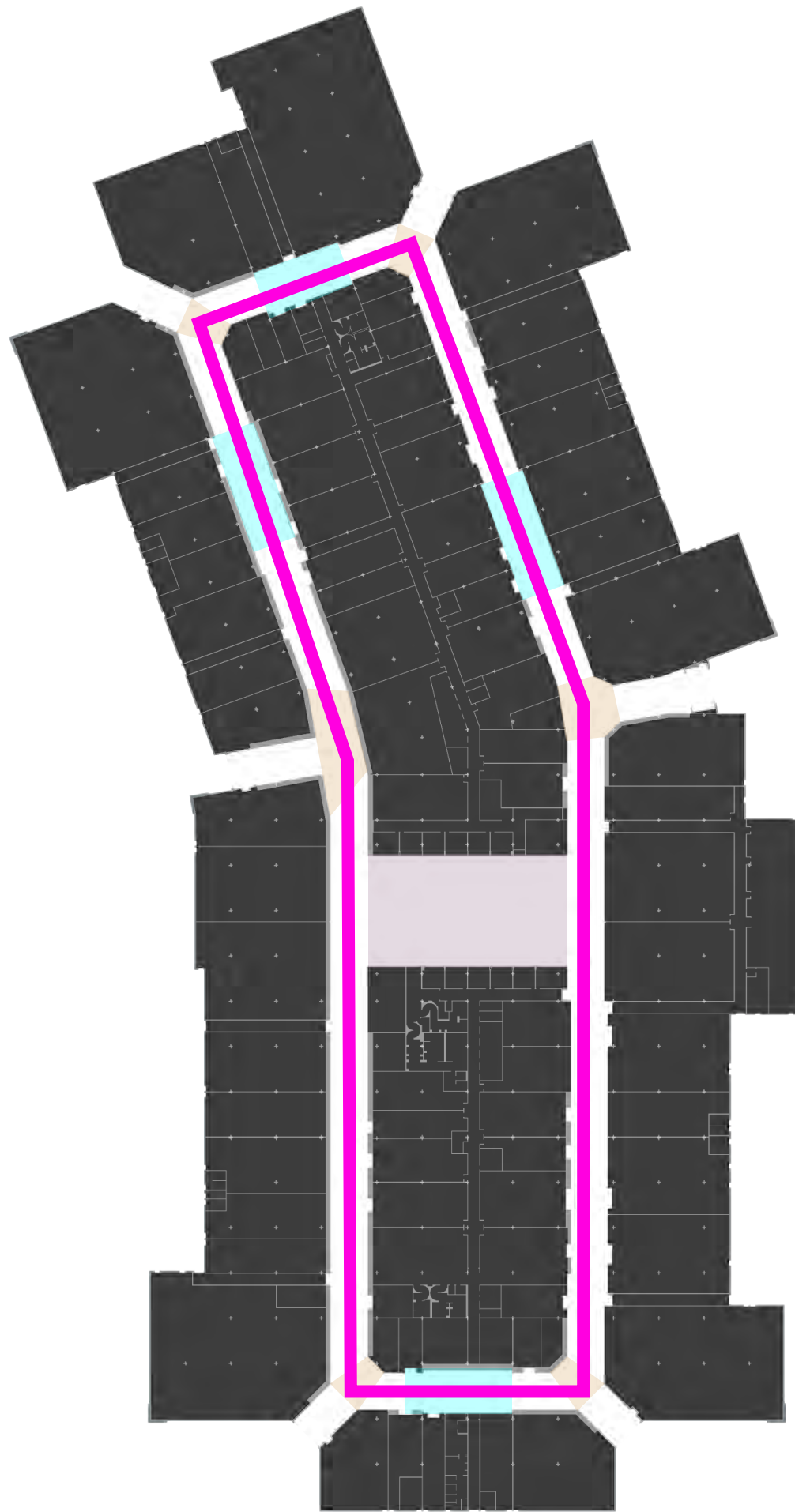
MAIN CONCOURSE + MILLS STYLE



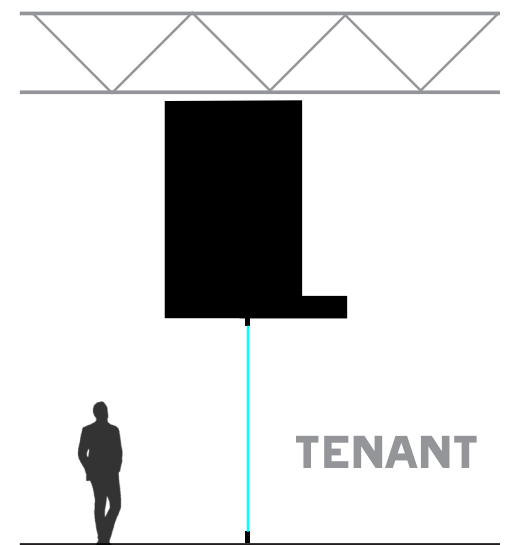
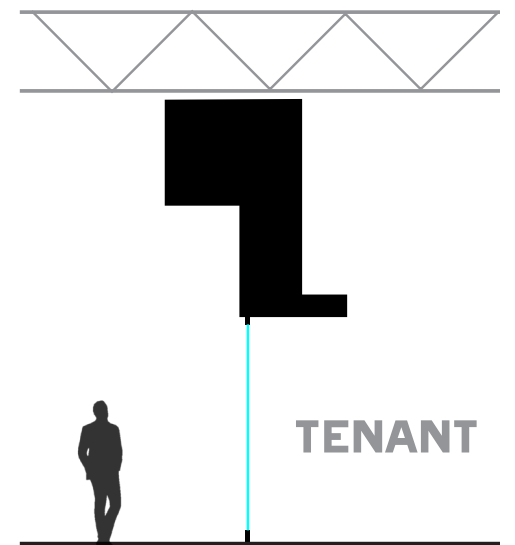
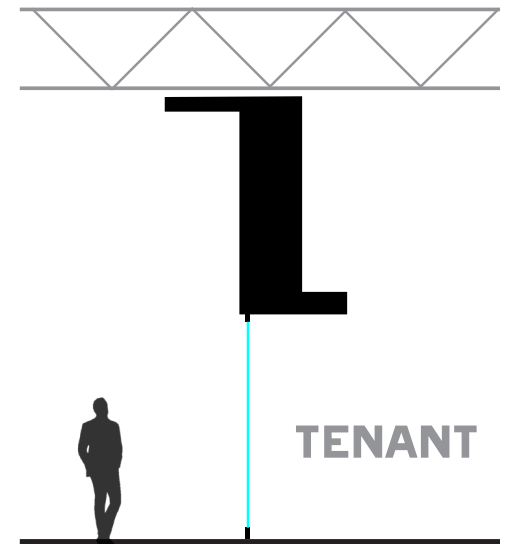
MAIN CONCOURSE + MILLS STYLE

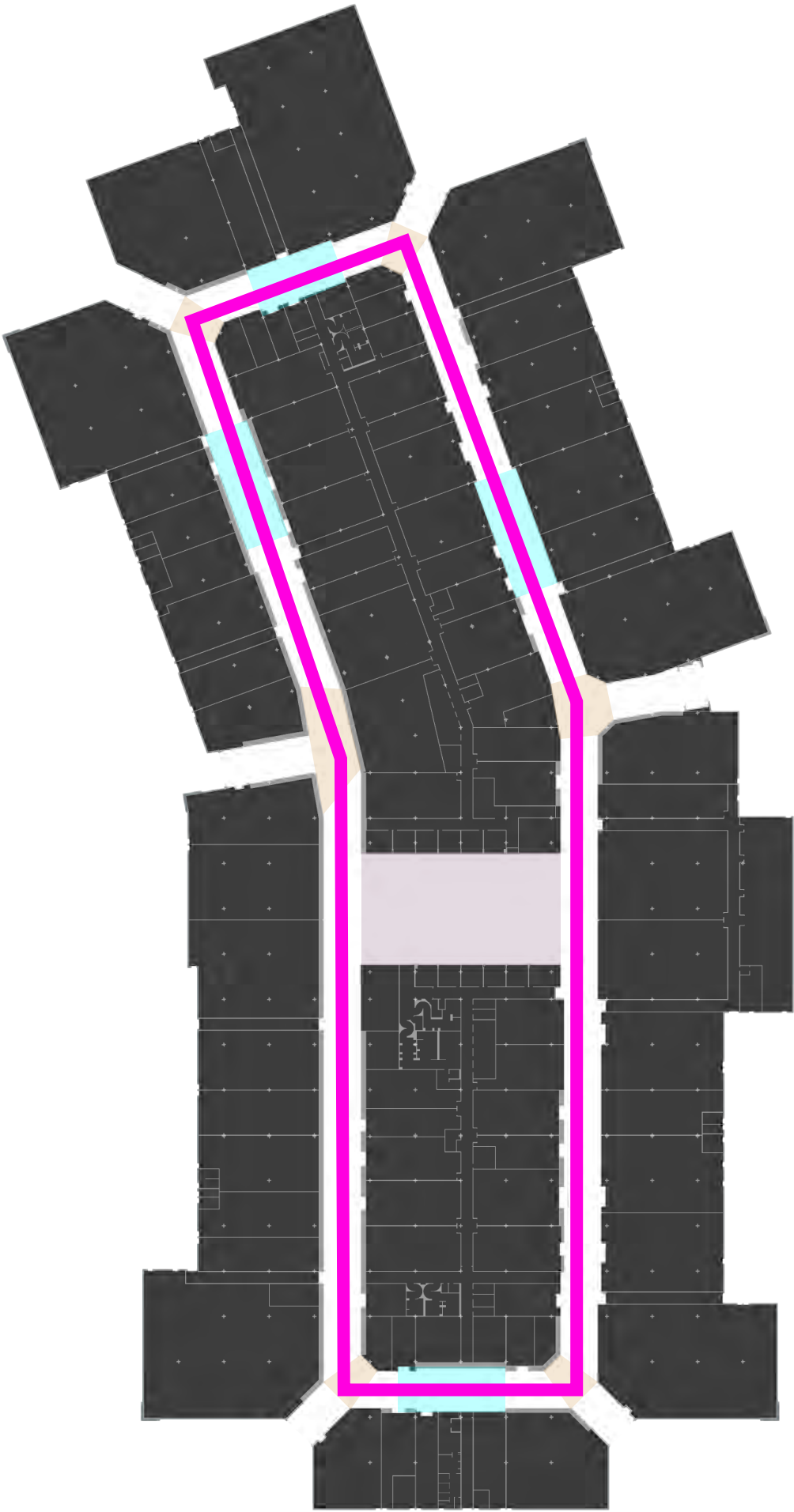


MAIN CONCOURSE + MILLS STYLE

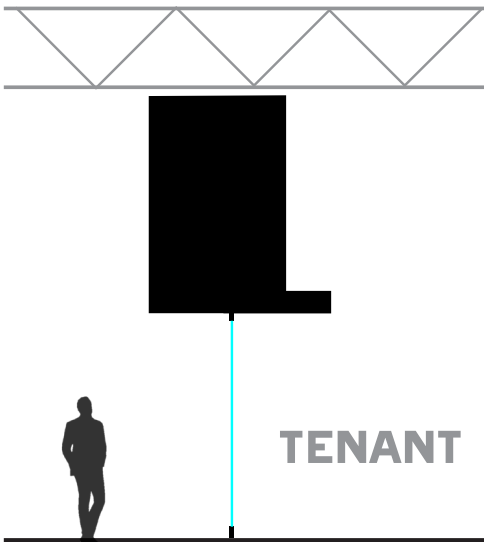
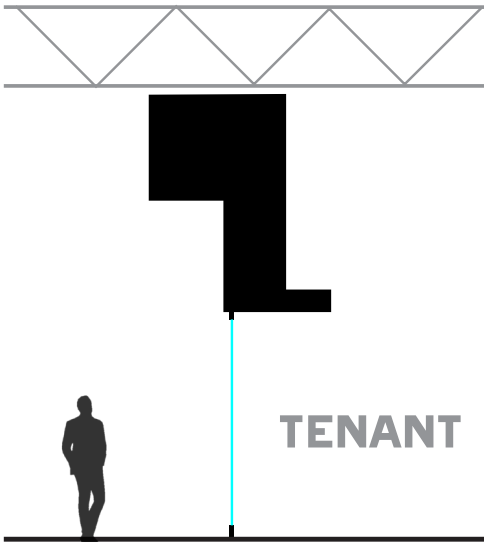
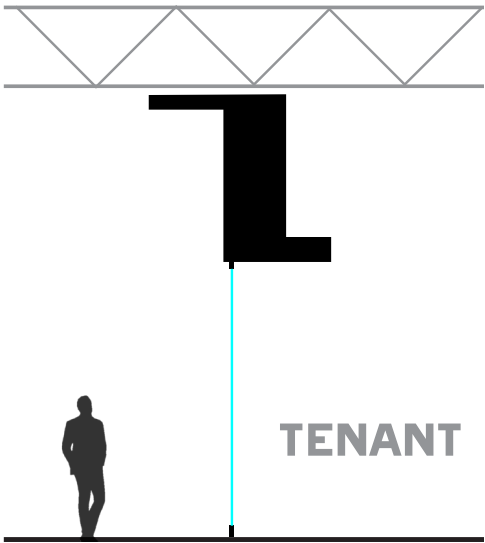


MAIN CONCOURSE + MILLS STYLE



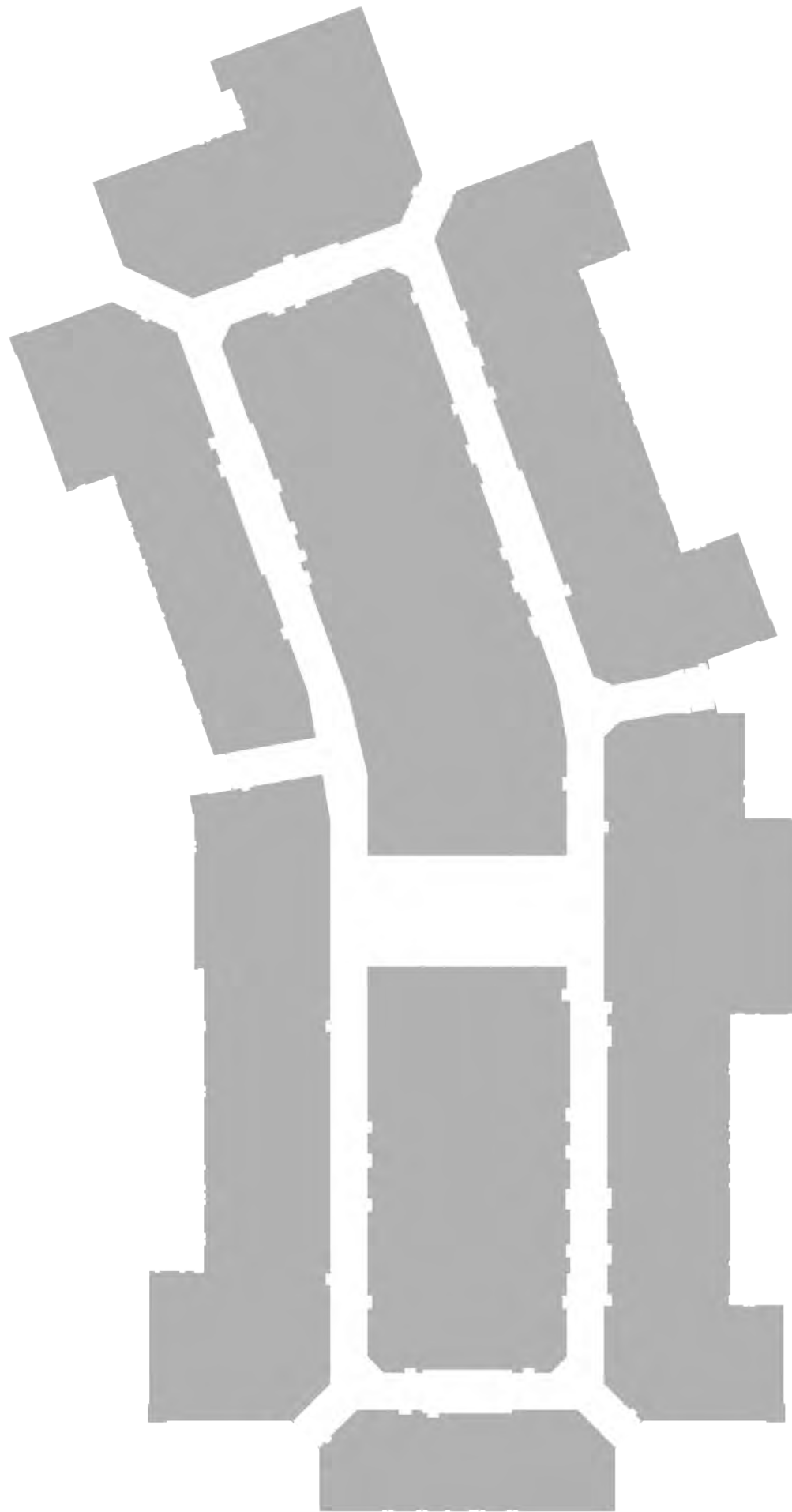


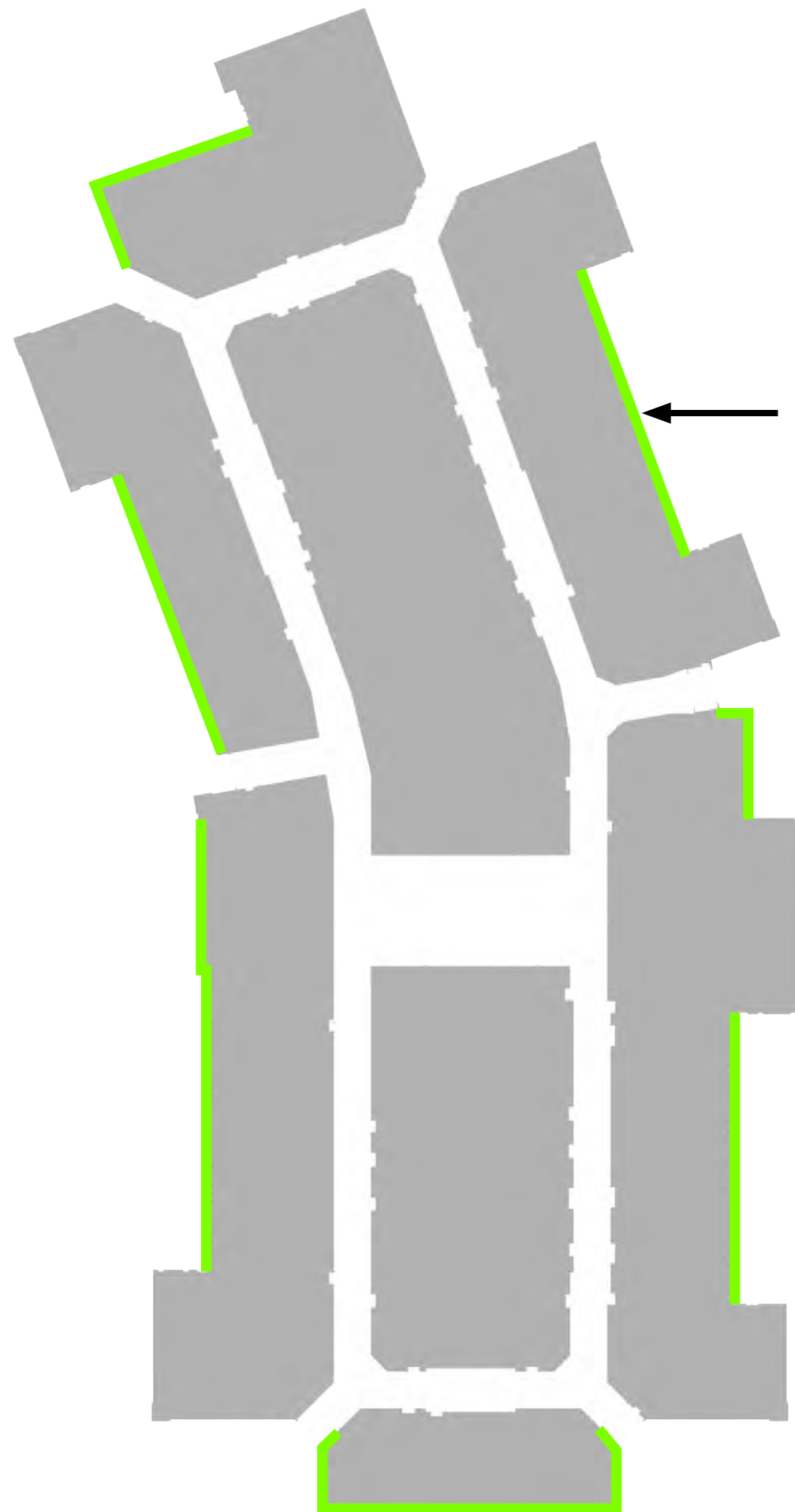
MAIN CONCOURSE + MILLS STYLE





BUILDING EXTERIOR

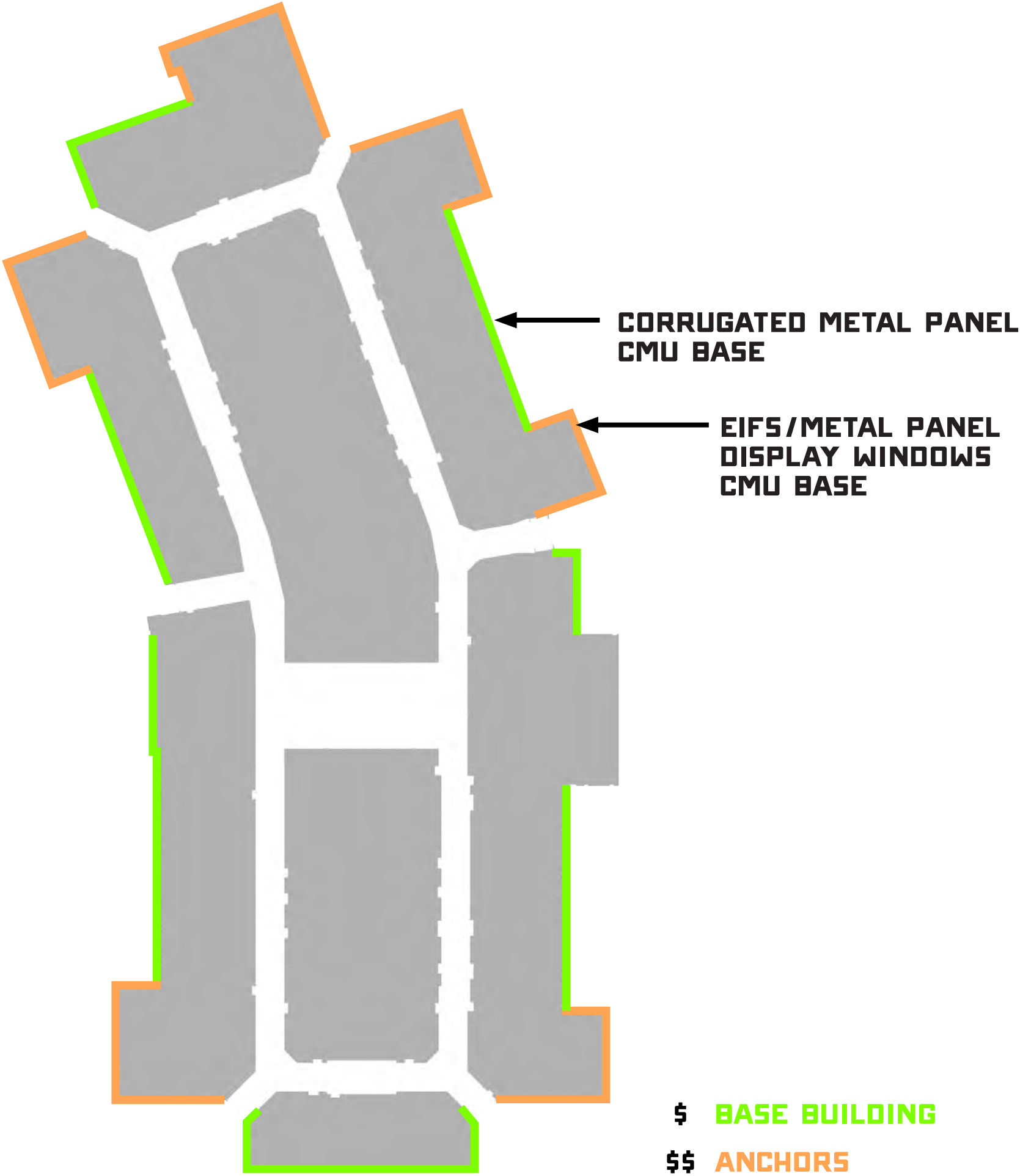




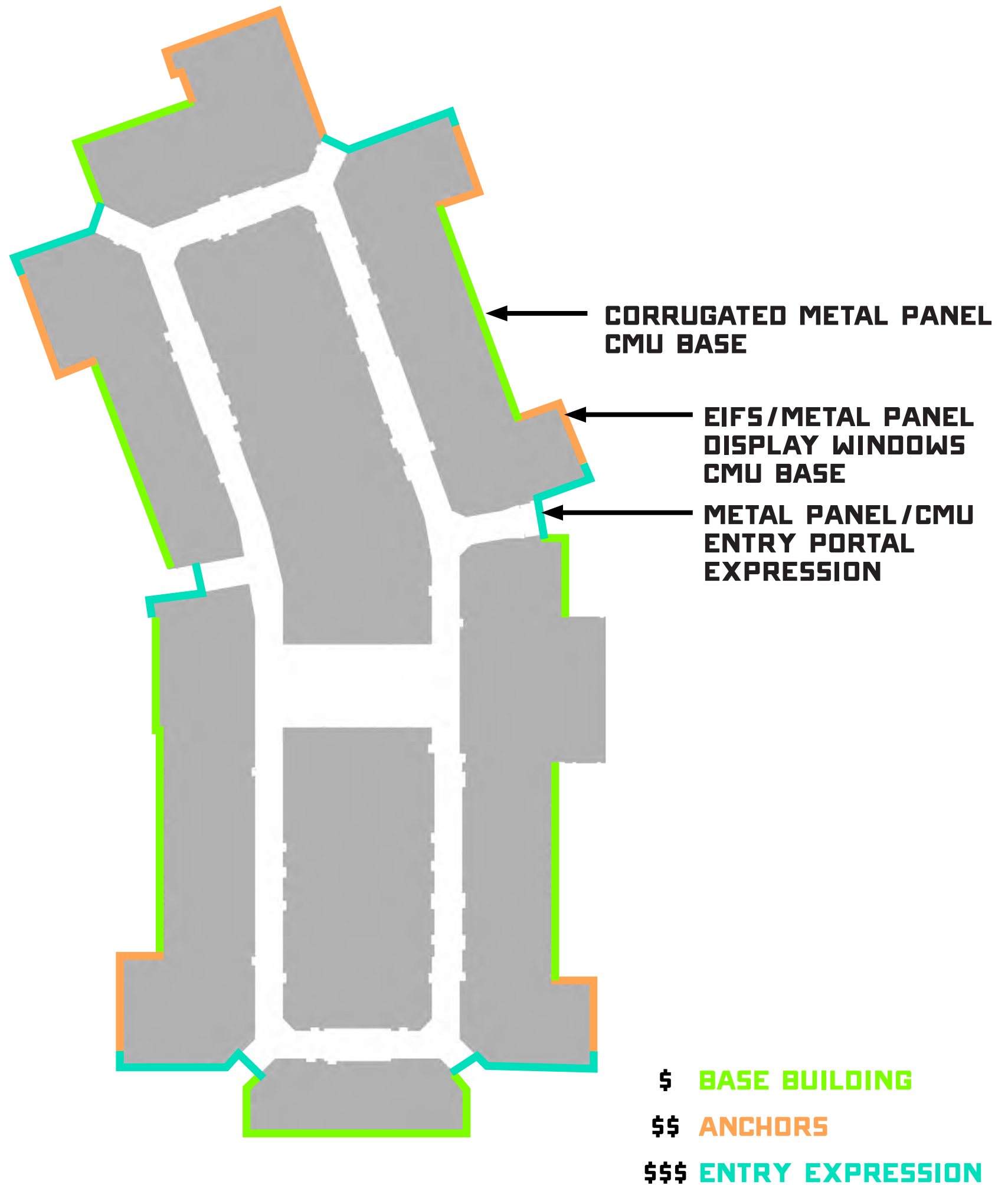
**CORRUGATED METAL PANEL
CMU BASE**

\$ BASE BUILDING

BUILDING EXTERIOR



BUILDING EXTERIOR



BUILDING EXTERIOR



BUILDING EXTERIOR



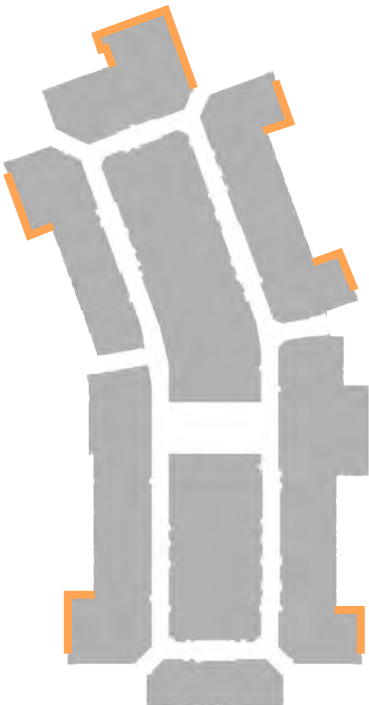
ENTRY EXPRESSION



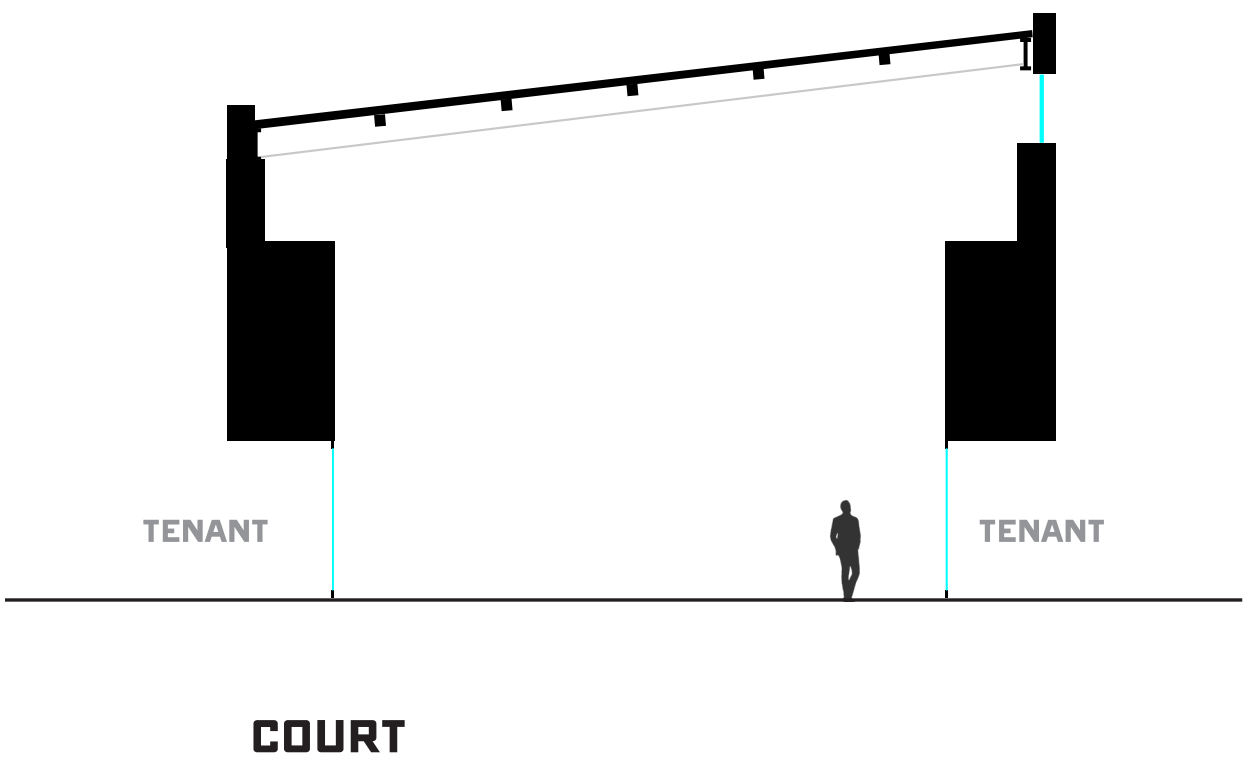
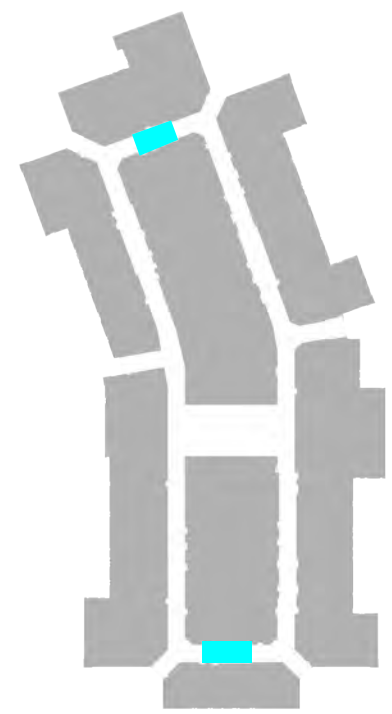
ANCHOR

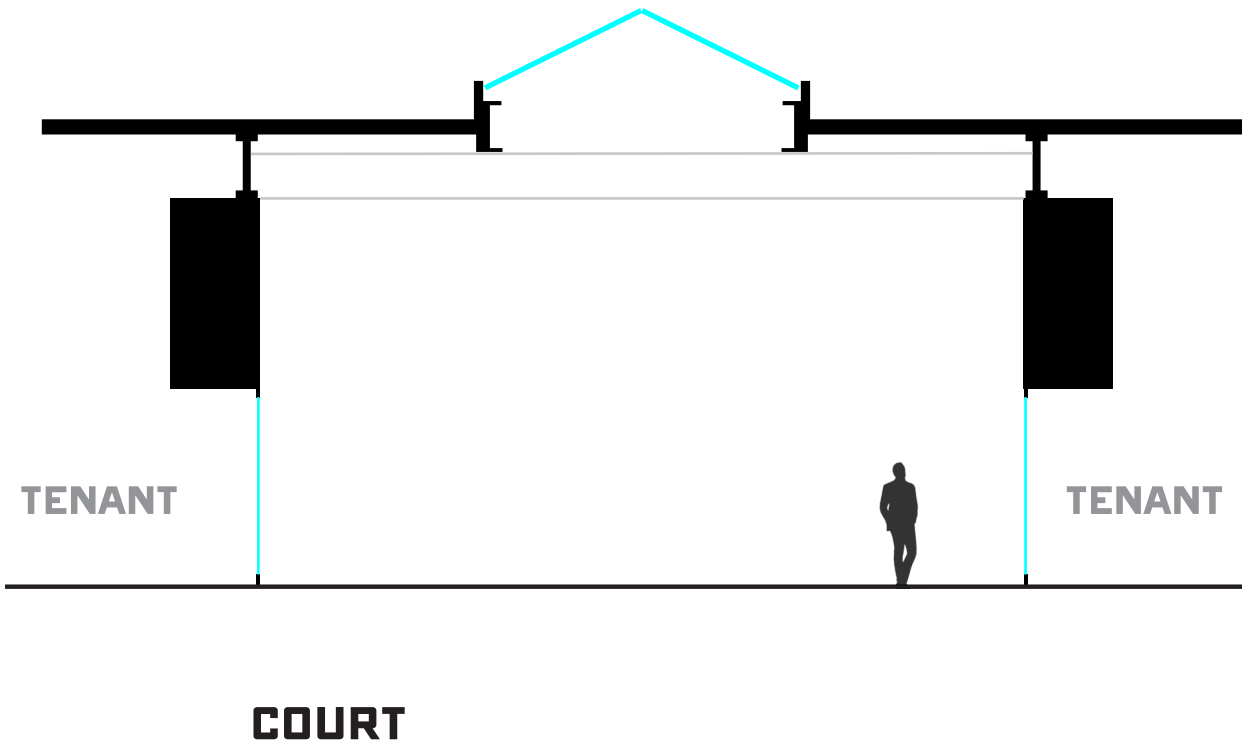
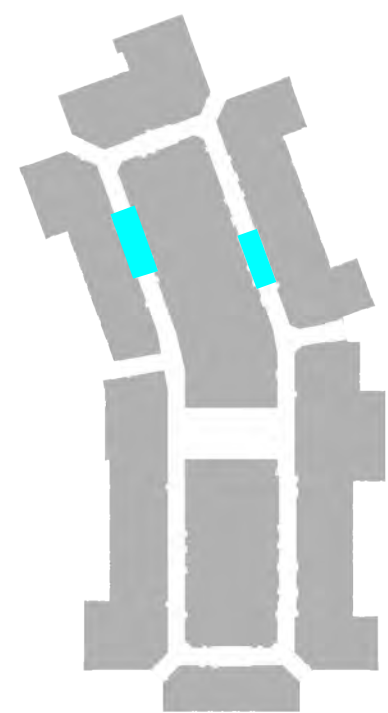


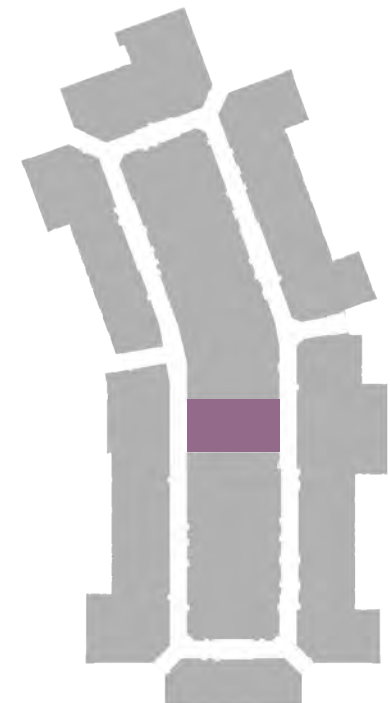
ANCHOR



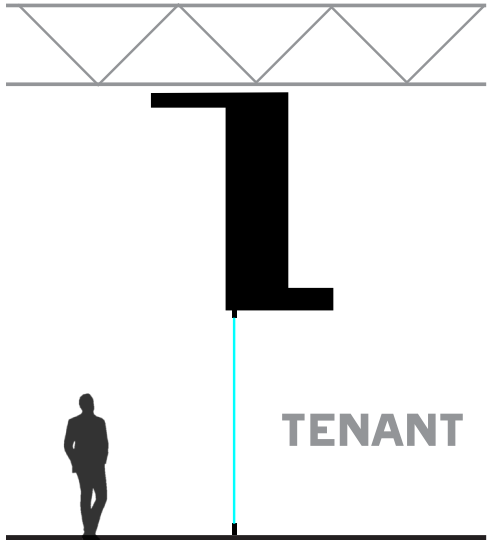
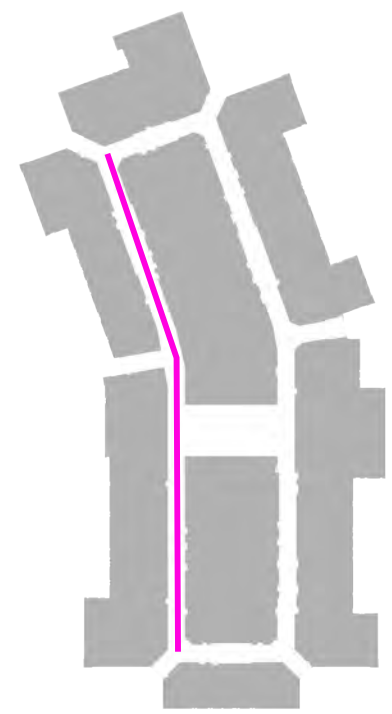
ANCHOR



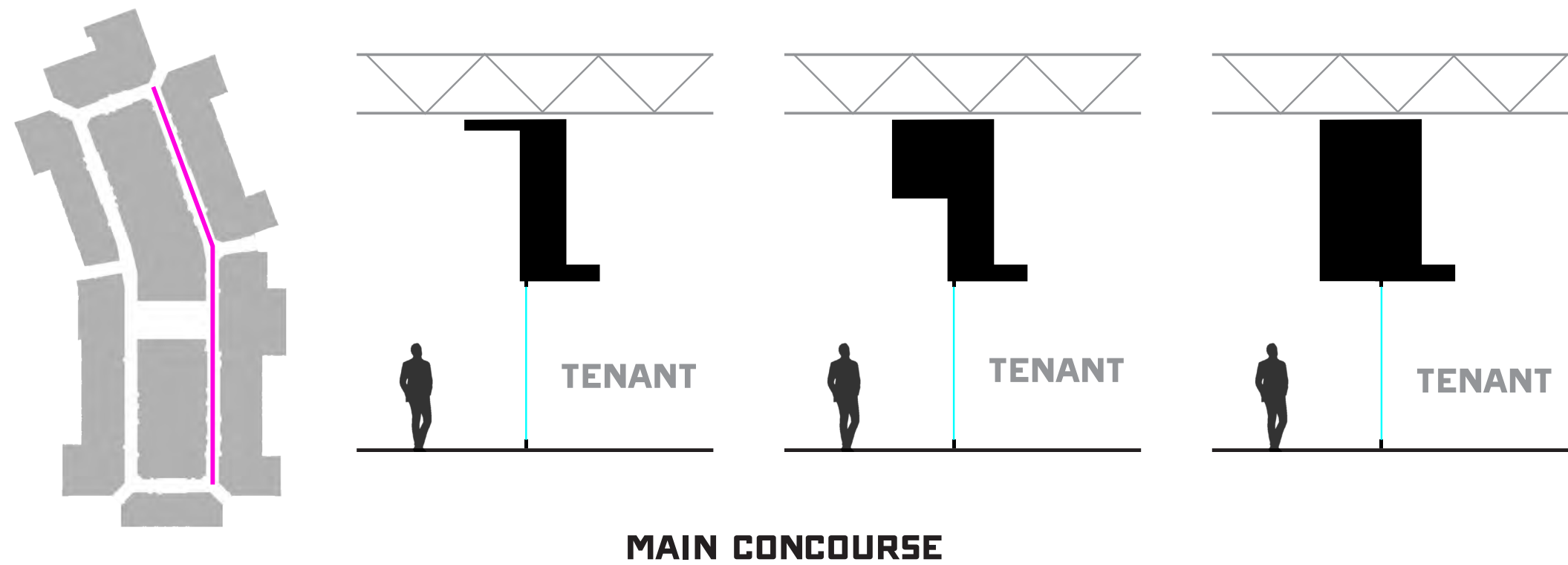




FOOD HALL



MAIN CONCOURSE





EDMONTON CONSTRUCTION



EDMONTON CONSTRUCTION - ENTRY



EDMONTON CONSTRUCTION - ENTRY



EDMONTON CONSTRUCTION - COURT



EDMONTON CONSTRUCTION - FOOD HALL



EDMONTON CONSTRUCTION - FOOD HALL



WINNIPEG CONSTRUCTION - MAIN CONCOURSE



WINNIPEG CONSTRUCTION - MAIN CONCOURSE

PREMIUM OUTLET COLLECTION EDMONTON INTERNATIONAL AIRPORT

GRAND OPENING

OCTOBER 2017

FIN

**PREMIUM OUTLET COLLECTION
EDMONTON INTERNATIONAL AIRPORT**

