



Report of Director of City Development

Report to Executive Board

Date: 18th November 2020

Subject: Redevelopment of City Square – Design Brief

Are specific electoral wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, name(s) of ward(s): Little London & Woodhouse and Hunslet and Riverside		
Has consultation been carried out?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and Integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Will the decision be open for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, access to information procedure rule number:		
Appendix number:		

Summary

1 Main issues

- The March 2020 Executive Board approved a RIBA led design competition to determine design options for the future redesign of City Square. The competition was launched on the 21st September 2020.
- Executive Board requested that the design brief developed with the Royal Institute of British Architects (RIBA) to support the design competition, would be submitted to Executive Board at the appropriate time.
- The Design Brief will be issued as part of the second phase of the competition at the beginning of December 2020. Approval from Executive Board is therefore required in advance of this date.
- A number of interconnected projects and programmes are currently under development, including Connecting Leeds, Armley Gyratory, Leeds Station Improvements, The Leeds Station – Sustainable Travel Gateway and HS2, which present the potential to bring together all of these proposals and reimagine and expand City Square to more than double its current size, thereby formally closing the space to general traffic, providing the opportunity to transform City Square.
- City Square is a gateway piece of public realm in Leeds city centre. It is often the first experience people have of Leeds when arriving in the city and a key gateway for most

visitors, residents and workers. It is the pivotal area of public realm in the city centre, from which a matrix of parks, green spaces and squares connect. These spaces provide and embrace activities and active lifestyles such as social interaction, external dining, cycling, walking, running and relaxation. It provides the 'Leeds Welcome' which should be a positive first impression and experience of a city that feels as good as it looks.

- An expanded and redesigned City Square will contribute to economic recovery from Covid-19 by supporting businesses to increase on-street trade. City Square is home to several businesses of note including The Queens Hotel and Park Plaza Hotels, Restaurant Bar and Grill, Banyan and Quebec's serviced apartments. There is great potential to increase outside seating for these businesses by increasing their capacity to trade.
- City Square is also to become Channel 4's new Leeds home in the Majestics building. A traffic free, vibrant location will provide an attractive setting for news reporting and a positive impression of the City.
- Guided by the Our Spaces Strategy and Principles, approved at Executive Board in March 2020, the City Square space can be expanded to approximately 1 hectare and redesigned to create a world class, vibrant and inclusive space which can also respond to our climate challenges and cultural ambition. Creating a space which welcomes people, speaks of our diverse communities and resonates with the citizens of Leeds and supports healthy lifestyles, is of prime importance and strengthens and prioritises the Our Spaces work programme around 21st century infrastructure as part of the Inclusive Growth Strategy.

2. Best Council Plan Implications (click [here](#) for the latest version of the Best Council Plan)

- The proposals in this report supports the priorities for Sustainable Infrastructure, Child- Friendly City, Age-Friendly Leeds, Culture and responds to the declaration of a Climate Emergency:

Sustainable Infrastructure

- A redesigned City Square will improve public transport connections, safety and reliability.
- Removing general traffic on City Square and the provision of bus corridors will provide a safer environment, enhance the public transport offer and aid the ease of passenger transport connections.

Child- Friendly City

- A new City Square will enhance the city now and for future generations and supports our ambition to be a child friendly city.

Age-Friendly Leeds

- The redesign of City Square will support accessible and affordable transport options which help older people get around.
- The redesigned City Square will be accessible, safe, clean and welcoming.

Culture

- The redesigned City Square will provide the opportunity to grow the cultural sector by providing a larger programmable space for events, particularly for the year of culture in 2023.
- The accessibility of the redesigned City Square will ensure that culture can be created and experienced by everyone.
- The redesigned City Square will enhance the image of Leeds by providing space for events and managing the arrival for people attending major events and attractions elsewhere in the city.

The Climate Emergency

- The increase in green infrastructure of City Square as part of the public realm design will increase carbon capture, improve air quality and assist the management of water runoff during extreme weather events supporting our ambition to become carbon neutral by 2030.

3. Resource Implications

- City Square has Capital Programme Fund approval of £500k for feasibility work. Design competition costs of £238k were approved by the Chief Officer Asset Management & Regeneration through a delegated decision in April 2020.
- There are no additional resource implications of this Executive Board report.

Recommendations

Executive Board is recommended to:

- a) Approve the textual content of Design Brief developed with the Royal Institute of British Architects (RIBA) to support the design competition.
- b) Delegate approval of the fully designed brief (ie layout design and photos) to the Director of City Development.
- c) Note that the outcome of the design competition will be presented to Executive Board for consideration and endorsement in June 2021.

1. Purpose of this report

- 1.1. The purpose of the report is to seek approval of the City Square Design Brief developed with the Royal Institute of British Architects (RIBA) to support the design competition.

2. Background information

- 2.1. Our spaces are the streets and places between buildings. They are continually interconnected spaces including streets, squares, parks, cycle ways and the waterfront. Our spaces positively support commerce, reflect our culture and heritage, provide opportunities for relaxation, events and social interaction. They

speak of place and community and are our visual first impression to businesses and visitors.

- 2.2. The city is changing and we need to ensure the public realm offer is in line with the vision and ambition as set out in the Our Spaces Strategy and investment is identified to ensure the city's profile for businesses, residents and visitors, grows at the same pace as development takes place, thereby ensuring that our city is an attractive vibrant place to be.
- 2.3. City Square is a gateway piece of public realm in the city centre. It is often the first 'experience' most people have of Leeds when arriving in the city and a key gateway for most visitors and workers which should embrace activities and active lifestyles, social interaction and relaxation that is well connected and signed. It will provide a 'Leeds Welcome', a positive first impression and experience of a city that feels as good as it looks. City Square is home to The Queens and Park Plaza Hotels, Leeds Railway Station, Restaurant Bar and Grill, Banyan, Majestic and soon to be the home of Channel 4.
- 2.4. The provision of high quality public realm can deliver outcomes to support the Leeds Inclusive Growth Strategy, Health and Wellbeing Strategy, respond positively to issues associated with the Climate Emergency Declaration (March 2019) and the Leeds commitment to be a Child Friendly city by providing places for people to be active, play, rest and supporting healthy active lifestyles. The UK Public Health White Paper 2010 notes that green spaces can improve mental health and the quality of community life. Spaces also contribute to the city's cultural, retail and leisure offer, providing event space, a more appealing setting for businesses and greater street trading opportunities. All of these benefits make the city centre more attractive and support the economy.
- 2.5. Closing City Square to general traffic facilitated by the improvements to Armley Gyratory and alterations to bus routes through Connecting Leeds would increase the area of public realm within and around City Square to approximately 1 hectare.
- 2.6. City Square is one of the public transport arrival points in Leeds, with a strong historic, cultural and architectural background. The redesign of City Square will support the business case for the WY+TF transport investment of £175 million to increase public transport capacity on the network as part of the Headrow Gateway scheme for Connecting Leeds.
- 2.7. The redesigned City Square will link to Leeds Station and the construction of The Leeds Station – Sustainable Travel Gateway (to be funded from the Transforming Cities Fund). Works to The Leeds Station – Sustainable Travel Gateway and the closure of New Station Street as part of the Transforming Cities Fund will allow the redevelopment and opening up of the station which will add significant value from a place making perspective and effectively form part of the wider City Square environs. This work stream then effectively delivers the closure of Neville Street.
- 2.8. With the predicted increase in rail journeys there is a requirement to ensure that the areas surrounding the exits of the station support the high capacity movement of people. Leeds Station is the busiest station in the north with 34 million passengers each year that has openings out onto City Square. The new Northern and TransPennine franchise, as well as HS2 when it arrives in 2033, will deliver a step

change in rail capacity. The Leeds Station – Sustainable Travel Gateway are to be constructed to aid passenger movement from the station and the redesigned City Square. Improvements to Armley Gyratory (which will be subject to an Executive Board later in 2020) will facilitate the closure of City Square to general traffic and will complement the welcome and movement out from the station provided by The Leeds Station – Sustainable Travel Gateway.

- 2.9. With the recent declaration of a Climate Emergency there is a requirement for Leeds City Council to support the change to carbon neutrality. City Square will be designed to increase the greening of the city, improve air quality, provide biodiversity net gain and manage surface water run-off.
- 2.10. Leeds also needs to consider the value that high quality public realm brings to a setting/location, how people want to use public spaces, including pavements, roads, squares and parks; and when we consider the implications of improving the public realm we need to consider how people move, use different types of transport, the effect of adjacent roads, the architectural settings, and people's enjoyment and their mental and physical sense of well-being as they move through the city. The ambition is for a redeveloped City Square to address these considerations.
- 2.11. As the first point of entry point to the city it is a vital space introducing visitors to Leeds. City Square's final design will need to consider how it reflects its heritage through retaining aspects of the current and largely Victorian public art or whether it presents a different kind of public space in the future. This consideration and the outcome will be tested through the design competition and subsequent decision making processes.
- 2.12. City Square will be designed and built through the Scape framework as part of a programme also delivering The Leeds Station – Sustainable Travel Gateway, Regent Street Bridge, and Armley Gyratory. The Scape Framework provider Balfour Beatty proposed RIBA to undertake the design competition to select a design consultant for this scheme. The RIBA has extensive experience and is a widely recognised provider of architectural competitions, delivering high quality selection processes for both private and public sector clients.
- 2.13. Scape is a National Civil Engineering framework, covering England, Northern Ireland and Wales, that is compliant with UK and EU procurement regulations. The framework will operate for a total of four years and will provide direct access for any public sector organisation to a principal contractor for civil engineering and infrastructure projects with values between £50,000 and £100m+.
- 2.14. The Scape framework is intended to provide efficiencies by working together as a collaborative team from the outset. Time efficiency is one of the major benefits of the framework by avoiding the need for individual and possibly multiple Official Journal of the European Union procurement for a programme of schemes of the scale it is to deliver. The programme is to create further efficiencies by affording the contractor the ability to manage construction teams across the whole programme allowing Leeds to achieve the restricted individual project timescales. City Square is therefore a major component in contributing to these efficiencies.
- 2.15. In order to develop a holistic design proposal for City Square that meets the vision for the 'creation of world class, vibrant and inclusive public realm' as set out in the

Our Spaces Strategy, as well as addressing challenges around air quality, climate change, biodiversity, a design competition was launched on the 21st September 2020.

- 2.16. Through the design competition managed by RIBA, it is anticipated that professional consultancies with the requisite experience for the creation of the type of space envisaged, will express an interest in being involved in the design competition and potential development of a high quality scheme for City Square.

3. Main issues

- 3.1. The design competition to select a design partner was launched on 21st September 2020.
- 3.2. The first phase of the competition is an open competition with a Standard Selection Questionnaire. The questionnaire sets out the requirements to the bidders (who could be local, national or European) in relation to the need for a multi-disciplinary design team who have proven experience of delivering world class public realm in a city centre setting, that can address the civil, mechanical and electrical engineering requirements for lighting, water features, surface water attenuation etc. as well as the potential for public art input to create a unique new sense of place for City Square. The questionnaire submissions will be reviewed by an experienced panel which consists of internal and external advisors with experience of designing and delivering public realm who will provide a recommended short list (up to five bidders as advised by RIBA) for an Invitation to Tender (ITT) to develop and provide design submissions for assessment.
- 3.3. The ITT is the second phase of the competition and the selected five preferred bidders will be required to develop their design submissions, to take account of all the requirements within the Design Brief, as well as demonstrating how the technical design solution can be successfully delivered on an incremental/phased basis alongside potential high level costs.
- 3.4. RIBA have been working in collaboration with Leeds, providing advice, guidance and expertise to produce the Design Brief.
- 3.5. The Design Brief (Appendix B Phase 2 DESIGN BRIEF) sets out the parameters to be considered for submitted designs. The Design Brief details the projects aims and objectives, constraints and opportunities, budget and timetable. It is a guide and specification of our aspiration for the space.
- 3.6. The Design Brief details the challenges facing Leeds, as laid out in the Our Spaces Strategy, and developed using the strategy design principles. These challenges will need to be addressed through bidders design submissions.
- **People First** – Our Spaces will be designed for people. They will be comfortable, stimulating, relaxing, healthy and safe.
 - **This is Leeds** – Our Spaces will celebrate Leeds's built and natural assets, from the edge of the River Aire to the magnificent architecture of the city centre.
 - **Everyone Welcome** – Our Spaces will be inclusive, designed for all ages, abilities and reflect Leeds's diverse communities.

- **Better Connected** – Our Spaces will be highly connected, considering pedestrians first, clearly legible and easy to navigate.
- **Greener Future** – Our spaces will be resilient to climate change, with green environments cooling the air, sustainably managing surface water and absorbing carbon.
- **Bring it to Life** – Our spaces will be places for cultural activity, from small interactions to major events.
- **Economic Sense** – Our spaces will be valuable economic infrastructure that supports businesses and provides a canvas for new investment.

- 3.7 Following approval of the Design Brief it will be issued as part of the ITT documents at the beginning of December 2020. It is therefore a requirement to have formal approval in advance of this date.
- 3.8. The Executive Board Report ‘Redevelopment of City Square’ 18th March 2020 advised that the five submitted designs would be presented to Plans Panel for pre-planning application advice to determine whether it is likely that the submitted designs would be granted planning permission and that this feedback would be available to the Design Evaluation Panel during their deliberations to aid their decision.
- 3.9 As a basis to assist with the competition process, an experienced Planner has been included as a member of the Designer Evaluation Panel. The purpose of this is to provide the necessary Planning guidance and advice at an early stage, in advance of the selected design partner and design (identified through the competition process), coming forward with a subsequent planning application.
- 3.10 The Executive Board Report ‘Redevelopment of City Square’ 18th March 2020 also advised that public engagement would be undertaken by making the designers final submissions available for comment. The Executive Board Report also advised that public feedback would not be a direct vote on the submissions but the public feedback would be made available to the Design Evaluation Panel during their deliberations to aid their decision.
- 3.11 The purpose of the competition is to select a design partner rather than a tendered design. Undertaking public and stakeholder engagement at the competition stage of selecting a designer, would risk presenting designs that may not be able to be built due to financial or site constraints. This could lead to delivering a space that does not meet public expectations.
- 3.12 Due to these considerations, public and stakeholder engagement will now take place at the end of the concept design stage once we are confident there are/is a design option that is buildable and affordable.

3.13 The programme for the design competition.

Task Name	Start	Finish
Issue Memorandum Of Information and Standard Selection Questionnaire	21/09/20	21/09/20
Deadline for receipt of Standard Selection Questionnaire returns	27/10/20	27/10/20
Standard Selection Questionnaire assessment	28/10/20	02/12/20
Moderation meeting & selection of shortlist	03/12/20	03/12/20
Short-listed Participants notified and Notifications to unsuccessful Candidates	04/12/20	04/12/20
Invitation To Tender (ITT)	03/12/20	22/04/21
Issue Outline Design Brief & ITT to shortlist	07/12/20	07/12/20
Site visit & open briefing session for Short-listed participants	11/12/20	11/12/20
Short-listed participants invited to present ideas to the Council in advance of formal Tender Submission Deadline	16/02/21	16/02/21
Tender Submission Deadline	18/03/21	18/03/21
Evaluation of ITT submissions	19/03/21	12/04/21
Clarification interviews & presentations	20/04/21	21/04/21
Participants notified of the result (subject to contract negotiations and executive board approval)	22/04/21	22/04/21
Executive Board Approval of selected bidder	June 2021	June 2021

4. Corporate considerations

4.1. Consultation and engagement

4.1.1 The report ‘Redevelopment of City Square’ was submitted to Executive Board on the 18th March to recommend an approach to redevelopment. Due to the Covid-19 pandemic the Executive Board meeting was cancelled and replaced instead with an informal meeting of the members of the Executive Board. As the meeting was not properly constituted the approvals requested in the report were delegated to the Director of City Development with the following recommendations.

- a) That the commissioning of a RIBA led design competition to determine design options for the future redesign of City Square be approved;
- b) That it be noted that a design brief is to be developed with the Royal Institute of British Architects (RIBA) to support the design competition, with it being agreed that the design brief be submitted to Executive Board at the appropriate time;

- c) That it be noted that the Director of City Development is responsible for overseeing the delivery of the redesign of City Square;
 - d) That it be noted that the outcome of the design competition will be presented back to Executive Board for consideration and endorsement of the preferred bidder.
- 4.1.2 The Director of City Development approved these recommendations through a Delegated Decision Notice on 25th March 2020.
- 4.1.3 Engagement has also been undertaken as part of the Our Spaces strategy detailed in the March 2020 Executive Board report (Our Spaces Strategy – Outcome of Engagement and Strategy Update). In addition Connecting Leeds have undertaken extensive consultation on their proposed improvements to city centre gateways. Proposals for the Headrow and Corn Exchange Gateways include Our Spaces public realm schemes with recent consultation on the Corn Exchange gateway (2264 contributions received from over 500 people) resulting in specific support for;
- Limiting access to the city centre by private car, including for environmental reasons;
 - and improved public realm and greenery.

4.1.4. Public engagement will also be undertaken on design proposals at the end of RIBA 2.

4.1.5 Through engagement undertaken to date, Leeds Civic Trust have highlighted an aspiration to have wider external engagement through the evaluation process. In considering this, The Council propose that the Civic Trust and the Quality Spaces and Places group, a sub group of the Chamber fulfil a role as an external check and challenge.

4.2. Equality and diversity / cohesion and integration

4.2.1 A screening document has been prepared and an independent impact assessment is not required for the approvals requested. See appendix A.

4.3. Council policies and the Best Council Plan (click [here](#) for the latest version of the Best Council Plan)

- 4.3.1 Our Spaces Strategy: embodies our vision for the creation of vibrant, inclusive, world class city centre public realm. Our ambition is that through the Our Spaces Strategy, our public realm becomes the city's greatest cultural asset.
- 4.3.2 Creating inclusive accessible and inviting public realm is integral in supporting the child friendly and age friendly agendas.
- 4.3.3 Culture: The 'Our Spaces Strategy' has the ambition of making our spaces our greatest cultural asset. Through its Culture Strategy the city has set a bold new vision for our public spaces to become our greatest cultural asset, building on the

legacy of our parks and waterways to create a new international standard which embeds culture in our streets, shopping centres, parks and urban spaces. Investment in the public realm is needed to realise this ambition.

4.3.4 The redesign of City Square will meet the following strategic values and outcomes;

Strategic Outcomes

- A redesigned City Square will contribute to increasing ‘access to green spaces’.
- A redesigned City Square will contribute to people moving ‘around a well-planned city easily’.

Sustainable Infrastructure

- A redesigned City Square will improve transport connections, safety and reliability.
- Reducing private traffic on City Square and the provision of bus corridors will provide a safer environment and aid the ease of passenger transport connections.

Age-Friendly Leeds

- The redesigned City Square will support accessible and affordable transport options which help older people get around.
- The redeveloped City Square will be accessible, safe, clean and welcoming.

Culture

- The redesigned City Square will provide the opportunity to grow the cultural sector by providing a space for events.
- The accessibility of the redesigned City Square will ensure that culture can be created and experienced by anyone.
- The redesigned City Square will enhance the image of Leeds by providing event space and managing the arrival for people attending major events and attractions.

Child- Friendly City

- A new City Square will enhance the city now and for future generations.
- Best Council Plan Outcomes
- The greening of City Square and its expansion in size enable greater access to green spaces, leisure and the arts.
- The redesigned City Square will contribute to people being able to move around a well-planned city easily.

Inclusive Growth

- Supporting the city’s economic recovery from COVID-19 and building longer-term economic resilience.
- Supporting growth and investment, helping everyone benefit from the economy to their full potential.

Health & Wellbeing

- Supporting healthy, physically active lifestyles

Climate Emergency

- 4.3.5 Full Council declared a climate emergency in March 2019, with the stated ambition of working towards a net zero carbon city by 2030.
- 4.3.6 An urgent priority for the city is reducing carbon emissions to restrict global warming. Green infrastructure (through the Our Spaces programme) can play a key role in contributing to this agenda. Leeds is seeking to significantly increase its tree canopy cover and this is not just woodland creation. Urban trees are hugely important, in addition to locking up carbon they also mitigate air pollution and along with other planting, cool urban heat island temperatures, contribute to flood risk management and improve biodiversity.
- 4.3.7 A Climate Emergency Update to Executive Board in January 2020 highlighted that addressing the issues of landscape and biodiversity presents the opportunity to offset some of the remaining carbon in production but also to enhance wildlife and improve the public experience. More trees and planting in our spaces, such as City Square, will attract new animal and plant species, increasing biodiversity at a time when many species are at risk, and also supporting the creation of green corridors across the city.
- 4.3.8 The council has a commitment through the West Yorkshire Transport Plan to a series of initiatives which are designed to cut carbon emissions by a quarter over the next decade. It is the council's aim to be a city where you don't need to use a car. The measures include:
- Doubling bus patronage
 - A 75% increase in rail
 - A 10% increase in walking
 - A 300% increase in cycling
 - A 15% decrease in car usage

- 4.3.9 To support and encourage the use of public and active transport, a redesigned City Square aims to support and deliver the creation of high quality public realm that makes journeys across the city centre safe and enjoyable for pedestrians and cyclists.

4.4 Resources, procurement and value for money

- 4.4.1 City Square has Capital Programme Fund approval of £500k for feasibility work. Design competition costs of £238k were approved by the Chief Officer Asset Management & Regeneration through a delegated decision in April 2020.
- 4.4.2 There are no additional resource implications of this Executive Board report.

4.5 Legal implications, access to information, and call-in

- 4.5.1 None of the contents of this report are exempt or confidential under the access to information rules detailed in the constitution.
- 4.5.2 The decision is a Key Decision and is subject to call in.

4.6 Risk management

- 4.6.1 Risk is to be managed through application of ‘best practice’ project management tools and techniques via the City Council’s ‘PM Lite’ risk methodology. Risk management forms just one part of PM Lite and further details on risk can be seen in the Insite page: <https://insite.leeds.gov.uk/toolkits/managing-a-service/riskmanagement>. The progress of the scheme (RAG rating and comments) will also be included in the routine reporting to the council’s Strategic Investment Board.
- 4.6.2 Project Management resource has been allocated from within City Development to manage the project and risk.
- 4.6.3 A priced risk log is being developed for the scheme by Leeds City Council and the contractor will be engaged to contribute to its development to ensure all the risks for the project have been identified together with the relevant owner of the risk. The priced risk register will be used to inform the client contingency for the project. The council’s project risk log will be maintained and updated throughout the project and escalation of any risks that sit outside of the agreed tolerances will be managed via the City Square Project Board.
- 4.6.4 A client held contingency, commensurate with a project of this value, will be included within the approval figure to address any risks that occur during construction. The client held contingency will be calculated as the project progresses.

5 Conclusions

- 5.1 Currently City Square is a small area of public realm (0.3 hectares) with a cycle lane around its southern edge that is bisected on three sides by up to 4 lanes of traffic on each side that results in the space facing inwards on itself.
- 5.2 A number of interconnected projects and programmes are currently under development, including Connecting Leeds, Armley Gyratory, Leeds Station Improvements, The Leeds Station – Sustainable Travel Gateway and HS2, which present the potential to bring together all of these proposals and reimagine and expand City Square to more than double its current size, thereby formally closing the space to general traffic, providing the opportunity to transform City Square.
- 5.3 The increase of available space for public realm provides a unique opportunity to reconsider City Square and its wider environment. The increase in space will also allow consideration of the form and function of the space and create the opportunity to recreate a space which reflects our ambition to be the Best City.
- 5.4 To develop a holistic design proposal for City Square that meets the vision for the ‘creation of world class, vibrant and inclusive public realm’ as set out in the Our Spaces Strategy, as well as addressing challenges around air quality, climate change, biodiversity, a design competition has been agreed and commenced on 21st September 2020. The competition will select a design partner to bring forward a design for City Square.
- 5.5 The March 2020 Executive Board recommended that the Design Brief was submitted to Executive Board at the appropriate time.

- 5.6 The Design Brief textual content has been completed and is appended to the report and is available for formal submission to Executive Board.
- 5.7 The fully designed version (ie layout design and photos) will not be completed before the submission requirement dates for November Executive Board.
- 5.8 To ensure the proposed competition timetable can be maintained the Design Brief must be approved to be issued as part of the ITT documents at the beginning of December 2020.
- 5.9 Approval is therefore requested to delegate approval of the fully designed version (ie layout design and photos) to the Director of City Development.

6 Recommendations

- 6.1 Executive Board is recommended to:
 - a) Approve the textual content of Design Brief developed with the Royal Institute of British Architects (RIBA) to support the design competition.
 - b) Delegate approval of the fully designed brief (ie layout design and photos) to the Director of City Development.
 - c) Note that the outcome of the design competition will be presented to Executive Board for consideration and endorsement in June 2021.

7.0 Background documents¹

7.1 None

8.0 Appendices

- 8.1 Appendix A - EDCI Redevelopment of City Square v1.1
- 8.2 Appendix B - Phase 2 Design Brief

¹ The background documents listed in this section are available to download from the council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.