URBAN DESIGN PANEL MINUTES

DATE: October 22, 2014

TIME: 4.00 pm

PLACE: Town Hall Meeting Room, City Hall

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Ryan Bragg (Chair)
Walter Francl
David Grigg
Arno Matis
Chris Mramor

REGRETS:
Greg Bellerby
Joseph Fry
Joseph Hruda
Jennifer Marshall
Phil Mondor
Goran Ostojic
Maurice Pez
Matthew Soules

RECORDING SECRETARY: Lorna Harvey

ITEMS REVIEWED AT THIS MEETING	
1.	1575 West Georgia Street and 620 Cardero Street
2.	3592 West 29th Avenue
3.	3603 West 27th Avenue
4.	8580 River District Crossing (East Fraser Lands Parcel 18.1)

BUSINESS MEETING
Chair Bragg called the meeting to order at 4:10 p.m. and noted the presence of a quorum. There was a brief business meeting and then the Panel considered applications as scheduled for presentation.

1.	Address:	1575 West Georgia Street and 620 Cardero Street
	DE:	N/A
	Description:	To develop a 26-storey mixed-use building that includes ground-level commercial space, three floors of office space and a total of 184 residential units.
	Zoning:	CD-1 amendment
	Application Status:	Rezoning
	Review:	First
	Architect:	Henriquez Partners Architects
	Owner:	Bosa Properties
	Delegation:	Shawn Lapointe, Henriquez Partners Architects Richard Henriquez, Henriquez Partners Architects Bruce Hemstock, PWL Partnership Landscape Architects Mark Kopinya, Bosa Properties Jason Burtwistle, Recollective Consulting (LEED™ Consultant)
	Staff:	Karen Hoese and Tim Potter

EVALUATION: SUPPORT (5-0)

- **Introduction:** Karen Hoese, Rezoning Planner, introduced the proposal for a rezoning application for three parcels bounded by Georgia, Cardero and Hastings Streets. She described the context for the area and noted that immediately adjacent to the site is Triangle West which was created in the early 1990s to function as a transition zone between the Coal Harbour, the West End and the CBD. The zoning provided a greater choice of use, resulting ultimately with significant residential densification. She also noted that Cardero Street is a significant pedestrian route as well as West Pender Street. West Hastings and Cardero Streets are designated streetcar routes. Ms. Hoese described the proposal and mentioned that there are two parcels on West Georgia Street that have an existing 3-storey office building that was rezoned in 1995 to allow for a 13-storey multiple dwelling that was never built. The Cardero Street site is currently used as a surface parking lot. It is located in the Coal Harbour area, sub-area 1 of Marina Neighbourhood, and was rezoned to CD-1 in 1993. She mentioned that all density within the sub-area has been allocated to other sites, leaving this site with no residual density rights. As well it is subject to a number of restrictions that limit the development potential including a 38 foot wide lane that is required for utility purposes including a sewer pump station and as well there are two statutory right-of-ways including one for BC Hydro and the other for a future streetcar line. The application is to amend the existing CD-1 for 1575 West Georgia Street and incorporate 620 Cardero Street into that CD-1. The resulting consolidated site means that a 26-storey mixed-use building could be built with ground floor retail, three levels of office space and 184 strata residential units above. Ms. Hoese mentioned that while it is standard practice to consider the rezoning of existing CD-1 zoned sites, there is no rezoning policy in place that provides direction with regard to the form of development. Instead the application responds to the surrounding context.

  Tim Potter, Development Planner, further described the proposal and mentioned that it is for two CD-1s that will be combined through a rezoning process. The site is located on Georgia and Cardero Streets and is also bordered by Hastings Street to the north. Vehicle

and loading access will occur from West Hastings Street. He mentioned that a prior enquiry on this site resulted in advice from senior staff that the height should be approximately 265 feet and a floor plate of approximately 6,500 square feet in terms of ensuring that the tower would be compatible with others in the vicinity. The proposal is for a new mixed-use building consisting of ground level retail, office uses and residential strata units.

Advice from the Panel on this application is sought on the following:
In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice is sought on the following questions:

- Comments on the success of the proposal with respect to height and compatibility with adjacent existing and emerging context.
- Comments on the success of the overall tower massing and articulation and its compatibility with adjacent sites.
- Advice on materials, expression, and massing refinement for the application that could be carried forward in design development through the Development Permit process.

Ms. Hoese and Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Shawn Lapointe, Architect, further described the proposal and mentioned that the site is at an important junction. The City's policy viewed this intersection as a gateway to downtown and is marked by a shift in the grid and a significant shift in grade. In terms of the building form he stated that they were looking for ways to mitigate the scale of the tower as well as the size of the floor plate. As well they wanted to create a strong identity at the corner so there would be a slim tower anchoring the corner of Georgia and Cardero Streets. A second tower mass that pivots and shifts along the Pender Street grid and relates to the adjacent residential towers. Mr. Lapointe further described the architecture and mentioned that they have added screens on the residential units for privacy and sun shading. He noted that there is an amenity space on level 5 and some private roof decks. They are looking at having a mechanical screen on the roof that will hide the boiler room and other mechanical equipment. Mr. Lapointe described the small impact the building will have on views and shadowing on surrounding buildings. He added that view cones don't affect the site. In terms of residential units they are looking at a plan that can be adapted to smaller scale living which he referred to as "BosaSpace".

  Bruce Hemstock, Landscape Architect, described the landscaping plans and mentioned that given the historical context of Coal Harbour they wanted to bring some of that history into the landscaping. They have marked the office entry on Pender Street with Basalt and as well for the residential entry on Cardero Street. They are planning to add LED lights in the Basalt that would represent the flowers on a cherry tree. There is an opportunity for an outdoor patio at the corner of Cardero and Hastings Street. They are planning to screen the adjacent BC Hydro kiosk and sewer pump station with landscape elements. The residential amenity space will have some covered space, room for a barbeque and seating. The roof top includes some private penthouse decks.

  The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

  - Design development to reduce overlook between towers;
  - Design development to reduce the impact of the grade change across the site;
  - Design development to the shading and surface articulation of the towers;
  - Design development to better articulate the massing and differences in height of the towers;

- Consider changing the colour of the LED lights and making sure there is no light pollution to adjoining residential buildings;
- Consider sun shades on other areas of the buildings.

- **Related Commentary:** The Panel supported the proposal and thought it was a strong scheme.

  The Panel said they appreciated the historical references and the depth of research that feeds the design. They supported the proposed height and massing and thought they were in keeping with the context that is evolving. However, some Panel members thought the buildings should have a greater difference in heights. As well, the Panel thought the articulation and massing had some adventuresome texture. One Panel member suggested modeling the building to decrease the bulk.

  The Panel liked the break in massing between the office and the residential portion with some Panel members suggesting it could be clarified further. There was some concern with overlook with one Panel member noting that it looked like two opposing bedrooms in the layouts. The Panel liked how the penthouse had been raised to screen the elevator over run.

  A couple of Panel members had concerns regarding the LED lights with one suggesting using a different colour and another reminding the applicant to consider light pollution on adjacent residential buildings.

  The Panel supported the landscaping plans and noted that there are some unfortunately elements at grade such as the bus stop and hydro kiosk. The Panel noted that there were some grading issues showing up as raised decks and planters. Panel suggested the applicant look at another way to better integrate the grade in the proposal. Some Panel members would like to see the residential entry strengthened a bit. A couple of Panel members thought the narrative on picking up on Coal Harbour could be a little bolder with one Panel member suggesting bringing the striations of coal seams into the street.

  One Panel member thought the amenity space on the north side was in the wrong place as it is on the shadow side of the building and probably won't be used very much by the residents. The Panel seemed to like the Bosa living space concept but wondered if there was sufficient storage in the units and in the building in general.

  The Panel agreed that the approach to sun shading was successful in helping to differentiate the two massing forms. However, they questioned why that wasn't being applied to other massing elements that have similar sun exposures. The Panel asked that the solar screen be a high quality metal fabrication and ensure a high quality detail to the adjacent painted concrete since the building has a need for higher quality materials.

- **Applicant's Response:** Mr. Henriquez thanked the Panel for their comments.

2.	Address:	3592 West 29th Avenue
	DE:	418296
	Description:	To construct a four and 5-storey mixed-use development containing 60 market dwelling units and at grade retail (grocery and one commercial unit).
	Zoning:	C-2
	Application Status:	Development Application
	Review:	First
	Architect:	Henriquez Partners Architects
	Owner:	Harwood Group
	Delegation:	Shawn Lapointe, Henriquez Partners Architects Richard Henriquez, Henriquez Partners Architects Doug Shearer, HAPA Collaborative Daen Campbell, Harwood Group
	Staff:	Ann McLean

EVALUATION: SUPPORT (5-0)

- **Introduction:** Ann McLean, Development Planner, introduced the proposal for an application under the existing C-2 zoning. While there was a rezoning application on the site last year, it has been withdrawn. Ms. McLean noted that there is a reference made in the project materials to the Dunbar Community Vision, however while this is an important policy for the area, it is not applicable to the project under the existing zoning. The proposal takes up one full block and is for a mixed-use building with residential units above a ground floor commercial use. There are 3-storeys of residential at the north end and 4-storeys at the south end for a total of 5-storeys. The proposed use is for three commercial units including one large tenant space and two smaller units. Two levels of underground parking are proposed. Ms. McLean described the context for the area and noted the adjacent properties across Dunbar Street and to the north are also zoned C-2 but that across the lane and to the south across West 29th Avenue is RS-5 single family residential. Ms. McLean mentioned that the C-2 zone allows for mixed-use with a height with a stepping form from the lane of up to 45 feet which can be relaxed up to 55 feet for sites that are long and deep. The proposal is seeking a height relaxation at the 45 foot height to 55 feet and at the 15 foot height to accommodate loading. Ms. McLean noted that the guidelines make specific reference to long building frontages and large retail uses. It is recommended that long elevations have variety, articulation, vertical elements, colour and material changes. Large retail uses are encouraged to ensure pedestrian interest through the use of glazing and intensive detailing. The proposal includes an open public plaza at the southwest corner

  Advice from the Panel on this application is sought on the following:
  - Proposed height relaxation, and approach taken to minimize impacts to neighbours
  - The approach to articulating the Dunbar Street facing façade and creating an engaging ground level interface on this long site.
  - The approach to the north and south elevations with regard to their different adjacencies.
  - Success of the proposed plaza.

  Ms. McLean took questions from the Panel.

- **Applicant's Introductory Comments:** Richard Henriquez, Architect, further described the proposal and mentioned that the intent is to have a building that will attract people who already live in the area and want to downsize and as a result the suites are larger than

found elsewhere in the city. He added that they are proposing a concrete building rather than a wood framed building. This poses a number of challenges mainly with regard to topography which generates the need for more height. The site has a 17 foot drop across it and the lane is on the high side of the slope. Most of the frontage along the lane is taken up with loading and the ramp to the underground parking. He noted that there is more open space around the building than would be on a normal C-2 zoned site. Mr. Henriquez mentioned that over time the street will probably have townhouses and perhaps senior's projects. He explained that they have set the plaza at the same level as the entrance to the food store. In terms of landscaping there is a communal garden on the roof with planting plots and individual terraces. There is also rain protection around the building.

The applicant team took questions from Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

  - Design development to improve the residential façade;
  - Design development to improve the landscaping in the lane;
  - Consider adding an indoor amenity space on the roof.

- **Related Commentary:** The Panel supported the proposal and thought the project had responded nicely to the neighbours concerns.

  The Panel thought it was a skillfully handled building and that the treatment at grade was successful. They agreed that the building's height was at the part of the site that will have the least impact on the neighbours regarding shadow impacts. They supported the step back in the façade and liked the spaces it created. They also thought the Dunbar Street façade was well handled and liked that the applicant had put the smaller retail units at either end of the building putting the larger store in the middle.

  Some Panel members thought the residential façade between the two ends was relatively plain and somewhat monotonous. They wanted to see some elements to further animate the façade. Some Panel members mentioned that the cornice line articulation seemed foreign in its vocabulary and suggested breaking up the height along the length of the building in a few locations to help break up the horizontal massing. They thought the north and south elevations were well handled and that the plaza would be successful. Panel had similar comments about the cornice articulation on the north and south.

  The Panel supported the landscaping plans but thought the area around the parking ramp should be moved back off the property line a foot or two to add some planting at grade. Some Panel members thought there should be an indoor amenity space on the roof. The thought the elevated plaza was in the right place and would be an effective augment to the café for the community. One Panel member mentioned that access for the handicap ramp was probably sufficient but another ramp could be added along the Dunbar Street edge to make for easier access to the building. As well it was suggested that the main entry on the south elevation could be expressed a little more.

  Regarding sustainability, it was suggested that the measure seemed inadequate and that heat from the grocery could be used to help augment the heating in the residential units.

  Applicant's Response: Mr. Henriquez thanked the Panel for their comments and said the points are well taken.

3.	Address:	3603 West 27th Avenue
	DE:	418298
	Description:	To construct a 4-storey mixed-use development with townhouses on the lane. This development contains a total of 48 dwelling units with at grade retail (grocery and one commercial unit).
	Zoning:	C-2
	Application Status:	Development Application
	Review:	First
	Architect:	IBI Group
	Owner:	Dunbar Partnership
	Delegation:	Martin Bruckner, IBI Group Clement Pun, IBI Group Peter Kreuk, Durante Kreuk Landscape Architects
	Staff:	Ann McLean

EVALUATION: NON-SUPPORT (1-4)

- **Introduction:** Ann McLean, Development Planner, introduced the proposal for a mixed-use building with 3-storeys of residential units above ground floor commercial use. The proposal is for two commercial units; one large tenant space and a small unit at the south side of the building. As well there are two levels of underground parking proposed. Ms. McLean described the context for the area and noted the adjacent properties across Dunbar Street to the north and to the south are zoned C-2 and across the lane is RS-5; single family residential. She mentioned that the proposal is seeking a height relaxation at the 45 foot height to 55 feet and as well at the 15 foot height at the lane. The guidelines ask that large retail uses are encouraged to ensure pedestrian interest through the use of glazing and intensive detailing. The proposal includes a public plaza on the southeast corner. An open plaza was requested as part of the contribution to open space improvements for the requested height relaxation. As the proposed use of the large tenant space is a supermarket, an increased public realm is seen as beneficial to accommodate the increased pedestrian traffic and provide space for socializing.

  Advice from the Panel on this application is sought on the following:
  - Proposed height relaxation, and the approach taken to minimize impacts to neighbours.
  - The approach to articulating the Dunbar facing façade and creating an engaging ground level interface on this long site.
  - The approach to the south elevation with regard to its streetscape adjacencies.
  - The approach to the north elevation, given it will be visible for some time.
  - Success of the proposed plaza.

  Ms. McLean took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, further described the proposal and mentioned there is a slope across the property but there will be a grade level entry into the store in the southwest corner at the plaza. One of the conditions of the project was to have room for an existing tenant and as well the rest of the retail space has been tenanted. Mr. Bruckner said they have taken an opportunity to break the parapet line with private access to the roof decks for the top floor units. He described the architectural expression noting they had some community consultation regarding the height and function of the project. As well he described the material palette noting the use of brick. They are maintaining the character of the existing buildings with how the CRUs are expressed. The north elevation is a zero lot line and in the future when the lot next door is developed, this building will provide parking for that site. The west side at grade level is service oriented

for parking access and loading. The loading will be enclosed and there is room for a small articulated truck to use the loading bay. Mr. Bruckner mentioned that the shadow impacts are slight and occur in the morning. There are substantial overhangs on the glass on the west side to help shade the windows. There are also enclosed balconies that offer a thermal buffer to the interior space. He added that they are looking at using waste heat from the grocery store for domestic hot water for the residential units.

Peter Kreuk, Landscape Architect, described the landscaping plans and mentioned that there are existing street trees on both West 27th Avenue and Dunbar Street that will be retained. The roof decks are private and associated with the roof top units and have outdoor kitchens and fireplaces. There is also a hedge for a privacy screen between units and as well there will be a planting strip with vines to green up the lane.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

  - Design development to improve the residential entry;
  - Design development to add variety to the facades;
  - Design development to improve the townhouse expression;
  - Design development to create better legibility of the grade level programme;
  - Design development to improve the plaza;
  - Design development to add an indoor and outdoor amenity space;
  - Consider ways to green the lane;
  - Consider improving the colour palette;

- **Related Commentary:** The Panel did not support the proposal.

  The Panel supported the height relaxation and thought the project would meet the requirements of minimizing impacts to the neighbours. They noted that the height is in the right place on the site and steps along the south façade to help mitigate the height although there was some concern regarding shadowing on the adjacent property. However, they thought the project had not earned the requested additional height since they felt the project did not give anything back to the community, especially with the proposed "plaza".

  Panel felt the Dunbar Street façade broke up the perceived scale of the project. However they thought the entry to the residential expression was a little weak. Although they liked the expression of the main entry to the food store, they thought the expressed scale of the CRUs was not typical. They wanted to see some variation in the treatment. One Panel member noted that top part looked too heavy when compared to the 4th floor shoulder.

  A couple of Panel members thought the expression of the townhouses was an unusually strong continuation of the 4 storey masonry massing and wanted to see them have a different expression the one found on the Dunbar Street facade.

  Most of the Panel thought the main entrance to the lobby was undifferentiated from the entrances to the CRUs. They also thought the plaza was more of an open space and didn't function very well as a public space with a couple of Panel members calling it a recessed entrance. Some Panel members thought the lane could have a bigger setback to get some planting along the wall or sunlight access.

  Several Panel members did not support the colour palette with one Panel member mentioning that the green glass felt dated and suggested the brick could be another colour that ties into the project in a stronger way.

The Panel was concerned with the lack of an amenity space for the residents and suggested an indoor amenity could be added to the roof along with an outdoor amenity space. They felt it should not be given over entirely too private patios.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their comments.

4.	Address:	8580 River District Crossing (East Fraser Lands Parcel 18.1)
	DE:	418326
	Description:	To construct a 6-storey mixed-use building with six at grade retail units and a total of 61 dwelling units.
	Zoning:	CD-1
	Application Status:	Development Application
	Review:	Second (First as Development Application)
	Architect:	Yamamoto Architecture
	Owner:	Wesgroup Properties
	Delegation:	Taizo Yamamoto, Yamamoto Architecture Bruce Hemstock, PWL Partnership Landscape Architects Margot Long, PWL Partnership Landscape Architects Robin Petri, Wesgroup Properties Troy Glasner, E3 Eco Group
	Staff:	Pat St. Michel

EVALUATION: SUPPORT (5-0)

- **Introduction:** Pat St. Michel, Development Planner, reminded the Panel that in June, they had the opportunity to provide comprehensive advice and input to the evolving design of the Town Square area of East Fraser Lands (River District) in a non-voting workshop. They also reviewed and supported the Development Permit application for Parcel 17.

  The proposal is for a 5-storey building that forms the southeast corner of the Town Square. Ms. St. Michel described the area around the Town Square and its immediate context. She noted that the Town Square is located in Area One, or the central neighbourhood which is the higher density mixed-use neighbourhood that will be the heart of the district. Wesgroup/Parklane is initiating development of the mixed-use central neighbourhood with four projects and associated public realm that together form the Town Square which will be an important public gathering place and the focus of shopping for the area. It will include a major grocery store, as well as other local-serving shops and restaurants. The Town Square is between Marine Way and the rail-line at the intersection of the High Street or River District Crossing and Sawmill Crescent.

  River District Crossing is a shopping street which will lead down to the riverfront, an important public place and focus of the area. Along the north side of the rail-line will be a pedestrian greenway and off-street bicycle route. The proposal is for a 5-storey mixed-use building with retail at the base and four levels of residential above with 65 units. Parcel 18.1 forms the southeast edge of the Town Square and is an important parcel in effecting the transition from the lower levels defined by the rail-line and the increased flood plain protection level of 4.8m. As a result all retail and residential spaces need to be at this higher level and grade changes need to be affected within the public realm, rather than having retail levels step with the grade.

  Ms. St. Michel reminded the Panel that at the Workshop, this parcel, and Parcel 16.1 took the approach of reflecting the riverine nature of the site in its architecture. She then gave a summary of their comments from that meeting.

  Advice from the Panel on this application is sought on the following:
  - Response to advice from the Town Square workshop regarding further development of the grade change and the opportunity it presents for a special retail edge and transitions to this space.

- Response to Advice from the Town Square workshop regarding framing the square and strengthening the High Street retail vs. the Crescent.
- Response to the guidelines and general advice from the Town Square workshop that architecturally an authentic and robust response is needed, particularly at the lower levels, and the importance of materiality.
- The evolution of the fish scales reference in the architecture.

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Taizo Yamamoto, Architect, further described the proposal and mentioned that the reason for the plaza shape was to minimize the distance from the plaza to River District Crossing coming south. They wanted the mouth of the plaza to be at the intersection with the greenway, the bike path and the pedestrian walkway. In terms of the basic layout, he noted that the retail focus is towards River District Crossing. As well the anchor tenant will be oriented to River District Crossing whereas originally it was oriented more to Sawmill Crescent. The residential entry is also oriented to River District Crossing. The townhouses front the pedestrian greenway and are elevated slightly. A pedestrian mews shares the loading and vehicular access allowing a link through the site from Sawmill Crescent to the greenway. Mr. Yamamoto described the architecture and noted that they have made a more continuous streetwall that reinforces the plaza.

  Bruce Hemstock, Landscape Architect, described the landscaping plans and explained that they wanted to take some of the geometry that is found on the street and in the building and take it up into the courtyard space. As well they wanted to respond to the industrial nature of the site with the use of materials. Individual access to the townhouses is with a metal stair with plantings for a sense of a green space opposite the greenway. He described the landscaping in the courtyard and noted hedges along the private patios. There is also urban agriculture with berry plants and a large lawn area. The pathway loops around the courtyard and there is a timber amenity deck with a barbeque and timber structure. The upper roof decks are private patios for the top floor units.

  Margot Long, Landscape Architect, described the plans for the plaza. She noted that this portion of the plaza is the fun portion due to the grade change. They have been able to create a variety of different spaces within the plaza. The concrete walls that address the grade change will be heavy board formed concrete with some metal piers. As well there will be an open metal railing and stairs and seating terraces along the edge. They worked with Engineering on the bike path and have done a variety of different options for how the bike path will work. A bike station is included with a water fountain and bike repair station.

  Robin Petri, Developer, mentioned that they are working on the sign plan for the whole development. They will be integrated and there will be a consideration for both the pedestrian and vehicular traffic. They will be using industrial materials such as heavy timber and metal that is reflective of the working river.

  The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

  - Design development to strengthen the connection between the retail and the residential expression of the proposal;
  - Consider overall simplification, perhaps a reduction in the number of elements or combining the bays into larger two storey projections

- Consider the relative values of colours that recede versus those that come forward and how they are used on the different components
- Consider enhancing the fish scale expression by reflecting the thinness as a quality of the skin
- Design development to reinforce and announce the residential entry;

- **Related Commentary:** The Panel supported the proposal and responded well to the guidelines.

  The Panel thought that generally the retail addressed the edge conditions successfully. However some Panel members thought the retail expression seemed disconnected from the residential above although they thought the massing achieved the intended framing. It was thought the heavy band on top of the retail could be eliminated or broken to create a better connection. Regarding the notion of fish scales, the Panel thought the reference was somewhat obtuse and that there might be too many different types of architectural vocabulary. It was thought that the use of orange colour within the recessed areas recalled the orange inner flesh behind the grey outer scales of the fish. A couple of Panel members wanted to see the bay elements be two storeys as they seemed a bit small. One Panel member mentioned that this might help to organize the buildings and give a more robust character.

  The Panel thought the expression of the industrial nature of the area was well done using a honest and contemporary interpretation.

  They agreed that the strongest elevation because of its simplicity and that it also represented the industrial character of the area, was the townhouse expression. One Panel member suggested connecting the vocabulary of the upper floors to the retail and picking one strong expression and as well to reduce the amount of materials down to only three at the most. The Panel thought the use of yellow would be successful but thought there might be too much grey on the proposal.

  Some Panel members thought the lobby entrance for the residential was poorly announced in the building.

  The Panel supported the landscaping and thought the formation of the public open space was successful. They agreed that the transition down to the south elevation was reasonably successful and that the grade change worked with the combination of stairs and double height wood elements. However, one Panel member thought the higher wall towards the southern end was less successful and although it worked well as a patio divided the plaza. There was some concern regarding the mixing of pedestrians and cyclists and felt that issue still needed to be resolved.

- **Applicant's Response:** Mr. Yamamoto said the Panel offered a lot of good suggestions and that they will continue working with staff.

Adjournment
There being no further business the meeting adjourned at 8:35 p.m.