

Complete notes of Discussion

Exercise 1: Evaluation of the following development scenarios:

1. Current zoning: Sites A1, A2 and C are NC3P-40(65), sites B1 and B2 are NC3P-40, site D split between NC3P-40(65) and MIO 105

There was not much discussion of this scenario because it was perceived to not take advantage of the TOD potential or provide any additional community benefits through incentive zoning.

2. Raise heights on sites A, B and C. Sites A1 and A2 to NC3P-85, A2, sites B1 and B2 to NC3-65, site C to NC3P-85

- Set backs should be maximized to allow for greatest sun light on plaza. There is especially interest in setbacks on the south side and east side of A2. A shadow study would be useful to determine if the difference in heights between the various zoning scenarios on A2 and C will really have an impact on light in the plaza. One participant was not supportive of setbacks because they do not maximize density.
- More green on street level and roofs is desired.
- Maximize use of permeable surfaces and rain gardens.
- Encourage town homes on first floor of B1 and B2 along 10th Ave to better integrate into lowrise neighborhood to the east. Apartment units could be built on top of town homes.
- Use brick construction material on the first few floors of each project.

3. Move heights and mass around the sites. A1 to NC3P-125, A2 to NC3P-85, B1 to NC3P-65, B2 with 3 story cap, site C to NC3P-85.

- Towers do not maintain consistency along Broadway. It would take exceptional architecture if this scenario was allowed.
- The idea of pulling some height from B2 to A1 was well thought of because it concentrates height
- TDR or air rights could be used to subsidize community space.

4. Sites A2 and C remain at existing zoning – NC3P-40(65). Site B2 is limited to 3 stories. Height limits are raised on sites Site B1 and A1. B1 to NC3P-65, A1 to NC3P-160' with a maximum tower floor plate.

- Again, there was no appetite for this type of tower construction.
- TDR or air rights could be used to subsidize community space.

Exercise 2: Evaluation and design of options: Streetscape, Public Realm and Design Quality

Notes of Discussion*Related to plaza elements*

- Permeable surfaces are preferred.

- No tiered steps to solve difference of height between Broadway and 10th. Instead slope from Broadway to beginning of plaza so plaza is level with 10th.
- Do not cover permanently but allow for awnings to be extended off building into plaza.
- Include lots of trees and a couple community information kiosks.
- Design covered walkways (like and arcade) in B2 for farmer's market and general activity when it rains.

Related to the pedestrian environment and streetscapes

- Connect plaza and north station entrance with a path between station and A1. Make it flow from north station through plaza to Cal Anderson Park.
- Use slope of site to direct storm water into a cistern below B2.
- Bike lanes, trees, benches, rain gardens, and café seating are all preferred uses of the public right of way.

Related to E Denny

A partial closure was preferred by the group, using bollards to allow access to delivery trucks. No sidewalks was preferred and a continuity of surface materials from the plaza would make the plaza and Denny feel more connected. A café or restaurant with outdoor seating would activate the space.