

1901 Alberni Street - DE408291

Technical Analysis: RM-6 District Schedule

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			119.3 ft. x 363 ft.
Site Area ¹			43,324 sq.ft. / 47,553 sq. ft.
Floor Area	118,883 sq. ft.		119,341 sq. ft.
FSR	2.5		2.51
Front Yard		9'10"	12'2"
Side Yard	40'0"	24'11"	31'10"
Height ³	Outright 40 ft. Conditional 210 ft.		Top of roof 208.37 ft. Top of metal/glass lattice 219.37 ft. Top of mech. Roof 227.17 ft. Top of glass mech. encl. 234.10 ft.
Horizontal Angle of Daylight		One angle at 50° Two angles at 70° Distance of 78'9"	Angle of daylight at +50° Distance at +78'9"
Parking ³	(small spaces 38)	138 (disability 4)	152 (disability 4) (small spaces 31) (visitors' 0)
Loading		not required	Class B 1
Bicycles		Class A 6 Class B 95	Class A 6 Class B 98
Amenity	10,764 sq.ft.		4,966 sq.ft. (meeting rooms, lounge, multi-purpose room on ground floor)
Balconies	Open 9,510 sq.ft. Enclosed 4,755 sq.ft.		Open 4,755 sq.ft. Enclosed 4,755 sq.ft.

¹ **Note on Floor Area and FSR:** See the Site Area Description below. The pre-road dedication site area of 47,553 sq. ft. is used for the purpose of calculating floor area. The site area after dedication is 43,324 sq. ft. Standard Condition A.1.1 seeks a reduction in the floor area and FSR to comply with the District Schedule.

² **Note on Height:** The Development Permit Board may permit an increase in the height of the building beyond 40 ft. Pursuant of the West End Georgia/Alberni Guidelines, the height may increase to a maximum of 210 ft. The height at the top of the elevator machine/mechanical rooms is 219 ft. Staff support the relaxation. See also the note on Height and comments regarding the decorative roof below.

³ **Note on Parking:** No visitors' parking spaces are provided and Standard Condition A.1.7 seeks clarification and provision of visitors' parking spaces.

Technical Analysis - West End Georgia/Alberni Guidelines:

	RECOMMENDED	PROPOSED
Section 2.2 Street Character Georgia Street	Properties on the south side of Georgia Street should develop substantial landscaped "green courts" in order to create visual continuity.	A substantial landscaped "green court" of over 12,000 sq. ft. fronting Georgia Street has been provided.
Section 2.3 Orientation ¹	New development built form should respect the orthogonal street grid.	The built form respects the orthogonal street grid, with the exception of a curved wall on the westerly tower face.
Section 2.4 Views	Each of the 1600- to 1900-blocks should provide at least one public view slot at pedestrian level (± 20 ft.) from Alberni Street northward into the "green court".	Two public view slots at pedestrian level of a width of 20 ft. are provided from Alberni Street northward into the "green court".
Section 2.5 Topography	Entrances to buildings on the 1600- to 1900- blocks of Georgia Street should be off Alberni Street. These entrances should be at the same level as the sidewalk.	All building entrances are off Alberni Street and at the same level as the sidewalk.
Section 2.8 Noise	All residential buildings should meet acoustic standards for noise.	An acoustical report is requested in Standard Condition A.3.1.
Section 2.10 Safety and Security	Underground parking facilities should meet the Council-approved Parking Facility Design Guidelines and Standards. Lobbies should be visible from the street.	Underground parking facilities have been reviewed by Engineering Services, and conditions are contained in Appendix A attached to this report. The main tower lobby is visible from Alberni Street.
Section 2.11 Access and Circulation	The "green courts" provided on Georgia Street blocks are primarily a visual amenity rather than for public use. Parking is not permitted off Georgia Street; vehicular access to 1600- to 1900- blocks Georgia Street should be from Alberni Street. In and out "drop-off" driveways are generally not desirable.	No public use or access agreement is proposed or requested for the "green court". No access to parking is provided from Georgia Street (access is provided from Alberni Street). No in and out "drop-off" driveways are proposed.
Section 3 Uses	The best primary land use in this area is residential.	Residential use is proposed for this development.

	RECOMMENDED	PROPOSED
Section 4.2 Height (and length) ²	<p>A single tall (max. 210 ft. high) tower on the easterly end (is recommended).</p> <p>A single mid-rise (max. 140 ft.) building on the westerly end (is recommended).</p> <p>Low-rise (min. 20 ft., max. 40 ft. high) located on the Alberni Street side of the block (is recommended).</p>	<p>A single tall tower of 219 ft. (measured to the top of the mechanical room [227 ft. to the top of the mechanical roof]) is proposed on the easterly end of the site. A mid-rise tower of 61 ft. (estimated) is proposed on the westerly end of the site.</p> <p>Low-rise (townhouses) of 29 ft. (estimated) in height are located on the Alberni Street side.</p>
	<p>Floor plates above 40 ft. shall be limited to:</p> <ul style="list-style-type: none"> - maximum floor plate of approximately 5,500 sq.ft. - maximum diagonal dimension of the "tower envelope" of 118 ft., with a range of building width between 70 ft. to 84 ft. and a range of building depth between 84 ft. and 95 ft. 	<p>Floor plates above 40 ft. (ie above the 4th floor) are:</p> <ul style="list-style-type: none"> - a maximum of 5,275 square feet. - a diagonal dimension of the "tower envelope" of 135 ft., a width of 92.26 ft and a depth of 98 ft. is proposed. <p>Staff is seeking a reduction in the tower width, length and diagonal dimensions. See Condition 1.1.</p>
Section 4.4 Front Yard (and Set Back) ³	<p>Minimum set back along Georgia Street should be 10 ft. for the mid- and high-rise buildings.</p> <p>Minimum set back is 40 ft. for the low-rise buildings (to create the "green courts").</p> <p>Minimum set back from Alberni Street for all structures should be 12 ft.</p> <p>The tall towers on the 1600- to 1900-blocks of Georgia Street should be set back from the easterly flanking street by a minimum of 25 ft. and a maximum of 40 ft. Low-rise buildings may occur in these set backs.</p>	<p>Set back along Georgia Street is at 12'2" for the high-rise building.</p> <p>The set back for the low-rise building is at 60.39 ft.</p> <p>The set back from Alberni Street for all structures is at 12 ft.</p> <p>The tower is set back from the easterly flanking street approximately 71 ft. Staff is seeking a reduction in this set back. See Condition 1.1. No low-rise buildings are proposed in this set back.</p>
Section 4.9 Off-Street Parking and Loading	<p>Parking should be provided underground.</p> <p>Access to parking and service loading should be from Alberni Street.</p>	<p>Parking is provided underground.</p> <p>Access to parking and service loading is from Alberni Street.</p>
Section 5.1 Roofs	<p>Tall and mid-rise buildings should have a distinctive roof treatment and large areas of flat roof should be avoided.</p> <p>Mechanical rooms and elevator towers should be screened with materials and finishes compatible with those used on the façade and roof.</p>	<p>The tower and the mid-rise building have a distinctive metal and glass lattice and a glass enclosure of the mechanical room.</p> <p>Mechanical room and elevator tower is screened with a metal and glass lattice screen and a glass enclosure.</p>

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Section 5.3 Entrances	<p>Each entrance should provide weather protection in a manner and scale appropriate to the building's overall scale.</p> <p>Properties on the 1600- to 1900- blocks on the south side of Georgia Street should have their main pedestrian entrance on Alberni Street. If desired, towers may also have a pedestrian entrance from Georgia Street.</p>	<p>Individual townhouse entrances and the mid-rise and high-rise tower all have weather protection (canopy).</p> <p>Main pedestrian entrance is on Alberni Street. A secondary, amenity entrance is proposed for the high-rise building, and a secondary residential entrance is provided for the mid-rise building from Georgia Street.</p>
Section 5.4 Balconies	Balconies should be a minimum of 6 ft. deep to allow useable space.	Balconies provide at least 6 ft. in depth.
Section 5.5 Exterior Walls and Finishing	Finishing materials such as brick, stone and painted or tinted concrete are desirable. Stucco may be acceptable on low-rise buildings.	Brick and architectural concrete are proposed finishing materials.
Section 5.7 Lights	<p>Proper illumination of the landscaped areas of properties fronting Georgia Street is essential to providing a strong visual continuity for this major entrance to the City.</p> <p>Private development buildings should have incandescent landscape and site lighting.</p> <p>Unique roof treatments of tall towers should be illuminated with subtle flood lighting.</p>	<p>A lighting plan is required and is requested in Standard Condition A.1.10.</p> <p>A lighting plan is required and is requested in Standard Condition A.1.10.</p>
Section 8.1 Green Courts	"Green Courts" on the 1600- to 1900-blocks should be clearly contained on three sides by buildings and be open and clearly visible from the fourth side facing Georgia Street.	The "Green Court" is contained by the three building elements (mid-rise, low-rise and high-rise building) and open and clearly visible from the fourth side facing Georgia Street.
	Retaining walls should be faced in granite with a random rubble unpointed face, and an 8 in. minimum thick granite slab cap overhanging the wall face by at least 4 in.	Details of retaining walls are required and requested in Standard Condition A.1.11.
Section 8.2 Georgia Streetscape	A double row of "red sunset" red maples should be planted along the Georgia Street sidewalk at intervals of about 30 ft.	A double row of <i>Acer rubrum</i> 'October Glory' maples is proposed along Georgia Street at intervals of approximately 34 ft. Staff find this variety acceptable.
Section 8.3 Alberni Street Front Yards	Buildings will be set back 12 ft. to create a landscaped "front yard" and all buildings will have their front doors on this side of the "double block".	The building is set back at 12 ft. and a landscaped "front yard" is proposed. All buildings have their front doors on this side of the "double block".

¹ **Note on Orientation:** The northwest façade of the building is curved and does not respect the orthogonal street grid. Staff support the general tower form and further discussion related to view impacts is noted below.

² **Note on Height (and Length):** The “tower envelope” is beyond the maximum recommended ranges, in diagonal, width and depth dimensions. Staff is seeking a reduction of the tower envelope in Condition 1.1. Further discussion regarding the “tower envelope” is noted below. Insufficient information regarding elevations and materials specifications are provided for the mid-rise building and the low-rise building. Standard Condition A.1.2 seeks this information.

The height of the building is beyond the West End Georgia/Alberni Guidelines of a maximum of 210 ft., as measured to the top of the elevator machine/mechanical rooms (219 ft). This appurtenance is both greater than one-third the width of the building and covers more than 10 percent of the tower roof area, contrary to Section 10.11.1; however, Section 10.11.2 permits the Development Permit Board to permit a decorative roof to exceed the maximum height requirements of the District Schedule. Staff feel that this proposal meets the requirements of a decorative roof as it enhances the overall appearance of the roof and appropriately integrates mechanical appurtenances. Further discussion regarding decorative roofs is noted below.

³ **Note on Front Yard (and Setback):** The tower is set back beyond the recommended ranges for the flanking street (Gilford Street). Staff is seeking a smaller tower set back, placing the tower closer to the flanking street, in Condition 1.1.